

Town of Verona Plan Commission Meeting Minutes

Thursday, April 24, 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

The purpose of the meeting was to provide the public with information about the current Dane County blanket rezoning. Brian Standing from Dane County gave a presentation about why the rezoning was being done. He made the following points:

- The rezoning is being done in response to a change in state statutes.
- Property can still stay in use value for assessment purposes.
- The penalty for zoning out of A1ex doesn't exist anymore, but fees for changes in assessment do.
- That those losing the farming tax credit could still claim it for 2013, and if they were put back into a farmland preservation area they could claim it again in future.
- Properties being recommended for rezoning are currently non-conforming and this process will fix that.

People in attendance asked the following questions:

- Is this change state wide? Has this been done in other towns? Answer: Yes.
- Could people read comments from other towns? Answer: there aren't many written comments.
- Could we request and RH zoning district? Yes, but the issue would be process. In the case of the blanket rezoning, notifications are not going out to neighboring properties about individual changes. If much more density were allowed with more RH zoning. There would be concerns at the County level. Someone could petition separately to go to RH.
- What will happen if you have a Conditional Use Permit? Answer: CUPs will be carried forward.
- Can property owners opt out? Answer: The County will entertain options for other zoning districts (with some exceptions for ones that allow more density), but all A1ex outside a farmland preservation area has to be eliminated.
- What if you have a structure that doesn't comply? Answer: it would be grandfathered, but if 50% or more of the structure were destroyed it would have to be rebuilt to the new standard.

There was a general discussion about zoning lots vs. parcels. In some cases parcels less than 35 acres are being rezoned to A3 (which has a minimum lot size of 35 acres) because they are part of a larger zoning lot. One resident expressed concern that the loss of A1ex represents the loss of a sense of farming community.

The meeting adjourned at 8:30.

Amanda Arnold
Planner/Administrator

Approved: