

Town of Verona Plan Commission Meeting Minutes

Thursday, September 13, 2018 6:30 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, 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. He announced that the applicant had just requested a change to Item #5. Doug suggested pulling it from the agenda so the last minute changes could be assessed and confirmed by both affected property owners. Motion to approve the amended agenda by Dreger. Second by Schroeder. Motion carried.
2. Public Comment – None.
3. Approval of minutes from 8/23/2018 – Motion to approve by Paul. Second by Schroeder. Motion carried.
4. Reports
Chair: recent inquiries and updates on past applications – Doug Maxwell reported that Dane County will adopt its new zoning code effective on January 1st and then the Town has one year to adopt it. A hearing is scheduled at Dane County for October 23rd. Doug then reported on the status of approved development projects:
 - Driftless Ridge – the stormwater management ponds have been reconstructed, utilities are in place and two houses are under construction.
 - Deer Haven Estates – they have received their erosion control permit and can clear trees.
 - Fox Hill – they expect to have their erosion control permit soon.Doug mentioned that he regretted not requiring tree inventories for all of the projects. Commission members suggested working with town resident, Bruce Allison, on those kinds of efforts in the future. Doug went on to report that he and Amanda met with engineers/property owners of two potential development projects in the southwest section of the Town. One has a Zurbucken property under contract and the other was the engineer for the Temkin/Kruger properties. Both need the comprehensive plan to be adopted before policies would be in place to support the development.
Committee Reports: (Public Works, Finance, Natural and Recreational Areas) – Public Works is working on a 2019 project list and budget. The Finance Committee is also working on budget. The NRAC is working on the parks plan.
Commissioners: Deb Paul mentioned that the lights are remaining on late at the Redden Soccer Park. Amanda suggested contacting Dane County parks staff.
Planner/Administrator: No report.
5. Land Use App 2018-8 - for properties located at 6386 and 6420 Sunset submitted by Ed Short of Exeter Design on behalf of Michael and Dagny Knight. The purpose of application is a rezoning from RH-1 to A-2(1) and a new CSM which would eliminate a shared parcel between the two properties. – This item will be put on the next agenda.
6. Presentation the updated draft Parks and Open Space Plan – Bill Keen was present to answer question. The Commissioners had received a draft earlier. There was discussion about whether or not the Town would ever purchase land for parks, and Bill explained that they tried to remain

neutral on that issue. Doug asked if the NRAC could identify areas that would be priorities for preservation. For example, he suggested identifying woods that should be saved if development is proposed. There was also discussion of having the NRAC review development plans before they come to the Plan Commission. Overall the Commission thought the parks plan was well written and they were supportive of the work.

7. Comprehensive Plan – Doug and Amanda reviewed an implementation chapter and public involvement plan that will be added to the plan.
8. Subdivision Ordinance – Doug Maxwell explained that he has drafted a 50 page subdivision ordinance. Rather than having the group go through the whole document, he passed out a summary of key policies that they should consider. There was a conversation about whether gross land area or net land area (after taking out wetlands or other features) should be considered in density calculations. Setbacks, park dedication fees, and accessibility to public areas were also discussed, but no final decisions were made.
9. Schedule: Next meeting October 11
10. Adjourn – Motion be Dreger. Second by Paul. Motion carried at 8:35 p.m.

Submitted by:
Amanda Arnold
Planner/Administrator

Approved: