

Town of Verona Plan Commission Meeting Minutes

Thursday, August 31, 2017 6:00 PM

Town of Verona Hall

7669 County Highway PD

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

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 6:00 p.m. Motion to approve the agenda by Dreger. Second by Schroeder. Motion carried.
2. Approval of minutes from June 22, June 29th, and August 3rd – Motion by Schroeder to approval all the minutes. Second by Paul. Motion carried.

3. Reports

Chair: Doug reported that he's working with Manfred Enburg on the issue of potential future road connections in developments. He also mentioned that the prairie planting is scheduled for November 4th.

Committee Reports (Public Works, Finance, Natural and Recreational Areas) – Laura reported that the finance committee is working on the 2018 budget. Doug reported that NRAC is working on parks and open space plan.

Commissioners

Planner/Administrator – Amanda reported that the old town hall had been sold and would remain a commercial use in the Town. She also reported that she had submitted the Town's comments on the NW Neighborhood to the City of Verona. It was decided that Deb Paul would represent the Town at the City's hearing on the plan.

4. Presentation and discussion re: Deer Haven Estates proposed to be located north and west of 6440 Sunset Drive. The proposal consists of 16 two acre single family units in a condo plat. – Ron Klaas of D'Onofrio Kottke and Associates presented a concept plan and answered questions. The Plan Commission asked questions first and then the audience asked questions. The Plan Commission asked about the unit arrangement and if the units could be bigger. They also asked about the possible distance from new homes to existing ones. The audience asked about notification, unit size, the nature of a condo development, what's covered in a development agreement, traffic impacts, the future of the Heinrich property, the width of the private road, bike traffic, potential impacts on wells and water supply, and kettles and detention ponds. Ron Klaas responded that traffic counts would be taken, and Doug Maxwell explained to the group that other information would be gathered before the public hearing.
5. Discussion re: Dane County Zoning Rewrite – Doug showed a comparison of existing and future Dane County zoning districts.
6. Discussion and possible action re: a draft comprehensive plan
 - a. Land use map – Doug reviewed the map and expressed concern that long term it doesn't allow for much development beyond what's being considered now. Deb explained that she'd like to pace development. Laura thought there was potential for more development along Woods Road. Overall the group was content with the draft map.

- b. Ag chapter – The group reviewed the chapter and made edits.
 - c. Natural resources chapter – The group reviewed the chapter and made edits.
7. Schedule and upcoming meetings – Doug handed out an updated schedule with tentative agendas for each meeting.
8. Adjourn – Motion by Melitsoff. Second by Paul. Motion carried at 8:55 p.m.

Submitted by: Amanda Arnold
Planner/Administrator

Approved: 9/21/17