

Town of Verona Plan Commission Meeting Minutes

Tuesday, May 16, 2017 6:00 PM

Town of Verona Hall

7669 County Highway PD

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

Absent: Deb Paul

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 6:00 p.m. and asked for the order of the agenda to be flexible to accommodate the speaker. Motion to approve by Dreger. Second by Schroeder. Motion carried (minutes are in the order of the original agenda to be more clear.)
2. Public Comment – None.
3. Discussion with Developer- Chris Ehlers, Ehlers Development Company, 301 Blount St., #201, Madison - Mr. Ehlers explained that he has done a lot of development in Madison and Fitchburg. He detailed what developers are looking for when they pursue properties. Land costs and clear direction from the municipality are very big factors. There was discussion of process, phasing, and market. The group asked a variety of questions. Mr. Ehlers encourage the group to find development they like, visit these developments, and set up the appropriate requirements.
4. Comprehensive Plan issues
 - i. 10 yr. plan vs. 20 yr. plan – Doug Maxwell explained that after more research he has found guidance that states that the plan should be updated every 10 years, and he suggested that the Town consider amendments once a year. There was support for that concept. He added that the plan must contain projections in 5 year increments over the 20 year planning period.
 - ii. Zoning vs Comprehensive plan land use category – Doug walked the group through example of the inter-relationship of zoning and comprehensive plans. These were based on feedback from Roger Lane at Dane County.
 - iii. Discussion of a vision statement for the plan – Doug presented the vision statements in the 2010 strategic plan and the 2012 draft comprehensive plan and then a new draft. There was a discussion of how services, farming impacts, and town versus city expectations should be addressed. Suggestions were made and Amanda later sent out a revised draft.
 - iv. Overlays on maps- wetland areas, soil types for farm land, etc. – Doug presented some draft maps to show how elements like soils and wetlands can be overlaid with parcels to better inform land use decision. He also pointed out that in the comprehensive plan a graphic overlays can be used to show special districts or areas. Manfred Enburg suggested overlaying future roads. Mike Duerst suggested showing steep slopes and also raised concerns about the accuracy of the flood plain mapping and its impact on decision making.
 - v. Discussion of Questions distributed at last Plan Commission meeting – Amanda went through a series of questions that she and Doug had raised to help prepare for finalizing the land use map. The following things were decided: lots could be split between different land use categories, current zoning should not necessarily determine the future land use, and that any recommendations about design and building placement should be advisory not mandatory. There was also a discussion about growth areas. While these may not be specifically mapped, they will be implied by density standards.
 - vi. Summary of draft of land uses from the eight areas – Doug showed that he had colored in the future land use map based on the eight area discussions. The map will be further refined after the group works more on the land use category descriptions.
 - vii. Comments on public involvement in the future – Doug presented process for adoption of the comp plan that is outlined in state statute.
 - viii. Other – Amanda briefly reviewed how the purchase of development rights works and pointed out a summary in the commission members' materials. Earlier in the meeting Doug reviewed a list of five questions he and Amanda review when meeting with people who want to split their land.
5. Adjourn – Motion by Dreger. Second by Schroeder. Motion carried at 8:35 p.m.

Submitted by: Amanda Arnold
Planner/Administrator

Approved: 5/25/2017