

Town of Verona Plan Commission Meeting Minutes

Monday, January 12, 2015 6:30 pm

Town of Verona Hall

335 North Nine Mound Rd.

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

Absent: None

Staff: Amanda Arnold

Also Present: See sign in sheet

1. Call to Order/Approval of Regular Meeting Agenda @ 6:30 p.m. Manfred Enburg called the meeting to order at 6:35. Motion to approve the agenda by Dreger. Second by Geller. Motion carried. Manfred asked if anyone had issues for the commission that were not on the agenda. There were no comments.
2. Public Hearing re: Land Use Change Application #2014-9 – dated 11/14/2014 for property located northwest of 1955 Locust Dr. (parcel no. 0608-274-8500-1) submitted by the Verona Area School District on behalf of Curtis and Deb Herfel. The purpose of the application is to split land for the future development of a school. The proposed rezoning is from A1-ex to A4.

Jim Bricker from JSD consulting gave an overview of the discussion he and Amanda had with Dane County zoning. Dane County and the school district are willing to delay the execution of the CSM until after the referendum passes. If the CSM is not finalized the new zoning would not go into effect. There was a conversation about having a RH district instead of an Ag district. Jim pointed out that A1ex and A4 are very similar. Manfred maintained that both could bring impacts adjacent to a residential area if a school isn't built. Amanda added that a RH district would potentially need a housing credit and density study would likely be needed. Under A4, a school would be a condition use if it were built in the town. However, annexation into the city is the expected next action. Concerns about Locust drive were also discussed. Amanda explained that a meeting had been held between the Town, City, and school district, but road issues cannot be solved quickly. She also noted that there would be two referendums: one for the purchase of land and a second for the funding of construction.

Motion by Geller to approve the rezoning from A1ex to A 4 proposed in Town of Verona Land Use Change Application #2014-9 – dated 11/14/2014 for property located northeast of 1955 Locust Dr. (parcel no. 0608-274-8500-1. Described in Dane County petition number 2014-10795 as 1969 Locust Drive and property east) submitted by the Verona Area School District on behalf of Curtis and Deb Herfel with the understanding that as stated in the January 9th memo from the school district's consultant, JSD Professional Services, that the CSM would not be submitted until after a referendum is approved. If a CSM is not approved, the rezoning would be null and void. Second by Paul.

Paul asked that the land use application be amended to clarify that a CSM was not being approved at this time. Amanda Arnold edited the application with approval from the school district's consultant.

Dreger: Aye, Melitsoff: Aye, Geller: Aye, Enburg: Aye, Paul: Nay. Motion carried.

3. Adjourn – Motion by Geller. Second by Dreger. Motion carried at 7:25 p.m.

Amanda Arnold
Planner/Administrator

Approved: 1/29/2015