

REGULAR MONTHLY BOARD MEETING MINUTES

TOWN OF VERONA

April 5, 2017 6:30 PM

Town Hall, 7669 County Highway PD, WI 53593-1035

Present: Geller, Maxwell, Enburg, Dreger and Duerst

Absent: none

Staff Present: Administrator/Planner Arnold, Clerk/Treasurer Wright

Also Present: see sign in sheet

1. Call to Order/Approval of the agenda
2. Pledge of Allegiance
3. Public Comment - This section of the meeting provides the opportunity for comment from persons in attendance on items not listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda could be placed on a future meeting agenda.
4. Announcements – Mark Geller told the group about an Ice Age Trail community event scheduled for May 6th.
5. Discussion and approval of minutes from February 7th and March 7th – Motion by Maxwell to approve both sets of minutes. Second by Duerst. Motion carried.
6. Reports and Recommendations
 - a. Financial Sustainability:
 - i. Presentation of draft audit – Tara Beard from Johnson Block reviewed a summary of the draft audit. There were questions about how reserves should be categorized. The Town remains in good financial condition, but reserves should be built back up in the coming years.
 - ii. Discussion of multi-year financial plan – Tara also provided a hand out about what to consider when developing a financial plan.
 - iii. Discussion and possible action re: interim funding until sale of the old town hall – Mark Geller explained that the town hall, with the extras added, has come in \$37,109 above the bid price. The old town hall has not sold, and Amanda Arnold has shifted money from the public works capital budget to the town hall capital budget to cover contractor bills. After reviewing potential loan terms (a unsecured loan with no prepayment penalty with 3% interest for a 12 month term) and discussing the need to have flexibility as the Town comes to understand it's new operating costs, Mike Duerst made a motion to authorize the Chair to borrow up to \$450,000. Second by Doug Maxwell. Motion carried unanimously. The group then discussed the pros and cons of potentially renting the old town hall or having a land contract. Motion by Manfred Enburg to authorize the Chair to negotiate a land contract if it becomes an opportunity. Second by Duerst. John Wright raised concern about potentially having a tenant damage the property or somehow impact the brownfield area. Doug Maxwell raised general concerns and advocated for waiting several more months before considering that option. Dreger: no, Maxwell: no, Duerst: aye, Enburg: aye, Geller: aye. Motion carried.
 - b. Plan Commission:
 - i. Discussion and action re: Land use application 2017-1 - dated 2/13/2017 for property located at 1841 Range Trail submitted by Wendy Pacetti. The purpose of the application is rezoning from RH-3 to RH-1 and RH-2 to allow for the splitting of one parcel into three. A preliminary CSM is also included. – Motion by Doug Maxwell to approve the rezoning and preliminary CSM with the one condition that a joint driveway agreement be provided to the Town. Second by Duerst. Amanda clarified that this motion was different than the one approved by the joint City/Town Planning Committee. Doug confirmed that was the case. Tom Matthies raised concerns about how that would work procedurally. Amanda stated that she thought it would have to go back to the City (it was later confirmed that if the Town Board adopts a motion different from that of the joint committee, that it should return to that committee for a second review). The Ballewegs, who live next door to the applicant's property, raised issues about dust, light, and noise from the joint driveway. Manfred Enburg responded that the Public Works Committee had reviewed the potential lot split and did not feel the Town should be involved whether or not the driveway is paved or not. The Ballwegs then raised concerns about potential wetlands, and Doug Maxwell showed a map that depicts soils where wetlands may be present. He felt there was no need to formally delineate the wetlands if that area was avoided. Laura Dreger brought up the conditions put on the application by the joint committee and said she felt strongly about adding the one requiring a deed restriction prohibiting further future splits. Don Marty, who lives near by the subject parcel, raised concerns about the lot size and having only one access. Laura

Dreger made a motion to amend Doug Maxwell's motion so that included the conditions place by the joint city/town planning committee which were that:

- The CSM be reduced from four lots (as was originally proposed) to three and each lot be 2.0 acres or greater.
- A driveway agreement be drafted and submitted to the Town.
- The driveway be paved upon construction of the second house.
- Tree trimming be limited to avoid impacts related to oak wilt.
- Any wetlands be shown on the CSM and that the building site limit impacts on wetlands.
- A deed restriction be recorded limiting any further lot splits.

Mike Duerst seconded the motion, and Mark Geller stated the vote on the amendment and the new motion would be one in the same. Duerst: no, Dreger: aye, Maxwell: aye, Enburg: aye, Geller: aye. Motion carried.

- ii. Discussion and action re: Dane County Ordinance Amendment 83 allowing for electronic signs in the A1ex (ag exclusive) zoning district. Amanda pointed out the background of the proposal which was summarized in a memo in the board packet from Dane County staff. Motion by Dreger to approve the amendment. Second by Maxwell. Dreger: no, Maxwell: no, Enburg: no, Duerst: aye, Geller: no. Motion failed.
- c. Public Works:
- i. Discussion and possible action re: 2017 road projects – Manfred Enburg reviewed the bids received. A final decision on 2017 road projects will be made in May.
 - a) Discussion and possible action re: City of Madison repaving of Woods Road – Amanda Arnold explained that the City of Madison plans to repave the majority of Woods Road this summer. They asked if the Town would like its section included for a cost of approximately \$50,000. Amanda pointed out that this project had not been planned in the budget. In addition, the City of Verona is working on a land use plan for the area, and annexation could be eminent. Motion by Dreger to not participate in the repaving. Second by Maxwell. Motion carried unanimously.
 - ii. Discussion and action re: Driveway permits – Manfred Enburg explained that the Public Works Committee will only be approving new access points. Both of the driveways on the agenda have access points that were reviewed when the CSMs were created. However, the ordinance still says that all permits must be approved by the Town Board. Amanda would like to follow up by amending the ordinance.
 - a) New shared driveway with 6803 Sunset Drive (new lot is lot 3 of CSM 140036) submitted by Schwingle Builders on behalf of Alan Halverson – Motion to approve by Enburg. Second by Duerst. Motion carried.
 - b) Discussion and action re: New driveway for Lot 3 of CSM 13919 on Sunset Drive submitted by Daniel and Kay McGrath – Motion by Enburg. Second by Maxwell. Manfred added that driveway for Lot 3 of CSM 13919 should include a “shelf” or landing so a car is not angled when it pulls out on to Sunset. Motion carried.
- d. Natural and Recreational Areas Committee:
- i. Update on town hall landscape planning - Mark Geller reviewed the landscape plan with the group. Mike Duerst raised concerns about the prairie providing a habitat for rodents. Mark explained that there would be more traditional landscaping next to the building. Manfred Enburg wondered if additional sidewalks could be added so someone can walk around the whole town hall. Concerns were also raised about the size of the parking lot. Mark stressed that the town hall has only been open a few months and that the group should get used to how it functions before making major changes.
- e. Ordinance Committee: No report.
- f. EMS Commission: Mike Duerst reported that runs are up slightly and there were five runs in the town last month.
- g. Town Chair:
- i. Update on finishes for new town hall – Mark pointed out that furniture and window treatments were coming.
 - ii. Update and possible action re: sale of old town hall – Mark had covered this item under the financing discussion.
- h. Supervisors: Mike Duerst pointed out that a mower will be needed. He found one with a 60” deck for \$3300. The board approved of the purchase. Doug Maxwell reported that he visited the (Belleville) Sugar River

Senior Center and was very impressed. He'd like to arrange for them to make a presentation to the Board. Manfred mentioned that he knew brush collection had come up several times lately and he didn't think that should be a priority at this time. Doug added that brush pick up had come up in the surveys done by the Plan Commission and he'd like to discuss that more at a retreat.

- i. Clerk/Treasurer: John Wright said that 616 voted in the last election.
 - j. Planner/Administrator: Amanda Arnold reviewed the 2018 salt contract. The Town had had a surplus, so she had not budgeted a typical amount. However, with an icy winter, the supplies have been depleted, so a budget amendment will be necessary.
7. Approval of payment of bills – Motion by Enburg. Second by Maxwell. Motion carried.
 8. Adjourn – Motion by Maxwell. Second by Dreger. Motion carried at 9:37 p.m.

Approved: 5/2/2017

Submitted by: Amanda Arnold, Planner/Administrator