

**Town of Verona**

**Special Town Board Meeting**

**Wednesday, March 11, 2015 3:30 P.M.**

Town Hall, 335 N. Nine Mound Road, Verona, WI 53593-1035

Present: Rego, Geller, Combs, Enburg, Dreger

Staff Present: Arnold, Wright, Judd,

Also Present: Nina Broadhurst and Zach Duesler of the Cuningham Group; Ben Plumb from D'Onofrio Kottke and Associates

1. Call To Order – Dave Combs called the meeting to order at 3:30 p.m.
2. Approval of Agenda – Motion by Rego. Second by Geller. Motion carried.
3. Announcements – None.
4. Discussion with Possible Action Regarding 7685 CTH PD Property
  - a. Discussion with Epic Systems Inc. consultation team regarding current conditions of land and buildings – Dave Combs asked the consultants about their impressions of the existing buildings. Nina Broadhurst explained that they had a structural engineer look at the barn and it's not structurally sound. The cost to upgrade it would not be worth the investment nor meet the town's needs. The consultants didn't feel preserving other buildings was worthwhile given that some were too small and all would have a shorter lifespan than new construction.
  - b. Discussion and possible action with Epic Systems Inc. consultation team regarding proposed siting of new Town Hall and new Public Works facility and its access – There were lengthy conversations about the siting of the buildings, potential access points, the need for rezoning, and the potential splitting of the land. There was consensus that:
    - the buildings are in the right place on the site
    - the building are generally the right size
    - it's better to build new than invest in the existing structures.The Board determined that the town should ask for a new drive but also ask to keep the existing one for potential future access to the land to the south. It was also determined that:
    - the land could be split and rezoned later, and
    - at this point the town should just pursue getting a Conditional Use Permit for the governmental use.
  - c. Board discussion with possible action regarding the following:
    - Site clean-up and preparation – The Board directed staff to begin cleaning up the site.
    - Future of existing structures – There was a discussion about how to eventually remove the existing buildings. It was determined that an auction may not be worth the money, so imply requesting proposals for the purchase of individual buildings would be better. The Board directed staff to start gathering photographs and descriptions of the building to put online.
    - Construction schedule – Nina Broadhurst walked the group through the next steps for the design work. It will take another month to do design development and then two months for the preparation of construction documents. The project could be bid after that.
5. Adjourn – Motion by Dreger. Second by Enburg. Motion carried at 5:10 p.m.

Approved: 4/2/2015

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Amanda Arnold  
Planner/Administrator, Town of Verona