

## Town of Verona Plan Commission Meeting Minutes

Thursday, May 25, 2017 6:00 PM

Town of Verona Hall

7669 County Highway PD

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

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 6:01 p.m. He asked the group to look outside and note the newly engraved pavers. Doug asked that a discussion of land use categories be added under Item 7. Motion to approve the agenda by Schroeder. Second by Dreger. Motion carried.
2. Public Comment – None.
3. Approval of minutes from April 27 Meeting and May 16 Meeting – Motion by Dreger to approve both. Second by Schroeder. Motion carried.
4. Discussion with Developer- Phil Sveum, Developer, 40 yrs experience in land development and new construction – Mr. Sveum provided his input on development. He stressed the following points: the housing market is strong, many home owners are growing more comfortable with condominium arrangements (he has built a condo development in Fitchburg), home owners are looking for public amenities and developers are willing to pay fees to get amenities such as parks. He suggested that the town look at rural, cluster zoning and that he doesn't feel there is a retail or office market in the town.
5. Reports
  - Chair: Doug Maxwell reported on the ZLR meeting on Range Trail, the schedule for the completion of the rewrite of the Dane Co. zoning code, and informed the group that Manfred Enburg was now the Town Association Representative for our district.
  - Committee Reports – Manfred Enburg reported that Shady Oak had been chip sealed and the Public Works Committee is continuing to work on roadwork and equipment purchase planning. Laura Dreger reported that the Finance Committee is working on a multi-year financial plan. No report from NRAC.
  - Commissioners – No reports
  - Planner/Administrator – Amanda Arnold reported that she, Doug Maxwell, and Mark Geller had met with an Epic representative to get an update on their plans and their input into the comprehensive plan. She also mentioned a newspaper article that had appeared in the previous Sunday's paper and focused on the changes in Verona.
6. Discussion of a process for approval of a "concept plan (pre-plat plan)" for development of four lots/units or more - Amanda Arnold reviewed a handout that outlined what items the Town would want from developers at what point during the review process. Some suggestions were made and the document was later amended to reflect those comments.
7. Future Planning Discussions:
  - i. Septic systems – Memo from Dane County – Doug handed out a memo from Dane County Public Health that details the considerations they make when permitting septic systems. He also handed out a summary of the portion of the Dane County Water Plan dealing with private on-site wastewater treatment systems.
  - ii. Discussion of several different types of developments – Doug presented images and discussed the following developments:
    - Black Hawk Fields, 58 lots in Roxbury, on subdivision septic system
    - Moraine Ridge, Middleton, few houses, rural character –design and lot size
    - Stonebrook Estates, Middleton-Conservation subdivision
    - High density development (0.7 acres, Glaciers End)
  - iii. Land use categories – Doug handed out a key to the different land use categories he's suggesting for the future land use map. He also showed his rough coloring in of the future land

use map and digital maps he had made for specific areas.

iv. Vision statement – Doug handed out a revised vision statement. Several suggestions were made. Most concerns related to reference to services provided to residents. Notes were made and Doug said he'd bring it back to the group at a later date.

8. Review of meeting times: the next meetings were set for June 22<sup>nd</sup> and 29<sup>th</sup>. After that they will go to the second and last Thursdays of the month.
9. Agenda for next Plan Commission meetings – It was agreed that Doug, Laura, and Amanda would work on revising the future land use map based on the category refinements discussed earlier in the meeting and would present that at the next meeting.
10. Adjourn – Motion by Melitsoff. Second by Dreger. Motion carried at 9:07 p.m.

Submitted by: Amanda Arnold  
Planner/Administrator

Approved: 6/29/17