

Town of Verona Plan Commission Meeting Minutes

Wednesday, October 28, 2015 6:30 pm

Town of Verona Hall

335 North Nine Mound Rd.

Members Present: Manfred Enburg, Laura Dreger, Ron Melitsoff, Deb Paul, Jim Schroeder

Absent: None

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Regular Meeting Agenda – Manfred Enburg called the meeting to order at 6:30 p.m. Motion by Dreger to approve the agenda as presented. Second by Melitsoff. Motion carried.
2. Public Comment – None.
3. Public Hearing, discussion and action on the following land use applications:
 - #2015-10 for property located at 3159 Shady Oak Lane (submitted by Justin Temple on behalf of Paul and Lynn Jacobsen. The purpose of the application is rezoning from A3 to R4 to allow the development of 20 new home sites on one condominium lot. Justin Temple presented his concept and there were several questions including, but not limited to:
 - What is the timeline? Would like to build the roads in the spring.
 - Have you had perk tests? - Yes, most homes will have on mound systems.
 - What will the tax impact be? The tax impact should be positive for the town because there would be no infrastructure costs for the town.
 - What will the traffic impacts be? 2 to 10 trips a day per house. There was also a discussion of the speed limit on Shady Oak.
 - Could there be a single high rise? This could be restricted.
 - Does the plan include public green space? No, but there will be building envelopes intended to spare trees and prairies.
 - What will the houses be like? Who will build them? They could be built by a variety of builders. They will likely be 2800 s.f. or more. The lot price will be \$200,000 and the homes would be approximately \$500,000.
 - Does it have to be that dense? It does to make it profitable and it would be denser if it were a city development.
 - Will there be curbs? No.
 - Will there be street lights? Probably only yard lights.
 - Could there be two entrances on Mid Town? It's better to disperse the traffic.

The plan commission asked to see the condo association rules. Motion by Jim Schroeder to recommend that the Board approve the rezoning application with the following conditions:

- That the land be deed restricted to allow for only single family homes on a minimum of 2 acres.
- That a development agreement be agreed to by the Town Board and the developer.

Second by Deb Paul. Ron Melitsoff: aye, Laura Dreger: aye, Jim Schroeder: aye, Deb Paul: aye, Manfred Enburg: aye. Motion carried.

4. Continued Discussion:

- #2015-6 dated 8/6/2015 for property located at 2778 Prairie Circle submitted by Tim and Linda Sweeny. The purpose of the application is rezoning from A3 to RH1 and RH4 to allow for the splitting of one parcel into two. A preliminary CSM is also included. Note: action on to remove the deed restriction will be necessary.
- #2015-7 dated 8/19/2015 for property located 2771 Prairie Circle submitted by David Dimaggio. The purpose of the application is rezoning from RH4 to RH1 and RH3 to allow for the splitting of one parcel into three. A preliminary CSM is also included. Note: action on to remove the deed restriction will be necessary.

Amanda reported that she asked MSA to draw a map of where a future road might go and how lots might be arranged off of it. The map was not an endorsement of any lot arrangement, but rather an effort to show feasibility. Two different

versions were shown, one with RH1 zoning and one with RH2 zoning. Tim Sweeney indicated that he would like to do what was shown on the map in the long term and that he would reserve land for a road. Dave Dimaggio indicated he was looking to the Plan Commission for guidance on what they'd like to see on his property. The Plan Commission raised concerns that the neighborhood was being reworked and that future lots should have been better envisioned when the street was first platted. Manfred Enburg raised concerns about the use of multiple CSMs rather than a new plat.

5. Initial Discussion:

- Proposal for a cemetery to possibly be located near the southwest corner of CTH PB and Sunset Dr. - Jim Weirshem addressed the board about his concept for a green cemetery to be located at the southwest corner of PB and Sunset Dr. Jim explained that he intends to create three residential lots and create twelve full time jobs by performing approximately ten funerals a week. Ron Melitsoff raised concerns about traffic impacts. Jim Schroeder raised concerns about the viability and the threat of the cemetery having to be taken over by the town if it fails. Jim assured the group that he has investors who will set up a fund to manage the cemetery in perpetuity. The other commission members stated that they were intrigued by the concept.

6. Chair's Report – Manfred Enburg explained his interest in doing an access plan for the town. The commission agreed that such a plan would help them make decisions. Manfred asked the commission to create a list of access issues with which they struggle. Manfred also reported on Yahara Materials possibly coming back for new road haul request.
7. Planner/Administrator's Report – Amanda handed out a map and bullet points that will be presented at a Nov. 10th meeting about a potential boundary agreement.
8. Approval of minutes from Sept 24th – Motion by Dreger. Second by Melitsoff. Motion carried.
9. Confirm next regular meeting date – Because the next meeting would fall on Thanksgiving, the meeting was moved to Monday, November 23rd.
10. Adjourn – Motion by Melitsoff. Second by Paul. Motion carried at 9:45 p.m.

Amanda Arnold
Planner/Administrator

Approved: 11/23/2015