

Town of Verona Plan Commission Meeting Minutes

Thursday, April 12, 2018 6:30 PM

Town of Verona Hall

7669 County Highway PD

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

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 Schroeder. Motion carried.
2. Public Comment – Paul Egide of 3043 Timber Lane expressed concern about the draft future land use map recommendations for his area. The draft recommends one house per four acres, but he felt that limited the options of people who already have zoning and acreage that would allow lot splits. In essence, it would be taking away a right that they had for years, while others with different designations would keep the ability to split their land. In addition, there are lots of various sizes on Timber Lane, many of which are two acres or less, so he felt the recommendation was not in keeping with the existing conditions. Paul left a graphic of his analysis and the Plan Commission indicated they would consider his input as the plan is revised.
3. Approval of minutes from 3/23/2018 – Doug noted he had made some changes to how the motions were phrased to make them more specific to the action, without changing the action. Motion to approve by Dreger. Second by Schroeder. Motion carried.

4. Reports

Chair: Doug Maxwell reported the following:

- He and Amanda met with the new owners of 1917 Range Trail and City of Verona Planners. The owners would like to split the twenty acre property into four acre lots. However, the City expects to expand into this area, so they do not want to see large lot development. The City may be open to small lots in a cluster development with land left for future City development, but this could be a complicated design problem.
- The Board approved \$13,500 for a consultant(s) to help with the comprehensive plan.
- He and Amanda meet with Greg Zigler who owns land southwest of the Riverside and Highway 69 intersection. He is selling land to Dane County and considering developing some residential lots as well.
- The Fox Hill and Deer Haven Estates proposal are up for public hearings at Dane County on April 24th. The County will likely recommend changes and those changes will need to be reviewed by the Town.
- He and Amanda also met with the Doerfers to discuss long term options for their land.

Committee Reports: None.

Commissioners: Deb Paul provided an update on the landscaping plans for the front of the Town Hall. Jim asked about communications with the new City Council.

Planner/Administrator: Amanda reported that a proposal for senior living development on Valley Road will be presented to the City's Plan Commission for initial feedback.

5. Land use application 2018 – 5 – for property located at 3121 Timber Lane submitted by Gerardo Jimenez on behalf of Paul and Sarah Ansay. The purpose of the application is the splitting of 10.4 acre parcel into two residential lots each larger than 2.0 acres. No zoning change is required. The existing zoning is RH1.

- Public Hearing – Amanda Arnold presented a staff report and explained that an initial wetlands delineation had been completed, but a final report would not be done for two weeks. The neighbor to the north inquired about septic suitability and raise concerns about the potential loss of woodlands.
- Action – Motion by Dreger to approve the preliminary CSM for 3121 Timber Lane with the understanding that if the wetlands delineation ultimately showed a conflict with the new lot, the proposal would be revisited. Second by Melitsoff. Motion carried unanimously.

6. Comprehensive Plan

- Discuss scope of work by consultants – Doug reported that both CARPC and Vierbicher had been hired to work on different parts of the comprehensive plan. CARPC will update all of the data and tables in the plan. Vierbicher will do a market analysis; work on land use recommendations and mapping including a development suitability analysis and three growth scenarios (slow, moderate, and fast growth); and create a case study for development project.
- Comments on potential edits to the future land use map – Doug explained that in addition to Paul Egede’s comments, others had been received, and before the draft is completed, all would need to be reviewed by the Commission.
- Review of the draft document (goals, objectives, and policies)
 - Chapters 9, 10, 11 – The group edited the text of Chapter 9. Chapters 10 and 11 were deferred to the next meeting.
 - Policies for land use – e.g. phased development, lot averaging, slopes, types of subdivisions. Doug and Amanda will continue to work on policies for phased development. Amanda presented the concept of lot averaging and the commission thought it was worth considering more. Laura reported on her investigation into policies for building on steep slopes. She found that the jurisdictions she contacted only regulated the slopes of driveways and roads, not the slopes on which houses are built. However, some jurisdictions prohibit construction on the tops of hills because of the visual impact.
- Future schedule for completion of the Comprehensive Plan – Doug still hopes to be done with the plan this summer. The time for the consultants to present their analysis will be scheduled soon.
- Meetings with Montrose and Springdale entities – Doug asked Jim and Ron to make time in June to visit with these communities and discuss planning issues on the borders.

7. Other – Doug asked the committee to meet twice in May.

8. Adjourn – Motion by Dreger. Second by Melitsoff. Motion carried at 9:15 p.m.

Submitted by:
Amanda Arnold
Planner/Administrator

Approved: 5/10/2018