

Town of Verona Plan Commission Meeting Minutes

Thursday, March 17, 2022 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Doug Maxwell, Haley Saalsaa-Miller, Deb Paul, Tom Mathies, Sarah Slack

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:31 pm. Motion to approve the agenda by Mathies, second by Slack. Motion carried by voice vote.
2. Public Comment – Brad Legried of Rolling Meadow Road concerned about development and lack of landscape screening requirements for Driftless Ridge.
3. Approval of Minutes from February 17th, 2022; Motion to approve by Mathies, with the correction to 4c, second by Paul. Motion carried 5-0.
4. Discussion and Possible Action: Land Use Application 2021-11 submitted by Ron Klaas on behalf of Olsen Trust for Preliminary Plat and Declaration of Covenants Approval (parcel numbers 062/0608-361-9190-9, 062/0608-362-9500-2, 062/0608-361-9100-7 (21 acres in total)).
 - a. Motion to recommend the approval of Land Use Application 2021-11 for the Preliminary Plat by Slack, second by Paul.

Motion carried 5-0 on a voice vote.

The discussion and possible action on the Declaration of Covenants was postponed until the requested changes could be made. Requested changes included adding language to clarify responsibilities around the common element (shared driveway); consistency with county zoning language, and grammar edits.
5. Discussion and Possible Action: Site approval for Final Phase of construction for the Madison-Verona Self Storage facility located at 4201 Maple Grove Road, submitted by Jamie and Cameron Lindau
 - a. Discussion items included: extension of landscape berm and screening plantings, addition of solar panels; more evergreen plantings; favor buildings over outside RV storage
 - b. Motion to approve Final Phase of construction for the Madison-Verona Self Storage facility by Slack, second by Miller, subject to the following conditions:
 - i. No RV parking will be allowed on site until an updated landscape plan is submitted, approved and implemented
Motion carried 4-1 (Paul)
6. Discussion and Possible Action: Land Use Application 2022-01 submitted by Nathan Lockwood on behalf of Epic Systems for a rezone of parcels 062/0608-081-9901-7, 062/0608-092-9152-0, 062/0608-093-8510-0 and 062/0608-093-8901-0 from AT-35 to RI
 - a. Staff report
 - b. Public comment: Mark Geller would like to see this property remain in the Town and is appreciative of the efforts to make this happen
 - c. Applicant comments in response to Commissioner questions:
 - i. Is there a reclamation plan? Change in ownership means the reclamation plan is no longer enforceable; slopes will be stabilized but not filled in; eventual park feature

- with trails post use
 - ii. Operation plan: activities support construction elsewhere on the campus; body of water to remain and possibly support geothermal on site; site is spring fed
 - iii. No materials will be brought in
 - iv. Current well is shallow and not suitable for drinking water – will be replaced
 - v. Vehicles will be washed on site, but water will be contained
 - vi. Utility easement? Power will be brought in from the south and if gas, easement exists from the north
- d. Motion to recommend approval of Land Use Application 2022-01 submitted by Nathan Lockwood on behalf of Epic Systems for a rezone of parcels 062/0608-081-9901-7, 062/0608-092-9152-0, 062/0608-093-8510-0 and 062/0608-093-8901- from AT-35 to RI, subject to the Town of Verona Dark Sky Ordinance by Maxwell, second by Mathies. Motion carried by voice vote.

7. Next Meeting: Thursday May 19th, 2022 in person

8. Adjourn – 9:00 pm

Submitted by Sarah Gaskell, Town Planner/Administrator