

City of Verona
Town of Verona
Joint Planning Committee Meeting
Via Zoom
Tuesday, May 26th, 2020 – 5:00 P.M.
www.ci.verona.wi.us
www.town.verona.wi.us

Due to the COVID-19 pandemic, the Joint Planning Committee will hold its meeting via Zoom. The meeting will NOT be held at Town Hall, 7669 County Highway PD, Verona WI.

Time: May 26, 2020 05:00 PM Central Time (US and Canada)

To join the Zoom Meeting via computer, tablet or smartphone:

<https://zoom.us/j/99212168750?pwd=cFI1VmRXTDV3R2ErcFp3V1FrcmEwZz09>

Meeting ID: 992 1216 8750

Password: 747773

To join the meeting via phone:

Dial (312) 626-6799

Meeting ID: 992 1216 8750

Password: 747773

SPEAKING INSTRUCTIONS

Public comments: Those wishing to speak during the Zoom meeting **MUST** be online at the beginning of the meeting. The Chair will ask the folks who have called in if they wish to speak and on what agenda item at the beginning of the meeting, and to provide their name and address for the record.

1. Call Meeting to Order
2. Roll Call/Introductions
3. Public Comment
4. Approval of minutes from October 15, 2019 meeting

5. Discussion and Possible Action re: Town of Verona Land Use Application 2020-1 submitted by Jon and Dee Baldock, for the separation of a 3.21-acre lot from a 39.52-acre parcel 0608-134-9500-8 located at 6394 Grandview Lane.

6. Adjournment

Luke Diaz, Mayor
Mark Geller, Town Board Chair

Posted: Verona City Hall,
Verona Town Hall,
Miller's Market
All agendas are posted on the City's website at: www.ci.verona.wi.us
And the Town's website at www.town.verona.wi.us

Notice: If need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the Town Clerk at 845-7187 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

**CITY OF VERONA
TOWN OF VERONA**

MINUTES
JOINT PLANNING COMMITTEE MEETING
OCTOBER 15, 2019
VERONA TOWN HALL

1. Call Meeting to Order – Mark Geller called the meeting to order at 7:02 p.m.
2. Roll Call: Luke Diaz, Steve Heinzen, Mark Geller, Sarah Slack and Deb Paul. Staff present: Katherine Holt, Community Development Specialist, and Amanda Arnold, Town Planner/Administrator. Mark Geller introduced Sarah Slack, the Town's latest appointee.
3. Public Comment - None
4. Approval of minutes from June 25, 2019 – Motion by Diaz, seconded by Heinzen, to approve the June 25, 2019 Joint Planning Committee minutes. Motion carried 5-0.
5. Discussion and action re: Town of Verona Land Use Application 2019- 8 – submitted by JSD Professional Services on behalf of John Doerfer for property located at 6437 Grandview Road. The application involves the rezoning of 9 acres from AT-35 to RR-8 and 31 acres from AT-35 to RM-16. The application includes a Certified Survey Map (CSM).
 - Motion by Diaz to approve the CSM to create two (2) lots of approximately nine (9) acres and thirty-one (31) acres in size for 6437 Grandview Road. Second by Heinzen. Motion carried 5-0.
 - Motion by Diaz to approve the zoning map amendment to rezone 6437 Grandview Road from AT-35 to RM-16 and RR-8 with the condition that requirements of each district will be met. Second by Heinzen. Motion carried 5-0.
6. Discussion and action re: Town of Verona Land Use Application 2019-9 submitted by JSD Professional Services on behalf of John and Gary Doerfer for property located at 6458 Whalen Road. The application involves the rezoning of 3.948 acres from AT-35 and RR-1 to RR-2. The application includes a Certified Survey Map (CSM).
 - Motion by Diaz to recommend the Town of Verona and Dane County approve the CSM to create two (2) lots of approximately thirty-four (34) acres and 3.9 acres in size for 6458 Grandview Road. Second by Heinzen. Motion carried 5-0.
 - Motion by Diaz to recommend the Town of Verona and Dane County approve the zoning map amendment to rezone 6458 Whalen Road from AT-35 and RR-1 to RR-2. Second by Heinzen. Motion carried 5-0.
7. Update and discussion relating to Planning and development in the City of Verona – Katherine Holt reported on the status annexation along Range Trail for a Veridian development. Staff is reviewing the final plat for properties in the North Neighborhood planning area, and a zoning rewrite has been initiated.
8. Update and discussion relating to Planning and development in the Town of Verona – Amanda Arnold provided a summary of construction in recently approved Town plats, and there was a general discussion of flooding issues in the Goose Lake area.
9. Adjournment –Motion by Diaz, seconded by Heinzen, to adjourn at 7:38 p.m. Motion carried 5-0.

Approved:

Prepared by: Amanda Arnold, Planner/Administrator with review from Katherine Holt, Community Development Specialist

Planning Report

Town of Verona

April 21st 2020

6394 Grandview Road

Summary: The purpose of the application is the creation of a Certified Survey Map (CSM) and rezoning to create one residential site (RR-2). Current zoning is 38.31 acres of AT-35 and 1.21 acres RR-1. Proposed rezone of 2.32 acres of AT-35 to RR-2 and 1.21 RR-1 parcel to RR-2 would result in a total of 3.21 RR-2 acres.

Property Owner: Jon and Denelda Baldock
4146 Schneider Drive
Oregon, WI 53573

Applicant: same

Location Map



Comprehensive Plan Guidance:

Current land use calls for a density of 1 house per 2 acres.

Current and Proposed Zoning: The current zoning is AT-35 and RR-1. The proposed zoning district is RR-2 which allows a minimum lot size 2 acres and a maximum of 4.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area B of the boundary agreement with the City of Verona and is inside the Extraterritorial Land Use area with the City of Fitchburg. As such, the Town/City Joint Planning Committee will need to review this application as will the City of Fitchburg.

Surrounding Land Use and Zoning: The surrounding land use is primarily AT-35.

Site Features: The parcel has one home and two sheds, and the rest of the parcel is farmland.

Driveway Access: The existing driveway accesses will be used for the new parcel. The applicant has submitted a driveway permit in order to access the farmland from Grandview Road just to the west of the boundary of the proposed residential lot. This permit will be reviewed once the CSM is approved.

Staff Comments: The CSM will need to include the location of the well and septic facilities. Staff recommends approval upon condition of the addition of the well and septic facilities to the CSM.

PRELIMINARY CERTIFIED SURVEY MAP AND MAP FOR REZONING

SCALE: 1" = 100'

REMNANT PARCEL:

36.31 ACRES GROSS
35.01 AC. EXCL. R/W

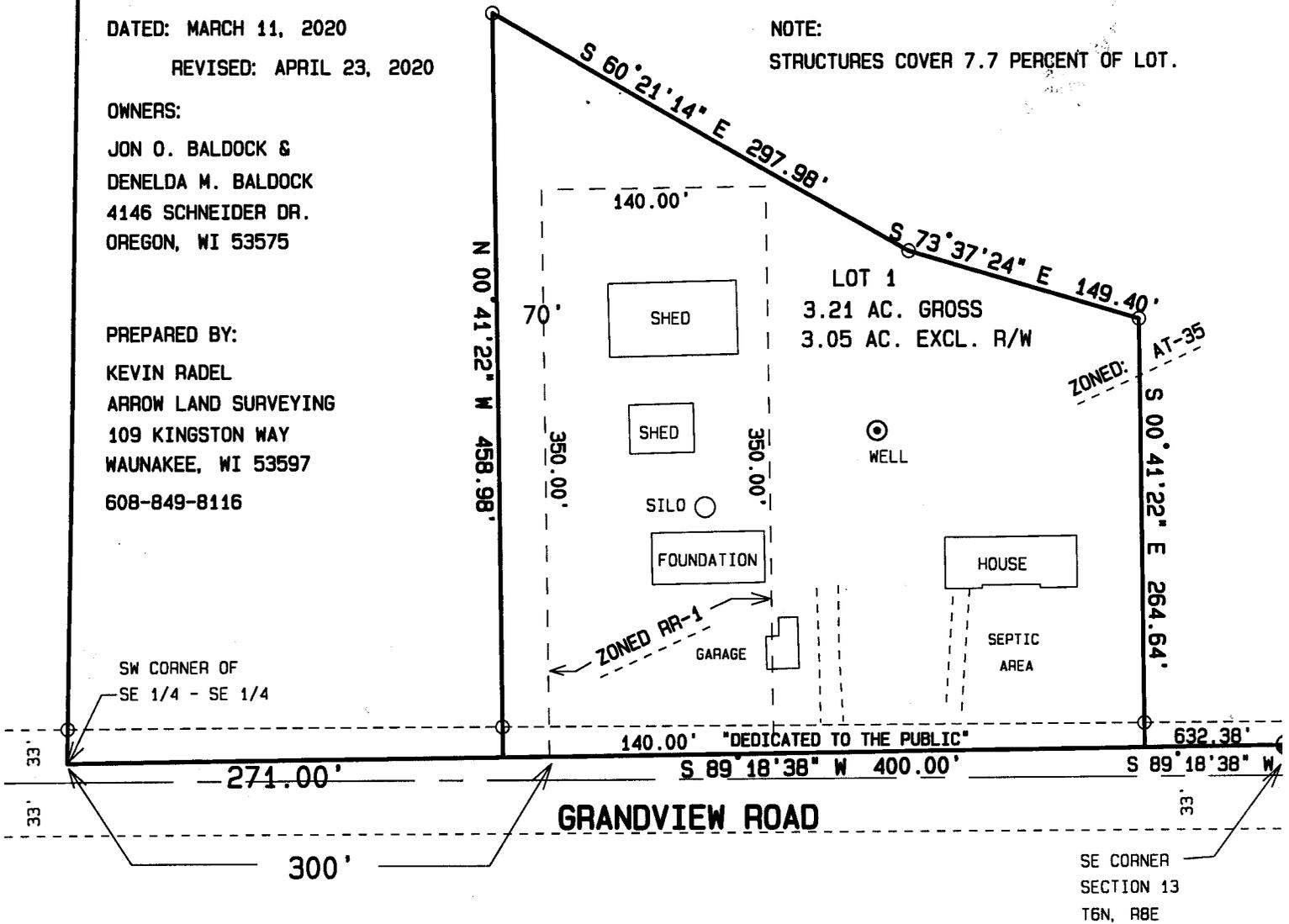
PETITION NO. DCPREZ 2020-11552

DATED: MARCH 11, 2020
REVISED: APRIL 23, 2020

OWNERS:
JON O. BALDOCK &
DENELDA M. BALDOCK
4146 SCHNEIDER DR.
OREGON, WI 53575

PREPARED BY:
KEVIN RADEL
ARROW LAND SURVEYING
109 KINGSTON WAY
WAUNAKEE, WI 53597
608-849-8116

NOTE:
STRUCTURES COVER 7.7 PERCENT OF LOT.



DESCRIPTION: Zone from RR-1 & AT-35 to RR-2

Located in the SE ¼ of the SE ¼ of Section 13, T6N, R8E, in the Town of Verona, Dane County, Wisconsin, being further described as follows:

Commencing at the Southeast corner of said Section 13; thence S89°18'38"W 632.38 feet along the south line of the SE ¼ of said Section 13 to the point of beginning.

Thence continue S89°18'38"W 400.00 feet along said south line; thence N00°41'22"W 458.98 feet; thence S60°21'14"E 297.98 feet; thence S73°37'24"E 149.40 feet; thence S00°41'22"E 264.64 feet to the point of beginning.

Contains: 3.21 acres, (3.05 acres excluding public road right of way).

Delayed effective date requested.

TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 11552

Dane County Zoning & Land Regulation Committee Public Hearing Date 5/26/2020

Whereas, the Town Board of the Town of Verona having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): **Approved** **Denied** **Postponed**

Town Planning Commission Vote: 4 in favor 0 opposed 0 abstained

Town Board Vote: 5 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

- 1. *Deed restriction* limiting use(s) in the _____ zoning district to **only** the following:

- 2. *Deed restrict* the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):

- 3. *Deed restrict* the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):

- 4. *Condition* that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):

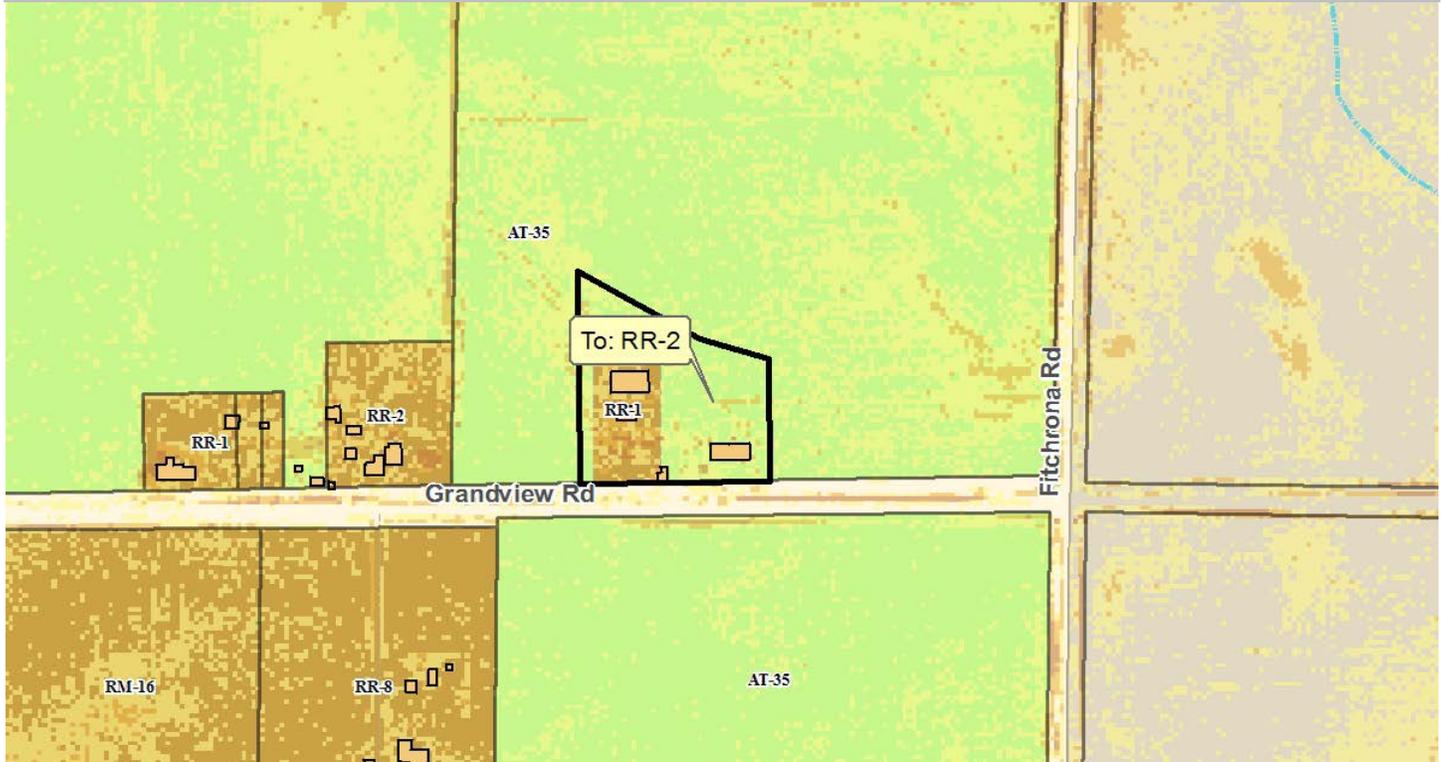
- 5. *Other Condition(s)*. Please specify:

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Sarah Gaskell, as Town Clerk of the Town of Verona, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 5/5/2020

Town Clerk Sarah Gaskell Date: 5/14/2020

Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 26, 2020		Petition 11552
	<u>Zoning Amendment Requested:</u> AT-35 (Agriculture Transition) District TO RR-2 (Rural Residential, 2 to 4 acres) District, RR-1 (Rural Residential, 1 to 2 acres) District TO RR-2 (Rural Residential, 2 to 4 acres) District		<u>Town/Section:</u> VERONA, Section 13
	<u>Size:</u> 2.32,.89 Acres	<u>Survey Required:</u> Yes	<u>Applicant</u> JON O BALDOCK
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> 6394 GRANDVIEW ROAD



DESCRIPTION: Landowner wishes to expand an existing 1.12-acre RR-1 zoning area to create a 3.02-acre RR-2 residential lot, which will be divided off from the balance of the property.

OBSERVATIONS: The new lot would allow for an existing home and two outbuildings to be contained on a single lot. All proposed lots conform to the minimum requirements of the Dane County zoning and land division ordinances. No new home site would be created with this petition.

TOWN PLAN: This property is within a Rural Residential, 2-4 Acres planning area under the *Town of Verona / Dane County Comprehensive Plan*. The proposal is consistent with town / county planning policies.

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300 feet of the property.

STAFF: Recommend approval with a condition that the applicant also obtain approval from the Joint Town of Verona / City of Verona Planning Commission.

TOWN: The town has approved with no conditions.

Questions? Contact Brian Standing, standing@countyofdane.com, (608) 267-4115