

Vienna Town Plan Commission Minutes
Monday, August 29, 2016

The Town of Vienna Plan Commission meeting was called to order at 7:00 P.M. by Chairman Greg Smithback. Commissioners, Jerry Marx, Brian Meinholz, and Clerk Kathy Clark. Excused: Commissioner Todd Mallon and Cathleen Heath. Also present: Jeanne Whitish

Minutes – Motion by Meinholz, second by Marx to approve the minutes of the July 11, 2016 Plan Commission meeting.
4-0

Public comment: None

Discussion and action on a request from LB Land Investments, Inc. to rezone parcel #064-0909-221-9501-3; Rezone 35 acres from Exclusive Ag to A-2 and Request of Conditional Use Permit to Operate a Yard Residual Composting Site

Whitish stated that since the last meeting, it was discovered by Dane county that the land was already zoned A-2. The sale information was incorrect so no rezone is required, making this a conditional use permit (CUP) request only. The town requested copies of the permits which were provided. Also, the pumping agreement with Madison Sand & Gravel is no longer an issue. Whitish informed the members that a holding pond will be in place for erosion control. Roger Lane, Zoning Administrator for Dane County, confirmed the 6 conditions for a CUP have been met. Whitish presented samples of the end product for commission review. The product is sold for organic food products and has been since 2008. Smithback received an email from Dane county with two requests. One, to display the permit on the gate and two, put socks or a silt fence at west side of the property. Whitish stated that original permit was revised to add a holding pond for storm water control. With this change, the sock or fence is not needed until the pond is completely filled in. Smithback asked about inspections. DNR was onsite for an inspection and requested they seed the east side bank on the edge of the berm. Marx inquired about Madison Sand & gravel hauling out of the pit. Whitish stated there was still a slope in the land and this is being done to level it. Marx asked about road bonding. Whitish will request a letter from Madison Sand to ensure there is no confusion on who is responsible for Norway Grove School road damages in the future. Clerk requested this letter before the next board meeting. Marx asked if there will still be a building structure. Whitish informed the commission this plan was put on hold for now but there if this plan changes, they would file for a permit with the town first. Meinholz inquired about what materials will be brought into the compost site. Whitish stated yard residual, some brush, some ground mulch and some fruits and vegetables. The other by-product will be from the Springfield Digester. Meinholz asked if this takes different soil recommendations for the site and it does not. There is no lining in the pond and the concern is phosphorous leaking into the ground and/or run off from a heavy rain. Whitish stated DNR requires annual reporting and set back requirements should eliminate any major issues. Smithback would like some information from the DNR to ensure this is safe. Whitish will provide a copy of the letter from DNR with the permit issued. Public hearing for a Conditional Use Permit is scheduled for September 27th at Dane County Planning. Motion made by Meinholz and seconded by Marx to recommend approval to Town Board Request of Conditional Use Permit to Operate a Yard Residual Composting Site with the following conditions as agreed upon: Provide water samples from well to the Town, before start of business and on an annual basis after; Provide road agreement with Madison Sand & Gravel; Post permits at entrance; Provide copy of DNR letter approving storm water management; Provide deed restriction upon approval by county; No buildings be added to site without town approval.

Discussion and action on a request from Stan & Kyle Rauls to rezone parcel #064-0909-364-0305-7 from Residential to Agricultural

Motion by Marx, second by Meinholz to recommend approval of the rezone of Kyle Rauls property from residential to agricultural.

Next meeting date: The next meeting will be September 12, 2016, if projects need review.

Meeting was adjourned at 7:50 P.M.

Prepared by: Kathleen Clark, Clerk

Note: These draft minutes are subject to approval at the next Plan Commission Meeting.