

Town of Christiana

Plan Commission Meeting Minutes

Tuesday, May 26, 2026

The public hearing was called to order at 7:00 p.m. by Plan Commission Chair Tom Jelinek. In attendance were Plan Commission members Dawn Redford and Kevin Gyland. Adam Travis and Cindy Brady were absent. Various members of the public were in attendance.

PUBLIC HEARING:

Kathleen Bjoin summarized a request by Hepta S Inc. to renew an existing conditional use permit (CUP) for a ten-year extension at 372 Koshkonong Rd. under CUP #02346. She explained that portions of the pit have been depleted of mineral; therefore, the company is in the process of reclaiming those sections and plans to move to the south and southwest areas to commence extraction there. In addition to the parcels already included in the CUP, the company requested the addition of parcel number 0612-144-9210-8, which currently contains a vacant residential structure. Ms. Bjoin stated that the structure would be demolished prior to the commencement of extraction. She also stated that the company is in the process of obtaining a certified survey map and plans to begin fencing the new areas by the end of the month, prior to beginning extraction.

PROCEDURAL:

Plan Commission Chair Tom Jelinek called the regular meeting to order at 7:15 p.m. The meeting was properly noticed and posted.

APPROVAL OF MINUTES:

Kevin Gyland moved to approve the minutes of the March 26, 2026, meeting. Dawn Redford seconded the motion. The motion carried on a 3-0 vote.

NEW BUSINESS:

A request by Hepta S Inc., agent Kathleen Bjoin, for a ten-year extension of a conditional use permit for an existing nonmetallic mineral extraction site under conditional use permit #02346 for the following parcels: **016/0612-143-8240-0, 0612-143-9500-8, 0612-144-8500-9, 0612-144-9000-2, 0612-144-9210-8.**

Dawn Redford noted the thoroughness and completeness of the application materials and inquired why parcel number **0612-144-9210-8** was not included in the application. Ms. Bjoin explained that it had been added to the request submitted to Dane County and that an updated request would be submitted to the Town of Christiana. Dawn Redford also noted that the zoning designation of A-1EX on the application reflected the former zoning code and that the correct zoning designation was FP-35. Ms. Bjoin and a representative of SCS Engineers stated that this had also been corrected in the updated application.

Dawn Redford moved to approve the conditional use permit extension and the inclusion of parcel number 0612-144-9210-8 in the conditional use permit. Kevin Gyland seconded the motion. The motion carried on a 3-0 vote.

ADJOURNMENT:

Kevin Gyland moved to adjourn the meeting. Dawn Redford seconded the motion. The motion carried on a 3-0 vote.