

Town of Verona Plan Commission Meeting Minutes

Thursday, May 19, 2022 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Haley Saalsaa-Miller, Lori Lukens, Tom Mathies, Sarah Slack

Staff: Sarah Gaskell, Administrator

Applicants: Clint Weninger, Brianna Bucholtz, Bill Buglass, Brian Wallace, Marcia Kasieta

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:32 pm. Motion to approve the agenda as amended moving agenda item #7 to #4 by Geller, second by Slack. Motion carried by voice vote.
2. Approval of Minutes from March 17th, 2022 – Motion to approve by Slack, second by Miller. Motion carried 3-0-2 with Geller and Lukens abstaining.
3. Discussion and Possible Action: CUP Application 2022-01 by Payne & Dolan (on behalf of the Herfel Trust) to allow for aggregate crushing at 1977 State Highway 69
 - a. Staff report
 - b. Public comment
 - Lisa Keen 2021 Manhattan Drive: concerned with dust, noise from potential crusher
 - Darhl Topinka, 7211 Riverside Road: materials leaving site despite berms not fully constructed; concerned about noise from trucks and machinery
 - Henry Topinka, 7211 Riverside Road: berms and fence not finished; concerns about potential asphalt plant
 - Guy Ambler, 2015 Manhattan Drive: opposed to crushing
 - Steve Kitto, 1971 Manhattan Drive: asked about silica dust generation
 - c. Plan Commission Discussion
 - Noise of crusher compared to other equipment on site
 - Wetland information
 - Expiration of existing CUP and preservation of same timeline if new CUP granted
 - Process of crushing and timeline for use of materials
 - Landscape requirements
 - Tarping requirements for trucks leaving the site with materials
 - History of violations – none
 - Dedication of 13 acres to Dane County
 - d. Motion to defer action by Lukens, second by Slack. Motion carries by voice vote.
4. Discussion and Possible Action: Land Use Application 2021-11 submitted by Ron Klaas on behalf of Olsen Trust for Final 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 approval of Land Use Application 2021-11 for the Final Plat and Declaration of Covenants by Miller, second by Mathies with the following condition:
 - i. Update Article 10 to include 10.0 as a section that cannot be amended without Town approval

Motion carried by voice vote.

5. Discussion and Possible Action: Land Use Application 2022-02 submitted by Badger Prairie Needs Network for a rezone of 1.709 acres of parcel 062/0608-142-9502-0 from RM-16 to LC
 - a. Staff report
 - b. Plan Commission Discussion
 - Rural character not diminished by sign design
 - Appreciation for wanting to remain in the Town
 - c. Motion to recommend approval of Land Use Application 2022-02 for rezone of 1.709 acres of parcel 062/0608-142-9502-0 from RM-16 to LC by Slack, second by Mathies, subject to the following conditions:
 - i. Land be deed restricted to “Governmental, institutional, religious or non-profit community uses” as allowed under Conditional Uses of the LC zoning category
 - ii. The landscape screening requirement be waived
6. Discussion and Possible Action: Land Use Application 2022-03 submitted by Dane County for the CSM and rezone of a 39.73-acre AT-35 parcel 062/0608-043-9501-0 into two parcels zoned NR-C
 - a. Staff report
 - b. Plan Commission Discussion
 - c. Motion to recommend approval of Land Use Application 2022-03 for a CSM and rezone of a 39.73-acre AT-35 parcel 062/0608-043-9501-0 into two parcels zoned NR-C by Slack, second by Miller. Motion carried by voice vote.
7. Next Meeting: Thursday June 16th, 2022
8. Adjourn – 9:03 pm

Submitted by Sarah Gaskell, Town Planner/Administrator