

Town of Verona Plan Commission Meeting Minutes

Thursday, April 3, 2019 6:00 PM

Town of Verona Hall

7669 County Highway PD

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

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 6:01 p.m. Motion to approve the agenda by Dreger. Second by Schroeder. Motion carried.
2. Public Comment – None.
3. Approval of minutes from 3/14/2019 – Motion to approve by Slack. Second by Schroeder. Motion carried.
4. Reports
 - i. Chair: No report
 - ii. Committee Reports: The public works committee is working on summer road project recommendations. NRAC reviewed the Twin Rocks proposal to be discussed later in the meeting.
 - iii. Commissioners: No reports
 - iv. Planner/Administrator: No report
5. Public Hearing, Discussion, and Action: Land Use Application 2019-6 – The reconfiguring of a two lot CSM to create two RH-3 (Rural Homes) lots located at 6636 Purcell Road. – Motion by Dreger to approve the CSM and rezoning with the conditions that dedication of public right-of-way at the Purcell Road and the location of the exiting well be noted. Second by Schroeder. There was a discussion about the shoreland zoning areas and where a house could be built. Tom Mathies raised a question about the location of the existing drive and whether or not meets the setback requirements. Noa Prieve, the surveyor, said he believed the distance was larger than it appears and he'd make note of it on the CSM. Deb Paul and Laura Dreger raised concerns about potential future lot splits and the land owner said no other splits were planned. Motion by Slack to amend the motion to include a requirement that a shared driveway easement be recorded. Second by Schroeder. The ordinal motion and the amendment passed unanimously.
6. Public Hearing, Discussion and Action: Land Use Application 2019-5 - The creation of a four lot Certified Survey Map at 7891 Riverside Road. This application involves the rezoning of thirty-seven acres. Current zoning is A1 Ex (Ag Exclusive). The proposed zoning is RH-2, RH-3, and RH-4 (Rural Homes). Amanda Arnold gave a staff report and noted that two of the proposed lots would need to be rezoned to RH-1 rather than RH-2 because the net acreage fell just under the requirements for RH-2. Doug Maxwell had walked the property with the owner and reported that there are several very large, old red oak trees on the existing parcel. He also reported that there are some steep slopes of about 15%. There was a discussion about whether or not future home builders could be required to get site plan approval from the Plan Commission. Noa Prieve, the surveyor, suggested adding a note to the CSM indicating that future home sites should avoid large trees and steep slopes. Commissioners raised questions about the potential for additional lot splits in the future. Brett Saalsaa, the owner, indicated that he may want to split the land further in five years or more, but that he didn't plan to have any lots smaller than four acres. There followed a discussion about potentially deed restricting the property and what kind of parameters should be put on a deed restriction. Motion by Slack to table the discussion until more information can be gathered about potential deed restrictions. Second by Paul. Dreger: no, Paul: aye, Slack: aye, Schroeder: aye, Maxwell: no. Motion carried. Brett Saalsaa asked if the item could be put on the April 11th agenda and Doug Maxwell agreed. Doug told the audience about the Dane County presentation on the new Dane County zoning districts planned for April 11th.
7. Discussion and Action: Land Use Application 2019-3 - The creation of a residential subdivision at the end of Prairie Circle (parcel numbers 0608-074-8533-0 and 0608-074-8093-0). This application involves the rezoning of 59.90 acres and a conceptual plan. Current zoning is RH-4 (Rural Homes), and A-3 (Agriculture). The proposed zoning is RH-1, RH-2, and RH-3 (Rural Homes) and CO-1 (Conservancy). Fourteen residential lots

and one out lot are proposed. – Doug Maxwell explained that a public hearing had been held for this application the previous month. Doug asked for an update from the applicants. They reported that the turn lanes on PD have been approved pending a letter of credit to be pulled. They have reached out to Dane County Parks about possible assistance with connection to the Military Ridge Trail. A wetland delineation is scheduled in a few weeks. Test pits and pond locations are planned. They are working on draft covenants for the neighborhood. Doug reminded the group that the action tonight was on the rezoning and approval of conceptual plan. Most of the design details will be worked out during the approval of the preliminary plat. Sarah Slack expressed concern about how to handle potential changes in the layout if the stormwater management planning and wetland delineation necessitate changes. Doug presented a potential motion that could address those concerns.

Motion by Slack to approve the rezoning and concept plan subject to the following items.

Item 1: Approve the rezoning of parcel 60807480930 (40.2 acres) from A3 to six lots with RH1, one lot with RH2, one lot with RH3, and one lot with CO-1.

Item 2: Approve the rezoning of parcel 60807485330 (19.62 acres) from RH4 to six lots with RH1, and one lot with CO-1.

Item 3: Approval of up to 15 lots (14 residential lots, all equal to or greater than 2.0 acres, and one conservation outlot) and the road layout shall be as shown on concept plan dated March 3, 2019. All storm water detention ponds shall be on outlots.

Item 4: If during the engineering of the road and the stormwater management for the preliminary plat, there are significant changes in layout of the lots or number of lots to the March 3, 2019 concept plan, then the new layout of the concept plan will need to be reviewed and acted upon by the Plan Commission.

Item 5: Before review of the preliminary plat by the Plan Commission, the following requirements shall be met:

- 1) Completion of the wet land delineation
- 2) Completion of the draft of the storm water management plan
- 3) Engineering of the road, each cul-de-sac should have an engineered circle with an appropriate radius and lots shall not include easements for cul-de-sac construction.
- 4) Declaration of neighborhood covenants, which will include the architecture design features for homes and accessory buildings and landscaping requirements for residential lots.
- 6) Financial agreement for maintenance of the outlots which include stormwater management ponds and easements and the wetland areas.
- 7) Draft of Development Agreement
- 8) Department of Transportation approval for the right turn lane and passing lane on HWY PD.

Second by Paul. Motion carried unanimously.

8. Public Hearing and Discussion: Land Use Application 2019-4 - The creation of a residential subdivision at Spring Rose Road and Highway G (parcel numbers 0608-302-8507-2, 608-193-900-2 and 608-193-8500-9). This application involves the rezoning of 74.54 acres and a conceptual plan. Current zoning is A1 Ex (Ag Exclusive). The proposed zoning is R-1A (Residential), RH-1 (Rural Homes) and CO-1 (Conservancy). Twenty-seven residential lots and four out lots are proposed. Adam Carrico, who is representing the developer, gave a presentation. The only question from the audience was about potential wear and tear on Spring Rose Road. Sarah Slack expressed concerns about the size of the lots and noted that much of the land being reserved as natural areas couldn't be built on anyway. Jim Schroeder was more comfortable with potential development on farmland than wooded lots. Deb Paul was interested in seeing a larger variety of lot sizes. Additional concerns were expressed about pressures on local roads, especially County HWY G, if the intersection of Spring Rose Road and 18-151 were to be closed in the future.
9. Discussion of Cluster development concept for Development Ordinance – Laura Dreger presented drawings and calculations she had done to evaluate how density bonuses could work for cluster subdivisions.
10. Schedule – Next meeting was confirmed for Thursday, April 11th, May 16th (public hearing on Dane County rezoning), May 23 starting at 7:30 pm.
11. Adjourn – Doug Maxwell adjourned the meeting at 8:20 p.m.