

Town of Verona Plan Commission Meeting Minutes

Tuesday, June 11, 2020, 6:30 pm

Zoom meeting

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

Absent: Deb Paul

Staff: Sarah Gaskell, Administrator

Also Present: Ron Klaas, Susan Pigorsch, Rosemary Bodolay, Jo Tucker, Robert Hefty, Robin Hefty, Holly Dowling, Bruce Allison

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:38 pm. Motion to approve the agenda by Slack, second by Mathies. Motion Carried.
2. Public Comment – None
3. Approval of minutes from 6/11/2020 – Motion to approve minutes by Mathies, second by Slack. Motion carried.
 - Discussion and Action: Land use application 2020-4 submitted by Ron Klaas, Donofrio Kottke & Associates, representing Robert and Robin Hefty for property at 7790 Riverside Road for the creation of a new CSM and zoning districts for three lots: lot 1, 2.655 acres (RR 2); Lot 2, 2.285 acres (RR 2); and lot 3, 51.879 acres (AT 35). This land includes four tax parcels 0608-304-8500-4 (40 acres), 0608-3800-0 (1.99 acres), 0608 303-9520-0 (10 acres), and 0608-9501-0 (4.92 acres). Motion to recommend approval subject to the following conditions by Maxwell, second by Mathies. Conditions are:
 - 1) the mobile home be removed at the time of occupancy of the new home or Lot 2 is subsequently sold or within two years from the date of CSM approval, whichever occurs first, and the septic line associated with the mobile home be properly discontinued when any one of these scenarios occur
 - 2) If Lot 2 or 3 is sold at any time, the selling owner will be responsible for the cost of moving the driveway into the shared driveway easement.Motion carried 3-0.

Discussion included:

- Staff report was presented. Staff recommends the approval of the CSM and rezone.
- Ron Klaas explained that the County has already held the required Public Hearing and County staff approved the rezone with no conditions. The goal is to remove the existing trailer home once a new home has been built on lot 2. All residences will continue to use the same driveway.
- The CSM will be updated to show where the septic fields are located on site and the correction of the well location for Lot 1. The mobile home is on its own septic, separate from the other homes.
- There is no water available except for in the residences. The water line currently serving the mobile home will remain connected when the mobile home is removed for cattle uses.
- Slack asked about the lot line bifurcating the mobile home and what would happen if the new home was not built. She suggested a condition of a timeline for the removal of the mobile home and suggested two years or if the lot is sold before two years.
- Mathies asked about the electrical service to Lot 3 – is there an easement? It's not shown on the CSM currently. Klaus relayed there is no Alliant energy blanket easement and suggested the driveway easement and utility easement be aligned.
- Mathies commented on the driveway and its position within Lot 2. Klaas said there was no reason to move it out of the vacated portion of Hefty Drive as the property is all currently Hefty property and will remain so. Mathies suggested that the driveway easement be addressed if Lot 2 is sold at any time in the future.
- Maxwell believes that this rezone preserves the intent of the Town's Comprehensive Plan.

- Slack noted that to do any further lot splits of the parcel zoned AT-35, the parcel would be subject to the rezone process.
4. Discussion: Presentation of draft report by the Ad Hoc committee on assessment of new developments in the Town of Verona.
 - Commissioners provided feedback on the roads analysis, viewshed analysis, designing for storm events, the subdivision ordinance draft, public works costs, habitat protection, wetland protection, groundwater availability, representation of farming interests in the report, land as a retirement asset and analysis of the need for infill strategies
 5. Next meeting set for July 9th, 2020 at 6:30pm via Zoom.
 6. Adjourn – Maxwell adjourned the meeting at 8:51pm.

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

Approved: