

Town of Verona Plan Commission Meeting Minutes

Thursday, March 14th, 2019 6:30 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Deb Paul, Laura Dreger, Sarah Slack

Absent: Jim Schroeder

Staff: Amanda Arnold

Also Present: see sign in sheet

- Call to Order/Approval of Meeting Agenda – Doug Maxwell called the meeting to order at 7:00 p.m. He explained to the audience that the Plan Commissioners had just returned from a site visit for the proposal in item # 6. Motion to approve the agenda by Dreger. Second by Slack. Motion carried.
- Public Comment – None.
- Approval of minutes from 2/28/2019 – Motion to approve by Slack. Second by Paul. Motion carried.
- Reports
 - Chair: Doug Maxwell reported that he and Amanda had reviewed all the Dane County zoning changes and submitted about 200 suggestions back to them.
 - Committee Reports: Public Works and Finance hadn't met and Bill Keen would discuss NRACs work later in the meeting.
 - Commissioners: Deb Paul commended the public works staff for fixing potholes.
 - Planner/Administrator: No report.
- Discussion: Natural and Recreational Areas Committee report on 2019 Parks Plan – Bill Keen presented the plan, which is an action plan that if adopted can put the Town in a better position to get open space related grants. Overall the Commissioners liked the plan. There were a few questions about the Ice Age Trail Corridor and any impact on property owners. The plan will be adopted by the Town Board next month.
- Public hearing and discussion: Prairie Circle Development, applicants, Timothy and Linda Sweeney and David DiMaggio. Review of concept plan for a development with 14 lots. There will be an extension of Prairie Circle to the south and east. – Doug explained that the order of discussion would be: a presentation by the developers, a review of the staff report, comments from the public, and a review of concerns or other information needed. The following points were made during the discussion:
 - Tim and Linda Sweeney do not plan to sell the lots on their property for another ten to fifteen years.
 - The improvements to Highway PD required by the County must be done within five years.
 - Four lots for each parcel (the Sweeney's and DiMaggio) were approved approximately a year ago.
 - A Traffic Impact Analysis is typically done when the number of trips per day equals 100 or more.
 - A neighbor asked if the whole road bed of PD would be rebuilt or only the edges. The developer will add to the existing road bed. This was the only question from a neighbor.
 - A neighborhood meeting had been held earlier and the following topics were discussed: stormwater management, the potential for an access to the bike path, the timing of the road construction, whether or not joint driveways would be required, and the potential replacement of trees along the Weber property.
 - While the plan was submitted when the old comprehensive plan was in place, the overall density is also consistent with the new plan.
 - There was a conversation about stormwater and how the ponds would work. Cross sections of drainage swales will be produced as the project moves forward.
 - Concerns were raised about the potential for the lot sizes to change as stormwater management is better understood.
 - While the construction may be phased, all of the stormwater planning will be approved now and completed during initial construction phase.
 - Some developments require an annual engineering report to ensure that the stormwater ponds are functioning and well maintained.

- There will be neighborhood design standards but the covenants will not be finalized until after the rezoning is done.
 - Snow storage was raised as a concern.
 - Sarah Slack encouraged everyone to not easily give up on the idea of an access to the trail. She suggested that the developer talk to the County and the Department of Natural Resources about potential grants.
 - Concerns were raised about the potential for weeds to grow around the ponds. The consultant responded that could be addressed in a stormwater management agreement.
8. Schedule – Next meeting Wednesday, April 3rd. In addition, Brian Standing from Dane County will come to the Town on April 11th to discuss the new zoning code.
9. Adjourn – Doug Maxwell adjourned the meeting at approximately 9:15 p.m.

Submitted by: Amanda Arnold, Planner/Administrator

Approved: 4/3/2019