

SPECIAL BOARD MEETING MINUTES

TOWN OF VERONA

February 2, 2017 6:30 P.M.

Town Hall, 7669 County Highway PD, WI 53593

Present: Geller, Dreger, Duerst, Enburg, and Maxwell

Absent: None

Staff Present: Arnold

Also Present: Attorney Al Reuter

1. Call To Order/Approval of the agenda – Mark Geller called the meeting to order at 6:30 p.m. Motion by Enburg to approve the agenda. Second by Duerst. Motion carried.
2. Review of the opt out schedule and process – Mark Geller reminded the group that this special meeting had been held because a schedule produced by the Dane County Towns' Association had stressed that the actions on the agenda must be taken at this time to put a vote for opting out of Dane County zoning before the public at the annual meeting. Mark also reviewed the process for commenting during the public hearings.
3. Ordinance 2017-1 Adopting the Official Map for the Town of Verona
 - a. Public Hearing – John Reindl commented that he wished he had more information before being asked to comment. He wondered about how the staffing is divided between the Town and County now, and about the details of the General Engineering contract. Tom Mathies commented that he didn't feel the process was being properly followed and raised concerns about the costs, and what would be involved in revoking the updates to the Town does not opt out of Dane County zoning.
 - b. Discussion and Action – Motion by Maxwell to adopt Ordinance 2017-1 Adopting the Official Map for the Town of Verona. Second by Enburg. Amanda Arnold explained that the purpose of the map was to show where public improvements, such as roads and parks are planned, so that property owners could be aware. Amanda had added the boundary areas from the boundary agreement with the City of Verona and roads planned by the City and State so that people would be aware of those elements. There was discussion about how the map would be amended in the future. Al Reuter responded that it could be amended at any town board meeting with a public hearing and a Class 2 notice. Mike Duerst raised concerns about the width of the Natural Resources Area. Amanda was unsure of the data behind that area. Motion by Doug Maxwell to amend the motion to approve the official map with the edit that the natural resources area would be reduced to the size of the one hundred year flood plain. Second by Duerst. Motion carried unanimously. The revised motion was then read and approved unanimously.
4. Ordinance 2017-2 Amending and Readopting the Comprehensive Plan for the Town of Verona
 - a. Public Hearing – John Reindl commented that he could not find the documents to study on the Town's website. Bob Rego commented that a new zoning code could be adopted and that could be used in the comprehensive plan update. Bob Bovy agreed and commented that the legend was unclear on the map. Tom Mathies raised concerns about the process for updating the comprehensive plan not being followed correctly. Manfred Enburg reminded the group that this is the plan that the town currently operates under, and only language related to Dane County processes would be replaced at this time.
 - b. Discussion and Action – Doug Maxwell explained that the Plan Commission had approved re-adoption of the 2006 plan, but since that time, he had come to realize more edits and review time were needed. Motion by Maxwell that the vote on the Ordinance 2017-2 amending and re-adopting the 2006 comprehensive plan be delayed until other municipalities and agencies have been notified for a 30-day period and the 2006 Comprehensive Plan has been edited to avoid ambiguities. Second by Dreger. Al Reuter commented that he doesn't feel that comprehensive plan needs to be readopted at this time. Amanda explained that she was following the guidance of the Dane County Towns' Association, and Manfred said he'd rather rely on the Town's counsel. Motion by Maxwell to table his earlier motion. Second by Enburg. Motion carried. Motion by Enburg to send the issue of updating the comprehensive plan back to the Plan Commission for further consideration. Second by Maxwell. Motion carried unanimously.
5. Resolution 2017-1 Recommending the Model Dane County Zoning Ordinance for Enactment by Towns Withdrawing from Dane County Zoning
 - a. Discussion and Action – Motion by Dreger that the Town Board Approve Resolution 2017-1 recommending the model Dane Town Association Zoning Ordinance for enactment by Towns withdrawing from Dane County

Zoning. Second by Duerst. Mark Geller explained that this item did not require a public hearing. Laura Dreger explained that the Plan Commission had tried to use the code on some real life situations in the town and found it very difficult to use. Manfred Enburg wondered if it would have been better for the Towns' Association to amend the existing code rather than start from scratch. The group asked Al Reuter about amending the code in the future and he explained that all the towns involved would have to agree to an amendment process and the amendments. Al further explained that he felt there was still time to opt out if a zoning ordinance was adopted by the end of the year. Doug explained that he would vote against the motion to approve the code because he couldn't recommend a draft to others that he was not comfortable with. Mark Geller stated he would also vote no. He explained that he testified in favor of the original opt out legislation, but he didn't feel the timing was right for the Town of Verona. Maxwell: no, Dreger: no, Duerst: no, Enburg; no, Geller: no. Motion failed.

6. Ordinance 2017-3 Adopting a New Zoning Code for the Town of Verona

- a. Public Hearing – Bob Rego asked if the Town has to go with the Dane County Towns' Association zoning code and recommended Black County Iowa's ordinance. Tom Mathies explained three options he saw for the town: 1) to opt out 2) to work with the City of Verona on a code, and 3) to wait and see how the Dane County zoning re-write goes and then decide (the town would have an opt out opportunity then). Dale Beske explained that he felt the process was fraught with problems and was concerned about how new zoning districts would be assigned.
- b. Discussion and Action – Motion by Maxwell to *not* adopt ordinance 2017-3. Second by Dreger. Mark Geller summarized that this takes the Town off of its original opt out schedule. Mike Duerst said he understood but he'd like see the keep things moving. Al reiterated that he feels the town has until December 31st to make a decision, and the issue could go before the electors at the 2018 annual meeting. Manfred also stated he wanted to keep moving forward, but Mark Geller raised concern about the work load on staff and the need to concentrate on the comprehensive plan. Amanda explained that she would postpone the information meeting scheduled for February 16th, but it could be rescheduled later. Maxwell: aye, Dreger: aye, Duerst: aye, Enburg; no, Geller: aye. Motion carried.

7. Adjourn – Motion by Dreger. Second by Duerst. Motion carried at 8:42 p.m.

Amanda Arnold
Planner/Administrator, Town of Verona

Approved: 3/7/2017