

## Town of Verona Plan Commission Meeting Minutes

Thursday, May 23, 2019 7:30 PM

Town of Verona Hall

7669 County Highway PD

Members Present: Doug Maxwell, Deb Paul, Tom Mathias, Sarah Slack, Jim Schroeder

Absent: None

Staff: Amanda Arnold

Also Present: see sign in sheet

1. Call to Order/Approval of Meeting Agenda – Doug Maxwell called the meeting to order at 7:30 p.m. Doug Maxwell asked that Item 5 and Item 6 be switched in order. Motion to approve the amended agenda by Mathies. Second by Schroeder. Motion carried.
2. Public Comment – Mark Single spoke about his desire to divide his land on Highway M to create three residential lots for his family. The City of Verona has expressed some support for smaller lots that leave a larger area open for other development in the future. However, the City of Fitchburg will not support homes off of a shared driveway, and Dane County won't support new driveways. Mr. Single wanted to express his frustration and was looking for any available assistance with the situation. Amanda Arnold responded that the Town Chair was planning to meet with the Mayor of Fitchburg to discuss land use issues.
3. Approval of minutes from 4/11/2019 – Motion by Slack to approve the minutes with a formatting change. Second by Paul. Motion carried.
4. Reports  
Chair: Doug Maxwell welcomed Tom Mathies to the Commission. He then showed an image of land on Range Trail that is being considered for annexation by the City of Verona. He reported that the Board had approved the CSM on Riverside that was recently approved by the Plan Commission as well as the Prairie Circle development (however, both were later postponed by Dane County). He and Amanda met with Justin Temple about Woods at Watch Hill and Adam Carrico about Twin Rocks.  
Committee Reports: (Public Works, Finance, Natural and Recreational Areas) – No major reports.  
Commissioners: No reports.  
Planner/Administrator: Amanda commented further on comments received from new owners within one of the recently approved condominiums. The Town's attorney has cautioned about the Town getting too involved in conflicts between property owners and the developer.
5. Public Hearing, Discussion and Action: Land Use Application 2019-7 - The rezoning of 13.723 acres owned by Maple Leaf Landscaping and located south of 2416 Spring Rose Road (PIN 0608-192-8675-0). The parcel is currently zoned A-4 and C-2. The applicant is requesting that the whole parcel be zoned C-2 in the current zoning code and GC upon adoption of the new zoning code. Amanda Arnold presented a staff report and the property owner provided background on their request. Deb Paul expressed concern about granting the rezoning and the potential for another company buy out the existing one. There was a discussion of the potential of having LC1 zoning instead of C2, but it limits employees. The owner stressed that they wanted a full commercial district. Motion by Schroeder to approve the rezoning of parcel no. 0608-192-8675-0 (Lot 2 of CSM 13482, 13.73 ACRES) from C-2 and A4 to C2 (GC, in new zoning district) with the following conditions: 1) that the landscaping barrier on the west side of the property be maintained as long as the property is zoned GC, 2) that the property shall be deed restricted to limit the land uses to the following: agricultural uses, temporary storage of plants, and storage of bulk landscape materials 3) that a deed restriction be placed on the property that prohibits the installation of billboard signs, and 4) that these deed restrictions be in effect unless the property is rezoned. Failure to record the deed restrictions will cause the rezone to be null and void. A

copy of the recorded documents shall be submitted to Dane County Zoning and the Town of Verona. Second by Mathies. Paul: no; Mathies: yes; Slack: no; Schroeder: yes; Maxwell: yes. Motion carried.

6. Discussion and Action: Recommendation to the Town Board to adopt the Comprehensively Revised Dane County Zoning Ordinance and associated parcel zoning changes. – Doug Maxwell recapped the process to date. He explained that he, Tom, and Amanda were still refining some parcel specific recommendations and then asked for Commission input on some specific properties/issue (see attached list). Motion by Slack, seconded by Paul that the Plan Commission recommends the adoption of the Resolution to Adopt the Comprehensively Revised Dane County Zoning Ordinance as described in Dane County Ordinance Amendment 2018-OA-20 and zoning map with changes recommended by Town Administrator/Planner. Motion carried unanimously.
7. Discussion of Transitional Agriculture policies. – Discussion on this topic was postponed due to the late hour.
8. Update on Subdivision and Development Ordinance – Discussion on this topic was postponed due to the late hour.
9. Schedule – The next meeting was confirmed for June 27th at 6:30 p.m. (that meeting was later cancelled). The July meeting will be on the 11th.
10. Adjourn – Doug Maxwell adjourned the meeting at approximately 9:35 p.m.

Submitted by: Amanda Arnold, Planner/Administrator

Approved: 7/11/19