

## Town of Verona Plan Commission Meeting Minutes

Tuesday, August 18, 2020, 6:30 pm

Zoom meeting

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

Staff: Sarah Gaskell, Administrator, Teresa Withee, Clerk/Treasurer, Mark Geller, Town Chair

Also Present: Jamie Lindau, Megan Lindau, Brett Saalsaa, and Adam Carrico

1. Call to Order/Approval of Meeting Agenda - Maxwell called the meeting to order at 6:30 pm. Motion to approve the agenda by Mathies, second by Paul. All ayes; motion carried.
2. Public Comment - None
3. Approval of minutes from 07/09/2020 - Motion to approve minutes by Mathies, second by Slack. All ayes; motion carried.
4. Discussion and Possible Action: Petition to rezone delineated wetland pockets to a non-wetland classification for Madison-Verona Self Storage at 4234 Maple Grove Drive submitted by Cameron and Jamie Lindau.

Discussion items included review of location of wetlands (Gaskell), reviewed and approved by Army Corp of Engineers and DNR, fee has been paid by Lindau (Maxwell), Dane County wants to verify that the town accepts this change (Gaskell), is the address listed correct (Mathies), they were told the address is 4225 Maple Grove Drive (Lindau).

Motion by Slack that the plan commission does not oppose the declassification of the wetlands for 4225 Maple Grove Drive, described as Wetland 1-4, located in the SW ¼ of the NW ¼ of Section 13, Township 06 North, Range 08 East, Town of Verona, Dane County as shown in the DNR letter dated July 2, 2020 to non-wetlands, second by Paul. All ayes; motion carried.

5. Discussion and Possible Action re: Phase II Concept plan (application 2020-5) submitted by Cameron and Jamie Lindau for Madison-Verona Self Storage, 4225 Maple Grove Drive.

Discussion included: Roger Lane at Dane County stated that plants are allowed to be planted within the 75-foot wetland setback. Two buildings have been added for Phase II, and all lights are on motion sensors (Gaskell). Motion sensor lights will turn on all lights for the building (Lindau). Recommend considering fire lane access at secondary access point (Gaskell). Emergency access is there (Lindau). Extra dirt on property will be used to create berms to better screen property (Lindau). Concern with parking and larger vehicles being visible (Paul). Emergency access will be part of phase II (Gaskell). Future development after phase II shows four more buildings. There are three stormwater management ponds. Arborvitae will be planted to shield outdoor storage. Phase II will be using same down lights and motion sensors as in phase I, and exterior and color schemes are the same as phase I (Maxwell). Planting of coniferous trees to block all of the RV storage area year-round (Lindau). Emergency access will be gated with a lock box installed (Lindau).

Motion by Mathies to recommend approval for concept plan of phase II with the following conditions:

- An emergency driveway access plan be provided to the northern part of the property for emergency access, construction purposes and maintenance.
- Landscape plan is approved pending substitutions for any invasive species.
- Berm be constructed along Maple Grove Drive.

Second by Slack. Paul stated she is still very concerned about seeing the outdoor storage area. Three ayes, (Maxwell, Mathies and Slack); one nay, (Paul); motion carried.

6. Discussion re: Plat and CSM Concept plans for a proposed subdivision located at the intersection of Spring Rose and Dairy Ridge Roads prepared by Adam Carrico, Carrico Engineering on behalf of Bret Saalsaa.

Carrico stated there is an existing 45-acre parcel at the corner of Dairy Ridge Rd and Spring Rose Rd. Four concept plans were presented. Shared driveway access was discussed, and two driveways will be removed on Dairy Ridge Rd for Lot 1. Plat includes Lots 1 to 13 and the CSM is for Lot 1. These plans are in compliance with the Comprehensive Plan. Natural gas will be available for this plat. Plan commission members preferred the fourth concept plan presented, which has a large outlot for stormwater management and a trail through the restored prairie.

7. Discussion re: Annexation of the Burke Property by City of Verona.

Gaskell stated that this has been reviewed by the City of Verona Plan Commission and the Common Council and neither body liked the proposed land use in that particular location. Gaskell suggest that the plan commission review packet material and submit comments to her to compile and then review at the next meeting.

8. Discussion: Draft Subdivision Ordinance

The draft will be reviewed at a special meeting scheduled for Thursday, September 3, 2020 at 6:30 pm.

9. Reports:

- Chair - Maxwell gave a status update on current Town projects and inquiries about potential use of properties in the Town.
- Finance - will be meeting next week
- Commissioners: Mathies - drone footage of prairie has been completed.
- Administrator - getting Teresa up to speed on plan commission since she will be signing CSM's

10. Next Meeting: Special meeting set for September 3, 2020 at 6:30 pm for discussion of the Draft Subdivision Ordinance, next regular meeting will be held on September 17, 2020. Both will be via Zoom.

11. Adjourn - Maxwell adjourned the meeting at 8:51pm.

Submitted by Teresa Withee, Town Clerk/Treasurer

Approved: