

## Town of Verona Plan Commission Meeting Minutes

Thursday, January 25, 2017 6:00 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, 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 – Motion to approve the agenda by Dreger. Second by Schroeder. Motion carried.

2. Public Comment – None.

3. Approval of minutes from Dec 12, 2017 – Motion by Paul. Second by Melitsoff. Motion carried.

4. Reports

Chair: Doug Maxwell reported on two articles in the Verona Press: one about a new municipal well on Whalen and another one about the Northwest neighborhood plan. He mentioned two potential upcoming applications. One is the resubmittal of the Sweeney application on Prairie Circle and the other is a rezoning for a new house on Highway M. He and Amanda have also been coordinating with the developers of the three newly approved condominium developments to go over a check list of next steps for them as they move toward construction.

Committee Reports – Public Works has made progress in prioritizing road projects and capital purchases. The finance committee has not met. NRAC reviewed Chapter 7 of the comprehensive plan, and the ordinance committee is working on weight limits for roads.

Commissioners – Jim Schroeder expressed a desire to take a step back evaluate the different kinds of subdivisions that are possible (traditional, conservation, and condominium) and talk about the pros and cons of each and what the Town desires.

Planner/Administrator - None

5. Comprehensive Plan

Discussion of real estate demand with area agents – Kim Tews and Alison Goldschmidt of Restaiano & Associates Realtors were present to provide information about the local real estate market. Several points were made and some key ones included the following:

- Currently the City of Verona has 64 vacant lots available and the Town has 9.
- There was a discussion of supply and demand. Kim pointed out that the market could become saturated and the Town may want to pace development, but even if all of the 58 currently approved lots became available at once, that would be less than what's available in the City of Verona.
- There was discussion about restrictions and covenants and desire for some people to have the freedoms that rural living brings and the desire for other to have the predictability standards.
- There was also an extensive conversation about affordability. Most new lots in the Town are in the \$200,000s. Many people who build homes are middle age people building their second or third home (not first time home buyers). First time home buyers in the Town would likely buy an existing home.
- Doug added that Fannie Mae funding is available for lots that are 10 acres or less. Kim said that people buying 7 or more acres probably intend to farm (that becomes too large of a lot to maintain as a residential lot).

Update of land use map – Doug reviewed all of the effort that has gone into creating the land use map and summarized the comments received at the meetings. Some comments were site specific and some were general. Some of the general ones will need to be addressed in the text of the document. Doug pointed out the site specific ones on a map. Two major suggestions were that much of the farmland preservation on the east side of the town be changed to transitional agriculture (a request from several farmers) and requests that the Sunset Drive area be preserved. Doug suggested doing that by changing the density from one home per 2 acres to one

home per four acres and the Commission agreed. Laura explained that she would like to discuss slopes and Doug agreed, but he thought the most productive way to do that would be to add the public comments to the a notebook with the relevant chapters, so the policies and comments could be compared.

Doug displayed a mapping analysis that showed available land after accounting for extra-territorial jurisdictions, public lands, and existing homes, and raised concerns that not enough variety of lot sizes was planned for the southwest portion of the town where the town has control.

Doug and Amanda will continue to work on the chapters and give them to the Commission to review. Doug and Amanda feel they need to enlist the help of a consultant to do the final revisions to the draft future land use map.

Scope of work for block project with CARPC – Doug explained that the Capital Area Regional Planning Commission could help with visualizations of development through a “block project”. Commissioners raised concerns about who would pay for the effort and if it would lead to development. Doug explained that he and the Town Chair would like to partner with property owners who have expressed interest in developing their land.

Next Steps – Doug and Amanda will get comp plan notebooks to the Commissioners before the next meeting on February 22<sup>nd</sup>. The March meeting was moved to Friday, March 23<sup>rd</sup> at 4 p.m.

9. Adjourn – Motion by Melitsoff. Second by Paul. Motion carried at 8:05 p.m.

Submitted by:  
Amanda Arnold  
Planner/Administrator

Approved: 2/22/2018