

**Town of Verona**  
**Town Board Meeting Minutes**  
**Tuesday, March 05, 2024 – 6:30 pm**

Town Board Members Present: Chair Mark Geller, Tom Mathies, Dave Lonsdorf, Deb Paul, Mike Duerst

Staff Present: Administrator/Planner Sarah Gaskell, Clerk/Treasurer Teresa Withee, Public Works

Director Chris Barnes and Road Patrolman, Mark Judd

Others Present:

1. Call to Order/Approval of the Agenda – Chair Geller called the meeting to order at 6:30 pm. Motion by Duerst to approve the agenda, second by Paul. Motion carried by voice vote.
2. Pledge of Allegiance
3. Public Comment – Carmen Armenta, 2101 Sugar River Rd, presented photos regarding 2018 flooding in area of proposed development. Stated there is flooding in the area every year. She has concerns with the final approval of HOA bylaws especially regarding fences.

Shari Combs, 7454 Valley Rd, feels the proposal doesn't follow the comprehensive plan. Streetlights will visually impact the homes in the surrounding area. She referenced the land division ordinance pg. 11 –and asked if this proposal does anything to minimize these standards. She feels that taking away agriculture land is not following the town plans.

Dusty Post, 1990 Hidden River Rd, he doesn't believe that the town can vote on this tonight because the plans proposed are not accurate and the road will need to be moved. He requests the town vote this down tonight.

Carmen Armenta, 2101 Sugar River Rd, states Dane county wetlands website the driveway entrance is too close to the stream and bridge. This came through too fast and many issues have not been addressed.

4. Approval of minutes from February 6, 2024. Motion by Duerst to approve the minutes from February 6, 2024, second by Geller. Mathies would like only motions not discussions. Lonsdorf feels that some comments are fine and not everything can be captured. Mathies nay. Motion carried by voice vote.
5. Committee Reports

A. Plan Commission

1. Discussion and Possible Action: Land Use Application 2023-01 Sugar River Road Properties Concept Plan and Rezone Approval. Gaskell introduced the application and gave highlights from the Plan Commission meeting at which it was recommended for approval. She reviewed the staff report and proposed rezone plan. Ron Klass provided comment as the applicant. The comprehensive plan identifies this area for residential growth. There are fewer lots than allowed and more conserved open. There will be 35 to 40 acres of restored prairie, wooded areas and wetlands. Lonsdorf said that flooding is a concern. Klass stated that they have done preliminary studies, they used numbers

from FEMA and did an analysis. Moving forward they will provide more stormwater modeling. Paul asked if they are keeping 95% of water on site, he said it isn't that simple but they will follow all county and state guidelines, there is also an infiltration component, he feels they will have less run off that if it was a field. Geller asked if he would describe what goes into a FEMA study, he said they look to the consultant to do the review and then FEMA reviews and approves. Lonsdorf doesn't feel that the residents on that road would be comfortable with the increase in traffic. Paul stated that she was on plan commission for 18 years and stated that letters are sent to homeowners and many stated they wanted to develop their property. She understands and lives on a very busy road as well and it isn't just town traffic. Lonsdorf stated that stormwater ponds are not considered natural bodies of water, he likes the idea that they are putting in prairies, doesn't like that the trails follow the drainage lines, says that they can be dangerous. Geller asked about fencing, Gaskell stated fences will be handled in the Declaration of Covenants. Mathies has a concern with the RM-8 parcel and potential uses that could be objectionable. He would like to see something in the covenants to address conditional uses. He supports the rezone and concept plan except for the street. Geller stated they have held over 35 meetings regarding the future land use maps. The public was invited to those meetings. The Subdivision Ordinance is a way to enact that plan. He wants the public to know that their comments have been heard and there have been changes made because of those comments. Three owners are involved and two of them have no plans at this time to develop. Motion by Geller to approve Land Use Application 2023-01 Sugar River Road Properties Concept Plan and Rezone, second by Paul. Discussion by board. Lonsdorf nay, Motion carried by voice vote.

2. Discussion and Possible Action: Land Use Application 2024-02 Riverside Vista (062/0608-303-9000-8 east of 7906 Riverside Road) Preliminary Plat. Gaskell reviewed the staff report. The Plan Commission reviewed the Preliminary Plan and recommended approval at their February meeting. Discussion by board. Adam Carrico stated that in a large rain event the stormwater facility will hold water for 72 hours but there is also a dry basin. Geller stated there have been no public comments expressing concern. Motion by Paul to approve Land Use Application 2024-02 Riverside Vista (062/0608-303-9000-8 east of 7906 Riverside Road) Preliminary Plat condition on approving the development agreement and covenants, second by Duerst. Motion carried by voice vote.

#### B. Public Works

1. Discussion and Possible Action: 2024 Road Maintenance Project Bid Award Review. Duerst presented the bid information. Motion by Duerst to approve 2024 Road Maintenance Project Bid Award to Payne and Dolan for paving and chip seal and add Horseshoe Bend to the CIP project, Mathies requested that items 2 and 3 be approved next month, second by Mathies. Discussion by board. Motion carried by voice vote.

#### C. Finance Committee – no meeting

- D. Natural and Recreational Areas – Lonsdorf stated they finished the draft NRAC plan and Keen discussed it with Gaskell. He discussed the Town natural areas plan and how to get the public involved via events.

- E. EMS Commission – no meeting
- F. Senior Services Committee – no meeting
- 6. Town Chair's Business – Geller stated he attended WI towns meeting and received BOR training.
- 7. Supervisor Announcements – Duerst stated crushers are coming in along Hwy 69. Next week the Town is renting the boom mower and Fritz Rd will be completed. He would like board members to see the before and after conditions.
- 8. Staff Reports
  - A. Administrator/Planner Report was included in the packet. Gaskell stated that under work plan she has added that active projects will be added to the website. She will be out of the office the last week of March. The April town board meeting will be held on the 3<sup>rd</sup>.
  - B. Public Works Director Report was included in the packet. Duerst stated that the plow truck was sold for \$45,500. Boom mower will be rented next week, and he will be taking photos. Geller stated that he is pleased with the sale of the truck and it is due to the excellent job that the employees do taking care of and maintaining the town vehicles.
  - C. Clerk/Treasurer Report was included in the packet. Withee stated that open book is scheduled for Wednesday, April 10<sup>th</sup> from 11:00am -1:00pm (phone appointments). Board of Review will be scheduled. Duerst asked how much interest was earned during tax collection. Withee stated that it was approximately \$18,000.
- 9. Unfinished Business
  - A. Discussion and Possible Action: Resolution 2024-1 Discontinuance of a portion of Hidden River Road. Motion by Duerst to approve Resolution 2024-1 Discontinuance of a portion of Hidden River Road, second by Lonsdorf. Motion carried by voice vote.
- 10. New Business
- 11. Check Register Review – Paul asked about snow/ice materials, we are required by contract to purchase the amount we contracted.
- 12. Other
- 13. Motion by Duerst to adjourn, second by Paul, meeting adjourned without objection at 9:38 pm.

Prepared by Teresa Withee, Town Clerk  
Approved: April 3, 2024