

Town of Verona Plan Commission Meeting Minutes

Thursday, August 15, 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 Schroeder. Second by Mathies. Motion carried.
2. Public Comment – None.
3. Approval of minutes from 7/11/2019 – Motion to approve by Mathies. Second by Schroeder. Motion carried.
4. Reports:

Chair - Doug Maxwell reported the following:

- The blanket rezoning associated with the new Dane County code was approved by the Board. There have been a few refinements and the changes are scheduled for approval at the Dane County ZLR on September 24th.
- That the Town Board had reviewed the updated draft development agreement and made decisions about work hours and road acceptance.
- Six new homes have been permitted this year.
- The Board of Review was adjourned until September 25th.

Committee Reports: Amanda Arnold and Tom Mathies provided brief updates.

Commissioners: Deb Paul reported that additional plants will be added to the Town Hall landscaping in September. Sarah Slack inquired about progress on getting minutes from Fitchburg's past approvals of Town lot splits (Amanda is still working on getting those). Tom Mathies reported on the planned reconstruction of Highway PD between Highway M and Northern Lights.

Planner/Administrator: No report.

5. Land Use Application 2019- 8 - The rezoning of 9 acres from AT-35 to RR-8 and 31 acres from AT-35 to RM-16 owned by Doerfer Brothers Inc. and located at 6437 Grandview Road. The purpose of the application is to split off an existing residence and out buildings. The application includes a Certified Survey Map (CSM). – Doug Maxwell provided an overview. John Doerfer explained that they planned to keep the new parcel as residential and sell it. It was pointed out that the proposed zoning (and all residential zones) would only allow for one home per parcel. There was some confusion about whether or not this was what the property owner wanted, so Doug Maxwell suggested the owners and consultants meet while the Plan Commission moved on to the next item. At approximately 7:20 p.m. the Commission returned to discussing this item. Doug Maxwell opened a public hearing at 7:25 p.m. No one spoke, so he closed the public hearing. Deb Paul asked if there were commercial activities happening on the site, and the applicant responded that his nephew drives trucks home but doesn't work there. Deb also expressed concerns about further subdivision of the larger parcel. Mr. Doerfer added that a couple of the outbuilding will be removed. Sarah Slack wanted assurances that the building labeled S, B, and another S along with the second house on the CSM will be removed. It was pointed out that the larger lot would be rezoned to RM16 and that would

allow a home. Motion by Mathies to recommend approval to the Board of the rezoning and CSM with the condition that the requirements of the new zoning districts are met before the CSM become effective. Second by Paul. Paul: no, Slack: yes, Mathies: yes, Schroeder: yes, Maxwell: yes. Motion carried.

6. Land Use Application 2019- 9 – A Certified Survey Map (CSM) for 2313 Sugar River Road. The purpose of the CSM it so split an existing home on two acres from the remaining 48.6 acres. – Amanda Arnold reviewed the staff report. Harvey Temkin spoke about his plans for the property and offered to place a deed restriction limiting future development on the larger parcel to what is desired by the Plan Commission. Doug Maxwell opened the public hearing at 7:03. No one spoke, so the hearing was closed at 7:04 p.m. Doug then asked for comments from the Plan Commission. There were a few clarifying questions. Tom Mathies stated that he didn't think a deed restriction was necessary. Doug Maxwell raised concerns about the size of the residential lot and the amount of land left between that lot and the next property line. Motion by Maxwell to recommend that the Town Board approve the CSM with the understanding that the improvements to the driveway agreed to by the applicant and the fire department (the placement of passing lanes and a turnaround) would be completed. Second by Schroeder. There was a discussion about placing a timeline on the improvements, but motion was not amended. The motion carried unanimously by roll call vote. The group then returned to consideration of Item #5.
7. Land Use Application 2019-4 - The preliminary plat for a residential subdivision at Spring Rose Road and Highway G (parcel numbers 0608-302-8507-2, 608-193-900-2 and 608-193-8500-9). Twenty-seven residential lots and four out lots are proposed. A rezoning and concept plan were previously approved. – Adam Carrico gave an overview of the plat with an emphasis on the stormwater management planning. Doug Maxwell opened a public hearing at 8:39 p.m. Chris Zurbuchin asked a question about the distance between the road and the first residential lot. Doug Maxwell closed the public hearing at 8:46 p. m. There was discussion of the timing of the stormwater management approvals. Sarah Slack was concerned because stormwater approvals are separate from the plat approval, but stormwater management requirements could change the plat. Amanda Arnold pointed out that if that were the case, the final plat could be denied or delayed. Tom Mathies raised concerns about road names, the zoning listed on the plat, and the lack of easements shown. There was also a discussion of the comments submitted by Chris Barnes, the Town's Public Works Project Manager. Of particular interest was a potential requirement for a street light and the sight distance at the intersection. Deb Paul made a motion to recommend approval of the preliminary plat. Second by Schroeder. Then Jim Schroeder made a motion to amend the motion to require that the correct zoning, easements, and street names on the plat before it is submitted to the Town Board. The amendment passed unanimously on a roll call voted. Then the amended motion was approved unanimously on a roll call vote.

The group then reviewed the neighborhood covenants and made suggestions to the applicants. Of note were the suggestions that the landscaping requirements be enhanced and the species list be removed but referenced so that it could be easily updated. There was also a discussion about the berm. The group seemed to prefer natural berms to keep the rural character. This will be discussed at the next Plan Commission meeting.

8. Review of schedule for future meetings – The next meeting was confirmed for Wednesday, August 28th at 7:00 p.m. The September meeting was confirmed for the 12th.
9. Adjourn – Doug Maxwell adjourned the meeting at 10:15 p.m.

Submitted by: Amanda Arnold, Planner/Administrator

Approved: 8/28/19