

## REGULAR MONTHLY BOARD MEETING MINUTES

### TOWN OF VERONA

July 11, 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 – Mark Geller called the meeting to order at 6:29 p.m. Motion to approve the agenda by Maxwell. Second by Enburg. Motion carried unanimously.
2. Pledge of Allegiance
3. Public Comment – Kirk Feller explained that flooding has been worse than ever and asked the Board to work with the cities to try to remedy the problem. Kirk stressed that something has changed making the Badger Mill Creek flood much more. He also said he hopes that when the Highway 69 bridge is replaced it will allow more water through. Laura Dreger said she planned to go to Hawks Landing meeting about flooding and would bring up the issue there.
4. Announcements – Laura explained that she is putting together a history of the Town for the comprehensive plan and would welcome help or input.
5. Discussion and approval of minutes from June 1, June 6, and June 26 – Motion by Maxwell to approve the three sets of minutes with the correction of typos. Second by Dreger. Motion carried unanimously.
6. Update on 2017 building permit activity – Amanda Arnold reported that permits have been pulled for seven new homes and another four are expected. She also provided new home numbers for the last five years. There was a brief discussion about how many homes were a result of new homes on new lots/units versus homes being built on lot that were established several years ago.
7. Discussion and Action re: Resolution 2017-3 Adopting an Intergovernmental Agreement Regarding Special Assessments Arising from the CTH M project. – Amanda explained that the Towns' attorney had reviewed the agreement and had no concerns but he did suggest that a resolution be passed rather than a motion as was done at the June 26<sup>th</sup> meeting. Manfred Enburg expressed concern that the amended language suggested by Madison didn't capture the level of maintenance commitment that he had expected after the last meeting. Specifically he wanted the bike lanes on Raymond Road to be maintained by the City and the curb and gutter and pavement on Wellness Way to be maintained by the City as well. The other members concurred and edits were made to the agreement under items 2a(4) and 2c(4). Typographical errors were fixed in the resolution. Motion by Maxwell to adopt the resolution and accept the agreement with edits. Second by Duerst. Motion carried unanimously.
8. Reports and Recommendations
  - a. Plan Commission:
    - i. Discussion and action re: Land use application 2017-5 - dated 5/17/2017 for property located at 2009 Manhattan Drive submitted by Mark and Susan Nyhus. The purpose of the application is the creation of a new certified survey map shifting approximately 10,802 square feet of land from 1979 Manhattan Drive to 2009 Manhattan Drive. The transferred land would then be rezoned from RH-1 to R-2 to match the parcel to which it is being added. No new lots would be created. – Motion by Maxwell to approve the preliminary CSM adjusting the lot line. Second by Dreger. Mike Duerst asked if the old well had been sealed and the applicant confirmed that it had been. Motion carried unanimously. Motion by Maxell to approve the rezoning of the shifter property from RH-1 to R-2. Motion carried unanimously.
    - ii. Discussion and action re: Release of the draft future land use map – Doug Maxwell presented the draft land use map and the rationale for how it was developed. He explained that he was seeking the Board's approval of the overall approach and content (not specific comments on each parcel) before presenting the map to the County and other jurisdictions for input. Motion by Enburg to release the map with the understanding the changes will be made. Second by Dreger. Mark Geller commented that he'd like to see some lot sizes down to 1.5 acres rather than 2, but that the release of the map should not be held up. Motion carried unanimously.
  - b. Public Works:
    - i. Update re: equipment purchase planning – Manfred pointed out a summary in the packet that explained that large equipment like plows has been replaced every 10 years in the past and smaller trucks like the F550 were turned in every five years. On that schedule both the 2007 Peterbuilt plow and the tractor should be replaced very soon. The Town cannot afford to purchase both in the same year, so the PW committee and staff determined that a tractor is the higher priority. Mike Duerst

stressed that the Town shouldn't get locked into strict schedule because deals pop up. Manfred explained that the committee determined that \$40,000 should be set aside each year for an equipment fund. There was also discussion of replacing the box on the 2007 plow and that was preferred over buying a new plow at this point. Mark Geller asked about additional new equipment like a chipper or skidsteer. Doug Maxwell mentioned that the Town of Middleton might be open to sharing a chipper.

- ii. Update re: roadway planning – Manfred reviewed a chart of road improvements and explained that he thinks double chip sealing should be the Town's preferred road treatment. There was general support for that idea. He also said that \$30,000 should be set aside each year for unexpected repairs.
- iii. Discussion and action re: Review of Driveway Application for Lot 4 of Wendellwood Subdivision, Parcel 0608-131-1060-0 – Motion by Enburg to approve the permit as presented. Second by Duerst. Motion carried unanimously.
- c. Natural and Recreational Areas Committee – John Wright explained that the committee was working on an update to the parks plan and deciding what survey information to use for that.
- d. Financial Sustainability: Laura Dreger reported that the committee met in June and reviewed the year to date budget figures. They discussed trends in revenue and expenses. A committee will review a draft of the 2018 budget in August.
- e. Ordinance Committee:
  - i. Discussion/possible action: dark sky ordinance – Tom Mathies presented a draft dark sky ordinance. A few suggestions were made and it was decided that a revised draft will be brought back next month.
  - ii. Discussion/possible action: creation of a citation deposit schedule – John Wright explained that a having a separate deposit schedule will mean the Town can save on publication fees. Motion to approve by Dreger. Second by Enburg. Motion carried unanimously.
- f. EMS Commission: no report because there had not been a meeting.
- g. Town Chair:
  - i. Update on sale of old town hall – Mark Geller explained that he accepted an offer for \$350,000 (original asking price was \$364,500). He also reported that John Wright had done more research about the closed soil contamination and that he was no longer convinced that a Phase II environmental study was necessary. In addition, the current buyer doesn't plan to excavate and needs to finance less than half of the value of the building. Mark went on to explain that the Town has received an invoice from the City of Verona for hooking up the old Town Hall to public sewer seventeen years ago. He explained that he had consulted with the Town attorney about the bill and plans to talk more with the City.
  - h. Supervisors: Doug Maxwell mentioned the agenda for the next Plan Commission meeting. Manfred Enburg reported that he had worked with a property owner in Hillside Heights to get a quit claim deed on some land needed for a curb. He also asked for input to take to the next Dane County Towns' Association meeting. Doug asked for an update on any edits to their zoning code draft. Mike Duerst added that he'd like an update on the effort to get a representative on the ZLR committee who farms.
  - i. Clerk/Treasurer: John Wright reported the hazard mitigation plan is completed and the he plans to bring it to the Board for adoption.
  - j. Planner/Administrator: no items to report.
- 9. Approval of payment of bills – Motion by Duerst. Second by Maxwell. Motion carried.
- 10. Adjourn – Motion by Enburg. Second by Duerst. Motion carried at 8:50 p.m.

Approved: 8/1/2017

Submitted by: Amanda Arnold, Planner/Administrator