

Town of Verona Plan Commission Meeting Minutes

Thursday, June 28, 2018 6:30 PM

Town of Verona Hall

7669 County Highway PD

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

Absent: Laura Dreger

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 Schroeder. Second by Paul. Motion carried.
2. Public Comment - None
3. Approval of minutes from 5/24/2018 – Motion to approve by Paul. Second by Schroeder. Motion carried unanimously.

4. Reports

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

- He and Mark Geller met with Jason Knoll, the new Dane County Commissioner representing Verona. Mr. Knoll serves on the Zoning and Land Regulation Committee.
- Doug and Amanda have met with the comp plan consultants in an effort to prepare for their presentation on July 18th.
- The development agreement and condominium declarations for Fox Hill are complete, but work cannot begin until Aug 15th due to brown bats being on the site. The same documents are almost complete for Deer Haven, but they cannot be finalized until an agreement has been signed with the Ice Age Trail Alliance.
- Dave DiMaggio has set up a meeting to discuss restarting the land division process for his land on Prairie Circle.
- Doug and Amanda were approached by a potential developer interested in a portion of the Zurbuchen farm. Both the Zurbuchens and the developer, Carrico Engineering, were present. Doug showed a potential plan for a conservation subdivision. There was general support for the concept, but the designation in the current draft of the future land use map is for transitional agriculture. This will be considered more as the commission finalizes the land use map.
- Lastly, Doug and Amanda met with a property owner who would like to split a four acre parcel on Cross Country Road. In the 2006 Comprehensive Plan that area had been designated for eight acre lots (transitional agriculture). In 2008 a neighborhood plan allowing two acre lots was adopted by the Town. However, it was never adopted by the County and thus never fully integrated as an amendment to the 2006 plan. Doug wondered if the Commission would be comfortable using the neighborhood plan as policy guidance and they agreed. Deb Paul pointed out that one person had already been granted a split under the neighborhood plan, and Jim Schroeder said he was only concerned that the lots not be smaller than two acres.

Committee Reports: (Public Works, Finance, Natural and Recreational Areas) – Amanda reported the public works committee is working on driveway policies and the NRAC is working on a parks plan.

Commissioners: A concern was raised about the Driftless Ridge stormwater management ponds filling up and overflowing. Amanda reported that she knows that the developer is working with Dane County on the issue.

Planner/Administrator: Amanda explained that several organizations including UW Stevens Point, UW Extension, and CARPC are putting on two workshops in Middleton: one about using and updating the comprehensive plan and another about zoning and subdivision regulations. She encouraged everyone to sign up on the form she passed out and return it to her.

5. Land use application 2018 – 6 – for property located at 7830 Riverside Road submitted by Dave Weier on behalf of Greg and Michelle Gard. The purpose of application is a rezoning from RH-1 and Ag-Ex1 to RH -2 (Rural Housing) for the addition of an out building. The application includes a new certified survey map for 5.8

acres to be split from a parcel that is currently 61 acres.

- Public Hearing – No one spoke for or against the project.
- Discussion – Amanda presented a staff report and suggested approval. Deb Paul raised concerns about the shape of the lot.
- Action – After some discussion about the future of the remainder of the original, Schroeder made a motion to approve the rezoning to RH-2. Second by Paul. Motion carried unanimously. It was followed by a motion by Paul to accept the certified survey map as presented. Second by Schroeder. Motion carried unanimously.

6. Comprehensive Plan –

- Doug Maxwell ran through a presentation that will be presented on the 18th. It shows that when considering all factors, there is little land left for development and he encourage the commission to consider if they are still comfortable with the current draft land use designations.
- Review requested changes from property owners and potentially amend map – Doug and Amanda went through a series of requests for changes, but Doug opted to not make any final decisions since Laura Dreger was absent. Jim raised concerns about the reclassification of the Heinrichs property. No one could remember when it was changed. Amanda stressed that it was a draft map and could easily be changed back (Amanda later found a letter from Bob Rego that raised concerns about the transitional agricultural designation for the area).
- Consultant presentation and schedule – Doug reiterated that he'd like to finalize the land use map after the meeting on the 18th.
- Chapter update – Amanda explained that she had updated all of the chapters except Chapter 7 and Chapter 11.

8. Adjourn – Motion by Paul. Second by Melitsoff. Motion carried at 8:30 p.m.

Submitted by:
Amanda Arnold
Planner/Administrator

Approved: 7/26/2018