

Town of Verona Plan Commission Meeting Minutes

February 15, 2023 6:30pm
Town Hall Community Room
7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack
Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:30 pm. Motion to approve the agenda by Geller, second by Lukens. Motion carried by voice vote.
2. Public Comment – Chair Geller read comments regarding Land Use Application 2023-01 received via email
3. Approval of Minutes from January 18th, 2023 – Motion to approve by Lukens, second by Slack. Motion carried by voice vote.
4. Discussion and Possible Action: Resolution 2024-01 Discontinuance of a Portion of Hidden River Road

Motion by Geller, second by Mathies to recommend approval of the Discontinuance of a Portion of Hidden River Road.
Motion carried by voice vote.

5. Discussion and Possible Action: Land Use Application 2023-01 Sugar River Road Properties Concept Plan Review
 - a. Staff report – as provided in packet
 - b. Applicant comments – Ron Klass, D’Onofrio and Associates
 - Lots 19-22 will be platted such that wells will be a minimum of 300’ from the rear property line to accommodate winter spreading of adjacent farmland
 - c. Public comment
 - Sherry Combs, 7454 Valley Road – comments sent by email; see attachment
 - Jo Tucker, Shady Oak Lane - comments sent by email; see attachment
 - Heidi Disch, 2355 Sugar River Road - comments sent by email; see attachment
 - Carmen Wilson, 2101 Sugar River Road – concern about her livestock; concerns about washout in her gully; what’s the fencing plan?
 - Adam Wilson, 2101 Sugar River Road – erosion concerns once homes are built
 - Tom Poast, 1990 Hidden River Road; spreading occurs everyday of the year on the adjacent fields; good fences make good neighbors
 - Dusty Poast, 1990 Hidden River Road; will trails be used as drainageways? 1000’ rule for distance between ponds and manure management areas; trees hanging over property line will need to be addressed;
 - Jane Barnett, 2273 Sugar River Road; concerns about FEMA floodplain map; drainage of some lots appears to drain to roadway which may affect the Sugar River; open space areas are insufficient for wildlife; neighborhood affect on nesting raptors; management of invasives; if trees are removed for the vision triangle at the intersection, will trees be planted elsewhere?
 - Dave Lonsdorf, 1717 Beach Road; Riverside Vista has a stewardship plan – no such plan for this development; NRAC has not yet been asked to review any plans;

- concerned about single access point; how do new builds address climate change
- Bill Keen, 2021 Manhattan Drive; concerned about isolation of neighborhood in another major flooding event

d. Commissioner Comments

Concept Plan

- Slack - Flooding concerns: FEMA maps – will they be addressed as part of the Preliminary Plat process; answer is yes
- Slack - Stormwater of Lots 18 and 19 –Will have their own stormwater management plans; answer is yes
- Geller - 1000’ distance rule for ponds and manure management – Amy Piaget, Dane County Conservationist was in attendance and stated that rule does not apply in this case as constructed stormwater facilities are not considered natural water bodies
- Geller - Stewardship plan for Sugar River Properties has not been created yet as that is part of the Preliminary Plat process
- Slack - Wooded outlot maintenance will be the responsibility of the HOA
- Mathies – concerned about future road access in northwest corner – impact to wetland, creates double-fronted lots and eventual loss of outlot

Motion by Geller to recommend approval of Land Use Application 2023-01 Sugar River Road Properties Concept Plan, second by Lukens. Motion carried by voice vote

Rezone

- Mathies is concerned about impact of RM-8 zoning on surrounding SFR lots and would like to see deed restrictions.
- Geller noted that the existing RR-4 parcel zoning will remain unchanged
- Applicant stated the future subdivision is surrounded by agricultural uses and the parcel is currently zoned RM-16

Motion by Geller to recommend approval of rezone subject to condition of final plat recordation as depicted on the rezone map dated 2.6.2024, second by Lukens. Motion carried by voice vote.

6. Discussion and Possible Action: Land Use Application 2024-02 Riverside Vista (062/0608-303-9000-8 east of 7906 Riverside Road) Preliminary Plat, Declaration of Covenants and Developer’s Agreement

Discussion by Plan Commission. Motion by Slack, to recommend approval of Land Use Application 2024-02 Preliminary Plat, second by Lukens. Motion carried by voice vote. The Development Agreement and Declaration of Covenants will be approved at the Final Plat stage.

7. Discussion: Comprehensive Plan Amendments Update – Staff is currently looking for a firm to do the map updates.
8. Other
9. Next Meeting: March 21st, 2024

10. Adjourn –Motion by Slack, second by Mathies. Motion carried by voice vote. Meeting adjourned at 10:02 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator

Town of Verona Plan Commission Meeting 2/15/24
Comments—Sugar River Road Subdivision

The TOV Land Use Plan was written in good faith about a need to preserve what makes the town a desirous place to live—open space and agriculture being two important ones. The Land Use Plan was voted on and approved by the residents as written because of these things. Open space means just that—open and free of structures placed in close proximity that dominate the landscape. Maintaining robust farming is vital to having the ‘open space’ that we all enjoy. When subdivisions are placed in prominent locations and take away agricultural land we are removing the very things stated in the Land Use Plan that the TOV residents want to maintain.

The Land Use Plan states that rural subdivisions be ‘conservation’. This is a very progressive and welcomed concept that the TOV could showcase itself by. But is this plan really ‘conservation’ as envisioned in the Land Use Plan? The TOV has a chance to set precedent for future rural housing by following the words written in the Land Use Plan.

Words matter. Residents of the TOV have brought to the Plan Commission valid concerns about this proposal not adhering to the Land Use Plan. It should.

Sherry Combs
7454 Valley Rd

PUBLIC COMMENTS FOR 2/15/2024 TOWN OF VERONA PLAN COMMISSION MEETING

The Plan Commission is reviewing and discussing two new developments tonight, one on Sugar River Road and one on Riverside Road. My comments pertain to both, as well as other, future developments in the Town.

The Town is developing at a fast pace, compared to historical levels. Large homes are being constructed in rural subdivisions, requiring ever-increasing use of resources – construction equipment, building materials, home energy consumption, traffic to and from services, etc. This is a carbon-intensive living pattern, being perpetuated in every new subdivision. I want to strongly encourage the Town to be proactive and responsible about the energy footprint of these developments.

The homes constructed this year will likely be around for decades. It is generally much easier to start with energy efficiency than to retrofit. And the need is immediate – we shouldn't wait for years to pass before considering how to encourage energy efficiency in new homes in the Town. A home designer using a whole-building systems approach from the beginning of the design process can perform a whole-house computer simulation that compares multiple combinations of variables to arrive at the most cost-effective and energy-efficient solution. It makes sense to require or strongly encourage builders and owners to consider techniques like advanced house framing, cool roofs, passive solar home design, and renewable energy for electricity, heating and cooling, and water heating.

Let's at least encourage developers and builders in the Town to work with Focus on Energy specialists (contacts shown below) during design, and even better let's strongly recommend the use of a whole-building systems approach for each home.

Thank you.

Jo Tucker,
Shady Oak Lane

- Residential Heating & Cooling contact:
 - Scott Sailor
 - [608-509-2291](tel:608-509-2291)
 - scott.sailor@focusonenergy.com

- Residential Insulation & Air Sealing
 - Jason Kempen
 - [262-227-3932](tel:262-227-3932)
 - jason.kempen@focusonenergy.com

Heidi Disch, 2355 Sugar River Road - Comments for 2/15/24 Plan Commission Meeting – Sugar River Proposal:

My primary feedback is the proposed development is too dense for this location and creates environmental (Sugar River), safety and rural character concerns. I am not anti-development but feel a development of this density is not right for this location and creates the following questions / concerns:

- High-density subdivision placement – How does the proposed development align with the following section of the Town’s Comprehensive Plan?

Land Use Conflicts - The Town should encourage higher density residential land uses within and near existing residential and urban areas and lower residential densities near agricultural and environmentally sensitive lands in order to minimize land use conflicts and to retain the rural character of the Town. (Page 17 / Policies)

- Sugar River – Environmental Impact / Flooding – A development of this size will undoubtedly introduce new chemicals (yard chemicals, salt, etc.) and possibly increased runoff into the Sugar River. This creates concerns for quality of the Sugar River itself and potential for increased flooding on surrounding wetland areas and possibly residences. (We were directly impacted by the 2018 flood as water came very close to our driveway.)

Preserving the quality of the Sugar River and putting in place features that address erosion, water runoff, etc. seems critical for this location. We don’t know what the future holds weather-wise so more stringent requirements may be advisable.

Per the current Land Use Plan:

- The Sugar River is a main factor in determining the rural character of the Town and as such all efforts should be made to preserve this natural resource. Currently, it is used for recreation including boating and fishing.
- Protect, preserve, and enhance the Town’s unique renewable and non-renewable natural environmental resources, including but not limited to physical geography, soils, surface waters and wetlands, woodlands, and grasslands. (page 48 / Objectives)

Safety – Increased traffic, location and current usage for walking, biking – Current residents walk in the area and biking is commonplace on Sugar River Road.

- Traffic – The volume of traffic generated by this development will forever change the area and its rural character. Safety is a major consideration. Has impact of this proposal been viewed under the lens of the traffic volumes set out in the following section of the Comprehensive Plan?

The Institute of Transportation Engineers (ITE).... states that:

A single-family dwelling generates about 10 vehicle trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may not make much difference, but 10 new homes can have quite an impact on safety and mobility. Thus, the connection between roadway planning and land use is important for the Town to consider. (pages 20-21)

- Biking – Are bicycling references set out in the Comprehensive Plan (on pages 24-26) impacted by this proposed development?

The proposal has trail systems, etc. for the proposed subdivision, but with current density, at what cost to current residents who walk and bike near our homes?

Town officials have an awesome responsibility as stewards of this land to make decisions right for the Township, both current and future generations. Please make decisions regarding this development in a thoughtful and transparent manner for the benefit of us all. Thank you, Heidi Disch