

## Town of Verona Plan Commission Meeting Minutes

Thursday, August 28, 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 6:30 p.m. Motion by Melitsoff to approve the agenda.

Second by Dreger. Motion carried.

### 2. Public Comment

None. Everyone present was there for an agenda item.

### 3. Motion by Dreger to un-table and discuss 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. Second by Paul. Motion carried.

The several overall comments were made including: One commissioner's comments that she liked the business operations, but she is concerned about marsh lands. She feels the fact that the horses are in stables is an important fact. Paul added that she had done additional research about how horses are housed and could see that more there was a difference between pastured and stabled horses. Geller stated that it's important for the Plan Commission to apply standards and be consistent. Enburg and Melitsoff discussed the horses that would be allowed to "visit" the site during the day. Melitsoff asked how often other horses would be brought to the site and the operators of the Krell facility said they would have approximately 10 visitors once a year.

Then the group worked through a table that summarized the existing horse related CUPs in the area. The group tried to make condition consistent between the properties. After establishing draft conditions for the Krell property, the group then discussed the Thomas property.

### 4. Motion by Dreger to un-table and discuss 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. Second by Paul. Motion carried.

There was a general conversation about the site. One commissioner stated that she was impressed during the site visit, but she did have concerns about the steepness of the site and about past history. However, she feels that the applicant has shown that she's dedicated to having a strong business there. The group continued to compare and discuss draft conditions with some input from the audience.

### 5. Action on land use application # 2014-6 dated 6/30/2014 for property located at 2817 White Crossing Rd. submitted by Bill Krell for the Krell Company.

Motion by Paul to approve conditional use permits for item "p" ("unlimited livestock on 3-16 acres") and item "o" ("kennels, horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events") in section 10.126 of the Dane County Zoning Code with the understanding that the current deed restriction limits the livestock to horses and the following conditions would apply:

- The horse boarding facility shall be limited to 18 animal units on the property; this includes horses and

any other livestock.

- Additional animal units can be boarded at a level of 1.8 units per acre of contiguous leased or owned land if documentation of a properly executed lease or evidence of ownership is provided.
- Up to 10 additional horses (1 per acre) may be allowed on the site during business hours.
- No new boarding facilities will be allowed without all applicable permits.
- Activities will be limited to boarding, horse riding, open pasture, instruction, training, trail riding, private events, and small public events.
- Horses will be boarded 24 hours a day, but hours of operation will be from 6am to 10pm.
- An approved Dane County manure management plan is required.
- All parking shall be on site.
- Outside speakers/amplification is prohibited.
- Lighting is limited to hours of operation except for a security light
- Appropriate ground cover to mitigate risk of erosion and dust from over grazing is required.
- Outdoor storage will only be for fodder, water, training and riding.
- Sanitary facilities must be provided in or directly adjacent to the primary boarding facility.

With the application of these conditions it is understood that the six findings of fact have been satisfied.

Second by Dreger. No further discussion.

Dreger: Aye.

Melitsoff: Nay.

Geller: Aye.

Enburg: Nay.

Paul: Aye.

Motion carried.

6. Action on land use application # 2014-7 dated 7/8/2014 for property located at 2796 White Crossing Rd. submitted by Mandy Thomas.

Motion by Paul to approve conditional use permits for item “p” (“unlimited livestock on 3-16 acres”) and item “o” (“kennels, horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events”) in section 10.126 of the Dane County Zoning Code with the understanding that the current deed restriction limits the operations to a horse boarding and riding facility and the following conditions would apply:

- The horse boarding facility shall be limited to 18 animal units on the property; this includes horses and any other livestock.
- Additional animal units can be boarded at a level of 1.8 units per acre of contiguous leased or owned land if documentation of a properly executed lease or evidence of ownership is provided.
- Up to 10 additional horses (1 per acre) may be allowed on the site during business hours.
- No new boarding facilities will be allowed without all applicable permits.
- Activities will be limited to boarding, horse riding, open pasture, instruction, training, trail riding, private events, and small public events.
- Horses will be boarded 24 hours a day, but hours of operation will be from 6am to 10pm.
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- Sanitary facilities must be provided in or directly adjacent to the primary boarding facility.

With the application of these conditions it is understood that the six findings of fact have been satisfied.

Second by Dreger. No further discussion.

Dreger: Aye.

Melitsoff: Nay.

Geller: Aye.

Enburg: Nay.

Paul: Aye.

Motion carried.

The condition from the previous CUP that referred to the CUP being discontinued when the land ownership or business changed was not carried forward to this new CUP.

7. Chair's report – Manfred suggested working on snow plowing and single purpose roads and the next meeting. Amanda added that the City of Verona has authorized their staff to discuss a potential boundary agreement with the Town. Amanda has met with Adam Sayre and would like to have a Plan Commission work session in the near future.
8. Approval of minutes from July 31<sup>st</sup> and August 6<sup>th</sup>. Motion by Geller to approve the July 31<sup>st</sup> minutes. Second by Melitsoff. Motion carried. Motion by Geller to approve the August 6<sup>th</sup> minutes. Second by Dreger. Motion carried.
9. Confirm next meeting date – The September 25<sup>th</sup> meeting was moved to Tuesday, September 23<sup>rd</sup>. The October meeting was moved from October 30<sup>th</sup> to Tuesday, October 28<sup>th</sup>.
10. Adjourn – Motion by Paul to adjourn. Second by Melitsoff. Motion carried at 9:35 p.m.

Amanda Arnold  
Planner/Administrator

Approved: 9/23/14