

Town of Verona Plan Commission Meeting Minutes

Thursday, February 28, 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 6:33. Motion by Dreger to approve the agenda. Second by Schroeder. Motion carried.
2. Public Comment – None.
3. Approval of minutes from 2/13/2019 – Motion to approve by Slack. Second by Paul. Motion carried.
4. Reports

Chair: Doug Maxwell reviewed the schedule for Prairie Circle development and Spring Rose Road developments. He also reported that the Dane County ZLR adopted the comprehensive plan and gave an overview of some proposed developments that could involve the annexation of Town lands into the City of Verona.

Committee Reports: - Amanda Arnold reported that Chris Barnes, the new Project Manager, will be taking on the driveway and road ordinances. The Finance Committee is exploring fees for fire services, and NRAC has finished a draft parks plan. Doug asked that the parks plan be presented to the Plan Commission.

Commissioners: No comments.

Planner/Administrator: No comments.
5. Discussion and action: Dane County new zoning districts and the upcoming new rezoning for the Town parcels – Doug Maxwell was seeking direction from the Commission related to whether or not the rezoning should implement the comprehensive plan or be based on existing zoning. While some members felt ideally it would be right to match the zoning to the future land use map, they acknowledged that it could result in “up zoning” and “down zoning” of properties and that might be too much to take on at this point. Motion by Slack to have Doug and Amanda match the new zoning with existing zoning as near as possible. Second by Schroder. Paul, Maxwell, Slack, and Schroeder: aye. Dreger: nay. Motion carried 4-1.
6. Review of draft text of new subdivision and development ordinance

Doug Maxwell showed site maps for nitrate concentrations from UW-Stevens Point. Sarah Slack mentioned that there is proposed legislation to give grants to local communities to deal with nitrates. It was decided that when developments are proposed, the Town would gather data for nitrate levels for existing nearby wells.

The group reviewed text that Sarah and Doug had written about slopes. There was a discussion about how variances would be judged and what defines a hardship. It was decided that Amanda and Doug would research “exceptions” compared to “variances” for including in the development ordinance.

The group discussed conservation subdivision and how much land should be set aside. Dave Krueger, who was in the audience, encouraged smaller lot sizes to allow for some level of affordability. Dave also encouraged flexibility in regulations and the potential to allow duplex and other housing design options. There was also a discussion of “cluster subdivisions” compared to “conservation subdivisions”.
7. Schedule: Next meeting Thursday, March 14, 2019
8. Adjournment – Doug Maxwell adjourned the meeting at 9:05 p.m.

Submitted by: Amanda Arnold, Planner/Administrator

Approved: 3/14/2019