

## Town of Verona Plan Commission Meeting Minutes

Thursday, February 22, 2018 6:00 PM

Town of Verona Hall  
7669 County Highway PD

Members Present: Doug Maxwell, Ron Melitsoff, Jim Schroeder, Deb Paul, Laura Dreger

Absent: none

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Meeting Agenda – Motion by Dreger to approve the agenda. Second by Melitsoff. Motion carried.

2. Public Comment - None

3. Approval of minutes from 1/25/2018 – Doug Maxwell handed Amanda a few typographical edits. Motion by Dreger to approve the minutes. Second by Schroeder. Motion carried.

### 4. Reports

Chair: Doug Maxwell reported all the draft chapters of the comprehensive plan were on the town web site. In addition, he and Amanda had meet with two potential consultants who could provide a professional review of the work to date on the comprehensive plan. Lastly, he and Amanda have had follow up meeting with the three developers of the condominium projects that have been approved.

Committee Reports: (Public Works, Finance, Natural and Recreational Areas) – Doug reported that the public works committee is working on things that will go into the transportation chapter of the comprehensive plan. Amanda reported that NRAC is doing the same with the Natural and Cultural Resources chapter and they are working on a similar but separate parks plan.

Commissioners: Deb Paul reported that potholes on Cross Country are worsening.

Planner/Administrator: Amanda Arnold reported that the Verona Common Council had adopted the NW Neighborhood Plan earlier that week. In Fitchburg, conditional or preliminary approval had been given to a three lot split on Sunset.

5. Land use application 2018 – 2 – for property located at 6403 County Highway M submitted by Darcy Hagemann and Mark Singel. The purpose of the application is the rezoning from A3 to A2 to allow for the construction of a new home.

- Public Hearing – No one was present to comment.
- Discussion – There was a discussion about whether all conditional uses should be prohibited by deed restriction, or just some. Mark Singel was interested in have the potential to have some of the listed conditional uses, like horse boarding, in the future. Ultimately the group reviewed each potential conditional use. Doug Maxwell clarified that automatic approval to these uses wasn't being given, rather the property would be allowed to apply for these in the future.
- Action – Motion by Schroeder to approve land use application 2018-2 for the rezoning of Tax parcels 0608-254-9501-0, 0608-254-09001-0, 0608-254-8501-0, 0608-254-8121-8, 0608-251-9320-4, and 0608-251-9740-6(three properties defined by metes and bounds) from A3 to A2 contingent upon filing a deed restriction to include only the permitted uses for A2 (Single family home (one per parcel), home occupation, agricultural uses, accessory building, and utility services) and the following potential conditional uses: Horse boarding and riding stables, horseshows/events, training of horses at a horse boarding facility, hay and sleigh rides, retail sales of bridles, saddle, grooming supplies and related items at horse boarding and riding stables, dependency living arrangements, limited family businesses, and/or communication towers. Second by Dreger. Motion carried unanimously.

### 7. Comprehensive Plan

Review of the draft document (goals, objectives, and policies) - The group reviewed the goals, policies, and objectives in the first eight chapters. Amanda and Doug planned to incorporate the suggestions and the group planned to finish the chapters at the next meeting.

8. Other – Doug Maxwell reminded the group that the next meeting would be on Friday, March 23<sup>rd</sup> at 4:00 p.m. After that the meetings will move to the second Thursday and will start at 6:30 p.m.

9. Adjourn – Motion by Meltisoff. Second by Paul. Motion carried at 9:05 p.m.

Submitted by:  
Amanda Arnold  
Planner/Administrator

Approved: 3/23/2018