

## Town of Verona Plan Commission Meeting Minutes

Tuesday, November 25, 2014 6:30 pm

Town of Verona Hall

335 North Nine Mound Rd.

Members Present: Manfred Enburg, Ron Melitsoff, Mark Geller, Deb Paul, Laura Dreger

Absent: None

Staff: Amanda Arnold

Also Present: See sign in sheet

1. Call to Order/Approval of Regular Meeting Agenda – Mark Geller called the meeting to order at 6:30 p.m. because Manfred Enburg was running late. Motion to approve the agenda by Paul. Second by Dreger. Motion carried.
2. Public Comment - This section of the meeting provides the opportunity for comment from persons in attendance on items **not** listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda could be placed on a future Plan Commission meeting agenda. - None
3. Discussion and possible action re: Notation on survey map no.2190 on Manhattan Drive. – Tom Goff explained that he had purchased a lot with a notation on the survey stating that “the erection of buildings for human habitation and the installation of soil absorption systems for septic tank effluent is prohibited on lots 1 & 2”. However, a house has been built on lot 1. Tom believes the note was placed on the CSM before mound systems became common. Tom explained that Dane County is willing to allow him to build if the Town has no objections. Amanda explained that staff has reviewed the records related to the property and it appears that the Town approved the original CSM and then Dane County rejected it. The Commission didn’t feel formal action was needed. Instead they authorized staff to write a letter to Dane County explaining that the Town was comfortable with a house being built on the lot.
4. Discussion and possible action re: abandonment of Wesner Rd. – Amanda reported that she met with the church and Dane County after the last meeting. Dane County raised questions about whether or not the Town could abandon the road if one of the property owners contests it. They also raised concerns about whether or not the Town is obligated to allow for emergency access. Amanda could not readily answer those questions and suggested working more with Dane County and getting legal advice. A lengthy conversation followed in which strategy for abandoning the road was debated. Ultimately it was decided that a public hearing or public information meeting would be held in January in which the following would be explored: full abandonment, partial abandonment, and a memorandum of understanding.
5. Discussion re: a comprehensive plan amendment to create a Farmland Preservation area and remove a neighborhood plan boundary approximately along CTH PD between Shady Oak Lane and Timber Lane. – Amanda presented a map that Brian Standing produced. He suggested putting some more land into farmland preservation and using a “transitional ag” land use category. Amanda explained that Brian’s suggestion opened up more policy questions than had originally been considered, and more outreach would be needed if it were pursued. Manfred Enburg suggested just putting Ray Wagner’s property and the Town’s new property into farmland preservation and removing the neighborhood boundary, and trying that with the County. There was general support for that. Amanda said she’d prepare a new map and ordinance. Discussion and possible action on Resolution 2014-1 Amending the Town of Verona Comprehensive Plan – Motion by Paul to table. Second by Geller. Motion carried unanimously.
6. Discussion re: potential densities to be considered in a possible boundary agreement – Amanda explained that she needs guidance on what level of density the Town might envision if a boundary agreement could be reached. A formal policy would be presented later, but she needs a “starting point” for discussions with the City. Several commissioners envisioned larger lots like 4 acres and above. One commissioner pointed out that different policies might be needed for different areas. Manfred suggested looking at existing densities and existing zoning/buildable lots. Mark Geller suggested that smaller lots may be appropriate in some locations to be competitive in the real estate market. There was a brief discussion of pacing development if all of a sudden development were allowed. Bob Bovy asked if water might ever be extended into the town.
7. Approval of minutes from October 28<sup>th</sup> – Motion by Melitsoff to approve. Second by Geller. Motion carried.
8. Confirm next meeting date – It was decided the meetings would return to the last Thursday of the month. January 29<sup>th</sup> will be the next regular meeting, but a special meeting will be set up to discuss Wesner Rd. in early January. Mark Geller suggested having CARPC staff come to a future meeting.
9. Adjourn – Motion by Paul. Second by Dreger. Motion carried at 8:50 p.m.

Amanda Arnold  
Planner/Administrator

Approved: 12/17/2014