

## Town of Verona Plan Commission Meeting Minutes

Thursday, July 31, 2014 6:30 pm

Town of Verona Hall

335 North Nine Mound Rd.

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

Absent: Laura Dreger

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 6:30 p.m. Motion by Geller to approve the agenda. Second by Melitsoff. Motion carried.
2. Public Comment  
None. Everyone present was there for an agenda item.
3. Public Hearing for Land Use Change Application #2014-6 – dated 6/30/2014 for property located at 2817 White Crossing Rd. submitted by Bill Krell for the Krell Company. The purpose of the application is to allow a Conditional Use Permit for unlimited livestock on 3-16 acres within the A2(8) zoning district.

Bill Krell explained that his stable originally had room for 23 horses. Now it has 21 stalls and two tack rooms. They also have five paddocks. They have a stable manager and they hold some events and clinics (2 or 3 times a year). Bill is seeking a CUP that would allow for up to 25 boarded horses and 10 guest horses during business hours. They have space for trucks and trailers to park on site. The Plan Commissioners asked several questions, which are listed and answered below:

- How many special events do you have? 1
- Are they advertised? No
- Would the guest horses leave that day? Yes
- Do you have outside speakers? No
- How many horses do you have? 19 today, last year 29, 30 in the past
- How much of the end 10 acres is usable? That varies depending on rainfall, but recent landscaping has improved the situation. The paddocks don't get wet.
- What kind of ground materials do you have and how do you handle manure? The manure is spread. The paddocks have crushed stone in them.
- Do you have a designated parking area? There is open space for parking.

There was a conversation about how Bill Krell thought he had a CUP for unlimited horses, but the County has determined that not to be the case. The property used to have 23 stalls on 16 acres, but the property was subdivided to create two residential lots.

Mandy Thomas added that a facility that is managed like Bills (and hers) can handle more horses.

Motion by Paul to amend the agenda to move item #4 (discussion and action on application #2014-6) below item number #5 so that testimony could be heard on both applications before taking action. Second by Melitsoff. Motion carried unanimously.

4. Public Hearing for Land Use Change Application #2014-7 – dated 7/8/2014 for property located at 2796 White Crossing Rd. submitted by Mandy Thomas. The purpose of the application is to allow a Conditional Use Permit for unlimited livestock on 3-16 acres within the A2(8) zoning district.

Mandy Thomas presented her request of boarding 25 horses and having an unlimited number of guest horses during business hours. She explained that events push her over her allotted number. The Plan Commissioners asked several questions, which are listed and answered below:

- What have you changed on your property in relationship to your request? She has spent \$10,000 on driveway improvements and managing run off and dust. Mandy stressed that she has responded to all complaints and that complaints have had to do with dust and erosion, not the number of horses. The round pin had been removed, a fence started, and Mandy plans to lay down a fiber and rubber mixture to cut down on dust.

- How are you managing parking? She doesn't need room for trailers, so people can park on her land, some people have parked on the street, but Mandy has told them to stop.
- How many horses do you have now? 36, but some (15) are on leased space next door.
- If you haven't complied with requests/requirements in the past how can the Town be guaranteed that that you will in the future? Mandy countered that she has complied, except for the number of horses.

Mandy commented that the one horse per acre is based on free outdoor grazing and that's not how her horses are managed. Many spend a lot of time inside. She also commented on how the economy has changed and number of horse boarding facilities has decrease, creating more demand.

Manfred Enburg and Mark Geller both stressed that they need to look at the larger picture, like traffic impacts and sanitation requirements. Mandy talked about the Sharer facility possibly going away and Manfred added that that means more horses are potentially being concentrated in a smaller area.

There was a discussion about traffic. Bill said he averages about four cars a day coming to his site. Mandy said she the lesson schedule regulates the demand for parking. Mandy explained that her events are not public events, they are for her clients.

Gregg Miller commented that Mandy has made a lot of improvements, but dust remains a problem for him. He stated that he's given up trying to control the number of horses (and is focused more on the impacts).

5. Discussion and Action on the land use application # 2014-6 – Motion by Paul to table action until after a site visit. Second by Melitsoff. Motion carried unanimously.
6. Discussion and Action on the land use application # 2014-7 – Motion by Paul to table action until after a site visit. Second by Melitsoff. Motion carried unanimously.
7. Public Hearing for Land Use Change Application #2014-8 – dated 7/10/2014 for property located at 1100 East Verona Ave. submitted by Jan Zimmerman for Dane County. The purpose of the application is to allow for a Conditional Use Permit for governmental uses within the A3 zoning district.

Jan Zimmerman explained that the blanket rezoning has necessitated a CUP for the County operations. In addition, the County may soon find a new use for the administration building which has been used for storage. Ron asked about what would happen if the property was sold. Jan responded that she didn't know of any intentions to do that, but she could check. The group noted that a lot split would be needed to sell the property, so there would be review. Deb wondered if B1 would be a good fit, but the group decided to stay with the proposal for the CUP.

8. Discussion and Action on land use application #2014-8

Motion by Geller to approve the CUP for governmental, institutional, religious, or nonprofit community uses (9b in the Dane County zoning code A1ex list) to be effective after the blanket rezoning is approved. Second by Melitsoff. Motion carried unanimously.

9. Chair's report – Manfred asked about the County's acceptance of LC1 for the Town Hall site. Amanda said she'd follow up on that.
10. Approval of minutes from June 26<sup>th</sup> and July 24<sup>th</sup>. Motion to approve both sets of minutes by Paul. Second by Melitsoff. Motion carried.
11. Confirm next meeting date – It was determined that a site visit of 2817 and 2796 White Crossing Road would be held on Aug. 6<sup>th</sup> at 11AM. The next regular meeting would be August 28<sup>th</sup>, but after the site visit the possibility of a special meeting could be explored.
12. Adjourn – Motion by Geller. Second by Melitsoff. Motion carried at 8:55 p.m.

Amanda Arnold  
Planner/Administrator

Approved: