

Town of Verona Plan Commission Meeting Minutes

Thursday, June 26, 2014 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
Manfred Enburg called the meeting to order at 6:33 p.m. Motion by Melitsoff to approve the agenda. Second by Geller. Motion carried.
2. Public Comment
None. Everyone present was there for an agenda item.
3. Discussion and Action re: Land Use Change Application #2014-5 – Dated May 1, 2014 for property located at 7713 Midtown Rd. submitted by Dana Barre of Heartland Farm Sanctuary for Maxwell Family LLC. The purpose of the application is to allow for an animal sanctuary for natural and educational purposes. The application consists of a conditional use permit (rezoning and certified survey map were previously approved).
Motion by Paul to un-table the application. Second by Geller. Motion carried.
Amanda explained that she had drafted a series of conditions based on conversations at past meeting. The Commission reviewed the draft and discussed driveway access, the number of employees, and parking. Motion by Paul to: Approve the application for a conditional use permit for property located at 7713 Midtown Rd. submitted by Dana Barre of Heartland Farm Sanctuary for Maxwell Family LLC. to allow for “agricultural entertainment activities more than 45 days per year” in the A3 zoning district so an animal sanctuary for natural and educational purposes can be allowed.

The Planning Commission finds that the six standards for a Conditional Use Permit (which were reviewed at this meeting) will be met with the following conditions:

1. Hours of operation:
 - a. Educational activities will be 7 a.m. to 9:00 p.m. for those arriving by car and 8 a.m to 9:00 p.m for those arriving by bus.
 - b. Fund raising activities would be limited no more than five major events a year and would start no earlier than 8 am and end by 10 p.m. with crews leaving by 11 p.m. It is understood that events with 50 or fewer people would occur throughout the year, with the same time limitations.
 - c. Supervision of animals would take place as needed throughout a 24 hour period.
2. For purposes of assisting staff on a regular basis, the number of volunteers would be limited to 20 (present on the property at one a time) with the number not to exceed 40 for special events and work days.
3. Pigs will be kept 35 feet away from the neighboring property at 7715 Midtown Rd.
4. Outdoor loud speakers will not be used.
5. Outdoor lighting will be limited to what is necessary for safety and designed to shield adjacent properties from the glow.
6. Parking will be limited to 30 cars on a daily basis in a good gravel area with overflow parking for no more than an additional 60 cars for special events.
7. Drive access will be modified in accordance with the driveway permit requirements of the Town of Verona.
8. Permanent restrooms will be added in whatever number is required by the building code.
9. If ownership of the operation or property changes, this CUP will be reviewed and potentially amended.
Second by Geller. Motion carried unanimously.
4. Public Hearing re: Dane County Blanket Rezoning – Manfred explained that he had spoken with county staff and he felt the best course of action would be to draft a motion, have it reviewed by the Town Board and sent to County staff and then acted upon at the next regular meeting. Harvey Temkin explained that he would like to see C2 with the conditions agreed to a year ago included with this rezoning for his property along Maple Grove Rd. Barb Walker

asked about the potential ramifications of the rezoning of her property. Bob Rego stated the reasons he would prefer RH zoning for his parcels. Jim Berkner explained that he's like to work with the Town on RH3 zoning for his property. Bob Rego and Jim Berkner had supplied comments in writing early. Manfred Enburg suggested that the Town build a case for each of these requests. The following is a summary of the recommendations discussed: Motion to approve the blanket rezoning with the following recommendations:

- 1.060835380804 (owner, James Berkner). Recommendation is currently R4. The Town of Verona recommends RH3.
- 2.060835385014 (owner, James Berkner). Recommendation is currently R2. The Town of Verona recommends RH3.
- 3.060835395003, 060835380610, and 0608351900000 (owner, Rego Farms LLC). Recommendation is currently A3. The Town of Verona recommends RH4.
- 4.060836290703, 060835195005, (owner, Four Empty Milk Cans). Recommendation is currently A3. The Town recommends RH4.
- 5.060813287900 (owner, Swan You See LLC). Recommendation is currently A2. The Town of Verona recommends C2 with conditions.

Request postponement of the rezoning of the following parcels, until such time that the Town can amend its future land use map in the comprehensive plan to place them into farmland preservation.

- 1.060808285010 and 060808290010 (owners, Robert and Kathleen Bovy)
- 2.060805380003, 060805395006, 060808295010, 060808295010, and 060808280008 (owner, Marvin O Schwenn)
- 3.060806495003, 060805291609, 060806480000, 060805385008, and 060805390001 (owners, Raphael and Sharon Wagner)
- 4.060808190007, 060808195020, 060808485001, 060809290013, and 060808181000 (owners Raymond and Shirley Maurer)
- 5.060808185004, 060805495907, 060805490000, and 060805485909 (owner, Marty Family trust)

5. Discussion and Action re: Dane County Blanket Rezoning – Motion by Paul to table action on the rezoning until a future meeting and to ask staff to communicate a request for Dane County to also table action temporarily because of the sensitivity of the issues and the public input received. Second by Geller. Motion carried unanimously.
6. Chair's report – Manfred explained that the consultants working on the Madison beltline study would like to give a presentation to the Town. It was decided that there would be an optional meeting on the afternoon of July 24th hear the presentation, followed by a special plan commission meeting to address to new CUP applications. The regular meeting would still be on July 31st, when two additional CUPs and the blanket rezoning would be taken up.
7. Approval of minutes from May 29th and June 18th – Motion by Dreger to approve both minutes with an edit to the address of the Heartland Farm (the applicants home had been listed on the application. The address was changed to the farm address). Second by Paul. Motion carried.
8. Confirm next meeting date – see Chair's report above.
9. Adjourn – Motion by Dreger. Second by Geller. Motion carried at 8:36 p.m.

Amanda Arnold
Planner/Administrator

Approved: 6/24/2014