

Town of Verona Plan Commission Meeting Minutes

Thursday, April 11, 2019 8:00 PM

Town of Verona Hall

7669 County Highway PD

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

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 8:01 p.m. He asked that “reports” be added to the agenda after item #5. Motion to approve the modified agenda by Paul. Second by Schroeder. Motion carried.
2. Public Comment – none.
3. Approval of minutes from 4/3/2019 – Motion to approve by Paul. Second by Slack. Motion carried.
4. Discussion and Action: Land Use Application 2019-5 - The creation of a four lot Certified Survey Map at 7891 Riverside Road. This application involves the rezoning of thirty-seven acres. Current zoning is A1 Ex (Ag Exclusive). The proposed zoning is RH-1, RH-3, and Rh-4 (Rural Homes). – Manfred Enburg asked if Ag Exclusive density calculations have to be applied. Amanda Arnold responded that those calculations are used in Farmland Preservation areas and this parcel is no longer in Farmland Preservation (she later confirmed this with Dane County staff.) Motion by Paul to un-table the discussion from the last meeting. Second by Slack. Sarah Slack asked Amanda for a report on deed restrictions. Amanda responded that she had corresponded with County staff and they were comfortable with a variety of ways to do a deed restriction, including having a time limit on it. A sample deed restriction was included in the packet. Paul, Slack, and Dreger all expressed concern about the potential future further splitting of Lot 4. Dreger explained that her concerns went beyond timing and were focused on the lack of detailed buildout plan. Noa Williamson, the surveyor, pointed out that any future split would require a rezoning and thus would have a public review process. There was discussion about asking the property owner to come back with a more detailed concept plan, but ultimately the following motions were made instead:
 - Deb Paul moved the approval land use application 2019-5 that would create a four lot CSM for parcel no. 0608-312-8500-4 and approve the rezoning of the thirty-seven acres from A1 (ex) to RH1 for lots 2 and 3, RH3 for lot 1, and RH4 for lot 4 subject to the following condition: That a deed restriction be recorded stating that Lot 1 of CSM is restricted to one lot split (two lots) after seven years and Lot 4 is restricted to three splits (four lots) after seven years. Second by Schroeder. Dreger: no, Paul: aye, Schroeder: aye, Slack: aye, Maxwell: aye. Motion carried.
 - Motion by Slack that a note be added to the CSM stating that future home sites shall to the extent possible avoid removing the large oak and hickory trees over 18 inches in diameter at 4.5 feet and avoid building on slopes 15% or greater. The placement of buildings needs to be approved by the Town Staff for lots 2, 3 and 4. Second by Paul. Motion carried unanimously by voice vote.Slack then made a motion to restructure the action to state that the rezoning and CSM were approved contingent on the following items: #1 - That a deed restriction be recorded stating that Lot 1 of CSM is restricted to one lot split (two lots) after seven years and Lot 4 is restricted to three splits (four lots) after seven years and #2 that a note be added to the CSM stating that future home sites shall to the extent possible avoid removing the large oak and hickory trees over 18 inches in diameter at 4.5 feet and avoid building on slopes 15% or greater. The placement of buildings needs to be approved by the Town Staff for lots 2, 3 and 4. Second by Paul. Dreger: no, Paul: aye, Schroeder: aye, Slack: aye, Maxwell: aye. Motion carried.
5. Discussion and Action: Land Use Application 2019-4 - The creation of a residential subdivision at Spring Rose Road and Highway G (parcel numbers 0608-302-8507-2, 608-193-900-2 and 608-193-8500-9). This application involves the rezoning of 74.54 acres and a conceptual plan. Current zoning is A1 Ex (Ag Exclusive). The proposed zoning is R-1A (Residential), RH-1 (Rural Homes) and CO-1 (Conservancy). Twenty-seven residential lots and two out lots are proposed. – Adam Carrico updated the group on the timing of the digging of test pits and wetland delineation. He also provided a summary of the lot sizes. Sarah Slack expressed concerns about the impact the development would have on the roads. Doug Maxwell responded

that some of that can be mitigated through provision in a development agreement. Laura Dreger asked about building envelopes and Doug responded that those can be added to the Preliminary Plat. Manfred Enburg also added concerns about the Town taking over roads.

- Motion by Paul to approve the rezoning and concept plan subject to the following items:
 - i. Item 1: Approve the rezoning of parcels parcel numbers 0608-302-8507-2, 608-193-900-2 and 608-193-8500-9 from A1 ex (Ag Exclusive) (74.54 acres) to 24 lots with R1-A, 3 lots to RH1 and four lots to CO-1.
 - ii. Item 2: Approval of up to 31 lots (27 residential lots, all equal to or greater than 1.5 acres, and four conservation outlots) and the road layout shall be as shown on concept plan dated April 3, 2019. All storm water detention ponds shall be on outlots.
 - iii. Item 3: If during the engineering of the road and the stormwater management for the preliminary plat, there are significant changes in layout of the lots or number of lots to the April 3, 2019 concept plan, then the new layout of the concept plan will need to be reviewed and acted upon by the Plan Commission.
 - iv. Item 4: Before review of the preliminary plat by the Plan Commission, the following requirements shall be met:
 1. Completion of the wet land delineation
 2. Completion of the draft of the stormwater management plan
 3. Engineering of the road, the cul-de-sacs should have an engineered circle with an appropriate radius and lots shall not include easements for the cul-de-sac.
 4. Declaration of neighborhood covenants, which will include the architecture design features for homes and accessory buildings, landscaping requirements for residential lots and berm and landscaping plans for the berm along Spring Rose Road.
 5. Financial agreement for maintenance of the outlots which include stormwater management ponds and easements, the wetland areas on outlots, and park area.
 6. Draft of Development Agreement submitted.

Second by Schroeder. Motion carried unanimously by voice vote.

6. Reports – Amanda handed out a summary of the number of lots available in approved developments.
7. Schedule – The next meeting was set for May 23rd at 7:30 p.m. It was noted that it is optional for the Commissioners to attend the presentation on the new zoning code on May 16th.
8. Adjourn – Doug Maxwell adjourned the meeting at 9:45 p.m.

Submitted by: Amanda Arnold, Planner/Administrator

Approved: 5/23/19