



MEETING OF TOWN OF VERONA PLAN COMMISSION

Tuesday August 22, 2023, 6:30 p.m.

Town Hall Community Room

7669 County Highway PD, Verona WI

1. Call to Order/Approval of Meeting Agenda
2. Public Comment - Opportunity for comment from persons in attendance on items not listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda could be placed on a future Plan Commission meeting agenda. If the Chair or staff have received written comments for items not on the agenda, these may be read.
3. Approval of Minutes from June 15th, 2023
4. Discussion and Possible Action: Sugar River Road Properties Concept Plan Review
 - a. Staff report
 - b. Applicant comments
 - c. Public comment
5. Other
6. Next Meeting: September 21st, 2023
7. Adjourn

Per Resolution 2016-2 agendas are posted at the Town Hall and online at www.town.verona.wi.us. Go to www.town.verona.wi.us and sign up for the Town List Serve to receive notices via email. If anyone having a qualifying disability as defined by the American With Disabilities Act, needs an interpreter, materials in alternate formats or other accommodations to access these meetings, please contact the Town of Verona office @ 608-807-4466. Please do so at least 24 hours prior to the meeting so that proper arrangements can be made. Notice is also given that a possible quorum could occur at this meeting for the purposes of information gathering only, of the Town Board, Natural and Recreational Areas Committee, and/or Public Works Committee.

Posted: 08/15/2023, Mark Geller, Chair, Town of Verona Plan Commission

Town of Verona Plan Commission Meeting Minutes

Thursday, June 15, 2023 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack, Haley Saalsaa-Miller

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:31 pm. Motion to approve the agenda by Lukens, second by Mathies. Motion carried by voice vote.
2. Public Comment - none
3. Approval of Minutes from May 18th, 2023 – Motion to approve by Slack, second by Lukens. Motion carried by voice vote.
4. Discussion and Possible Action: Land Use Application 2023-01 for a CSM and rezone of 7648 CTH PD
 - a. Staff report – as provided in packet
 - b. Applicant comments - none
 - c. Public comment
 - d. Commissioner Comments
 - e. Motion to recommend approval of Land Use Application 2023-01 by Lukens, second by Mathies; motion carried by voice vote.
5. Discussion and Possible Action: Town of Verona Land Division and Development Ordinance
 - a. Motion to recommend approval of the updates to the Land Division and Development Ordinance by Slack, second by Saalsaa; motion carried by voice vote.
6. Next Meeting: August 22nd, 2023
7. Adjourn –Motion by Slack, second by Saalsaa. Motion carried by voice vote. Meeting adjourned at 8:36 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator

**TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE**

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations, and Chapter 75 – Land Division and Subdivision Regulations prior to application. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): _____

2313, 2325, & 2191 SUGAR RIVER ROAD
MISHAPACHA, SUGAR RIVER INVESTORS, & SWEETWATER

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category _____
 - new zoning category _____
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner Phone MULTIPLE

Address _____ E-Mail _____

Applicant, if different from the property owner RON KLAAS, DONOFRIO KOTTKE

Applicant's Phone (608) 833-7530 E-mail RKLAAS@DONOFRIO.CC

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.

Signature _____ Date _____

Description of Land Use Change requested: (use reverse side if additional space is needed)

DEVELOP SINGLE FAMILY NEIGHBORHOOD

I certify that all information is true and correct. I understand that failure to provide all required information and any related fees will be grounds for denial of my request.

[Signature] _____ Date 5-10-23

Applicant Signature _____ Date _____

Print Name RONALD R KLAAS

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY

Application # _____
Fee _____
Paid by _____
Date _____ Check # _____
Receipt # _____

Planning Report

Town of Verona

August 15th, 2023

2313, 2325, 2191 Sugar River Road

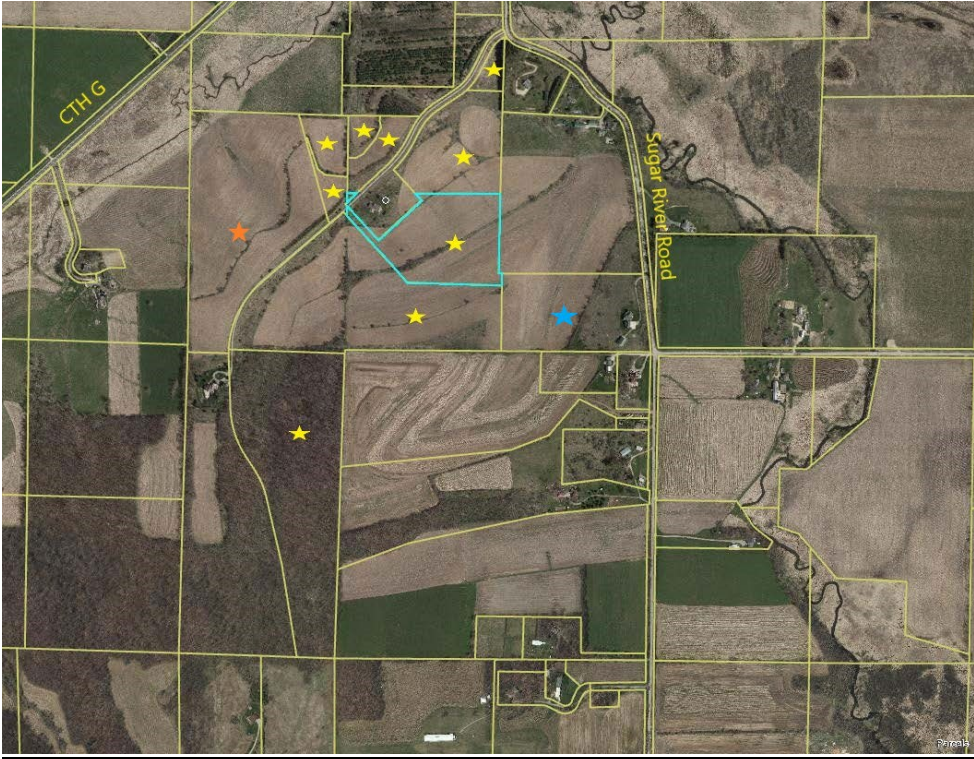
Summary: The property owners are seeking input on the Concept Plan for a new Subdivision Plat. The properties to be platted total approximately 185 acres located in the southwest portion of the town.

Property Owners: Mishpacha Deux LLC, Sugar River Investors, Sweetwater LLC

- Parcels:**
- 062/0608-203-8513-0
 - 062/0608-203-8723-0
 - 062/0608-203-9003-0
 - 062/0608-301-8375-0
 - 062/0608-301-8250-0
 - 062/0608-203-9700-2
 - 062/0608-301-8001-1

Applicant: Ron Klass
D’Onofrio Kottke

Location Map



Comprehensive Plan Guidance:

Zoning varies but most of the land is currently zoned AT-35 and is categorized in the RR 2-4 acre category on Map 9.6: Future Land Use. Rezones will be required as a precursor to any plat. This larger parcel was identified in the Comprehensive Plan as an area for future development.

Current and Proposed Zoning: The current zoning is AT-35, RR4, and RM-16. Proposed new zoning would be a combination of RRs and SFRs.

Extra-territorial Review/Boundary Agreement Authority: Joint Committee provisions for review apply to only “land remaining in the Town and located in Areas A, B, and D.” These parcels are in Area C and are therefore not subject to review/approval by the JPC.

Surrounding Land Use and Zoning: The parcels are surrounded by FP, AT, NR-C, RR-8, RR-4 and RR-2 land uses. The majority of the surrounding parcels are currently in agriculture.

Site Features: Features include rolling topography, a prominent ridgeline, and a 36-acre wooded area.

Driveway Access: Access to the parcels is via an existing driveway off Sugar River Road. This driveway will be incorporated into the plat as a Town Road and improved as required.

Other: Concept Plan Highlights:

- The plan utilizes the conservation design option whereby 30%+ of development is left in open space.
- The concept shows the overall design for the entire area, with approval from adjacent landowners. The preliminary plat will include only the properties started on the map.
- An extensive trail system has been designed to connect the open spaces, which will consist of a stormwater system, woodlands and restored prairie areas.
- Some residential structures located on the ridgeline lots shall be restricted to a single-story height to minimize visual impact.
- Smallest lot size is 1.4 acres, largest is 2.7 acres
- The existing residence at 2313 Sugar River Road may be incorporated into the Plat if desired by the property owners. They can also reserve the right to remain unplatted.

The required neighborhood meeting was held on May 3rd, 2023 and the attendee list and comments have been provided to the Town.

The Plan Commission discussed the Concept Plan at their May 18th 2023 meeting. Commissioner comments on the draft were as follows:

- Proposed intersection appears to be in a flood zone – further investigation is necessary via emergency management personnel
- shoreland zoning issues
- more connectivity of green space
- change the access to the wooded area to provide for machinery access if needed
- define what the ridgeline is
- wants trees included in landscape plan for screening purposes – consistent with rural character
- Is one access point sufficient

-
- mailbox location could cause congestion issues
 - cul-de-sacs could be hammerhead for future connections
 - Access concerns and possible floodplain issues
 - impact on current manure spreading should be considered
 - concept plan is consistent with the comp plan and future land use map
 - access is public – would provide a place for local residents to walk
 - more connectivity of trail system
 - addition of trees and prairie restoration

Updates/edits to the concept plan:

- greater connectivity of green space
- research on floodplain and waterway issues
- change in access to Outlot 6 (wooded area)
- depiction of wetland

Staff Comments: Staff is seeking input on the revised Concept Plan.

Sugar River Road Properties

Sugar River Road Properties would like the Town to complete a conceptual review for a single family home project in the Town of Verona. There are four properties within this area that could someday be developed, with a total ownership of over 250 acres. The location of the project within the Town, along with the designated land use, can be seen on the attached "Future Land Use" map from the Town's Comprehensive Plan.

Along with this narrative, there are 4 maps that are being provided per the Town guidelines;

1. Context Map
2. Existing Conditions
3. Neighborhood Plan for all 4 properties
4. Concept plan for the lands to initially be platted

As can be seen by the Comp Plan map and the Context Map, the project is located in the west central portion of the Town, in an area designated for Rural Residential. There are scattered residential lots near the project, and the new Twin Rock residential development is about a half mile to the west. Most of the area around the project is farmland.

The Existing Conditions Map shows the project area to have 4 residences. There are approximately 80 acres of woods at the south end, and the remaining land is currently being farmed. There is a small triangle of wetlands in the NW corner, and that triangle along with a small area at the Sugar River Road connection point are within the 100 year flood plain. There are no historical features and no known archeological sites mapped in the project area.

Although not all of the property is being proposed for development at this time, the Town asked that an overall Neighborhood Plan be developed to see how it would all fit together in the future. This plan illustrates how a second access point will be established on Sugar River Road, and how there would be a connected greenspace throughout with a series of stormwater management basins.

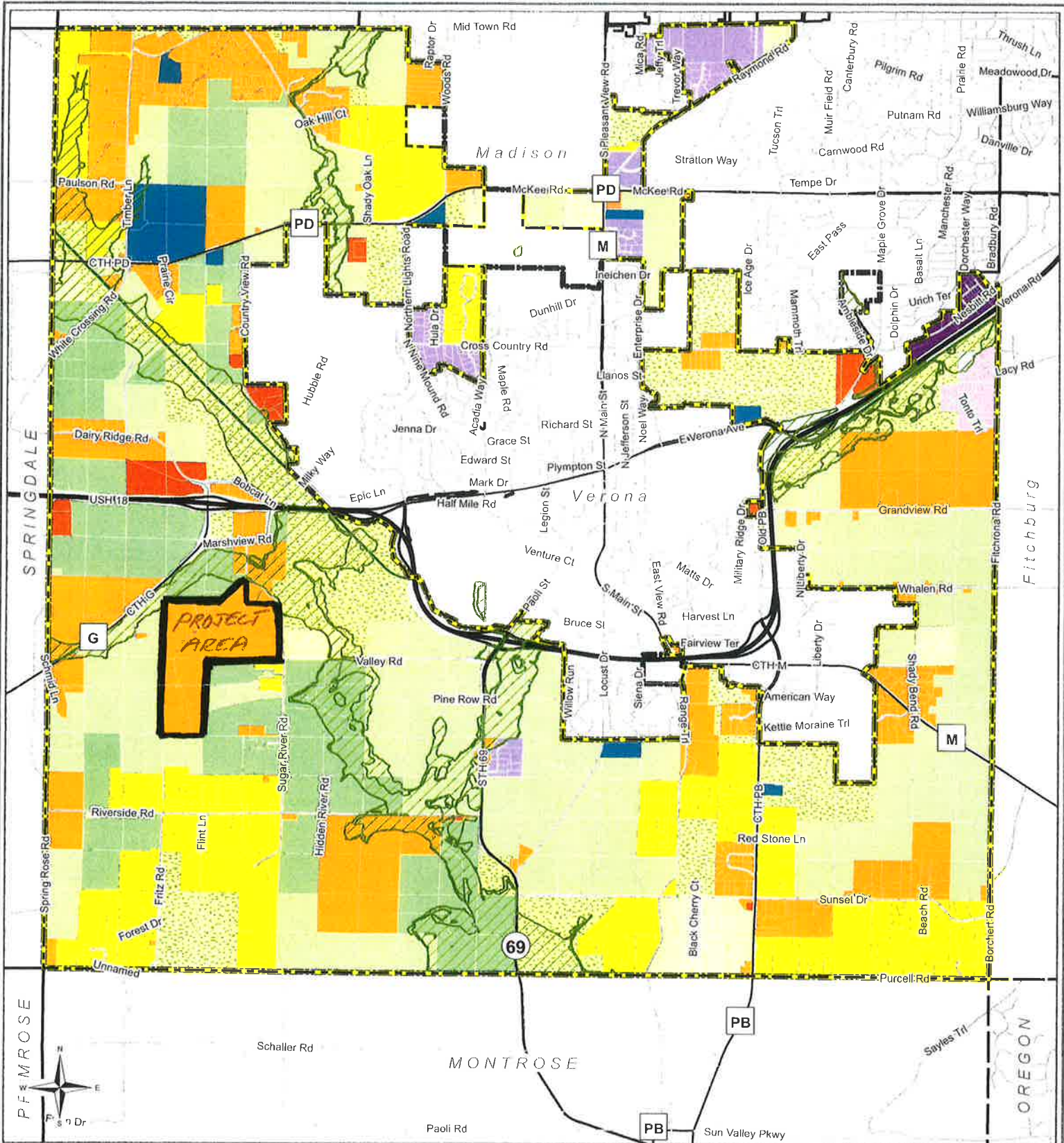
The fourth map is the Concept Plan for the lands that would initially be developed. The southwesterly 40 acres is not being developed at this time, nor is the property in the NE corner (36.7 acres) along Sugar River Road. The project is being proposed as a Conservation Subdivision per the Town's Land Division Ordinance. This requires a minimum of 30% open space, and allows a minimum lot size of 1.3 acres. The open space will consist of stormwater basins, hiking trails, and prairie areas in the current farmed areas in the north portion along with the existing woods to the south.

Stormwater Management will meet the DNR and Dane County requirements, whereby peak flows cannot exceed existing runoff. Infiltration and sediment reduction standards must be met as well. Stormwater basins will be incorporated throughout the project, and the open space areas will be converted to prairie instead of corn field.

Traffic is expected to primarily go north on Sugar River Road to Marshview Road and County G, and then to Hwy 151. Some traffic would likely use Valley Road for accessing Hwy 151 and other points south on Hwy 69. It is anticipated that the Town's road maintenance program will include Sugar River Road within the next several years.

Setbacks for the homes will far exceed Dane County standards. Front setbacks will be a minimum of 50', and rear setbacks will be 100'. Side yards will be 50' on the majority of lots, which provides a minimum of 100' between homes. Green space will be incorporated in many instances along the borders with adjacent farmlands to provide additional buffer. For the lots on the ridge (on the upper area of the existing driveway), there will be a limitation on how high the roof peak can be in order to help reduce the visual impact from surrounding lands. Building envelopes in the woods are limited to 30,000 sf or less.

The roads within the project will be built to Town Road standards by the Developer and dedicated to the Town. Road maintenance will be by the Town, and trash pickup handled with curbside pickup. Verona Area Fire and EMS will provide emergency services, and the Dane County Sheriff's Office will patrol the area. We will work with local phone companies to provide high speed internet service.



Map 9.6: Future Land Use

Town of Verona

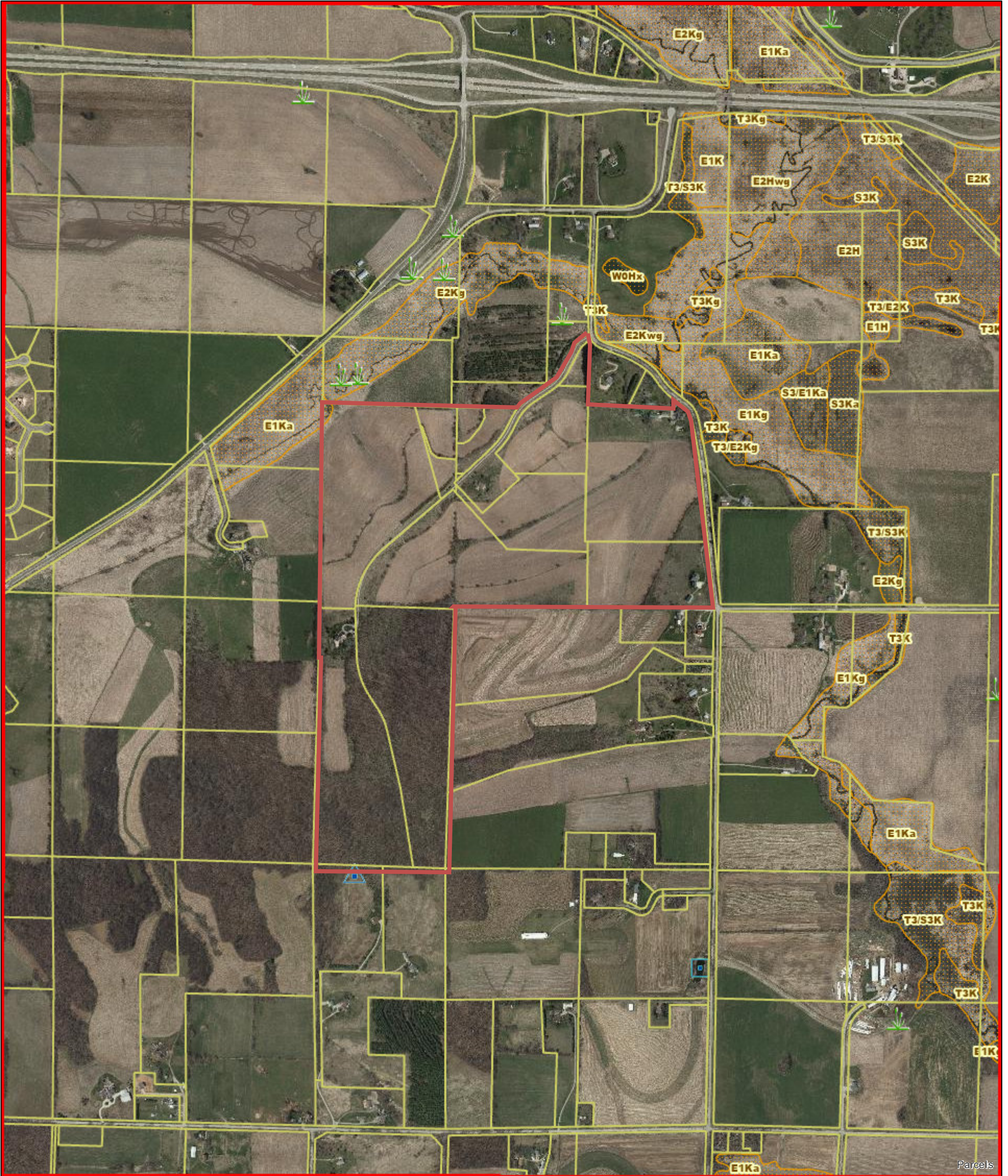
- | | | | |
|--|--------------------------------|--|-----------------------------------------------------|
| | Trail | | Urban Residential: SFR Neighborhoods Public Septic |
| | Farmland Preservation | | Urban Residential: SFR Neighborhoods Private Septic |
| | Transitional Agricultural | | Urban Mixed Use Neighborhood |
| | Natural/Recreational Resources | | Institutional |
| | Rural Residential, 8+ acres | | Commercial |
| | Rural Residential, 4-8 acres | | Utilities |
| | Rural Residential, 2-4 acres | | Environmental Respires Protection Corridor |

Town of Verona
 Date Created: 8/20/2018
 Date Amended: 11/16/2018
 0.5 1 Miles



REDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
 999 Fourier Drive, Suite 201, Madison, WI 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

Sugar River Road Properties--Context Map



May 10, 2023

- Parcels
- Wetland Class Areas

Wetland Class Points

- Dammed pond
- Excavated pond
- Filled/draind wetland
- Wetland too small to delineate
- Filled excavated pond

Filled Points

- Yes
- Wetland Class Areas

Filled Areas

- Y

0 625 1,250 2,500 Feet



Parcels

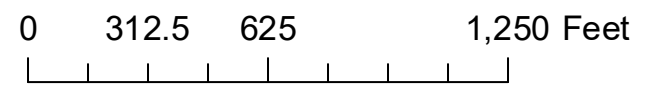
Sugar River Road Properties--Existing Conditions



May 10, 2023

- Road Names
- Parcels
- 2 foot Intervals**
 - 10 foot Intervals
 - 2 foot Intervals
- Wetland Class Areas
- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond

- Filled Points**
 - Yes
 - Wetland Class Areas
- Filled Areas**
 - Y





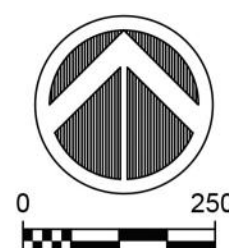
SUGAR RIVER ROAD PROPERTIES

CONCEPTUAL INITIAL PLAT

TOWN OF VERONA, WISCONSIN

AUGUST 15, 2023

22-07-109

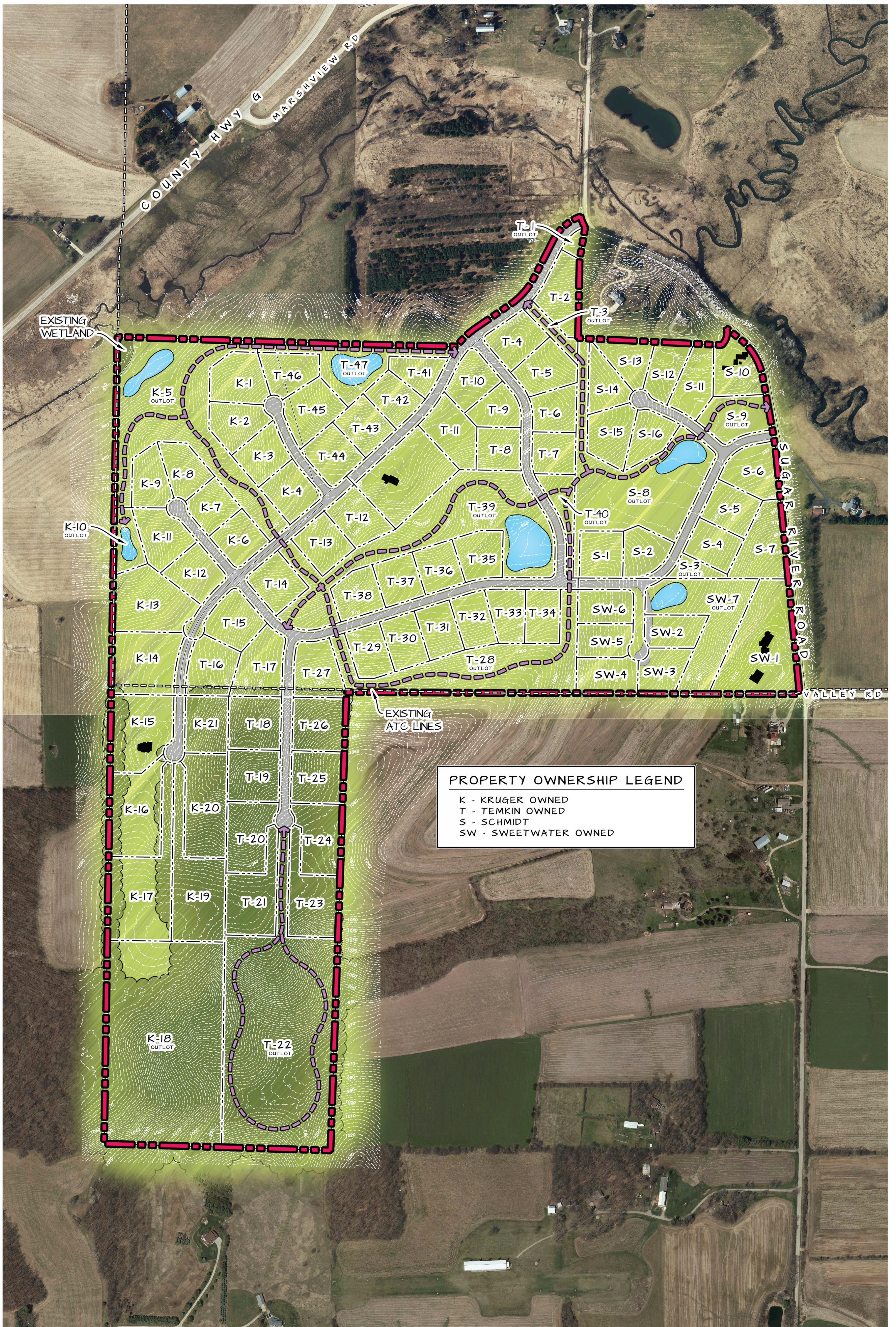


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



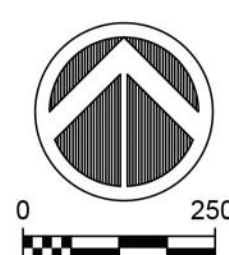
PROPERTY OWNERSHIP LEGEND	
K	- KRUGER OWNED
T	- TEMKIN OWNED
S	- SCHMIDT
SW	- SWEETWATER OWNED

SUGAR RIVER ROAD PROPERTIES

NEIGHBORHOOD PLAN
TOWN OF VERONA, WISCONSIN

AUGUST 15, 2023

22-07-109



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Town of Verona Plan Commission Meeting Minutes

Thursday, May 18, 2023 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack, Haley Saalsaa-Miller

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:33 pm. Motion to approve the agenda by Mathies, second by Lukens. Motion carried by voice vote.
2. Public Comment - none
3. Approval of Minutes from March 16th, 2023 – Motion to approve by Lukens, second by Slack. Motion carried by voice vote.
4. Discussion and Possible Action: Sugar River Road Properties Concept Plan Review
 - a. Staff report – as provided in packet
 - b. Applicant comments - none
 - c. Public comment
 - Sherry Combs, 7454 Valley Road; confused about the timeline of the process; protecting farmland should be considered; concerned about water quality of the Sugar River and trout population; increased traffic; seems in conflict with the Comprehensive Plan
 - Kari Armenta, 2101 Sugar River Road; environmental impacts; possible blasting; possible salt from driveways getting into the Sugar River; trash concerns; traffic concerns; has DNR been consulted?
 - Dustin Poast, 1990 Hidden River Road; wants to minimize conflict between land uses specifically ag and residential; manure is spread on adjacent properties so how will that be affected; traffic concerns with farm equipment on the roads etc.
 - Tom Poast, 1990 Hidden River Road; lot sizes are less than 2-4 acres; concerns about conflict between adjacent land uses of residential and farming such as machinery, lights and night, children trespassing etc.
 - Jane Barnett, 2273 Sugar River Road; design is not clustered and not enough open space reserved; woods are sequestered; eliminates ag land; impact of septic on Sugar River; safety of only one access point to the neighborhood; impact to traffic;
 - Brent Darley, 2206 Brandancee Lane; concerns about ability to continue spreading manure;
 - d. Commissioner Comments
 - Mathies: proposed intersection appears to be in a flood zone – further investigation is necessary via emergency management personnel; shoreland zoning issues; more connectivity of green space; change the access to the wooded area to provide for machinery access if needed; define what the ridgeline is; wants trees included in landscape plan for screening purposes – consistent with rural character
 - Saalsaa Miller: is one access point sufficient; mailbox location could cause congestion issues; cul-de-sacs could be hammerhead for future connections
 - Slack: access concerns and possible floodplain issues; impact on current manure spreading should be considered; concept plan is consistent with the comp plan and future land use map; access is public – would provide a place for local residents to

walk; more connectivity of trail system; addition of trees and prairie restoration

5. Discussion and Possible Action: Town of Verona Land Division and Development Ordinance
 - a. Commissioner comments
 - Want clear definition of ridgeline - is it a line or a region – trees can mitigate the visual impact
 - b. Motion by Lukens, second by Slack to postpone further discussion and action until the June meeting; motion carried by voice vote.
6. Next Meeting: June 15th, 2023
7. Adjourn –Motion by Mathies, second by Slack. Motion carried by voice vote. Meeting adjourned at 8:32 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator

June 15, 2023 Updated Submission by Arnold Jennerman 7621 Marsh View Road Town Resident since 1991

As noted previously this land has some very steep slopes and with the addition of new nonpermeable areas (streets, driveways and rooftops) and closely manicured lawns there will be very little holding water on the property during heavy rains. In fact, everything in the current design will accelerate the flow of excess runoff.

I had a phone conversation with Ronald Klass of D'Onofrio and Kottke and Associates, Inc. on Tuesday June 13 in which I raised this concern and suggested the orientation of the cul de sac roadways, especially on the North side of the property where they seem to be oriented directly up and down the slopes, should be reoriented to run along the slopes. This current design will just gather all the runoff from roofs, driveways and lawns and direct it down the hillside onto the neighboring property and ultimately into the creek and river. We don't farm up and down the slopes, why would we orient streets that way as they have with this design. I also raised the concern that the retention ponds in the plan were not properly located or of an adequate size to address these issues.

This raises an additional concern of the runoff of lawn care chemicals as all of these lots will now become massive lawns mowed, and fertilized with a significantly higher concentration of chemicals than any farmer can afford to put on their fields. All the excess being prone to runoff into the Sugar River watershed.

Any thoughts about restricting lawn areas on these lots.

Thank you for your consideration.

Submitted Anonymously 4-30-2023 By Neighbor Resident Taxpayer

Mishpacha Lands Proposed Project

This land has some very steep slopes and with the addition of streets, driveways and rooftops the plan does not seem to address the increased runoff onto neighboring lands due to the addition of all this non permeable surface. The paved roads and driveways running up the slopes will only speed the flow. This will especially be a problem during major rain events which are increasingly becoming more frequent. Fewer houses and driveways in the plan or restrictions on driveways and roof area/size might be partial options, much larger greenbelts adjacent to neighboring lands might help. Berms like they have in the fields in Western Iowa to slow the flow? Overall, the plan seems significantly deficient in not addressing runoff and its impacts on neighbors and the watershed. Something needs to be added to slow and hold the added runoff from the new nonpermeable areas (roofs, driveways, roads) being added on the property and not add to damaging runoff across neighbors' land.

A development of this size, with this many lots does not maintain rural character. Project seems way over the top in terms of density for the area.

Way too many little lots. We will be looking at a sea of rooftops. Lots should be bigger so houses are more spread out. This would also help with the runoff, sewage and water problems.

There will be a lot of added traffic on Sugar River Road and other area Town roads.

Sounds like the roads in this subdivision will be town roads? Is the developer funding the maintenance of common areas, green spaces, trails into perpetuity or will that cost also fall on the Town?

When each of the landowners bought a portion of the former Sisk farms it was with the understanding that the minimum lot size would be 35 acres. Hard to see how 4 splits have become 40?

At the time the belief was that these rural unsewered subdivisions were a sanitary sewer and water quality problem, but here we are actually promoting them. I am not sure what has changed in the