

Town of Verona Plan Commission Meeting Minutes

Thursday, July 26, 2018 6:30 PM

Town of Verona Hall

7669 County Highway PD

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

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 Dreger. Second by Schroeder. Motion carried unanimously.
2. Public Comment - None
3. Approval of minutes from 6/28/2018 – Motion to approve by Melitsoff. Second by Paul. Motion carried unanimously.
4. Reports

Chair: recent inquiries and updates on past applications –

- Doug Maxwell reported that he and Amanda met with Brian Standing to discuss the implementation of the new Dane County zoning code and Dane County's review of the comprehensive plan. Dane County is expected to adopt the new zoning code this fall, and a placeholder map of the Town of Verona's zoning will be included. However, the new zoning will not go into effect until the Town adopts the new zoning code. At that time the Town and County could do a blanket rezoning to match the new zoning to the policies in the new comprehensive plan. Concerning the comprehensive plan, Brian explained that the County wants the Town to have well thought out population projections and enough developable land to accommodate 2.5 times that amount. This will help will affordability by ensuring enough supply to meet demand.
- David DiMaggio approached the Town about revising his previous lot split request for Prairie Circle. Doug and Mark Geller met with him and explained that he would have to start the process over and show how his property would work with any lot splits on the Sweeny property.
- Doug and Amanda met with Tony Heirichs to discuss his plans for his property on Sunset Drive. While he does plan to develop it, he currently has no timeline or plans.
- The Fox Hill and Deer Haven developments are still working on obtaining stormwater management permits. The first home in Driftless Ridge has been started and work is continuing on the stormwater management basin.

Committee Reports: The Finance Committee is working on the 2019 budget and has an outline for a five year budget. If all of the desires for 2019 are accommodated, there will be a deficit despite recent development. The Natural and Recreational Areas Committee is almost done with a draft parks plan and they would like to present it to the Plan Commission at an upcoming meeting. The Public Works Committee is working on budgets for equipment.

Commissioners: No comments

Planner/Administrator: No report.

5. Land use application 2018 – 8 – for property located at 6383 Everest Road submitted by Jason Geiger of Wis-Properties LLC. The purpose of application is a rezoning from R-2 to R-3A to correct a non-conforming use. The structure is a duplex in a single family home zoning district. The application includes a new certified survey map because the property was previously described by meets and bounds.

Public Hearing – No one was present to speak for or against. Amanda pointed out a letter in the packet and discussed parking issue.

Discussion – The applicant explained that he bought the property in 2007 and it was a duplex then. He is applying for the rezoning because he is selling the property and wants to make it conforming.

Action – Motion by Dreger to approve the rezoning. Second by Melitsoff. Motion carried unanimously.

Motion by Dreger to approve the preliminary CSM with the understanding that road right-of-way would be

dedicated and a notation added about the shared well would be added. Amanda requested the a copy of the well agreement for the file. Second by Schroeder. Motion carried unanimously.

6. Comprehensive Plan

Review discussion from 7/18 presentation – Ron Melitsoff suggested that with so little land left in the Town’s control, perhaps it should all be allowed to go to one house per two acres. Deb raised concerns that too much development could come all at once. Jim reminded the group that Ron’s suggestion didn’t address Area B of the boundary agreement where there could be some development. Doug reviewed calculation that he developed based on the input from the consultants and Dane County (these calculations are on file with the Planner/Administrator).

Final draft land use map – Doug’s analysis also included changes to the future land use map. The group went through each of these (these are also on file with Planner/Administrator). Doug asked for a motion to set the standard for the number of lots the group wanted to make potentially available (availability would be contingent on property owners wanting to develop). Motion by Dreger to accommodate 450 home sites (2 acres each) over the next twenty years. Second by Schroeder. Dreger: aye, Paul: aye, Schroeder: aye, Melitsoff: no, Maxwell: no. Motion carried. The group then returned to editing the map. Several people spoke, most of whom wanted more development opportunities (written comments are on file with the Planner/Administrator). The group then returned to editing the map. Laura Dreger then decided to replace her earlier motion with a motion to allow for 600 homes sites. Second by Schroeder. Motion carried unanimously. There was a follow up motion by Dreger to approve the map edits for Area C. Second by Schroeder. Motion carried unanimously. Motion by Maxwell to approve the map edits for Area B. Second by Schroeder. Motion carried unanimously (the edited map will be on file with the Planner/Administrator). The group then reviewed recommendations for commercial development, the Northwest Neighborhood Plan area, and Sunset Ave, but no additional changes were made. Doug then reviewed the lot sizes associated with each land use category on the map. Of particular attention was if lots of 1.5 acres would be allowed in Urban Residential neighborhoods. This designation applies to Hula Drive, Manhattan Drive, and a few other locations. The group was comfortable with 1.5 acre lot in those specific Urban Residential area (rather than Rural Residential).

Review schedule for adoption of the complete plan – Amanda and Doug will finalize the draft document based on the input from the meeting. On August 23rd, the Plan Commission will be asked to adopt the draft document, kicking off the 30 day public comment period. The Board is scheduled to take action on October 2nd. The plan will be then be forwarded to Dane County for adoption.

7. Adjourn – Motion to adjourn by Schroeder. Second by Dreger. Motion carried at 10:18 p.m.

Submitted by:
Amanda Arnold
Planner/Administrator

Approved: 8/23/18