

## Town of Verona Plan Commission Meeting Minutes

Thursday, July 11, 2019 6:30 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Deb Paul, Tom Mathies, Sarah Slack, Jim Schroeder

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 Slack. Second by Schroeder. Motion carried.
2. Public Comment – Brett Saalsaa was present to report on the County's approval of the Twin Rocks rezoning and concept plan.
3. Approval of minutes from 5/23/2019 – Motion by Mathies to approve with an update to those who were present. Second by Paul. Motion carried.

#### 4. Reports:

Chair: Doug Maxwell reported on the following:

- He and Amanda met with the City of Fitchburg staff to discuss potential lot split approvals. They are open to a boundary agreement proposal, but less open to splits of land that do not meet their comprehensive plan policies.
- The Prairie Circle development plan has been put on hold as requested by land owners.
- Amanda and Doug have met several times with the Temkins and Krugers who own land off of Sugar River Road. They are interested in developing a neighborhood subdivision, but the Temkins are interested in splitting off their house sooner than the development would be planned.
- The Twin Rocks development was approved at the County level after the developer agreed to do improvements to the intersection of Spring Rose Road and County Highway G.
- The Town Board approved the Dane County zoning code with the understanding that staff will still be working on some refinements to the zoning for individual parcels.
- The Town Board approved the rezoning of Maple Leaf with the provision that they could park 70 vehicles on the newly zoned site.
- Five new home permits have been pulled this year.

Committee Reports: (Public Works, Finance, Natural and Recreational Areas) – Amanda reported that Public Works is working on a Capital Improvement Plan. The same plan has been presented to the Finance Committee. NRAC has not met, recently.

Commissioners: Deb Paul asked about assessments and the speed limit on Cross Country Road. In addition, she has encouraged the Fitchburg Mayor to reach out to Town of Verona businesses impacted by the round-about construction at Fitchrona and Nesbitt. Sarah Slack stressed the need to work with Fitchburg on their comprehensive plan and suggested that the Town get minutes from the previous CSM approvals in Fitchburg's ETJ.

Planner/Administrator: Amanda Arnold reported that a CSM from 6861 Cross Country Road

was approved at the last Joint City/Town Planning Committee meeting. That committee also discussed stormwater issues and City development plans.

5. Discussion of Transitional Agriculture policies for Comprehensive Plan – Doug Maxwell reviewed the policies in the comprehensive plan with the group. The plan says that more intensive development (smaller lots than 8 acres) will be considered if certain criteria are met. The group felt that the Town should require the 8 acre minimum until all the standards outlined on Page 72 of the plan are presented to the Plan Commission.
6. Discussion of Development and Subdivision ordinance
  - Mobile tour of recent developments – At approximately 7:20 p.m. the group left to tour various subdivisions in Town of Middleton and Town of Verona. No one from the public was present, but a note and map were left at the Town Hall so people could follow the tour.
  - Return to Town Hall for continued discussion of the subdivision ordinance – The group reviewed what they liked and didn't like about each development that they saw:
    - Prairie Circle – There were concerns that the landscaping (large lawns) didn't keep with the rural character. Commissioners wish there were more trees and would support a landscaping point system in the future. It was suggested that a part of every development should be trees, prairie, or oak savanna.
    - Moraine Ridge – The commissioners liked the Ice Age Trail space and wondered about the maintenance agreements. They liked that there was public parking available. Houses were located to take advantage of nice views.
    - Valley View – The group felt that the berm plantings looked overgrown. It was pointed out that the elevations of berms need to be thought out. Also, there was a discussion of what makes a nice berm, but no conclusion was reached. Deb Paul will look into this issue.
    - Tumbledown Farms – The group liked the community open spaces but felt the lots were too small.
    - Woods at Watch Hill – They appreciated the number of trees that were left along the road in comparison to Deer Haven, but wished that the Town had considered the gullies more in the layout. Perhaps smaller clustered lots would have left more areas natural and helped with drainage.
    - Driftless Ridge – Because landscaping has not yet been added, it was difficult to imagine how it would look in the future. The setbacks seemed small. It was better to have stormwater management off of individual units. The Town should have asked for more detail about the berm.
    - Deer Haven – There was an appreciation for the outlots, but in general there were concerns about the amount of tree cutting to create the road. There were concerns about how the woods on the outlots would be maintained. The group wondered about keeping a bond for maintenance. The plants were on site and ready to be added to the bioretention ponds.
7. Review of schedule for future meetings – The August 8<sup>th</sup> meeting was moved to August 15<sup>th</sup> and a second August meeting was added on (Wednesday) August 28<sup>th</sup>.
8. Adjourn – Doug adjourned the meeting at 9:32 p.m.