

## REGULAR MONTHLY BOARD MEETING MINUTES

### TOWN OF VERONA

January 17, 2016 6:30 PM

Town Hall, 335 N. Nine Mound Road Verona, WI 53593-1035

Present: Geller, Maxwell, Enburg, Dreger and Duerst

Absent: none

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

Also Present: see sign in sheet

1. Call To Order/Approval of the agenda – Mark Geller called the meeting to order at 6:30 p.m. Motion to approve the agenda by Dreger. Second by Duerst. Motion carried.
2. Pledge of Allegiance
3. Announcements – Mark Geller discussed the policy of cancelling meetings when the school district closes. In general, the Town will continue with that policy, but since this meeting had already been postponed once, the decision was made to have it.
4. Public Comment – None.
5. Discussion and approval of minutes from December 6<sup>th</sup> – Amanda pointed out that she has made one clarification from the earlier version sent when the meeting was originally postponed. Motion to approve the revised minutes by Maxwell. Second by Duerst. Motion carried unanimously.
6. Reports and Recommendations
  - a. Plan Commission:
    - i. Discussion and action re: Land Use Application # 2016-4 dated 11/9/2016 for the Woods at Watch Hill development located on Shady Oak Lane submitted by Robert Proctor on behalf of Bar Down LLC. The purpose of the application is to amend the deed restriction which requires a minimum of two acres per home. – Doug Maxwell made a motion to approve the same motion that the Plan Commission did which was:
      - to approve a revised deed restriction, in keeping with the development agreement which allows the units size to be calculated by adding the gross area of a designated unit to the area representing the unit's proportional interest in all common areas, thus allowing 20 units at two acres or more and one unit at 1.9 acres. Second by Dreger.Manfred Enburg stated that he did not think it was appropriate to amend the deed restriction when the plat could be amended. Doug Maxwell responded that some of the lots in question had been sold so that was not easily done. John Wright reminded the group that a condominium is all one parcel, and thus a lot size restriction was an unusual approach. Doug handed out calculations of each of the development area sizes. Mike Duerst agreed with Manfred Enburg, but explained that because there were many building areas that are larger than two acres in the development and he wants the project to succeed, that he was supportive of the motion. Mark Geller reminded the group that the town has many lots under two acres. He also didn't feel this was setting precedent since it is a unique development. Manfred added that his concern was with the process and the developer not staying with the original agreement. Enburg: no, Duerst: aye, Dreger: aye, Maxwell: aye, Geller: aye. Motion carried.
    - ii. Discussion and action re: Land Use Application #2016-5 dated 12/14/2016 for property located at 6433 Nesbitt Road submitted by Barnes Landscaping. The purpose of the application is to amend the C2 zoning.
      - Doug Maxwell made a motion to amend the C2 zoning to allow for a) major repairs to motor vehicles and b) repair, storage, sales, rental, or leasing of new and used contractor's machinery and equipment. Second by Duerst. A few questions were asked about the amount of traffic created by the small engine repair portion of the business. Motion carried unanimously.
    - iii. Discussion and possible action re: Dane County comments on Prairie Circle lot splits – Doug Maxwell reported that Dane County has approved Dave DiMaggio's rezoning contingent on the construction of a turning lane and by pass lane on PD. The initial conceptual cost for such an improvement is \$200,000. Tim Sweeny expressed concerns that this request seems inconsistent with other intersections with more development and handed out a comparison. Doug will set up a follow up meeting with Manfred Enburg and the County, but the Board will have to address this issue further at a future meeting.

- iv. Discussion of questions and schedule related to opting out – Mark Geller explained that a special meeting will be held to take up several actions that must take place to have the opting out of Dane County zoning voted upon at the 2017 annual meeting. Doug Maxwell explained that the Plan Commission will go through an exercise to test the Dane County Towns' Association draft code on the 26<sup>th</sup>. Mark pointed out that there were several resources in the Board package for people to review including a memo from the Town's attorney and question and answers from both the Dane County Towns' Association and Dane County about the process.
  - b. Other committee reports: all the committees had taken December off so there were no reports, and the EMS committee was scheduled to meet the next week.
  - c. Town Chair:
    - i. Update on town hall/maintenance building construction and move – Mark Geller reported that phone, internet, and access control installation were underway. Siding and the roof were also still being installed.
    - ii. Discussion and action re: Town hall costs and potential budget amendment – Mark reported that upon completion there would be approximately at \$82,000 gap, not including the owner supplied items. The sale of the old town hall would cover this, but in the meantime Mark wondered if the group wanted to pursue a bridge loan or potentially dip into on hand funds dedicated for another use. Mike Duerst stated that he didn't want to pay interest. Laura added that the finance committee had previously supported using on hand funds to cover any gaps. Mark reiterated that the closing on the old town hall was scheduled for March 6<sup>th</sup> so it may not be an issue.
    - iii. Discussion of draft rental policies – Tammy Dresser presented a draft rental agreement for the new town hall. There was a discussion of available parking and it was decided that should dictate capacity. Manfred expressed concerns about having larger events and the associated liability. It was decided that the terrace should be part of the community space rental. Mark asked the board to email additional thoughts to Tammy.
  - d. Supervisors: No comments.
  - e. Clerk/Treasurer: John Wright reported on the plans for the spring primary, his efforts to get bids on the manhole repair, and tax collection follow up. He reminded the group of the public hearing on the firearms ordinance and handed out a tax collection summary.
  - f. Planner/Administrator:
    - i. Discussion and possible action re: sale of miscellaneous items in the old town hall – Amanda mentioned that several items from the old town hall will like be sold as surplus. John Wright raised concerns about the sale process. It was later determined that surplus items can be sold in any manner as long as an employee or board member does not purchase them. There was a discussion of the old Town of Verona sign outside the town hall. Motion by Duerst to authorize the staff to sell the sign and other miscellaneous items pending legal review. Second by Dreger. Motion carried. Amanda also mentioned that she would update the list of issue that people call about and yard waste disposal had come up a few times again lately.
7. Approval of payment of bills – Motion by Duerst. Second by Maxwell. Motion carried unanimously.
8. Adjourn – Motion by Enburg. Second by Dreger. Motion carried unanimously at 8: 45 p.m.

Approved: 3/7/2017

Submitted by: Amanda Arnold, Planner/Administrator