

Town of Verona's 2019 Comprehensive Land Use Plan Amendment Procedure Process

Plan Amendments to the Comprehensive Plan Document (Chapter 11, ToV 2019 Comp Plan)

Amendments to the 2019 Comprehensive Plan may be appropriate in the years following initial Plan adoption and in instances where the Plan becomes irrelevant or contradictory to emerging policy or trends. "Amendments" are generally defined as minor changes to the Plan maps or document. In general, the Plan should be specifically evaluated for potential amendments every two years. In addition, the Town may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Town. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the Comprehensive Plan and the planning process and should be avoided.

Procedure for Amending the Town's Comprehensive Plan

The procedures for a comprehensive plan amendment, as may be amended from time to time, are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). Any amendments to a Comprehensive Land Use Plan must be adopted by the Town Board in the form of an adoption ordinance, approved by a majority vote. Two important steps must occur before the Town Board may amend the plan: the Plan Commission must recommend adoption and the Town must hold an official public hearing on said proposed amendments.

Method

- a. The Plan Commission initiates the proposed Comprehensive Plan amendment process. This may occur as a result of a regular Plan Commission review of the Plan or may be introduced at the request of a property owner. This review process will only be initiated in odd number years, (e.g., first review, Dec. 2021). Applications for an amendment to the Comprehensive Land use plan shall be received by September 30th of odd numbered years.
- b. The Town Plan Commission or Town Staff prepares a draft of the amendment to the Comprehensive Plan, which may include specific text or maps.
- c. The Town Clerk sends a copy of the draft Plan amendment (not the entire Comprehensive Plan) to other Town committees, adjacent government jurisdictions and Dane County Planning and Development Department staff for their informal review. These bodies should ideally have at least 30 days to review and comment on the proposed plan amendment.

- d. The Town Clerk directs the publishing of a Class 1 notice at least 30 days before a joint Town Board/Plan Commission public hearing and containing information required under State Stats. Section 66.1001(4), Wisconsin Statutes.
 - i. Date, time and place of the public hearing
 - ii. A summary of the proposed amendment, which may include a map
 - iii. Contact person, who can provide additional information
 - iv. Where a copy of the amendment may be inspected before the public hearing
- e. Following the public hearing, the Plan Commission makes a recommendation on the proposed Plan amendment to the Town Board by adopting a Plan Commission resolution by majority vote of the entire Commission at their regular December meeting.
- f. The Plan Commission recommends adoption of the amendment by passing a resolution that very briefly summarizes the proposed amendment and its various components. The **resolution** should also reference the reasons for the amendment and the public involvement process used during the review process. The resolution must pass by a majority vote of the entire Commission. The resolution is forwarded to the Town Board for action. If there is an **objection** to the proposed Amendment, action by the Plan Commission may be delayed one month.
- g. The Town Board approves (or denies) the **ordinance** adopting the proposed Plan amendment. Adoption must be by a majority vote of all members. The Town Board may require changes from the Plan Commission recommended version of the proposed plan amendment.
- h. The Town Clerk sends a copy of the adopted ordinance and Plan amendment (not the entire Comprehensive Plan) to all adjacent and surrounding government jurisdictions as required under Sections 66.1001(4)b and c, Wisconsin Statutes.
- i. The Town Clerk sends copies of the adopted Plan amendment and related ordinance to Dane County Planning and Development Department for possible incorporation in the Dane County Comprehensive Plan. The County will hold its own hearing before acting on the amendment.

Materials to be provided by the applicant

The request to amend land use shall be specific and reference the categories associated with the Comprehensive Plan Future Land Use Map. 9.6. The applicant will submit a Land Use Change Application and shall include the following information:

- a. The location of the parcel in the context of the surrounding parcels.
- b. The current land use as defined by Map 9.6 – Future Land Use.

- c. Proposed land use narrative. This should include a rationale for the proposed land use change and how the proposed change is consistent with the intent of the Comprehensive Plan. Information on how the change might impact on the services provided by the Town and any perceived impacts to the Town should also be detailed. Further, any information on how the proposed change will impact the potential use of the adjacent land should be provided.
- d. Information about the parcel, such as vegetation and topography.
- e. A map of the parcel which includes the boundaries and adjacent roads and trails.
- f. A map of any vegetation coverage.
- g. Information on the presence or absence of geological or hydrologic features or of cultural or historical significance.
- h. A topographical map.

Application Fees and Cost

The applicant will be responsible for any costs related to the proposed amendment per the Town Fee Schedule.

Schedule

- a. The Application must be submitted to Town Staff by Sept 30th of odd years.
- b. Town Staff sends draft amendment to Town committees, adjacent municipalities and Dane County Planning and Development Department by the end of second week of November. Responses are requested to be provided within 30 days.
- c. Publication of Class I Notification for the public hearing on the proposed amendments will occur at least 30 days before the Joint Plan Commission/Town Board meeting.
- d. The Public Hearing will be held at the Plan Commission Meeting on the third Thursday of December. This meeting will be a joint Plan Commission/Town Board meeting.
- e. The Board Meeting to consider adoption of any proposed amendments will be held in the month following the Plan Commission meeting at which any recommendations for adoption were made.