

## Town of Verona Plan Commission Meeting Minutes

Thursday, February 13, 2019 6:30 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Deb Paul, Jim Schroeder, Laura Dreger, Sarah Slack

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 6:30 p.m. Motion to approve the agenda by Dreger. Second by Slack. Motion carried.
2. Public Comment – None.
3. Approval of minutes from 1/10/2019 – Doug made one correction related to the frequency of future meetings. Motion to approve by Schroeder. Second by Paul. Motion carried.

#### 4. Reports

Chair - Doug updated the group on the following items:

- Prairie Circle Development and Spring Rose Rd conservation subdivision
- Repeal and replacement of 2006 Subdivision Ordinance by Town Board, 2/5/2019
- Poast and Monson land use applications approved by Town Board, 2/5/2019
- Sections of draft of subdivision ordinance sent to public works committee and NRAC for their Review
- Dane County has established a stormwater management study committee. It was noted that this committee will focus on the Yahara Watershed, of which the Town is not a part.
- Comprehensive Plan review will be Feb. 26, 2019 at ZLR committee
- A developer has approached the City of Verona about developing north of Valley and south of Highway 151.

Committee Reports: Amanda Arnold briefly reported on what each committee was doing.

Commissioners: No reports.

Planner/Administrator: Amanda announced the hiring of a new Public Works Project Manager, Chris Barnes

5. Discussion of Dane County new zoning districts and the upcoming blanket rezoning for the Town  
Discussion of criteria for use in the blanket rezoning of parcels in the Town – The group discussed how to approach the blanket rezoning. One option would be to zone land to reflect what is in the comprehensive plan. Another option is to simply change the zoning to a new district that matches the old district as much as possible. The group looked at draft map prepared by Dane County planning staff and became concerned about some cases where it appeared that property owners would lose development rights. Because of concerns about the potential to alter development potential and because of concerns about potentially opening up too much land to development at once, the group leaned toward replacing the existing zoning with the closest match. Doug Maxwell suggested that he and Amanda come to the next meeting with some specific examples. Dave Kruger, who was in the audience, expressed concern that property owners were given the impression that rezoning their property to implement the plan was an expected next step.
6. Review of draft text of new subdivision and development ordinance
  - a. Slopes and CSM proposal – The group discussed draft language related to slopes. A majority of members wanted rules about slopes in the ordinance. Sarah Slack agreed to work on the specific language.
  - b. Nitrates and phosphorus in ground water – It was decided that it would become a policy that data for existing nearby wells will be sought out when new development is proposed.
  - c. Discussion of removing comments on roads and driveways from this subdivision ordinance and having them covered in the roads and driveway ordinance – There was general support for this.
  - d. Setbacks were set at 50' for the front, 50' for the back, and 30' for the side of new lots.

e. Conservation subdivision – Doug asked the group to review draft language he provide and come prepared to discuss it at the next meeting.

7. Schedule: Next meeting was set Thursday, February 28, 2019. In addition a site visit to Prairie Circle was set for the evening of March 14<sup>th</sup> at 5 pm, which is before Plan Commission meeting.

8. Adjourn – Motion by Dreger. Second by Slack. Motion carried at 8:55 p.m.

Submitted by:  
Amanda Arnold  
Planner/Administrator

Approved: 2/28/2019