

Town of Verona Plan Commission Meeting Minutes

Thursday, Sept 24, 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. Amanda Arnold noted that the applicant for item #5 had asked to be removed from the agenda. Motion by Paul to approve the agenda with the deletion of item #5. Second by Dreger. Motion carried unanimously.
2. Public Comment - None
3. Public Hearings on the following land use applications:
 - #2015-8 dated 8/13/2015 for property located at 2783 Prairie Circle submitted by Steve and Sandy Andres. The purpose of the application is rezoning from RH2 to RH1 to allow for the splitting of one parcel into two. A preliminary CSM is also included. – Sandy Andres explained that their concept remains the same as discussed last month. They want a second lot so they can build a new house and sell the existing one. The plan commission discussed road access issues. There were concerns about having multiple drives close together and about an overall increase in traffic on the street. There was also a conversation about the difficulty of coming back and adding lots in a piecemeal fashion. Deb Paul stated her support for having the same zoning on each side of the street, but acknowledged that dealing with it a lot at a time seemed unplanned.

Motion by Paul to approve application number 2015-8. Manfred Enburg added a friendly amendment that the approval be contingent on the property owner accepting a shared driveway access for the new lot. Deb Paul accepted the amendment. Second by Schroeder. Ron Melitsoff: aye, Laura Dreger: no, Jim Schroeder: aye, Deb Paul: aye, Manfred Enburg: aye. Motion carried.

#2015-9 dated 8/14/2015 for property located at 2821 Prairie Circle submitted by Wayne Weber. The purpose of the application is rezoning from RH2 to RH1 to allow for the splitting of one parcel into two. A preliminary CSM is also included. – Tim Sweeny explained that Wayne Weber asked him to represent him. He explained that Wayne's interest is in one day selling off the two lots. There were questions about drainage in the area, but that ultimately didn't affect the motion. Motion by Paul to approve application number 2015-9. Manfred Enburg added a friendly amendment that certified survey map be amended to make the parcels even in size. Deb accepted the amendment. Second by Melitsoff. Ron Melitsoff: aye, Laura Dreger: no, Jim Schroeder: aye, Deb Paul: aye, Manfred Enburg: aye. Motion carried.

Manfred Enburg reminded the applicants that the County and City may still have concerns about the proposed splits. Amanda explained that the survey maps were preliminary and she would circulate final ones after the rezonings are acted upon by the County.

There were several conversations about the need for a unified and comprehensive plan for the Sweeny and DiMaggio properties. Both parties were willing to continue to work on a plan. Tim Sweeny handed out a draft plan. Manfred Enburg suggested that the area be re-platted rather than continually divided with certified survey maps. There were also discussions about road the potential for a road crossing the Sweeny property to the Zigler property on Country View. Motion by Paul to table action on applications 2015-6 and 2015-7 until there is a concept plan with more information (like access points, future road layouts, greens space, wetlands, and all potential future lots). Second by Melitsoff. Motion carried unanimously.

- #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.

~~4. Continued Discussion:~~

- ~~• Proposal for 3159 Shady Oak Lane submitted by Justin Temple on behalf of Paul and Lynn Jacobsen. The purpose of the application to allow for the development of 20 home sites.~~

5. Chair's Report – Manfred briefed the group on a meeting with a person interested in developing a cemetery on PB. Amanda mentioned a CSM that will go to directly to the Board because it is for a property located in the Town of Middleton, but involves the dedication of approximately 400 s.f. in the Town of Verona.
6. Approval of minutes from Aug 27th – Motion by Dreger. Second by Melitsoff. Motion carried unanimously.
7. Confirm next regular meeting date – The next meeting was moved to Wednesday, October 28th.
8. Adjourn – Motion by Dreger. Second by Paul. Motion carried at 8:35 p.m.

Amanda Arnold
Planner/Administrator

Approved:10/28/2015