

Town of Verona Plan Commission Meeting Minutes

Thursday, July 30, 2015 6:30 pm

Town of Verona Hall

335 North Nine Mound Rd.

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

Absent: Deb Paul

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 6:35. Motion by Dreger to approve the agenda. Second by Melitsoff. Motion carried.
2. Public Comment – None.
3. Public Hearing, Discussion and Action re: Land Use Application #2015-4 dated 7/17/2015 for property located at 3131 Shady Oak Lane, submitted by Amanda Arnold for the Town of Verona on behalf of Ray Wagner. The purpose of the application is rezoning from A3 to A1-ex to allow for tax credits within a farmland preservation area. – Amanda Arnold explained that the town is the applicant because Ray Wagner's zoning was changed in a blanket rezoning causing him to lose tax credits. The town has amended the comprehensive plan to put his land into a farmland preservation area and the rezoning is a follow up step. Dane County will also have to amend the County's farmland preservation plan. Motion by Dreger to approve the rezoning. Second by Schroeder. Motion carried unanimously.
4. Information and discussion re: conceptual plan for development of the 3159 Shady Oak Lane – Justin Temple (2501 W. Beltline Highway) presented a conceptual layout for approximately 20 two acre parcels. The Jacobsens, who have owned the land for 41 years, were also in attendance. There were several topics discussed including: environmental buffers, tree and prairie reservation, the number of lots that can be off a cul-de-sac, the ideal length of cul-de-sacs, the potential for the roads to be private, deed restrictions, and potential traffic impacts on Mid Town and Shady Oak. Amanda mentioned that the applicant would like to be put on next month's agenda.
5. Discussion and possible action re: draft letter to the City of Verona about potential open space and trails connections. – Amanda presented a draft letter for the Plan Commission Chair to sign based on last month's discussion. Member suggested cutting some of the overly positive adjectives. Amanda agreed to make the changes and get the letter sent out.
6. Information and discussion re: proposed DOT salt shed. – Amanda provided updated drawings and reminded the commission that the building is proposed to be on unzoned right-of-way and the DOT doesn't have to seek local permission. The commission liked the efforts made to make it look like a barn. Manfred Enburg asked Amanda to pursue potential salt sharing. Amanda explained that the City of Verona would like to see the salt shed moved across the street. She suggested that the Town may want the City to take the lead in dealing with the DOT since the shed will be in the City's entrance way. The commission concurred.
7. Information and discussion re: review of conditions placed on Phase II of the Payne and Dolan pit. – Manfred pointed out a list of conditions that were put on the pit with the original CUP. He asked the group to familiarize themselves with them and suggested that staff arrange for a representative from Payne and Dolan to meet with the commission. He also asked staff to inquire about how the changed in CUP approval authority might affect this project. Manfred added that he and Amanda met with the DOT about the reconstruction of Highway 69 and discussed the pit. He also reported that Yahara Materials would like to revive their conversations with the Town about using town roads for the hauling of their product.
8. Approval of minutes from July 2nd – Motion by Melitsoff. Second by Dreger. Motion carried.
9. Confirm next regular meeting date – August 27th was confirmed.
10. Adjourn – Motion by Dreger. Second by Melitsoff. Motion carried at 8:05 p.m.

Amanda Arnold
Planner/Administrator

Approved:8/27/2015