

Town of Verona Plan Commission Meeting Minutes

Thursday, October 22, 2020, 6:30 pm

Zoom meeting

Members Present: Doug Maxwell, Tom Mathies, Sarah Slack, Deb Paul (joined in time for item no. 5)

Staff: Sarah Gaskell, Administrator

Other: Jeanne and John Whitley, Joe Rueden, Scott and Joe Krantz, Adam Carrico, Bret Saalsaa, George and Donna Pleimling, Lee Stilwell, Paul and Cathy Driftmier, Paul Maxwell

1. Call to Order/Approval of Meeting Agenda – Maxwell called the meeting to order at 6:33 pm. Motion to approve the agenda by Slack, second by Mathies. Motion carried by voice vote.
2. Public Comment – none.
3. Approval of minutes from 10/1/2020 – Motion to approve minutes by Slack, second by Mathies. Motion carried by voice vote.
4. Discussion and Action: Land use application 2020-06 submitted by Whitley Rev Trust for property located at 2820 Allegheny Drive, Parcel number 062-0608-124-8070-3 for a rezone from TRF-08 to SFR-08
 - a. Plan Commission took no action; directed staff to pursue other option such as Affidavit of Use to allow for single family use of the home and subsequent removal of duplicate sewer and trash/recycling charges. The applicants were encouraged to work with Dane County to remove one fire number.
5. Discussion and Possible Action: Land Use Application 2020-09 submitted by JP and KW Rev Trust/Kelsey Rueden for property located at 3176 Shady Oak Lane (062/0608-052-8330-5) for a new CSM
 - a. Motion to approve recommendation of the rezone by Maxwell, second by Slack subject to the following condition:
 - i. Neighbors to be informed of the rezone in advance of the November Town Board meeting.Motion passes by roll call vote: Mathies - aye, Paul - aye, Slack -aye, Maxwell - aye
6. Discussion and Action: Lane Use Application 2020-10 submitted by Scott Krantz for property located at 2650 N Nine Mound Road (062/0608-162-8416-0) to rezone from LC to GC
 - a. Motion to approve recommendation of the rezone by Maxwell, second by Paul subject to the following conditions:
 - i. Property use be restricted to Electrical/Contractor operations
 - ii. Outdoor vehicle parking storage be restricted to a maximum of 20 vehicles
 - iii. Submission of a Landscape Plan for the north and east boundaries of the property. This should include screening of two rows of trees 10 ft apart.
 - iv. Submission of a lighting plan
 - v. Submission of a site plan
 - vi. Requirement of Town Site plan approval for the construction of any future buildings
 - vii. Notification of neighbors prior to the November Town Board meetingMotion passed by roll call vote: Paul - aye, Mathies - aye, Slack - aye, Maxwell - aye
7. Discussion and Action: Land Use Application 2020-11 submitted by Twin Rock LLC for 2528 Spring Rose Road (062/0608-183-8680-4) for a CSM and rezone from AT-35 to RR-2
 - a. Public comment – none

- b. Motion to approve recommendation of the rezone by Maxwell, second by Mathies, subject to the following conditions:
 - i. No livestock allowed on the property. Livestock defined by Dane County zoning districts.
 - ii. Beekeeping and domestic fowl allowed as defined in the SFR-02 zoning parameters.
 - iii. The CSM be modified to show the abandoned well southeast of the existing residence as well as three non-conforming structures – the residence, the smokehouse and the corn crib
 - iv. The two existing access drives on Dairy Ridge Road be removed and the road right-of-way be reseeded prior to the sale of the lot
 - v. Any additional agricultural buildings be restricted to 35 feet.

Motion passes by roll call vote: Maxwell - aye, Paul - aye, Slack - aye, Mathies - aye

8. Discussion and Possible Action: Lane Use Application 2020-12 submitted by Twin Rock LLC for 2528 Spring Rose Road (062/0608-183-8680-4) for Concept Approval and rezone from AT-35 to SFR-01, SFR-02 and NR-C for Dairy Ridge Heights
 - a. Review of concept plan by Adam Carrico, Carrico Engineering and Consulting, Inc. The concept plan included 13 residential lots and one outlot, which comprised approximately 40% of the property. The Plan illustrated potential setback and sightlines for two sample homes and driveways.
 - b. Public comment - letter from Douglas and Karen Wolf, 7822 Dairy Ridge Road read into the minutes; see attachment
 - c. Discussion:
 - For lot 3, consideration should be given to a single-story residence to fit in with the neighborhood
 - Set back from Dairy Ridge Road should vary depending on the topography
 - The size of the outlot could be 30% of the total acreage
 - Concern about the location of the shared driveways was expressed
 - Easement for access to the outlots need to be considered
 - Plan for trails and landscaping of the outlot should be provided
 - Planting of trees in the front and back of lots should be considered to soften the view from the Dairy Ridge Road
9. Next meetings
 - Regular meeting November 12th, 2020, Topics: Concept plan for Dairy Ridge Heights and completion of draft of the subdivision ordinance
10. Adjournment – Meeting adjourned at 8:50pm.

Submitted by Sarah Gaskell, Town Planner/Administrator
Approved: