

## Town of Verona Plan Commission Meeting Minutes

Thursday, June 29, 2017 6:00 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Ron Melitsoff, Laura Dreger, Jim Schroeder, Deb Paul

Absent: none

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Regular Meeting Agenda – Doug Maxwell called the meeting to order at 6:00 p.m. Motion to approve the agenda by Dreger. Second by Schroeder. Motion carried.
2. Approval of minutes from May 25 – Motion by Schroeder to approve the minutes. Second by Melitsoff. Motion carried.
3. Reports

Chair: Doug reported on a meeting he and Amanda had with City of Madison Planning staff members.  
Committee Reports (Public Works, Finance, Natural and Recreational Areas). The Finance Committee is continuing its work on the five year plan. NRAC has been working on the town hall landscaping.  
Commissioners – no report  
Planner/Administrator – no report
4. Land use application 2017-5 - dated 5/17/2017 for property located at 2009 Manhattan Drive submitted by Mark and Susan Nyhus. The purpose of the application is the creation of a new certified survey map shifting approximately 10,802 square feet of land from 1979 Manhattan Drive to 2009 Manhattan Drive. The transferred land would then be rezoned from RH-1 to R-2 to match the parcel to which it is being added. No new lots would be created.
  - Public Hearing – No one was present to comment on this.
  - Discussion and action – Motion by Paul to approve the preliminary CSM adjusting the lot line at 2009 Manhattan Drive. Second by Schroeder. Motion carried unanimously. Motion to approve the rezoning of the shifted property at 2009 Manhattan Drive from RH-1 to R-2. Second by Schroeder. Motion carried unanimously.
5. Land use application 2017-6 - dated 6/7/2017 for property located at 2712 Cross Country Circle submitted by Jason Geiger on behalf of Bernard and Constance Wedig. The purpose of the application is the creation of a new certified survey map dividing a 3.4 acre lot into a 1.5 acre lot and a 1.9 acre lot. The parcel is currently zoned R-1 which allows a minimum lot size of 20,000 s.f. – Doug Maxwell began the meeting by explaining that there are covenants for the neighborhood. He went on to explain that while the covenants renew automatically, there is a clause stating that there is a 25 year prohibition on lot spits, and that window of time has passed. Because of the confusing nature of the two clauses, Doug asked the applicant to get a lawyer's interpretation. The lawyer's statement, which Doug showed the group, indicated that a split was allowed. Doug went on to explain that the Town must consider the comprehensive plan guidance and existing zoning.
  - Public Hearing – Many people were in the audience and wished to speak. The applicant and their representative were not present for the conversation but arrived later due to scheduling confusion. Nancy Valentine of 2852 Cross Country Circle stated that she didn't think the City of Verona would allow the split. Doug and Amanda responded with information about the boundary agreement. Terry Schnapp asked if the item could be postponed since the applicant had time to get a written legal opinion but the neighbors had not. Laura Steuck said that the applicants had tried to split their land before and the application was denied. There was further discussion about legal opinions and it was decided that the

Town's attorney should provide an opinion.

- Discussion and action – Laura Dreger asked if a neighborhood board had ever met. It had not. Jim Schroeder asked if the layout of the lot would work, and Doug explained that it is the owners' responsibility to assure viability and layout of the septic and well. Motion by Paul to table action until the July 20<sup>th</sup> meeting. Second by Melitsoff. Motion carried unanimously. Laura Steuck volunteered to be the contact point person for the neighbors that were present. [The applicant later withdrew the request and the July 20<sup>th</sup> meeting was cancelled. The Town's attorney issued a written opinion that the Town should not consider neighborhood convents in its decision making.]

6. Discussion and action regarding a draft of the future land use map for the comprehensive plan

- Vision statement – The group briefly discussed the vision statement. Laura expressed support for the bulleted format.
- Land use categories – The group went through a series of votes to accept or reject Doug Maxwell's draft minimum acreages for future land use categories. All motions were made by Maxwell and seconded by Dreger. Votes are outlined below.

• Category	Previously Suggested Acreage	New Acreage	Vote
Ag preservation	5	20	All in favor
Transitional Ag	8	8	4 to 1 in favor, carried
RR 1	1.5	1	4 to 1 against, failed
RR 1	1.5	1.5	4 to 1 against, failed
RR 1	1.5	2	4 to 1 in favor, carried
RR 2	2	2	All in favor
RR 4	4	4	All in favor
SFR, MFR, Public sewer	.5	.5	All in favor
SFR, neighborhoods, public sewer	.7	.7	All in favor
SFR, neighborhoods, private sewer	1.5	1	4 to 1 against, failed
SFR, neighborhoods, private sewer	1.5	2	All in favor
Urban Mix + com, public sewer	.5	.5	All in favor
Commercial, public sewer	.5	.5	All in favor
Commercial private sewer	1.5	2	All in favor
Large scale commercial	Category eliminated		
Public/Non profit	2	2	All in favor
Mineral extraction	20	20	All in favor
Utilities	Variable	Variable	All in favor
NR-C	5	5	All in favor
NR – P	Variable	Variable	All in favor

- Land use map – The group reviewed the map and made some edits. [The edits, and others made to the land use map over time, are in Amanda Arnold's files for reference]

7. Schedule and upcoming meetings – Doug explained that at the July 11 Town Board meeting he'll seek authorization to share the draft future land use map with the County and other jurisdictions.
8. Adjourn – Motion by Dreger. Second by Melitsoff. Motion carried at 9:15 p.m.

Submitted by: Amanda Arnold  
Planner/Administrator

Approved: 8/31/17