

## REGULAR MONTHLY BOARD MEETING MINUTES

### TOWN OF VERONA

November 3, 2015 6:30 P.M.

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

Present: Geller, Dreger, Duerst, Enburg, and Maxwell

Absent: None

Staff Present: Arnold, Wright, Judd

Also Present: see sign in sheet

1. Call To Order/Approval of the agenda – Mark Geller called the meeting to order at 6:30 p.m. Manfred Enburg moved to approve the agenda. Second by Doug Maxwell. Amanda Arnold added that she would like to discuss some bids for bridge repair. Mark Geller added a clarification that the discussion of a no parking zone on Manhattan Drive was limited to the cul-de-sac. Doug Maxwell later noted that the address for 7713 Midtown Road had been changed to 11713 Mid Town. Motion to approve the agenda with amendment carried unanimously.
2. Pledge of Allegiance
3. Announcements - none
4. Public Comment – Jim Weirshem addressed the board about his concept for a green cemetery to be located at the southwest corner of PB and Sunset Dr. Manfred Enburg explained that Jim had come before the Plan Commission and they had expressed some interest in the concept. Mark Geller thanked Jim for his comments.
5. New business - None
6. Unfinished business - None
7. Reports
  - a. Public Works:
    - i. Update on stormwater management discussions with the City of Fitchburg – Amanda explained that she and John Wright had met with Fitchburg staff twice in the last month and that she's optimistic about the two jurisdictions working on a stormwater plan together.
    - ii. Discussion and action re: driveway permit for Heartland Farm Sanctuary located at 11713 Mid Town Rd. – Manfred Enburg expressed concern about the width of the driveway, reminding the board that the minimum width in the driveway ordinance is 36'. Mike Duerst countered that 40' would work better. Motion by Enburg to table until the engineer can have another look at the ordinance. Second by Duerst. Motion carried unanimously.
    - iii. Discussion and possible action re: no parking regulations for Manhattan Dr.- Bill Keen, who lives on Manhattan Drive, explained that there have been problems with people parking on the cul-de-sac and doing nefarious things. The residents met with the Dane County Sheriff's office and they explained that they can't ticket people for parking there unless there is a no parking regulation adopted by the town. There was general conversation about existing parking regulations for other cul-de-sacs and roads. Motion by Dreger to hold a public hearing on Dec. 1st to get input on potentially changing the ordinance. Second by Doug Maxwell. Motion carried unanimously.
  - b. Plan Commission:
    - i. Discussion and action re: land use application #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. – Motion to un-table by Manfred Enburg. Second by Doug Maxwell. Motion carried unanimously. Motion by Enburg to approve the rezoning on the condition that the lots be of equal size. Second by Maxwell. Dreger expressed concerned about a piece meal approach to splits in the area. Enburg: aye; Duerst: no; Dreger: no; Maxwell: aye; Geller: abstain. Motion failed.
    - ii. #2015-10 for property located at 3159 Shady Oak Lane submitted by Justin Temple on behalf of Paul and Lynn Jacobsen. The purpose of the application is rezoning from A3 to R4 to allow the development of 20 new home sites on one condominium lot. - Motion by Enburg to approve the rezoning application with the following conditions: that the land be deed restricted to allow for only single family homes on a minimum of 2 acres and that a developers agreement be agreed to by the Town Board and the developer. Second by Dreger. Questions were raised about how tax bills would be issued, how well and septic systems will be designed, if there would be an open space dedication, if the roads would be private, and how stormwater will be managed. Manfred explained that many of those issues can be outlined in a development agreement, but he expected the roads to be private. Justin Temple responded that each home would have its own tax bill, that stormwater would be managed on each home site, that each house would have individual well and septic, and that there

would be a defined building envelop to preserve vegetation. Enburg: aye; Duerst: aye; Dreger: aye; Maxwell: abstain; Geller: aye. Motion carried.

- c. EMS: no report.
  - d. Open Space and Parks: Doug Maxwell reported that OSPC suggested a basement for the new town hall and suggested that having someone build the town hall and rent it back to the town be explored. The OSPC also made suggestions for a future committee structure.
  - e. Town Chair:
    - i. Discussion of updated draft budget and public hearing agenda – Mark pointed out that the agenda for the Nov. 17<sup>th</sup> budget hearing/town meeting was in the board members packets. Mark added that the services of a construction manager/owners representative for the new building construction had been added to the budget. This means that more money will need to be pulled from reserves. Manfred Enburg asked is the pulling from reserves affected accounts specifically identified for certain uses, and Amanda replied no. Mark Geller stressed that it is a problem that revenues do not cover expenses each year, and he suggested forming a committee to look at financial sustainability. Mark also mentioned the sewer budget hearing which will be held at 6:00 p.m. on Nov. 17<sup>th</sup>, just before the meeting for the general budget. John Wright provided background on past rate increases and repair needs for the sewer system. Mark Geller continued to discuss potential future committees, reminding the group that disbanding the OSPC is on the agenda for the 17<sup>th</sup>. Mark reported that the next step for the new town hall is to get it out to bid as soon as possible. Lastly, Mark pointed out that the board will have to deal with several quarry related issues in the coming months.
  - f. Supervisors: Doug Maxwell thanked Mike Duerst for kick starting the bag collection effort led by Tammy Dresser. Laura Dreger inquired about the grading that is taking place on the west side of Hwy M just south of PD.
  - g. Clerk/Treasurer: John Wright reported on his preparation of the sewer budget, his review of the personal property roll, and preparations for the hearings about the vacation of Wesner and Oak Grove Roads.
  - h. Planner/Administrator: Amanda reported that there is approximately \$34,000 left in the street capital budget and there are repairs needed for three bridges. Kevin Lord gathered quotes from Dane County and Concrete Structures. Dane County was lower on the repairs for crack sealing and wedging of the White Crossing bridge. The costs were quite different for the Valley Road deck repair. Amanda suggested moving forward with the White Crossing repairs and the board concurred. Amanda also reported that Mark Judd had been doing a lot of cutting and that John Wright and Tammy Dresser were already preparing for elections to be held in 2016.
8. Approval of payment of bills – Motion by Duerst. Second by Dreger. Motion carried.
  9. Discussion and approval of minutes of the Oct 6<sup>th</sup> and Oct 21<sup>st</sup> meetings. Motion to approve October 6<sup>th</sup> minutes by Duerst. Second by Enburg. Motion carried. Motion to approve Oct. 21<sup>st</sup> minutes by Enburg. Second by Duerst. Motion carried.
  10. Adjourn – Motion by Maxwell. Second by Enburg. Motion carried at 8:58 p.m.

Approved: 12/1/2015

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Amanda Arnold  
Planner/Administrator, Town of Verona