

Town of Verona Plan Commission Meeting Minutes

Thursday, February 13, 2020, 6:30 pm

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Deb Paul, Tom Mathies, and Sarah Slack

Absent: None

Staff: None

Also Present: see sign in sheet

1. Call to Order/Approval of Meeting Agenda – Doug Maxwell called the meeting to order at 6:32 pm. Motion to approve the agenda by Mathies, second by Slack. Motion Carried.
2. Public Comment – None
3. Approval of minutes from 1/9/2020 – Motion to approve minutes by Slack, second by Mathias. Motion carried.
4. Discussion – Presentation by Jason Valerius, MSA Professional Services – Stormwater Management Practices and options to be considered for the Subdivision Ordinance.

Requirements to be considered: Dane County requires that a new development, when built out, will be designed to ensure that 90% of pre-development annual rainfall will stay-on the site. This includes the amount of rain for the entire season from March 12 to December 9. Stay-on includes both infiltration and evaporation.

Background information was given on runoff rate, water quality, stay-on, and Infiltration.

Topics discussed: i) How do differences in the land (soil type or land cover) affect the design and performance of the stormwater system? ii) How will the changes in the size and number of lots and changes in the management of stormwater affect the design of the development?

The Plan Commission is reviewing the possibility of offering a density bonus in exchange for site design that allows 100% of the predevelopment stay-on rainfall to stay on the site or designs that keep more runoff rainfall on the site for major storms.

MSA looked at two local, recent condominium developments, Driftless Ridge and Fox Hill, and discussed if offering a density bonus would be feasible. Jason Valerius reported for these two developments, offering a 20% bonus in number of lots allowed would make it economically feasible to have a stormwater management design to have 100% stay-on as defined by Dane County. This greater infiltration/evaporation would be achieved by the construction of larger or an additional infiltration basin.

Questions and comments from Plan Commissioners and members of the audience:

Does the computer model used by Dane County account for slopes, soils, and pre-development condition of the property? Clarification of answer by Jason Valerius, "To clarify, the standard modeling programs *do* account for soil types and pre-development conditions. I said I don't think they addressed the slope". Mr. Klaas later clarified two points, correctly:

1. The modeling programs do take slope into account, in the form of a "time of concentration" factor, which will be quicker on steeper slopes (I think this applies more to the movement of water into and out of the engineered ponds rather than generalized surface infiltration, but he's right to clarify that site steepness is not ignored in stormwater design).
2. We had talked about predevelopment land use and the high runoff rate for farmland. Mr. Klaas clarified that the County does not allow the runoff "curve" number for tilled fields to be used as a predevelopment condition; the required baseline is instead an approximation of the runoff from pre-settlement conditions (i.e. prairie).

Are infiltration ponds more expensive to build and maintain than wet ponds? Yes, infiltration ponds require special soil infiltration mix and special plants be used.

Additional comments: Ideas for reducing runoff to be used within the development was biofiltration swales, prairies, rain gardens, and permeable pavers. Each of these ideas has pros and cons and each with costs, oversight issues, and continued maintenance.

5. Land use application 2019-3 – Submitted by Tim and Linda Sweeney and Dave DiMaggio for review of a Final Plat and associated documents for Prairie Circle (parcel numbers 0608-074-8533-0 and 0608-074-8093-0). Fourteen residential lots and one outlot are proposed. Motion to approve by Paul, second by Mathies. Motion carried unanimously.

Plan Commission reviewed Declaration of Protective Covenants and gave developers suggestions for changes, ideas of things to add, and suggested some clarifications. Development Agreement and Agreement for Maintenance of Stormwater Management Measures will be reviewed by the Town's Attorney.

6. Reports:

Chair: Doug Maxwell reported that discussions were held with property owners as follows: Grandview/Fitchrona Road for a lot split for the home. Property owner on Spring Rose Road may request a site review for a home. Property owner on CTH M spoke with Fitchburg and received no approval to subdivide so the Town may be potentially petitioned for a 4-unit condominium plat development. Harvey Temkin is requesting a waiver of frontage road access from Dane County for the lot associated with his home. Applicant for self-storage on Maple Grove Drive is gathering information and asked to be moved to March Board meeting. Town of Middleton's board approved their comprehensive plan revisions. Property west of Old PD has wrong zoning classification and options for changing this are being investigated with Dane County. Town Board approved funds for improving the acoustics in the Community Room.

Plan Commission Member Jim Schroeder resigned, and Commission members want to extend their sincere appreciation for all his work and dedication for his time serving on the Commission. Because of Mr. Schroeder's resignation, there is an opening for another member for the Plan Commission and ideally this person would be from the southwestern area of the Town.

Committee Reports: The Public Works Committee has approved a truck purchase of a Peterbilt dual axle Plow truck. The other committees have not met recently.

Commissioners: Nothing to report

7. Review of schedule for future meetings – The next meeting will be on March 12, 2020.
8. Adjourn – Doug Maxwell adjourned the meeting at 9:11 pm.

Submitted by: Deborah Paul, Secretary of Plan Commission member and Doug Maxwell, Chair

Approved: 11 March 2020