

Town of Verona Plan Commission Meeting Minutes

Thursday, March 30th, 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 6:03 p.m. He asked that the agenda be amended to move the Chair's report after Item 8. Motion by Dreger to approve the amended agenda. Second by Schroeder. Motion carried.
2. Public Comment – None
3. Approval of minutes from February 22nd meeting – Motion by Paul. Second by Dreger. Motion carried.
4. Reports
 - Committees (Public Works, Finance, Natural and Recreational Areas) – Manfred Enburg reported that he did some cost estimates for the Prairie Circle/PD intersection. He estimates the improvements to be \$90,000 to \$120,000 but that doesn't include engineering, utility relocation, or full repaving. He also told the group the Public Works Committee would focus on review access when CSM are approved rather than weighing in on final driveway permits. The Public Works committee is working on a budgeting and a five year capital improvements plan. He suggested that the PC add a review of the categorized road rating that Public Works has generated on a future agenda for review. Doug Maxwell reported that NRAC is continuing to work on prairie planning for the town hall.
 - Commissioners – no reports
 - Planner/Administrator – no reports
5. Comprehensive Plan
 - Area 1 meeting recap – Amanda Arnold pointed out three letters that were in the commissions packet. One was from Martha Maxwell asking that the Maxwell parcel be designated as residential on the future land use map. Another was from Jo Tucker expressing concerns about the draft commercial designation along PD and concerns about dense development (potential over development). The third was from Liz Senseman also expressing concerns about the commercial designation and stressing the need to preserve rural character. A concern was raised from the audience about potential impact of future development on existing wells. The group then made some edits to the draft map, changing the Maxwell property and one Bovy parcel to residential. It was decided that the issue of potential future development on PD would be tabled until the results of the City of Verona planning effort are known.
 - Discussion of Area 8 (survey and maps) – The group reviewed City of Verona and City of Madison plans for the area and worked on future land use recommendations.
 - Schedule – Doug explained that he'd like to have a series of educational sessions to prepare the Commission for working on recommendations. A revised schedule was in the packet for Commissioners.
6. Land use application 2017-2 - dated 3/9/2017 for property located at 7301 Cross Country Rd submitted by Jason Geiger on behalf of Rosemary Kavon. The purpose of the application for the splitting of one 1.9 acre lot into two.
 - Public Hearing – No one was present to speak for or against the lot split.
 - Discussion and action – Doug Maxwell explained that the proposed lot size is allowed under the current zoning. Jim Schroeder expressed some concern about the lot size. Manfred Enburg added that the Public Works Committee had examined the proposed access location and did not have concerns, but they would like to see the distance mapped between the propose drive and the adjacent ones. Amanda Arnold explained that the property is in "Area A" of the boundary agreement with the City of Verona, but the city

staff has not raised concerns. Jason Geiger explained that the new and existing home would share a well and that he has had a contractor examine the potential locations for the septic system. Motion by Dreger to approve the lot split with the condition that a deed restriction be recorded limiting the development to only a single family home (not duplexes). Second by Paul. Motion carried unanimously.

7. Land use application 2017-3 - dated 3/20/2017 for property located at 1997 County Highway PB submitted by Brandon Getchel. The purpose of the application for the splitting of one 7.6 acre lot into three.
 - Public Hearing – No one was present to speak for or against the lot split.
 - Discussion and action – Brandon Getchel presented his concept for the splitting and rezoning of his land. Deb Paul explained that she didn't think the lot shapes were ideal and she wished there were just two new lots. Amanda explained that the property is in "Area B" of the boundary agreement with the City of Verona. City staff explained that the property to the north could be annexed in the future and a road developed there. Thus, the City would like to see a notation on the CSM acknowledging that the road access could change. Motion by Schroeder to approve the rezoning and preliminary CSM with the condition that a note be added acknowledging the future road. Dreger: no, Paul: aye, Schroeder: aye, Melitsoff: aye, Maxwell: aye. Motion carried.
8. Discussion and action re: Dane County Ordinance Amendment (OA) #83 pertaining to Authorizing Electronic Signs in the A-1ex (Exclusive Agriculture) District. – Motion Dreger to approve OA #83. Second by Melitsoff. All voted no. Motion failed.
9. Chair's report – Doug reviewed recent meetings he and Amanda had, pointed out some information in the packet about wetlands resources, pointed out draft summary of revised process requirements for condo plats, and gave a Joint-City Town Committee update. Doug then explained that his family will be bringing forward a development proposal for part of his land. He reminded the group that when he came on to the Board and the Plan Commission his family had sold the majority of their land to the Heartland Farm Sanctuary. Unfortunately, the sanctuary was not able to pay off the land contract and had to sell 63 acres back to the Maxwell family LLC. The Maxwells have now made the decision to develop their land as part of their estate planning. To avoid a conflict of interest, Doug will recuse himself from all conversations and votes related to the proposal. Laura Dreger will chair the commission during those discussions. The Maxwell family will also create a new LLC that will put his son, Paul Maxwell, as the representative. Paul will be working with a developer to bring forward a condominium proposal. The group thanked Doug for his transparency.
10. Confirmation of next meeting dates -
 - April 11 Area 8 meeting
 - April 27 Plan Commission
11. Adjourn – Motion by Paul. Second by Schroeder. Motion carried at 9:01 p.m.

Submitted by: Amanda Arnold
Planner/Administrator

Approved: 4/27/17