

Town of Verona Plan Commission Meeting Minutes

Monday, December 18, 2017 6:00 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell (by phone), Ron Melitsoff, Jim Schroeder, Deb Paul, Laura Dreger

Absent: none

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Meeting Agenda – Laura Dreger called the meeting to order at 6:04 p.m. Amanda Arnold explained that Doug Maxwell was at home because he was sick, but that the Town's attorney had advised that he could participate by phone. Motion to approve the agenda by Schroeder. Second by Paul. Motion carried.

2. Public Comment – None.

3. Approval of minutes from Nov 30, 2017 – Motion by Maxwell. Second by Melitsoff. Motion carried.

4. Reports

Chair: None

Committee Reports (Public Works, Finance, Natural and Recreational Areas) – Laura commented that David Lonsdorf, who is on the NRAC committee, expressed concern that land divisions used to be reviewed by the Open Space and Parks Commission and are not now that group became the NRAC committee. Amanda explained that the requirement for review went away with they change from a commission to a committee. She's open to their review but has some concerns with another step in an already very long process.

Commissioners: None

Planner/Administrator: Amanda reported that NW Neighborhood Plan was being reviewed by the Verona Common Council that night. She also reported the she and Doug Maxwell met again with the County and that the future land use map and chapter were up on the web.

5. Land Use application 2017- 9 – for property located at 11451 Mid Town Road submitted by Justin Temple on behalf of OAJ Development. The purpose of the application is the rezoning from A3 to R4 to allow for condominium development made up of 29 single family units on 62.9 acres.

- Presentation of new information by Developer or Representative – Amanda Arnold reminded the commission that they has wanted more detail on the amount of land left for a house on the two units with stormwater management ponds. Justin Temple gave a presentation addressing that issue. The group also reviewed the development agreement and condominium declarations and no major issues were raised.
- Action and/or comments to Board – Motion by Schroeder to reaffirm the approval of the preliminary plat as moved at the last meeting for 29 residential units, none less than 1.5 acres, and 3 common areas. Paul: aye, Melitsoff: aye, Schroeder: aye, Dreger: aye, Maxwell: abstained. Motion carried.

6. Land use application 2017 – 7 – for property located adjacent to 6440 Sunset Drive submitted by Tony Heinrichs on behalf of Steve Reinen. The purpose of the application is the rezoning from RH-1 to R4 to allow for condominium development made up of 16 single family units on 39.6 acres.

- Motion to un-table – Motion by Schroeder. Second by Paul. Motion carried.
- Presentation of new information by Developer or Representative – Ron Klaas gave presentation on revised plan that provides a second out lot for the Ice Age Trail and moves the trail off of the road. Robert Proctor added that associated documents indicated that the topography of the kettles will not be changed.
- Discussion by Plan Commission Members – There was discussion of the easement shown to west. This would allow for a future road access, but it was unclear how and when that connection would be made. The condo owners would have to approve such a

connection. That would involve a change to their declarations that that would have to be approved by the Town. Robert Proctor stated that the developer could give up the potential connections, but most municipalities don't want to give up the option of future connections. Laura expressed her preference for the neighborhood to not have the connection and to be self-contained. There was also a discussion about the width of the road right-of-way. It is 66' in most locations, but in one area it expands to approximately 80'. The actual road bed would be 22' wide. The commission also reviewed the development agreement and the condominium declarations and made comments which Amanda said she'd pass on to Doug for a final edit.

- Action - Paul moved to approve the rezoning of lot of Parcel no. 062/0608-361-8810-0, Parcel no. 062/0608-361-9090-0 and parcel no. 062/0608-361-8501-0 from RH1 to R4 conditional upon the approval of the Developer's Agreement by the Town of Verona Board and the Town Attorney. Second by Schroeder. – Deb Paul explained that she had concerns at first and understood that the neighbors may not want development, but that development has to go somewhere and the new design had alleviated some of her concerns. Jim Schroeder explained that he doesn't think condominiums should be developed unless expansion of a city is a direct threat. Ron Melitsoff concurred with Jim. A discussion about Fitchburg's extra-territorial jurisdiction followed, and Robert Proctor, attorney for the applicant, stated that a conventional plan would not have all of the elements of the condominium. Doug Maxwell stated that he felt the developer had done as much as he could to benefit the public (with the trial). In addition, the fact that the development fits with the comprehensive plan and the current zoning made Doug feel it should be approved. He added that the easement to the west could be a safety factor, one day giving emergency vehicles two entry points. Laura countered that she did not support the connection to the west. Paul: aye, Melitsoff: aye, Schroeder: no, Dreger: no, Maxwell: aye. Motion carried.

Paul moved to approve the draft of the condominium plat with a maximum of 16 single family residential units with no unit being smaller than 1.5 acres, 4 common areas (private road, shared driveway, and two out lots), with an easement to be recorded for the Ice Age National Scenic Trail as show on the condominium plat, and with an easement for a road connection to the property on the West. Second by Maxwell. Paul: aye, Melitsoff: aye, Schroeder: no, Dreger: no, Maxwell: aye. Motion carried.

Paul moved to approve the deed restriction limiting the plat to a maximum of 16 single family units with no unit being smaller than 1.5 acres, 4 common areas (private road, shared driveway, and two out lots), with an easement to be recorded for the Ice Age National Scenic Trail as shown on plat map. Second by Maxwell. Paul: aye, Melitsoff: aye, Schroeder: no, Dreger: no, Maxwell: aye. Motion carried.

7. Update on Comprehensive Plan – schedule – Amanda handed out schedule and discussed the adoption process. Doug mentioned his concern that there are few opportunities for development on two acre lots in the draft plan.

8. Other – none.

9. Adjourn – Motion by Melitsoff. Second by Schroeder. Motion carried at 8:06 p.m.

Submitted by:
Amanda Arnold
Planner/Administrator

Approved: 1/25/2018