

Town of Verona Plan Commission Meeting Minutes

Thursday November 30th, 2017 6 PM

Town of Verona Hall, 7669 County Hwy PD

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

Absent: none

Staff: none

Also Present: see sign in sheet

1. Call to Order/Approval of Meeting Agenda – Doug Maxwell called meeting to order at 6:03 p.m. Motion by Dreger to approve. Second by Schroeder. Motion carried
2. Public Comment – None
3. Approval of minutes from Nov. 16th, 2017 – motion by Dreger. Second by Melitsoff. Motion carried
4. Land Use Application 2017 – 17 – for property located adjacent to 6440 Sunset Drive submitted by Tony Heinrichs on behalf of Steve Reinen. The purpose of the application is the rezone from RH-1 to R4 to allow for condominium development made up of 16 single family units on 39.6 acres.

Town Chair – Doug Maxwell presented the overview of the order of the presentations and gave a brief review and summary of the present town land use map for this area. The current Boundary agreement coverage for the area, current ETJ lines in the town, Benefits to the Town, recent action taken by the Town Board on number and size of units for condo developments.

Staff Report – Maxwell read the staff report prepared by Amanda Arnold.

Presentation – Tony Heinrichs presented a map and overview of the layout, size, how the roads and units are laid out and why. Traffic counts were presented by D’Onofrio Kottke and Associates, and letter from MSA.

Steve Reinen - gave background on how long he has owned the property, how he has worked to subdivide the property and how the Condo Declaration will limit the destruction of healthy trees, limit the building envelop, and the size or the envelop on units with kettles.

Ron Klaas – engineer, made a statement that the 39.6 acres gives about 18 units per the comprehensive plan, and the current plat only has 16. The road was aligned with Beach Road to create safe vision triangles. No homes would be visible from Sunset Drive. The private road will be built to Town standards. The traffic count on Sunset Drive was low. Three or four stormwater retention areas will be needed.

Public Comments – Audience was asked to fill out comment sheet as a backup for their comments –all sheets turned in are on file.

Ellen Ask 6440 Sunset Drive – expressed concern about setback for road right-of-way and their property line, as these had not been shown on previous plats. This development is surrounded by larger lot sizes and she would like staff to be aware of that issue.

Dave Lonsdorf 1717 Beach Road – who is a member of the Ice Age Trail Alliance, stated that he would like some form of recorded easement for the Ice Age Trail within the Development Agreement and in the Declaration of Condominium so that all unit owners are aware of the easement. He referenced current Town of Verona Comprehensive Plan – page 1, 2, 4 explaining the numerous reasons to protect our natural resources. Page 26, 27, & 28 explicitly mentions the Ice Age Trail. Some of the oldest woodlands with majestic oaks in are in this area. As a member of the environmental committee, he was concerned that in the past the Town would send plans to the Open Space and Parks Committee but now the new Natural Resource & Recreation Committee does not get to see plans and comment.

Susan Pigorsch – 6415 Sunset Drive – was concerned about the development in the natural resource area, the stormwater management ponds, and cold water drainage to trout stream could be detrimental. Town is in

process of development of 178 acres in the 3 -4 condo developments where as the City of Fitchburg limits their development to 75 acres. Wants Dane County to do a preliminary storm water management. Has a lot of concern about the natural kettles being used as drainage areas as “bio-beds”. Wants to make sure all submitted letters from previous meeting and those submitted tonight are put into record.

Marilyn Chohaney -1717 Beach Road – concern over the preservation of natural features in this area and the Unit sizes, Preserve the Johnston Terminal Moraine, wants the staff to follow the 2006 Comprehensive Plan and the guidelines mentioned to preserve sensitive areas. Once they are developed they are gone forever.

Phil Pielage – 1767 Beach Road – Asked commission to vote “no” for this proposal, once this is approved there is no going back and this natural area will be lost. The density of this area does not fit with the proposal. Preserve this wooded and important terminal moraine property.

Hans Pigorsch – 6415 Sunset Drive – Requested another traffic count during the Spring/Summer when more activity from bikes and pedestrians are more active. This area is promoted in numerous publications as a biker and walking area, Sunset is considered a connector street and concerned about adding so much more traffic.

Randy Schorr - 6520 Sunset Drive - very concerned about this development and the unit sizes and affect on his property and traffic

Nancy Rung – 6473 Sunset Drive - Concerned about the land use and the effects on the Natural Wildlife. What are the effects this will have on the water table for older homes in the area with wells not as deep. Would like to see less development in the area.

Tony Hienrichs – commented on open to moving the Trail thru lots off the road to go down through the moraine and work with Ice Age Trail to get an easement drafted and recorded

Mark Geller – commented to the well attended room that the City of Verona is about to make some decisions on 760 acres along another kettle moraine in the Town of Verona that have little or no consideration for the natural resources and the Meeting is on Monday Evening and he invited everyone in the room to show up and express their concerns as they had this night about the preservation of the Ice Age Trail and Moraines that lie within the town.

All letters that were submitted previously and or that were received this night were shared and put into the record. Public Comment was closed.

Discussion: Dreger - how could the Ice Age Trail connect? Where is it at currently, how close to this property and where could or would it connect in the future. Traffic counts should be relooked at. Natural Scenic Trails need room and should be scenic not along a road. Would like to see Building Envelopes smaller. Unit 16 to go to a common element.

Paul – concern about water runoff to ponds but not shown on plan, covenants within condo development are more restrictive than the town is to current land owners and neighbors should read these covenants to see how restrictive these are.

Melitsoff – Question on the tax issues of how it truly affects the Town, natural parts of development protected, roads and plans previously of connections onto Hwy PB.

Maxwell - Road connections and it could be connected but that is a county Hwy and Town has no control on those connections. Walked the property very beautiful area with some steep slopes.

Schroeder – does not like the condo associations and would prefer this as a development as lots and subdivision and with our recent contacts with Fitchburg he would prefer we talk with them and see if they would be more accommodating.

Action: Motion by Schroeder to Table. Second by Dreger. Motion Carried Unanimously

5. Other Set date on next Plan Commission Meeting Set as December 18th, 2017 6 PM

6. Adjourn – Motion Melitsoff. Second Schroeder. Motion Carried at 9:43 PM (? Not sure of time)

Submitted by:

Deborah Paul

Secretary Town of Verona Plan commission. Approved 12/18/2017.