

Town of Verona Plan Commission Meeting Minutes

Thursday, August 19, 2021

6:30pm Zoom meeting

Members Present: Doug Maxwell, Sarah Slack, Haley Saalsaa-Miller, Deb Paul, Tom Mathies

Staff: Sarah Gaskell, Administrator

Other: Dan Sarbacker, Lindsey Krueger, Dale Malner, Jeff Schleicher, Kirsten Witte, Lee and Becky Stilwell, Mason Swanson, Mona Cassis, Noa Prieve, Rosemary Bodolay, Susan and Hans Pigorsch, Barbara and Harvey Tempkin, Jane Barnett, Mark Geller, Bret Saalsaa, Heidi Disch, Jim Herkert, Dave Lonsdorf, Ron Klaas, Adam Carrico, Marge Stench, Bennet Davis, Doug Wolf

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:32 pm. Motion to approve the agenda by Saalsaa Miller, second by Slack. Motion carried by voice vote.
2. Public Comment – none.
3. Approval of minutes from 6/17/2021. Motion to approve minutes by Paul, second by Saalsaa-Miller. Motion carried by voice vote.
4. Discussion and Possible Action: Land Use Application 2021-11 submitted by Sugar River Investors, LLC for a rezone from AT-35 to RM-16 for 38.4-acre parcel 062/0608-301-8001-1 located at 2325 Sugar River Road, Verona WI
 - a. Discussion included RM-16 allowable uses, future lot splits, consistency with surrounding land uses
 - b. Motion to recommend approval of Land Use application 2021-11 by Doug Maxwell, second by Tom Mathies subject to the following condition:
 - i. The **conditional** uses of this parcel be limited to those of the RR-16 zoning category
Motion carried by voice vote.
5. Discussion and Possible Action: Land Use Application 2021-06 submitted by Noa Prieve on behalf of Stilwell Trust, 6411 Sunset Drive, for a 4-unit Condo Plat Concept Approval and Rezone (parcel number 062/060-364-8990-2 (20.3-acres)). The proposed zoning would change from RM-16 to MFR-08.
 - a. Discussion included preservation of rural viewshed, creation of private driveway access agreements between neighbors and HOA, definition of limited common elements, changing the placement of building envelope on Lot 3, providing field access for the property to the south, removal of public road dedication from the plat, Ice Age Trail dedication on east and south boundary of property, and addition of utility easements to the plat; applicant is asked to consider changes for the preliminary plat
 - b. Motion to recommend approval of land use application 2021-06 for zoning change from RM-16 to MFR-08 and the plat concept plan for four units by Maxwell, second by Mathies subject to final plat plan approval and with a deed restriction for single family homes.
Motion carried 5-0.
6. Discussion and Possible Action: Land Use Application 2021-12 submitted by D'Onofrio

Kottke on behalf of Mishpacha LLC (Harvey Temkin), 2325 Sugar River Road, for a CSM and Rezone creating a 7-acre lot to be rezoned to RR-4. This CSM involves parcel numbers 0608-203-9002-7, 0608-203-8722-8, 0608-203-8512-2, and 0608-202-9375-8.

- a. Discussion items included upgrading existing driveway to meet code for fire truck access, dedication of Road ROW, future land use of the driveway, maximum number of users of shared driveway easement, removal of the word preliminary and reference to City of Verona
- b. Motion to recommend approval of the CSM dated 12 Aug 2021 for land use application 2021-12 with the following conditions by Mathies, second by Saalsaa-Miller:
 - i. Removal of the word “preliminary” from CSM
 - ii. Addition of dedication of road ROW on Sugar River Road
 - iii. Removal of City of Verona as an approving authority
 - iv. Removal of note #4 concerning dedication of ROW, if adjacent parcel is approved for a subdivision
 - v. Town agrees to accept the ROW dedication associated with Sugar River RoadMotion carried 5-0.

7. Discussion and Possible Action: Land Use Application 2021-06 submitted by Twin Rock LLC for Preliminary Plat and Neighborhood Association Declaration Approval for property near 2528 Spring Rose Road (062/0608-183-8681-0 and 0-608-183-31809)
 - a. Discussion included requested changes from last iteration; mailbox placement, trail surface, shared access for lots 1 and 2 on Spring Rose Road and recommended changes to the draft covenants
 - b. Motion to approve recommendation of the Preliminary Plat by Paul, second by Mathies subject to the following conditions:
 - i. Approval of a developer’s agreement
 - ii. Shared driveway between Lot 1 and 2Motion carried 4-0 with Saalsaa-Miller abstaining.

8. Commissioner Comments - None

9. Other - None

10. Next Meetings: Thursday, September 9 and 16 2021

11. Adjourn – 11:02 pm

Submitted by Sarah Gaskell, Town Planner/Administrator