

## Town of Verona Plan Commission Meeting Minutes

Thursday, October 11, 2018 6:30 PM

Town of Verona Hall

7669 County Highway PD

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

Absent: None

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Meeting Agenda – Doug Maxwell called the meeting to order at 6:30 p.m. He made an amendment to the zoning for Item #6. It should have read that the proposed zoning was R1A rather than A2. Motion by Dreger to approve the amended agenda. Second by Schroeder. Motion carried.
2. Public Comment – None.
3. Approval of minutes from 9/13/18 – Motion by Dreger to approve the minutes. Second by Schroeder. Motion carried.
4. Reports

Chair: Doug Maxwell reported that he and Amanda had meet with the buyer of the Zurbuchen property along Spring Rose Road and Highway G and with the Olsens who own property on Sunset Drive.

Committee Reports: Laura Dreger reported that a budget workshop was scheduled for Saturday the 13<sup>th</sup>.

Commissioners: Deb Paul updated the group on plans for the Town Hall landscaping.

Planner/Administrator: Amanda Arnold mentioned the training in the next room on changes to the law pertaining to conditional use permits.
5. Land Use App 2018-8 - for properties located at 6386 and 6420 Sunset submitted by Ed Short of Exeter Design on behalf of Michael and Dagny Knight. The purpose of application is a rezoning from RH-1 to R1A and a new CSM which would eliminate a shared parcel between the two properties.
  - Public Hearing – No one was present to speak, but both affected property owners had submitted a joint letter supporting the division of the land.
  - Discussion – There was a brief, general discussion. Doug reviewed R1A zoning with the group.
  - Action – Motion by Maxwell to approve the draft CSM. Second by Paul. Motion carried unanimously. Motion by Maxwell to approve the rezoning of Lot 2 from RH-1 to R1A. Second by Schroeder. Motion carried unanimously.
6. Comprehensive Plan – Doug Maxwell handout a sheet that summarized the types of comment received. The group agreed to let Doug and Amanda handle the more technical comments. Other discussion and actions are summarized below:

Types of Comments:

1) Typos: these have already been made or will be made

2) Issues we have previously discussed and decided

a) Have guidelines for phased development – The group supports phasing within new

developments, but not an overall cap for number of lots to be created each year. People were not comfortable with a “first come first serve” approach and they wanted the flexibility to accept good, creative projects. Phasing for new development will be addressed in the subdivision ordinance.

b) Language about restricted development on 20% slopes – Driveways and roads exceeding 10% slopes are already prohibited, and erosion control is regulated, so the group did not support further limitations on slopes.

3) Minor changes, for example:

a) Add a sentence that the Town is also interested in the control of phosphorus runoff as well as stormwater management, b) Add design guidelines for commercial development such as exterior of buildings, height, etc., c) Add airports on Future Land Use map – The group delegated these edits to Doug and Amanda.

4) Modest changes, for example:

a) From the City of Madison: increase preferred width of easement for Ice Age Trail is 150 ft rather than the 50 ft. – The group discussed this and the change was approved with following vote: Maxwell, Schroeder, and Dreger: yes. Paul: no.

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5) Substantial changes

a) Allow amendments to be considered by Board at any time vs. every two years – The group decided to stay with their previous recommendation that the plan be amended every two years (on odd numbered years).

b) From City of Verona, consider setting aside land for future Town parks – The group opted to not pursue this.

c) Land Use

- From the City of Madison: In the Raymond Road area, consider changing land use of undeveloped land to TA rather than residential – The group opted to not do this. They felt where there is no boundary agreement, the future land use should be what the Town desires.
- Grandview Rd: change from TA to residential (1 per 2-4 acres) – The group opted to not do this because the area is in the City of Verona’s growth area, and they felt houses should be discouraged next to airports.
- Land use related to density for residential development – The Commission had previously approved 600 home sites be available. This would allow a growth rate of 1.5% for next 20 years or an estimated 300 homes. Because of unknown factors, Dane County staff had recommended a factor of 2.5, but Plan Com. voted to have a factor of 2. Citizen comments were conflicting. Some said too much development would ruin rural character. Others said it should not be changed. The group opted to stay with their earlier recommendation.
- Sunset Dr. – Luchsinger letter, was 1 home per 2 acres and is RH1; would like to be 1 home per 2-4 acres. It is in ETJ of Fitchburg, all lots are zoned RH1; very unlikely to get any infill in this area, and Luchsinger’s 26 acres are back from the road and if developed would have little visual impact on area. Doug Maxwell made a motion to change the land use designation in this area. Second by Paul. Motion carried unanimously.

- Spring Rose Road – Alan Schmid would like to be in FP rather than 1 home/2-4 acres along Spring Rose Road. Most of the properties that are in the Town are also adjacent to property in Springdale and arrangements would need to be made with Springdale for road access and coordinated development. Motion by Maxwell to change the designation from 1 home per 2-4 acres to Transitional Agriculture. Second by Schroeder. Motion carried unanimously.
- South of Riverside Rd – Duerst Family requests that their 480 acres be changed from 1 home per 4-8 acres to 1 home per 2-4 acres. There was a conversation about the tradeoffs of limiting development on Spring Rose Road versus allowing more on this property. The group thought the request to change 480 was too much. This property has wetlands and steep slopes and not all can be developed so the net number of homes would be about 100, with substantial open space and no visual impact on rural character. Two entrances would be required, one being Hidden Valley Road and maybe Mike Duerst current driveway. There will be high cost for road construction. Connections to property south will be required. Motion by Maxwell that 280 acres be changed to 1 home per 2-4 acres along Riverside Rd (see attached map for details). Second by Schroeder. Motion carried unanimously.
- Amanda pointed out that the nearby Rowley garage is currently zoned commercial, but shown as residential on the future land use map (that would be an unlikely transition of land use). Doug said that should be corrected on the future land use map.
- Epic land east of country view – This is currently shown as residential on the future land use map, but it is unlikely to remain residential into the future. Motion by Maxwell to change the 1 home per 2-4 acres to commercial. Second by Paul. Motion carried unanimously. Doug asked Amanda to follow up with Epic.

e) Review roads on Official road map

Two roads are in question:

i) The first one is the road going east from Deer Haven- goes over terminal moraine. The County required a connection of Deer Haven to the east, so the group opted to leave this. There was a discussion about how the roads on this map are conceptual. They should serve as a warning that a connection could be made in the future, but much planning would have to happen to make the roads constructible.

ii) The second is the road going east from the roads on the Duerst property. This would be very difficult to construct because of wetlands. The group suggested removing this road segment from the map.

f) Protection of old growth trees – The NRAC had been asked to identify woods that should be preserved. Doug explained that after seeing trees go down for the Deer Haven development, he feels very strongly about preserving trees along the Terminal Moraine. There was a discussion about property rights and the fact that some, more dense, developments involve removing all trees. There was also a discussion of saving trees of a certain caliper in diameter. Doug suggested that language be added to the plan stating that in the Ice Age Trail corridor, development could happen, but it should be focused on un-forested portions of properties. The group was supportive of that.

9. Schedule: Next meeting Nov 8
10. Adjourn – Motion by Dreger. Second by Schroeder. Motion carried at 8:35 p.m.

Submitted by:  
Amanda Arnold  
Planner/Administrator

Approved: 11/8/2018