

## Town of Verona Plan Commission Meeting Minutes

Thursday, April 10, 2014 6:30 pm

Town of Verona Hall

335 North Nine Mound Rd.

Members Present: Manfred Enburg, Ron Melitsoff, Mark Geller, Deb Paul

Absent: none

Staff: Amanda Arnold

Also Present: See sign in sheet

### 1. Call to Order/Approval of Regular Meeting Agenda

Manfred Enburg called the meeting to order at 6:35 p.m. Motion by Geller to approve the agenda. Second by Paul. Motion carried.

### 2. Public Comment

None. Everyone present was there for an agenda item.

3. Public Hearing for Land Use Change Application #2014-3 – dated March 19, 2014 for property located at 3128 Hickory Ridge Rd. submitted by Wayne Crokus. The purpose of the application is the rezoning of 3.22 acres from R1 to RH1 to allow for agricultural uses (the growing of hopps). Wayne Crokus explained that he is a partial owner of Steve's Liquor in Madison, and would like to grow hopps at his home in the town. He would sell the hopps to an exchange and they would be used to make beer. Because that would make it a commercial operation, he needs to rezone his property. Manfred Enburg asked about equipment, lighting, and smells. Mr. Crokus would contract out the harvesting and it would happen within a few hours. There would be no special lighting, but there would be a hoppy odor from the plants.
4. Discussion and Action on the land use application # 2014-3. Motion to approve by Geller. Second by Paul. Motion carried unanimously.
5. Public Hearing for Land Use Change Application #2014-4 – dated March 20, 2014 for property located at 6735 Sunset Dr. submitted by Robert Rego for Ken Katzenmeyer. The purpose of the application is the rezoning of .04 acres from RH-1 to A1ex, .04 acres from A1ex to RH-1, and .5 acres from A1ex to B1 to allow for lot line adjustment to correct drainage issues. Bob Rego explained that he's cleaning up property lines to a) put a drainage ditch all on one property, b) make sure there's room for a future drive, and c) put the horseshoe pits used by Ol' duffers on that property. The zoning will have to be adjusted with the new property lines.
6. Discussion and Action on the land use application # 2014-4. Motion by Geller to approve the rezoning as presented, knowing that the acreage could change slightly with an updated preliminary CSM, and to approve the preliminary CSM with the understanding that the final CSM would be presented to the Town Board for final approval. Second by Paul. Motion carried unanimously.
7. Chair's report – Manfred asked Amanda for an update on the PB bridges. Amanda reported that she's been working with the City and is awaiting direction from DOT. She said she'd confirm the dates of construction and report back. Amanda reviewed the agenda for the meeting on the 24<sup>th</sup> and the Commission agreed with the general format.
8. Approval of minutes from March 31<sup>st</sup>. Motion by Paul. Second by Geller. Motion carried.
9. Next meeting dates – confirmed.
  - a) Blanket rezoning public information meeting 4/24
  - b) Regular May meeting 5/29
10. Adjourn – Motion by Geller to adjourn at 7:15PM. Second by Melitsoff. Motion carried.

Amanda Arnold  
Planner/Administrator

Approved: