

Town of Verona Plan Commission Meeting Minutes

Wednesday, February 22nd 6:00 PM

Town of Verona Hall

7669 County Highway PD

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

Absent: None

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Regular Meeting Agenda – Doug Maxwell called the meeting to order at 6:00 p.m. Motion to approve the agenda by Paul. Second by Schroeder. Motion carried.
2. Public Comment – None
3. Approval of minutes from January 26th meeting – Motion by Schroeder. Second by Melitsoff. Motion carried.

4. Reports

Chair – Doug reported on: an update to the Sweeney CSM and intersection requirements for Prairie Circle and PD, his work on the draft chapters of the comprehensive plan, the Town Board actions taken on February 2nd, related to opting out of Dane County zoning, and various meetings he and Amanda had with Dane County staff and property owners.

Committees (Public Works, Finance, Natural and Recreational Areas) – No report

Commissioners – No report

Planner/Administrator – No report

5. Land use application 2017-1 - dated 2/13/2017 for property located at 1841 Range Trail submitted by Wendy Pacetti. The purpose of the application is rezoning from RH-3 to RH-1 to allow for the splitting of one parcel into four lots with each lot over 2.0 acres. A preliminary CSM is also included.

Overview – Doug Maxwell provided an overview of the application and applicable planning guidance. The parcel is in a “rural residential” area in the 2006 Comprehensive Plan which allows for two acre lots. It’s also in “area B” of the City/Town boundary agreement which means that the joint City/Town Committee will need to approve the lot splits and rezoning. If approved then the Council of the City of Verona, The Town Board, and the County will need to approve the rezoning and lot splits. Doug passed out an outline to the Committee showing the approval steps.

Public Hearing – Joan and Ted Ballweg of 1885 Range Trail raised the following concerns: that the driveway on the flag pole lot would become more like a road and have a negative impact on their property by creating dust. They also explained that they never expected further division of neighboring land and they were also concerned about the view from their house and patio looking west.

Dave and Cindy Michuda of 1893 Range Trail also raised concerns. Their issues were about the wet soils and disturbance of the wetlands. They explained that when the current house on the lot was built the basement had to be pumped to remove water. Both neighbors expressed concerns about impacts to trees and wildlife and also safety on Range Trail. Written comments were submitted. Wendy Pacetti offered several concessions and explained that she would have the sites perk tested. She also stated that development would encroach on the area no matter what she did with her property.

Discussion and action – Motion by Dreger to provisionally approve the rezoning from RH3 to the appropriate RH district(s) and forward the recommendation to the City/Town Planning Committee with the following requirements:

- That the CSM will be reduced from four lots to three (a quick conceptual diagram was provided); each lot would be 2.0 acres or greater.
- That driveway agreement be drafted and submitted to the Town
- That the driveway be paved upon the construction of a second house
- That tree trimming be limited to avoid impacts related to oak wilt
- That any wetlands be delineated and shown on the CSM and that building site limit impacts on wetlands.

- That a deed restriction be recorded limiting any further lot splits.
Second by Schroeder. Motion carried unanimously.

6. Discussion and action re: Dane County Ordinance Amendment (OA) #67 pertaining to Conditional Use Permit Appeals.
Motion was tabled at January 2017 Meeting – Motion by Paul to un-table. Second by Dreger. Motion carried unanimously. Doug explained several things he had discovered by talking with Dane County staff and relayed to the group that the Town Board had approved the amendment. Motion by Paul to approve the Ordinance Amendment #67. Second by Schroeder. Motion carried unanimously.
7. Discussion with Darrell Morrison regarding landscape plans for Town Hall – The Natural and Recreational Areas Committee joined the Plan Commission for a presentation by Professor Emeritus Darrell Morrison.
8. Discussion of the Comprehensive Plan
Review survey results for Area 1 – Doug handed out a summary.
Land use exercise for Area 1 – Doug Maxwell and Laura Dreger recused themselves from the discussion because they live in the study area. Deb Paul led the discussion and the group colored in a draft land use map.
Review land uses for Area 7 – The group summarized comment heard at the public meeting. No changes were made at to the draft land use map. Although the group thought the concept of commercial development on the north side of Nesbitt Road might need more research related to constructability.
9. Confirmation of next meeting dates -
6 PM, March 14 Area 1 public meeting
6 PM, March 30 Plan Commission
10. Adjourn – Motion by Dreger. Second by Schroeder. Motion carried at 9:30 p.m.

Submitted by: Amanda Arnold
Planner/Administrator

Approved: 3/30/2017