

## **Town of Verona Plan Commission Meeting Minutes**

October 19, 2023 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack, Haley Saalsaa-Miller

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:32 pm. Motion to approve the agenda by Lukens, second by Mathies. Motion carried by voice vote.
2. Public Comment
  - a. Deb Paul, 6818 Cross Country Road – would like the Comprehensive Plan Amendment process to be proactive instead of reactive and consider new commercial opportunities in the town
3. Approval of Minutes from August 22nd, 2023 – Motion to approve by Slack, second by Lukens. Motion carried by voice vote.
4. Discussion and Possible Action: Riverside Heights Concept Review and Rezone
  - a. Staff report – as provided in packet
  - b. Applicant comments – Jim Coon
  - c. Public comment
    - Alan Schmidt; resident of Springdale and former owner of the property; supports the design and reiterates the topography of the site is what dictates the road placement
    - Deb Paul – asked who would be in charge of the stormwater facilities maintenance
  - d. Commissioner Comments
    - Rezone
      - Mathies: Opposes the CSM approach of separating out 2 lots via CSM; whole site should be platted; CSM doesn't require stormwater management for those two lots while plat does; CSM rezone to NR-C would limit use of the site down the road if the development didn't happen for some reason
      - Saalsaa-Miller: concerned that the 100% infiltration of the platted area is affected by the creation of two lots via CSM
      - Slack: this proposal is a work-around of the intent of a conservation subdivision; wants a holistic approach to the parcel that includes all of the land; appreciates the design of the road and the preservation of 35% open space
      - Lukens: it's a slippery slope to consider approval of this design approach; it's using zoning to achieve one goal and requires another process to then plat the remainder of the parcel
      - Geller: overall approves of the design of the parcel
    - Concept Plan
      - Mathies: it's a workable design; would like to see smaller building envelopes and varied setbacks

- Geller: beautiful part of the town and the ridgeline requirement would not apply here
- Saalsaa-Miller: like the design and the trails and doesn't have an issue with the size of the building envelopes
- Slack: would like to see an effort to reduce access via fewer driveways

5. Discussion and Possible Action: Comprehensive Plan Amendments

- a. Land Use Application: 2023-03 1820 Spring Rose Road
- b. Land Use Application: 2023- 04 2271 Fitchrona Road
- c. Land Use Application: 2023-05 6622 Sunset Drive

Plan Commission has no objections to the proposed landowner applications listed above and supports reaching out to landowners identified on the future land use map as presented by Gaskell.

6. Other

7. Next Meeting: November 16<sup>th</sup>, 2023

8. Adjourn –Motion by Geller, second by Mathies. Motion carried by voice vote. Meeting adjourned at 8:40 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator