

**Public Works Committee Agenda**  
**Tuesday December 20, 2022 - 7:00 AM**  
Town of Verona Hall, 7669 County Highway PD

1. Call to Order/Additions to Agenda/Approve Agenda
2. Action: Review Minutes of November 15, 2022
3. Discussion and Possible Action: Driveway Permit Lot 2 CSM 15184, Cross Country Road  
**(15 Minutes)**
4. Discussion: Country View Road and County Highway PD widening/relocation **(15 Minutes)**
5. Discussion: 2023 Road Improvement Program update **(5 minutes)**
6. Information: Valley Road Bridge Engineering Bidding Update **(5 minutes)**
7. Information: Madison Metropolitan Sewerage District Projects Update **(10 minutes)**
8. Discussion: Road Improvement Policy-property owner cost sharing **(10 minutes)**
9. Discussion: Town of Montrose winter season assistance **(10 Minutes)**
10. Development Updates: **(15 minutes)**
  - a. Farm 6, Fitchrona Road
  - b. Marty Farms Redevelopment (Arden Glen)
  - c. Dairy Ridge Heights
11. Equipment Condition Update **(10 minutes)**
12. Schedule January Committee Meeting and set agenda items
13. Adjourn

To receive agendas and other announcements by email, use the "alert notifications" feature on the Town website at <http://www.town.verona.wi.us/>.

If anyone having a qualifying disability as defined by the American With Disabilities Act, needs an interpreter, materials in alternate formats or other accommodations to access these meetings, please contact the Town of Verona Clerk's office @ 608-845-7187 or [twithe@town.verona.wi.us](mailto:twithe@town.verona.wi.us). Please do so at least 48 hours prior to the meeting so that proper arrangements can be made.

Notice is also given of a possible quorum of the Plan Commission and /or the Town of Verona Board could occur at this meeting for the purposes of gathering information only.

## **Public Works Committee Minutes**

**Tuesday, November 15, 2022, 7:00 AM**

Town of Verona Hall, 7669 County Highway PD

**Present:** Mike Duerst - Chair, John Senseman, Manfred Enburg

**Absent:** Russ Swiggum

**Also Present:** Christopher Barnes - Public Works Director, Mark Judd - Patrolman

**Public Present:** Bernie Coughlin, EPIC., Nathan Lockwood, DKA., Brent Lindell

1. **Call to Order/Additions to Agenda/Approve Agenda** - Chair Duerst called the meeting to order at 7:00 AM. Duerst asked for additions and approval of the agenda. Enburg moved to accept the agenda, seconded by Senseman, motion carried. Duerst reintroduced the guest, Brent Lindell, 1883 Fawn Meadow Lane, awaiting committee membership approval by the Town Board.
2. **Action: Review Minutes of September 13, 2022** - The minutes were reviewed by the committee. Senseman moved to approve the September minutes as submitted, second by Enburg, motion carried.
3. **Discussion and Possible Action: Driveway Permit 2705 Country View Road** - Duerst introduced the guests, Coughlin and Lockwood representing EPIC Corporation, and their plans to demolish several houses recently purchased. Barnes stated that the subject address had a parking area illegally installed in the public right-of-way and requested that the parking area be removed as part of the demolishing.
4. **Discussion and Possible Action: Discontinuation of a Town Highway, Wesner Road** - Duerst asked Barnes to review the material in the agenda packet detailing the steps to abandon Town highways. Barnes stated that he had contacted Dane County about the current maintenance of the road, and the County confirmed that they plowed and mowed the eastern section of the road. Enburg mentioned that meeting had been held several years ago about abandoning the road but the concern was maintaining public access to the Lutheran Church. Enburg requested that Barnes develop a policy concerning cost sharing for road improvement on town roads that had typically 3 or less property owners.
5. **Discussion: Country View Road and County Highway PD Widening/Relocation** - Barnes described the conceptual drawings included in the packet which show Country View Road being relocated to the north and reconstructed as a 2 or 4 lane boulevard. The conceptual drawing also shows County Highway PD being widened to 4 lane boulevard from just east of the Town office to Shady Oak Lane. A Traffic signals is proposed at County View Road. Duerst stated that he believed the Town should ask for reimbursement of the funds spent on County View Road in 2021 for wedge and chip seal of the road. Enburg questioned the connect to the Marty Farms development and potential connections to the areas west of the Marty Farms. Barnes mentioned that an informational meeting was to be scheduled for the affected adjacent property owners by the City of Verona.

6. **Discussion: Potential 2023 Road Improvement Program Candidates and Update of the 10-year Capital Improvement Program** - Barnes stated that, pending approval of the Town budget, he would be working on the road program for 2023 by performing the route survey on the selected roads. The schedule is to bid the project in February for review of the bids in March by the committee.
7. **Information: Valley Road Bridge Engineering Update** - Barnes stated that the bridge was in for a December letting through WISDOT and bids should be available for the December meeting.
8. **Development Updates:**
  - a) Farm 6 – Joint Plan Commission meeting scheduled has been proposed
  - b) Marty Farms Redevelopment – Barnes stated it had been renamed Ardent Glen and was scheduled for a hearing before the City of Verona Plan Commission in December.
  - c) Dairy Ridge Heights -- All driveways had been completed to a point 50 feet inside the property, and the stormwater basin restoration was underway.
9. **Equipment Condition Update** - Judd mentioned that the staff would be looking at replacement mowers and the equipment was ready for snow season.
10. **Schedule December Committee Meeting and Set Agenda Items** - The next meeting was set for December 20, 2022 at 7:00 AM, with a review of a draft policy for road improvement cost sharing.
11. **Adjourn** - Motion by Enburg, second by Senseman to adjourn at 8:18 AM. The meeting was adjourned.

Approved: December 20, 2022

Prepared By: W. Christopher Barnes



Town of Verona  
APPLICATION FOR ACCESS/DRIVEWAY  
CONSTRUCTION PERMIT

This permit is required and shall be issued in accordance with the provisions the Town of Verona Ordinance 2014-04.

APPLICANT/OWNER INFORMATION			
Name <i>Jason Greiger</i>		Contact Name <i>Jason Greiger</i>	
Address <i>115 N. Main St.</i>		City <i>Verona</i>	
Office Phone <i>608-576-1068</i>		Alternate Phone	
Permit Mailing Address (if different from above)		City	
		E-Mail Address <i>jgreiger@jgreigerrealtors.ca</i>	
		State <i>WI</i>	
		Zip Code <i>53593</i>	
		Fax Number	
		State	
		Zip Code	
CONTRACTOR INFORMATION (see instructions)			
Company Name		Contact Name <i>CHAD KAVON</i>	
Office Phone <i>608-333-2183</i>		After Hours Phone (Required)	
		E-Mail Address <i>chadkavon@equity.com</i>	
		Fax Number	
PROPOSED WORK			
Town Road where work will occur/about <i>Cross Country Rd</i>		Parcel number/ address <i>060814286100 6861 Cross Country Rd, Verona</i>	
Will driveway be over 100' long? <input checked="" type="checkbox"/> Yes (Requires Fire Dept approval) <input type="checkbox"/> No		Driveway plan attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Estimated Start Date <i>ASAP</i>		Estimated Ending Date <i>11/2023</i>	
		Culvert with End Walls (15" minimum)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		Maximum Grade <12%? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
		Min width 12'? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
		Road Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private	

Once an application is approved, an escrow deposit may be required before the permit is issued.  
Note: Driveways that access private roads do not require an escrow deposit.

Residential/Temporary Construction Access/Paved Agricultural Drive Escrow Deposits: \$1,000  
Industrial or Commercial Escrow Deposits: \$1,500

- |   |                         |         |                             |
|---|-------------------------|---------|-----------------------------|
| a. Application Fee  | <u>    <i>X</i>    </u> | @ \$250 | _____                       |
| b. Application Fee for an Improvement to Existing Drive or Culvert Replacement ONLY | <u>    _____    </u>    | @ \$100 | _____                       |
| TOTAL FEES  |                         |         | <u>    <i>\$250</i>    </u> |

Check or money order payable to the Town of Verona in the amount of "Total Fees" indicated above is enclosed.

Applicant acknowledges that (s)he has read and understand the requirements for obtaining a permit to work in the Town of Verona road right-of-way. By signing this application, applicant agrees that the Town of Verona may establish additional provisions prior to application approval. Applicants shall receive notification of any special provisions.

Applicant further understands and agrees that the permitted work shall comply with all permit provisions and conditions listed on the issued permit, any special provisions, and any and all plans, details or notes attached hereto and made a part hereof. Property owner is responsible for notifying the Town of Verona of any conditions and/or restrictions.

By *Jason Greiger* Signature of Applicant / Landowner  
*Jason Greiger* Print Name

*11/12/22* Date  
*608-576-1068* Phone





Driveway Specs

- Center of driveway is located 10' West from East property line.
- 12ft Wide
- 5ft flair on west side
- 3ft flair on east side

*193' to SOUTH*

Construction

Phase 1 – ASAP

- Cut in driveway for Lot 2 (and for Lot 1 to property line, weather pending since fill is required)

Phase 2 – August/Sept 2023

- Remove existing driveway for Lot 1 and complete new driveway connection.



KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

Document No.

DOCUMENT #  
5507880  
07/29/2019 08:59 AM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 6

**SHARED DRIVEWAY AGREEMENT**

Drafted by and return to:

Robert C. Procter  
Axley Brynson, LLP  
2 East Mifflin Street #200  
Madison, WI 53703

062/0608-142-8610-0 + 062/0608-142-8625-0  
Parcel Number

THIS SHARED DRIVEWAY AGREEMENT (the "Agreement") is executed by Jason R. Geiger, 100% owner of Wis-Properties, LLC (collectively, the "Grantor").

**RECITALS:**

A. Grantor is the owner of Lots 1 and 2 of CSM 15184, as recorded on 7-16-2019, in the office of the Dane County Register of Deeds, Volume 108, pages 11, document No. 5504656 located in the Town of Verona, Dane County, Wisconsin.

B. Lots 1 and 2 abut Cross Country Road, and may share a driveway that is located partially on Lot 2 (the "Driveway").

C. Grantor expects that Lots 1 and 2 will be sold to and owned in fee simple by different persons. Lots 1 and 2 may be referred to individually as a "Lot" and collectively the "Lots".

D. Grantor desires to set forth the terms and conditions relating to the use of the Driveway now and in the future when Lots 1 and 2 are owned by different persons.

### AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

**1. Driveway Agreement.**

(A) *Driveway Easement Area.* The Driveway shall be constructed within the easement area (the "*Driveway Easement Area*") located on Lot 2, and is specifically shown on Exhibit A, Grant.

(B) The Grantor as the owner of Lot 2 hereby grants a nonexclusive easement and right-of-way to Lot 1 to use the Driveway for ingress and egress to Cross County Road.

(C) *Construction of Driveway.* The owner of Lot 1 may install the driveway at any time, but prior to a building permit being issued for Lot 2. Lot 1 owner is responsible for all costs in the "*Driveway Easement Area*". The Driveway shall be built to the standards required by the Town of Verona and the County of Dane, as applicable.

**2. Permitted Users.** The easement granted in Section 1, above, may be used by the fee simple owners of the Lots, and their tenants, employees, customers, and invitees.

**3. Equal Rights of Use.** The owners of the Lots shall have equal rights of ingress and egress over the Driveway and shall take no action to prevent the other party's enjoyment of such rights.

**4. Maintenance, Repair, and Replacement Costs.** In the event that the owners of the Lots both use the Driveway for ingress and egress to and from Cross County Road, the owners of the Lots shall bear all maintenance, repair, and replacement expenses equally for the Driveway. Repairs, maintenance and replacement shall be performed at such times and in such a manner as are mutually agreeable to the owners of the Lots; provided, however, that the owners of the Lots shall maintain, repair, and replace the Driveway as necessary to ensure the safety and proper use of the Driveway. If one of the Lot owners does not use the Driveway for ingress and egress to Cross County Road, then that Lot owner that does not use it shall not be responsible for the maintenance, repair or replacement cost of the Driveway.

**5. Disputes.** If the owners of the Lots are unable to agree to a proposed expenditure or action for the maintenance, repair or replacement of the Driveway, the matter shall be submitted to arbitration. The owners of the Lots may jointly select an arbitrator; provided, however, that if the owners of the Lots cannot agree on an arbitrator, either owner of the Lots may apply to the Circuit Court of Dane County for the appointment

of an arbitrator pursuant to Wis. Stat. § 788.04. The arbitrator shall have the authority to set forth the procedures and rules governing the arbitration. If an owner refuses to arbitrate a dispute consistent with this provision, the other owner may petition the Dane County Circuit Court under Wis. Stat. § 788.03 to enforce this provision. If an owner successfully petitions the Dane County Circuit Court for an order under Wis. Stat. § 788.03 directing the other owner to proceed with the arbitration, the owner that successfully petitioned the court shall be entitled to his or her attorneys' fees and other costs incurred to obtain such order from the owner that refused to arbitration the dispute.

**6. Covenants Run with Land.** All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the owners of the Lots and their respective successors and assigns. The easement granted under Section 1 of this Agreement is an easement appurtenant to the Lots and may not be transferred separately from, or severed from, title to Lots. Furthermore, the benefits of the easements granted under this Agreement shall not be extended to any properties other than Lots without the consent of all of the owners of the Lots. Grantor and each of the respective successors and assigns as fee simple owners of the Lots, respectively, shall cease to have further liability under this Agreement with respect to facts or circumstances first arising after the party has transferred its fee simple interest in a Lot, respectively, except, however, for obligations that accrued during the party's period of ownership of title.

**7. Non-Use.** Non-use or limited use of the easement rights granted in this Agreement shall not prevent the owners of the Lots from later use of the easement rights to the fullest extent authorized in this Agreement.

**8. Governing Law.** This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

**9. Entire Agreement.** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Dane County, Wisconsin.

**10. Notices.** All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

**11. Invalidity.** If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or



circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

**12. Waiver.** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

**13. Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.

**14. No Public Dedication.** Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easement granted under this Agreement to the general public or for any public purpose whatsoever. The owners of the Lots agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the Driveway, whether by express grant, implication, or prescription, including, without limitation, the posting of "Private Drive" or "No Trespassing" signs. Such measures shall not, however, unreasonably interfere with the easement rights granted under this Agreement.

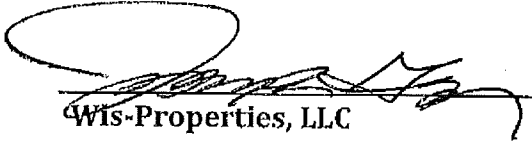
**15. Entire Agreement.** This Agreement is the entire agreement relating to the Easement Area between and any and all prior written agreements are hereby terminated.

**[THE REMAINING PORTION OF THIS PAGE IS INTENTIONALLY BLANK]**

EXECUTION PAGE

Dated: 7-26, 2019

GRANTOR:

  
Wis-Properties, LLC

\_\_\_\_\_


ACKNOWLEDGEMENT

STATE OF WISCONSIN )

) ss.

COUNTY OF DANE )

This instrument was acknowledged before me on this 7-26, 2019, by Jason R. Geiger

  
\_\_\_\_\_

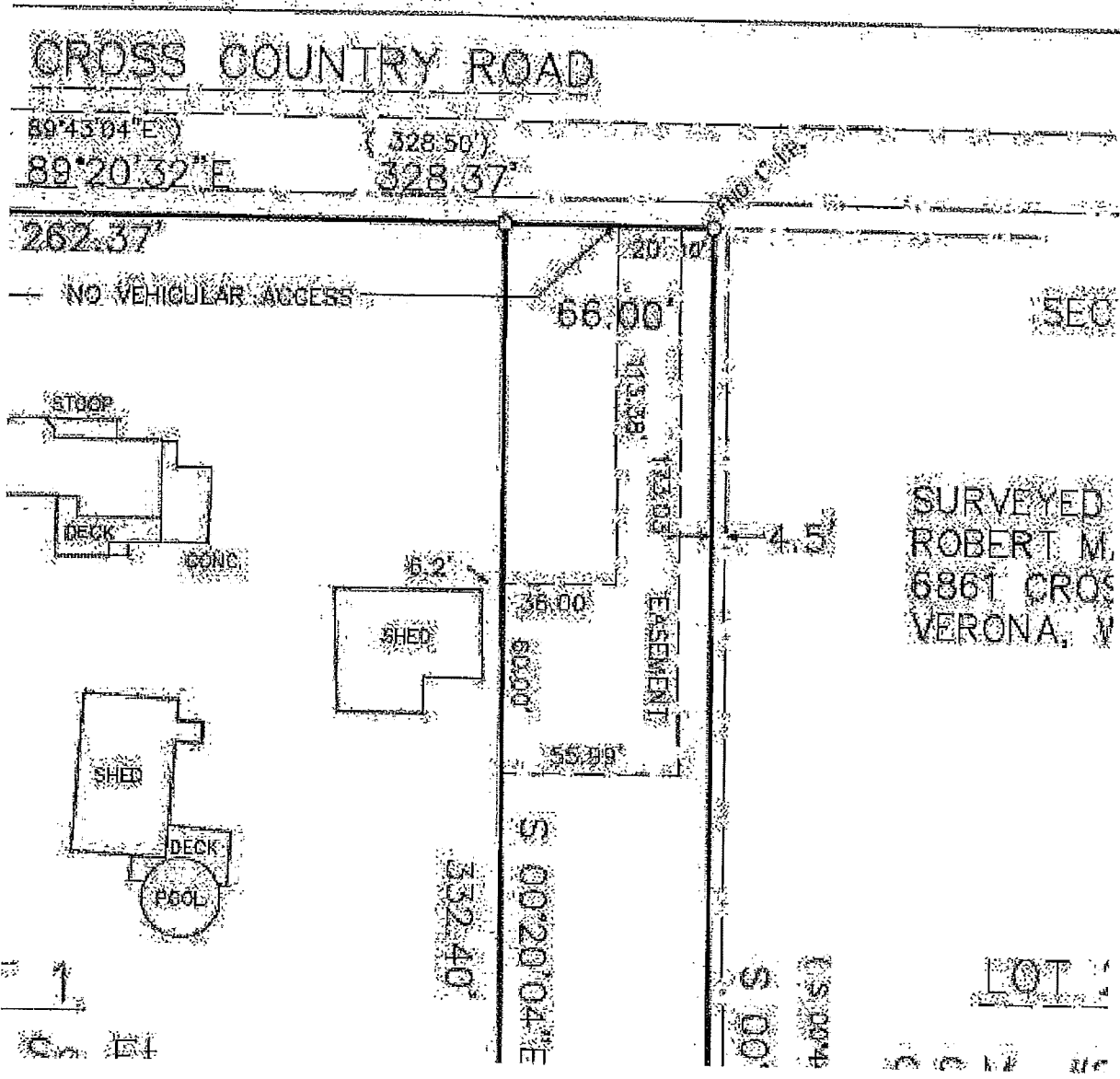
Notary Public, State of Wisconsin  
My commission is ~~permanent~~ expires 1-31-20

**Julie Johnson**  
Notary Public  
State of Wisconsin

LEGIBILITY IMPAIRED

EXHIBIT A

MAP OF DRIVEWAY EASEMENT AREA

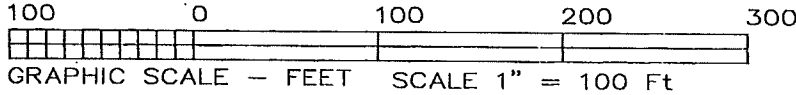


# CERTIFIED SURVEY MAP

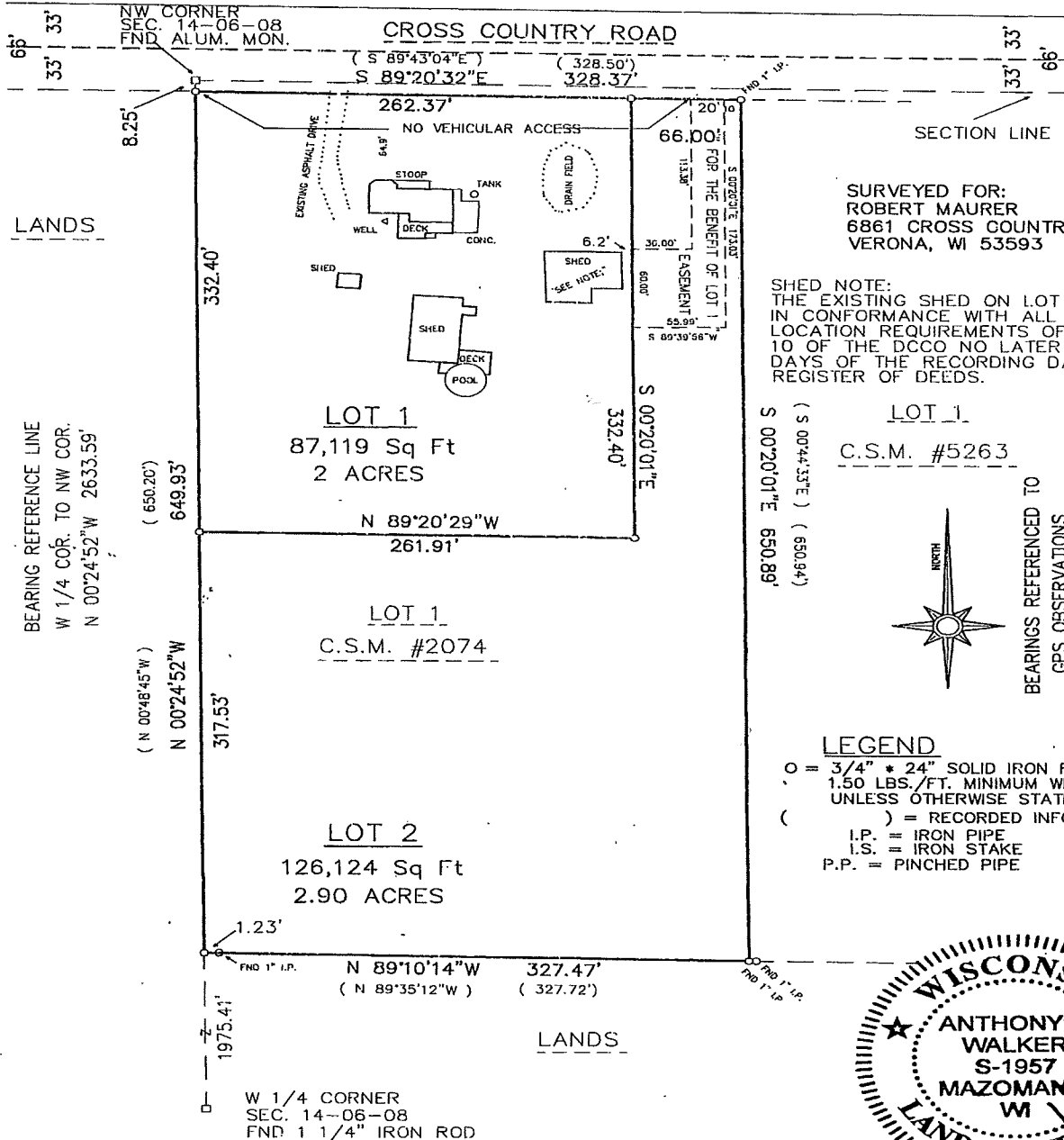
WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 1, C.S.M. #2074, EXCEPT THE EAST 4.5 FEET, LOCATED IN THE NW 1/4 OF THE NW 1/4, SECTION 14, T06N, R08E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



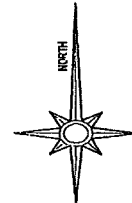
## LANDS



SURVEYED FOR:  
ROBERT MAURER  
6861 CROSS COUNTRY RD  
VERONA, WI 53593

SHED NOTE:  
THE EXISTING SHED ON LOT 1 SHALL BE IN CONFORMANCE WITH ALL ZONING AND LOCATION REQUIREMENTS OF CHAPTER 10 OF THE DCCO NO LATER THAN 30 DAYS OF THE RECORDING DATE WITH THE REGISTER OF DEEDS.

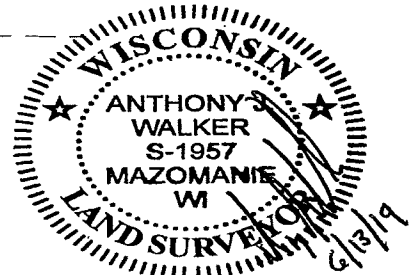
LOT 1  
C.S.M. #5263  
S 00°20'01"E (650.94')  
S 00°44'33"E (650.94')



BEARINGS REFERENCED TO  
GPS OBSERVATIONS  
WISCONSIN-DANE

### LEGEND

- O = 3/4" \* 24" SOLID IRON ROD SET  
1.50 LBS./FT. MINIMUM WEIGHT  
UNLESS OTHERWISE STATED
- ( ) = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE
- P.P. = PINCHED PIPE



NOTES:  
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED, REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT.  
BEARINGS MEASURED TO THE NEAREST 5"

ALL PLSS MONUMENTS AND WITNESS MONUMENTS WERE FOUND AND VERIFIED.

DOCUMENT NO. 5504656  
CERTIFIED SURVEY MAP NO. 15184  
VOLUME 108 PAGE 11



## TOWN OF VERONA

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**TO:** Public Works Committee

**DATE:** December 16, 2022

**FROM:** W. Christopher Barnes, Public Works Director

**SUBJECT:** Driveway Permit Application Lot 2 CSM 15184, Cross Country Road

Attached for the consideration of the Board is a driveway permit application for the construction a joint driveway on the subject property. The property is adjacent to 6861 Cross Country Road and will eventually serve as the access for 6861 Cross Country Road. The installation is approximately 100 feet long and will provide for the future extension of the driveway to serve a planned new residence on Lot 2 of the CSM 15184. A second driveway permit will be required for the new home and will be subject to Verona Fire Department and Dane County soil erosion control approval.

The driveway was discussed at length at the May 7, 2019 Town Board meeting which approved the CSM. As part of the approval, the existing driveway was required to be eliminated, and all access for 6861 Cross Country Road was to come from the new driveway for Lot 2. Minutes of the May 7, 2019 meeting are attached for your information.

The proposed driveway has been reviewed, and the following recommendations for approval are offered:

1. The existing asphalt curb shall be sawcut flush with the pavement with 2-foot tapers on each end.
2. A minimum of 10 feet of the driveway shall be paved with either concrete or asphalt to minimize erosion into the roadway.
3. The existing driveway erosion for 6861 Cross Country Road to be removed by June 1, 2023.

Attachments

Town of Verona  
 Driveway Review Checklist  
 Location: 6861 Cross Country Road  
 Date 14-Dec-22  
 By W. Christopher Barnes



	Yes	No	Comments
Driveway Drawing and Soil Erosion Control Plan	X		Sketch only
Site Visit Completed	X		
Fee Paid	X		
Fee Escrow deposited			Pending
Location Sight Distance > 350 feet	X		
Length > 100 feet Verona Fire Dept. Review		X	
Driveway > 500 feet Passing lane			NA
Driveway > 100 feet Hammerhead			NA
Cleared Path > 22 feet	X		
Driveway Grade < 12%	X		Assumed from Topo
Driveway width at Road < 26 feet	X		
Culvert Required		X	Asphalt Curb
Length (24 feet min)			NA
Diameter (15" min)			NA
Flared End walls			NA
Variances requested			Removal of Existing Driveway



Existing Driveway Lot 2 CSM 15184 Adjacent to 6861 Cross Country Road



**REGULAR MONTHLY BOARD MEETING MINUTES  
TOWN OF VERONA  
May 7, 2019, 6:30 PM  
Town Hall, 7669 County Highway PD, WI 53593-1035**

Present: Geller, Maxwell, Mathies, Enburg, and Duerst  
Staff Present: Arnold, Wright, and Barnes  
Also Present: see sign in sheet

1. **Call to Order/Approval of the agenda** – Mark Geller called the meeting to order at 6:35 PM. Mathies moved to approve the agenda; 2<sup>nd</sup> Enburg. Motion carried by voice vote.
2. **Pledge of Allegiance**
3. **Public Comment** – None.
4. **Approval of Minutes from April 9<sup>th</sup>** – Duerst moved to approve the April 9, 2019 minutes; 2<sup>nd</sup> by Maxwell. Motion carried by voice vote.
5. **Town Chair Proposed Appointments to the Plan Commission and Town Committees Approved by Supervisor Action** – Planner/Administrator Arnold reviewed a matrix with a list of terms for the Town Board, committees, and the Plan Commission. Enburg moved to approve the appointment of the following individuals to the Town of Verona Plan Commission: Doug Maxwell as Chair for a one-year term commencing May 1, 2019 to April 30, 2020, Deb Paul and Jim Schroeder for a two-year term beginning May 1, 2019 through April 30, 2021, and Tom Mathies for a one-year term starting May 1, 2019 until April 30, 2020; 2<sup>nd</sup> by Duerst. Motion carried by voice vote. Maxwell moved to approve the appointment of the following individuals to the Verona EMS Commission: Terry Schnapp to a two-year term on the beginning on May 1, 2019 until April 30, 2021 and Mike Duerst to a one-year term from May 1, 2019 until April 30, 2020; 2<sup>nd</sup> by Enburg. Motion carried by voice vote. Appointments to the Town of Verona Public Works Committee will be acted upon at the June regular meeting as will those to the Sugar River Senior Center Board; without objection. Mathies moved to approve the appointment of the following individuals to the Town of Verona Natural and Recreational Areas Committee: Bill Keen as Chair and Dave Lonsdorf to two-year terms commencing on May 1, 2019 and ending April 30, 2021 and Du Wayne Hoffman to a one-year term to start on May 1, 2019 until April 30, 2020; 2<sup>nd</sup> by Duerst. Motion carried by voice vote. Mathies moved to approve the appointment of the following individuals to the Town of Verona Financial Sustainability Committee: Laura Dreger as Chair and Tom Mathies for one-year terms to start on May 1, 2019 until April 30, 2020 and John Senseman, Julie Bass-DeVries, and Doug Wolf to two-year terms commencing on May 1, 2019 and expiring on April 30, 2021; 2<sup>nd</sup> by Enburg. Motion carried by voice vote. Maxwell moved to approve the appointment of the following individuals to the Town of Verona Ordinance Committee: Tom Mathies as Chair and Bob Rego to one-year terms to begin on May 1, 2019 until April 30, 2020 and Meredith Stier-Christensen for a two-year term to commence on May 1, 2019 to expire on April 30, 2021; 2<sup>nd</sup> Mathies. Motion carried by voice vote. Mathies moved to approve the appointment of the following individuals to the Joint City/Town Planning Committee: Deb Paul to the even-year term and Sarah Slack to the odd-year term; 2<sup>nd</sup> Duerst. Motion carried by voice vote.
6. **Discussion and Possible Action to Adopt a Town of Verona Weed Policy by Resolution 2019-02** – Chair Geller read the proposed resolution aloud. Enburg moved to adopt Resolution 2019-02 to adopt a Town of Verona noxious weed/invasive plants policy; 2<sup>nd</sup> Mathies. There was a discussion as to whether the first sentence of the language Dave Lonsdorf proposed at the Annual Town Meeting was to have been removed. Maxwell recommended that a link to weeds and invasive plants recognized as such by the State of Wisconsin be added to the Town of Verona website; without objection. Clerk/Treasurer Wright reported that he presented Lonsdorf with the adoption resolution and language for Exhibit A which Lonsdorf reviewed and approved. Duerst questioned whether adoption of the policy will make the Town culpable when mowing alone cannot control invasive species within the Town rights-of-way. Furthermore, Duerst noted, seeds from invasive species can drift from other properties onto ones where the owner attempts to manage their spread; how then, can the Town enforce this policy? Mathies noted the policy does not have an enforcement clause; it seeks to promote the control of invasive species through education instead. Motion carried by voice vote with one vote against.
7. **Discussion and Possible Action to Establish an Ad-Hoc Committee to Study the Rate of Development in the Town of Verona** – Chair Geller stated that he is not seeking action this evening for a committee recommended at the Annual Town Meeting this past April. As Chair, he would like to have time to consider the scope for this proposed committee, its duration, and the nature of the report to the Board at the end of its term.
8. **Reports and Recommendations**
  - Plan Commission:
    - i. Discussion and possible action regarding proposed division of parcel 0608-142-8600-9 described as Lot 1 of Certified Survey Map 2074 located at 6861 Cross Country Road owned by Robert and Joanne Maurer into two Lots by Certified Survey Map presented by Jason Geiger – Town Project Manager Chris Barnes stated that he reviewed possible access points to the east of the existing access serving the existing farm house; he determined that the location within the 66' wide frontage to Cross Country Road indicated on the draft CSM presented this evening is the best access for Lot 2. The location, according to Barnes, had been reviewed on site by developer Jason Geiger, Town Patrolman Mark Judd, and Barnes. The topography, sight lines, traffic volume, and posted speed were all taken into account in determining this location. The existing McGilvray driveway is about 45' east of the eastern property line for Lot 2 of the proposed CSM.



There was brief discussion regarding the future contingency that the proposed access may someday become the shared access for the proposed Lot 1 as well if the existing farmhouse was to be removed and replaced; this would require the existing shed on proposed Lot 1 to be modified or removed to meet a 10' side yard setback and the abandonment of the current access to Lot 1 of the proposed CSM. According to Geiger, he has created a joint driveway agreement in case this contingency comes to fruition. Enburg noted that the proposed CSM has a restriction on the current vehicular access to the proposed Lot 1 if approved; Geiger stated he will have surveyor Anthony Walker remove this restriction, will have him note the need to modify or remove the shed if access to Lot 1 is abandoned and access is to be shared with Lot 2, and will have him mark the location of the septic tank and field. There followed a discussion as to whether to require the existing access to the farmhouse be removed now and require shared access to proposed Lot 2 instead of waiting for a change to the existing farm house. Maxwell moved to approve the proposed 2 Lot CSM on the condition that the existing access to Lot 1 be abandoned when a driveway construction permit for Lot 2 access is approved at which point the new access will jointly serve both of the Lots, that the minimum 10' side yard setback for Lot 1 will need to be met, and that the septic field be noted on the CSM; 2<sup>nd</sup> Duerst. It was noted that a prior CSM had already dedicated property to the centerline of the right-of-way to the public. Motion carried.

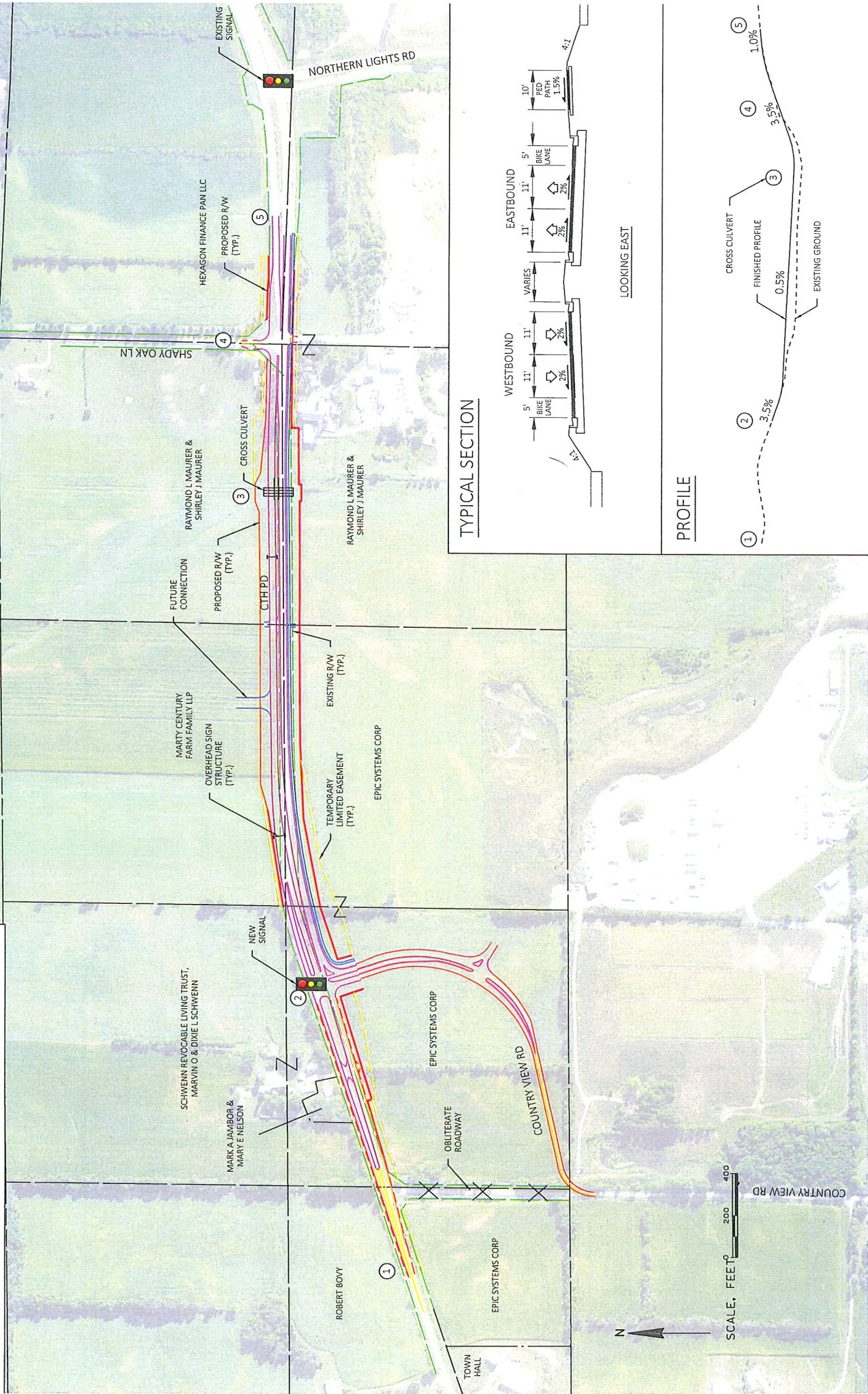
- ii. Discussion and possible action: Land Use Application 2019-5 - the creation of a four lot Certified Survey Map at 7891 Riverside Road (parcel 0608-312-8500-4); this application involves the rezoning of 38.6 acres with a current zoning of A1-EX (Ag Exclusive) with a proposed zoning change to RH-1, RH-3, and RH-4 (Rural Homes). Planner/Administrator Arnold presented the Plan Commission staff report. Town of Verona Plan Commission Chair stated that he walked the property with the developer to identify mature trees. **Motion:** Maxwell moved to approve the rezoning of the 37 acres from A-1 EX as recommended in Land Use Application 2019-5 and a 4-Lot Certified Survey Map subject to the following restrictions: Lots 2 and 3 will be rezoned to RH1, Lot 1 will be rezoned to RH3, and Lot 4 will be rezoned to RH4 conditional on a recorded deed restriction stating that Lot 1 of the CSM is restricted to one lot split for a total of two lots after seven years and that Lot 4 is restricted to three splits for a total of four lots after seven years; 2<sup>nd</sup> by Duerst. Duerst asked about the nature of access for the Lots proposed in the near term as well as those that may be allowed seven years in the future. Maxwell stated that there would be shared access for the driveways for lot 4. **Motion:** Maxwell, at the request of the Chair, moved to amend the motion that the rezoning and approval of the Certified Survey Map be contingent upon the following condition: future home sites shall to the extent possible avoid removing the large oak and hickory trees over 18" in diameter at 4.5' height, avoid building on slopes equal to or exceeding 15%, and the placement of buildings on Lots 2, 3, and 4 must be approved by Town of Verona staff; 2<sup>nd</sup> Enburg. Supervisor Mathies advocated for restrictions on tree removal and slopes be incorporated into the proposed land development Ordinance for the Town to replace the one that was repealed to ensure consistency to the standard. Enburg felt that restrictions are best noted on each CSM and Plat that is approved by the Town. Duerst was concerned that the standard does not have a provision for addressing diseased or damaged trees that may meet the diameter standard, but are otherwise undesirable. **Action on the amendment to the main motion by roll call vote:** Duerst, nay; Maxwell, aye; Mathies, nay; Enburg, aye; and Geller, aye. The amendment carried. There was brief discussion regarding whether the restriction on additional lot splits for seven years should become a uniform Town standard. **Action on the main motion by roll call vote:** Maxwell, aye; Mathies, nay; Enburg, aye; Duerst, aye; Geller, aye. Motion carried.
- iii. Discussion and Action: Land Use Application 2019-4 - the creation of a residential subdivision at Spring Rose Road and County Highway G (parcel numbers 0608-302-8507-2, 0608-193-9000-2, and 0608-193-8500-9) involving the rezoning of 74.54 acres: current zoning is A-1 EX (Ag Exclusive) with a proposed rezoning to R-1A (Residential), RH-1 (Rural Homes), and CO-1 (Conservancy) for up to twenty-seven Lots and two Outlots in the Concept Plan – Administrator/Planner Arnold reminded the Board that this process is a Plat. As such, the process begins with a Concept Plan and rezoning (when required), before the preparation and review of a Developer's Agreement, Covenants, Preliminary Plat, and Final Plat. Arnold noted that the Town of Springdale was notified of the Public Hearing, but no representatives attended. According to the owner, no natural springs were located, which would require the need for tiling. There followed a brief discussion about the need to review Dane County's authority over County Trunk Highway Access Control per Chapter 79. Supervisor Duerst voiced his concern regarding stormwater detention plans; by slowly releasing water, the detention may create unintended consequences for the farmer managing the property to the east. Would it be possible for the water released over a prolonged period travel within the ground instead of on the surface? Engineer Carrico responded that no modeling has been done at this point, but this concern will be noted. It may be possible to have more water directed to the west and prairie grass planted to the east to attenuate the problem perceived by Duerst.

Supervisor Enburg wondered if the conceptual location for the cul-de-sac bulb near proposed Lot 5 could be directed to the northern property line instead. Supervisor Mathies expressed his concern that the subdivision road if eventually extended east to County Highway G could potentially become a shortcut between CTH G and Spring Rose Road and vice versa. Engineer Carrico stated he is familiar with the property within Springdale to the west of this proposed development; he does not think it will ever be developed in the Town of Springdale. Chair Geller confirmed that the number of buildable lots was derived by dividing the total acreage by two and that part of the land is within the 100-year floodplain as defined by FEMA Flood Insurance Rate Maps (FIRM). Project Manager Barnes reported that he has been reviewing the plans with the Adam Carrico, the engineer for the developer. The grades are not excessive and the proposed roads are geometrically fine; there are some critical drainage issues which will need to be addressed. Barnes found the conceptual design elements to be sound. Supervisor Maxwell reviewed the following conditions recommended by the Town of Verona Plan Commission. **Motion:** Maxwell moved to approve the rezoning and Concept Plan subject to the following:

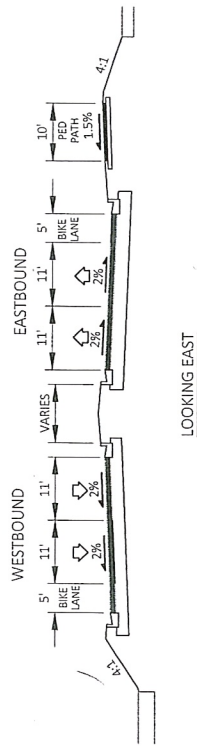
- Approve the rezoning of parcels (74.54 acres) from A1 EX (Ag Exclusive), parcel numbers 0608-302-8507-2, 608-193-900-2 and 608-193-8500-9, to 24 lots with R1-A zoning, 3 lots to RH1 zoning, and four lots to CO-1



CTH PD EXPANSION (SHADY OAK TO COUNTRY VIEW)

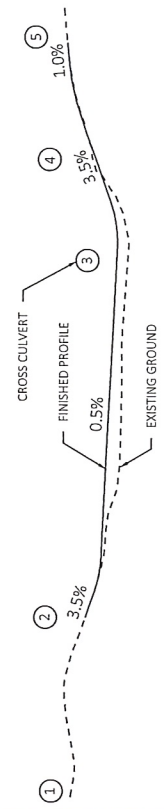


TYPICAL SECTION



LOOKING EAST

PROFILE





## Chris Barnes

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**From:** Inman, Amanda <InmanA@AyresAssociates.com>  
**Sent:** Wednesday, December 14, 2022 10:54 PM  
**To:** Pantzlaff, Dave; Sydow, Dan  
**Subject:** Town Verona - bid results

5 bidders – Concrete Structures won with \$689,997. We estimated \$714,031. Came in 3.4% under.

Funding limited to \$651,872.  $\$714,031 \times 13\% \text{ E\&C} = \sim\$780,000 \times 80\% = \$624,000 = \text{No Change Management Needed.}$

### Proposal: 010--20221213010 (Published)

Counties: Dane

Town Of Verona, Valley Road; Sugar River Bridge, B-13-0886

Bidder ID	Bidder Name	Address	Published	Bid Amount	C
CO33	CONCRETE STRUCTURES, INC.	3006 Bond Place Janesville WI 53548-3218	Yes	\$689,996.64	
PH10	PHEIFER BROTHERS CONSTRUCTION CO., INC.	599 Bondow Drive Neenah WI 54956	Yes	\$727,204.70	
ZE15	ZENITH TECH., INC. - WAUKESHA	N6 W23673 Bluemound Rd Po Box 1028, Waukesha, WI 53188, Po Box Waukesha WI 53188	Yes	\$760,453.91	
LU08	LUNDA CONSTRUCTION COMPANY	Po Box 669 Black River Falls WI 54615	Yes	\$781,916.84	
SPS001	SHEET PILING SERVICES LLC	6872 State Hwy 66 Custer WI 54423	Yes	\$865,320.14	

Town of Verona  
Valley Road Bridge Budgeting Schedule  
12/15/2022  
wcb

Total  


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Total Town Expense    **\$115,000**

	Fiscal Year Payable					
	2021	2022	2023	2024	2025	
Design Engineering (20% of \$81,500)=		\$4,000	\$10,000	\$2,500		\$16,500
Construction Engineering (20% of \$69,000)=		\$16,300	\$10,000	\$3,000	\$800	\$13,800
Temporary Limited Construction Easement		\$3,000				\$3,000
WISDOT Review		\$8,992				\$8,992
Non participating construction			\$1,000			\$1,000
Bridge Construction (20% of \$690,000)		\$138,000	\$106,650	\$30,500	\$5,000	\$142,150
<b>Total Yearly Expense</b>		\$40,000	\$25,000	\$35,000	\$15,000	\$115,000
County Bridge Fund reimburse		\$4,000	\$21,992	\$120,150	\$33,500	\$185,442
Town Expense Schedule		\$2,000	\$10,996	\$60,075	\$16,750	\$92,721
<b>Yearly Budget Requirement</b>		\$2,000	\$10,996	\$60,075	\$16,750	\$92,721
		<b>\$40,000</b>	<b>\$25,000</b>	<b>\$35,000</b>	<b>\$15,000</b>	<b>\$0</b>



# Figure 1: LBMCI Phases 5 & 6

MID TOWN LIFT STATION

MID TOWN ROAD

Anticipated Phase 6  
Approx 5,300'

Anticipated Phase 5  
Approx 3,200'

SHADY OAK LANE

0 500 1,000 2,000 Feet

CTY HWY PD

We are no credits for this item.





## Phosphorus Limits & Updated Solutions for Badger Mill Creek

Excess phosphorus is harming Wisconsin waters, making water quality standards increasingly restrictive. The Wisconsin Department of Natural Resources (WDNR) enforces these standards through the federal Clean Water Act and the state's [Phosphorus Rule < https://dnr.wisconsin.gov/topic/Wastewater/Phosphorus>](https://dnr.wisconsin.gov/topic/Wastewater/Phosphorus), established on December 1, 2010. These rules set maximum thresholds for phosphorus in Wisconsin's surface waters and set procedures through permits designed to help curb the growing issue. Due to Phosphorus Rule requirements, Madison Metropolitan Sewerage District must develop a compliance solution for Badger Mill Creek, one of our discharge streams, through Project PLUS (Phosphorus Limits & Updated Solutions).

### WHAT IS PROJECT PLUS?

Reducing phosphorus pollution requires continual, long-term strategies, but all citizens can take action to protect our lakes and streams. Through technical assessments, community engagement and ongoing partner conversations, PLUS has three goals:

1. Achieve phosphorus compliance standards.
2. Minimize harm to the biology of the stream.
3. Maintain fiscal responsibility to ratepayers and owner communities.

Even small [increases in phosphorus < https://www.madsewer.org/pollution-prevention/phosphorus/>](https://www.madsewer.org/pollution-prevention/phosphorus/) can fuel substantial increases in aquatic plant and algae growth, reducing recreational use, property values and public health.

## STAY INFORMED AND INVOLVED

You can stay informed on how phosphorus is impacting our communities.

\* indicates required fields

**Name \***

First

Last

**Email \***

Submit

## LATEST UPDATES ON PROJECT PLUS

We recently held in-person and virtual listening sessions to engage our communities and organizations to learn about Project PLUS, as well as share comments, questions and concerns with District staff.

View the presentation < <https://www.madsewer.org/news-resources/blog/action-and-compliance-require-cooperation-for-badger-mill-creek-project-plus/> >

## Badger Mill Creek Flow Reduction

Badger Mill Creek is a tributary to the East Branch of the Sugar River. The creek runs along the south side of the City of Verona and empties into the East Branch of the Sugar River just south of the city. Until 1996 the treated sewage from the Verona sewage treatment plant flowed into Badger Mill Creek. In 1996 the City of Verona connected the city sewage system to the Madison Metropolitan Sewerage District (MMSD). In 1998, after a determination that the loss of water from the Sugar River watershed was harmful to the health of the Sugar River a pipe returning 5.5 cubic feet per second (CFS), of treated sewerage was installed from the Nine Springs treatment plant of the MMSD to Badger Mill Creek.

The 5.5 CFS amounts to 17% of low flow in the East Branch of the Sugar River as measured at the United States Geological Survey (USGS) gauge house located at the intersection of the river with State Highway 69, just south of Verona (location #05435950). The 5.5 CFS put back into the Upper Sugar River watershed does not make up for the loss of water from the Sugar River Watershed to the Yahara River Watershed. The wells of the City of Verona and three City of Madison wells remove 7.8 CFS from the Sugar River Watershed. That well water all is sent to the MMSD plant at Nine Springs on the Yahara River.

MMSD has been informed, by the Wisconsin Department of Natural Resources (DNR), that the phosphorus levels in the treated return water to the Badger Mill Creek are too high. MMSD is proposing shutting off the return water (flow reduction) and adding it to the discharge to the Yahara Watershed. MMSD has been granted a variance to the phosphorus levels in the Yahara Watershed based on a *phosphorus mitigation program*. This means that treated water, with high levels of phosphorus, from the Nine Springs plant may be discharged legally into the Yahara Watershed.

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According to the MMSD there are six possible options. Those are set forth in **Badger Mill Creek Alternatives 2022**, presented at the MMSD commission meeting June 16, 2022:

**Treatment.** Too expensive; therefore not a preferred compliance option.

**Water Quality Trading.** Difficult; Badger Mill Creek has very limited options for non-point trades. *[NOTE: Upper Sugar River Watershed Association believes that the DNR should be encouraged to consider the entire east branch of the Sugar River drainage as available for non-point trades]*

**Adaptive Management.** A preferred alternative at DNR's request in the preliminary compliance options report. Difficult for similar reasons to water quality trading.

**Reduce or Eliminate Flow.** Phosphorus diverted/discharged to the Yahara River Watershed via Badfish Creek. *[NOTE: from the report, it is clear that this is virtually certain to be*

***recommended to the DNR as the final compliance option. The final compliance report is due to the DNR on March 31, 2023. Thereafter, the work will change to implementation]***

**Site Specific Criterion.** Not explained. Apparently not considered.

**Variance.** Not explained. Apparently not considered.

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A draft amendment to the *Dane County Water Quality Plan* states:

Badger Mill Creek The main branch of Badger Mill Creek is designated as a Class II trout stream by the WDNR for fish management purposes, in accordance with NR 1.02(7). The creek flows 9.44 miles through the southwest side of Madison and Verona. The 34 square mile watershed contains mostly agricultural land but ongoing development in Madison and Verona is continuing to change land use. Badger Mill Creek is also classified as a Variance Stream for Uses and Designated Standards [NR 104.05(2)], which allows the WDNR to relax certain water quality standards for this stream to allow discharge of treated municipal wastewater. These stream Use Standards are state water quality standards established to guide water quality planning under NR 121. 3 Since August 1998, MMSD has been discharging about 3.3 mgd (5 cfs) of highly treated effluent to Badger Mill Creek as a means of maintaining baseflow in the creek. This additional effluent serves as compensation for groundwater extracted from the Sugar River basin by municipal wells. **Groundwater modeling indicated that well water withdrawals had reduced baseflow in Badger Mill Creek by approximately 35 percent and the Sugar River by approximately 6 percent, (compared to pre-development or no pumping conditions).** After groundwater is pumped and used, the wastewater is diverted to MMSD's Nine Springs treatment plant and discharged to Badfish Creek, in the adjacent Rock River basin, and Badger Mill Creek, in the Sugar River Basin. **This return of treated effluent helps to restore the water balance between these two basins and, more importantly, improves aquatic habitat in Badger Mill Creek by removing low baseflow as a limiting habitat condition.** According to a 2002, assessment by a DNR aquatic biologist, increased flow has sustained trout populations in Badger Mill Creek, but levels of chlorides, total phosphorus, dissolved phosphorus, and ammonia remain a potential concern. A variance in MMSD's discharge permit allows the effluent to have a chloride concentration of 430 mg/l, which is higher than the state water quality chronic criteria of 395 mg/l, to allow additional time to meet the limit through creative source reduction measures. In each permit term, additional reductions are expected until a weekly average below 395 mg/l can be maintained. Chloride in the effluent is primarily associated with water softening and deicers. MMSD monitors chloride concentrations at five locations along Badger Mill Creek (Map 11). This boxplot, using data collected every other month since 2010, shows highest chloride concentrations just downstream of the MMSD discharge (monitoring location 2). **Concentrations at monitoring location 2 have occasionally exceeded the Wisconsin criteria for chloride but decrease downstream to consistently meet the criteria standard.**

(emphasis added)

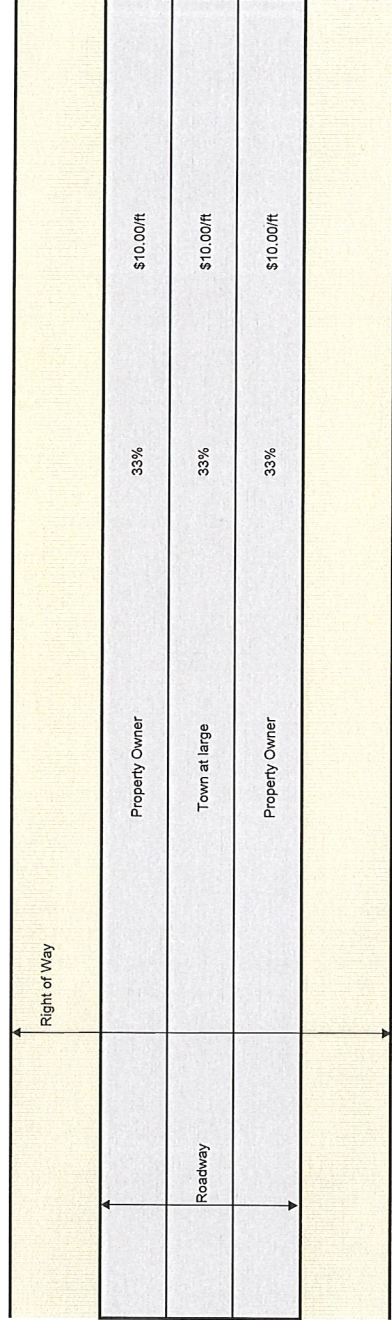
Town of Verona  
Cost Sharing Road Data

wcb  
12/12/2022

	Town Road	PASER Rating 2022	Estimated Average Daily Traffic	Length (feet) WISLR	Width (feet) WISLR	Date of Last Repair/Improvement	Estimated Cost to Rehab=\$24/ft	Estimated Annual GTA Revenue	Property with Road Frontage	Current Homes
1	Hidden River Road (South)	3	10	820	16	1985	\$19,680	\$533	2	0
2	Hidden River Road (North)	4	20	1397	16	1985	\$33,528	\$908	2	2
3	Brandancee Lane	2	5	1162	14	2004	\$27,888	\$755	4	1
4	Flint Road	2	10	1320	16	1997	\$31,680	\$858	4	1
5	Schmid Lane	10	20	686	16	1998	\$16,464	\$446	3	2
6	Forest Drive	4	20	1267	16	1970	\$30,408	\$824	3	2
7	Jaggi Drive	7	10	1637	16	2019	\$39,288	\$1,064	4	1
8	Wesner Road	10	500	520	16	2022	\$12,480	\$338	2	0
9	Pine Row	3	30	1320	22	1984	\$31,680	\$858	5	3
10	Sugar River (South of Riverside)	5	20	2059	17	2006	\$49,416	\$1,338	5	2
11	Sugar Ridge	5	20	370	12	1998	\$8,880	\$241	3	2

3 or less current homes/residences

3 or less current property with frontage



Potential Cost Share split Looking down on Roadway



## ATTACHMENT "A"

### Town of Verona                      2022-23 Snowplow Maintenance Rates

WISDOT Annual Rental Rates (1(9-1-22))	Rate
Truck Rental Rate (hr)	\$72.72
Spreader rate (hr)	\$10.46
Retractable wing plow (hr)	\$12.98
Snowplow-truck mounted (hr)	\$13.82
<b>Total Equipment Rate(including fuel) per hr</b>	<b>\$109.98</b>

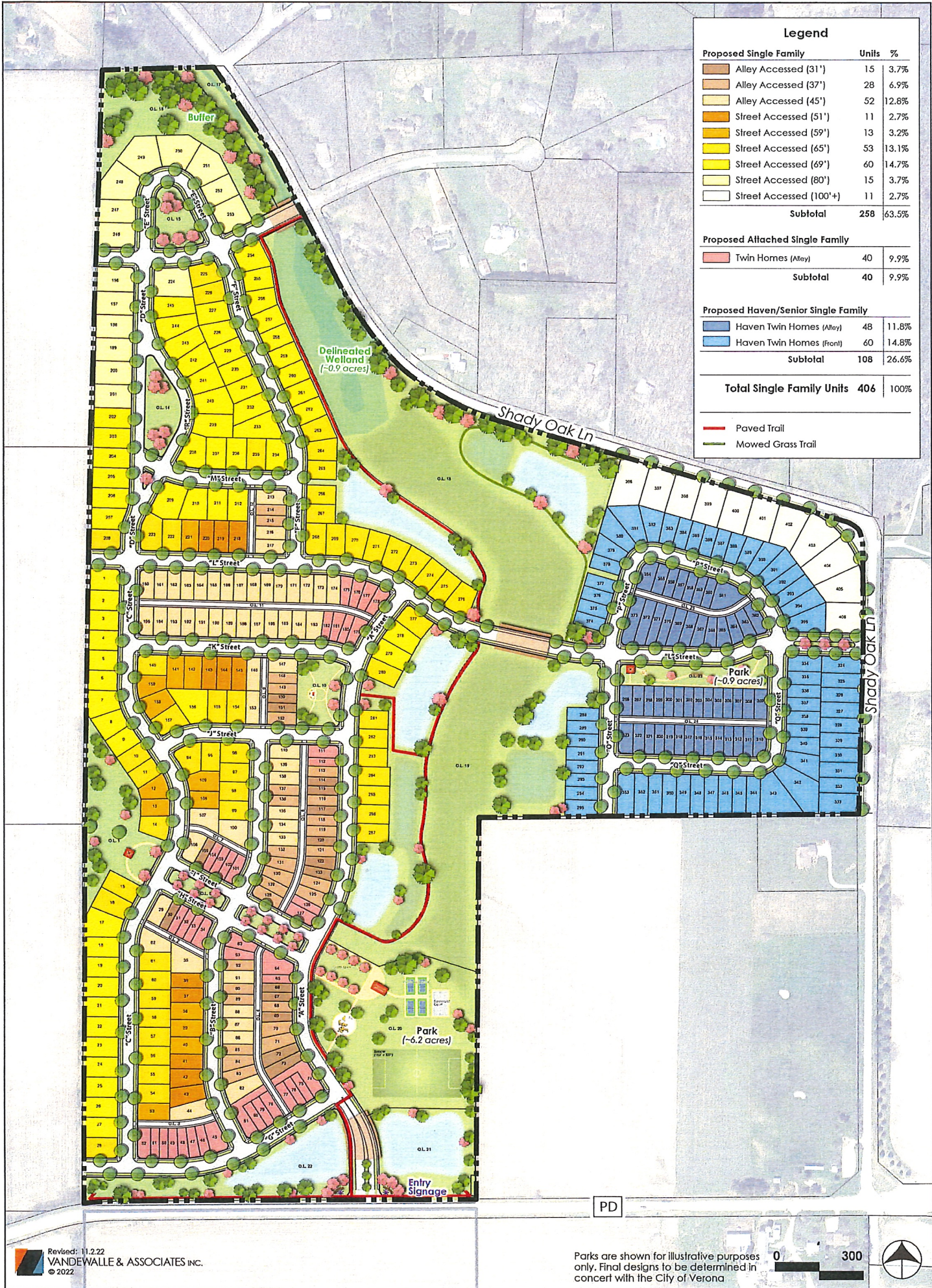
Material	Current Salt and sand material cost per ton
Salt/Sand                      300 lbs/trip                      @	\$85.95                      Salt cost per ton                      \$12.89

Labor	Rate
Labor Rate( Patrolman) per hour	\$55.50
<b><u>Total Hourly Rate</u></b>	<b><u>\$178.37</u></b>

Average time to plow private roads	Estimated Hours
2" snowfall	
Mainline streets	0.5
Clear cul de sacs	0.25
Clear entrance intersection	0.25
	1.0                      hour
4-6" snowfall <i>may take a vehicle call back</i>	
Mainline streets	1
Clear cul de sacs	0.5
Clear entrance intersection	0.5
	2.0                      hours

<b><u>Minimum Charge for Town forces to perform snowplowing</u></b>	<b><u>\$178.37 per event</u></b>
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### Legend

Proposed Single Family	Units	%
Alley Accessed (31')	15	3.7%
Alley Accessed (37')	28	6.9%
Alley Accessed (45')	52	12.8%
Street Accessed (51')	11	2.7%
Street Accessed (59')	13	3.2%
Street Accessed (65')	53	13.1%
Street Accessed (69')	60	14.7%
Street Accessed (80')	15	3.7%
Street Accessed (100'+)	11	2.7%
<b>Subtotal</b>	<b>258</b>	<b>63.5%</b>
<b>Proposed Attached Single Family</b>		
Twin Homes (Alley)	40	9.9%
<b>Subtotal</b>	<b>40</b>	<b>9.9%</b>
<b>Proposed Haven/Senior Single Family</b>		
Haven Twin Homes (Alley)	48	11.8%
Haven Twin Homes (Front)	60	14.8%
<b>Subtotal</b>	<b>108</b>	<b>26.6%</b>
<b>Total Single Family Units</b>	<b>406</b>	<b>100%</b>

— Paved Trail  
— Mowed Grass Trail

