

Town of Verona Plan Commission Meeting Minutes

Thursday, October 5, 2017 6:00 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Ron Melitsoff, Jim Schroeder, Deb Paul, Laura Dreger

Absent: none

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Meeting Agenda Doug Maxwell called the meeting to order at 6:00 p.m. He asked that an "other" category be added under Item 8. Motion to approve the amended agenda by Dreger. Second by Schroeder. Motion carried.

2. Public Comment – None.

3. Announcements/Updates – Doug Maxwell told the group that he had offered to meet with a group of residents who are concerned about development along Sunset Dr. That meeting will be on October 10th at 7 p.m. He also suggested that the group visit the sites of the three proposed condominium developments. For Deer Haven, that will be scheduled after the first frost. For Fox Hill people will have to go singularly or in pairs, rather than as a group, because they will need to be driven through the site by the developer. The visit to Driftless Ridge will be within the next couple of weeks.

4. Land use application 2017- 10 - for property located at 6636 Purcell Road submitted by Bruce Holoubek. The purpose of the application is the creation of a certified survey map to shift a lot line. A rezoning of one lot from RH2 to RH3 and the second lot from RH3 to RH2 to accommodate lot size is also included. No new lots are being created. The adjusted lots will be 15.8 acres and 7.0 acres.

- Public Hearing – A few clarifying questions were asked but no one spoke for or against the proposal.
- Discussion and action – Motion by Paul to approve the rezoning of the proposed Lot 1 to RH-2 and the rezoning of proposed Lot 2 to RH-3. Second by Melitsoff. Motion carried unanimously. Motion by Paul to approve the primary CSM with the understanding that the stream and the existing house, well and septic system will be shown. Second by Schroeder. Motion carried unanimously.

5. Land use application 2017- 11 - for property located at 6521 Sunset Drive submitted by Andrew Schmidt on behalf of Julia Erickson. The purpose of the application is the creation of a certified survey map dividing 36 acres into three lots of approximately 7, 5, and 24 acres. The current zoning is RH-1 which allows for two acre lots.

- Public Hearing - A few clarifying questions were asked but no one spoke for or against the proposal.
- Discussion and action – There was a discussion of the future driveways. Proposed Lots 2 and 3 would share a drive, and Lot 1 would have its own. Manfred Enburg stressed that the shared drive should be as far west as possible. Manfred thought the property lines might need to be adjusted a bit to place a safe drive entrance. Conversation then turned to the potential for future splitting of the land. The commission asked the applicant if the land owner would be comfortable with a deed restriction or rezoning for the remaining 24 acres. He thought she would be, and this was later confirmed via email. Motion by Schroeder to create three lots approximately as shown on the conceptual drawing. Second by Melitsoff. Motion carried unanimously. Motion by Doug to rezone proposed Lots 1 and 2 to RH2 and Lot 3 to RH4 with an understanding that Lots 2 and 3 would have a shared driveway and applicant will work with the surveyor to adjust the lines to create a safe entrance. Motion carried unanimously. Because the rezoning was done at the request of the Plan Commission, it was decided that there would not be local fees for that action.

6. Land use application 2017- 12 - for property located at 6712 Red Stone Lane submitted by Norman Stamm. The purpose of the application is the creation of a certified survey map dividing an approximately four acre parcel into two two acre parcels. The property line between 6712 Red Stone Lane and 1900 County Highway PB will also be shifted. The current zoning is A2 (2) which allows for two acre lots.

- Public Hearing - A few clarifying questions were asked but no one spoke for or against the proposal.
- Discussion and action – As with the previous application the Commission asked the applicants if they would be comfortable with a rezoning. In this case the concerns was not further splitting of the land but the potential uses allowed in A2. The current zoning is A2(2) and the suggested zoning is RH-1. The applicant was comfortable with that. There was question about whether or not any previous conditions had been placed on the property. The applicants didn't think so and Amanda later checked the files and didn't see anything. Manfred Enburg added information about driveway placement. He didn't see any issues. Motion by Schroeder to approve the preliminary CSM and a rezoning of the lots to RH-1. Second by Paul. Motion carried unanimously. Doug Maxwell asked that the stream be added to the CSM.

7. Comprehensive Plan – The group read through each chapter below and suggested edits, which Amanda documented.

- i. Review of Issues and Opportunities Chapter
- ii. Review of Housing Chapter
- iii. Review of Utilities Chapter

8. Review of upcoming meeting dates/topics – Doug reviewed upcoming meetings.

9. Adjourn – Motion by Paul. Second by Meltisoff. Motion carried at 9:15 p.m.

Submitted by: Amanda Arnold
Planner/Administrator

Approved: 10/19/2017