

CITY OF VERONA
MINUTES
PLAN COMMISSION
February 7, 2022

1. Call to Order: Mayor Diaz called the meeting to order at 6:30 p.m.
2. Roll Call: Beth Tucker Long, Tyler Powers, Luke Diaz, Pat Lytle, Christine Posey, Mike Hankard and Tyler Wood were present. Also present: City Administrator Adam Sayre and Community Development Specialist Katherine Holt.
3. Public Comment
 - Brad Legerd, 7510 Rolling Meadow Rd., spoke against the Marty project. He stated that most of the people that spoke regarding the annexation, only three (3) were in favor of it. The neighbors are still very opposed to the development. Legerd stated that the land could have been preserved if Epic would have purchased it. He said that the development is too dense and the epitome of urban sprawl.
 - Caryl Owen, 3030 Shady Oak Ln., spoke in opposition of the Marty project. She stated that the City of Verona Comprehensive Plan shows her property as eventually being annexed into the City, but she does not agree. She added that she is appreciative in the changes Veridan has made to include a large stormwater pond. She is very concerned that the plan has gone from 400 to 411 homes and the size of the properties have gotten smaller. Owen stated that the two (2) access points to the project will not be adequate.
 - James Owen, 3030 Shady Oak Ln., was against the Marty project. He will also register in opposition at the Capital Area Regional Plan Commission (CARPC) meeting.
4. Approval of minutes from January 3, 2022 Plan Commission meeting

Motion by Posey, seconded by Powers to approve the minutes from the January 3, 2022 Plan Commission meeting. Motion carried 7-0.
5. Discussion & Possible Action – Certified survey map (CSM) to split lot #57 of the Westridge Estates Subdivision into two (2) lots located at 701 and 703 Westward Drive.

Sayre stated that there is currently a two (2)-family dwelling on the property and the CSM will create a zero-lot line.

Motion by Tucker Long, seconded by Hankard to recommend that the Common Council approve a certified survey map to split lot #57 of the Westridge Estates Subdivision into two (2) lots located at 701 and 703 Westward Drive with following condition: a shared wall agreement shall be recorded with the Dane County Register of Deeds. Motion carried 7-0.
6. Discussion & Possible Action – Urban service area (USA) amendment to add approximately 140-acres of land located north of CTH PD and west of Shady Oak Lane to the City's urban service area.

Sayre gave an overview of the urban service area (USA) amendment process.

This USA is for the Marty property that was annexed into the City in November of 2021. The right-of-way of Shady Oak Lane is not included in the USA.

Lytle asked what kinds of densities and land uses CARPC is looking for the City to bring to them. Sayre stated that CARPC has criticized the City in the past because densities were too low. He added that they also look at transportation.

Posey is interested to see what the DNR and CARPC comes back with in terms of water quality for this project as it has come up several times from concerned neighbors. Fischer stated that the phosphorus levels from agriculture are very high. If the property is developed, they will have to match pre-settlement run off conditions, per the Ordinance.

Motion by Diaz, seconded by Tucker Long to recommend that the Common Council approve an urban service area (USA) amendment to add approximately 140-acres of land located north of CTH PD and west of Shady Oak Lane to the City's urban service area. Motion carried 7-0.

7. Discussion & Possible Action – Urban service area (USA) amendment to add approximately 9.8-acres of land located east of CTH M and south of CTH PD to the City's urban service area.

Motion by Tucker Long, seconded by Powers to approve an Urban service area (USA) amendment to add approximately 9.8-acres of land located east of CTH M and south of CTH PD to the City's urban service area.

8. Discussion & Possible Action – Urban service area (USA) amendment to amend the Capital Area Regional Planning Commission (CARPC) conditions of approval for the Kettle Creek North Subdivision.

Sayre stated that the original USA from 2005 required the storm water management infiltration and peak storage that is stricter than the uniform standards for stormwater management established by the DNR. In 2017, the state amended the Statutes, making the stormwater conditions as listed in the original amendment no longer enforceable. The DNR and CARPC has directed the City to formally amend the USA so that the conditions reflect current law.

Lytle asked how the amendment would benefit the developer. Ron Klaas, D'Onofrio Kottke and Associates, stated that nothing changes the plat, and it is really a housekeeping item to change the old conditions that they had not been following due to new state law. Sayre stated that there would be an issue with sewer and water for the upcoming phases if the City does not submit a new amendment as DNR and CARPC requested.

Motion by Powers, seconded by Tucker-Long to recommend that the Common Council approve a resolution reconfirming the Urban Service Area for Kettle Creek North and to modify the previously approved CARPC conditions. Motion carried 7-0.

9. Reports and comments from the Planning Department
 - a. Update on development projects.

10. Adjournment: Motion by Posey, seconded by Powers to adjourn at 7:14 p.m. Motion carried 7-0.

Respectfully Submitted,
Holly Licht City Clerk