

Town of Verona Plan Commission Meeting Minutes

Tuesday, September 3, 2020, 6:30 pm

Zoom meeting

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

Others Present: John and Jean Whitley, Sarah Hau, Greg Suddeth, Pam Dunphy

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:30 pm. Motion to approve the agenda by Paul, second by Slack. Motion carried by voice vote. Approval to amend the agenda to move discussion of Dane County Salt Shed to after approval of minutes with no objections.
2. Public Comment – None
3. Approval of minutes from 09/03/2020 – Motion to approve minutes by Mathies, second by Slack. Motion carried by voice vote.
4. Discussion: Dane County Salt Shed Addition
 - Pam Dunphy from the Dane County Highway Department introduced the project stating they would like to build a 4-bay garage for salt trucks to allow for faster access during snow season. Brine tanks will be adjacent to the building, which will be built near the existing salt storage building. The County is also considering a future 80 x 80 garage and an additional driveway. There are two options for sewer utilities: one is to bring them from the Badger Prairie facility or install a well with a holding tank. Town of York has a holding tank and system that might be similar to this one.
 - Mathies asked several questions. Dunphy replied that the County is not required to obtain a CSM because this property is in the highway right-of-way. Stormwater management will be reviewed and will use the existing pond. Oil and grease management will be taken care of inside the building and trucks will not be washed in this building. Lighting will be downcast and on motion sensors. There will also be adequate employee parking on the existing pavement. They are looking at building in the spring after all proper State approvals have been met.
 - Slack asked about setback, landscaping, and truck parking. Dunphy was not sure about the dimensions for setbacks, they will investigate landscaping options and the trucks will be kept inside the building when not in use.
 - Paul asked about storage of concrete dividers. Dunphy stated the state has been using the site for barrier walls, the amount has decreased significantly but the State owns this property and they determine how much storage they will use.
 - Gaskell stated that this has been presented to the City of Verona Plan Commission and that the town can make requests or suggestions, but the Town and City of Verona do not have any jurisdiction because it is State owned property.
 - Dunphy stated she will work strongly on the landscaping issue.
5. Discussion and Possible Action: Petition to rezone 2820 Allegheny Drive, Parcel number 062-0608-124-8070-3
 - Maxwell stated that this is a request to rezone from duplex to single family residence.
 - Motion by Maxwell to table and staff is directed to provide additional information, second by Slack, nay by Mathies, motion carried 3-1.

6. Discussion and Possible Action: Petition to rezone 6535 Grandview Road from RR-2 (2.06 acres) and AT-35 (37.1 acres) to RR-2 (3.3 acres) and AT-35 (35.86 acres)
 - Gaskell stated the applicant is seeking approval to add acreage to the current portion of the parcel zoned RR-2 from the AT-35 piece and create "Lot 1" via a CSM. Currently delineated by metes and bounds, the current spot rezone around the residence does not include any road frontage and the rezone would correct this issue. The resultant remnant parcel A would remain in farmland as AT-35. This property is in the ETJ area for both the City of Verona and the City of Fitchburg and subsequently, the application will need to be reviewed by both bodies if desired as well as the Joint City/Town Planning Committee. Staff recommends approval.
 - Suddeth stated that they are required to rezone to make this a sellable property due to a prior postage stamp rezone by the County.
 - Discussion by Commission.
 - Motion by Paul to recommend the rezone of 6535 Grandview Road from RR-2 (2.06 acres) and AT-35 (37.1 acres) to RR-2 (3.3 acres) and AT-35 (35.86 acres) with the condition that the CSM illustrate the septic field and dedication of the road right-of-way, second by Mathies, motion carried by voice vote.
7. Discussion: Review of Potential Dog Training Facility Small Business
 - The applicant is seeking feedback for a potential Dog Training Facility to be located within the Town. There are very few properties zoned RM-8 and RM-16 within the Town, which would allow for such a use. The applicant would likely be looking for parcels zoned RR-8 or RR-16 and seek a CUP to accommodate the business. After conversations with the applicant and review of materials, staff is supportive of this use and seeks feedback from the Commission.
 - Discussion by commission
8. Discussion: Neighborhood Rezone Discussion
 - Review of current zoning of RR-2 Neighborhoods that could be rezoned to SFR-02 for the purpose of enhanced domestic fowl standards. This is an issue in the Cross Country Circle area.
 - Discussion by commission.
9. Reports
 - Chair – Maxwell updated the committee on Town of Springdale concern with Twin Rock, staff will work with townships to create agreements between towns regarding road responsibilities. Prairie Circle Development is well under way. Twin Rock Development road construction also started this week.
 - Committee Reports: Finance committee is beginning budget discussions. NRAC will be discussing the prairie and pond at Town Hall.
10. Gaskell stated the subdivision ordinance is being updated with all changes from last Plan Commission meeting.
11. Next meeting
 - Special meeting to discuss the Draft Subdivision Ordinance October 1st, 2020
 - Regular monthly meeting October 15th, 2020
12. Adjournment – Meeting adjourned at 8:07 pm.

Submitted by Teresa Withee, Clerk/Treasurer; Sarah Gaskell, Administrator
Approved: