

**From:** [Lucas Sivertsen](#)  
**To:** [Standing, Brian](#)  
**Cc:** [Jamie Aulik](#); [Violante, Todd](#); [Katherine Holt](#)  
**Subject:** RE: City of Verona Comprehensive Plan / Southwest Neighborhood Plan  
**Date:** Monday, August 5, 2024 11:55:26 AM

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Brian,

The Southwest Neighborhood Plan was adopted by resolution on July 13, 2009 in an effort to begin the USA amendment process with CARPC. The City conducted a thorough inter-governmental planning effort with the Town of Verona, Dane County and the Department of Natural Resources at that time to identify resources within the Southwest Neighborhood area and created plans to protect these resources as outlined in the report entitled, Resource Assessment and Development Analysis for the Upper Sugar River and Badger Mill Creek southwest of the City of Verona, dated June 2008 by Montgomery Associates Resource Solutions per the resolution. Our assumption is that the recommendations from the Southwest Neighborhood Plan were created with the analysis of the Montgomery Associates Resource Solutions document.

The Comprehensive Plan resolution is dated September 14, 2009 with an enactment date of November of 2009. I would agree that the Comprehensive Plan draft was written and did not include all of the recommendations from the Southwest and Southeast Neighborhood Plans. The Southwest Neighborhood Plan has greater details in it especially regarding this growth area of the City.

Furthermore, the City readopted the Comprehensive Plan in 2019 including all of the additional plans, all of which constitute the "City of Verona Comprehensive Plan". In this instance, the details in the Southwest Neighborhood Plan should supersede what is stated in the 2009 Comprehensive Plan.

**Lucas Sivertsen, AICP**  
Director of Planning and Development

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**From:** Standing, Brian <Standing.Brian@danecounty.gov>  
**Sent:** Wednesday, July 31, 2024 2:43 PM  
**To:** Lucas Sivertsen <lsivertsen@veronawi.gov>  
**Cc:** Jamie Aulik <jaulik@veronawi.gov>; Violante, Todd <Violante.Todd@danecounty.gov>  
**Subject:** City of Verona Comprehensive Plan / Southwest Neighborhood Plan

Hello, Luke

I'm working on the planning consistency comments for our staff report for [CUP 2629](#) (JMM, LLC proposed quarry in Section 28), which is scheduled for public hearing before the Dane County Zoning and Land Regulations Committee on August 27<sup>th</sup>. We have received the letter of opposition from

Verona City Administrator Jamie Aulik (attached), and we'll make sure that is presented to the ZLR committee. I had some additional questions regarding the [City Comprehensive Plan](#) and the [Southwest Neighborhood Plan](#), and I was hoping you could help me clear up some confusion.

The [version of the City of Verona Comprehensive Plan on the city's website](#) (shown as adopted 9/14/2009) includes the following language on page 49, under the "Opportunities" section for the Southwest Planning Area:

*"Also—this area is characterized by naturally-occurring non-metallic mineral deposits which present an opportunity for mining and quarry operations. While the City considers quarries to be a 'rural' land-use appropriate for unincorporated areas, the City will consider allowing quarry operations within this Southwest area (after annexation) as industrial land-uses subject to city review and approvals."*

The latest version I could find of the [Southwest Neighborhood plan on the city website](#) indicates that it was adopted separately on 7/13/2009 and then incorporated into the [City of Verona Comprehensive Plan](#) on 9/14/2009. On page 14, the Southwest Neighborhood plan quotes the Southwest Planning Area section of the [Comprehensive Plan](#), but does not include the mineral and quarry operations language described above. The Southwest Neighborhood Plan (West Non-Residential Area, page 25) does not specifically address non-metallic mineral extraction or quarry operations at all, instead referring to "office, corporate headquarters, light manufacturing and similar business developments." More specifically, the lands further west of Highway 69 are described as planned for "a mix of office, warehouse, distribution, educational and light industrial land uses."

I assume that the mining and quarry operations language was added to the [Comprehensive Plan](#) sometime between 7/13/2009 and 9/14/2009, but that the [Southwest Neighborhood Plan](#) was not subsequently edited to reflect that change. Is that correct? I also understand that the [Southwest Neighborhood Plan](#) is intended to provide more detail and specifics to guide development than the more general policies of the [Comprehensive Plan](#). Given that they were both adopted by the city council on the same day, it's a little difficult to understand the city's intentions. **Can you please tell me whether or not the mining and quarry operations language of the [Comprehensive Plan](#) applies to the West Non-Residential Area, or does the [Southwest Neighborhood Plan](#) language supersede it?**

I hope this all makes sense. Thanks in advance for any advice or assistance you can provide. Feel free to contact me at this e-mail address, or you can call me on my cell (608) 720-0175 if you would like to discuss.

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