

## Town of Verona Plan Commission Meeting Minutes

Tuesday, April 21, 2020, 6:30 pm

Zoom meeting

Members Present: Doug Maxwell, Deb Paul, Tom Mathies, and Sarah Slack

Absent: None

Staff: Sarah Gaskell, Administrator

Also Present: Brent Darley, Dana Resop, Paul Spetz, Jon Baldock

1. Call to Order/Approval of Meeting Agenda –Maxwell called the meeting to order at 6:37 pm. Motion to approve the agenda by Paul, second by Slack. Motion Carried.
2. Public Comment – None
3. Approval of minutes from 3/11/2020 – Motion to approve minutes by Mathies, second by Slack. Motion carried.
4. Discussion and Action regarding land use application 2020-1 submitted by Jon and Denelda Baldock for separation of 3.21-acre lot from the 39.52 parcel no. 060813495008 by the draft CSM and the rezoning of the house parcel from RR1 to RR2. The zoning of the larger parcel would remain AT-35. Commission members commented on the current and future uses, the placement of the hydrant in accessory buildings and its classification as a sanitary fixture, clarification on the shape of lot 1 of the CSM, the driveways, ROW dedication, lot coverage and requested changes to the CSM. Motion made by Slack to recommend approval with the following conditions: CSM additions: label the dedication of ROW, demarcation of existing well and septic field, outbuilding labels, confirmation that all future uses be consistent with RR2 zoning requirements. Second by Paul. Motion carried 4-0.
5. Discussion and Action regarding land use application 2020-2 submitted Paul Spetz, Isthmus Surveying LLC, for the property owners Dana Resop and Brent Darley for the conversion of a metes and bounds described parcel no. 060819491859 to 1.72-acre lot 1 of a CSM and for rezoning from AT-35 to RR1 at 2206 Brandancee Ln, Verona. Commissioners commented on the property access via Town road, current and future land uses, allowable agricultural uses, single purpose driveways, shared well scenario, and the location of the septic field. Motion made by Paul to recommend approval subject to the following conditions: addition of the existing septic field and proof of shared well agreement. Second by Mathies. Motion carried 4-0.
6. Discussion and Action regarding land use application 2020-3 submitted by Robert Talarczyk, Talarczyk Land Surveys, for the purpose of adjusting the lot line by a CSM between parcel no. 062/0608-022-2670-2 owned by Mary Ann Emmerton 6853 Shagbark CT, Verona, and parcel no. 062/0608-022-9101-0 and 062/0608-022-8730-7 owned by Fred and Linda Ridders, 6852 Shagbark Ct., Verona. Zoning would remain SFR-1. Discussion included the need to see the wells and septic fields delineated on the CSM. Motion by Mathies to recommend approval subject to the condition of the addition of the well and septic field locations to the CSM. Second by Paul. Motion carried 4-0.
7. Review of schedule for future meetings – Next meeting set for May 14th, 2020 at 6:30pm via Zoom.
8. Adjourn –Maxwell adjourned the meeting.

Submitted by: Sarah Gaskell, Planner/Administrator and Doug Maxwell, Chair

Approved: