

Town of Verona Plan Commission Meeting Minutes

Thursday, May 10, 2018 6:30 PM

Town of Verona Hall

7669 County Highway PD

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

Absent: Jim Schroeder

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 6:31 p.m. Motion to approve the agenda by Dreger. Second by Melitsoff. Motion carried.

2. Public Comment - none

3. Approval of minutes from 4/12/2018 – Motion to approve by Dreger. Second by Paul. Motion carried.

4. Reports

Chair: recent inquiries and updates on past applications – Doug Maxwell reported on the following:

- He and Amanda had met with the Doerfers who are putting much of their land in the Town on the market.
- A senior living complex of 600 homes (Southwest Plan) on 160 acres has been proposed to the City of Verona. The land is currently in the Town and would be annexed if the project moves forward.
- The Dane County Zoning and Land Regulation Committee (ZLR) approved Deer Haven Estates and Fox Hill with some additional conditions and design revisions. Doug and Amanda reviewed these briefly. They will be discussed further at the next meeting and action taken.
- Driftless Ridge is under construction. The detention ponds and road bed are done.
- Woods at Watch Hill now has six completed homes and four under construction.
- Two planning related talks are coming up. David Lonsdorf will discuss Ice Age Trail geology on May 23 and the Dane County Town's Association will have a presenter discuss purchase/transfer of development rights on May 29th.

Committee Reports: (Public Works, Finance, Natural and Recreational Areas) – Public Works is working on potential new approaches to driveway approval. The finance committee is working on a five year plan, and NRAC is working on a parks plan that could involve some edits to chapter 7 of the comp plan.

Commissioners: no comments

Planner/Administrator: no comments

5. Discussion of development options for 1917 Range Trail – discussion only, no action – Steve and Lisa Wolters and Mike and Joan Kolpien have purchased the property and presented their thoughts and options about the potential division and development of the approximately 20 acres. The property is currently zoned RH-4 with a small area of LC-1 zoning around one building. They would like to develop this 20 acres into several lots of approximately two acres, which would be supported by the current comprehensive plan but not the draft land use map for the comprehensive plan, which recommends one house per four acres. The larger issue, however, is that any proposal must be approved by the Joint City/Town Planning Committee, and the City would like to see the land saved for city scale development of approximately ¼ acre lots. One possible option might be to cluster homes and develop them within the Town, but save a large portion of the land for future city scale development. There was a discussion of the expected growth patterns of the City and what properties would have to be annexed to get utilities to 1917 Range Trail. Concerns were raised about potential traffic on Range Trail, and one resident asked about the current LC-1 zoning and the need for larger lots to support septic and wells.

6. Comprehensive Plan

Review of the draft document (goals, objectives, and policies)

- Chapters 10, 11 – The group reviewed these two chapters. Amanda noted the suggestions and will edit the drafts.

- Policies for land use and Comp Plan consultant scope and schedule – These were discussed only briefly due to time constraints.

7. Adjourn – Motion by Dreger. Second by Paul. Motion carried at 9:15 p.m.

Submitted by:
Amanda Arnold
Planner/Administrator

Approved: 5/24/2018