

Town of Verona Plan Commission Meeting Minutes

Thursday, September 12, 2019 7:00 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 7 p.m. Tom Mathies suggested that the discussion of Maple Leaf Landscaping be moved up before “reports”. Motion by Mathies to approve the revised agenda. Second by Schroeder. Motion carried.
2. Public Comment – Joel Grant mentioned a few things about Item #4, but there were no other comments.
3. Approval of minutes from 8/28/2019 – Motion to approve by Slack. Second by Paul. Motion carried.
4. Discussion and Action: Land use application 2019-7 for Maple Leaf Landscaping at 2416 Spring Rose Road to change the zoning from General Commercial (GC) to Heavy Commercial (HC) so that approved uses are in compliance with the appropriate Dane County zoning district. The HC zoning was approved by the ZLR Committee on August 27th (petition 11452) with the Town recommended deed restrictions. – Doug Maxwell explained that outdoor storage is not allowed in General Commercial and therefore the County had approved Heavy Commercial instead with the same deed restrictions that were placed on the property by the Town but with the added condition that useage conform to the site plan. When the County adopts something different than the Town, it is sent back to the Town for another vote. Questions arose about a site plan that was mentioned in the Dane County approvals, and Tom Mathies suggested that the reference to that plan be stricken from the draft motion because the Town didn't have a copy of the site plan. Questions arose about how and when the deed restrictions could be lifted. Sarah Slack wanted to make sure that neighbors would be notified if and when that happens in the future. Motion by Mathies to recommend approval of zoning change for Lot 2 of CSM number 11122 from GC to HC with the following conditions:
 - a) A deed restriction shall be recorded on the property with the following limitations:
 - i) the land use shall be limited to agriculture and agriculture accessory uses (livestock not permitted).
 - ii) undeveloped and natural resource uses
 - iii) outdoor parking not to exceed 70 vehicles
 - iv) outdoor storage, limited to plants and bulk landscaping materials
 - b) The installation of billboard signs shall be prohibited
 - c) The existing landscape buffer along Spring Rose Road shall be maintainedSecond by Schroeder. Motion carried unanimously.
5. Reports:

Chair: Doug Maxwell reported he and Amanda had been working with the developer of Deer Haven to lower their letter of credit as appropriate now that the intersection improvements are done. He also reported that he and Amanda had an upcoming meeting with the Sweeneys and Dave DiMaggio. The Prairie Circle preliminary plat may be on the October 10th agenda. Lastly, he reported that he had met with the Rowelys to discuss how the blanket rezoning affects their properties on Spring Rose Road and Riverside Road.

Committee Reports: The Public Works Committee and NRAC had not met since the last Plan

Commission meeting. Tom Mathies explained some of the mechanisms that the Finance Committee is exploring to increase revenue.

Commissioners: No reports.

Planner/Administrator: Amanda Arnold added that a company might purchase the Temkin land off of Maple Grove Road and they would like to propose a mini-storage facility. Amanda will let the group know when an application has been submitted.

6. Discussion of Draft Development and Subdivision ordinance – The group continued to review the draft ordinance. Doug Maxwell presented a spreadsheet that showed how density can be increased to preserve open space. There was a discussion about whether or not wetlands should be considered open space. Tom Mathies felt they should if they were being enhanced and managed. There was also a discussion of a minimum lot size verses an average lot size. Doug asked the group to decide about excluding wetland and stormwater facilities and consider a minimum lot size if averaging is used and be ready to discuss that at the next meeting.
7. Review of schedule for future meetings - None
8. Other – None.
9. Adjourn – Doug Maxwell adjourned the meeting at 8:23 p.m.

Submitted by: Amanda Arnold, Planner/Administrator

Approved: 10/10/19