

Town of Verona Plan Commission Meeting Minutes

Thursday, July 2, 2015 6:30 pm

Town of Verona Hall

335 North Nine Mound Rd.

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

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 6:32 p.m. Motion by Dreger to approve the agenda. Second by Paul. Motion carried.

2. Public Comment – None.

3. Discussion and Action re: CSMs for previously approved rezonings

- Land Use Change Application #2015-2 – dated 4/1/2015 for property located at 2101 Sugar River Rd. submitted by Carmon Wilson. – As the CSM was being reviewed, Amanda pointed out that an easement for access on the existing field access located north of 2129 Sugar River Rd. is forthcoming and will be filed with the Town. This raised concern for Manfred Enburg who stated that the access was for one farm unit, not two property owners, and would have to be revisited. Carmon Wilson explained that would be problematic because she can not access the back of her property from her existing drive because of wetlands. There was a conversation about whether or not an easement granted Carmon Wilson access to the road or whether or not that was allowed only through specifically stating it in the driveway permit, with Manfred stating that it was through field access permit only.

Motion by Dreger to approve the CSM with the following conditions: 1) that the access easement would be identified on the CSM, 2) that a copy of easement would be provided to the town, and 3) that a request would be made to amend the field access that was granted last summer for 2157 Sugar River Rd. Second by Paul. Motion carried unanimously.

- Land Use Change Application #2014-9 – dated 11/14/2014 for property located northwest of 1955 Locust Dr. (parcel no. 0608-274-8500-1) submitted by the Verona Area School District on behalf of Curtis and Deb Herfel. – Manfred Enburg invited Bill Keen, Chair of the Open Space and Parks Commission, to speak about potential open space connections through the parcel in question. Bill read a motion made by the OSPC asking the Plan Commission to recommend to the City that they consider easements within the final site plan to allow for connecting existing natural resource in the surrounding area. Dennis Berres, Chair of the School Board, responded that a road is currently planned through the site and bike paths are standard amenities. The Plan Commission Chair agreed to add discussion of a draft letter and map showing potential open space connections to the next Planning Commission agenda. There was also a discussion of asking for the full road right-of-way to be dedicated on the CSM. In addition, Amanda added that a certification saying the CSM meets the Town's subdivision ordinance is missing.

Motion by Paul to recommend approval of the CSM with a dedication of a minimum of 66' of road right-of-way extending to the west, covering the existing roadway. Second by Melitsoff. Motion carried unanimously.

- Land Use Change Application #2015-1 – dated 3/27/2015 for property located at 2645 Country View Rd. submitted by Epic Systems.

Motion by Paul to recommend approval of the CSM. Second by Melitsoff. No discussion. Motion carried unanimously.

4. Public Hearing, Discussion and Action re: Land Use Application #2015-3 – dated 6/16/2015 for property located at 6343 Nesbitt Rd. submitted by Scott McGettigan on behalf of Kurt Nickel. The purpose of the application is rezoning from C1 to C2 to allow for an auto repair shop. – Scott McGettigan explained that he currently rents space in Fitchburg and hopes to buy 6343 Nesbitt and relocate his business. He described the following characteristics of his business:

- It would use about 5000, and he would be open to the current office functions of "It's Your Party" remaining,

but their equipment would be moved.

- He runs a full service auto repair shop, but does not sell cars. He tries to bring all the cars indoors at night.
- They recycle all their oil, and would only need one dumpster.
- He does not need two entrances to the parking lot. It was suggested that when he pulls building permits and renovated the lot, he should consider closing one of the entrances.
- The hours of operation are from 8 - 5:30 p.m.

Motion by Melitsoff to approve the rezoning from C1 to C2 with allowed uses to be limited to:

- All uses permitted in the LC-1 Limited Commercial District
- All uses Permitted in the C-1 Commercial District
- Retail and service uses
- Major repairs to motor vehicles
- Parking or storing of motor vehicles
- Storage or processing of scrap or waste material (inside a building)

Second by Dreger. Motion carried unanimously.

5. Public Hearing, Discussion and Action re: Land Use Change Application #2015-4 – dated 4/6/2015 for property located at 7685 County Highway PD submitted by the Town of Verona. The purpose of the application is a Conditional Use Permit to allow Governmental Uses (a new town hall and garage) in the existing A2 zoning district. – Amanda explained that the County has requested that the Town take action on its own CUP. Amanda notified all nearby residents of the public hearing, but none were in attendance. The Plan Commission reviewed the Conditional Use Permit application and made several edits to the description of hours (see attachment). Motion by Paul to approve the CUP with the understanding that the six findings of fact have been satisfied. There was no further discussion on the CUP and no concerns raised by the public. Second by Melitsoff. Motion carried unanimously.

A general conversation about the design and site layout followed. Bill Keen discussed the OSPC's interest in the town asking the purchaser of the excess land to plant crops that could be phased into prairie plantings. Doug Maxwell, Deb Paul, and Laura Dreger expressed concern about the flat roof portions. There were also questions about overflow parking. Amanda explained that a special board meeting will be held to have the board discuss design issues with the consultants. Also a stakeholder and community meetings are being planned.

6. Discussion re: conceptual drawing of possible lot splits for 2771 Prairie Circle. – Dave DiMaggio presented two concept plans for the splitting of his land on Prairie Circle. He explained that he wants to move forward with a CSM as soon as possible and wanted feedback on the number of lots the Town would likely approve. Amanda explained that she thought the City would prefer fewer, larger lots. There was a discussion of potential future roads in the area. Deb Paul raised concerns about granting a variance for a cul-de-sac longer than 1000'. Manfred Enburg expressed preference for fewer, larger lots that could take into account potential easements for future roads.
7. Discussion and possible action re: Wesner Rd. – Manfred Enburg expressed his interest in proposing a hammerhead that ends at the current old dog park entrance. There was some discussion about having the hammerhead end at the church instead. Manfred explained that could be negotiated during the street vacation process. Amanda provided Manfred with guidance from the town attorney on the street vacation process. The Plan Commission was in support of Manfred suggesting that the Board adopt a motion to introduce resolution calling for the discontinuation of Wesner Rd.
8. Approval of minutes from May 28th – Motion to approve by Dreger. Second by Paul. Motion carried.

There were brief updates on Highway 69 planning, the number of people who responded to the call for a volunteer for the Plan Commission, and the likely move of the Payne and Dolan gravel pit from the east to the west side of Hwy 69.

9. Confirm next regular meeting date – July 30th – Confirmed.
10. Adjourn – Motion by Paul. Second by Melitsoff. Motion carried at 9:50 p.m.

Amanda Arnold
Planner/Administrator

Approved: July 30, 2015