

Town of Verona Plan Commission Meeting Minutes

Thursday, January 20, 2022

6:30pm Zoom meeting

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

Staff: Sarah Gaskell, Administrator

Other: Rosemary Bodolay, Susan Pigorsch, Kirsten Witte, Mark Geller, Michael Saltow, Bill Keen, Norbert Repka, Ron Klaas, John and Liz Senseman

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:30 pm. Motion to approve the agenda by Slack, second by Miller. Motion carried by voice vote.
2. Public Comment – none
3. Approval of Minutes from November 18th, 2021 Plan Commission Meeting; Motion to approve by Miller, second by Paul. Motion carried 4-0-1 with Slack abstaining due to absence in November.
4. Discussion and Possible Action: Land Use Application 2021-10 submitted by Norbert Repka for a CSM and rezone of parcel number 062/0608-284-8440-2 located at 2014 Manhattan Drive, Verona WI from RR-4 to SFR-1
 - a. Staff summary: Gaskell explained that the changes from the last iteration included increasing the size of lots 1 and 2 and changes to the driveway access easement. Driveway access agreement had not yet been submitted.
 - b. Public Comments: Saltow doesn't want lots of less than 2 acres in the neighborhood. Keen reported that the Wilsons didn't want to see further development of the neighborhood beyond one additional lot created.
 - c. Commissioner Comments
 - i. Included question on why the application was back again as it had been denied previously; CSM is incomplete; lack of difference between last submission and the current proposal; complicated driveway access easement agreement due to placement of easement over two lots, providing access to four lots
 - d. Motion to recommend denial of Land Use Application 2021-10 submitted by Norbert Repka for a CSM and rezone of parcel number 062/0608-284-8440-2 located at 2014 Manhattan Drive, Verona WI from RR-4 to SFR-1 by Maxwell, second by Paul
Motion carries 5-0 on a roll call vote.
5. Discussion and Possible Action: Land Use Application 2021-11 submitted by Ron Klaas on behalf of Olsen Trust for a 4-Unit Concept Plat and Rezone Approval (parcel numbers 062/0608-361-9190-9, 062/0608-362-9500-2, 062/0608-361-9100-7 (21 acres in total)).
 - a. Public Comments - none
 - b. Commissioner Comments – discussion included ETJ area, county oversight, tree clearing and building envelopes vs setbacks
 - c. Motion to recommend approval of Land Use Application 2021-11 submitted by Ron Klaas on behalf of Olsen Trust for a 4-Unit Concept Plat with defined minimum setbacks by Paul, second by Miller
Motion carries on a roll call vote 4-1 with Mathies voting no
6. Discussion and Possible Action: Review of Recommendations from the Ad Hoc Committee to Study

the Impact of Growth in the Town of Verona Final Report -The Impact of Growth in the Town of Verona

a. Public Comment

- i. Susan Pigorsch – Glad the PC is talking about the recommendations

b. Commissioner comments

- i. 45 recommendations overall (46 listed, one duplicate)

- #29 – Create a revised development submittal checklist
 - Updated checklist as needed
- #30 – Prepare and publish map of steep slopes
 - Map of steep slopes from 2013 Comp Plan could be added to the TOV website for reference
- All other recommendations were considered as No Action Needed - reasons included
 - Report did not demonstrate via data that the recommendation was based on an existing issue or that the recommendation would provide any benefit to the Town
 - Recommendation was already considered in the TOV Comp Plan
 - Recommendation was already considered in the Draft Land Division and Development Ordinance or other Town Ordinance
 - Recommendation was not within the Town's scope of enforcement or authority
 - Recommendation was not within the scope of the responsibility of the Plan Commission

- ii. Commissioners expressed appreciation for the hard work of the Ad Hoc Committee

7. Next Meeting: Thursday February 17th, 2022

8. Adjourn – 8:42 pm

Submitted by Sarah Gaskell, Town Planner/Administrator

Approved