

Town of Verona Plan Commission Meeting Minutes

Wednesday, January 27, 2016 6:30 PM

Town of Verona Hall

335 North Nine Mound Rd.

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

Absent: Jim Schroeder

Staff: Amanda Arnold, John Wright

Consultants: Al Reuter, Attorney

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 possible action re: a development agreement for 3159 Shady Oak Lane – Justin Temple presented some additional drawings. Justin reported the concept had not changed, but he had more details on the road layout and other engineering. A long conversation followed in which the following question and answers were discussed:
 - Concern was raised about the road lope and salt potentially rolling downhill.
 - Manfred Enburg asked for road cross sections
 - Deb Paul asked if each site had been tested to see if it perked. Justin responded that each site had not been tested but some had and others would have mound systems. He added that Dane County would have to approve the septic for each home.
 - Easements – Just explained that there would be permanent easements to each well and septic system.
 - Doug Maxwell inquired about stormwater ponds. Justin replied that Dane County has said they are not required because of the tree cover and amount of open space.
 - Justin mentioned that his consultants are working with the Town of Middleton on the northern intersection. Manfred said he's like to see a sight distance study for that intersection.
 - It was suggested the Justin have soil boring done for the area under the road bed.
 - There was a question about public spaces, and Justin explained the plan doesn't call for any since the lot sizes are somewhat large.
 - Just explained the streets do not include curb and gutter and there are no street lights planned.
 - There was a discussion about snow plowing. The Town could plow private streets for a fee if desired.
 - Justin said his consultant had done traffic counts. There were question about the impact of the new development on traffic. The conversation then turned to traffic generated by Epic and one resident said to date Epic hasn't had a great impact on Shady Oak.
 - Justin was asked if he planned to have traffic calming features like speed bumps. He does not expect to need that. He thinks the speed limit will be 25 mph.
 - Justin reported that he has 12 lots sold (15 are required for a condo association). Eight of those buyers are "empty-nesters".
 - Mailbox placement was discussed. For plowing purposes, the Town likes them together.
 - There was a discussion about driveway placement and whether or not that could be pre-planned. Justin explained that it's hard to know the driveway location without the house location. The driveways would be on to a private road, so a unique review system may need to be created.
 - The road construction phasing was discussed. Justin said he plans to put in all the roads at once but add the final binder coat after the construction of the homes to avoid trucks damaging new roads.
 - Justin explained that he'll have a "no build" zone of 60' behind the existing homes on Shady Oak.
 - The condo plat will be finalized at closing.
 - No rentals will be allowed.
 - The Commission expressed concern about people moving out the country but potentially being bothered by some rural features such as animal related odors, open burning, and gun shots.
 - The construction hours will be limited by the condo agreement to 7:30 to 5 on weekdays.

- After Justin left there was a brief discussion about having a shared driveway for lots on the cul-de-sac.
4. Discussion re: draft scope of work for the comprehensive plan update – Amanda introduced Jason Valerius from MSA and explained her desire to get a signed agreement for MSA to revive their previous work and help get the town to a completed new comprehensive plan in 2016. There was a conversation about how to get the public involved in the planning process when many of the constraints on land use in the town are very complicated and inflexible. There was interest in an online survey over getting people into a room to discuss visioning. Manfred expressed interest in kick starting the process with a lot of maps for the Plan Commission to review.
 5. Discussion re: currently adopted transportation plans – Manfred handed out several diagrams and information sheets about the distance it takes a car to stop and the number of turning movements at intersections. Amanda handed out the City of Verona's long range transportation plan and the Town's draft map from 2012. There were general conversations about both.
 6. Approval of minutes from Dec. 16th – Motion to approve by Melitsoff. Second by Paul. Motion carried.
 7. Confirm next regular meeting date – The next meeting was moved to Tuesday, February 23rd.
 8. Adjourn – Motion by Melitsoff. Second by Paul. Motion carried at 9:40 p.m.

Amanda Arnold
Planner/Administrator

Approved: February 23, 2016