

Town of Verona Plan Commission Meeting Minutes

Thursday, August 27, 2015 6:30 pm

Town of Verona Hall

335 North Nine Mound Rd.

Members Present: Manfred Enburg, Laura Dreger, Ron Melitsoff, Jim Schroeder, Deb Paul

Absent: None

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Regular Meeting Agenda – Manfred Enburg called the meeting to order at 6:30. Motion by Schroeder to approve the agenda. Second by Paul. Motion carried.
2. Public Comment – None.
3. Preliminary Review of Applications:

Manfred Enburg passed out a flow chart of the approval process and explained that he'd like all applications to come to the Plan Commission for an initial review before formal action. For that reason, public hearings on the agenda items below will be held at the next meeting. Manfred asked each applicant to explain their intentions for subdividing and rezoning.

- #2015-6 dated 8/6/2015 for property located at 2778 Prairie Circle submitted by Tim and Linda Sweeney. The purpose of the application is rezoning from A3 to RH1 and RH4 to allow for the splitting of one parcel into two. – Tim Sweeney explained that they would like to create a new lot, build a new house what is now the back of their property, and then sell their existing house.
- #2015-7 dated 8/19/2015 for property located 2771 Prairie Circle submitted by David Dimaggio. The purpose of the application is rezoning from RH4 to RH2 to allow for the splitting of one parcel into three. – Dave Dimaggio explained that he'd like to subdivide his remaining property. His current proposal leaves a 66' space for a drive that could become a future road if needed and the creation of four new lots.
- #2015-8 dated 8/13/2015 for property located at 2783 Prairie Circle submitted by Steve and Sandy Andres. The purpose of the application is rezoning from RH2 to RH1 to allow for the splitting of one parcel into two. – Steve Andres explained that like the Sweeney's, their interest is in building a new house.
- #2015-9 dated 8/14/2015 for property located at 2821 Prairie Circle submitted by Wayne Weber. The purpose of the application is rezoning from RH2 to RH1 to allow for the splitting of one parcel into two. – Wayne Weber was not able to attend, but Amanda reported that he would like to sell off a portion of his property in the future.

Manfred Enburg asked if anyone in the audience had any questions or concerns about the proposals. No one spoke. Manfred asked the commissioners if they had concerns. One commissioner raised concerns about further splits in the future and wondered if future split potential could be limited. There were also concerns raised about driveways. Tim Sweeney asked if there had to be 66' of frontage for a drive on a cul-de-sac. Manfred Enburg explained that he would like to see shared drives and encouraged the property owners to work together on a plan for shared drives. One property owner mentioned that much of the land to the south is wet and wouldn't be suitable for development. Manfred encouraged the neighbors to work on a joint plan.

4. Continued Discussion:

- Proposal for 3159 Shady Oak Lane submitted by Justin Temple on behalf of Paul and Lynn Jacobsen . The purpose of the application to allow for the development of 20 home sites. – Justin Temple showed a conceptual layout of 20 home sites and took questions from the commission and audience (several neighbors were in attendance). Justin explained that he'd like to develop the site in a condominium form of ownership. It would still be single family homes, but with shared resources and facilities. Mr. Temple is working on several studies and will come back with a final proposal. People asked about:
 - The ability of the site to perk for septic systems – Mr. Temple said he's planning for mound systems.
 - The potential for shared wells - Concerns were raised about impacts on existing well.
 - The value of the homes to be built – Mr. Temple expects them to be \$500,000.
 - Other examples of single family condo developments – Mr. Temple will report back with some.
 - The current future of the current forest – Mr. Temple explained that it will be removed from the forest preservation program, but many of the trees will be kept.
 - Whether or not the town would own the roads – Manfred Enburg stated his preference for private roads.
 - Potential run off issues – Deb Paul suggested that pervious pavers be used and that sprinklers be limited.
 - Madison's authority – There was a discussion about Madison's long range plans, and one attendee stated his preference for Mr. Temple's plan over potential future Madison development.
 - Timeline – Mr. Temple hopes to secure approvals this fall and break ground on the roads this winter.

5. Chair's Report – Manfred asked Amanda for any updates on road abandonment, the DOT proposed salt shed, and the Payne and Dolan pit move.
6. Approval of minutes from July 30th– Motion by Dreger. Second by Schroeder. Motion carried.
7. Confirm next regular meeting date – September 24 was confirmed.
8. Adjourn – Motion by Dreger. Second by Melitsoff. Motion carried at 7:41 p.m.

Amanda Arnold
Planner/Administrator

Approved:9/24/2015