



Town of Verona Comprehensive Plan 2018 - 2038

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Overview of Town of Verona

The Town of Verona, located southwest of the City of Madison, is a small community of about 1,900 residents and occupies about 15,000 acres. The Town's topography has been shaped by glaciation and a predominant terminal moraine, the Johnstown Moraine, runs diagonally across the Town from the northwestern section to the southeastern section. To the southwest of this moraine is an outwash plain through which flows the Sugar River. The Driftless Region, which covers the southwestern corner of the State, starts at this terminal moraine. The Town has a variety of landscapes, which are cherished by the residents, including wooded areas, two rivers, scenic valleys and ridges. Much of the land is farmed and this contributes to the rural character of the Town. The Town also has an urban area in the northeastern corner.



Most of the Town residents earn their living by driving to some location outside of the Town. Additionally, the Town roads are mostly used by non-residents as they travel to work. This places a high demand of road maintenance as an important responsibility of the Town.

Because of the proximity to the Madison metropolitan area there are considerable opportunities for development. Thus, this comprehensive plan provides for some development but still maintains the rural character of the Town by preserving farmland, protecting woodlands and the Sugar River vision corridor.

Comprehensive Plan Purpose

This twenty year comprehensive plan is intended to update the 2006 plan, which is no longer adequate to service the future needs of the Town. This plan will allow the Town to guide future residential development to specific areas so that the rural character of the Town is maintained and still preserve the most productive farmland.

The Plan covers the nine elements required by the Wisconsin's comprehensive planning law, including housing, transportation, utilities and community facilities, agriculture, natural and cultural resources, economic development, land use, intergovernmental cooperation, and plan implementation.

Residents and property owners were consulted in the drafting of this plan document through public meetings near the beginning and end of the planning process and a formal public hearing held prior to adoption. All Plan Commission working sessions were also open to public attendance and comment. A survey was completed by about 30% of the Town residents and was used in making decisions about the future land use plan.

The remainder of this summary provides an overview of key recommendations of this 2018 Comprehensive Plan.

Rural Character Preservation

The main challenge facing the Plan Commission in preparation of this Comprehensive Plan was how to provide for future residential growth and still maintain the rural character of the Town. Besides this challenge the Town is also greatly impacted by the Extraterritorial Jurisdiction of the Cities of Madison, Fitchburg and Verona. A ten-year boundary agreement was reached in 2016 with the City of Verona, and this agreement allowed the Town to make decisions about lot splits and use for an area of about 3,000 developable acres in the western and southwestern part of the Town. The Plan restricts future development to areas of the Town that would have the least visual impact when viewed from roads and neighboring properties. The Sugar River vision corridor and considerable wooded areas will be unchanged as well as the most valuable farmland.

Future Development Guidance

Balancing the preservation of agricultural lands and of the rural and scenic vistas is a focus of this plan while still providing for growth opportunities to meet market demand and increase the Town tax base. Four major development areas were identified that would allow for denser rural residential development. To forecast growth the Plan Commission assumed a 1.5% annual increase in the number of home sits and allowed for potentially twice that many homes. To ensure the rural character of the Town, policies encouraging clustering of residences in conservation subdivisions will be encouraged. The land condominium tool may be used in areas where Extraterritorial Jurisdiction would hinder the ability of the Town to develop a subdivision.

Selected Policies

- The maximum rural residential density is one home per two acres except in special cases for land condominium and conservation subdivision developments. Densities of one home per four acres and one home per eight acres are also designed on the future land use map.
- Limited opportunities exist for fill-in, but where this can occur in existing neighborhoods, lot sizes will depend on the available for public or private septic systems.
- The Town will provide a welcoming environment for residents who are moving into the new subdivisions.
- The Sugar River corridor, which is prime farm land, will be preserved by restricting development in this area.
- Strategies will be implemented to continue the completion of the Ice Age Trail.
- The Town will explore the development of Boundary agreements with the Cities of Madison and Fitchburg to allow for joint planning in areas of mutual interest.
- The Town will work with the City of Verona to develop a plan for those areas in the Boundary Agreement where there is joint decision making.
- Farmland Preservation land designations are in place for those farmers where it has been requested.
- Road maintenance will remain a high priority and a five-year maintenance plan will be developed to guide future road repairs.
- A five-year budget is being developed, which considers needs for increased staffing, road maintenance, and Town Hall maintenance.

Implementation

The Town of Verona Comprehensive Plan is not self-implementing. Instead, it will depend on the future dedication of the Plan Commission and Town Board of Supervisors to use this plan to guide future decisions on requests for new development. Additionally, the future of the Town will greatly be enhanced by the successful collaboration with the Cities of Fitchburg, Madison and Verona. It is especially important that the Town and City of Verona have a positive working relationship involving joint planning. Continued collaboration with Dane County is necessary as Town and Dane County currently share responsibility for planning, zoning, and land division review authority. The continued strong involvement by Town residents in Town government is essential for the future wellbeing of the Town.

Chapter 1: Introduction

1.1 Why Plan?

It is difficult to know what the future may bring for the Town of Verona, or for any community. As residents and businesses come and go and economic trends rise and fall, changes will occur. The purpose of this comprehensive plan is to establish a shared vision for the future of the Town that will guide future actions and decisions. By the year 2035, Dane County's population is expected to increase by 34%, or approximately 165,427 people. This increased population in the County will affect the Town with regard to the need for housing, services and transportation. These demands must be balanced with the desires of Town residents to maintain the rural character of the Town. In addition, the Town is challenged by the growth of adjacent cities that can annex land from the Town.

How should the Town of Verona prepare for and respond to these changes? What types of land uses should the Town encourage or discourage? Where should the encouraged uses be located? These are the types of questions this plan is intended to address.

1.2 Wisconsin Comprehensive Planning Law

Wisconsin's "Smart Growth" planning law [s. 66.1001 Wis. Stats.] was adopted in October of 1999. The law requires that, beginning January 1, 2010, the following activities must be consistent with a comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Zoning of shore lands or wetlands in shore lands under s. 59.692, 61.351 or 62.231

The law defines a Comprehensive Plan as containing nine required elements: 1) Issues and Opportunities, 2) Housing, 3) Transportation, 4) Utilities and Community Facilities, 5) Agricultural, Natural and Cultural Resources, 6) Economic Development, 7) Intergovernmental Cooperation, 8) Land Uses, and 9) Implementation.

1.3 Planning Process

The current Comprehensive Plan (2006-2016) for the Town was adopted in 2006 and subsequently adopted by Dane County. In 2010 the Town of Verona Plan Commission and staff began work on a reorganization and update to the plan with the help of MSA Professional Services. These edits and updates were completed in 2012, after which the Town hosted a public hearing to review the draft update. However, that draft was never adopted, and the Plan Commission and staff began a revision of this draft in February 2016.

The Plan Commission started this process by reviewing definitions of land use categories, dividing the Town into eight areas, developing a survey document, and revising the 2012 version of the Comprehensive Plan.

The Town was divided into eight areas because of the diverse land uses in different regions and different potential annexation issues. For example, the northeast section of the Town has light

commercial and houses on small lots whereas the southwest section of the Town has the large farms and residential units on large lots. For each of the eight areas a survey was sent to all land owners, a draft land use plan was developed by the Plan Commission, and a public meeting was held for all land owners of each area. Once all eight public hearings had been held, the Plan Commission prepared a draft of the future land use map for the whole Town and decided on definitions of land use categories. Next two public meetings were held on the Future Land Use Map in January 2018. These meetings were advertised by placing a draft of the map and notice of the meeting in a newsletter that went out with all tax bills in December of 2017.

In May of 2018, the Town sought assistance on the plan from the Capital Area Regional Planning Commission and a local land use consultant, Vierbicher Associates, Inc. to review chapters, update data, and make recommendations about land supply. In July 2018, two more meetings were held and public input taken. The first focused on land supply and the second was a regular Plan Commission meeting in which the Plan Commission interactively finalized the draft future land use map. Also during this time, update draft chapters were placed on the Town's website.

The Plan Commission adopted the draft chapters and future land use map on August 23, 2018. After that, the plan was released for a formal public comment period and sent to adjacent jurisdictions and other stakeholders. A public hearing was held by the Town of Verona Board of Supervisors on October 2, 2018 and edits were made based on comments received. The plan is scheduled to be adopted by the Town Board on November 13, 2018. It will then be forwarded to Dane County for inclusion in the Dane County Comprehensive Plan.

1.4 Planning Area

The planning area includes all lands within the Town's jurisdiction boundaries as indicated in Map 1.1. The Town of Verona is located in Dane County, at the southwest edge of the Madison Metropolitan Area. The original Town boundaries encompassed approximately 23,000 acres, a standard six-mile by six-mile Wisconsin town. Annexations by the City of Verona and the City of Madison have reduced the area to 15,126. The 2010 population of the Town of Verona was 1,948 and there were 746 households. The estimated 2017 population was 1,981.

1.5 History of the Town of Verona

Three descriptions of the early history of the Verona area are available in the Verona Public Library and the following historical sketch was taken from these accounts.

Early history of Verona by Alice Kunstman,

Verona Area History, 1847-1972 by Ken Behnke

A sesquicentennial History of Verona (1847-1997) by Karl Curtis

The Verona area was originally inhabited by Native Americans until it was ceded to the US Government in 1829 and in 1883. The Verona area was surveyed into sections in 1833 and at that time the land was part of Grant County in the Territory of Michigan. The Territory of Wisconsin and Dane County were created in 1836. The first grist mill in the county, called Badger Mill was opened in 1844 and was the hub of the surrounding settlement. The mill was located at the hill on highway M along Badger Mill Creek. The Town of Verona (Township 6 North, Range 8 East in Dane County) was established on February 11, 1847 by the Wisconsin Territorial Legislature. The name Verona originated from the town in New York named, Verona, which was the hometown of early settlers George and William Vroman. The Village of Verona was established in 1921 and became a city in 1978. The first Chairman of the Town Board of Supervisors was Samuel Taylor in 1857. Since then there have been 34

Chairman with Mark Geller as the current Chairman. The Town Hall and garages were at 355 Nine Mound Road in the City of Verona for many years and a new Town Hall, Salt Shed and Public Works Building at 7669 Highway PD was occupied in February 2017. For more detailed information on the history between 1999 and 2017, please see Appendix 1.1.

1.6 Geography and Topography

The Town of Verona was strongly impacted by its geological past. Two distinct regions in the Town differ not only in relief and drainage patterns, but also in soil-parent material. Four major ice invasions into Wisconsin took place during the past million years. The last glacial ice (Green Bay Glacier) melted away from Wisconsin's landscape about 8,000 years ago. The subsurface geology of the Town consists of mainly dolomite limestone and sandstone deposited 400 to 600 million years ago.

As the outer and receding edges of the ice sheet melted away, low ridges of stony earthen debris called terminal moraines, were deposited by the glacier. The eastern Kettle Moraine starts between Green Bay and Lake Michigan and continues southward branching into a southwesterly extension, which curves northward bisecting the Town of Verona (the Johnstown Terminal Moraine). The township area



west of the moraine is part of the "driftless" area of southwest Wisconsin, because it was never covered by the most recent scouring glacial ice and subsequent "drift" of deposits dropped as the ice sheet melted. The glaciated region of the Town lies mostly to the east of the Johnstown

terminal moraine. A triangular tract of land in the southeastern quarter of the Town, though outside the terminal moraine, is covered by glacial till. Also, a large portion of the western half of the township is covered by outwash materials of sand and gravel deposited by numerous streams fed by the melting glacier. The remaining driftless area is characterized by a landscape of rolling, dissected topography. Streams have carved narrow valleys through the deposits of ancient seas forming a dendritic drainage pattern resembling the branches of trees.

Topographic relief ranges from about 1,210 feet above sea level at its highest elevation on a ridge (end moraine) in Section 25, down to approximately 900 feet above sea level along the Sugar River in Section 34.

1.7 Regional Context

The Town of Verona is located in Dane County and at the southwestern edge of the City of Madison. The City of Fitchburg is to the east, the City of Madison to the North, the Town of Middleton to the northwest, the Town of Springdale to the west and Town of Montrose to the south. The City of Verona is near the center of the Township. Extraterritorial Jurisdictions from City of Fitchburg and City of Madison impact planning options for eastern and northern parts of the Town because the cities are allowed control over lot splits in those areas. A ten-year Boundary Area between the City of Verona and Town of Verona was adopted in June 2016 (See Chapter 10: Intergovernmental Cooperation for details).

Dane County is the fastest growing county in the State, it is also one of the most productive agricultural counties. Madison, the State capital, is home to the University of Wisconsin-Madison and outstanding medical facilities. Many people employed in Madison live outside the city and this creates heavy use of the roads feeding into and out of Madison. The Town of Verona is impacted in many ways by the arrival of Epic Systems Corporation in the City of Verona in 2005. This healthcare software company employees over 9,000 people and is still expanding. Many Epic employees travel to work via car from Madison and surrounding areas. In addition to the increase in traffic, there is an increase in demand for housing and other services for Epic employees. This is rapidly changing the expansion plans for the City of Verona, which is resulting in annexations of Town's land into the City, and has increased land prices for parcels in the Town of Verona. The increase in the City population is causing issues with space in the public schools and has resulted in a referendum to upgrade the school system. A new high school is planned to be completed in 2020 south of West Verona Ave and west of South Nine Mound Rd.

1.8 HOW TO USE THIS PLAN

This planning document is a "living" guide for the future overall development of the Town of Verona. It serves the following purposes:

- ✓ The plan acts as a benchmark to where the community is now in terms of current strengths, weaknesses, and opportunities.
- ✓ It provides a means of measuring progress for existing and future Town leaders.
- ✓ It defines areas appropriate for development, redevelopment, and preservation.
- ✓ It identifies opportunities to update and strengthen the Town of Verona's land use implementation tools.
- ✓ It provides supporting documentation for Town policies and regulations as well as for grant funding requests for public and private projects.

Most importantly the plan will serve as a resource manual assisting in the evaluation of land use and development requests for the future, specifically:

- ✓ Establishment of Development Guidelines - The comprehensive plan addresses the location, type, design, and impact of new development.
- ✓ Continued Preservation of Undeveloped Areas Where Feasible - The comprehensive plan addresses the preservation of open space and agricultural land.
- ✓ Planned Mitigation of Loss of Tax Base - The comprehensive plan addresses the loss of tax base to neighboring municipalities through annexation and through proposed land use and other policies attempt to mitigate that impact.

1.9 ASSETS AND LIABILITIES

The following assets and liabilities were identified during the update process:

ASSETS

1. The Town has the Sugar River and Badger Mill Creek, hilly terrain, and beautiful views
2. There are ample lands in the Town for recreation
3. Many woodlands and wildlife areas have been preserved
4. The Verona Area School District is well regarded and new school construction is underway
5. The Ice Age National Scenic Trail and Military Ridge Trail are located in the Town
6. New Town Facilities were recently constructed on Hwy PD
7. There is active involvement of residents in Town governance

LIABILITIES

1. Extraterritorial jurisdiction of parts of the Town by the Cities of Madison and Fitchburg will result in conflicting land uses (the Town has a boundary agreement with the City of Verona)
2. Land and tax base will be lost through annexation by Cities of Madison and Verona
3. Residential tax base is primary source of funding for Town services
4. Changing economics of agriculture has made it more difficult to maintain family farms
5. The aging of residents is resulting in their need to sell land for higher prices for development than for continued agricultural uses
6. There is increased traffic on Town roads
7. Maintaining rural character of the Town will be challenging as development pressures continue and lands are lost through annexation

1.10 Vision, Goals, Objectives, Policies and Guiding Principles

In late 2017 and early 2018, a strategic planning process was held to arrive at a shared vision statement and guiding principles for the Town. Members of the Town Board, the Plan Commission, the Public Works Committee, the Financial Sustainability Committee, the Ordinance Committee and the Natural and Recreational Areas Committee participated in two work sessions. The vision statement identifies where the Town of Verona intends to be in the future and how to meet the future needs of the citizens. This vision statement incorporates a shared understanding of the nature and purpose of Town. The strategic planning process also identified guiding principles to be followed for the Town to implement the vision.

VISION

The Town of Verona will strive to maintain the Town as an independent, financially sustainable, safe, and healthy rural community.

Guiding Principles:

Six guiding principles emerged from the strategic planning process:

- Maintain an open and transparent government that encourages active participation of residents
- Provide efficient services
- Be fiscally responsible
- Anticipate and plan for growth
- Protect and enhance cultural and natural resources
- Coordinate and collaborate with neighboring jurisdictions

For each of these guiding principles, a set of action items was identified (see Appendix 1.2 for a full summary.) Those items that are relevant to this comprehensive plan are listed as part of the Implementation Chapter.

Goals, Objectives, and policies:

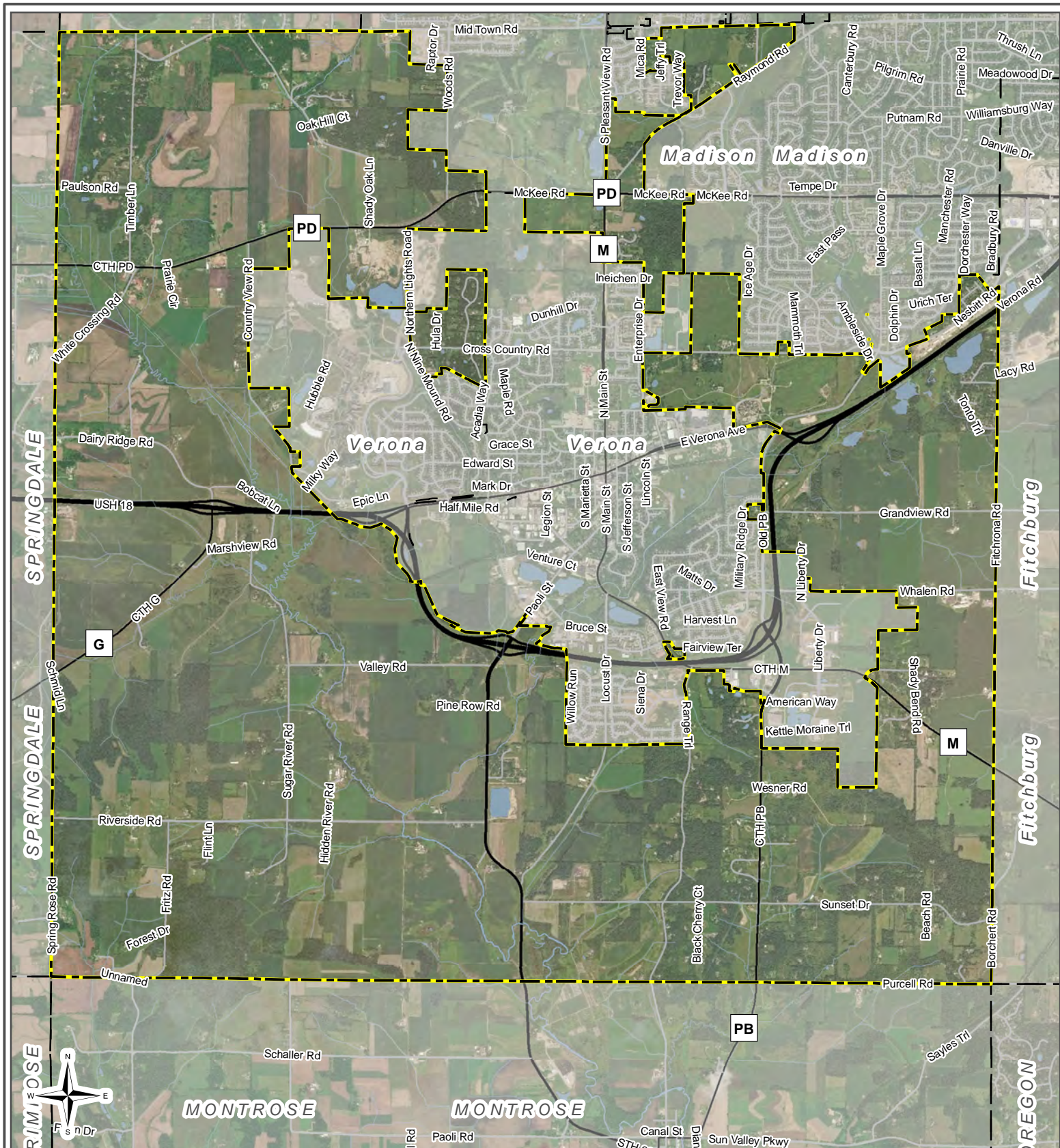
Each element of the comprehensive plan contains goals, objectives, and policies established during the planning process. Goals, objectives, and policies are defined as follows:

Goal: A goal is a long-term target that states what the Town wants to accomplish.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a specific course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as specific rules to be followed by decision-makers. Policies that direct action using the words “shall” or “will” are mandatory aspects of the implementation of the Comprehensive Plan. Those policies using the words “should,” “encourage,” “discourage,” or “may” are advisory and intended to serve as a guide.

Each chapter of this plan contains goals specific to one of required elements of the comprehensive plan. If there is a question regarding a land use decision, not clearly conveyed in the details of this comprehensive plan, then the decision shall be based on the intent of the vision statement and the goals.

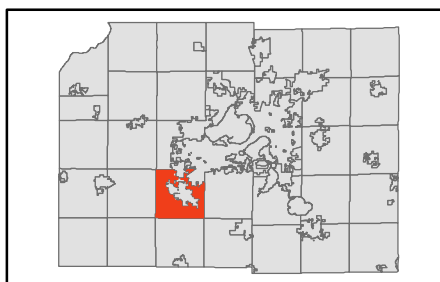
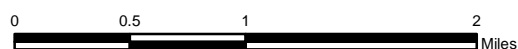


Map 1.1: Town of Verona

Town of Verona

- Town of Verona
- Adjacent Communities

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Chapter 2: Issues and Opportunities

2.1 Population Statistics and Projections

This chapter provides a baseline assessment of the Town of Verona past, current, and projected population statistics and contains information required under SS66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Town of Verona.

Population Change

Sources of information:

- capitalarearpc.org
- factfinder.census.gov
- wisconsin.hometownlocator.com

The population data show that Town of Verona has grown over 24% from 1960 to 2017 with the largest growth taking place between 1960 and 1970 (40%) (Table 2.1). The highest population of the Town was in 1980 at 2,256 and since then there has been a decrease in population to an estimated population of 1,981 in 2017.

Table 2.1: Population Change, 1960-2017

Population	Town of Verona Number	Percent Change	Dane County Number	Percent Change	Wisconsin Number	Percent Change
Total Population (1960)	1,594	---	222,098	---	<i>n.a.</i>	---
Total Population (1970)	2,235	40.2%	290,272	30.7%	4,417,821	<i>n.a.</i>
Total Population (1980)	2,256	0.9%	323,545	11.5%	4,705,642	6.5%
Total Population (1990)	2,137	-5.3%	367,085	13.5%	4,891,769	4.0%
Total Population (2000)	2,153	0.7%	426,526	16.2%	5,363,675	9.6%
Total Population (2010)	1,948	-9.5%	488,073	14.4%	5,686,986	6.0%
Total Population (2017)	1,981	1.69%	524,787	7.52%	5,783,278	1.69%

Source: US Census, 2017 Department of Administration Population Estimates

Dane County is currently one of the fastest growing counties in the State. In 2017 Dane County had the largest numerical increase at 6,249 people, and the population increased by 1.21%, which was the second highest increase statewide. This trend for Dane County is expected to continue. The Town is expected to grow in population in the near future because of its natural beauty, quality of life, and proximity to jobs and other destinations in Madison, Verona, Middleton and Fitchburg. There will be addition of four subdivisions before 2020 in the Town and there is also strong pressure for other lot splits. Increases in the Town population are expected to be more than 300 people in the next seven years.

Age and Gender Distribution

The US Census and American Community Survey data show that the gender distribution has remained stable from 2000 to 2012-2016 for the Town of Verona and other comparable communities (Table 2.2).

Table 2.2: Sex Distribution, 2000-2016

	2000				2016 Estimates			
	Male		Female		Male		Female	
Town of Verona	1,101	51.10%	1,052	48.90%	1,004	52.90%	894	47.10%
City of Verona	3,411	48.40%	3,641	51.60%	5,883	48.57%	6,230	51.43%
City of Madison	102,248	49.10%	105,806	50.90%	121,405	49.34%	124,629	50.66%
City of Fitchburg	10,633	51.90%	9,868	48.10%	14,134	51.86%	13,120	48.14%
Dane County	211,020	49.50%	215,506	50.50%	256,341	49.60%	260,477	50.40%
State of Wisconsin	2,649,041	49.40%	2,714,634	50.60%	2,859,055	49.68%	2,895,743	50.32%

Source: US Census, 2016 ACS 5-Year Estimates

The median age of Verona residents as determined by the 2016 ACS 5-Year Estimate is 42.8 years old. As the median age increases, it could have considerable impacts on the social services needs of the area if the older residents remain in the Town of Verona. The 2010 population statistics showed that Verona had a relatively large proportion (13.4%) of population age 65 or older (Table 2.3). By comparison, in 2010, 13.7% of Wisconsin's population was age 65 or older, and only 10.3% of Dane County's population was age 65 or older.

Table 2.3: Population by Age

Age	2000	%	2012-2016 Estimates	%	Change	%
Under 5 Years	113	5.2%	100	5.3%	-13	0.1%
5 to 9 Years	151	7.0%	110	5.8%	-41	-1.2%
10 to 14 Years	177	8.2%	144	7.6%	-33	-0.6%
15 to 19 Years	154	7.2%	86	4.5%	-68	-2.7%
20 to 24 Years	56	2.6%	139	7.3%	83	4.7%
25 to 34 Years	162	7.5%	168	8.9%	6	1.4%
35 to 44 Years	373	17.3%	255	13.4%	-118	-3.9%
45 to 54 Years	413	19.2%	256	13.5%	-157	-5.7%
55 to 59 Years	144	6.7%	208	11.0%	64	4.3%
60 to 64 Years	121	5.6%	146	7.7%	25	2.1%
65 to 74 Years	170	7.9%	182	9.6%	12	1.7%
75 to 84 Years	89	4.1%	74	3.9%	-15	-0.2%
85 and Older	30	1.4%	30	1.6%	0	0.2%
Total	2,153	***	1,898	***	-255	***

Source: US Census, 2016 ACS 5-Year Estimates

Racial Makeup

Both the 2000 and 2010 Census indicated that the population of Verona is primarily Caucasian at about 96% (Table 2.4). The 2016 ACS 5-Year Estimate reports a similar value.

Table 2.4 Estimates of Population by Race, 2012-2016

2012-2016	Town of Verona		City of Verona		City of Madison		City of Fitchburg		Dane County		Wisconsin	
Estimates	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
White	1,807	95.2%	11,158	92.1%	193,729	78.7%	18,946	69.5%	434,792	84.1%	4,961,193	86.2%
Black or African American	33	1.7%	458	3.8%	17,275	7.0%	2,118	7.8%	26,699	5.2%	361,730	6.3%
American Indian and Alaska Native	3	0.2%	0	0.0%	930	0.4%	127	0.5%	1,375	0.3%	51,459	0.9%
Asian	35	1.8%	242	2.0%	21,058	8.6%	1,673	6.1%	28,645	5.5%	148,077	2.6%
Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%	50	0.0%	35	0.1%	147	0.0%	1,378	0.0%
Some other race	0	0.0%	0	0.0%	4,509	1.8%	3,112	11.4%	10,250	2.0%	105,038	1.8%
Two or more races	20	1.1%	255	2.1%	8,483	3.4%	1,243	4.6%	14,910	2.9%	125,923	2.2%
Hispanic or Latino (of any race)	41	2.2%	114	0.9%	16,110	6.5%	5,430	19.9%	32,088	6.2%	371,205	6.5%

Source: 2016 ACS 5-Year Estimates

Educational Attainment

According to the 2016 ACS 5-Year Estimate about 98.9 percent of the Town's population had attained at least a high school level education. Approximately 51.6 percent of the population had attained a college level degree or higher (factfinder.census.gov).

Income levels

The 2016 American Community Survey estimates the median household income at approximately \$103,409 and an average income of \$133,083. The population below poverty level is 2.5 percent.

Household Trends and Forecasts

The estimated number of housing units in the Town for 2012-2016 (American Community Survey) is 742. From 2010 to 2016 the average number of new homes increased by four per year and for 2017, seventeen building permits were issued. The housing vacancy rate over this period was roughly 6.2 percent. Owner-occupied units accounted for approximately 88 percent of units. Renter-occupied units accounted for the remainder of occupied units. The average household size is 2.73 persons. The Town recently approved 78 new development units in four subdivisions. Besides these units in the four land condominium developments, there have been 10 lots created since 2016. When these homes are constructed, the population could increase by 270 people.

Labor Force and Employment Trends

A community's labor force is the proportion of the population that is working or available for work. The primary economic activity in the Town is farming, but most residents work outside of the Town. This trend is expected to continue in the future.

2.2 Key Planning Issues and Overall Goals

The Town's Plan Commission has taken the primary responsibility in drafting the 2018 Comprehensive Plan with oversight by the Board of Supervisors. The Plan Commission was greatly assisted by Amanda Arnold, the Town's Planner and staff of three consultant groups, MSA Professional Services, Capital Regional Area Commission and Vierbicher Associates. Some future planning issues for the Town identified by the Plan Commission, Town Board, and staff are:

- A new Comprehensive Plan was necessary as the 2006 was found to be inadequate for future land use planning. (See Appendix 2.1 for the 2006 future land use map. The full document is available on the Town of Verona website.)
- There is a change in areas in the Town that can be developed or have lot splits because of the Boundary Agreement with the City of Verona.
- There is a desire to produce land use plans that allow for new homes and preserve the character of the Town, such as vistas and vision corridors along the Sugar River.
- Boundary agreements are needed with the City of Madison and the City of Fitchburg.
- Currently there is a very high demand for lots/units for construction of new homes in the Town.
- The Town will lose land via annexation into the Cities of Madison and Verona.
- The Town needs to have a financial plan to cover the loss of land in annexation and to meet the increased demand for services by the residents of the Town.
- An update of the subdivision ordinance is needed to accommodate the use of land condominium plats and improved guidelines for conservation subdivisions and planned unit developments.
- Future developments may require the improvement of existing roads or construction of new roads.
- Bicycle use on Town roads is expected to increase and this may require improvements to existing roads.

2.3 Public Input into the Process

Community Survey

The Town mailed a survey to all parcel owners in 2016. Out of about 1,100 surveys that were sent, 315 were completed. This represents a response rate of 29% percent, which is about the expected return rate. The survey included questions on demographic data, on future development, on important characteristics for the Town, on preservation of the Sugar River Watershed, and on expansion of the Ice Age Trail. A detailed summary of the survey is in Appendix 2.2 and a brief summary includes the following:

- **Community Character:** Respondents were highly in favor of preserving the rural character of the Town, which included vistas, limited development, and maintaining the family farms.
- **Land Use:** Most respondents were in favor of a plan to guide future growth. However, there were mixed opinions on the minimal size of rural parcels and on the value of clustered subdivision developments. Most respondents wanted to preserve the rural character, which included the wetlands and Sugar River watershed. New residential development should be

guided to areas that will have minimum impact on the natural beauty of the Town. Policies should be in place to encourage future farming activities and for smart growth.

- **Economic Development:** The trend of working other places than in the Town is expected to continue. The Town should develop policies to attract commercial development.

Vision Setting Workshop

Strategic planning workshops were held in November 2017 and February 2018 to achieve a shared vision for the Town as it moves forward. All members of the Board of Supervisors, Plan Commission members, Public Works Committee, the Ordinance Committee, and the Natural and Recreational Areas Committee plus the Town Staff were invited to attend.

Public Meetings to Discuss Drafts of Comprehensive Plan

As discussed in Chapter 1, The Town was divided into eight areas because of the diversity in population density, geography, and farming activities in each area. For each of the eight areas a survey was sent to all land owners, a draft land use plan was developed by the Plan Commission, and a public meeting was held for all land owners of each area. Once all eight public hearings had been held, the Plan Commission prepared a draft of the future land use map for the whole Town and decided on definitions of land use categories. Next two public meetings were held on the Future Land Use Map in January 2018. These meetings were advertised by placing a draft of the map and notice of the meeting in a newsletter that went out with all tax bills in December of 2017.

In May of 2018, the Town sought assistance on the plan from the Capital Area Regional Planning Commission and a local land use consultant, Vierbicher Associates, Inc. to review chapters, update data, and make recommendations about land supply. In July 2018, two more meetings were held and public input taken. The first focused on land supply and the second was a regular Plan Commission meeting in which the Plan Commission interactively finalized the draft future land use map. Also during this time, update draft chapters were placed on the Town's website.

Formal Adoption of the Plan

The Plan Commission adopt the draft plan on August 23rd. On August 30th, a notice was printed in the Verona Press giving notice of a public hearing to take place at the October 2nd Town Board meeting. As outlined in state statutes the plan was made available for public comment and adjacent jurisdictions were notified. A copy of the public involvement plan for the process can be found in Appendix 2.3.

2.4 Overall Goals, Objectives and Policies

The Plan Commission developed a set of overall goals during the process of drafting the Comprehensive Plan for 2018-2038. These goals were the framework used as the plan was developed and will guide future Planning efforts. Subsequent chapters include more specific goals, objectives and policies.

Overall Planning Goals

- Preserve the Town's rural and scenic character
- Preserve the Sugar River watershed, wetlands and other natural resources
- Encourage the completion of the Ice Age Trail
- Promote a future land use pattern consistent with this Comprehensive Plan

- Promote farming as an occupation in the Town by preserving the most productive farmland for continued agricultural use
- Develop a fiscal plan for future operations of the Town
- Develop a plan for siting of future development

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Chapter 3: Housing

3.1 Housing

This element provides a baseline assessment of the Town of Verona's current housing inventory and contains information required under SS66.1001. Information includes: past and projected number of households, age and structural characteristics, occupancy and tenure characteristics, and value and affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Town.

Households and Housing Units: Past, Present and Future

This chapter deals with both "households" and "housing units". A "household" refers to the people in a housing structure and thus household data typically refers to characteristics of the people in the household. "Housing units" are the actual structures in which people live.

In the year 2010, there were 746 households in the Town of Verona, an increase of 68% since 1970. During the same period, total households for all of Dane County and the State as a whole increased by 130% and 72%, respectively. From 2011 through 2016, 31 new homes were built (Table 3.1). In the Town, the number of persons per household has decreased from 5.0 to 2.7 from 1970 to 2016, a trend that can be attributed to smaller family sizes and increases in life expectancy.

Table 3.1: Household Statistics

Municipality	2010 Total Households	2017 Total Households	2022 Total Households - projected	2010 Total Housing Units	2017 Total Housing Units	Housing Growth Rate (2010 -2017)	2022 Total Housing Units - projected	2022 Housing Growth Rate projected (2010 -2022)
Cross Plains town, WI	581	625	662	625	656	5%	698	12%
Fitchburg city, WI	9,955	11,123	11,976	9,955	11,815	19%	12,723	28%
Middleton town, WI	1,996	2,201	2,420	1,996	2,260	13%	2,483	24%
Montrose town, WI	434	457	478	434	473	9%	495	14%
Oregon town, WI	1,160	1,254	1,348	1,160	1,274	10%	1,371	18%
Primrose town, WI	282	287	293	282	297	5%	303	7%
Springdale town, WI	717	756	791	717	796	11%	833	16%
Verona city, WI	4,223	4,947	5,414	4,233	5,180	22%	5,647	33%
Verona town, WI	746	792	854	746	824	10%	888	19%

Household projections allow a community to begin to anticipate future land use needs. Dane County and the State as whole are estimated to increase household numbers by 31.7% and 22.4%, respectively, between 2010 and 2040. Because of a strong economy and growth of the adjacent cities, the Town is experiencing development pressures. In addition, the adoption of the City of Verona/Town of Verona Boundary Agreement and the use of land condominium developments (see Chapter 9: Land Use) have opened up more opportunities for residential development. This coupled with an aging population, indicates that the number of households is likely to increase and new, younger residents are likely to move to the Town (Fig. 3.1).

Fig. 3.1: Housing Trends

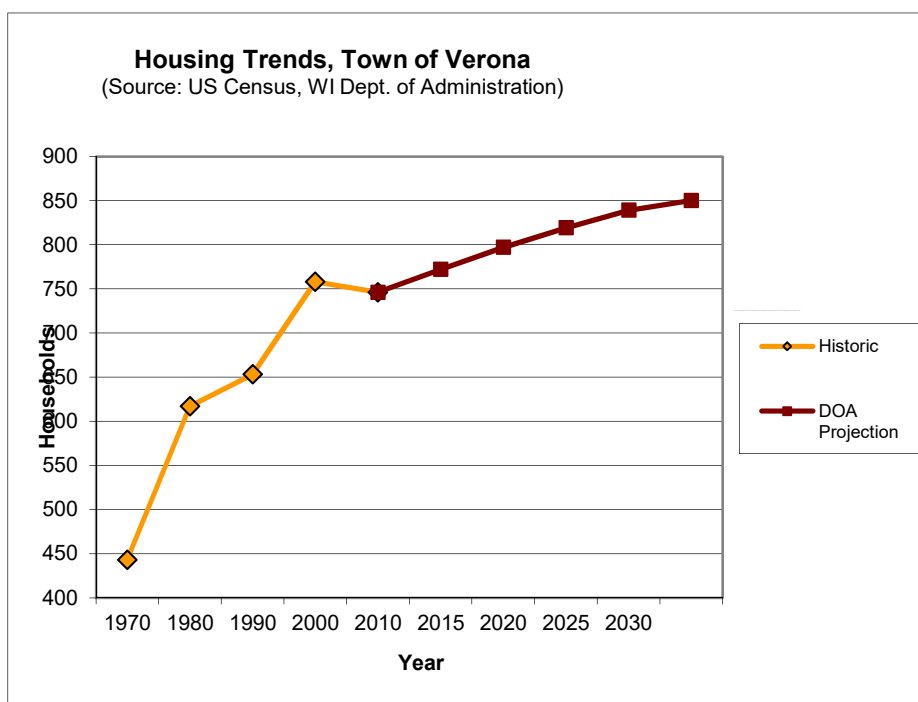


Table 3.2 shows the number of new single family home permits for the Town of Verona and nearby Towns over the past five years. The Town of Middleton has had the most residential growth, with the Town of Springdale being second. The Town of Verona is third.

Table 3.2: Single Family Home Permits

Municipality	Number of Single Family Zoning Permits					Total
	2013	2014	2015	2016	2017	
Cross Plains town, WI	7	4	5	5	3	24
Middleton town, WI	22	43	34	30	22	151
Montrose town, WI	5	4	5	5	3	22
Oregon town, WI	1	9	3	6	5	24
Primrose town, WI	3	2	4	6	3	18
Springdale town, WI	5	8	5	20	14	52
Verona town, WI	5	2	7	5	16	35

Age and Structural Characteristics

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. As of 2016, 32% of the Town of Verona's housing units were built before 1970 and 8% were built before 1940. The Town's percentage of homes built prior to 1940 is slightly lower than in Dane County as a whole.



Beginning in 2005, Wisconsin State Statutes require all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

As of 2016, 92% of the Town of Verona's housing units were single-family homes, 5.3% of the housing units were within buildings with 2-4 units, and 1.1% of the units were in multifamily residential buildings with at least five units. Recently, all new housing construction has been for single-family residences.

Occupancy and Tenure Characteristics

Of the total housing units in the Town, 88.4% were owner occupied at the time of the Census. Between 2012 and 2016, there were on average 46 vacant housing units (6.2%). Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of landlords and tenants in the rental market, and 1-2% to be the ideal balance between buyers and sellers in the owner-occupied market (a low vacancy rate is typical because most sellers live in their homes until they are sold).

Value and Affordability Characteristics

The cost and value of housing has increased dramatically in recent decades, from a median value of \$192,400 in the 2000 census to an estimated \$366,000 in the 2012-2016 American Community Survey (ACS). Table 3.3 shows the median home value and median rent for the Town of Verona and surrounding communities.

Table 3.3: Median House Prices and Rents

	Median Value of Owner Occupied Housing	Median Contract Rent (all rented units)
Cross Plains town, WI	\$ 380,000	\$ 1,103
Fitchburg city, WI	\$ 276,200	\$ 805
Middleton town, WI	\$ 454,500	\$ 1,359
Montrose town, WI	\$ 297,100	\$ 713
Oregon town, WI	\$ 303,100	\$ 955
Primrose town, WI	\$ 336,300	\$ 700
Springdale town, WI	\$ 403,500	\$ 983
Verona city, WI	\$ 273,200	\$ 977
Verona town, WI	\$ 366,000	\$ 821

According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total gross monthly income. In the 2012-2016 period, an estimated 78% of households were spending less than 30% of their income on housing costs. For renter income, 63% of renters spent more than 30% of their income on rent.

Supplying affordable housing in the Town can be a challenge because most of the lots are two acres or greater and with more land there is more expense. In 2018, a two acre parcel in the Town will cost

from \$160,000 to \$240,000. Additionally, in a rural setting there is no public transportation so commuting costs are higher than living in a City. There are more opportunities for affordable housing in an urban setting where residential development can be more dense (and served by public utilities), and in close proximity to jobs and services.

3.2 Issues and Opportunities

Issues

1. Strong market is likely to create continued demand for housing
2. Conflicts can arise when new housing is built adjacent to farms
3. Older homes in the Town will need continued maintenance
4. Limited availability of existing low cost options for lower income residents
5. Limited options for new apartments or duplexes
6. Limited public sewer facilities for smaller lot development
7. Current lot prices for the 2-acre lots is out of reach for most first-time home buyers

Opportunities

1. To use the 2018 land use map to plan for a variety of housing options
2. To work with adjacent cities to support their affordable housing goals
3. To encourage multiple-family housing and commercial construction in areas served by public sewer
4. To collaborate with Cities of Fitchburg and Madison to develop boundary agreements, which will allow some residential development in their Extra-Territorial Jurisdiction areas and restrict residential development in other areas

3.3 Goals, Objectives and Policies

GOAL 1

Plan for housing for a variety of income levels

Objectives:

1. Collaborate with other municipalities near the Town to plan for a range of housing that meets the needs of residents of various income levels, age, lifestyle, and health status.
2. Ensure that homes are built and maintained according to levels deemed safe by industry standards.
3. Ensure that policies are in place to efficiently manage new construction permits and have plans in place for oversight of construction related issues.
4. Ensure that procedures are in place to monitor new construction in subdivision development.

Policies:

1. Multi-Family Housing - The Town should encourage the development of multi-family buildings, senior housing and special needs facilities within the Town where services can be provided.
2. Mixed-Use - The Town should encourage the development of mixed residential units that also provide limited retail and services where public utility services can be provided.

3. Senior and Special Needs Housing - The Town will support improvements to existing residences that will allow elderly or special needs citizens to remain within their residences, provided improvements meet building code requirements.
4. Maintenance - The Town should support programs that maintain or rehabilitate the Town's existing housing stock.
5. Permitting - The Town will have in place clear and efficient permitting policies and periodically review the fee structure for different kinds of applications.
6. Safe Housing - The Town will support the State's Uniform Dwelling Code, requiring inspection of new structures and repair of unsafe and unsanitary housing conditions.
7. Monitoring of Subdivision Development – The Town will develop procedures to monitor subdivision construction and engage in working with neighborhood associations on maintenance.

GOAL 2

Minimize conflicts between new housing development and existing agriculture activities and other rural uses.

Objectives:

1. Retain farm-based residences and single-family residences as the preferred housing types for most of the Town.
2. Permit rural residential development that is properly designed and sited, and does not conflict with existing agricultural uses and environmentally sensitive areas. The Town will utilize neighborhood planning, a conservation or land condominium subdivision ordinance and Planned Unit Development subdivisions to further guide residential development (see Chapter 9: Future Land Use.)

Policies:

1. Cluster Development - When proposals for residential subdivisions are introduced, the Town should encourage clustered residential subdivisions that will prevent or minimize conversion of agricultural or open space land by allowing the permitted number of units to be located on smaller, clustered parcels while conserving the balance of the land as protected open space.
2. Land Use Conflicts - The Town should encourage higher density residential land uses within and near existing residential and urban areas and lower residential densities near agricultural and environmentally sensitive lands in order to minimize land use conflicts and to retain the rural character of the Town.
3. Siting of Housing for Overall Compatibility - The Town will encourage proposed dwelling(s) to be placed so as to minimize impacts on neighboring agricultural uses, minimize disruption of existing natural features, and prevent visual predominance over the surrounding landscape.
4. Connection to Public Sanitary Systems - The Town will prohibit privately sewerage (e.g., septic system) residential development where there is existing Town sanitary sewer unless the Town engineer determines that it is not feasible to connect to the existing public sanitary sewer.
5. Consideration of Impacts to Town Service Quality and Capacity – The Town will consider the long-term effects on Town services when reviewing petitions for creating additional land divisions or subdivisions. This may involve limiting the number of parcels created each year.
6. Transportation – The Town will coordinate housing, land use, and transportation plans to make sure that they are consistent and appropriate with projected growth.

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Chapter 4: Transportation

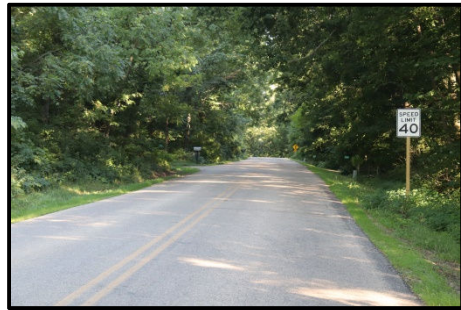
4.1 Transportation

This chapter provides a baseline assessment of the Town of Verona transportation facilities and contains information required under SS 66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian and bicycle transportation, railroad service, aviation service, trucking, maintenance and improvements, and State and regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Town of Verona.

Existing Transportation Facilities

Highways and the Local Street Network

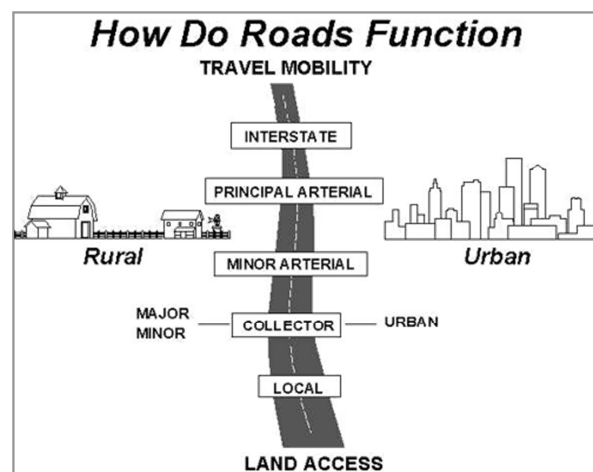
The Town of Verona maintains approximately 46 miles of roadway. In addition, several State and County roads run through the Town. All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System” (Fig. 4.1). Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is “channelized” within the roadway network by defining the part that any road or street plays in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. The Wisconsin Department of Transportation (WisDOT) works with metropolitan planning organizations (MPOs) and counties (outside metro areas) to functionally classify roadways for planning and federal funding purposes. The Madison Area Transportation Planning Board (MATPB) publishes the Dane County Roadway Functional Classification Map that identifies functionally classified roads in the Town of Verona and throughout Dane County



(<http://madisonareampo.org/maps/documents/FunctionalClassesDaneCountyCurrentRds.pdf>).

- **Arterials** accommodate interstate and interregional trips with severe limitation on land access. Arterials are designed for high-speed traffic. The Town of Verona is served by five principle arterial roadways: County Trunk Highway (CTH) M (north-south), CTH PD, USH 18/151, and CTH PB. The Town is served by five minor arterials: CTH M (east-west), Nesbitt Road, Mid Town Road, Raymond Road, and Old CTH PB.
- **Collectors** serve the dual function of providing for both traffic mobility and limited land access. Their primary function

Figure 4.1: Functional Classifications



is to collect traffic from local streets and convey it to arterial roadways. Major collectors in the Town of Verona include STH 69, CTH G, Cross Country Road, Woods Road, Northern Lights Road, Maple Grove Road, and Fitchrona Road.

- **Local Roads** provide direct access to residential, commercial, and industrial development and are designed for low speed, lower volume traffic. Virtually all of the roads not named above are considered local roads.

Commuting Patterns

Table 4.1 shows commuting choices for resident workers over age 16. Roughly 82% of residents drive alone to work and 4% carpool. Twelve percent of residents work at home.

Table 4.1: Commuting Methods

	Wisconsin	Dane County	Town of Verona
Car, truck, or van	89.0%	80.7%	86.0%
Drove alone	80.7%	72.7%	82.0%
Carpooled	8.3%	8.0%	4.0%
Public transportation (excluding taxicab)	1.9%	5.3%	0.0%
Walked	3.3%	5.7%	1.4%
Bicycle	0.8%	2.9%	0.0%
Taxicab, motorcycle, or other means	0.9%	0.8%	0.6%
Worked at home	4.2%	4.6%	12.0%

Between 2012 and 2016, 91% of Verona residents had a one-way commute of up to 44 minutes to work. 51% had a commute under 20 minutes, while only 3.9% reported commutes of 45 minutes or more. Dane County and the State Census counts showed similar patterns. The average Town of Verona commuter's travel time to work was about 20 minutes, which is roughly equal to the Dane County average. State commute lengths averaged 22 minutes.

Traffic Counts

Annual Average Daily Traffic (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. The AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. It is important to note that, due to Verona's location near the Madison urbanized area, most of the traffic passing through the highway corridors originates and terminates outside the Town. The Wisconsin Department of Transportation has a web site that shows AADT (<https://trust.dot.state.wi.us/roadrunner/>). This site will soon be replaced with a new traffic count management service called Jackalope, which will provide more comprehensive count data and trend analysis tools.

The Institute of Transportation Engineers (ITE) Trip Generation Report, 10th edition, states that a single-family dwelling generates about 10 vehicle trips per day. A trip is defined as a one-way journey from a production end (origin) to an attraction end (destination). On a local road, one new home may

not make much difference, but 10 new homes can have quite an impact on safety and mobility. Thus, the connection between roadway planning and land use is important for the Town to consider.

The WisDOT State Access Management Plan divides the state highway system into five “Tiers,” each with its own level of access control. Within the Town of Verona there is one Tier 1 roadway (US-151) and one Tier 3 roadway (WI-69) (Fig. 4.2).

Fig. 4.2 WisDOT Guidelines for Access along State Highways

Goal for access and traffic movement	Type of new access allowed
Tier 1 maximizes Interstate/Statewide traffic movement	<ul style="list-style-type: none"> • Interchanges • Locked/gated driveways for emergency vehicles • On an interim basis – isolated field entrances
Tier 2A maximizes Interregional traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections, with some interchanges possible at higher volume routes • Locked/gated driveways for emergency vehicles • On an interim basis – isolated field entrances
Tier 2B maximizes Interregional traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections • Lower volume residential, commercial, and field
Tier 3 maximizes Regional/Intra-urban traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections • Higher volume residential, commercial, and field
Tier 4 balances traffic movement and property access	<ul style="list-style-type: none"> • All types, provided they meet safety standards

Access Management and Safety

Studies show a strong correlation between: 1) an increase in crashes; 2) an increase in the number of access points per mile; and 3) the volume of traffic at each access point. Simply put, when there are more access points on a road, carrying capacity is reduced and safety is compromised. In general, arterials should have the fewest access points since they are intended to move traffic through an area. Collectors and local roads have more access points since they function more to provide access to adjacent land.

Additional Modes of Transportation

Transit Service

Transit service in the Town is limited. Metro Transit, operated by the City of Madison, provides weekday bus transportation from downtown Madison to the Epic Campus via Route 75 with service every 30 minutes during peak periods. Route 75 buses stop at the park and ride on the East Side of the City of Verona while in route to or from the Epic Campus. Route 55 serves the Epic Campus with connection service to downtown Madison via the West Transfer Point. Routes 51 and 57 provide service to the far northeast part of the Town via a stop located at the intersection of Muir Field Road and Raymond Road.

A handful of private inter-city bus companies provide regularly scheduled bus service from Madison. Greyhound serves a significant portion of the Midwest, while Badger Bus primarily provides service between Madison and Milwaukee, with stops in Johnson Creek and Waukesha. Badger Bus also offers seasonal limited weekend service between Madison and Whitewater, Eau Claire, and La Crosse/Minneapolis. Van Galder Bus provides service stops in Madison, Janesville, South Beloit, Rockford, O’Hare and downtown Chicago. Lamers, which has a stop at 507 West Verona Avenue in the City of Verona, provides service between Madison and Dubuque, Green Bay, and Wisconsin Rapids.

Jefferson Lines links Madison to LaCrosse on its Milwaukee to Madison Route. Megabus provides service between Madison, Milwaukee, Chicago, and Minneapolis/St. Paul, with stops in Janesville, Rockford, and South Beloit.

Transportation Facilities for the Elderly or Disabled

The Adult Community Services Division of the Dane County Department of Human Services (DCDHS) provides individual and group transportation services, which enable persons with physical or developmental disabilities and seniors to access their communities and needed services. Transportation assistance may also be provided for low-income families or persons with unusual medical transportation expenses. The Department administers wheelchair accessible group ride and demand-responsive services for this population. DCDHS operates an on-call center to help coordinate these services as well as external resources and to help riders easily connect with the correct service. Seniors may also contact the Sugar River Senior Center (608-424-6007) to arrange for transportation. For more information on specialized transit services and service needs and coordination issues, see the Dane County Coordinated Public Transit- Human Resources Transportation Plan (2013), prepared by Madison Area Transportation Planning Board in cooperation with Metro Transit, DCDHS, and other service providers (http://www.madisonareampo.org/planning/documents/2013_Coordinated_Plan_Final_web.pdf). An update to the Coordinated Plan is currently underway.

Pedestrian and Bicycle Transportation

Walkers and bikers currently use the Town's existing trails, roadways, and sidewalks, although sidewalks are not available in most portions of the Town. WisDOT maintains a map of bicycling conditions for Dane County (<http://wisconsin.gov/Documents/travel/bike/bike-maps/county/dane-w.pdf>). MATPB also maintains a map that shows route types (i.e., on street, multi-use path, etc.) and suitability of roadways (http://madisonareampo.org/maps/documents/DaneCo_Bicycle_Map_FULL.pdf).

One major bicycle trail, the Military Ridge State Trail, is located in the Town. The Badger State Trail is located just southeast of the Town. New multi-use paths will be constructed along CTH M, north of Cross Country Road, and CTH PD, west of CTH M. At the present time the Town has no plans to construct any multi-use paths.

Railroad Service

There is no direct train service to the Town. Freight service runs through the City of Madison on the Wisconsin & Southern Railroad Company Railway. Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with Wisconsin stops (including Portage and Columbus); and the Hiawatha Service that has daily round-trips in the Chicago-Milwaukee corridor. More information on rail service in Dane County can be viewed at www.madisonareampo.org/trends/rail.cfm.

Aviation Service

The Verona Airport-W19 is privately owned with a grass-runway just east of the City of Verona (www.airnav.com/airport/W19). The Sugar Ridge Airport is also privately owned and located just west of the City of Verona (<http://www.airnav.com/airport/WS62>).

Dane County Regional Airport-Truax Field (DCRA), in the City of Madison, is the nearest air carrier/cargo airport with scheduled commercial air passenger service on a year-round basis.

Commercial air carriers that offer service from the Dane County Regional Airport include American, Delta, Frontier, and United. Nearly two millions passengers used this airport in 2016 and 2017.

Middleton Municipal Airport (Morey Field) is a general aviation airport with both concrete and grass runways. It is located west of Middleton on Airport Road. Many hangers house single-engine and smaller twin-engine planes.

Trucking

Freight is transported through the Town of Verona via US 18/151, STH 69, CTH PB, CTH PD, CTH MV, and CTH M. Chapter 3 of the Madison Area Transportation Planning Board's Regional 2050 Long Range Transportation Plan includes a map identifying Freight Facilities and Services in the Madison Metropolitan Area: www.madisonareampo.org/maps/documents/truckroutes.pdf. The Priority Freight Networks Map identifies freight routes throughout Dane County: www.madisonareampo.org/maps/documents/PriorityFreightNetworks.pdf.

Maintenance and Improvements

WisDOT is responsible for maintaining and improving USH 18/151 and STH 69, while Dane County is responsible for maintaining and improving the country truck highways, except when a jurisdictional transfer has occurred. Local roads are a local responsibility.

New Construction

Few Town roads have been constructed in the past 20 years. Rather, the Town has encouraged the construction of private roads. Several major County highway projects are planned that will change the character of the Town:

- Raymond Road will be closed at CTH PD. A new road, Wellness Way, will be constructed that provides access to CTH PD via Meriter Way. In addition intersection improvements will be constructed at the intersection of CTH PD and CTH M. Highway PD (CTH M to Woods Road) will be expanded to four lanes. A capacity expansion is also planned for CTH M (Cross Country Road to Flagstone Drive in the City of Madison).
- As the City of Verona and City of Madison grow, new city roads will be added and additional traffic could affect Town roads.
- The Badger Mill Creek Bridge on Old PB, just south of Verona Avenue will be constructed in 2018. Future replacement of other bridges in the Town may be needed.

The Town is focused on preservation and maintenance of roads rather than new construction. The following sections discuss the Town's approach.

Pavement Surface Evaluation and Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Town in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Town are evaluated and rated in terms of their surface condition, drainage, and road crown. Paved roads are rated from 1 to 10 (10 being the best), and gravel roads are rated from 1 to 5 (5 being the best). This most recent evaluation was completed in the summer of 2017 (see App. 4.1). This information is used by the Town Board to prioritize road improvements for the coming year and to develop a 5-yr road maintenance plan.

Road Replacement and Maintenance

Road repairs are divided into three classes: 1) spot maintenance (cold patch and hot mix overlays); 2) surface repairs (racking filing and chip sealing); and 3) reconstruction (road rebuild). The surface ratings (App. 4.1) are used to prioritize road improvements for the coming year and to develop a 5-yr road maintenance plan (App. 4.2).

Traffic Counts

It is anticipated that the Town will obtain traffic counts for two classes of motor vehicles (cars and light trucks and heavy trucks) and bicycles for each Town road. This information will be used to assist in planning road repairs and upgrades. Limited traffic counts are available for local roads in Appendix 4.3.

Future Local Roads

As development continues in the Town, it is expected that future local roads will need to be constructed. Map. 4.1 shows where these roads might be placed to provide for safe and efficient flow of traffic.

State and Regional Transportation Plans

This section reviews State and regional transportation plans relevant to the Town of Verona. WisDOT's Southwest Region office is primarily responsible for Interstate, U.S., and State highways in the Town. Most of the Town of Verona is also within the jurisdiction of the Madison Area Transportation Planning Board (MATPB), a Metropolitan Planning Organization (MPO). The following is a list of some of the region plans:

Madison Area Regional Transportation Plan (RTP) 2050: The Regional Transportation Plan is a multimodal system plan that provides the overall framework for transportation planning and investment decision making in the future for the Madison Area. It identifies transportation projects and strategies or action to be implemented. The plan, prepared by MATPB, was adopted in April of 2017 (<http://madisonareamopo.org/planning/RegionalTransportationPlan2050.cfm>).

Transportation Improvement Program (TIP): MATPB produces a Transportation Improvement Program, which is a coordinated listing of short-range transportation improvement projects anticipated to be undertaken in a five-year period. Roadway, transit, ped/bike, and parking projects sponsored by WisDOT, Dane County, and local municipalities are identified in each update, which occurs yearly. Municipalities in the Madison Urban Area, including the Town, have the opportunity to apply for federal STBG-Urban or Transportation Alternatives program funding to help finance projects. Major projects near the Town include the CTH M (Cross Country Road to Flagstone Drive) capacity expansion project, CTH PD (Woods road to CTH M) capacity expansion project, and Old CTH PB Badger Mill Creek Bridge replacement project. The current TIP is available here:

<http://www.madisonareamopo.org/planning/improvementprogram.cfm>.

Bicycle Transportation Plan: The Bicycle Transportation Plan for the Madison Metropolitan Area and Dane County is a comprehensive bicycle plan to serve as a blueprint for continuing to improve bicycling conditions and increase bicycling levels throughout Dane County. The planning horizon is 2050. It provides a framework for cooperation between state agencies, Dane County, and local governments in planning for and developing bicycle facilities and programs. The plan is intended to educate citizens and policy makers on bicycle transportation issues and the needs of bicyclists as

well as present resources for planning, designing, and maintaining bicycle facilities. The plan is available here: <http://madisonareampo.org/planning/BikePlan.cfm>.

Wisconsin Bicycle Transportation Plan 2020: The *Wisconsin Bicycle Transportation Plan 2020* presents a blueprint for improving conditions for bicycling, clarifies WisDOT's role in bicycle transportation, and establishes policies for further integrating bicycling into the current transportation system. The plan map shows existing state trails and future "priority corridors and key linkages" for bicycling along the highway system. The Plan is available here: <http://wisconsindot.gov/Pages/projects/multimodal/bikeplan2020.aspx>.

Connections 2030: Long-Range Multimodal Transportation Plan: *Connections 2030*, adopted by WisDOT in 2013, begins with a vision to create and maintain "an integrated multimodal transportation system that maximizes the safe and efficient movement of people and products throughout the state." The plan includes recommendations for highways, rail, airport, and bike and pedestrian movement. The plan identifies trends and challenges, including aging transportation infrastructure, increased use, and declining revenues. The plan is available here: <http://wisconsindot.gov/Pages/projects/multimodal/conn2030.aspx>.

4.2 Issues and Opportunities

Issues

1. There are a high number of trips on the local roads from non-Town residents.
2. Increased development will place new demands on local roads. This is particularly an issue with more dense urban development on the edge of the cities where people will use Town roads.
3. There are several single use roads, roads that serve only one property, that are maintained by the Town. Maintaining roads that primarily function as driveways is not an efficient use of Town services.
4. Several private roads have recently been approved in the Town. Maintenance expectations for these road will need to be clear.

Opportunities

1. There are opportunities to work with adjacent municipalities to cooperate on road maintenance.
2. The Town has the opportunity to plan for new roads since much of the land in Town is undeveloped.
3. The Town has no debt at this time, so if needed, there is the potential to finance projects by going into debt.

4.3 Goals, Objectives and Policies

GOAL 1

Provide for the safe and efficient movement of people and goods throughout the Town of Verona, and simultaneously minimize impacts on residents, agriculture, cultural resource areas and natural resources.

Objectives:

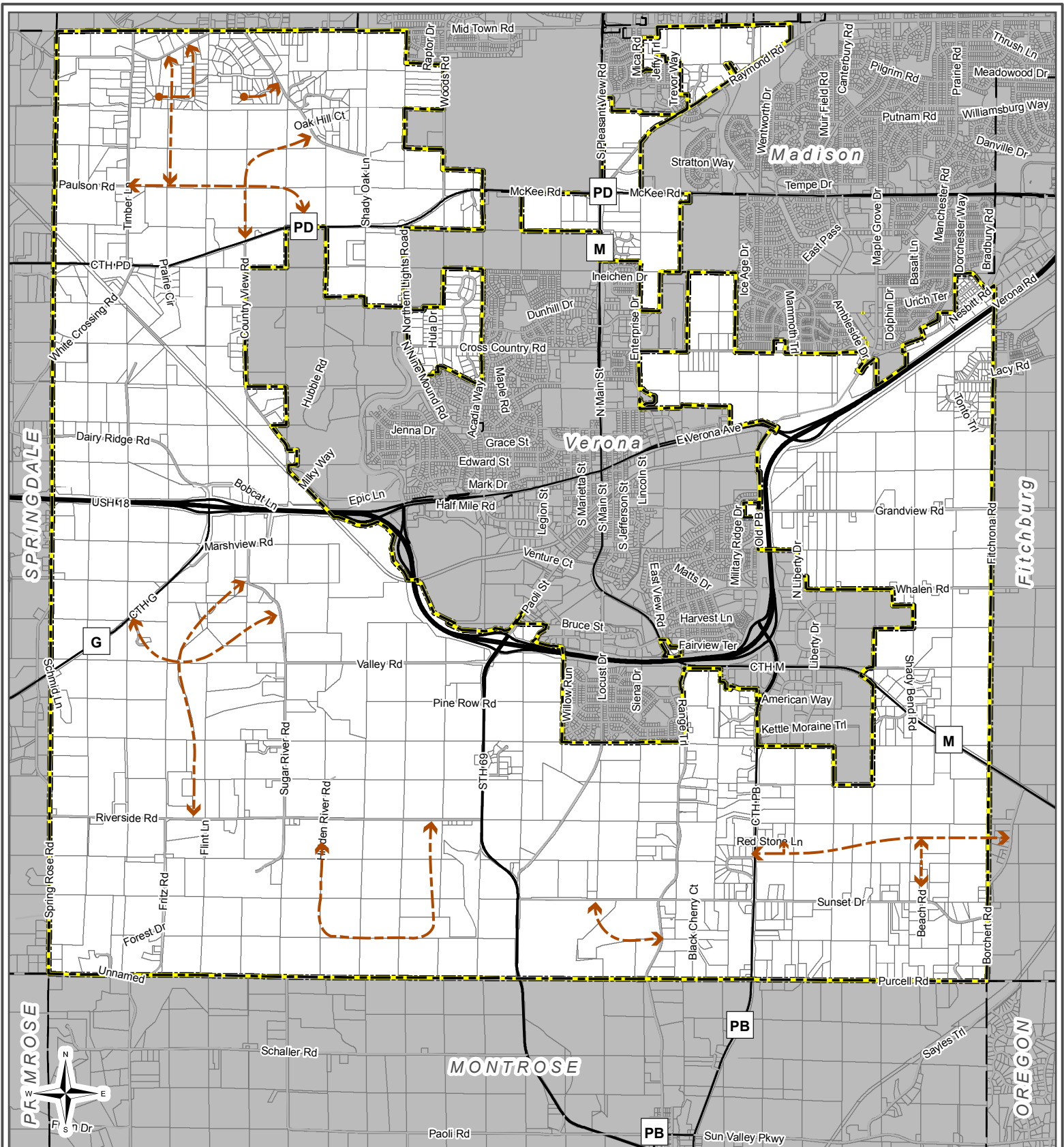
1. Ensure the local town roads are adequately maintained to safely serve local town residents and businesses as well as non-Town residents.
2. Coordinate major transportation projects (including alternative transportation and recreational trails) with land development, neighboring communities, Dane County, and the WisDOT.
3. Support biking, walking and other modes of transportation by promoting the Ice Age Trail and other trails, keeping roads safe, and coordinating with other jurisdictions.

Policies:

1. Transportation Alternatives for Disabled and Elderly Residents – The Town will collaborate with Dane County and other local units of government in the region to provide transportation services for disabled and elderly residents.
2. Cooperative Planning for Regional Transportation Facilities – The Town will collaborate with Dane County and other local units of government to help develop appropriate transportation facilities and services, including efforts to improve highways, bikeways, and area-wide public transportation services that may serve the Town.
3. Coordination with Local and Regional Plans – The Town will utilize local and regional transportation plans when reviewing subdivision plats and certified survey maps.
4. Incorporation of Natural Resource Areas in Transportation Planning – The Town shall encourage that all practical steps be taken to minimize disturbances to natural resources with the construction of new roads.
5. Standard Right of Way Requirements – The Town will ensure that all new requests for land divisions along existing Town roads include public road right-of-way dedication to the current standard of sixty-six (66) foot roadway width.
6. Monitoring of Traffic – The Town will regularly monitor and evaluate increasing traffic counts on local roads, as well as trip generation impacts from all new and expanded development that could negatively impact Town roads, and ensure that appropriate intergovernmental agreements and maintenance measures are in place to address these increases.
7. Monitor road conditions – The Town will regularly monitor roads for maintenance and upgrades and prioritize improvements.
8. Private roads – The Town will consider policies for mowing and snowplowing private roads.
9. Traffic Associated with Future Development – The Town should develop a plan to anticipate where roads need to be improved because of future development. Plan for a network of interconnected new roads in planned development areas to control road access, preserve rural character, and improve access to deeper parcels.

10. Single use local roads – The Town shall develop policies for maintenance and potential privatization of these roads.
11. Bicycle use – The Town should monitor bicycle use of local roads and develop plans to improve bicycle safety on local roads, such as widen shoulders. Explore ways to obtain funds to improve roads for bicycle safety.
12. High traffic local roads – Explore ways to transfer maintenance costs for these local roads, which primarily support non-Town resident traffic, to other government units. Determine if it is possible to convert roads to county roads.
13. Speed limits – The Town will evaluate the current speed limits on all local roads and if necessary, work to lower the speed limit to improve safety.
14. Local road access – The Town will review and update driveway ordinance and include guidelines for private roads in developments.
15. New residences and developments – The Town will consider where new developments and residences will be located based partially on the local road network. Developers may be required to improve roads to accommodate increased traffic from development.
16. Non-resident traffic on local roads – The Town should discourage use of local roads for through traffic with policies related to speed, signage, and weight limits. Review and update weight limits on local roads.
17. Shared driveways – The Town will promote shared driveways to achieve traffic safety and rural character goals.
18. Connection of Town roads to City roads – The Town will only approve connection to a City road network when there are no adverse effects on Town roads and traffic volumes.

DRAFT



Map 4.1: Official Road Map

Town of Verona

Adjacent Communities

Town of Verona

Date Created: 8/20/2018
Date Amended: 10/1/2018

0 0.5 1 2
Miles

Proposed
Future Roadway
Local Road
County Highway
State/US Highway



vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
999 Faurter Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Chapter 5: Utility and Community Facilities

5.1 Energy, Utility, & Community Facilities

This Chapter provides a baseline assessment of the Town of Verona utility and community facilities and contains information required under SS66.1001. Information includes: forecasted utility and community facility needs, and existing utility and community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility and community facilities in the Town of Verona.

Utility Facilities

Sanitary Sewer System

The Town's municipal wastewater service is provided by the Madison Metropolitan Sewerage District (MMSD). MMSD provides regional service to 26 communities in central Dane County, with a combined population of 370,000. All wastewater generated in the Town is conveyed 10 miles through large interceptor sewers to the Nine Springs Wastewater Treatment Plant. This MMSD plant has a design capacity of 50 million gallons per day (MGD). The 2016 loading to the Nine Springs plant was 40.7 MGD. The expected loading by 2030 is 49.9 MGD.

The Town of Verona Utility District No. 1 is the main area served in the Town. This utility district is located in the northeastern portion of the Town in sections 12 and 13. In 2017, the amount of wastewater generated in the district was 24,095 gallons per day from 128 residential dwellings and five commercial operations.

MMSD plans expansion of its interceptor system based on customer needs and in conjunction with regional planning conducted by the Capital Area Regional Planning Commission. In particular, MMSD is building a portion of the Lower Badger Mill Creek interceptor in 2018 based on projected growth and service needs in the County Highway PD area. The interceptor, when fully completed in or around the year 2024, will have the capability of serving portions of the City of Madison, City of Verona, Town of Middleton, and Town of Verona.

Most of the MMSD service area is in the Yahara River drainage basin. However, as the central urban service area expands to the west, the MMSD service area now includes a substantial area within the Sugar River drainage basin, including the City of Verona and the southwest side of the City of Madison. To maintain the water balance between the Yahara River basin and the Sugar River basin, in 1998 MMSD began to return highly treated water from its Nine Springs plant to Badger Mill Creek, a tributary of the Sugar River. This water enters Badger Mill Creek at a man-made cascade in Badger Prairie Park, just south of the bike path on the western edge of Section 13. In 2017, there was about 3.0 to 3.6 MGD incoming from the Badger Mill Creek watershed and similar amount of treated water being returned to Badger Mill Creek.

At the time of the 2006 comprehensive plan, MMSD was considering adding a satellite wastewater treatment plant in the Sugar River basin. Such a plant is no longer part of MMSD's long term plans. All district wastewater will continue to be treated at the Nine Springs plant for the foreseeable future.

Private On-Site Wastewater Treatment Systems (POWTS)

All private onsite wastewater treatment systems must comply with Wisconsin Administrative Code COMM 83. Soil restrictions dictate where various types of systems may be used. The most common type used in Wisconsin is the conventional in-ground system, also referred to as a **below-grade** system. Wastewater is fed into a septic tank, where solids settle out of the waste stream and anaerobic bacteria begin to breakdown organic matter (primary treatment). Clarified effluent then discharges via gravity feed into a soil absorption bed for treatment by physical filtration, biological reduction by aerobic bacteria, and ion bonding to clay particles. This type of system can experience localized clogging along the trench as solids and biomass accumulate along the areas of primary flow, and requires periodic pumping of solids from the septic tank. This system can generally be used in areas where there is 56" of unsaturated, native soils.

The next most common system is the Wisconsin Mound, or **new mound** system. Wastewater drains into a septic tank for primary treatment. The discharge from the primary treatment may go to a second treatment tank and then flows to a tank that has a pump to discharge the treated waste water in the soil absorption bed for treatment by physical filtration, biological reduction by aerobic bacteria, and ion bonding to clay particles. Controlled pressurized doses of effluent are pumped through an above ground, freestanding sand layer. The sand layer, in addition with a lesser amount of native, unsaturated soils than a conventional system, serves as the medium where biologic secondary treatment occurs. Because the system is under pressure, the wastewater is more equally distributed and reduces the chance of clogging. In addition, the "rest period" between doses allows for more effective pathogen and nutrient removal. Solids must be periodically pumped (currently that is every three years) from the septic tank(s) and the pump chamber. Finally, special efforts must be made to prevent leakage of the effluent at the base of the mound. The sand layer and native soil provide a combined 36" of soil depth for treatment of effluent (12" sand, 24" unsaturated, native soils). This type of system is for the most restrictive use sites that are still considered to be feasible sites for a private onsite treatment system.

The third most popular type of system is the **at-grade** system. This system works identically as the new mound system, but is simply not elevated off of ground level. This type of system can be used on sites with 36" of native, unsaturated soils.

The factors considered in septic suitability are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. Information on soil characteristics can be found at: http://www.mchenryswcd.org/forms/soils_data.pdf.

Stormwater Management

All new construction in the Town is required to obtain a stormwater management permit. Stormwater management and erosion control measures in Dane County are subject to Chapter 14 of the Dane County Code of Ordinances. Chapter 14 includes county-wide stormwater management standards, which address the quantity and quality of the water that runs off of areas under construction in urban and rural areas and on farms.

An erosion control permit is required, and construction site erosion control standards apply, to any of the following activities:

- Land disturbance more than 4,000 square feet;
- Land disturbance on a slope more than 12%;
- Land disturbance involving excavation and/or filling more than 400 cubic yards of material;

- Land disturbance of more than 100 lineal feet of road ditch, grass waterway, or other area where surface drainage flows in defined, open channels;
- New public or private roads or access drives longer than 125 feet;
- Development that requires a subdivision plat or condominium plat; and
- Land disturbance less than 4,000 square feet that has a high risk of soil erosion or water pollution.

A stormwater control permit is required, and stormwater management provisions apply, to any of the following:

- Development that results in the cumulative addition of 20,000 square feet of impervious surface to the site;
- Construction of agricultural buildings where the new total impervious surface area exceeds 20,000 square feet;
- Development that requires a subdivision plat or condominium plat;
- Other development or redevelopment that may have significant downstream impacts; and
- Buildings and activities of municipalities and school districts, local highway projects, and municipal streets.

The administration of the erosion control and stormwater management is with Dane County Land & Water Resource Department (<https://www.countyofdane.com/lwrp/permit.aspx>). For a summary of these regulations, go to: <http://danewaters.com/resource/stormwater.aspx>.

Water Supply

The Town homes and businesses are served by private wells. Persons interested in installing a new well or upgrading an existing water supply must contact the Dane County Office of Environmental Health and the Wisconsin DNR statewide water supply office to find out what restrictions may exist for your project. At a minimum, wells must meet NR 812 of the Wisconsin Administrative Code. State statutes require that any owner who constructs and/or operates a well or wells on one property capable of producing at least 70 gallons per minute all together, must obtain an approval from the DNR prior to construction.

Solid Waste Disposal and Recycling Facilities

Garbage collection and recycling services are provided by the Town of Verona through a volume based contract with a certified solid waste hauler. Property owners can dispose of waste at:

Clean Sweep Facility

2302 Fish Hatchery Rd (Dane County Garage-North End), Madison

Hours: see <http://www.danecountycleansweep.com> or call 294-5366.

County Landfill (General Info)

Landfill #2 at 7102 U.S. Hwy 12/18

608-266-4139 or 608-838-9555

Telecommunication Facilities

Telecommunication services are provided by Charter Communications, Dish Network, DIRECTV, and TDS. These services include phone, TV signals, and internet. Dane County's zoning ordinance covers

communications towers. The new draft ordinance specifies conditions that the Town Board must impose when approving a Conditional Use Permit for a communications tower.

Community Facilities

Town of Verona Government Facilities

The Town Hall, Public Works Building and Salt Storage Shed are located at 7669 HWY PD on a 7-acre site. The new buildings were occupied in February 2017. The Town Hall has offices, reception area, vault, conference room and a large meeting room, which can be used for special events. There is a large patio south of the Town Hall with a bluegrass lawn. The property around the buildings is landscaped with native prairie species. The old Town Hall at 355 N. Nine Mound Rd was sold in August 2017.

Parks, Open Spaces and Recreational Resources

Parks, wildlife areas, and recreational resources are important components of a community's public facilities. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community's local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. The Town is fortunate to have several natural areas owned by Dane County. The Town has one small open-space near Goose Lake. Please see chapter 7 on Natural and Cultural Resources for more details.

Cemeteries

The Town of Verona does not currently maintain or monitor any cemeteries.

Health Care Facilities and Food Pantry

The Town of Verona is served by the Fitch-Rona Emergency Medical Services District. The district also provides service to the Cities of Fitchburg and Verona. For more information visit the Fitch-Rona EMS website at <http://www.fitchronaems.com>. The Badger Prairie Health Center is operated by Dane County and located at 1100 East Verona Ave. Additionally, the Town contracts with the Sugar River Senior Center for Social Services and meals on wheels. The Badger Prairie Needs Network is a full service food pantry for residents of the Verona Area School District and residents of zip code 53593. Noon meals are offered on many Saturdays.

Hospitals serving Verona and the surrounding areas located in Madison are UnityPoint Health-Meriter Hospital, St. Mary's Hospital, U.W. Hospital and Clinics and Veterans Health Care Primary Care Center.

Child Care Facilities

The Town of Verona does not currently maintain or monitor any child care facilities. For information or referral to any regulated child care provider in Dane, Jefferson, Sauk, Columbia, or Dodge Counties, contact Community Coordinated Child Care (4-C), a comprehensive non-profit child care resource and referral agency at (608) 271-9181, fax (608) or website at www.4-C.org.

Police and Fire Services

Town police service is provided by the Dane County Sheriff. They can be reached at the non-emergency phone number of 608-267-4936 or 911 for emergencies. The Town of Verona has a long term contract with the City of Verona for fire service. The Emergency Medical Service, Fitch-Rona EMS, which serves the Town, is governed by a commission made up of City of Verona, City of Fitchburg, and Town of Verona representatives. A new fire station in the City of Verona houses both fire and EMS service.

Libraries

The Verona Public Library, located at 500 Silent Street in the City of Verona. The 31,000 square foot-building was built in 2006 and provides almost 500,000 educational and informational materials and computers (see the website <http://www.veronapubliclibrary.org/>).

Dane County is part of the South Central Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin in order to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. The South Central Library System is headquartered in Madison and serves 52 member libraries in Columbia, Dane, Green, and Sauk Counties. For more information, visit the Library's website <http://www.scls.info>.

Schools

The schools of the Verona Area School District are located in the Cities of Verona and Fitchburg. Questions about school locations and residence boundaries are directed to the district's office at 608-845-4300 or visit the district's website at <http://www.verona.k12.wi.us>. A major building project for a new High School is currently under construction on the west end of the City of Verona. Construction is to be completed in 2020.

Post-secondary education is available from The University of Wisconsin-Madison, Madison College, Edgewood College, and several other private colleges.

Energy Facilities and Resources

Power Plants and Transmission Lines

Madison Gas & Electric (MG&E) Company provides natural gas to portions of the Town of Verona. MG&E provides electric service to the Goose Lake area, while Alliant Energy provides the rest of the Town with electrical service.

Renewable Energy Sources

To manage rising energy costs, promote local economic development, and protect the natural environment, many Wisconsin communities are looking at renewable energy resources to meet community energy demands. The following sources provide information of solar, wind, and geothermal, and biofuels: Xcel Energy (www.xcelenergy.com), or Focus on Energy (www.focusonenergy.com), and biofuels (www.afdc.energy.gov/fuels/laws/BIOD/WI).

5.2 Issues and Opportunities

Issues

1. Many residents would like to have the ability to dispose of brush.
2. There will be a continued need for brush cutting and tree trimming in the road right of ways.
3. At this time the Town burns brush on the Town Hall site rather than chipping.
4. The Town has little control over location of communication towers.
5. There is interest in faster internet speed for Town residents.
6. There are challenges in expanding or creating a sewer district to support both commercial and residential growth.

Opportunities

1. Town residents have access to excellent fire, police, and medical support.
2. Library and school systems are excellent.
3. The Town could pursue fiber optics for faster internet speed for Town residents.

5.3. Goals, Objectives and Policies

GOAL

Maintain high quality services, utilities, and facilities corresponding with expectations of Town residents

Objectives:

1. Ensure that public and private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment, and to reinforce the rural character of the Town.
2. Phase new development in a manner consistent with public facility and service capacity, and community expectations.
3. Promote the use of existing public facilities including the Town Hall.
4. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

Policies:

1. Sanitary Sewer – The Town will collaborate with Madison Metropolitan Sewerage District in managing the existing sanitary sewer system and will review opportunities for expansion or the creation of new system if feasible. New private septic systems will continue to be regulated by Dane County.
2. Water Supply – The Town will encourage landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by Dane County or WDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to WDNR regulations. The Town may require that the property owner, or their agent, fund the preparation of a groundwater impact analysis from an independent soil scientist or other related professional prior to approving new development.
3. Stormwater Management – The Town will work with Dane County and the WDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and

protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with Dane County's Stormwater and Erosion Control Ordinance.

4. Solid Waste and Recycling -- The Town will review annually levels of service provided by the contracted solid waste disposal and county recycling services and meet with them to address any concerns raised by residents or local businesses. The Town will encourage participation in Dane County's Recycling and Clean Sweep programs for the disposal of hazardous materials.
5. Parks and Trails – The Town will work with Dane County, other units of government, and private entities to prioritize and encourage the acquisition of parcels identified in the County's *Park and Open Space Plan* and the Town's *Open Space Parks Plan*. The Town supports the development of trails in environmental corridors, which connect areas such as the Upper Verona Sugar River Valley, Badger Mill Creek, the Ice Age Trail, the Military Ridge State Trail, and others.
6. Power Plants, Transmission Lines, and Telecommunication Facilities – The Town will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or wind towers, or telecommunication towers. The Town strongly encourages the use of existing towers, whenever possible. If such facilities are proposed, they should be located in an area safely away from existing residential uses and livestock facilities. Underground placement and collocation (or corridor sharing) of new utilities is encouraged. When new communication towers are proposed, the following will apply:
 - The petitioner must submit to the Town all descriptions, plans, and reports required by Dane County
 - The petitioner must submit all necessary authorizations or proof of "no hazard" from area airports and applicable state and federal agencies.
 - The Town will not take action on rezonings or conditional use permits for towers until it receives and reviews the results of an independent engineering report and a staff report from Dane County.
 - The Town supports the co-location of multiple antennas on a single tower and the use of alternative support structures such as silos, light poles, billboards, electrical poles, and other tall structures.
 - Locations that maximize the screening of the tower structure through topography or vegetation are preferred.
 - All support equipment at the base of the tower should be fully screened from adjacent properties and public roads.
7. Energy Conservation – The Town will support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification.
8. Renewable Energy Facilities – Support appropriate applications of renewable energy and utilization of onsite distributed energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste):
 - Allow the installation of solar and wind energy systems in line with WI State Statute 66.0401: Regulation relating to solar and wind energy systems.
 - Encourage the use of bio-fuels using biomass and other products for power generation.

<p><i>Leadership in Energy and Environmental Design (LEED)</i> is a rating system developed by the U.S. Green Building Council that provides a suite of standards for environmentally sustainable construction.</p>

9. Special Needs Facilities – The Town will along with Dane County and adjacent towns maintain and improve access to special needs facilities (i.e. health care, social services, meals on wheels, food pantries) for Town residents.
10. Emergency Services – The Town will work with Dane County, the City of Verona Fire Department, and other governmental agencies to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses, and will review service provision levels with the appropriate agencies annually.
11. Libraries – The Town will work with Dane County and the City of Verona to maintain and improve access to public library facilities and services for Town residents.
12. Schools – The Town will collaborate with the Verona Area School District and the local college institutions (i.e. University of Wisconsin-Madison, Madison Area Technical College (MATC), and Edgewood College) where appropriate to provide high quality educational facilities and opportunities for Town residents.
13. Town Facilities – The Town will annually evaluate the condition of the Town facilities and associated equipment to ensure that it will continue to meet Town needs.
14. Town Fees – The Town will require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals and permits, including pass through fees of consultants hired by the Town. The Town may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

WI State Statute 66.0401: Solar and Wind Systems

No county, city, town or village may place any restriction, either directly or in effect, on the installation or use of a solar energy system (as defined in s.13.48(2)(h)1.g.), or a wind energy system (as defined in s.66.0415 (1)(m)), unless the restriction satisfies one of the following conditions:

- (a) Serves to preserve or protect public health or safety.
- (b) Does not significantly increase the cost of the system or significantly decrease its efficiency.
- (c) Allows for an alternative system of comparable cost and efficiency.

Chapter 6: Agriculture Resources

6.1 Productive Agricultural Areas

General Considerations

Dane County is one of the most productive agricultural counties in Wisconsin. Wisconsin agriculture is a big economic driver contributing \$88.3 billion annually to our State's economy. Sales from food processing industrial sales total \$67.8 billion. The agricultural activities are dominated by dairy farms and production of row crops, grain, corn for silage, and soybeans. Dairy farm numbers have decreased but cow numbers have remained about the same as herd sizes per farm have increased. In 2015, farmers owned and managed 557,000 acres or about 73% of the county's land. According to the 2015 Dane County Land Use Inventory, 7,331 acres of land were under agricultural use in the Town of Verona.

Dane County is also one of the fastest growing counties in the State with an expected increase in population of about 84,000 every 10 years. Much of the residential development needed to accommodate this growth will come from the loss of farmland, which will challenge the county's potential for continued agricultural production and the rural atmosphere for parts of the county. The Town of Verona is not immune to these population pressures.

The State, in order to protect this important industry, created Wisconsin's Farmland Preservation Program. Under this program, the State provides income tax credits to farm owners who keep their property in agricultural use and the land is appropriately zoned. A county agriculture preservation plan is required for participation in the program. The Dane County Farmland Preservation Plan, adopted by the County Board on December 3, 1981, is largely a compilation of town land use plans.

On the opposite end, the number of large farms (over 1,000 acres) has also increased slightly since 1987. This has occurred due to older traditional farms having to continually expand in order to stay economically viable. The number of farms with 100 – 999 acres has decreased steadily from 1987 to 2012. Regardless of size, all farms are important to the local agricultural economy as a whole.



Farming in Verona Township

Soils

The Town of Verona was strongly impacted by glaciation that was responsible for the varied topography and the location of the different soil types. The Johnstown terminal moraine runs diagonally across the middle of the township from the southeastern region to the northwestern region. Additionally the Sugar River flood plain is evident in the southwestern region of the Town. Soils in the Town are in four soil associations:

- 1) soils underlain by sandy loam glacial till,
- 2) soils underlain at a depth of less than 40 inches over sandstone, dolomite, or shale,
- 3) soils formed in outwash material, and

4) soils formed in alluvium.

Soils in the (1) and (3) associations were formed from glacial till or glacial outwash deposits, while soils of association (2) were formed from residual unglaciated deposits of ancient seas. The formation of these soils was subsequently influenced by the deposits of windblown loess and predominant grassland vegetation. Soils of association (4) were formed over time from floodplain deposits of rivers and streams, including the Sugar River and Badger Mill Creek.

Map 6.1 shows the best agricultural soils in the Town. The highest productive soils are found along the Badger Mill Creek, the Sugar River, and north and south of Whalen Rd. Farmland of Statewide Importance is defined as land that with proper management may be as productive as prime farmland.

Number and Types of Farms in the Town.

From 2006 to 2016, there was not a major change in the number of acres farmed. The major change was the loss of dairy farms. In 2006 there were six dairy farms and now there are two. Some of the dairy



farmers converted to beef operations, and there are now 5 beef farms. The major crops are alfalfa, soybeans and corn. Only a relatively few acres are planted to wheat. Three large landscape companies and several smaller operations are in the Town. Other agricultural activities include an orchard and larger vegetable gardens. There are two horse boarding stables and one nonprofit farm animal rescue operation. (Information

sources: www.capitalarearpc.org/preservation_portal.html; Town tax records, surveys obtained from Comprehensive Planning process.) There is one small apple orchard in the Town.

6.2 Issues and Opportunities

Issues:

1. Preservation of the rural character of the Town as residential development increases
2. Preservation of the family farms
3. Preservation of the prime farmland for agriculture
4. Promotion of businesses that contribute to the agricultural community

Opportunities:

1. Additional open space, environmentally sensitive areas, and productive agricultural soils can be designated for preservation where appropriate, especially in the Sugar River/Lower Badger Creek Watershed.
2. New/revised zoning districts may provide better opportunities for agriculture and agricultural related businesses.
3. The adoption of the Boundary Agreement between the Town and City of Verona in June 2016 has provided some predictability related to what farmland is likely to remain in the Town and what land is likely to be annexed.

6.3 Goals, Objectives and Policies

GOAL

Preserve the Town's farmland for the purpose of continuing agricultural land uses in the Town, protecting existing farm operations from conflict with incompatible uses, and ensuring the rural character of the Town

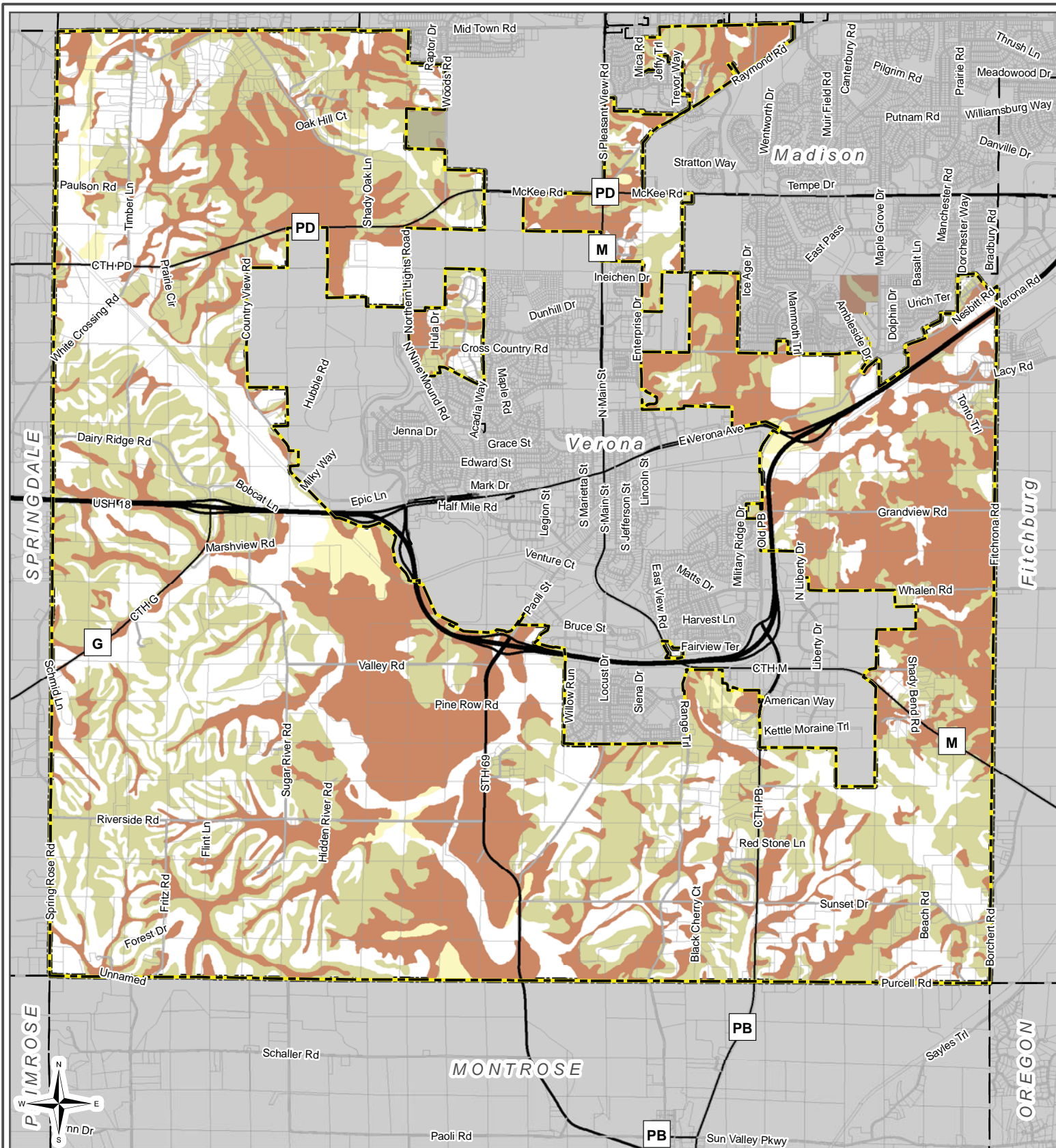
Objectives:

1. Encourage concepts of development that will allow for the conservation and protection of farmland and environmentally sensitive lands.
2. Promote the preservation of open spaces to allow for farmland uses by placing a high priority on directing development in the Town away from areas that are in prime farmland (Map 6.1).
3. Encourage sustainable farming and land use policies, such as environmentally safe disposal of manure.
4. Maintain large, contiguous parcels of farmland to support farm-related businesses and allow for movement of equipment.

Policies:

1. Limit Rezoning of Agricultural Areas – The Town discourages the rezoning of an agricultural zoned district (Farm Preservation zoning districts) to a non-agricultural district unless the area is identified as such on the Future Land Use Map.
2. Limitations on Non-Farm Development – i) The Town will encourage any proposed non-farm residential development to be placed such that it minimizes impacts on neighboring agricultural uses, minimizes disruption of existing natural features, and prevents visual predominance over the surrounding landscape. ii) The Town will discourage placement of a residence in the middle of a productive agricultural field. iii) The Town will direct development that is incompatible with agriculture towards areas that are more appropriate.
3. Limit Operational Restrictions on Farms – The Town will protect farm operations from restrictions on noise, odor, movement of farm machinery, time of operation, and the keeping of animals associated with farm operations.
4. Farmland Preservation Tax Credits - The Town will adhere to the provisions of the *Farmland Preservation Law* to permit eligible landowners to receive tax credits under Chapter 91 of the Wisconsin Statutes.
5. Limit parcel splits - Limit nonfarm uses in agricultural preservation districts to one split per 35 acres owned as of 12/26/1981.
6. Nonfarm related business – Allow home occupations and farm family business on farm parcels to supplement farming income, following the allowable uses and standards in the current zoning ordinance.

DRAFT






Map 6.1: Prime Agricultural Soils

Town of Verona

 Town of Verona

Date Created: 8/20/2018
Date Amended: 10/1/2018

0 0.5 1 2
Miles

All areas are prime farmland 
Farmland of statewide importance 
Prime farmland if drained 



vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
999 Fourier Drive, Suite 201, Madison, WI 53717
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Chapter 7 – Natural and Cultural Resources

7.1 Natural and Cultural Resources

The following section details some of the important natural resources in the Town and Dane County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources, the Dane County Land and Water Conservation Department and Wisconsin Historical Society. Information on parks is also listed in the Chapter on Utilities and Community Facilities Element (Chapter 5). Several other relevant plans exist and should be consulted for additional information:

1. The Dane County Land and Water Resource Management Plan (www.countyofdane.com/lwrd/)
This plan identifies goals, objectives and actions to implement through year 2018, through partnerships with agencies, landowners, watershed and groups, and citizens. The Sugar River Basin, of which the Town of Verona is part, is covered by the Dane County Land and Water Resource Management Plan. Six overall goals were identified and are listed below:
 - Maintain agricultural lands for long-term production
 - Manage crop nutrients in an economic and environmentally sound manner
 - Protect and enhance in-stream, riparian, wetland, and upland habitat
 - Protect and improve the quality of groundwater in Dane County
 - Implement all applicable Dane County erosion and stormwater management (ECSM) policies and programs throughout the County
 - Partner with and involve citizens on soil and water conservation initiatives in rural and urban areas
2. The Wisconsin DNR Land Legacy Report, (dnr.wi.gov/topic/lands/landlegacy/)
3. The Wisconsin State Natural Areas Program Sugar River Wetlands Summary (dnr.wi.gov/topic/Lands/naturalareas/index.asp?SNA=299)
4. The Dane County Parks and Open Space Plan (2018-2013) (parks-lwrd.countyofdane.com/Information/Planning-Development/Parks-Open-Space-Plan)

Natural Resources

The Town of Verona contains several natural areas and important features (Map 7.1):

Jackson Madison School Forest (Fritz Rd): This 307-acre, primarily wooded area is located on an unglaciated, hilly terrain in Southwestern part of the Town. Within this Forest is the Olson Oak Wood State Natural Area (No. 157), which is a southern dry forest with remnants of pre-settlement days. Additionally, the area contains the Jerome Jones Pine Plantation and a prairie. Nearly, 300 species of vascular plants can be found in the area and 40 species of birds use this area as a breeding site. This includes four state-threatened species: Acadian flycatcher (*Empidonax virescens*), and Kentucky (*Oporornis formosus*), cerulean (*Dendroica cerulea*), and hooded warblers (*Wilsonia citrina*).

Scheidegger Forest County Park (Range Trail): This 80-acre managed forest is a woods of primarily Oak and Hickory. This park offers a mile-long hiking trail, a reservable shelter, restroom and drinking fountain. Local wood was used to construct the shelter, kiosk, and bathroom.

Prairie Moraine County Park (HWY BP): This 160-acre park features the Johnstown Moraine and a portion of the Ice Age National Scenic Trail. A scenic view from the crest of moraine offers an opportunity to see a restored oak savanna and surrounding landscape. Part of the park (half) is an off-leash dog exercise area.

Badger Prairie County Park (HWY BP and US HWY 151): This park is east of the City of Verona and has a shelter, play fields, mountain bike trail, a playground, an eight-acre dog exercise area, a large restored tall grass prairie and an aero-model field. It provides access to the Military Ridge State Trail and the Ice Age National Scenic Trail.

Sugar River Watershed: The Sugar River is part of the Sugar-Pecatonica River basin which drains approximately 1,860 square miles in southwestern Wisconsin. The Sugar River flows into the Pecatonica River 5 miles south of the State line in Illinois. The Pecatonica joins the Rock River flowing towards the Mississippi. The Upper Sugar River Watershed Association (uppersugar.org) provides leadership for programs to improve the watershed. The upper Sugar River watershed includes drainage for 109,404 acres and 115 stream miles. The Association has completed a plan, and has begun implementing the plan for fighting invasive aquatic species (<http://usrwa.org/wp-content/uploads/USREWA-AIS-Strategic-Plan-February-2014.pdf>). The Sugar River is a main factor in determining the rural character of the Town and as such all efforts should be made to preserve this natural resource. Currently, it is used for recreation including boating and fishing.



Long-term, cumulative effects of urbanization on water quality and in-stream habitat of the upper reaches of the Sugar River are a major concern of DNR staff. The tools and responsibility for addressing long-term management of Sugar River water quality rests with Dane County and the municipalities in the watershed. It is conceivable that if the present rapid urban growth in this area continues unchecked, water quality, fisheries and in-stream habitat may be significantly degraded as a result of lowered groundwater base flow to the river.

The entire stretch of the Sugar River within this watershed is classified as Exceptional Resource Waters (ERW) under the State's anti-degradation rules, NR 102 and NR 207.

Badger Mill Creek Watershed: Badger Mill Creek is a tributary to the Sugar River near Verona. The perennial reach of the stream begins in a wetland west of Goose Lake between Madison and Verona. At one time, water quality in the creek was rated poor due to inadequately treated municipal and industrial wastewater discharged to it. Currently, high quality waste water from the Nine Springs Treatment facility is discharged in to the Creek to maintain water levels. As a result, water quality and in-stream habitat have improved. The stream has been reclassified from supporting a limited forage fishery to supporting a warm water forage fishery (Marshall, 1989). Trout have been found in the stream below Verona. However, the DNR recently added Badger Mill Creek to its Impaired Waters List due to phosphorus pollution. New Zealand mudsnails, an invasive species, have been found in Badger Mill Creek. Efforts to slow the spread of these snails must be maintained. Stormwater planning for this area should include addressing reduction of peak runoff rates from existing developed areas as well as keeping runoff rates from future developments at the State approved rate. Developers will be encouraged to exceed the State standards.

Sugar River Wetlands State Natural Area: Sugar River Wetlands (No. 299), designated in 1996 as a significant natural area, covers approximately 266 acres within the Upper Sugar River Watershed. The wetlands contain the most diverse fishery within the southern portion of State and harbors numerous rare plant and animal species. (<https://dnr.wi.gov/topic/Lands/naturalareas/index.asp?SNA=299>)

Ice Age National Scenic Trail Corridor: The Johnstown Moraine runs from the Northwest to the Southeast of the Town of Verona. There are seven miles of completed trail in this corridor. Parts of the Ice Age National Scenic Trail exist along this moraine but two gaps remain. One of these gaps runs from the corner of Mid Town Rd and Shady Oak Lane and along the moraine to Woods Rd on the east. This part of the moraine has some of the most spectacular glacial terrain in the Town. The glacier left behind kettle holes and Richardson's cave. A wooded parcel on Woods Rd is being purchased in 2018 to add to the trail in this area. The other area where a gap exists is from the Prairie Moraine County Park southeast along the moraine to Sunset Rd. In 2018, the Town approved a subdivision, Deer Haven Estates, which will provide a significant addition to filling this gap. The City of Verona and the Town of Verona have made a commitment to work towards completing the Ice Age National Scenic Trail in their jurisdictions.



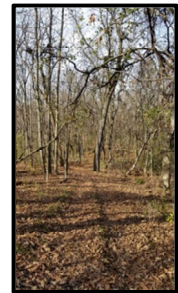
Military Ridge Trail: This is a 40-mile trail in Iowa and Dane counties that connects Dodgeville and Madison by way of the 1855 military road. Much of the trail uses the former Chicago and North Western Railroad corridor. The trail enters the Town near the northwest corner at HWY PD and passes through the City of Verona before going towards the Goose Lake area and into Fitchburg and then Madison, where it connects with the Capital City State Trail.



Goose Lake: This is a shallow 12-acre lake with low water quality in the northeast section of the Town between HWY 151 and Fitchrona Rd.

Richardson's Cave: This cave is on private property in the northern part of the Town.

Johnstown Moraine: This terminal moraine represents the maximum advance of the last glacier that started to melt away about 15,000 years ago. Moraines are ridges pushed up by rock and soil moved by the mass of ice. At the edge of the glacier this mass of rock and soil would be deposited. It is estimated that the glacier was about 80 ft thick at its edge and over 500 feet thick over Madison. (www.geocaching.com/geocache/GC3XW8T_johnstown-moraine-at-prairie-moraine-county-park?guid=c0511f74-c0be-43e4-84e6-a2e380c7050e).



Savanna Oak Prairie (PD-Timber lane): This restored oak savanna prairie is on private land, but available for public viewing.

Falk-Wells Sugar River Wildlife Area: This 375-acre wildlife area is open to the public for hunting (all types), and other activities such as fishing, hiking, canoeing, kayaking and cross country skiing.

Leopold-Riley Game Cooperative: A portion of this 1,800-acre hunting cooperative lies in the Town of Verona. This project area seeks to preserve the remaining natural resources and rural landscape within the original boundary designated by the noted conservationist Aldo Leopold. (<http://faculty.nelson.wisc.edu/silbernagel/docs/silb-and-silb03wimag.pdf>)

Sugar River Natural Resource Area: Dane County has acquired 60 acres in 2018 just west of HWY 69 on the Zeigler farm.

Natural Resource Concerns

Groundwater

Groundwater is the only source of drinking water in the Town of Verona. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the WIDNR Susceptibility to Groundwater Contamination Map (not pictured), the land in the Town of Verona generally ranks medium to low for susceptibility to groundwater contamination. Groundwater can be contaminated through both point and non-point source pollution (NPS). The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250 ft of a private well
- An area within the Shoreland Zone (300 ft from streams, 1,000 ft from rivers and lakes)
- An area within a delineated wetland or floodplain
- An area where the soil depth to groundwater or bedrock is less than 2 feet
- An area where there is an open gravel pit

Ground water quality can be impacted by excessive use of road salt, fertilizers and pesticides, poor management of animal wastes and failure of septic systems.

Stream Corridors

The majority of the Town of Verona is within the Upper Sugar River Watershed with small portions in the West Branch Sugar River Watershed. Madison Metropolitan Sewerage District discharges treated wastewater into Badger Mill Creek in the town of Verona. Mt. Horeb also discharges into the Sugar River (west branch).



A major water resource concern is the diversion of groundwater from the Sugar River basin to the Lower Rock River basin. This is the result of the City of Madison groundwater pumpage on the City's southwest side for public water supply and subsequent treatment of wastewater at Madison Metropolitan Sewerage District Nine Springs facility. A regional

groundwater study, The Badger Mill Creek effluent return project (1993), (Summarized in Madison Metropolitan Sewerage District Collection System Evaluation 2008) found that groundwater needed to be replenished. Since 1998, 3 million gallons have been put back in Badger Mill Creek every day. In 2008 Montgomery and Associates authored a major report titled Resource Assessment and Development Analysis for the Upper Sugar River and Badger Mill Creek Southwest of Verona, which gave guidelines for development in this area.

Floodplains

Floods are Wisconsin's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods (see Map 9.5 for 100-year flood plain). Section

87.30, Wis. Stats., requires that each county, city, village and town shall zone, by ordinance, all lands subject to flooding. Chapter NR 116 of Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur.

Wetlands

As is the case statewide, Dane County has experienced a decline in the number and quality of wetlands. The WDNR recommends that wetlands within the Upper Sugar River Watershed (the Planning Area's main watershed) should be protected because only a small percentage of the wetlands in this region are of high quality (see Map 9.5).

Wetlands are not conducive to residential, commercial, or industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If these limitations are ignored in land use planning and development, these limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers.

Over 50% of the county's wetlands have been drained and are no longer a component part of the natural ecosystem. Approximately 36,000 acres were reported lost between 1901 and 1936. Between 1939 and 1961 the Wisconsin Conservation Department listed 22,678 wetland acres lost. Recent estimates using GIS indicate a total loss of 66,728 acres, or 56% of the original wetland acreage.

Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization.

Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the State's Natural Heritage Inventory (NHI) database (see App. 7.1) , and these data are exempt from the open records law due to their sensitive nature.

Forests and Woodlands

Under good management woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Woodlands should be maintained for their total values: for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection.

The pre-settlement vegetation was predominantly oak opening in both the glaciated and unglaciated regions of the Town. Oak openings differ from oak woods in that the trees are rather widely and evenly spaced so that sufficient sunlight reaches the ground to sustain the undergrowth of prairie grasses and forbs. Following settlement of the area, fires were largely suppressed allowing woody plants to invade the oak openings to eventually form oak woods. Recognizing the important natural functions of oak openings, continued efforts should be made to protect these areas.

Woodlands are present throughout the Town. Most wooded areas are small (< 40 acres), however, there are notable exceptions: Jackson Madison School Forest, Scheidegger Forest County Park, Prairie Moraine County Park, and sections of the Johnstown Moraine. Wooded areas contribute to the rural nature of the Town.

Metallic and Non-Metallic Mineral Resources

There are no known metallic mineral resource deposits in the Town. However, there are dolomite stone quarries and gravel quarries in the Town. The active quarrying sites are on the Southwest corner of Highway PD and Northern Lights and another at Highway 69 and Riverside Road. The site on Highway 69 has been on the east side of the road, but is moving to the west side. There are no approved but inactive quarry sites in the Town of Verona. Because of the glacial geology of the Town, there are known aggregate deposits in the flood plain outwash from the Wisconsin Glacier. Additional hard dolomite stone underlines hills in the Town. When active quarries are exhausted, the sites need to be reclaimed, which should be consistent with land use goals for the Town.

7.2 Cultural Resource Inventory

The following section details some of the important cultural resources in the Town of Verona. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community. A historical sketch of the Township's beginnings is in Chapter I.

Historical Resources

There are currently 69 CLGs (Certified Local Government) in the State of Wisconsin, including eight in Dane County (Mazomanie, Middleton, Madison, Fitchburg, Stoughton, Oregon, Town of Perry, and Westport). A CLG community is eligible for matching grants from the federal Historic Preservation Fund, for use of the Wisconsin Historic Building Code and for review the National Register of Historic Places. The Town of Verona is not a CLG community.

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. There are no State historical markers within the Town of Verona. There are no places in the Town listed on the *State and National Register of Historic Places*.

The Archaeological Site and Cemeteries Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. As of 2016, 76 archaeological sites and cemeteries have been listed for the Town (App. 7.2). Specific ASI information is confidential and is not subject to Wisconsin's open records law (Wis. Stats. §§ 44.48 and 157.70). This includes 17 cemetery or burial sites that need to be protected during any development project.

Historic Farmsteads: In December 2015, the University of Wisconsin-Milwaukee Cultural Resource Management staff conducted a field survey of the Town to identify the finest representative historic farmsteads. The following three sites were identified:

Beat-Erfurth-Goth Farmstead (aka William Beat House, c. 1848), 7621 Marsh View Rd – This farmstead includes six historic resources including a house (AHI# 4620), bank barn (AHI# 200721), animal barn (AHI # 23013), cottage (AHI # 230714), wire silo (AHI# 230716) and Machine shed (AHI# 230715).

Herman Blumke Farmstead, c. 1920-1930, 7153 CTH PD –This farmstead has seven resource structures including a house (AHI# 230718), dairy barn (AHI# 230719), hog house (AHI# 230720), poultry house (AHI# 230721), machine shed (AHI# 230722), garage (AHI# 230723), and shed (AHI# 230724).

Zink-Roethlisberger Farmstead, c. 1890, 1911, 1947), 7461 Valley Road – This farmstead has eight structures of interest including a house (AHI# 230725), dairy barn (AHI# 230726), garage (AHI# 230727), corn crib (AHI# 230728), chicken coop (AHI# 230729), two outbuildings (AHI# 230730 and AHI# 230731), and a freestanding silo (AHI# 230732).

Records were created or updated for these farmsteads and digital images were reported to Wisconsin State Historic Preservation Office. A plat map from the 1950s that included farm dwelling is included in Appendix 7.3.

7.3 Issues and Opportunities

Issues:

1. Annexation and development pressures will conflict with the preservation of natural and cultural resources for future generations.
2. Completion of the Ice Age Trail in two large gap areas will have to be negotiated with private property owners.
3. Additional open spaces, wooded areas, and environmentally sensitive areas should be identified and designated for preservation, especially in the Sugar River and Badger Creek Watershed.
4. There is no definitive list of historic resources in the Town or a mechanism for preserving them.
5. The Town has been hesitant to purchase or manage open spaces because of the maintenance costs involved.

Opportunities:

1. Landowners are encouraged to protect, preserve, and enhance the Town's natural resources and features as an important component of long-range land use planning.
2. Town and City of Verona have entered into an agreement to promote the Ice Age Trail.
3. The open space around the Town Hall can be used to promote natural landscaping.

7.4 Goals, Objectives and Policies

GOAL 1

Encourage the maintenance of the natural and cultural resources in the Town

Objectives:

1. Protect, preserve, and enhance the Town's unique renewable and non-renewable natural environmental resources, including but not limited to physical geography, soils, surface waters and wetlands, woodlands, and grasslands.
2. Encourage the identification, preservation of historic sites and buildings that reflect the cultural heritage of the Town.

Policies:

1. Natural Areas and Geological Features: The Town will promote the protection of natural areas and geological features by encouraging landowners and developers to protect, preserve, and enhance natural resources (wetlands, floodplains, streams, lakes, steep slopes, woodlands, native grasses and geological features.)
2. Building Placement: The Town will discourage placement of buildings on sites that have documented threatened and endangered species (WI Statutes, Section 29.145), or severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, streams, lakes, woodlands, and native grasses in order to protect the benefits and functions they provide.
 - a. The Town shall require these natural resource features to be depicted on all site plans and preliminary plats to facilitate preservation of natural resources.
 - b. The Town shall direct all development to comply with Federal, State (i.e. WI statutes, Section 29.145), and County (i.e. Dane County Erosion Control and Stormwater Management Ordinance – Chapter 14) regulations.
3. Soil Conservation: The Town will encourage the protection of highly productive soil types, as defined by the Natural Resources Conservation Service (NRCS), for agricultural use.
4. Surface Water and Groundwater Resources – The Town will work to protect and improve the quality of surface and groundwater within its boundaries. This should include better understanding phosphorous run off into local streams and rivers.
5. Woodland Areas – The Town will promote the management and preservation of existing woodlands as wildlife habitat, as an economic land use, as an erosion control measure, and as a means of preserving the open space character of the township. The Town will protect woodlands from degradation and destruction by inappropriate development and uses by:
 - a. Encouraging the minimum removal of trees for all building sites.
 - b. Requiring property owners with land in a formal managed forest program (DNR) to continuing to meet minimum program requirements.
 - c. Protecting woodlands from indiscriminate burning, but encouraging the use of prescribed burning to promote oak regeneration where desirable.
 - d. Encouraging the restoration of Oak Openings, which are an oak-dominated savanna community in which there is less than 50% tree canopy coverage and more than one tree per acre. Historically, Oak Openings were very abundant and occurred on wet-mesic to dry sites. Today, very few examples of this type exist.

6. Protect Grasslands, Prairies, and Savannas – The Town will encourage the preservation, restoration, and management of native or restored grasslands, prairies, and savannas on private and public lands, especially on open land adjacent to waterways and on sloping areas. Original grasslands, prairies, and savannas have a distinctive historical legacy in our Town, and should be preserved for their beauty and cultural value.
7. Protection of Floodplains and Wetlands – The Town, through coordination with Dane County, will protect floodplains and wetlands from development, damaging stormwater runoff and degradation in order to avoid future drainage and flooding problems, retain them as essential components of the hydrologic system, and maintain their value as wildlife habitat and points of natural beauty.
8. Cooperative Environmental and Wildlife Habitat Restoration Efforts – The Town supports all levels of government and private entities in efforts to restore and improve disturbed or degraded natural features (i.e. wetlands, floodplains, streams, lakes, steep slopes, woodlands and native grasslands) and areas needed to support local wildlife.
9. Promote Cooperative Preservation Efforts - The Town supports all levels of government and private entities in preserving and acquiring natural features, combating invasive species, especially those within identified environmental corridors (i.e. Upper Sugar River Watershed and the Ice Age Trail Corridor), for appropriate public use and protection, consistent with other objectives and policies of the Town. Partnering with the Upper Sugar River Watershed Association, Ice Age Trail Alliance (Town of Verona became an Ice Age Trail Community), Capitol Water Trails and Groundswell Conservancy (formerly Natural Heritage Land Trust) to help in these efforts, the Town has shown its commitment to preservation of natural features within its boundaries. Where possible, the Town will limit fragmentation of important natural resources and attempt to connect wildlife habitats to maintain robust viable wildlife populations. The Town supports all levels of government in efforts to reduce global warming.
10. Cooperate with Dane County Departments and Committees – The Town will assist Dane County in updating their Parks and Open Space Plan, recognizing any and all natural features within the Town that are worthy of protection and/or restoration. The Town will also actively participate with the Dane County Zoning and Natural Resource Committee in zoning and conditional use deliberations for the establishment, maintenance, operation, and reclamation of mineral extraction sites, recognizing the importance of mineral extraction sites as a source of construction material, agricultural lime and the risks this activity entails.
11. Promote Natural Resource Stewardship – The Town will encourage the use of the Madison School Forest, located in the southwest corner of the Town, as an outdoor laboratory for environmental education and the development of natural resource stewardship.
12. Historical Features - The Town encourages maintenance and rehabilitation of historic areas and buildings, including barns and silos. The Town will work with other partners to protect any known cemeteries, human burials or archaeological sites from encroachment by roads or other development activities. Construction activities on a development site shall cease when identifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery. The Town will consult with the Historical Society of Verona and other agencies as to what should be preserved.
13. Review of Current and Historical Documentation for Relevant Parcels – When reviewing site plans for future development and land use decisions, the Town will utilize existing records for facilitating preservation of historical features and archeological sites, as well as consult with the State Historical Society of Wisconsin - Historic Preservation Division, as needed.
14. Inventory of Known Buildings and Sites – The Town will identify any known historical features or archeological sites that represent examples of the unique cultural heritage of the Town and

foster their preservation for future generations. The Town will work with historical societies and residents to educate and provide interpretation of Town archaeological, historical and cultural sites.

GOAL 2***Provide for sufficient outdoor recreation areas to meet the needs of the Town***Objectives:

1. Ensure that the current publicly owned natural areas are maintained for future generations.

Policies:

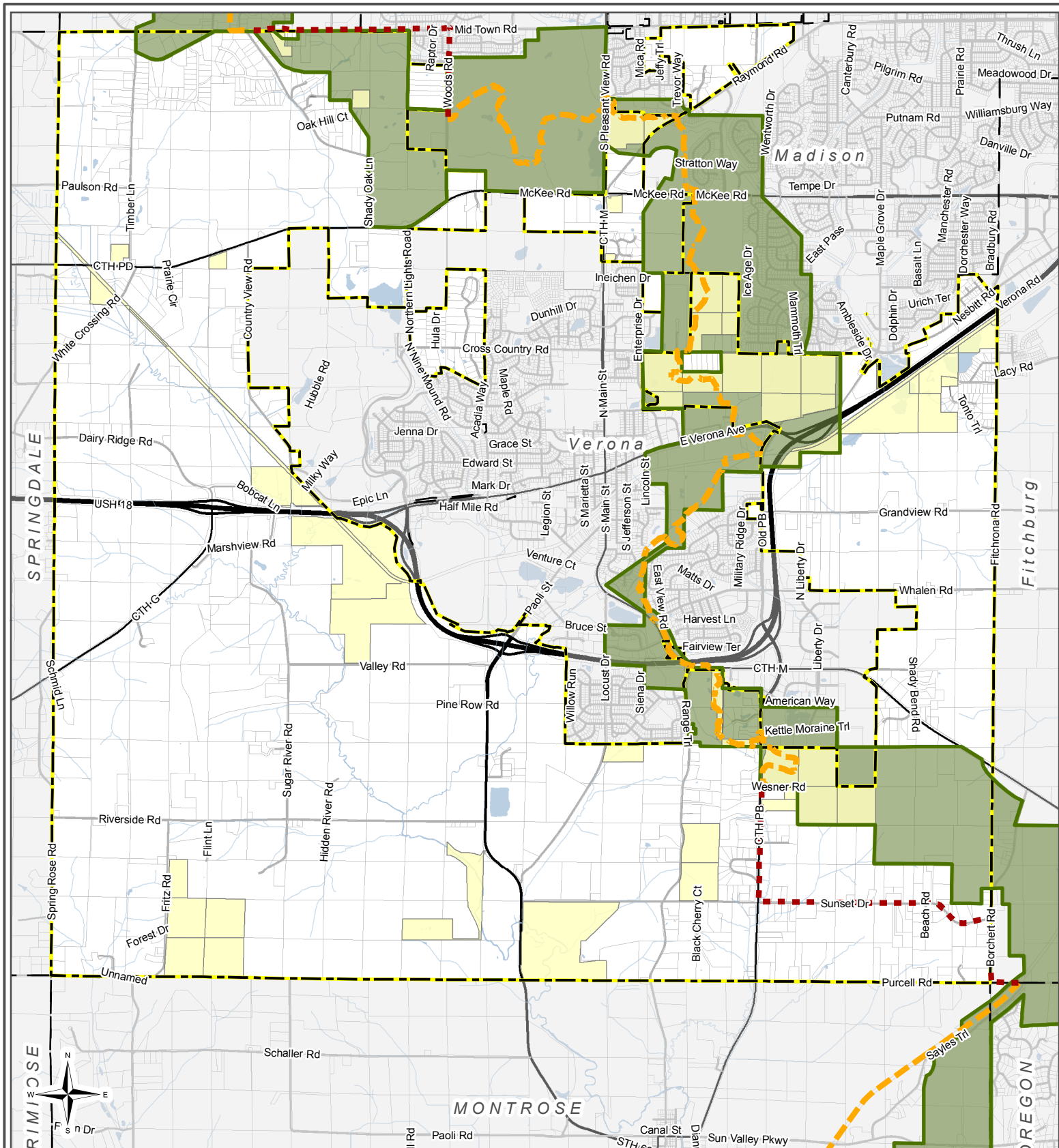
1. The Town will continue to collaborate with other organizations and governmental agencies to maintain natural areas.
2. The Town will work with developers to provide open space when a new development is proposed.
3. The Town will promote the recreational areas provided by others such as Dane County and the Madison Metropolitan School District within the Town of Verona.

GOAL 3***Complete the gaps in the Ice Age National Scenic Trail***Objective:

1. Preserve for future generations the beauty of the Johnston Terminal Moraine, which is the approximate path of the Ice Age National Scenic Trail Corridor.

Policies:

1. The Ice Age National Scenic Trail Corridor in the Town should be managed to maintain vegetation with the goal of providing users with a pre-settlement landscape experience (see Dane County Parks and Open Space Plan 2018-2013). The area for protection for the Ice Age National Scenic Trail shall be 150 feet wide or greater. This could be achieved through an easement or outright purchase. If residential development is proposed for land adjacent to the Ice Age National Scenic Trail, special effort shall be made to preserve existing vegetation and topography of the land adjacent to the trail so as to preserve a natural setting (Tools that can be used are: place and size of building envelopes, completion of tree inventory, and setback). Of particular importance is the Ice Age National Scenic Trail corridor southeast of the Prairie Moraine County Park, as this is one of the best examples of a terminal moraine in southern Wisconsin.
2. The Town will establish a budget line for support of the Ice Age Trail development and preservation.



Map 7.1: Public Lands- Natural Areas

Town of Verona

- Town of Verona
- Adjacent Communities

Date Created: 8/20/2018
Date Amended: 10/26/2018

0 0.5 1 2 Miles

- Town of Verona Public Lands
- Ice Age Trail Corridor
- Ice Age Trail
- Ice Age Trail Future Connecting Route



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Chapter 8: Economic Development

8.1 Economic Development

This element provides a baseline assessment of the Town of Verona economic development and contains information required under SS66.1001. Information includes: labor market statistics, economic base statistics, new businesses desired, strength and weaknesses for economic development, analysis of business and industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Town of Verona.

Economic Development Existing Conditions

Labor Market

Table 8.1 details the employment status of workers in the Town of Verona as compared to Dane County and the State. At the time of the 2009 and 2016 American Community Survey (ACS) 5-Year Estimates unemployment for the Town was lower than that for Dane County and the State as a whole. Labor force participation has remained relatively consistent in the Town. However, like much of the country, the overall percentage of the population that is employed has decreased. This is due in part to the broader demographic trend of more retirees per each employed worker.

Table 8.1: Employment Status of Workers

	Population		Labor Force Participation Rate		Employment/Population Ratio		Unemployment Rate	
	2005-2009	2012-2016	2005-2009	2012-2016	2005-2009	2012-2016	2005-2009	2012-2016
Wisconsin	4,440,470	4,603,725	69.0%	66.9%	64.7%	63.2%	6.1%	5.5%
Dane County	387,263	419,352	74.2%	72.9%	70.6%	69.7%	4.7%	4.4%
T. of Verona	1,568	1,536	75.6%	74.5%	73.7%	71.4%	2.3%	4.1%

Table 8.2 indicates the percentage of workers by class for the Town of Verona, Dane County and the State, in year 2000 to 2016. The Town of Verona has a higher percentage of self-employed and unpaid family workers than Dane County and the State as a whole. The percentage of government workers has decreased since 2000.

Table 8.2: Class of Workers

Class of Worker	Town of Verona		Dane County		Wisconsin	
	2000	2010-2014 Avg.	2000	2010-2014 Avg.	2000	2010-2014 Avg.
Private for-profit wage and salary workers	55.2%	60.5%	60.1%	62.0%	70.2%	70.3%
Employees of own corporation	9.2%	5.2%	2.5%	2.9%	2.8%	3.1%
Private not-for-profit wage and salary workers	4.3%	9.1%	8.4%	9.9%	8.0%	9.1%
Local government workers	12.0%	9.0%	6.4%	6.2%	6.9%	6.6%
State government workers	10.9%	4.8%	15.5%	13.0%	4.1%	4.4%
Federal government workers	0.2%	0.7%	1.6%	1.4%	1.4%	1.3%
Self-employed in own not incorporated business workers and unpaid family workers	8.2%	10.6%	5.5%	4.5%	6.5%	5.3%
Total	100%	100%	100%	100%	100%	100%

Source: US Census, 2016 ACS Estimates

Table 8.3 Employment by Occupation

Employment by Occupation, Civilians 16 Years & Older	Town of Verona		Dane County		Wisconsin	
	2000	2012-2016	2000	2012-2016	2000	2012-2016
Prod, Trans & Mat. Moving	10.6%	8.6%	10.1%	8.3%	19.8%	16.7%
Natural Resources & Constr.	9.4%	3.8%	7.1%	5.4%	9.6%	8.4%
Sales & Office	30.1%	22.4%	26.5%	21.4%	25.2%	22.8%
Services	6.9%	13.4%	12.7%	15.5%	14.0%	17.0%
Mgmt, Prof & Related	43.0%	51.8%	43.6%	49.3%	31.3%	35.0%
Total	100%	8.6%	100%	8.3%	100%	16.7%

Source: US Census, 2016 ACS Estimates

Table 8.3 and Figure 8.1 describe the workforce by occupation within the Town, County and State for the ACS 2012-2016 Averages. Occupation refers to the type of job a person holds, regardless of the industry type. The highest percentage of occupations of employed Verona residents is in the Management, Professional, and Related category. This category also ranks highest for Dane County and the State as whole.

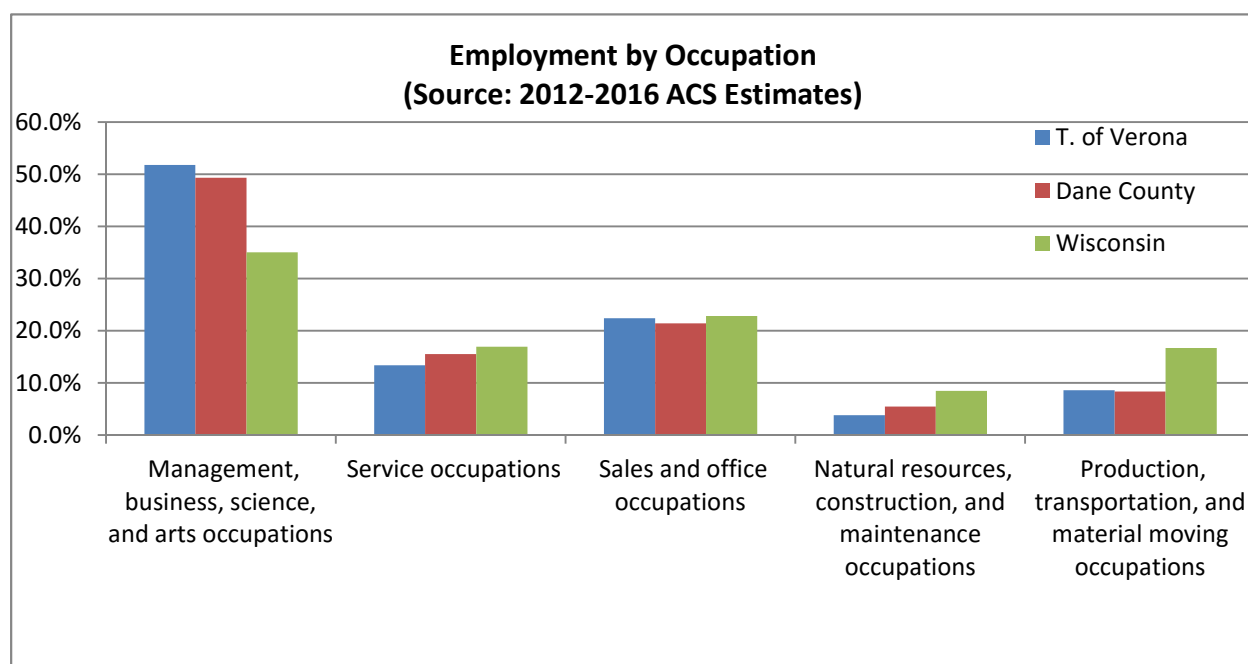
Figure 8.1: Employment by Occupation

Table 8.4 shows the earnings for workers within the Town, County and State, in years 2000 to 2014. Earning figures are reported in three forms: per capita income (total income divided by total population), median family income (based on units of occupancy with at least two related individuals), and median household income (based on every unit of occupancy with one or more individuals). The percentage of individuals living below poverty status in the Town of Verona is significantly lower than that of Dane County and the State.

Table 8.4. Incomes for families and individuals

Income	Town of Verona		Dane County		Wisconsin	
	2000	2012-2016	2000	2012-2016	2000	2012-2016
Per Capita Income	\$16,432	\$49,882	\$15,542	\$35,687	\$13,276	\$29,253
Median Family Income	\$45,238	\$114,464	\$41,529	\$87,373	\$35,082	\$69,925
Median Household Income	\$41,964	\$103,409	\$32,703	\$64,773	\$29,442	\$54,610
Individuals Below Poverty	3.4%	2.50%	10.5%	12.70%	10.4%	12.70%

Source: US Census, 2014 ACS Estimates

Table 8.5 details the educational attainment of Town of Verona, Dane County, and State residents 25 years and older according to the 2000 U.S. Census and the ACS 2012-2016 Estimate. In year 2016, approximately 99% of Town of Verona residents 25 years or older had at least a high school diploma. This figure is higher than that for Dane County and the State. Eighty percent of Town residents have

some college education. Twenty percent of Town residents have graduate or professional degrees, equal to Dane County.

Table 8.5 Educational attainment for persons 25 years and older

Educational Attainment Person 25 Years and Over	Town of Verona		Dane County		Wisconsin	
	2000	2012-2016	2000	2012-2016	2000	2012-2016
Less than 9th Grade	2.6%	0.7%	2.9%	1.9%	5.4%	3.0%
9th to 12th No Diploma	3.9%	0.4%	4.9%	2.8%	9.6%	5.7%
HS Grad	31.6%	19.4%	22.3%	18.4%	34.6%	31.7%
Some College	17.4%	17.5%	20.3%	18.0%	20.6%	21.0%
Associate Degree	6.3%	10.5%	8.9%	9.9%	7.5%	10.3%
Bachelor's Degree	20.0%	31.8%	24.8%	29.2%	15.3%	18.7%
Graduate/Prof. Degree	18.2%	19.8%	15.8%	19.8%	7.2%	9.6%
Percent High School Grad or Higher	93.5%	98.9%	92.1%	95.3%	85.2%	91.4%

Source: US Census, 2016 ACS Estimates

Economic Base

Agriculture is the main economic activity within the Town and landscaping and garden businesses



are second. Most Town residents are employed outside of the Town. The Madison Metropolitan area including City of Verona, offer excellent opportunities for employment. Epic Systems Corporation is the largest privately owned company in Dane County. The University of Wisconsin Madison is the largest single employer in the area. Other major employers include American Family Mutual Insurance, several hospitals and health care organizations, Sub-Zero, State of Wisconsin, TDS Telecommunications Corporation, Covance Laboratories, and Cuna Mutual.

There is a viable and growing technology sector. All predications indicate that employment opportunities in Dane County will remain strong in the future.

Employment Projections

The Wisconsin Department of Workforce Development (DWD) collects data and projects occupation and industry growth for the State. Table 8.6 identifies which industries have experienced the most growth over a ten-year period from year 2014 to 2024. According the DWD, the information industry (NAICS 51) and construction industry (NAICS 23) are expected to have the highest growth rate. Since the DWD does not collect data on employment projections for the Town of Verona or Dane County, it is assumed that local trends will be consistent with region wide projections.

Table 8.6: Fastest Growing Industries 2014-2024 in South Central Region

Industry Title	Employment Base Employment 2014	Projection Employment 2024	(2014-2024) Numeric Change	(2014-2024) Percent Change
Total All Industries	532,177	574,104	41,927	7.9
Information	14,696	19,786	5,090	34.6
Construction	18,924	21,696	2,772	14.7
Leisure and Hospitality	45,259	50,418	5,159	11.4
Professional and Business Services	54,617	60,826	6,209	11.4
Education and Health Services	130,684	141,557	10,873	8.3
Financial Activities	26,566	28,495	1,929	7.3
Other Services (except Government)	27,695	29,498	1,803	6.5
Trade, Transportation, and Utilities	78,055	81,252	3,197	4.1
Manufacturing	54,210	55,848	1,638	3
Natural Resources and Mining	13,692	14,038	346	2.5
Government	40,651	40,989	338	0.8

Source: WI Department of Workforce Development

Strengths and Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development within the Town of Verona.

Strengths:

- Access to the Employment Opportunities in Dane County
- Proximity to the City of Madison, City of Verona, City of Fitchburg, and City of Middleton
- Proximity to the University of Wisconsin-Madison and Madison College
- Excellent quality of life – a rural lifestyle with the amenities of an urbanized area
- Located within a high performing school district
- Access to excellent health care
- Access to utilities and telecommunications
- Increase in home construction

Weaknesses:

- Limited land available for commercial or industrial uses
- Higher property costs
- Higher housing costs
- Lack of financial incentives for business development
- Limited access to public sewer for growth of businesses and multiple housing dwellings
- Aging population of farmers and lack of interest by younger generation in agriculture
- Lack of a plan to attract commercial business to the Town

Criteria for Attracting Businesses

The following criteria have been recommended for the Town of Verona to guide limited business attraction.

- Focus attraction efforts on grocery stores, restaurants, personal service and professional service establishments. Expand the focus list as community needs change.
- Attract only those businesses that would be willing to locate in the areas designated for commercial use on the Town's Land Use Plan.
- Focus efforts on firms that will not have a detrimental impact on the local quality of life. This includes limiting developments causing high volume traffic and noxious odors.
- Focus efforts on businesses that will be compatible with agriculture if they would be locating next to such a use.
- Encourage development that doesn't meet these criteria to locate in area municipalities.

8.2 Issues and Opportunities

Redevelopment of existing commercial sites within the Town is strongly encouraged. No industrial uses are planned at this time. It is the Town's intent that additional open space, environmentally sensitive, and productive agricultural soils be designated for preservation where appropriate, especially the Sugar River/Lower Badger Mill Creek Watershed. Agriculture is projected to decline as the City of Verona annexes lands that are currently in agriculture.

8.3 Goals, Objectives, and Policies

GOAL 1

Maintain the agriculture-based economy within the Town

Objectives:

1. Attract and retain businesses that strengthen and diversify the local economy without detracting from the rural character of the Town.
2. Develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses and low impact businesses such as landscaping companies and cottage industries.

Policies:

1. Support Agricultural Businesses - The Town supports the development of farm-based businesses and cottage industries to assist farm families.

A cottage industry is generally defined as a small business located entirely within a dwelling, or as an accessory structure located on the same lot or tract as a dwelling, which complies with the requirements of local code. The use is clearly incidental and secondary to the use of the property and is compatible with adjacent land uses. Cottage industries generally employ less than five full-time employees, generate low traffic volumes, and have little or no noise, smoke, odor, dust, glare, or vibrations detectable at any property line.

2. Support Local Agricultural Products - The Town will collaborate with neighboring municipalities, Dane County, and local economic development organizations to encourage programs and marketing initiatives that support local agricultural products. Encourage the creation of Community Supported Agriculture endeavors and small orchards.
3. Prime Farmland – Discourage the conversion of prime farmland to other uses.

GOAL 2

Minimize land use conflicts between business and non-business uses

Objectives:

1. Carefully consider whether proposals for commercial or industrial business development will interfere with farming, or residential uses, and whether they can be supported with the existing road system, other infrastructure and available services.
2. Maintain standards for home occupations and home-based businesses in residential areas to minimize noise, traffic, and other disturbances.

Policies

1. Prevent Development Conflicting with Farming - With the goal of preserving tax base, the Town will consider limited commercial uses that do not conflict with adopted farmland preservation policies and is properly sited to minimize conflict with existing agricultural uses and natural or environmentally sensitive areas. In general, the Town discourages development of non-agricultural related commercial and industrial development within rural portions of the Town and encourages it near urban areas, where there is easier access to public services and facilities to support such development.
2. Design Guidelines – In conjunction with Dane County, the Town will maintain design guidelines for businesses that are allowed in Verona to address landscaping, aesthetics, lighting, noise, parking, and access.
3. Home-Based Businesses - The Town will prohibit home-based businesses within residential subdivisions, or groups of rural residences, which would cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting, unless these detrimental effects can be sufficiently addressed.
4. Commercial Development Plan – Develop an economic plan to attract more commercial business to the Town in areas designed for future commercial development in the Future Land Use Plan.

Home occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood.

Home-based businesses are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, hair styling, small landscaping businesses, or wood working businesses.

DRAFT

Chapter 9: Land Use

9.1 Land Use

This element provides a baseline assessment of the Town of Verona land use and contains information required under SS66.1001. Information includes: existing land uses, existing and potential land use conflicts, natural limitations for building site development and land use trends. This information provides a basis for creating goals, objectives, policies, maps and actions to guide the future land use activities in the Town that are covered in this chapter.

Existing Land Use

All the land in the Town is categorized according to its primary use. Those categories are described in the following list, referenced in the rest of this chapter, and illustrated on Map 9.1, Existing Land Use. These categories do not necessarily represent the land use categories used in the future land use map.

Agriculture:

- Agricultural – Land used specifically to grow or raise biological products for human consumption or use, for example: cropland, pasture, orchards, nurseries, vegetable farms, and tree farms. (Wis. Stats. TAX 18.05)
- Farmstead – a residential structure associated with agricultural land and typically without urban services (public water or sewer).

Residential:

- Single-Family Residential – a structure that only contains one dwelling unit (as defined above).
- Two-family Residential – a structure that contains two dwelling units.
- Multi-Family Residential – a structure that contains more than two dwelling units.

Commercial:

- Commercial – a property where retail goods and/or services are sold or where office activities take place.
- Mineral extraction – a property where the extraction of metallic or nonmetallic minerals or materials takes place.

Public/nonprofits:

- Governmental Institutions/non-profit institutions – property owned and/or used by governmental bodies, non-governmental organizations, and community organizations. These can include the Town Hall, public works buildings, County, State, and Federal structures, schools, churches, and others.

Natural Resources:

- Natural and Recreational Resources – a property where recreation is the primary activity. The City, County, or State usually owns these properties or they may be owned privately.
- Woodland - land which is primarily forested. Generally woodlands are five acres or more.
- Open Space – land that is undeveloped, has no functional structures, and is neither forested nor used for agricultural purposes.

Between 1990 and 2010, residential and commercial development in the Town of Verona nearly doubled in area, from about 930 acres to about 1,830 acres. About 7,000 acres were lost to annexation by the Cities of Verona and Madison between 1970 and 2016 (31%). This urbanization of the area has resulted in different characters in different parts of the Town. As mentioned in Chapter 1 and shown on Map 9.2, for the outreach effort for planning process the Town was divided into eight areas. These areas

were based on the character of the existing land use and current development pressures. Area 1, north of PD is impacted by growth in the City of Madison. In addition, in 2017 the City of Verona conducted a large plan for most of this area in part due to a proposal for a large scale urban development at the intersection of Highway PD and Northern Lights Road. Area 1 is home to two destination camps, Camp Shalom and the Heartland Farm Sanctuary. The Town recently approved three single-family land condominium developments in Area 1. These created sixty-two new home parcels. The Terminal Moraine runs through a portion of Area 1 and preserving the Ice Age Trail along that ridge is a high priority. Area 2 contains the Town Hall, the Military Ridge bike trail, a large amount of land owned by Epic, and some homes and horse farms. Area 3 is made up primarily of farmland and the Sugar River is a major feature of this area. Area 4 is composed of some farms and many large residential lots. In this area, the City has expanded to the south of 18-151 and more urban development is expected. Area 5 is made up primarily of smaller farms and large residential lots. Like with Area 1, the Terminal Moraine runs diagonally through this area. The Town recently approved a single-family land condominium development that will include a new portion of the Ice Age Trail. Area 6 contains two neighborhoods and several farms. However, one large farm recently went on the market, and there is strong development pressure in this area. To date, the City of Fitchburg has prevented Town development in this area, and future development may go into the City of Verona. At one time there was a proposal to expand the Town's only sewer district in this area. Area 7 has some open space, two fully developed neighborhoods, and the Town's only commercial area which is along Nesbitt Road. Lastly Area 8 is mostly made up of land that is expected to be annexed into the Cities of Verona or Madison over the next 20 years. The reconstruction of Highway PD and Highway M will drastically change the character of Area 8.



Redevelopment Opportunities

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the Town. Redevelopment is typically synonymous with infill development, which is development within existing urban areas that utilizes existing public infrastructure. Such investments help to make communities more efficient and sustainable. There are limited residential areas within the Town that may someday see redevelopment, most likely to subdivide large lots and offer infill housing opportunities. Also some areas may see construction of multi-family residences or commercial development. This would be dependent upon market pressure and the availability of public water and sewer. The most likely area for this type of development is the Hillside Heights area as it is in a sewer district, but on private wells.

Land Use Trends

Land Supply for Future Development

As the Plan Commission and consultants identified land available for future residential development, they took into consideration many factors. In 2018, there were 15,251 acres of land in the Town. Of these, 125 acres are in road right-of-ways, leaving 15,126 acres. The ten-year boundary agreement adopted in June 2016 with the City of Verona places certain restrictions on future land use (Map 9.3). The Town land was divided into different land categories. Area A (2,680 acres) is adjacent to the City of Verona and expected to be develop within the next ten years as part of the City of Verona. Area B (3,691 acres) is an area outside of Area A where the City and the Town have joint decision oversight on lot splits and zoning. These two areas reduced the acres available for significant development in the Town and the remaining acres were 8,754. Within the A and B areas are neighborhoods, which are controlled by the

Town, and these were included in the acreages for these areas. Area C (8,754) was at the very edge of the Town and was under the control of the Town except where the Extra-Territorial Jurisdiction (ETJ) of the Cities of Fitchburg and Madison are relevant. In this C Area, there are 1,040 acres of public lands that include wetlands and forests. To determine the area in Area C that is available for residential development, the area of C was reduced by the non-developable land, which includes land already with buildings, land in the ETJ of the Cities of Fitchburg and Madison, land designated for Farm Land Preservation, and land in natural resources. After subtracting these acreages from Area C, 2,974 acres remained (Map 9.4). Lands within this area, which have steep slopes or potential wetlands, are challenging for development (Map 9.5).



While there are constraints to land supply, the boundary agreement with the City of Verona and the use of land condominium developments as a tool have increased development and opened up more opportunities in the future. New development will most likely occur in the western and southwestern portions of the township, where it has been established that the City of Verona does not expect to grow. The Sugar River will likely be a defining feature between the Town and City of Verona.

Land Demand for Future Development

The Verona area is a very desirable place to live, particularly with the development of Epic Systems in the City of Verona and its closeness to the Madison Metropolitan area, where most residents of the Town work. For future planning it is important to project the demand for rural residential parcels. Several factors were considered in developing this projection. Dane County is the fastest growing county in Wisconsin and the future growth is projected to continue. The future growth rate for Dane County is estimated to be about 1.6% (madison.com/wsj/news/local/madison-dane-county-lead-the-state-population-growth-in-latest/). The 20-year plan for the City of Madison is projecting the need for 40,000 dwelling units. The growth rate from Town of Middleton is projected to be 1.9% for 2014 to 2019. Additionally, the land north of the Town of Verona is confronting a decrease supply of land for future development, and this is expected to increase demand for developable land in the Town. If the projected growth rate in new home construction is 1.5% per year for the Town, the number of homes constructed from 2018 to 2038 will be 301, which is an average of 15 homes per year. In order to provide for options for development and to maintain affordability, a factor of 2 was used to determine the number of residential parcels that should be made available for development during the next 20 years. Thus, the target for development for the future land use map was land designated for rural residential density that would provide 600 building parcels in the next 20 years (Map 9.6). Four larger tracks of land were designed for future rural residential development with the expectation that the developments in these areas would follow the principles of conservation subdivisions. This would allow clustering of home sites and the preservation of open spaces and vistas.

Table 9.1: Building Permits 2005-2017

Year	New Home Permits Issued
2005	3
2006	3
2007	0
2008	2
2009	1
2010	4
2011	6
2012	4
2013	10
2014	1
2015	6
2016	4
2017	17
Total	

Source: Town of Verona

Another factor in considering the needed growth in the Town is the financial factor. Over the past 10 years the budget for the Town has remained about \$1.55 million dollars. A budget increase of \$289,000 is needed to meet the current demand for funds to cover the cost of additional expenses for a public works supervisor, more for road maintenance, social services, emergency services (EMS and fire), and for maintenance of landscaping and building maintenance. It is estimated that the construction of 15 new homes each year, would add approximately \$34,000 in additional revenue each year. New development is not expected to significantly impact Town expenses because private roads are being developed and the Town currently offers limited services. The largest budget items for the Town are road maintenance and emergency services. These are expected to increase because of local development but more likely because of regional growth instead.

New construction at a growth rate of 1.5% would slowly progress the Town's revenue toward the needed increase. This projected new construction of 15 homes per year is consistent with the 17 building permits issued in 2017 (Table 9.1 on Page 61). This increase in building permits is the result of the approval of the boundary agreement and land condominium subdivisions, both in 2016.

Land Prices

Agricultural and forest lands sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forestry land for Dane County. In 2014 the average price of agricultural land sold that continued in agricultural use was \$9,337/acre; if the agricultural land was diverted to other uses, it sold for \$10,593/acre (Table 9.2). It is expected that future sales of land in the Town will generally be for residential or commercial development. The price for this land is difficult to estimate as it depends on the location and the specific future use. Land prices for multiple housing projects are about \$34,000/acre. In 2016, five-acre residential lots were assessed at about \$220,000 in the Town. Currently, two-acre parcels are being sold for \$160,000 to \$240,000. Because of the high demand for land for residential development in the Town, land prices are expected to continue to increase.

Table 9.2: Agricultural Land Sale Transactions in Dane County

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
2000	62	5,286	\$3,208	39	2,430	\$11,177
2005	30	1,974	\$5,852	51	3,149	\$28,542
2010	47	5,875	\$6,463	1	40	\$6,400
2011	45	3,539	\$7,186	4	212	\$8,199
2012	38	2,392	\$7,834	9	1,092	\$12,827
2013	35	2,651	\$8,489	7	734	\$10,450
2014	21	1,442	\$9,337	3	83	\$10,593

Limitations for Designation of Building Sites for the Future Land Use Map

Development should only take place in suitable areas, which is determined by a number of criteria, including:

- Land use preferences as indicated by this comprehensive plan
- Compatibility with surrounding uses
- Natural and cultural resource constraints
- Ability to safely access the area

- Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

Topography is an important determinant of the land uses in a given area. Lands with steep slopes (20% or greater) are generally poorly suited for residential development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for carefully designed residential uses. Lands that are gently sloping or nearly level are generally suitable for agricultural production, commercial sites or residential uses. The Town currently prohibits roads with slopes greater than 10%.

Another important determinant of land suitability for development is the presence of water and an area's susceptibility to flooding. Lands that are classified as wetlands, have a high water table or are in designated floodplains are rarely suitable for development.

9.2 Issues and Opportunities Identified During the Planning Process

By the year 2040, Dane County's population is expected to increase by nearly 25% over the 2010 population, or approximately 118,000 people. This increased population in the County will affect the Town with regard to the need for housing, jobs, services and transportation. Based on 2005 and 2016 resident surveys, the Town has an aging population and many of these residents own larger parcels. Many of these residents indicated that they do not have any children or relatives who would like to continue farming and thus, they have an interest in selling their properties for the highest price.

These demands must be balanced with the desires and needs of Town residents to preserve the rural character, maintain green space, provide recreational opportunities, protect and preserve environmentally sensitive areas, and to maintain itself as an economically viable entity.

Goals, Objectives, and Policies

The Town is fortunate to be located in an area of diverse, glacial topography. A terminal moraine crosses the Town from NW to SE, and there is a large outwash plain to the south and west of the moraine. The Sugar River flows south through this plain and is surrounded by high quality farmland. Residents value the rural character of the Town and the availability of natural areas.

GOAL 1

Ensure a desirable balance and distribution of land uses to reinforce the Town's rural character

Objectives:

1. Maintain a comprehensive future land use plan and map that identifies potential areas appropriate for natural resource protection, agriculture, residential, commercial, recreation, and public uses.

Policies:

1. The Town has mapped sensitive environmental features that require special consideration for protection including steep slopes, wetlands and floodplains (Map 9.6). The Town will maintain

regulations and development review procedures that protect these areas consistent with the policies of this Chapter and any County, State or other applicable laws.

2. The Town has mapped areas in agricultural use or that have highly productive soils for agricultural use (Map 6.1). The Town will promote the preservation of farmland by placing a high priority on limiting development on all properties in the Town that are designated as Agricultural Preservation Areas on the Future Land Use Map.

3. The Town has mapped the location of non-farm residences throughout the Town. Using this information, and considering other factors including the potential for land use conflicts with agricultural use, topography, and the capacity of adjacent roads, the Town has identified areas suitable for future residential development and policies in this Chapter to guide how that development occurs. The Town will promote grouping or clustering of building parcels in allowable development sites in an effort to preserve farmland, protect other natural resources, and reduce development visibility.

4. The Town has mapped existing commercial uses. Using this information, and considering other factors including the potential for land use conflicts with agricultural use, topography, and the capacity of adjacent roads, the Town has identified limited areas suitable for future business development and provided policies in this Chapter to guide how that development occurs. It is expected that there will be an increase in the number of business operations serving the needs of homeowners, such as snow plowing, landscaping, motor repairs, and plumbing.

GOAL 2***Balance land use regulations, natural resources, and individual property rights with community interests*****Objectives:**

1. Maintain policies for considering amendments to the Future Land Use Map if and when requested by eligible petitioners.
2. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.

Policies:

1. Amending the Future Land Use Map: A property owner may petition for a change to the Future Land Use Map. Requests for amendments to land use designations will be accepted December of each odd numbered years. See section 9.5 for future land use map (Map 9.6) amendment policies.
2. Planned Unit Development: A developer may elect to apply for approval of a plat employing a planned unit development (PUD) design. A PUD allows for a more creative approach to development with trade-offs that are not typical with traditional development. Planned Unit Developments have amenities not found in typical plat such as community centers or commercial enterprises.
3. Conservation Subdivision Development: A developer may elect to apply for approval of a plat employing a conservation subdivision design. For more on conservation subdivisions, see the

policies under Goal #3. The Town will adopt in the near future formal conservation subdivision regulations.

4. **Single-Family Home Land Condominium Development:** A developer may elect to apply for a land condominium plat rather than a development with lots. Land condominium plats are developments in which the streets and other common lands are privately owned and maintained by a condominium association, to which all owners pay annual fees. The Town will work with developers proposing condominium developments to create quality neighborhoods and ensure the proper function of the condominium association over time. Adopted by-laws and a condominium association that meets at least once a year are requirements of a condominium development.
5. **Subdivision development:** A developer may elect to apply for a subdivision plat using the Town's subdivision ordinance. This allows for individual lots and a public road.

9.3 Community Design Principles

Issues and Opportunities

The Plan Commission believes development should strive to maintain the community's rural character, minimize impacts to adjacent uses, and reflect sound planning and engineering principles.

Goals, Objectives, and Policies

GOAL 3

Encourage high quality site and building designs within the community to maintain the rural character of the Town

Objectives:

1. New development with more than four parcels for single-family residences will be required to be a formal subdivision plat, a conservation subdivision or a land condominium development. An overall master plan will be required and the development may be subject to phasing.

Policies:

1. **Master Plan Submittal Standards:** The Town will require that a site plan for all proposed residential development of more than four parcels, commercial, and industrial development be submitted to the Plan Commission for review and the Town Board for approval. This site plan must address the following criteria and concerns:
 - a. **Existing Boundaries** - All existing property boundaries, lot lines, and easements must be shown.
 - b. **Existing Structures** - All existing uses, structures, roads, and driveways must be shown.
 - c. **Soils** - Areas of differing soil productivity shall be delineated.
 - d. **Natural Areas** - All natural features such as wetlands, floodplains, woodlands, native grasslands, and steep slopes shall be delineated.
 - e. **Preservation of Existing Trees** - The minimum level of tree clearing necessary for building

- on the site shall be indicated to encourage the preservation of quality trees. In addition, the planting of new trees is encouraged.
- f. Topography and Viewsheds - Contour elevations shall be delineated every ten feet on the site plan, and the development effect on views and vistas shall be identified.
 - g. Infrastructure Profiles - Cross-sectional views of any proposed roadways and utilities associated with a proposed development shall be provided.
 - h. Erosion Control/Stormwater Management - Any erosion control measures required controlling runoff, and all cuts and fills shall be noted on the site plan. Appropriate erosion control and stormwater management permits must be obtained before development is started. Developers will be encouraged to exceed State standards for stormwater management.
 - i. Existing Legal Limitations on Development - Any deed restrictions or other legally recognized limitations on development on parcels associated with the proposed development shall be provided with the petitioner's application to the Town.
 - j. Road access - Appropriate road access approvals must be in place before construction is started.
 - k. The well and septic systems - These improvements will be the responsibility of the property owner and the Town makes no guarantee that the land will support a well or septic system.
 - l. Phasing - A phasing plan may be required depending on the scale of the development.
2. Design Guidelines and Policies - Sites, buildings and facilities approved under the policies of this Plan shall be designed in accordance with the policies outlined below:

Figure 9.1: Building Layout



- a. Building placement in agricultural areas - Lots, buildings, and driveways within agricultural areas shall be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of large parcels (see Figure 9.1).
- b. Environmentally Sensitive Areas - Lots and buildings shall be configured to maintain contiguous environmental corridors and resource protection corridors. To the extent possible, property owners and developers shall preserve existing woodlands and mature trees during and after development by clearing only what is necessary for the house, immediate yard, and driveway. Wetlands, floodplains and steep slopes (more than 20% slope) will generally not be disturbed, consistent with County and State regulations.

Figure 9.2 Traditional and Conservation Development

- c. Conservation Subdivisions – The Town encourages the use of Conservation Subdivisions when large developments are proposed, rather than conventional designs that allocate all land to individual home sites (see Figure 9.2 and 9.3).

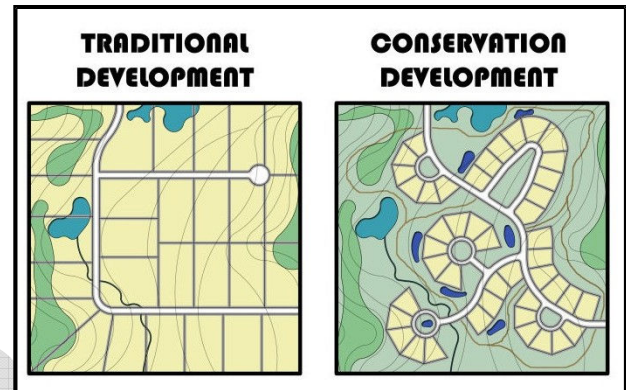
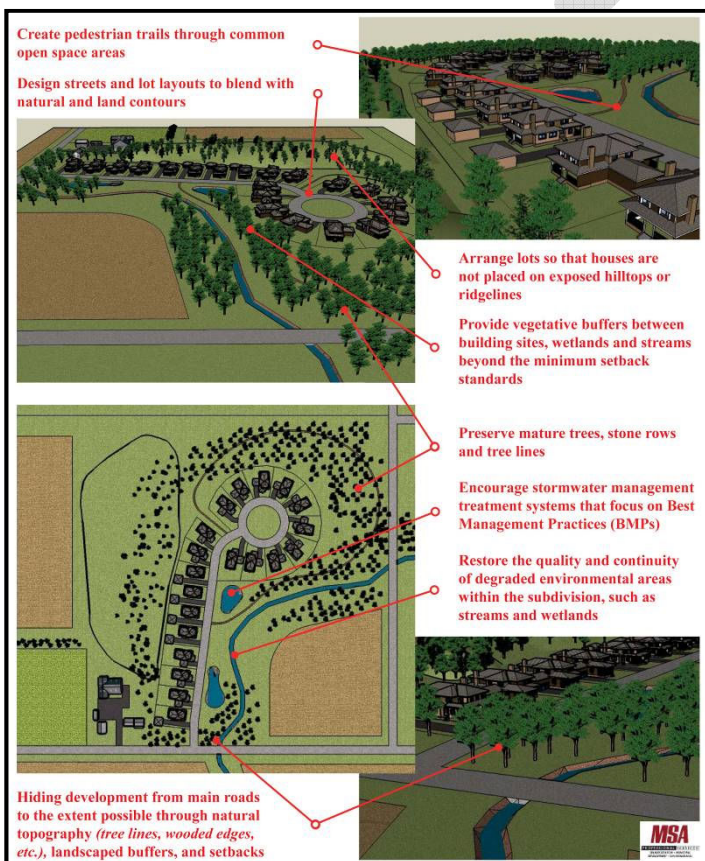


Figure 9.3: Conservation Subdivision Design Principles



- d. Subdivisions or Condominium Development – The following design guidelines will apply to all development creating five or more home sites:
- Where possible, incorporate a variety of unit and lot sizes to enhance market choice and visual variety.
 - The number of condominium units will not exceed the maximum residential unit density indicated in the Future Land Use Map (Map 9.6) for this plan, calculated

based on the gross acreage, i.e., the gross area will be divided by the density indicated on the Land Use Map. Residential units must be at least 1.5 acres. Land not needed for residential units may be owned in common as outlots for conservation, recreation purposes, private roads, and stormwater management. Developers will be encouraged to follow Chapter 75 of the Dane County code.

- e. Rural Design – New home sites should be located so as not to impact on the rural character of the view from the road or the view from neighbors. This might involve planting visual barriers next to the road, using shared driveways, encouraging development on flag lots. The number of driveways accessing a road should be minimized.
- f. Commercial Areas – Potential land use conflicts with existing uses shall be mitigated through buffering, landscaping berms, and lot/building location on the proposer's parcel when a proposed use may conflict with an existing use. Loading docks, dumpsters, mechanical equipment, and outdoor storage areas should be behind buildings or screened from public view through the use of landscaping or architectural features. Parking should be to the sides and rear of buildings wherever possible, rather than having all parking in the front. Interconnected parking lots and driveways should be provided to facilitate on-site access. Large parking lots should be landscaped with perimeter landscaping and/or landscaped islands, along with screening (berms, trees, decorative walls) to block views from incompatible adjacent uses. Illumination from lighting will need to comply with the Dark Sky Ordinance. High-quality signage based on the area of the building frontage, road frontage, or façade area should be used.
- g. Roads – Roads, whether public or private, for new developments shall be constructed according to Town standards and ordinances and shall allow for safe ingress and egress of vehicles, including emergency vehicles. Most lots/units shall have access from interior local streets/roads. Streets/roads should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. Pedestrian and bicycle improvements are strongly encouraged within or between residential areas. The Town intends to avoid the creation of new public roads for new development whenever feasible without compromising public safety, to limit future maintenance liabilities. The Town prefers that new development utilize shared driveways and private roads.
- h. Utility Construction – Utilities shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location for new public and private utility facilities is encouraged. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts and visibility to adjacent uses.

9.4 Future Land Use Plan

The information in this section is intended to provide a written explanation of the Town of Verona Future Land Use Map (Map 9.6). The Future Land Use Plan identifies areas of similar character, use, and density. **These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.);** however, they do identify those zoning districts from the rewrite of the Dane County Zoning Code that may be approved within each future land use classification. The land use categories, housing densities, and minimum parcel size are summarized in App 9.1. The future land use map will be used by the Town to make land use decisions. Changes to the zoning or division of land must be consistent with the policies of this plan, per SS66.1001.

The future land use plan was developed by the Town of Verona Plan Commission over a two and a half year long process. It is based on resident input (gathered through meetings and a survey) existing land uses, soils, roadway and driveway access, adjacent uses, long range plans of surrounding jurisdictions, and an attempt to preserve rural views and character. Three consultants also helped shape the future land use map, MSA Professional Services, which drafted the 2012 plan which was the starting point for this document, and the Capital Area Regional Planning Commission and Vierbicher Associates who both helped with data and market land supply analyses.

The Town does not assume that all areas depicted on the Future Land Use Map will develop during the next 20 years and this land use plan will be updated in ten years from 2018. The Town encourages a phasing in of proposed development and recognizes the difficulty of this process as future factors might override any such plan.

Farmland Preservation (FP)

The primary intent of these areas is to preserve productive agricultural lands for the long-term, protect existing farm and forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related businesses, farmsteads, public lands (wooded or wetlands), and limited single-family residential development. These areas were designated as Farmland Preservation Areas (Map 9.7) based on soil quality, owner preference, and location. The Town of Verona's 2006 comprehensive plan had a much larger area for farmland preservation than is shown in this plan. This change is due to several factors. First, economic forces are making farming less viable (see Chapter 6 for more detail), particularly in the Town of Verona where development pressures are so high. In addition, the Town sent out a letter to all the land owners who were previously in a farmland preservation area and found that many did not take the tax credits or want to be in a farmland preservation area. The growth of the City of Verona also influenced the current farmland preservation areas. Any farmland preservation areas that were in the City's potential growth area as outlined in the City/Town of Verona Boundary Agreement were removed because it is likely that land will be annexed into the City of Verona and developed within twenty years. Lastly, the only area of the Town that the Town has direct control of (with no extra-territorial jurisdiction of an adjacent city), is the southwest corner of the township. It is not prudent to have the most restrictive controls on the only area where the Town can approve development.

In areas that have been left in farmland preservation, permitted development shall be located in such a manner to minimize the fragmentation of productive agricultural land and to minimize any disruption to existing farm operations.

Appropriate Zoning Districts

The County's future *Farmland Preservation Districts, FP-1 (less than 35 acres) and FP-35 (35 acres or greater)* zoning districts are most appropriate for areas within this land use category. FP-B is also appropriate in certain areas.

Policies:

1. The Town will limit new development to a density of one residential dwelling unit per 35 contiguous acres held in single ownership as of October 17, 1980 (date of the adoption of A-1 Exclusive zoning district in the Town of Verona Comprehensive Plan).

- a. Allocation of Remaining Splits - For areas designated as agricultural uses on the proposed land use map to remain under agricultural zoning, remaining splits will remain with the larger parcel unless noted otherwise in legal transactions between a buyer and seller.
 - b. Substandard Parcels - Some legal non-conforming parcels of land (less than 35 acres and in existence before October 17, 1980) remain in the current A-1 Agriculture District of the Town. The Town will consider proposals for amending the comprehensive plan and rezoning based on a number of criteria, including:
 - (i) The overall density of development proposed
 - (ii) Impact on services
 - (iii) Environmental impacts
 - (iv) Impact on and compatibility with surrounding land uses
 - (v) Town & County agricultural preservation rezoning guidelines
 - (vi) Land has not had a history of economically viable farming activity.
 - (vii) Land which is too small to be economically used for agricultural purposes or which is inaccessible to farm machinery needed to produce agricultural products.
 - (viii) Land located such that conflict with surrounding agricultural uses is minimal.
 - (ix) Land divided such that the minimum lot size and density requirements for nonfarm parcels are consistent with policies in the Town.
 - (x) Land with soils not classified as prime farmland or farmland of statewide importance.
2. The Town will allow the separation of farm dwellings and related structures that existed prior to October 17, 1980 or which remain after farm consolidation. These separated land divisions will count against one split per 35 acres density policy.
 - a. Assignment of Splits to Land, Not Owner - In order to prevent the occurrence of multiple divisions by successive landowners, splits shall be associated with the land, shall be cumulative, and shall apply to those persons or entities owning land on October 17, 1980, and to their grantees, heirs, successors, or assignees.
 - b. The minimum size parcel to qualify for Agricultural Preservation can be as low as one acre, but lot splits must be associated with parcels 35 acres or greater.
 - c. Non-farm residential lots shall be a minimum of two (2) acres per unit, except as otherwise provided below for conservation subdivisions or condominium development.
 3. The Town will permit commercial uses that are agricultural related, such as veterinary clinics, farm machine repair, agricultural supply sales, marketing, storage, and distribution centers, plant and tree nurseries, and facilities for processing agricultural products. The Town prefers site design strategies that minimize conflicts with neighboring residential uses and disruption of rural vistas.

Transitional Agricultural Use

The primary intent of this classification is to conserve rural use lands that may someday be used for rural residential development or lot splits in the next 20 years.

Appropriate Zoning Districts

The most appropriate zoning designations for this land use category are the future County's Transitional Agricultural districts (AT-35, AT-B).

Policies

1. When it is determined that land with the transitional agriculture classification is appropriate for development, the Town will require a change in zoning to be consistent with the proposed land use.
 - a. The highest default density for planned Transitional Agriculture areas shall be 1 residence per 8 acres, unless the development meets the Town's standards for a conservation subdivision, a land condominium development or a Planned Unit Development, or public water and sewer are available.
2. The Town will use the following standards when determining if more intensive development is to be considered:
 - a. The property owner or developer shall submit a conceptual development plan for the entire property.
 - b. The proposed development will have a positive fiscal impact on the Town.
 - c. The property owner has met with nearby property owners and made a good faith effort to address their concerns.
 - d. The proposed development will consider ways to minimize impact on the rural character of the Town.
 - e. Units/lots will be determined by the type of development.
 - f. The proposed development will not have a significant negative impact on ongoing farming operations within any farmland preservation area.

Rural Residential

The primary intent of this classification is to identify areas suitable for future single-family residential housing within a rural context with emphasis on preservation of open spaces and conservation of environmentally sensitive areas. The maximum density shall be one (1) dwelling unit per two (2.0) acres of land. With the following exceptions:

- Lot averaging can be used on parcels less than 10 acres. Under this concept, the parcel would be divided by a factor of two to determine the number of allowed lots. The new lots could be a variety of sizes as long as natural features were preserved, that the smallest lot would not be less than 1.5 acres, and a deed restriction would be applied to prohibit further splits.
- In a land condominium subdivision, the original lot size can be divided by a factor of two to determine a total number of lots, and units with a minimum lot size of 1.5 acres may be considered.
- In conservation subdivisions, a lot size of less than two acres may be allowed. A conservation subdivision ordinance will be developed to determine the appropriate standard.

Appropriate Zoning Districts and Subdivision Methods

The County's future *Rural Residential* zoning districts (*RR-2, RR-4, and RR-8*) are most appropriate for future Rural Residential land use category. Planned Unit Development zoning is also an option. Subdivision methods using conservation development principles are encouraged.

Policies

1. The Town will limit new development to a density of the residential dwelling unit category on the land use map. Higher densities are possible if the development meets the Town's standards for a conservation subdivision. In some cases a Planned Unit Development or condominium subdivision may be considered.

Urban Residential

The primary intent of this classification is to identify areas suitable for future single-family residential housing and multiple-family dwellings within the context of an urban setting, rather than a rural one.

Appropriate Zoning Districts and Subdivision Methods

The County's proposed residential zoning districts (SFR, TFR, MFR) are most appropriate for this Urban Residential land use category. Planned Unit Development zoning is also appropriate. Generally, the areas designated as Urban Residential on the future land use map are already built out.

Policies

1. The Town will limit new development to a density of one (1) residential dwelling unit per one and a half (1.5) acres for single-family dwellings. With the following exceptions:
 - Higher densities are possible if the development is served by public sewer or a private shared septic system that serves multiple homes. This density will be as low as 1 residential dwelling per 0.5 or 0.7 acres depending on the land use map.
 - Lots for multiple-family units, if served by public sewer shall be a minimum of 0.5 acres. Lots for multiple-family units that are served by private septic shall be a minimum of 2 acres.
2. The Town will require a concept plan for the total acreage of a proposed development of more than four dwelling units and/or if the existing parcel is 8 acres or larger. The plan will establish design guidelines for the designated area that are consistent with the land use map. These guidelines may include but are not limited to:
 - a. Density - Planned density for these areas will ultimately be dependent upon the density allowed in the land use map and whether public water and sewer (i.e. urban service area designation) are available, and based on compatibility with existing surrounding uses.
 - b. Preservation of Open Space -The preservation of open spaces and environmentally sensitive areas through conservation subdivision principles are encouraged.
 - c. Compatibility with Transportation Network - Location of existing or proposed public roads, private driveways and private roads.
 - d. Encouragement of trails – The developer is encouraged to provide a plan for walking and/or biking trails.

Urban Mixed Use Neighborhood

The primary intent of this classification is to identify areas suitable for a broader range of commercial, institutional, recreational, and residential uses, which are served by public services or are likely to be served by public services within the next 20 years. The urban mixed use neighborhood (UM)

classification is reserved for those areas that are immediately adjacent to the Cities of Madison and Verona. Land within the UM classification includes retail businesses and/or multi-family dwellings. The existing land use pattern, transportation infrastructure, and availability of sanitary sewer make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential development classifications. An example of such an area would be Hillside Heights, which has commercial, single-family dwellings, duplexes, and multi-family dwellings.

Appropriate Zoning Districts

The most appropriate zoning for the Urban Mixed Use future land use category are the County's future *Residential* zoning districts (*SFR, TFR, MFR, TND-R, TND-M, LC, GC, PUD*).

Policies

1. Within the UM classification, limit new development to a maximum gross density of one (1) residential dwelling unit per half (0.5) acre with public septic.
2. The Town will direct high-density residential development, commercial and industrial development requiring a full range of urban services to an approved public sewer district.
3. A neighborhood plan is required prior to the approval of a proposed urban mixed use neighborhood development. These guidelines may include but are not limited to:
 - a. Density - Planned density for these areas will ultimately be dependent upon the land use map (Map 9.6), whether public sewer (i.e. urban service area designation) is available, and based on compatibility with existing surrounding uses.
 - b. Lot and Building Size - Limitations on lot size and building size will be considered on a case by case basis.
 - c. Availability of Adequate Utility Services - The availability of public utility services will be considered in deciding lot size and uses.
 - d. Designation of uses – family dwellings, multi-family dwellings, commercial uses.

Commercial

The primary intent of this classification is to identify areas suitable for planned commercial development. The USH 18-151 corridor, Fitchrona Road, and the Nesbitt Road areas that represent potential business areas of the Town. Commercial development opportunities in the Town are limited because of the lack of water and sewer service in most of the Town, the desire to keep a rural character, potential impacts on residential development, limited road access, and potential conflicts with the long term plans and extra-territorial jurisdiction of the surrounding cities.

Appropriate Zoning Districts

The most appropriate zoning for this future land use category are the County's proposed zoning districts *LC Limited Commercial*, and *GC General Commercial*.

Policies

1. The Town will evaluate commercial development in terms compatibility with adjacent land uses.
2. The Town will direct commercial and industrial development requiring a full range of urban services to the public sewer districts, unless otherwise proposed for a specific area in the Town in concurrence with the Town Comprehensive Plan.
3. The Town will require any development outside of an Urban Service Area to be on a site

with adequate well and septic access.

4. The Town will require a site plan for any proposed development. A site plan ordinance should be considered.
5. The Town encourages commercial development to locate near incorporated areas, existing business developments, or along collector and arterial roadways. Any industrial development requiring large volumes of water, sewage treatment, or fire protection by a public water system with hydrants will be directed to locate in a public sewer district.
6. If the commercial business is planned for a rural part of the Town, the business shall not detract from the rural character of the surrounding area.
7. The Plan Commission will review all building design plans to ensure they create a positive image for the Town.

Natural Resource and Recreational areas

The primary intent of this classification is to identify areas for conservation and/or recreational use, either in public ownership (e.g. parks) or private ownership (e.g. a commercial business or fraternal organization). Uses might include hunting, fishing, sports clubs, campgrounds, golf courses, and other recreational facilities as well as parks, wooded areas and other natural areas.

Appropriate Zoning Districts

Dane County proposed zoning districts that may be appropriate are NR-C, RE, NR-P depending on the proposed use.

Policies

1. The Town encourages the protection of lands that are vital to the region's ecosystem and/or that are considered an important part of the Town's rural character.
2. It will not be necessary to amend the Town's Future Land Use map to approve creation of a publicly-owned park or recreational use on land that is currently mapped for another future land use; however, the creation of new privately-owned recreational uses will require an amendment to the Future Land Use Map to this NR designation.

Environmental and Resource Protection Corridors

The intent of this classification is to identify area that are protected areas not suitable for structural development due to environmental sensitivity and include wetlands and floodplains as shown on Floodplain and Wetlands Map 9.5. This Environmental and Resource Projection Corridor includes the floodplain associated with the Sugar River and Badger Mill Creek as well as areas designated as wetlands by Department of Natural Resources (<https://dnr.wi.gov/topic/wetlands/mapping.html>).

Policies

1. Generally prohibit new structures and limit impervious surfaces in these areas. Continue to direct nonfarm development away from these areas.
2. Maintain areas as agricultural or open space use.
3. Require erosion control practices for all land disturbing activities as required by Dane County.
4. Support programs to restore natural vegetation, remove invasive species and improve habitat in these areas.
5. Where there are disputes over mapped wetlands or floodplains, onsite field testing will be required and reports filed with appropriate agencies.

Public/Institutional

This land use category includes properties owned by the Town, the school district, Dane County, non-profit organizations, and religious institutions.

Appropriate Zoning Districts

Institutional buildings are allowed in the County's future zoning districts of TND-R, TND-M, GC and HC and as a conditional use in the County's RM, RR, SFR, TFR, MFR, LC, RI, and MI zoning districts.

Policy

1. The Town will not require an amendment to the Future Land Use Map prior to the approval of a proposed public or institutional use in an area that is currently mapped for another future land use.

Mineral Extraction

This category includes existing quarries within the Town. This Plan does not identify new quarry lands, but it is recognized that appropriate geological features exist in the Town for mineral extraction.

Appropriate Zoning Districts

A mineral extraction is a conditional use under the County's future FP-35, FP-B, AT, RM, RI, and MI zoning districts. There are no zoning districts in the proposed County zoning that mineral extraction is a permitted use without a conditional use permit.

Policies

1. The Town may allow the opening or expansion of approved sites, or the establishment of new sites with a plan amendment, provided the following criteria are met:
 - a. Compatibility with Neighboring Existing Uses - The establishment, maintenance, or operation of the site shall not conflict with adjacent approved uses, subject to appropriate discussion and review.
 - b. Preservation of Public Health and Safety - The establishment, maintenance, or operation of the site shall not be detrimental to or endanger the public health, safety, comfort, or general welfare.
 - c. Positive Cost-Benefit Analysis - The establishment, maintenance, or operation of the site shall balance the risk with the positive business of employment, tax revenue, and need of natural resources for all citizens.
 - d. Compatibility with Proposed Uses - The establishment, maintenance, or operation of the site shall not impede the planned and orderly development of the surrounding properties for uses permitted in the area.
 - e. Protection of Wetlands and Water Quality - Operation of the site shall meet and satisfy all State and County criteria regarding wetlands and water quality impacts of the proposed extraction operation.
 - f. Protection of Air Quality - Operation of the site shall meet all applicable State and Federal air quality standards.
 - g. Required Maintenance of the Site - Adequate access roads, drainage, noise and dust controls, visual barriers, and other site improvements shall be provided by the landowner, renter, or lessee.
 - h. Required Operational and Reclamation Plans - Site operation plans and specific, detailed reclamation plans shall be provided by the landowner, renter, or lessee.

- i. Transportation analysis - Applicant will be required to provide for a traffic impact study and impact on roads. If there is potential damage to Town roads, the applicant will be required to cover the repair of the road.
2. The Town will require an applicant for any opening or expansion of a mineral extraction site to provide a detailed mineral extraction operation plan, which will include the following:
 - a. Site Map - A site map showing the areas to be mined, plus all access roads, all rights-of-way, all structures, any surface drainage features, and all utilities, within 1/4 mile of the property lines of the site.
 - b. Zoning and Site Characteristics - Information about the site, including the zoning district of the site and all adjoining and adjacent parcels.
 - c. Description of Activities - A description of the mineral extraction activities, including but not limited to methods and procedures to be used.
 - d. Hours of Operation -The hours of operation, and whether or not blasting will be conducted on site.
 - e. Noise Mitigation Efforts - How the operator intends to limit the noise exposure to properties within a 1/2 mile.
 - f. Schedule of Operations - A timetable for completion of various stages of the mining operation, including a date when the extraction operation and reclamation will be complete and the CUP terminated.
 - g. Reclamation Plan - A site reclamation plan, which will be implemented upon completion of extraction activities, must be approved by the Town Board. Reclamation must begin once the extraction activities have ceased for a period of 3 months.
3. The Town will require mining operations to comply with all procedures and operations described in Dane County ordinance 10.191, as well as meet the following conditions:
 - a. Fencing and Signage - A fence (4 ft in height) shall surround all mineral extraction areas, which shall be at least ten feet from the top edge of a slope of the mineral extraction operation. The fence shall be posted with "Warning" signs. A gate shall be erected across all access roads, which shall be kept closed and locked whenever there is no authorized activity being conducted on the site.
 - b. Blasting Documentation -The applicant shall submit written proof that any proposed blasting is within the limitations set by the Wisconsin Department of Commerce. In addition, the applicant must provide a process to review claims of structural damage to neighboring uses and ways to compensate landowners for any damages. The Town must approve this process.
 - c. Regulatory Documentation - The applicant must submit evidence that all applicable regulations of Dane County, the Wisconsin Department of Commerce, the Wisconsin Department of Natural Resources, the U.S. Department of Labor's Mine Safety and Health Administration, and the Occupational Safety and Health Administration have been met.
 - d. Appropriate Uses and Operations for the Site - The conditional use shall conform to all applicable regulations of the district in which it is located. This limits other uses beyond the mineral extraction, such as hot blacktop mix and ready-mix concrete operations that would require separate permits. It also relates to certain uses, which are allowed only in other zoning districts, such as commercial truck repair or sales.

Utilities

By State Statute Towns cannot restriction the location of communication utilities. The Town currently under Dane County's zoning, and utilities are allowed in all of the County's zoning districts except NR. However, the Town encourages co-location of facilities, quality landscape screening of the base, and any attempt to make the towers blend into the landscape so as to not disrupt the rural character.

Future Urban Development

Despite the Town's future land use recommendations, there are large portions of the Town for which the Cities of Verona, Madison, and Fitchburg can control future land use by halting lot splits with their extra-territorial jurisdiction (ETJ) authority. On the Boundary Agreement Map 9.3 areas adjacent to the City of Verona and labeled "City Growth Area" are expected to be developed by the City within 10 years, for example, the North Neighborhood Plan for the City of Verona. Thus, the Town's future lands in these areas represent existing uses. Some neighborhoods are projected by the City of Verona expansion into areas designed joint "City/Town Interest Area", such as the Northwest Neighborhood Plan, which is north of HWY PD and west of Woods Road. The City of Verona expects to ultimately expand into the City/Town interest areas, but may allow Town development that does not conflict with City plans. Lastly, Town development within the City of Madison and City of Fitchburg ETJ is subject to City approval of lot splits. Land use designations in these areas represent the Town's desired uses, but development may or may not be approved by the Cities. In order for the Cities to annex Town land, it must be adjacent to an existing City boundary.

9.5 Amending the Future Land Use Map

The Town recognizes that from time to time it may be necessary to amend the future land use map to account for changes in the current planning environment that were not anticipated or changes in land use requested by landowners. A property owner may petition for a change to the Future Land Use Map by the end of December of odd numbered years and this request will be considered by the Plan Commission, the Joint City-Town Plan Commission if appropriate, the Town Board and appropriate Dane County Committees. The Town will consider petitions based on the following criteria:

1. Agricultural Criteria: Applicant will need to show how the proposed change will not have significant impact on the rural character of the area. Land in the transitional agriculture category will be eligible for changes to appropriate zoning districts as determined by Plan Commission and Town Board. There will be strong emphasis place on maintaining agriculture operations on prime farm land.
2. Compatibility Criteria: The proposed land use change will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities with adjacent property and proposed land use.
3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, or scenic vistas, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of shoreline and floodplain zones. The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site. If the land is wooded then the applicant will need to show how the changes will have a minimal impact on the

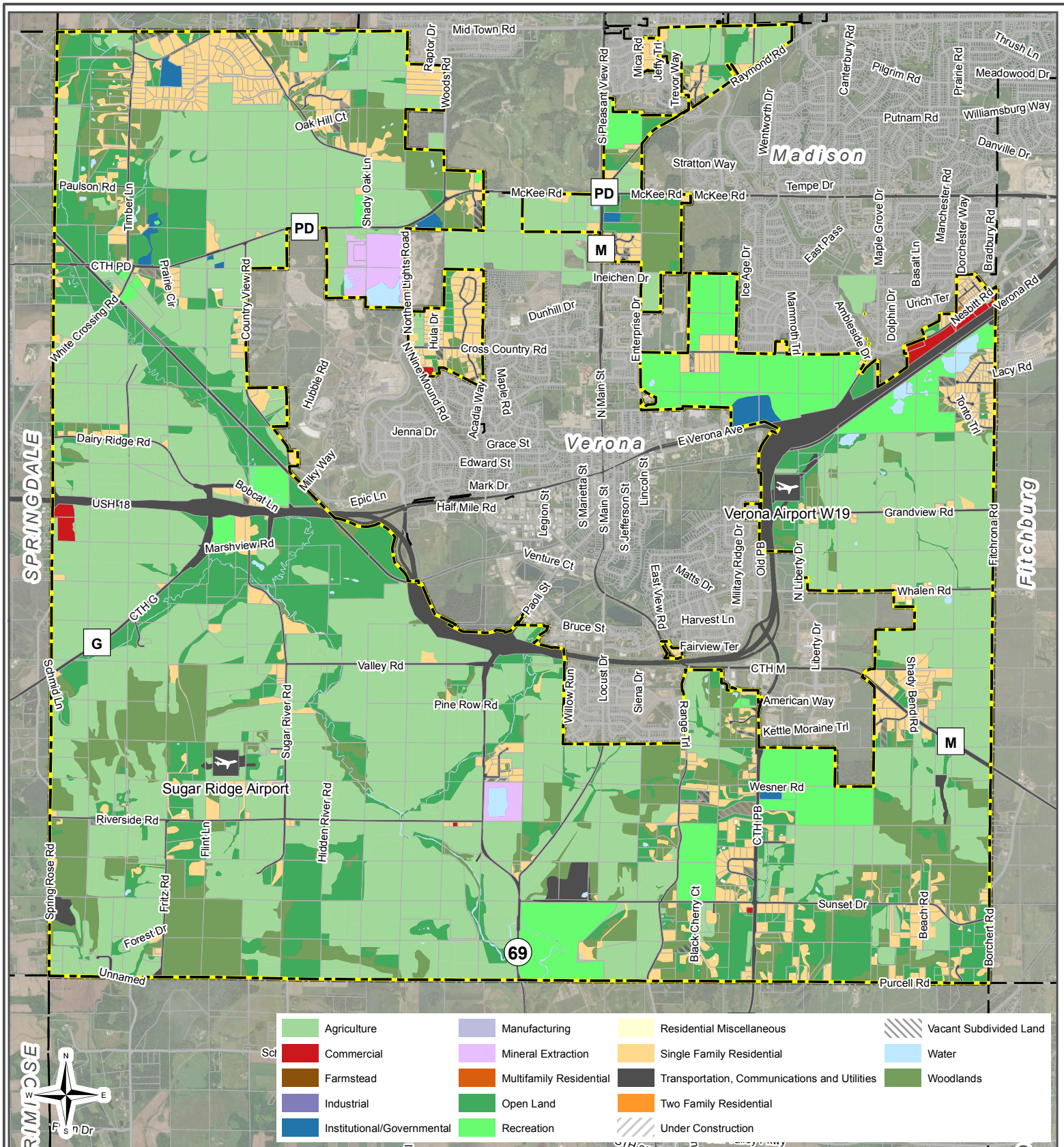
wooded area.

4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
5. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Town to provide and fund those facilities and services. Petitioners may demonstrate to the Town that the current level of services in the Town, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Town with any shortcomings in public services or facilities.
6. Adherence to Other Portions of this Plan: The proposed land use change is consistent with the general vision for the Town, and the other goals, objectives, and policies of this Plan.

9.6 Interpreting Map Boundaries


Where uncertainty exists as to the boundaries of districts shown on the Future Land Use Map, the following rules will apply:

1. Boundaries indicated as approximately following the centerlines of streets, or highways will be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines will be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries will be construed as following such boundaries.
4. Boundaries indicated as following railroad lines will be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, will be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it will be construed as moving the mapped boundary.
6. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water will be construed to follow such centerlines.
7. Boundaries indicated as parallel to extension of features indicated in the preceding above will be so construed. The scale of the map will determine distances not specifically indicated on the map.



Map 9.1: Existing Land Use

Town of Verona

 Town of Verona
 Adjacent Communities

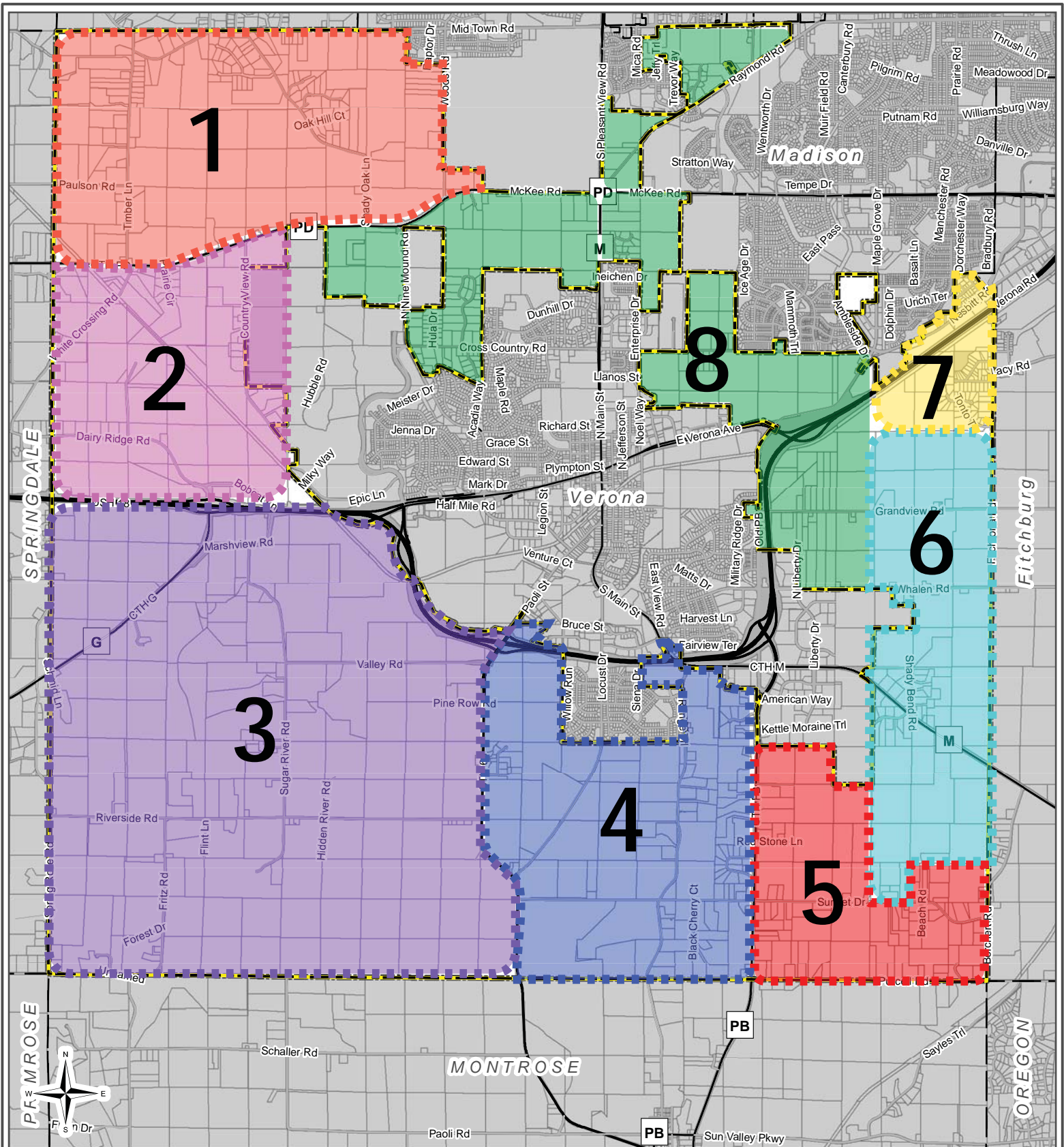
Date Created: 8/20/2018
 Date Amended: 10/1/2018

0 0.5 1 2
 Miles



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 999 Fountain Drive, Suite 201, Madison, WI 53717
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Map 9.2: Eight Planning Areas for the Town

Town of Verona

Adjacent Communities

Town of Verona

Date Created: 8/20/2018

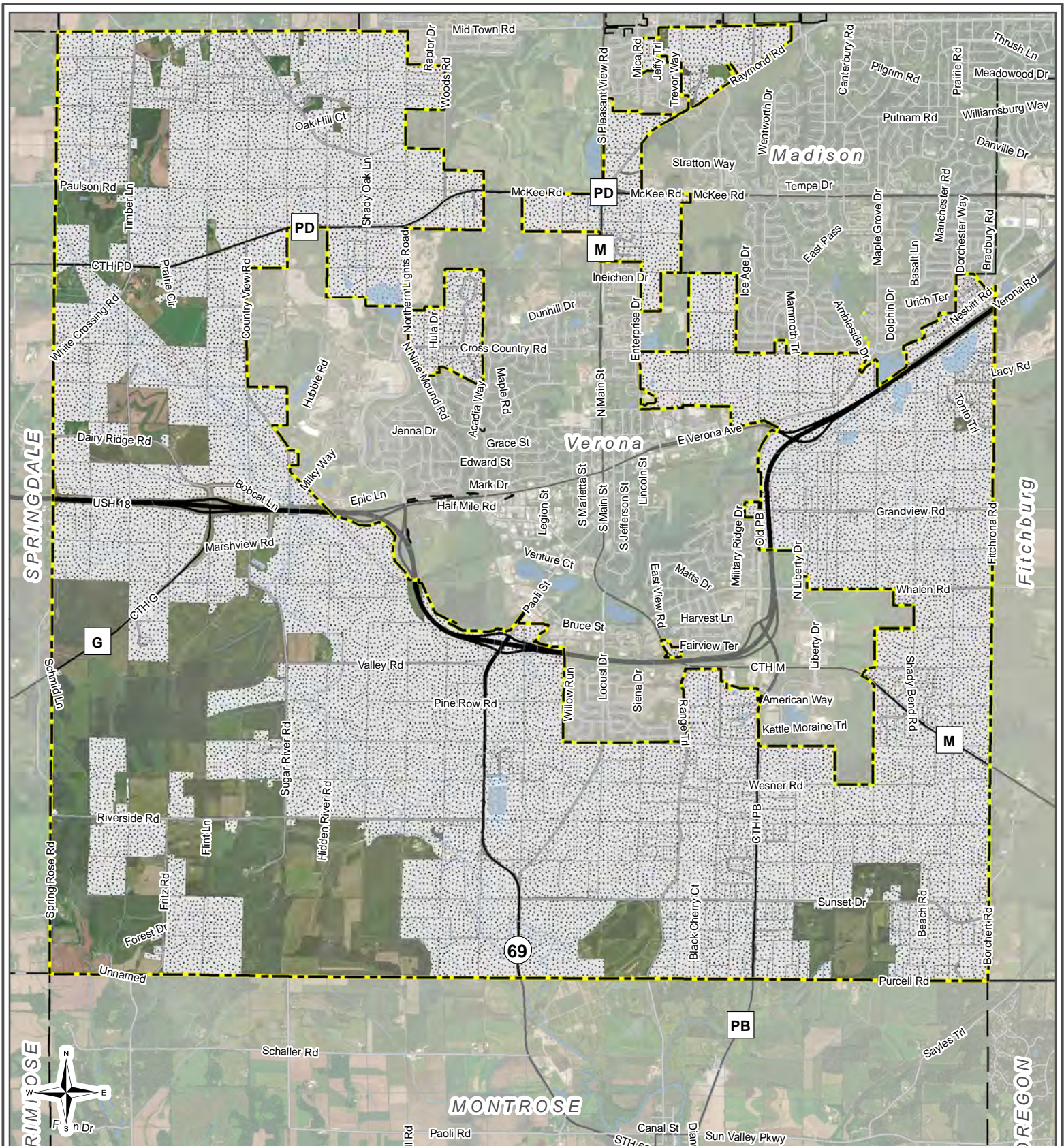
Date Amended:

0 0.5 1 2 Miles



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Map 9.4: Available Land for Development

Town of Verona

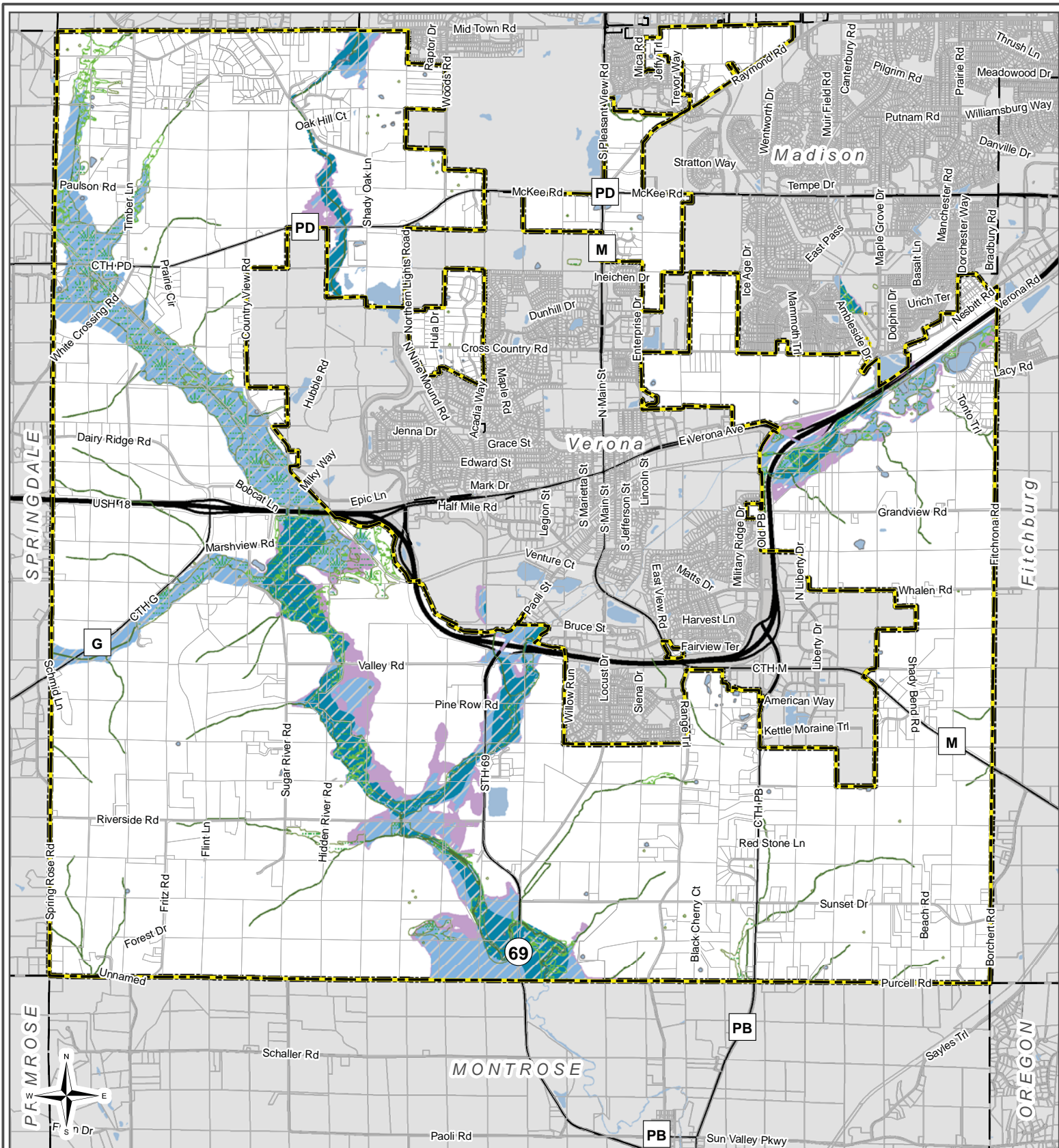
- Town of Verona
- Adjacent Communities
- Lands with Development Restrictions

Date Created: 8/20/2018
Date Amended: 10/19/2018

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Miles



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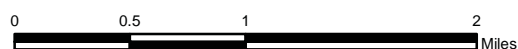









Map 9.5: Floodplain and Wetlands

Town of Verona

 Town of Verona

Date Created: 8/8/2018
Date Amended: 10/1/2018

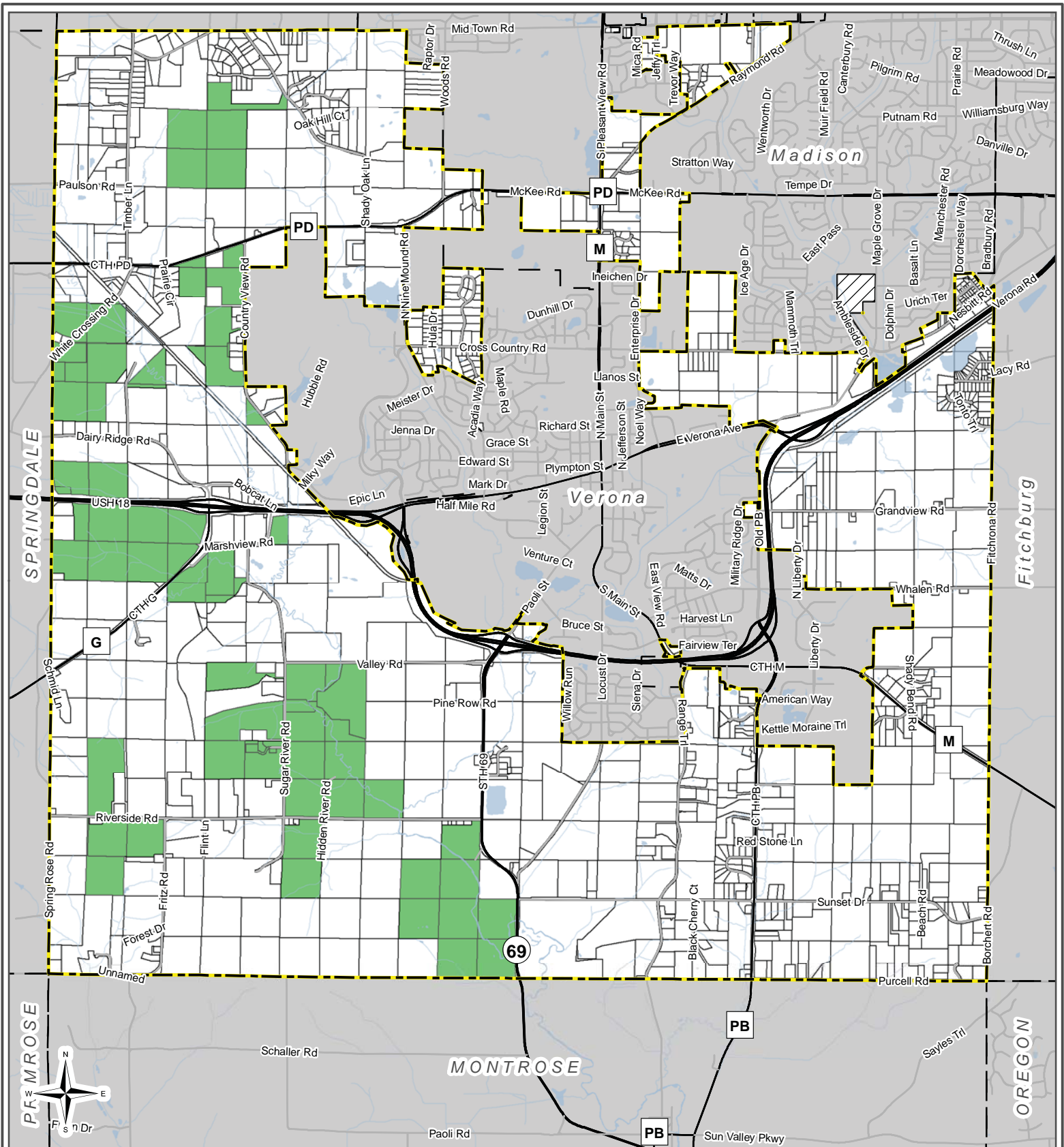


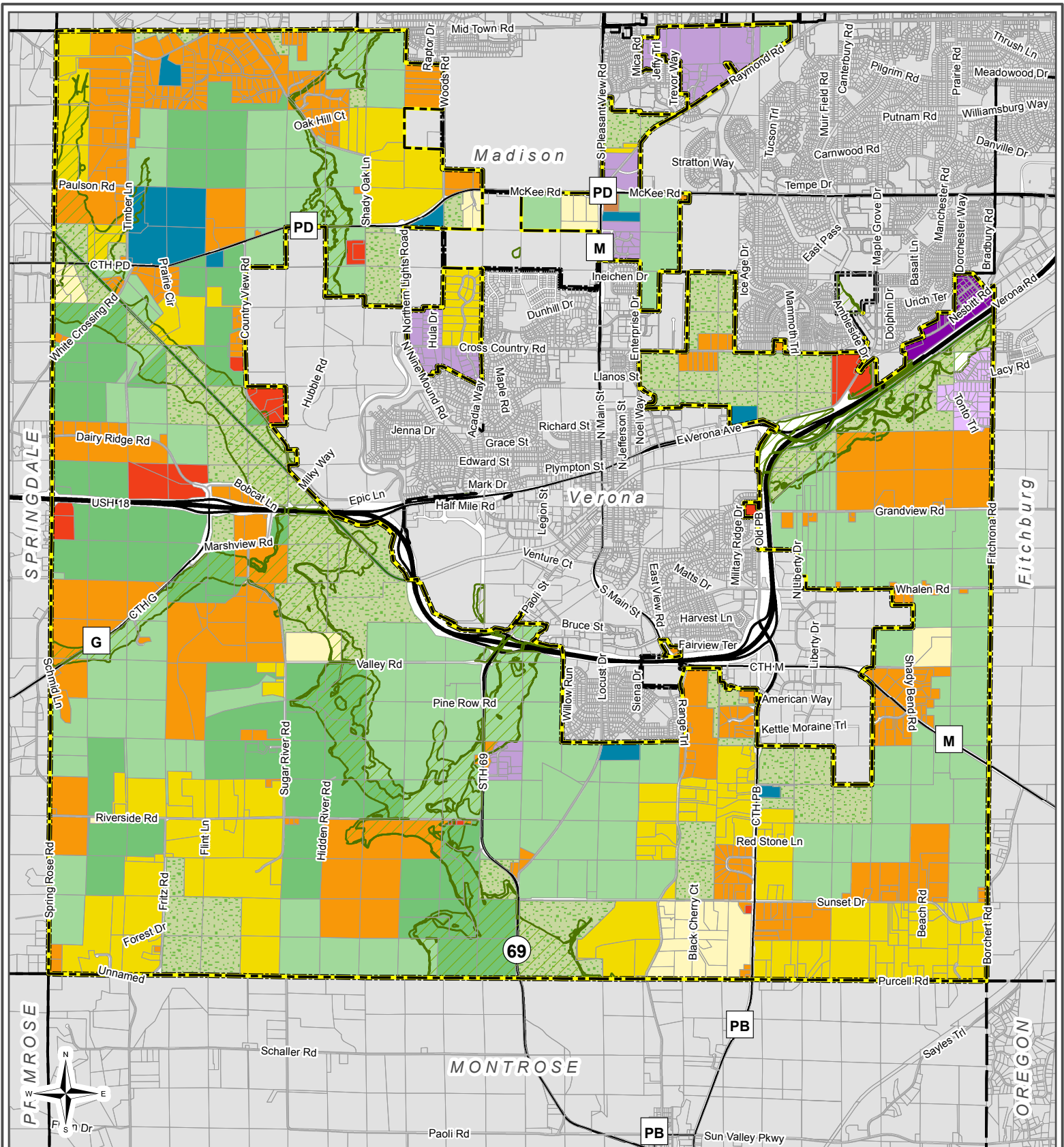
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Riverine
-  Freshwater Pond
-  Floodplain
-  500 Year Floodplain (0.2% chance of rain event)
-  100 Year Floodplain (1.0% chance of rain event)



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Map 9.6: Future Land Use

Town of Verona

- | | | |
|--------------------------------|------------------------------|---|
| Town of Verona | Trail | Urban Residential: SFR Neighborhoods Public Septic |
| Farmland Preservation | Transitional Agricultural | Urban Residential: SFR Neighborhoods Private Septic |
| Natural/Recreational Resources | Rural Residential, 8+ acres | Urban Mixed Use Neighborhood |
| Rural Residential, 4-8 acres | Rural Residential, 2-4 acres | Institutional |
| Rural Residential, 2-4 acres | | Commercial |
| | | Utilities |
| | | Environmental Respires Protection Corridor |

Date Created: 8/20/2018

Date Amended: 11/16/2018

0.5 1

Miles Note: see Cities authorities on the subject Town of Verona lands



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Chapter 10: Intergovernmental Cooperation

10.1 Intergovernmental Cooperation

This element provides a baseline assessment of the Town of Verona intergovernmental relationships and contains information required under SS66.1001. Information includes existing and potential areas of cooperation, and existing and potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Town of Verona.

Existing and Potential Areas of Cooperation

The following section provides existing and potential areas of cooperation with the Town of Verona.

Verona Area School District – The key factors in the relationship between the Town of Verona and VASD include:

- Any development allowed within the Town of Verona will impact the school district by generating additional tax base and revenue for the school district.
- In addition, any growth planned in the Town of Verona, particularly residential growth, will increase demand for services and accelerate the need for new facilities from new students being added to the district.
- The primary source of growth of the VASD is likely to be from the City of Verona as the City continues to annex lands from the Town, e.g., the North Neighborhood Plan.
- It is recommended that VASD be involved in and provide formal comments on potential impacts from any significant proposed residential development within the Town of Verona.

The Town of Verona cooperates with the VASD through regular meetings of Intergovernmental Development Advisory Committee (IDAC). This committee consists of Verona school district staff, representatives from all municipal jurisdictions served by the school district, and the Chamber of Commerce. The IDAC was created in the mid-1990s following a period of rapid population growth and development within the school district. During this time, poor communication between the municipalities and the school district culminated in multiple failed school-district referendums. The IDAC meets regularly to ensure communication, planning, and coordination regarding matters of growth and development within the school district.

State of Wisconsin - The relationship with the State of Wisconsin and the Town of Verona focuses primarily on three departments:

- Department of Administration: DOA will be reviewing the Town's Comprehensive Plan for compliance with Wisconsin's Smart Growth legislation.
- Department of Transportation: The primary State highway is currently the U.S. 151 bypass around the southern portion of the City. Improvements, maintenance, repair and access to this facility significantly impact the growth potential of the Verona area.
- Department of Natural Resources: Regulations as to wetlands, floodplains, and navigable waterways (such as the Sugar River), in addition to other natural areas can greatly restrict the development potential and direction of a city, village, or town. The DNR also oversees regulations regarding stormwater management, mineral extraction sites, and livestock facilities. All of these factors and regulations must be addressed when proposing any sort of development within the Town of Verona.

Dane County – Dane County maintains jurisdiction in several areas of the Town, including:

- Dane County is the primary zoning authority in the Town of Verona, and reviews all requests for rezoning or land divisions for the Town. The Town comprehensive plan is adopted as a part of the overall Dane County Comprehensive Plan.
- The Dane County Department of Transportation also maintains several county roads including CTH G, M, PB and PD. Intersections with County Roads and Maintenance of County Roads are issues.
- The Dane County Land Conservation Department reviews all projects to ensure compliance with the Dane County Stormwater Management and Erosion Control Ordinance.
- Dane County Sheriff's Department is the public protection service that services the Town.

Neighboring Towns – The Town of Verona is a member of the Dane County Towns Association through which they work jointly on issues of common interest within Dane County.

City of Fitchburg - Some cooperation has been achieved in regional stormwater management efforts and provision of emergency services. In early 2018 lot splits with Fitchburg's Extra-territorial jurisdiction were approved. Previously, the City of Fitchburg took strong position against any Town development within the ETJ. Additional cooperation is needed for planned future development and maintenance of Fitchrona Road. One land condominium plat, Deer Haven Estates, was approved in the ETJ region of the City of Fitchburg in 2018.

City of Madison – The Town of Verona has attempted to initiate joint planning or a boundary agreement with the City of Madison, but has been unsuccessful to date. However, the most recent City of Madison Comprehensive Plan shows city expansion in a smaller are of the Town than in the past. The City has annexed considerable territory from the Town in the past, and more annexations are likely in the City's High Point Raymond Area. The City has opposed most development within their extra-territorial jurisdiction. However, in recent years the Town has used land condominium plats to avoid lot splits and three condominium plats, Woods at Watch Hill, Driftless Ridge, and Fox Hill, have been approved in the ETJ region of the City of Madison.

City of Verona – The Town of Verona has and continues to cooperate with City of Verona for shared facilities and services, including the public library, the fire and EMS districts, and parks and recreational programs. The City and Town have jointly been approved as an Ice Age Scenic Trail Community.

In June 2016, the City of Verona and the Town of Verona approved a ten-year boundary Agreement which provides for areas where the City will likely annex in the future, an area where the city is unlikely to annex in the near future and a joint committee for approving lot splits and zoning changes was created for this area, an area where the City does not participate in decisions regarding lot splits and zoning changes, and then exiting neighbor areas, which have certain restrictions (see Map 9.3). The City is also allowed to create Town islands. This collaboration has resulted in several lot splits in the area jointly controlled, which would not have been allowed previously. See Appendix 10.1.

Local and Regional Plan Coordination

In addition to the above, there are plans adopted by other governments that have potential impacts on the Town of Verona. These include:

- Dane County Parks and Open Space Plan
<https://parks-lwr.dane.countyofdane.com/Information/Planning-Development/Parks-Open-Space-Plan>
 - Dane County Regional Planning Commission Land Use and Transportation
<https://plandev.countyofdane.com/>
 - Dane County Land Use Handbook
<https://board.countyofdane.com/home/landuse>
 - City of Verona Master Plan
<https://www.ci.verona.wi.us/236/Comprehensive-Plan>
 - Town of Springdale Master Plan
https://danedocs.countyofdane.com/PDF/plandev/Springdale_CompPlan.pdf
 - Town of Montrose Plan
<https://plandev.countyofdane.com/planning/plan.aspx?town=19>
 - Town of Middleton Comprehensive Plan
http://town.middleton.wi.us/index.asp?SEC=CD8D812B-68C4-422A-B50B-B29B1C720AE5&Type=B_BASIC
 - City of Fitchburg Plans
<https://www.fitchburgwi.gov/888/Comprehensive-Plan>
 - City of Madison Smart Growth Comprehensive Plan
<http://www.cityofmadison.com/dpced/planning/documents/v2c2.pdf>
- Draft of 2018 Comprehensive plan: <http://imaginemadison.civiccomment.org/>

Potential Areas of Cooperation

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation and is available at https://doa.wi.gov/DIR/Comp_Planning_Intergovernmental-Cooperation.pdf. Of particular interest to the Town is collaborating to add additional trails for the Ice Age National Scenic Trail in the Town.

Existing and Potential Concerns and Potential Solutions

The following section provides a brief description of the existing and potential concerns facing the Town of Verona.

Existing and Potential Concerns:

- Continued planned annexations from the City of Madison and the City of Verona, many of which involve large parcels of land and will affect the Town's tax base and potential for future development.
- Lack of momentum in the negotiation of a boundary agreement with the City of Madison.
- The Town has difficulty funding the cost of investment in shared obligations like regional roads and services.
- The Town is dependent on agreements with the City of Fitchburg and the City of Verona for vital services such as EMS and fire protection. The cities' dedication to these shared service needs to be addressed proactively.

- Long term plans on funding regional facilities and infrastructure such as the senior center, EMS services, police services, stormwater management, schools, roads, and library need to be proactively addressed with the City of Fitchburg and the City of Verona.
- The Town would like to seek more collaboration on regional stormwater management, senior services, and brush and recycling services.

Recommended Means of Resolution:

- The Town should actively pursue shared road maintenance agreements, growth phasing, and joint land use planning to address future areas of conflict.
- The Town should continue to reach out to surrounding jurisdictions for assistance on regional stormwater management, senior services, and brush and recycling services.
- One of the primary goals is to resolve boundary related disputes without excessive litigation. However, the Town reserves the right to pursue such action if voluntary cooperative efforts fail.

10.2 Issues and Opportunities

The Plan Commission highlighted the need to work closely with the Cities of Madison, Verona and Fitchburg to coordinate Town growth and development.

GOAL 1

Maintain mutually beneficial relationships with neighboring municipalities, Dane County, State and Federal agencies, and the school district serving Town residents

Goals, Objectives, and Policies

Objectives:

1. Continue to work on potential conflicts between the Town and neighboring municipalities by setting up regular meetings with elected leaders and managers.
2. Coordinate Town planning efforts with local school district through regular meetings to allow the district to properly plan for facility needs.
3. Coordinate with other neighboring municipalities to jointly plan boundary areas and coordinate their long-term growth plans with the Town's Comprehensive Plan (i.e. boundary agreements).
4. Work with Dane County on maintaining and improving the County Zoning Ordinance.
5. Work with Dane County, the Wisconsin Department of Transportation, and neighboring municipalities to maintain and improve local highways and roads.
6. Work with Dane County, the Wisconsin Department of Natural Resources, and neighboring municipalities to continue to protect existing natural areas and open space corridors, while promoting the creation of new areas where feasible. In addition, promote and assist with the expansion of area trails.

7. Work with appropriate State agencies to provide services to Town citizens, whether the service consists of recycling (DNR), protecting the Town's natural resources (DNR), administering elections (State Elections Board), property tax assessments for property owners (Dept. of Revenue), or planning and maintaining major transportation facilities (DOT).
8. Work with the Dane County Regional Plan Commission and Madison Metropolitan Sewer District to maintain (and potentially expand) the existing urban service area.

Policies:

1. Plan Coordination with Neighboring Municipalities - The Town will encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas. To the extent possible, coordinate the Town's Comprehensive Plan with any future comprehensive plans for neighboring municipalities and Dane County.
2. Comments on the Comprehensive Plan - Prior to the adoption of the Town's Comprehensive Plan, and for subsequent updates, the Town will request comments from area school district officials, neighboring municipalities, and Dane County.
3. Encouragement of Intergovernmental Cooperation on Relevant Issues – The Town will collaborate with neighboring municipalities in addressing common issues such as annexation, stormwater, open space, transportation, and sanitary sewer in planning for future development in the Town of Verona. To accomplish Town land use objectives, innovative tools such as cooperative boundary agreements should be considered.
4. Cooperative Planning Future Urban Service Area Expansions - The Town will collaborate, on a timely basis, with the City of Madison, City of Verona, and City of Fitchburg to encourage the orderly planning and development of urban service areas and to protect the best interests of the Town of Verona.
 - a. Pursue boundary agreements with City of Madison and the City of Fitchburg.
 - b. Negotiate potential timelines and limits of expansion prior to and during staged developments in order to allow the Town of Verona to plan and govern effectively.
5. Cooperative Planning for Future Wastewater Services – The Town will collaborate with MMSD in its planning of future wastewater services for communities in Central Dane County, including the Town of Verona.
6. Encourage Support for Restoration Efforts – The Town will support all levels of government in efforts to restore and improve disturbed or degraded natural features such as lakes, streams, wetlands, woodlands, and native grasslands. In particular, work actively with DNR, Dane County, landowners, and public/private entities to improve the Upper Sugar River and Badger Mill Creek watersheds.
7. Coordinate Open Space and Parks Planning with the Dane County Parks Department – The Town will work with Dane County Parks to ensure that the Town's unique natural features and resources are recognized as worthy of protection and/or restoration in the *Dane County Parks and Open Space Plan*. The Town will also help to prioritize and encourage the acquisition of these parcels.

8. Encourage Support for Preservation and Acquisition Efforts – The Town will support other levels of government in preserving and acquiring natural features for protection and/or appropriate public use, when such action is consistent with the Town’s *Natural and Recreational Areas Plan* and other policies and objectives. This action will be encouraged especially within identified environmental corridors such as the Upper Sugar River Watershed and the Ice Age National Scenic Trail.
9. Support the Management of Open Space Resource Areas – The Town will collaborate with other governmental entities, as well as private entities (i.e. the Ice Age Trail Alliance) in the development and management of open space, such as the Madison School Forest, the Scheidegger Forest (formerly Dane County Rifle Range), and the Ice Age Trail.
10. Cooperatively Manage Wildlife Concerns – The Town will collaborate with appropriate governmental agencies in dealing with nuisance wildlife concerns, such as deer, within the Township. The Town will keep the right-of-way clear to make it easier to see animals, and the Town will provide signage when appropriate.
11. Coordinate Planning in the USH 18-151 Bypass Area – The Town will collaborate with the City of Verona in planning for potential development adjacent to the Verona Bypass and in planning transportation improvements required in the Town as a result of that development.
12. Actively Participate in Local and Regional Planning Efforts – The Town will attempt to minimize conflicts between other governmental units by actively participating in relevant planning processes, serving on committees, and encouraging citizen involvement in joint planning projects between affected units of government.
13. Cooperative Planning for Commercial and Industrial Uses - The Town will continue to collaborate with adjoining municipalities in the planning and timing of the location and form of all commercial and industrial development proposed in and/or adjacent to the Town, especially in identifying development that will remain within the Town that will have urban services provided by the municipality.

Chapter 11: Implementation

The implementation chapter provides a compilation of the local actions necessary to achieve the goals and objectives of this comprehensive plan. Each action is accompanied by a suggested timeline for completion. It also describes the implementation tools available to the community, including an assessment of current use and future intention to make use of those tools. This chapter addresses the issue of consistency, including how this plan is consistent with existing policies that affect the Town and how local decisions must be consistent with this plan. Finally, this chapter describes the process for reviewing implementation progress and amending the plan in future years as required by §66.1001, Wisconsin Statutes.

ACTIONS BY CHAPTERS

The following actions are intended to realize and reinforce the goals, objectives, and policies described in Chapters 3 through 10. Whereas policies are decision-making rules to determine how the Town will react to events, these actions require proactive effort. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of the Town of Verona, local civic and business associations, neighboring municipalities, Dane County, and State agencies.

Timelines:

Short Term: This indicates that action should be taken in the next 5 years.

Mid Term: This indicates that action should be taken in the next 10 years.

Long Term: This indicates that action should be taken in the next 20 years.

Housing Actions- Chapter 3

- 1. Create and adopt a Conservation Subdivision and Land Condominium Ordinance**
Establish a subdivision ordinance that allows for the development of higher density subdivisions while encouraging the preservation of open space. (Short Term)
- 2. Affordable housing**
Explore strategies for creating more housing options that may involve multiple-family housing. (Mid Term)
- 3. Sewer Districts**
Explore plans to study the possibility of sewer district for areas north of Grandview Rd and along the sewer intercept from CTH PD to Mid Town Road. (Long Term)
- 4. New subdivisions**
Initiate a pro-active plan for siting new subdivisions and plans for providing the services that will be needed for these subdivisions. (Short Term)

Transportation Actions – Chapter 4**1. Road maintenance.**

Prioritize the roads and develop a plan for continued road repair. Review the options for different types of road maintenance and build this information in to the road maintenance plan. (Short Term)

2. Capital Improvement.

Develop a capital improvement plan and budget to allow the Town to have the necessary equipment to maintain the local roads and funds to do major road upgrades. (Short Term)

3. Salt Usage.

Review and monitor the way and amount of salt that is used on local roads. (Continual)

4. Traffic monitoring.

Provide traffic counts for vehicles and bicycles for roads in the Town to be used to make decisions about upgrades. (Short Term)

5. Maintenance Agreements for road repairs with adjacent municipalities.

Review options for joint funding road repairs with adjacent municipalities and initiate discussions with them about the amount of non-resident traffic on our local roads. (Mid Term)

6. Vacate Single-use Roads.

Develop policies for maintenance of and potential vacating single use roads. (Mid Term)

7. Staffing.

Review staffing needs to meet the requirements for road maintenance supervision. (Short Term)

Utilities and Community Facilities Actions – Chapter 5**1. Utilities.**

Review the options for encouraging the availability of high speed internet for all Town Residents. (Mid Term)

2. Conduct a Long-Range Needs Study.

Assess the need for new or expanded Town operations, including: administrative structure and personnel, emergency facility needs, landscaping, brush collection and brush chipping. (Short Term)

3. Use of the New Town Hall.

Promote the use of the new Town Hall for community activities. Develop a list of potential activities that could be sponsored by the Town. (Short Term)

Agricultural Resources Actions – Chapter 6**1. Support Diversification of the Agricultural Base.**

- Review options for diversification of the agricultural base in the Town and develop plans to initiate education or other programs to support this diversification. This might include evaluation and encouragement of Community Supported Agricultural activities. (Mid Term)
- 2. Small Scale Agricultural Operations.**
Review policies that would encourage small scale agricultural operations. Review the possibility of future subdivisions having an agricultural component. Promote markets and community gardens. (Mid Term)
 - 3. Agricultural Businesses**
Develop a strategy for supporting and promoting agricultural related businesses. (Mid Term)
 - 4. Purchase of Development Rights.**
Monitor activities in other municipalities for providing mechanism for a future plan to implement the purchase of development rights. (Long Term)

Natural and Culture Resources Actions– Chapter 7

- 1. Develop and adopt a Historic Preservation Ordinance.**
An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. Consider creating landmarks committee to designate historic landmarks and establish historic districts. (Long Term)
- 2. Promote available educational efforts in regards to the Town's natural resources.**
Collaborate with private groups and public offices for providing educational programs that increase understanding of the natural areas (geology, rivers, wetlands, wildlife, and prairies) in the Town. (Short Term)
- 3. Promote the completion of the Ice Age National Scenic Trail.**
Develop a proactive plan to cooperate with the Cities of Verona and Madison and with the Ice Age Trail Alliance to fill-in the gaps in the trail in the Town. Review options for establishing a funding mechanism that could be used to support purchase of land or easements for the trail. (Short Term)
- 4. Wooded Areas.**
As development continues in the Town, provide guidelines for preservation of wooded areas. Develop a mechanism for the preservation of these areas and recognize the rights of the property owner. This might involve park fees assessed on new developments. (Short Term)
- 5. Flooding of Badger Mill Creek.**
Collaborate with appropriate agencies to understand the increase in water flow and flooding along the Badger Mill Creek. Encourage development of a plan to reduce pollutants and the future flooding of this creek. (Short Term)

Economic Development Actions– Chapter 8

- 1. Agriculture is an important component of the Town.**
Review policies that encourage agricultural activities and agricultural-related businesses and update as necessary. (Mid Term)
- 2. Commercial Development.**
Identify the types of commercial development that would be most appropriate for the Town and encourage this development. (Mid Term)
- 3. Home-based businesses.**
Develop policies that would encourage home-based businesses and implement those that are appropriate. (Mid Term)

Land Use Actions – Chapter 9

This plan provides guidance for land use and zoning changes as well as a number of policies and actions which support neighborhood design and Conservation Subdivision design. The Town should review all existing ordinances for consistency with the policies of this Plan, including zoning, land division, subdivision, building architecture, and landscaping regulations.

- 1. Review and update the Town Subdivision Ordinance for consistency with this plan, especially parkland dedication procedures, conservation subdivision and land condominium subdivision options.**
Current subdivision ordinance is out of date and needs to be updated. (Short Term)
- 2. Plan for future subdivisions.**
Identify areas where subdivisions would be most appropriate and develop preliminary plans for these areas. Develop clear and consistent standards for “high intensity rural uses”. (Short Term)
- 3. Evaluate the need for new home construction in the Town.**
Assess the needs for new home construction in the Town to meet the needs of the increase in expenditures. (Short Term)
- 4. Update the Zoning Map with the new Dane County Planning and Zoning districts.**
Avoid conflicts between the future land use map and zoning by applying the updated Dane County zoning code if adopted by the Town in a way that acknowledges the long term growth plans for the Town. The Town last updated the Zoning Map with the County in August 2017. However, there have been additional changes to the Future Land Use map that should be reviewed and incorporated into the Zoning Map. (Short Term)

Intergovernmental Cooperation Actions – Chapter 10

- 1. Coordinate Growth Plans with the surrounding cities (e.g. Madison, Fitchburg and Verona).**

Pursue intergovernmental agreements with Madison and Fitchburg that will allow for planned development. Continue to assess the 2016 Boundary Agreement with the City of Verona for improvements. (Mid Term)

2. Coordinate Growth Plans with the surrounding jurisdictions and Dane County.

Initiate discusses with surrounding Towns and Cities when there are major changes in land uses near the Town boundaries. (Continual)

3. Update zoning in Town to be consistent with the policies of this plan.

Update zoning codes for all parcels in the Town so that the zoning districts are consistent with the Land Use map. (Short Term)

Implementation and Plan Amendment Actions– Chapter 11

1. Review Comprehensive Plan for updates December of odd numbered years, and complete a comprehensive review after ten years, per the requirements of the State comprehensive planning law.

State statute requires an update of this plan at least once every ten years. Updates to the comprehensive plan will be reviewed in December of odd numbered years to accommodate major changes in the community not anticipated by the current plan. The Town shall update all the background information and review goals, objectives, and policies. The State comprehensive planning law requires that the Town use the same basic process to amend, add to, or update the Comprehensive Plan as it used in initially adopting the Plan.

IMPLEMENTATION TOOLS

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Town Board is responsible for amending and adopting these local ordinances.

Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth. Dane County is currently updating its Zoning Ordinance Districts and the Town will need to review these and decide if the Town will adopt them or opt out of Dane County Zoning in 2019.

Official Maps

An official map shows areas identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been reserved for future taking for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Town residents to a safe, healthful and attractive environment. The Town does not have a sign ordinance. Sign requirements are regulated under the County's Zoning Code.

Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Local stormwater ordinances may be adopted to supplement existing Dane County and Wisconsin Department of Natural Resources permit requirements. The Town does not have an erosion or stormwater control ordinance. Stormwater and erosion control requirements are regulated by the Dane County Office of Lakes and Watersheds, Water Resource Engineering Division(Chapter 14).

Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping and Lighting, and Building Elevations.

The Town does not have site plan regulation; however, there are policies within this Plan requiring a site plan for any new commercial, industrial, and residential subdivision development. Site plan review efforts by the Plan Commission are guided by the following principles and standards:

- a. Compatibility with Natural Resource Areas - Site and landscape residential development such that it blends with the surrounding area. Where practicable, the site plan should locate proposed residential developments on the least productive farmland.
- b. Compatibility of Roadways and Utilities with Agricultural Uses and Natural Resource Areas - Site and construct new roads or utility transmission lines in a manner that minimizes impact on productive farmland and other natural resources.
- c. Appropriateness of Driveway Location - Discourage driveways that cross productive agricultural lands and disrupt the agricultural use of the property. All driveways must conform to the Town's Driveway Ordinance, except for those on private roads, and shared driveways should be encouraged where possible.
- d. Neighborhood Plan Requirements - If required by the Town, a neighborhood plan shall include the following information for the planning area defined by the Town:
 - Existing parcel boundaries, with owner name and size of parcel identified in acres
 - Overview of existing land use and zoning
 - Existing wetlands, floodplains, natural areas, environmental corridors, and steep slopes greater than 12%
 - Existing buildings, structures and infrastructure
 - Existing streets, roads, driveways and trails
 - Aerial photo

- Topographical map showing lots
- Proposed parcel boundaries, and size in acres, as well as proposed building envelope in square feet
- Proposed land use and zoning
- Proposed buildings, structures and infrastructure
- Proposed streets, roads, driveways and trails
- Proposed open spaces or corridors (if applicable)
- Other requirements requested by the Town

Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations. The Town does not have a design review ordinance, and there are currently no plans to create one. However, the Town has established specific site and design principles.

Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors are state-certified primarily to enforce the UDC. The Town requires adherence to the Uniform Dwelling Code, including building permit and inspection requirements. A building permitting process is in place.

Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings. The Town requires adherence to all state mechanical codes.

Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems. The Town requires adherence to the Wisconsin Sanitary Code and Dane County Sanitary Code.

Renewable Energy Ordinances

Renewable energy ordinances can be established to oversee the permitting of renewable energy systems (wind, solar, bio-fuels) to preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a renewable energy system. The Town does not have a renewable energy ordinance, but this Plan includes policies that seek to encourage renewable energy sources throughout the community.

Land Division and Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the

community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, stormwater drainage, lot sizes, street design, open space, other improvements necessary to ensure that new development will be an asset to the Town. The Town Board makes the final decisions on the content of the land division. These decisions are preceded by public hearings and recommendations of the plan commission. The division of land in the Town is governed by the Wisconsin Statutes and the County's Subdivision Regulations. This Plan includes recommendations to create subdivisions in the future using conservation subdivision and land condominium development design principles.

PLAN ADOPTION AND AMENDMENT PROCEDURES

Plan Adoption

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments 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 adopt or amend the plan: the Plan Commission must recommend adoption and the Town must hold an official public hearing.

Plan Commission Recommendation

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its various components. The resolution should also reference the reasons for creating plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the entire Commission, and the approved resolution should be included in the adopted plan document.

Public Hearing

Prior to adopting the Plan, the Town (either Town Board or Plan Commission) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,
- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

Draft Distribution and Public Hearing Notifications

The Town is required to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (i.e. a gravel pit). The Town should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the Town and to anyone that has submitted a written request for such notification.

The Town is also required to maintain a list of any individuals who request, in writing, notification of the proposed comprehensive plan change. Each such individual must be sent a notice of the public hearing and a copy of the plan at least 30 days prior to the public hearing. The Town may charge a fee equal to the cost of providing such notice and copy.

Finally, the Town should send the notice and a copy of the proposed plan to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Town.
3. The regional planning commission in which the Town is located.
4. The public library that serves the area in which the Town is located.

These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Town should coordinate directly with the public library to make a hard copy of the proposed plan available for viewing by any interested party.

Plan Adoption/Amendment

This plan and any future amendments become official Town policy when the Town Board passes, by a majority vote of all elected members, an adoption ordinance. The Board may choose to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Adopted Plan Distribution

Following final adoption of this plan, and again following any amendments to the plan, a copy or letter indicating the availability of the plan or amendment online must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Town, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Town.
3. The regional planning commission in which the Town is located.
4. The public library that serves the area in which the Town is located.
5. The Comprehensive Planning Program at the Department of Administration.

Plan Amendments

Amendments to this 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 text. 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. Should the Town wish to approve such an opportunity, it must first amend the plan on the outlined schedule so that the decision is consistent with the plan. 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 plan and the planning process and should be avoided.

The State comprehensive planning law requires that the Town use the same basic process to amend, add to, or update the Comprehensive Plan as it used to initially adopt the Plan. This does not mean that new vision forums need to be held or old committees need to be reformed. It does mean that the procedures defined under Section 66.1001(4) and Chapter 91, Wisconsin Statutes, need to be followed. Specifically, the Town should use the following procedure to amend, add to, or update the Comprehensive Plan:

- a. Plan Commission initiates the proposed Comprehensive Plan amendment. This may occur as a result of a regular Plan Commission review of the Plan, or may be initiated at the request of a property owner or developer. This review process will only be initiated every December of even number years, (e.g., first review, Dec. 2021).
- b. The Town Plan Commission prepares or directs the preparation of the specific text or map amendment to the Comprehensive Plan.
- c. The Town Clerk sends a copy of the draft Plan amendment (not the entire Comprehensive Plan) to adjacent government jurisdictions and the Dane County Planning and Development Department staff for their informal review. These governments should ideally have at least 30 days to review and comment on the recommended plan amendment.
- d. The Town Clerk directs the publishing of a Class 1 notice, with such notice published at least 30 days before a Town Plan Commission public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes.
- e. Following the public hearing, the Plan Commission makes a recommendation on the Plan amendment to the Town Board by adopting a Plan Commission resolution by majority vote of the entire Commission.
- f. The Town Board holds the formal public hearing on an ordinance that would incorporate the proposed amendment into the Comprehensive Plan.
- 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 to the Dane County Planning and Development Department for incorporation in the Dane County Comprehensive Plan. The County will hold its own hearing before acting to incorporate the Town Plan amendment into the County plan.

CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Town of Verona engages in any of the actions listed below, those actions will be consistent with its comprehensive plan:

- Official mapping established or amended under s. 62.23 (6)
- Local subdivision regulations under s. 236.45 or 236.46
- County zoning ordinances enacted or amended under s. 62.23 (7)
- Village or city zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- Zoning of shore lands or wetlands in shore lands under s. 59.692, 61.351 or 62.231

An action will be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan the Town of Verona reviewed, updated, and completed all elements of this plan together, and no known inconsistencies were found.

PLAN MONITORING AND USE

Although this Plan is intended to guide decisions and action by the Town over a 20-year period, it is impossible to predict future conditions in the Town. To monitor consistency with the Comprehensive Plan, the Town will review its content prior to any important decisions, especially those that will affect land use.

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

The Town will also constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this Comprehensive Plan. The Town of Verona intends to use this Plan to inform such decisions under the following guidelines:

Rezoning: The Town Board and County Board have shared authority to approve, conditionally approve, or reject requested changes to the zoning of any property in the Town. Town Board action on a rezoning request is preceded by a recommendation of the Town Plan Commission. The Town requires submittal of a site plan or conceptual neighborhood development plan with all rezoning requests.

Zoning Ordinance Text Amendments: Changes to the text of the County zoning ordinance will be approved or rejected/vetoed by the Town Board, following a recommendation by the Town Plan Commission.

Conditional Use Permits: The County Zoning and Land Regulation (ZLR) Committee has the authority to approve, conditionally approve, or reject requests for conditional use permits. Prior to ZLR Committee action, the Town Plan Commission will make a recommendation to the Town Board on a conditional use permit request, and the Town Board will make a recommendation to the ZLR Committee.

Land Divisions and Subdivisions: Both the Town and County review all proposed land divisions and subdivisions against the standards of their respective and independent subdivision regulations. At the Town level, the Town Board will act to approve, conditionally approve, or reject all requested land divisions and subdivisions, following a recommendation from the Town Plan Commission. Separate applications for both the Town and County reviews are required. Frequently, a request for land division or subdivision approval is submitted in tandem with a rezoning request.

Building and Zoning Permits: Prior to the erection or remodeling of any non-farm building in the Town, the petitioner must obtain a building permit from the Town and a zoning permit from the County. Prior to issuance of a building permit for any new principal building, the Town requires site plan and design review and approval of the proposed project. Erosion control and stormwater management plans are reviewed and permits are issued by Dane County.

Driveway Permits: Prior to the issuance of a building or septic permit, the petitioner must obtain from the Town a driveway permit except in the case of a driveway on a private road.

Other Land Use Actions: In general, the Town Board, following a recommendation from the Plan Commission, will take all other actions related to land use. These include amendments and updates to this Plan; annexations, incorporations, or consolidations affecting the Town; amendments to Urban Service Areas affecting the Town; and potential Town purchases or sales of land. Before submitting a formal application to the Town and/or County for approval of any of the requests listed above, the Town urges petitioners to discuss the request conceptually and informally with the Town Plan Commission. Conceptual review almost always results in an improved development product and can save the petitioner time and money.

SEVERABILITY

If any provision of this Comprehensive Plan will be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

Chapter 12: Summary of Policies

This chapter provides a summary of all the chapters as a handy reference. To better understand the policies, the goals and objectives are also summarized. Policies are the specific actions that can be implemented to achieve the specific goals and objectives.

Chapter 3: Housing

Goal 1: Plan for housing for a variety of income levels

Objectives:

1. Collaborate with other municipalities near the Town to plan for a range of housing that meets the needs of residents of various income levels, age, lifestyle, and health status.
2. Ensure that homes are built and maintained according to levels deemed safe by industry standards.
3. Ensure that policies are in place to efficiently manage new construction permits and have plans in place for oversight of construction related issues.
4. Ensure that procedures are in place to monitor new construction in subdivision development.

Policies:

1. Multi-Family Housing - The Town should encourage the development of multi-family buildings, senior housing and special needs facilities within the Town where services can be provided.
2. Mixed-Use - The Town should encourage the development of mixed residential units that also provide limited retail and services where public utility services can be provided.
3. Senior and Special Needs Housing - The Town will support improvements to existing residences that will allow elderly or special needs citizens to remain within their residences, provided improvements meet building code requirements.
4. Maintenance - The Town should support programs that maintain or rehabilitate the Town's existing housing stock.
5. Permitting - The Town will have in place clear and efficient permitting policies and periodically review the fee structure for different kinds of applications.
6. Safe Housing - The Town will support the State's Uniform Dwelling Code, requiring inspection of new structures and repair of unsafe and unsanitary housing conditions.
7. Monitoring of Subdivision Development – The Town will develop procedures to monitor subdivision construction and engage in working with neighborhood associations on maintenance.

Goal 2: Minimize conflicts between new housing development and existing agriculture activities and other rural uses

Objectives:

1. Retain farm-based residences and single-family residences as the preferred housing types for most of the Town.

2. Permit rural residential development that is properly designed and sited, and does not conflict with existing agricultural uses and environmentally sensitive areas. The Town will utilize neighborhood planning, a conservation or land condominium subdivision ordinance and Planned Unit Development subdivisions to further guide residential development (see Chapter 9: Future Land Use.)

Policies:

1. Cluster Development - When proposals for residential subdivisions are introduced, the Town should encourage clustered residential subdivisions that will prevent or minimize conversion of agricultural or open space land by allowing the permitted number of units to be located on smaller, clustered parcels while conserving the balance of the land as protected open space.
2. Land Use Conflicts - The Town should encourage higher density residential land uses within and near existing residential and urban areas and lower residential densities near agricultural and environmentally sensitive lands in order to minimize land use conflicts and to retain the rural character of the Town.
3. Siting of Housing for Overall Compatibility - The Town will encourage proposed dwelling(s) to be placed so as to minimize impacts on neighboring agricultural uses, minimize disruption of existing natural features, and prevent visual predominance over the surrounding landscape.
4. Connection to Public Sanitary Systems - The Town will prohibit privately sewer (e.g., septic system) residential development where there is existing Town sanitary sewer unless the Town engineer determines that it is not feasible to connect to the existing public sanitary sewer.
5. Consideration of Impacts to Town Service Quality and Capacity – The Town will consider the long-term effects on Town services when reviewing petitions for creating additional land divisions or subdivisions. This may involve limiting the number of parcels created each year.
6. Transportation – The Town will coordinate housing, land use, and transportation plans to make sure that they are consistent and appropriate with projected growth.

Chapter 4: Transportation

Goal 1: Provide for safe and efficient movement of people and goods throughout the Town of Verona, and simultaneously minimize impacts on residents, agriculture, cultural resource areas and natural resources

Objectives:

1. Ensure the local Town roads are adequately maintained to safely serve local town residents and businesses as well as non-Town residents.
2. Coordinate major transportation projects (including alternative transportation and recreational trails) with land development, neighboring communities, Dane County, and the WisDOT.
3. Support biking, walking and other modes of transportation by promoting the Ice Age Trail and other trails, keeping roads safe, and coordinating with other jurisdictions.

Policies:

1. Transportation Alternatives for Disabled and Elderly Residents – The Town will collaborate with Dane County and other local units of government in the region to provide transportation services for disabled and elderly residents.
2. Cooperative Planning for Regional Transportation Facilities – The Town will collaborate with Dane County and other local units of government to help develop appropriate transportation facilities and services, including efforts to improve highways, bikeways, and area-wide public transportation services that may serve the Town.
3. Coordination with Local and Regional Plans – The Town will utilize local and regional transportation plans when reviewing subdivision plats and certified survey maps.
4. Incorporation of Natural Resource Areas in Transportation Planning – The Town shall encourage that all practicable steps be taken to minimize disturbances to natural resources with the construction of new roads.
5. Standard Right of Way Requirements – The Town will ensure that all new requests for land divisions along existing Town roads include public road right-of-way dedication to the current standard of sixty-six (66) foot roadway width.
6. Monitoring of Traffic – The Town will regularly monitor and evaluate increasing traffic counts on local roads, as well as trip generation impacts from all new and expanded development that could negatively impact Town roads, and ensure that appropriate intergovernmental agreements and maintenance measures are in place to address these increases.
7. Monitor road conditions – The Town will regularly monitor roads for maintenance and upgrades and prioritize improvements
8. Private roads – The Town will consider policies for mowing and snowplowing private roads.
9. Traffic Associated with Future Development – The Town should develop a plan to anticipate where roads need to be improved because of future development. Plan for a network of interconnected new roads in planned development areas to control road access, preserve rural character, and improve access to deeper parcels.
10. Single use local roads – The Town shall develop policies for maintenance and potential privatization of these roads.
11. Bicycle use – The Town should monitor bicycle use of local roads and develop plans to improve bicycle safety on local roads, such as widen shoulders. Explore ways to obtain funds to improve roads for bicycle safety.
12. High traffic local roads – Explore ways to transfer maintenance costs for these local roads, which primarily support non-Town Resident traffic, to other government units. Determine if it is possible to convert roads to county roads.
13. Speed limits – The Town will evaluate the current speed limits on all local roads and if necessary, work to lower the speed limit to improve safety.
14. Local road access – The Town will review and update driveway ordinance and include guidelines for private roads in developments.
15. New residences and developments – The Town will consider where new developments and residences will be located based partially on the local road network. Developers may be required to improve roads to accommodate increased traffic from development.
16. Non-resident traffic on local roads – The Town should discourage use of local roads for through traffic with policies related to speed, signage, and weight limits. Review and update weight limits on local roads.

17. Shared driveways – The Town will promote shared driveways to achieve traffic safety and rural character goals.
18. Connection of Town roads to City roads – The Town will only approve connection to a City road network when there are no adverse effects on Town roads and traffic volumes.

Chapter 5: Utility and Community Facilities

Goal 1: Maintain high quality services, utilities, and facilities corresponding with expectations of Town residents

Objectives:

1. Ensure that public and private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment, and to reinforce the rural character of the Town.
2. Phase new development in a manner consistent with public facility and service capacity, and community expectations.
3. Promote the use of existing public facilities including the Town Hall.
4. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

Policies:

1. Sanitary Sewer – The Town will collaborate with Madison Metropolitan Sewerage District in managing the existing sanitary sewer system and will review opportunities for expansion or the creation of new system if feasible. New private septic systems will continue to be regulated by Dane County.
2. Water Supply – The Town will encourage landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by Dane County or WDNR regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to WDNR regulations. The Town may require that the property owner, or their agent, fund the preparation of a groundwater impact analysis from an independent soil scientist or other related professional prior to approving new development.
3. Stormwater Management – The Town will work with Dane County and the WDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with Dane County's Stormwater and Erosion Control Ordinance.
4. Solid Waste and Recycling - The Town will review annually levels of service provided by the contracted solid waste disposal and county recycling services and meet with them to address any concerns raised by residents or local businesses. The Town will encourage participation in Dane County's Recycling and Clean Sweep programs for the disposal of hazardous materials.
5. Parks and Trails – The Town will work with Dane County, other units of government, and private entities to prioritize and encourage the acquisition of parcels identified in the

County's Park and Open Space Plan and the Town's Open Space Parks Plan. The Town supports the development of trails in environmental corridors, which connect areas such as the Upper Verona Sugar River Valley, Badger Mill Creek, the Ice Age Trail, the Military Ridge State Trail, and others.

6. Power Plants, Transmission Lines, and Telecommunication Facilities – The Town will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, or wind towers, or telecommunication towers. The Town strongly encourages the use of existing towers, whenever possible. If such facilities are proposed, they should be located in an area safely away from existing residential uses and livestock facilities. Underground placement and collocation (or corridor sharing) of new utilities is encouraged. When new communication towers are proposed, the following will apply:
 - The petitioner must submit to the Town all descriptions, plans, and reports required by Dane County
 - The petitioner must submit all necessary authorizations or proof of “no hazard” from area airports and applicable state and federal agencies.
 - The Town will not take action on rezonings or conditional use permits for towers until it receives and reviews the results of an independent engineering report and a staff report from Dane County.
 - The Town supports the co-location of multiple antennas on a single tower and the use of alternative support structures such as silos, light poles, billboards, electrical poles, and other tall structures.
 - Locations that maximize the screening of the tower structure through topography or vegetation are preferred.
 - All support equipment at the base of the tower should be fully screened from adjacent properties and public roads.
7. Energy Conservation – The Town will support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification.
8. Renewable Energy Facilities – Support appropriate applications of renewable energy and utilization of onsite distributed energy generation (e.g., solar, wind, geo-thermal, biomass, solid waste).
9. Solar and wind energy systems – Allow solar and wind energy systems in line with WI State Statute 66.0401: Regulation relating to solar and wind energy systems.
10. Bio-fuels - Encourage the use of bio-fuels using biomass and other products for power generation.
11. Special Needs Facilities – The Town will along with Dane County and adjacent towns maintain and improve access to special needs facilities (i.e. health care, social services, meals on wheels, food pantries) for Town residents.
12. Emergency Services – The Town will work with Dane County, the City of Verona Fire Department, and other governmental agencies to maintain adequate provision of emergency services (i.e. fire, police, EMS) for Town residents and businesses, and will review service provision levels with the appropriate agencies annually.
13. Libraries – The Town will work with Dane County and the City of Verona to maintain and improve access to public library facilities and services for Town residents.
14. Schools – The Town will collaborate with the Verona Area School District and the local college institutions (i.e. University of Wisconsin-Madison, Madison Area Technical

College (MATC), and Edgewood College) where appropriate to provide high quality educational facilities and opportunities for Town residents.

15. Town Facilities – The Town will annually evaluate the condition of the Town facilities and associated equipment to ensure that it will continue to meet Town needs.
16. Town Fees – The Town will require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals and permits, including pass through fees of consultants hired by the Town. The Town may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

Chapter 6: Agriculture

Goal 1: Preserve the Town’s farmland for the purpose of continuing agricultural land uses in the Town, protecting existing farm operations from conflict with incompatible uses, and ensuring the rural character of the Town

Objectives:

1. Encourage concepts of development that will allow for the conservation and protection of farmland and environmentally sensitive lands.
2. Promote the preservation of open spaces to allow for farmland uses by placing a high priority on directing development in the Town away from areas that are in agricultural productive areas.
3. Encourage sustainable farming and land use policies, such as environmentally safe disposal of manure.
4. Maintain large, contiguous parcels of farmland to support farm-related businesses and allow for movement of equipment.

Policies:

1. Limitations on Rezoning of Agricultural Areas – The Town discourages the rezoning of an agricultural zoned district (Farm Preservation zoning districts) to a non-agricultural district unless the area is identified as such on the Future Land Use Map.
2. Limitations on Non-Farm Development – i) The Town will encourage any proposed non-farm residential development to be placed such that it minimizes impacts on neighboring agricultural uses, minimizes disruption of existing natural features, and prevents visual predominance over the surrounding landscape. ii) The Town will discourage placement of a residence in the middle of a productive agricultural field. iii) The Town will direct development that is incompatible with agriculture towards areas that are more appropriate.
3. Limitation of Operational Restrictions on Farms – The Town will protect farm operations from restrictions on noise, odor, movement of farm machinery, time of operation, and the keeping of animals associated with farm operations.
4. Farmland Preservation Tax Credits - The Town will adhere to the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91 of the Wisconsin Statutes.
5. Limitation of parcel splits - Limit nonfarm uses in agricultural preservation districts to one split per 35 acres owned as of 12/26/1981.

6. Nonfarm related business – Allow home occupations and farm family business on farm parcels to supplement farming income, following the allowable uses and standards in the current zoning ordinance.

Chapter 7: Natural and Cultural Resources

Goal 1: Encourage the maintenance of the natural and cultural resources in the Town

Objectives:

1. Protect, preserve, and enhance the Town’s unique renewable and non-renewable natural environmental resources, including but not limited to physical geography, soils, surface waters and wetlands, woodlands, and grasslands.
2. Encourage the identification, preservation of historic sites and buildings that reflect the cultural heritage of the Town.

Policies:

1. Natural Areas and Geological Features - The Town will promote the protection of natural areas and geological features by encouraging landowners and developers to protect, preserve, and enhance natural resources (wetlands, floodplains, streams, lakes, steep slopes, woodlands, native grasses and geological features).
2. Building Placement - The Town will discourage placement of buildings on sites that have documented threatened and endangered species (WI Statutes, Section 29.145), or severe limitations due to steep slopes, soils not suitable for building, or sensitive environmental areas such as wetlands, floodplains, streams, lakes, woodlands, and native grasses in order to protect the benefits and functions they provide.
3. Natural Resource Features - The Town shall require these natural resource features to be depicted on all site plans and preliminary plats to facilitate preservation of natural resources.
4. Stormwater and Erosion Control - The Town shall direct all development to comply with Federal, State (i.e. WI statutes, Section 29.145), and County (i.e. Dane County Erosion Control and Stormwater Management Ordinance – Chapter 14) regulations.
5. Soil Conservation - The Town will encourage the protection of highly productive soil types, as defined by the Natural Resources Conservation Service (NRCS), for agricultural use.
6. Surface Water and Groundwater Resources – The Town will work to protect and improve the quality of surface and groundwater within its boundaries. This should include better understanding phosphorous run off into local streams and rivers.
7. Woodland Areas – The Town will promote the management and preservation of existing woodlands as wildlife habitat, as an economic land use, as an erosion control measure, and as a means of preserving the open space character of the township. The Town will protect woodlands from degradation and destruction by inappropriate development and uses.
8. Tree Removal – The Town will encouraging the minimum removal of trees for all building sites.
9. Managed Forest Program - The Town will encourage property owners with land in a formal managed forest program (DNR) to continuing to meet minimum program requirements.

10. Burning – The Town will protect woodlands from indiscriminate burning, but encouraging the use of prescribed burning to promote oak regeneration where desirable.
11. Oak Openings - The Town will encourage the restoration of Oak Openings, which are an oak-dominated savanna community in which there is less than 50% tree canopy coverage and more than one tree per acre. Historically, Oak Openings were very abundant and occurred on wet-mesic to dry sites. Today, very few examples of this type exist.
12. Grasslands, Prairies, and Savannas – The Town will encourage the preservation, restoration, and management of native or restored grasslands, prairies, and savannas on private and public lands, especially on open land adjacent to waterways and on sloping areas. Original grasslands, prairies, and savannas have a distinctive historical legacy in our Town, and should be preserved for their beauty and cultural value.
13. Protection of Floodplains and Wetlands – The Town, through coordination with Dane County, will protect floodplains and wetlands from development, damaging stormwater runoff and degradation in order to avoid future drainage and flooding problems, retain them as essential components of the hydrologic system, and maintain their value as wildlife habitat and points of natural beauty.
14. Cooperative Environmental and Wildlife Habitat Restoration Efforts – The Town supports all levels of government and private entities in efforts to restore and improve disturbed or degraded natural features (i.e. wetlands, floodplains, streams, lakes, steep slopes, woodlands and native grasslands) and areas needed to support local wildlife.
15. Promote Cooperative Preservation Efforts - The Town supports all levels of government and private entities in preserving and acquiring natural features, combating invasive species, especially those within identified environmental corridors (i.e. Upper Sugar River Watershed and the Ice Age Trail Corridor), for appropriate public use and protection, consistent with other objectives and policies of the Town. Partnering with the Upper Sugar River Watershed Association, Ice Age Trail Alliance (Town of Verona became an Ice Age Trail Community), Capitol Watertrails and Groundswell Conservancy (formerly Natural Heritage Land Trust) to help in these efforts, the Town has shown its commitment to preservation of natural features within its boundaries. Where possible, the Town will limit fragmentation of important natural resources and attempt to connect wildlife habitats to maintain robust viable wildlife populations. The Town supports all levels of government in efforts to reduce global warming.
16. Dane County Departments and Committees – The Town will assist Dane County in updating their Parks and Open Space Plan, recognizing any and all natural features within the Town that are worthy of protection and/or restoration. The Town will also actively participate with the Dane County Zoning and Natural Resource Committee in zoning and conditional use deliberations for the establishment, maintenance, operation, and reclamation of mineral extraction sites, recognizing the importance of mineral extraction sites as a source of construction material, agricultural lime and the risks this activity entails.
17. Natural Resource Stewardship – The Town will encourage the use of the Madison School Forest, located in the southwest corner of the Town, as an outdoor laboratory for environmental education and the development of natural resource stewardship.
18. Historical Features - The Town encourages maintenance and rehabilitation of historic areas and buildings, including barns and silos. The Town will work with other partners to protect any known cemeteries, human burials or archaeological sites from

encroachment by roads or other development activities. Construction activities on a development site shall cease when identifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery. The Town will consult with the Historical Society of Verona and other agencies as to what should be preserved.

19. Current and Historical Documentation for Relevant Parcels – When reviewing site plans for future development and land use decisions, the Town will utilize existing records for facilitating preservation of historical features and archeological sites, as well as consult with the State Historical Society of Wisconsin - Historic Preservation Division, as needed.
20. Inventory of Known Buildings and Sites – The Town will identify any known historical features or archeological sites that represent examples of the unique cultural heritage of the Town and foster their preservation for future generations. The Town will work with historical societies and residents to educate and provide interpretation of Town archaeological, historical and cultural sites.

Goal 2: Provide for sufficient outdoor recreation areas to meet the needs of the Town

Objectives:

1. Ensure that the current publicly owned natural areas are maintained for future generations.

Policies:

1. The Town will continue to collaborate with other organizations and governmental agencies to maintain natural areas.
2. The Town will work with developers to provide open space when new development is proposed.
3. The Town will promote the recreational areas provided by others such as Dane County and the Madison Metropolitan School District within the Town of Verona.

Goal 3: Complete the gaps in the Ice Age National Scenic Trail

Objective:

1. Preserve for future generations the beauty of the Johnston Terminal Moraine.

Policies:

1. The Ice Age National Scenic Trail Corridor in the Town should be managed to maintain vegetation with the goal of providing users with a pre-settlement landscape experience (see Dane County Parks and Open Space Plan 2018-2013). The area for protection for the Ice Age National Scenic Trail shall be 150 feet wide or greater. This could be achieved through an easement or outright purchase. If residential development is proposed for land adjacent to the Ice Age National Scenic Trail, special effort shall be made to preserve existing vegetation and topography of the land adjacent to the trail so as to preserve a natural setting. Of particular importance is the Ice Age National Scenic Trail corridor southeast of the Prairie Moraine County Park, as this is one of the best examples of a terminal moraine in southern Wisconsin.
2. The Town will establish a budget line for support of the Ice Age Trail development and preservation.

Chapter 8: Economic Development

Goal 1: Maintain the agriculture-based economy within the Town

Objectives:

1. Attract and retain businesses that strengthen and diversify the local economy without detracting from the rural character of the Town.
2. Develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses and low impact businesses such as landscaping companies and cottage industries.

Policies:

1. Support Agricultural Businesses - The Town supports the development of farm-based businesses and cottage industries to assist farm families.
2. Support Local Agricultural Products - The Town will collaborate with neighboring municipalities, Dane County, and local economic development organizations to encourage programs and marketing initiatives that support local agricultural products. Encourage the creation of Community Supported Agriculture endeavors and small orchards.
3. Prime Farmland – Discourage the conversion of prime farmland to other uses.

Goal 2: Minimize land use conflicts between business and non-business uses

Objectives:

1. Carefully consider whether proposals for commercial or industrial business development will interfere with farming, or residential uses, and whether they can be supported with the existing road system, other infrastructure and available services.
2. Maintain standards for home occupations and home-based businesses in residential areas to minimize noise, traffic, and other disturbances.

Policies

1. Development Conflicts with Farming - With the goal of preserving tax base, the Town will consider limited commercial uses that do not conflict with adopted farmland preservation policies and is properly sited to minimize conflict with existing agricultural uses and natural or environmentally sensitive areas. In general, the Town discourages development of non-agricultural related commercial and industrial development within rural portions of the Town and encourages it near urban areas, where there is easier access to public services and facilities to support such development.
2. Design Guidelines – In conjunction with Dane County, the Town will maintain design guidelines for businesses that are allowed in Verona to address landscaping, aesthetics, lighting, noise, parking, and access.
3. Home-Based Businesses - The Town will prohibit home-based businesses within residential subdivisions, or groups of rural residences, which would cause safety, public health, or land use conflicts with adjacent residential uses due to such things as increased noise, traffic, and lighting, unless these detrimental effects can be sufficiently addressed.

4. Commercial Development Plan – Develop an economic plan to attract more commercial business to the Town in areas designed for future commercial development in the Future Land Use Plan.

Chapter 9: Land Use

Goal 1: Ensure a desirable balance and distribution of land uses to reinforce the Town's rural character

Objectives:

1. Maintain a comprehensive future land use plan and map that identifies potential areas appropriate for natural resource protection, agriculture, residential, commercial, recreation, and public uses.

Policies:

1. The Town has mapped sensitive environmental features that require special consideration for protection including steep slopes, wetlands and floodplains (Map 9.6). The Town will maintain regulations and development review procedures that protect these areas consistent with the policies of this Chapter and any County, State or other applicable laws.
2. The Town has mapped areas in agricultural use or that have highly productive soils for agricultural use (Map 9.3). The Town will promote the preservation of farmland by placing a high priority on limiting development on all properties in the Town that are designated as Agricultural Preservation Areas on the Future Land Use Map.
3. The Town has mapped the location of non-farm residences throughout the Town. Using this information, and considering other factors including the potential for land use conflicts with agricultural use, topography, and the capacity of adjacent roads, the Town has identified areas suitable for future residential development and policies in this Chapter to guide how that development occurs. The Town will promote grouping or clustering of building parcels in allowable development sites in an effort to preserve farmland, protect other natural resources, and reduce development visibility.
4. The Town has mapped existing commercial uses. Using this information, and considering other factors including the potential for land use conflicts with agricultural use, topography, and the capacity of adjacent roads, the Town has identified limited areas suitable for future business development and provided policies in this Chapter to guide how that development occurs. It is expected that there will be an increase in the number of business operations serving the needs of homeowners, such as snow plowing, landscaping, motor repairs, and plumbing.

Goal 2: Balance land use regulations, natural resources, and individual interest

Objectives:

1. Maintain policies for considering amendments to the Future Land Use Map if and when requested by eligible petitioners.
2. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.

Policies:

1. Amending the Future Land Use Map - A property owner may petition for a change to the Future Land Use Map. Requests for amendments to land use designations will be accepted December of each odd numbered years. See section 9.5 for future land use map (Map 9.6) amendment policies.
2. Planned Unit Development - A developer may elect to apply for approval of a plat employing a planned unit development (PUD) design. A PUD allows for a more creative approach to development with trade-offs that are not typical with traditional development. Planned Unit Developments have amenities not found in typical plat such as community centers or commercial enterprises.
3. Conservation Subdivision Development - A developer may elect to apply for approval of a plat employing a conservation subdivision design. For more on conservation subdivisions, see the policies under Goal #3. The Town will adopt in the near future formal conservation subdivision regulations.
4. Single-Family Home Land Condominium Development - A developer may elect to apply for a land condominium plat rather than a development with lots. Land condominium plats are developments in which the streets and other common lands are privately owned and maintained by a condominium association, to which all owners pay annual fees. The Town will work with developers proposing condominium developments to create quality neighborhoods and ensure the proper function of the condominium association over time. Adopted by-laws and a condominium association that meets at least once a year are requirements of a condominium development.
5. Subdivision development - A developer may elect to apply for a subdivision plat using the Town's subdivision ordinance. This allows for individual lots and a public road.

Goal 3: Encourage high quality site and building designs within the community to maintain the rural character of the Town

Objectives:

1. New development with more than four parcels for single-family residences will be required to be a formal subdivision plat, a conservation subdivision or a land condominium development. An overall master plan will be required and the development may be subject to phasing.

Policies:

1. Master Plan Submittal Standards: The Town will require that a site plan for all proposed residential development of more than four parcels, commercial, and industrial development be submitted to the Plan Commission for review and the Town Board for approval. This site plan must address the following criteria and concerns:
 - Existing Boundaries - All existing property boundaries, lot lines, and easements must be shown.
 - Existing Structures - All existing uses, structures, roads, and driveways must be shown.
 - Soils - Areas of differing soil productivity shall be delineated.
 - Natural Areas - All natural features such as wetlands, floodplains, woodlands, native grasslands, and steep slopes shall be delineated.
 - Preservation of Existing Trees - The minimum level of tree clearing necessary

for building on the site shall be indicated to encourage the preservation of quality trees. In addition, the planting of new trees is encouraged.

- Topography and Viewsheds - Contour elevations shall be delineated every ten feet on the site plan, and the development effect on views and vistas shall be identified.
 - Infrastructure Profiles - Cross-sectional views of any proposed roadways and utilities associated with a proposed development shall be provided.
 - Erosion Control/Storm Water Management - Any erosion control measures required controlling runoff, and all cuts and fills shall be noted on the site plan. Appropriate erosion control and storm water management permits must be obtained before development is started. Developers will be encouraged to exceed State standards for storm water management.
 - Existing Legal Limitations on Development - Any deed restrictions or other legally recognized limitations on development on parcels associated with the proposed development shall be provided with the petitioner's application to the Town.
 - Road access - Appropriate road access approvals must be in place before construction is started.
 - The well and septic systems - These improvements will be the responsibility of the property owner and the Town makes no guarantee that the land will support a well or septic system.
 - Phasing - A phasing plan may be required depending on the scale of the development.
2. Design Guidelines and Policies - Sites, buildings and facilities approved under the policies of this Plan shall be designed in accordance with the policies outlined below:
- Building placement in agricultural areas - Lots, buildings, and driveways within agricultural areas shall be configured to be located on the least productive soils and shall not fragment large tracts of agricultural land by placing building envelopes and driveways in the middle of large parcels
 - Environmentally Sensitive Areas - Lots and buildings shall be configured to maintain contiguous environmental corridors and resource protection corridors. To the extent possible, property owners and developers shall preserve existing woodlands and mature trees during and after development by clearing only what is necessary for the house, immediate yard, and driveway. Wetlands, floodplains and steep slopes (more than 20% slope) will generally not be disturbed, consistent with County and State regulations.
 - Conservation Subdivisions - The Town encourages the use of Conservation Subdivisions when large developments are proposed, rather than conventional designs that allocate all land to individual home sites (see Figure 9.2 and 9.3).
 - Subdivisions or Condominium Development - The following design guidelines will apply to all development creating five or more home sites:
 - Where possible, incorporate a variety of unit and lot sizes to enhance market choice and visual variety.
 - The number of condominium units will not exceed the maximum residential unit density indicated in the Future Land Use Map (Map 9.6) for this plan, calculated based on the gross acreage, i.e., the

gross area will be divided by the density indicated on the Land Use Map. Residential units must be at least 1.5 acres. Land not needed for residential units may be owned in common as outlots for conservation, recreation purposes, private roads, and stormwater management. Developers will be encouraged to follow Chapter 75 of the Dane County code.

- Rural Design – New home sites should be located so as not to impact on the rural character of the view from the road or the view from neighbors. This might involve planting visual barriers next to the road, using shared driveways, encouraging development on flag lots. The number of driveways accessing a road should be minimized.
- Commercial Areas – Potential land use conflicts with existing uses shall be mitigated through buffering, landscaping berms, and lot/building location on the proposer's parcel when a proposed use may conflict with an existing use. Loading docks, dumpsters, mechanical equipment, and outdoor storage areas should be behind buildings or screened from public view through the use of landscaping or architectural features. Parking should be to the sides and rear of buildings wherever possible, rather than having all parking in the front. Interconnected parking lots and driveways should be provided to facilitate on-site access. Large parking lots should be landscaped with perimeter landscaping and/or landscaped islands, along with screening (berms, trees, decorative walls) to block views from incompatible adjacent uses. Illumination from lighting will need to comply with the Dark Sky Ordinance. High-quality signage based on the area of the building frontage, road frontage, or façade area should be used.
- Roads – Roads, whether public or private, for new developments shall be constructed according to Town standards and ordinances and shall allow for safe ingress and egress of vehicles, including emergency vehicles. Most lots/units shall have access from interior local streets/roads. Streets/roads should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. Pedestrian and bicycle improvements are strongly encouraged within or between residential areas. The Town intends to avoid the creation of new public roads for new development whenever feasible without compromising public safety, to limit future maintenance liabilities. The Town prefers that new development utilize shared driveways and private roads.
- Utility Construction – Utilities shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location for new public and private utility facilities is encouraged. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts and visibility to adjacent uses.

Farmland Preservation

Policies:

1. The Town will limit new development to a density of one residential dwelling unit per 35 contiguous acres held in single ownership as of October 17, 1980 (date of the adoption of A-1 Exclusive zoning district in the Town of Verona Comprehensive Plan).

- Allocation of Remaining Splits - For areas designated as agricultural uses on the proposed land use map to remain under agricultural zoning, remaining splits will remain with the larger parcel unless noted otherwise in legal transactions between a buyer and seller.
 - Substandard Parcels - Some legal non-conforming parcels of land (less than 35 acres and in existence before October 17, 1980) remain in the current A-1 Agriculture District of the Town. The Town will consider proposals for amending the comprehensive plan and rezoning based on a number of criteria, including:
 - The overall density of development proposed
 - Impact on services
 - Environmental impacts
 - Impact on and compatibility with surrounding land uses
 - Town & County agricultural preservation rezoning guidelines
 - Land has not had a history of economically viable farming activity.
 - Land which is too small to be economically used for agricultural purposes or which is inaccessible to farm machinery needed to produce agricultural products.
 - Land located such that conflict with surrounding agricultural uses is minimal.
 - Land divided such that the minimum lot size and density requirements for nonfarm parcels are consistent with policies in the Town.
 - Land with soils not classified as prime farmland or farmland of statewide importance.
2. The Town will allow the separation of farm dwellings and related structures that existed prior to October 17, 1980 or which remain after farm consolidation. These separated land divisions will count against one split per 35 acres density policy.
- Assignment of Splits to Land, Not Owner - In order to prevent the occurrence of multiple divisions by successive landowners, splits shall be associated with the land, shall be cumulative, and shall apply to those persons or entities owning land on October 17, 1980, and to their grantees, heirs, successors, or assignees.
 - The minimum size parcel to qualify for Agricultural Preservation can be as low as one acre, but lot splits must be associated with parcels 35 acres or greater.
 - Non-farm residential lots shall be a minimum of two (2) acres per unit, except as otherwise provided below for conservation subdivisions or condominium development.
3. The Town will permit commercial uses that are agricultural related, such as veterinary clinics, farm machine repair, agricultural supply sales, marketing, storage, and distribution centers, plant and tree nurseries, and facilities for processing agricultural products. The Town prefers site design strategies that minimize conflicts with neighboring residential uses and disruption of rural vistas.

Transitional Agricultural Uses

Policies

1. When it is determined that land with the transitional agriculture classification is appropriate for development, the Town will require a change in zoning to be consistent with the proposed land use.
 - The highest default density for planned Transitional Agriculture areas shall be 1 residence per 8 acres, unless the development meets the Town's standards for a conservation subdivision, a land condominium development or a Planned Unit Development, or public water and sewer are available.
2. The Town will use the following standards when determining if more intensive development is to be considered:
 - The property owner or developer shall submit a conceptual development plan for the entire property.
 - The proposed development will have a positive fiscal impact on the Town.
 - The property owner has met with nearby property owners and made a good faith effort to address their concerns.
 - The proposed development will consider ways to minimize impact on the rural character of the Town.
 - Units/lots will be determined by the type of development.
 - The proposed development will not have a significant on ongoing farming operations within any farmland preservation area.

Rural Residential

Policies:

1. The Town will limit new development to a density of the residential dwelling unit category on the land use map. Higher densities are possible if the development meets the Town's standards for a conservation subdivision. In some cases a Planned Unit Development or condominium subdivision may be considered.

Urban Residential

Policies

1. The Town will limit new development to a density of one (1) residential dwelling unit per one and a half (1.5) acres for single-family dwellings. With the following exceptions:
 - Higher densities are possible if the development is served by public sewer or a private shared septic system that serves multiple homes. This density will be as low as 1 residential dwelling per 0.5 or 0.7 acres depending on the land use map.
 - Lots for multiple family units, if served by public sewer shall be a minimum of 0.5 acres. Lots for multiple-family units that are served by private septic shall be a minimum of 2 acres.
2. The Town will require a concept plan for the total acreage of a proposed development of more than four dwelling units and/or if the existing parcel is 8 acres or larger. The plan will establish design guidelines for the designated area that are consistent with the land use map. These guidelines may include but are not limited to:
 - Density - Planned density for these areas will ultimately be dependent upon the density allowed in the land use map and whether public water and sewer (i.e.

urban service area designation) are available, and based on compatibility with existing surrounding uses.

- Preservation of Open Space -The preservation of open spaces and environmentally sensitive areas through conservation subdivision principles are encouraged.
- Compatibility with Transportation Network - Location of existing or proposed public roads, private driveways and private roads.
- Encouragement of trails – The developer is encouraged to provide a plan for walking and/or biking trails.

Urban Mixed Use Neighborhood

Policies

1. Within the UM classification, limit new development to a maximum gross density of one (1) residential dwelling unit per half (0.5) acre with public septic.
2. The Town will direct high-density residential development, commercial and industrial development requiring a full range of urban services to an approved public sewer district.
3. A neighborhood plan is required prior to the approval of a proposed urban mixed use neighborhood development. These guidelines may include but are not limited to:
4. Density - Planned density for these areas will ultimately be dependent upon the land use map (Map 9.6), whether public sewer (i.e. urban service area designation) is available, and based on compatibility with existing surrounding uses.
5. Lot and Building Size - Limitations on lot size and building size will be considered on a case by case basis.
6. Availability of Adequate Utility Services - The availability of public utility services will be considered in deciding lot size and uses.
7. Designation of uses – family dwellings, multi-family dwellings, commercial uses.

Commercial

Policies

1. The Town will evaluate commercial development in terms compatibility with adjacent land uses.
2. The Town will direct commercial and industrial development requiring a full range of urban services to the public sewer districts, unless otherwise proposed for a specific area in the Town in concurrence with the Town Comprehensive Plan.
3. The Town will require any development outside of an Urban Service Area to be on a site with adequate well and septic access.
4. The Town will require a site plan for any proposed development. A site plan ordinance should be considered.
5. The Town encourages commercial development to locate near incorporated areas, existing business developments, or along collector and arterial roadways. Any industrial development requiring large volumes of water, sewage treatment, or fire protection by a public water system with hydrants will be directed to locate in a public sewer district.
6. If the commercial business is planned for a rural part of the Town, the business should not detract from the rural character of the surrounding area.

Natural Resource and Recreational Areas**Policies**

1. The Town encourages the protection of lands that are vital to the region's ecosystem and/or that are considered an important part of the Town's rural character.
2. It will not be necessary to amend the Town's Future Land Use map to approve creation of a publicly-owned park or recreational use on land that is currently mapped for another future land use; however, the creation of new privately-owned recreational uses will require an amendment to the Future Land Use Map to this NR designation.

Environmental and Resource Protection Corridors**Policies**

1. Generally prohibit new structures and limited impervious surfaces in these areas. Continue to direct nonfarm development away from these areas.
2. Maintain areas as agricultural or opens space use.
3. Require erosion control practices for all land disturbing activities as required by Dane County.
4. Support programs to restore natural vegetation, remove invasive species and improve habitat in these areas.
5. Where there are disputes over mapped wetlands or floodplains, onsite field testing will be required and reports filed with appropriate agencies.

Public/Institutional**Policy**

1. The Town will not require an amendment to the Future Land Use Map prior to the approval of a proposed public or institutional use in an area that is currently mapped for another future land use.

Mineral Extraction**Policies**

1. The Town may allow the opening or expansion of approved sites, or the establishment of new sites with a plan amendment, provided the following criteria are met:
 - Compatibility with Neighboring Existing Uses - The establishment, maintenance, or operation of the site shall not conflict with adjacent approved uses, subject to appropriate discussion and review.
 - Preservation of Public Health and Safety - The establishment, maintenance, or operation of the site shall not be detrimental to or endanger the public health, safety, comfort, or general welfare.
 - Positive Cost-Benefit Analysis -The establishment, maintenance, or operation of the site shall balance the risk with the positive business of employment, tax revenue, and need of natural resources for all citizens.
 - Compatibility with Proposed Uses - The establishment, maintenance, or operation of the site shall not impede the planned and orderly development of the surrounding properties for uses permitted in the area.

- Protection of Wetlands and Water Quality - Operation of the site shall meet and satisfy all State and County criteria regarding wetlands and water quality impacts of the proposed extraction operation.
 - Protection of Air Quality - Operation of the site shall meet all applicable State and Federal air quality standards.
 - Required Maintenance of the Site - Adequate access roads, drainage, noise and dust controls, visual barriers, and other site improvements shall be provided by the landowner, renter, or lessee.
 - Required Operational and Reclamation Plans - Site operation plans and specific, detailed reclamation plans shall be provided by the landowner, renter, or lessee.
 - Transportation analysis - Applicant will be required to provide for a traffic impact study and impact on roads. If there is potential damage to Town roads, the applicant will be required to cover the repair of the road.
2. The Town will require an applicant for any opening or expansion of a mineral extraction site to provide a detailed mineral extraction operation plan, which will include the following:
- Site Map - A site map showing the areas to be mined, plus all access roads, all rights-of-way, all structures, any surface drainage features, and all utilities, within 1/4 mile of the property lines of the site.
 - Zoning and Site Characteristics - Information about the site, including the zoning district of the site and all adjoining and adjacent parcels.
 - Description of Activities - A description of the mineral extraction activities, including but not limited to methods and procedures to be used.
 - Hours of Operation - The hours of operation, and whether or not blasting will be conducted on site.
 - Noise Mitigation Efforts - How the operator intends to limit the noise exposure to properties within a 1/2 mile.
 - Schedule of Operations - A timetable for completion of various stages of the mining operation, including a date when the extraction operation and reclamation will be complete and the CUP terminated.
 - Reclamation Plan - A site reclamation plan, which will be implemented upon completion of extraction activities, must be approved by the Town Board. Reclamation must begin once the extraction activities have ceased for a period of 3 months.
3. The Town will require mining operations to comply with all procedures and operations described in Dane County ordinance 10.191, as well as meet the following conditions:
- Fencing and Signage - A fence (4 ft in height) shall surround all mineral extraction areas, which shall be at least ten feet from the top edge of a slope of the mineral extraction operation. The fence shall be posted with "Warning" signs. A gate shall be erected across all access roads, which shall be kept closed and locked whenever there is no authorized activity being conducted on the site.
 - Blasting Documentation - The applicant shall submit written proof that any proposed blasting is within the limitations set by the Wisconsin Department

of Commerce. In addition, the applicant must provide a process to review claims of structural damage to neighboring uses and ways to compensate landowners for any damages. The Town must approve this process.

- Regulatory Documentation - The applicant must submit evidence that all applicable regulations of Dane County, the Wisconsin Department of Commerce, the Wisconsin Department of Natural Resources, the U.S. Department of Labor's Mine Safety and Health Administration, and the Occupational Safety and Health Administration have been met.
- Appropriate Uses and Operations for the Site - The conditional use shall conform to all applicable regulations of the district in which it is located. This limits other uses beyond the mineral extraction, such as hot blacktop mix and ready-mix concrete operations that would require separate permits. It also relates to certain uses, which are allowed only in other zoning districts, such as commercial truck repair or sales.

Chapter 10: Intergovernmental Cooperation

Goal 1: Maintain mutually beneficial relationships with neighboring municipalities, Dane County, State and Federal agencies, and the school district serving Town residents

Objectives:

1. Continue to work on potential conflicts between the Town and neighboring municipalities by setting up regular meetings with elected leaders and managers.
2. Coordinate Town planning efforts with local school district through regular meetings to allow the district to properly plan for facility needs.
3. Coordinate with other neighboring municipalities to jointly plan boundary areas and coordinate their long-term growth plans with the Town's Comprehensive Plan (i.e. boundary agreements).
4. Work with Dane County on maintaining and improving the County Zoning Ordinance.
5. Work with Dane County, the Wisconsin Department of Transportation, and neighboring municipalities to maintain and improve local highways and roads.
6. Work with Dane County, the Wisconsin Department of Natural Resources, and neighboring municipalities to continue to protect existing natural areas and open space corridors, while promoting the creation of new areas where feasible. In addition, promote and assist with the expansion of area trails.
7. Work with appropriate State agencies to provide services to Town citizens, whether the service consists of recycling (DNR), protecting the Town's natural resources (DNR), administering elections (State Elections Board), property tax assessments for property owners (Dept. of Revenue), or planning and maintaining major transportation facilities (DOT).
8. Work with the Dane County Regional Plan Commission and Madison Metropolitan Sewer District to maintain (and potentially expand) the existing urban service area.

Policies:

1. Plan Coordination with Neighboring Municipalities - The Town will encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually

- agreed areas. To the extent possible, coordinate the Town's Comprehensive Plan with any future comprehensive plans for neighboring municipalities and Dane County.
2. Comments on the Comprehensive Plan - Prior to the adoption of the Town's Comprehensive Plan, and for subsequent updates, the Town will request comments from area school district officials, neighboring municipalities, and Dane County.
 3. Encouragement of Intergovernmental Cooperation on Relevant Issues – The Town will collaborate with neighboring municipalities in addressing common issues such as annexation, stormwater, open space, transportation, and sanitary sewer in planning for future development in the Town of Verona. To accomplish Town land use objectives, innovative tools such as cooperative boundary agreements should be considered.
 4. Cooperative Planning Future Urban Service Area Expansions - The Town will collaborate, on a timely basis, with the City of Madison, City of Verona, and City of Fitchburg to encourage the orderly planning and development of urban service areas and to protect the best interests of the Town of Verona.
 5. Boundary agreements with City of Madison and the City of Fitchburg – The Town will pursue agreements.
 6. Development Timing – The Town will negotiate potential timelines and limits of expansion prior to and during staged developments in order to allow the Town of Verona to plan and govern effectively.
 7. Cooperative Planning for Future Wastewater Services – The Town will collaborate with MMSD in its planning of future wastewater services for communities in Central Dane County, including the Town of Verona.
 8. Restoration Efforts – The Town will support all levels of government in efforts to restore and improve disturbed or degraded natural features such as lakes, streams, wetlands, woodlands, and native grasslands. In particular, work actively with DNR, Dane County, landowners, and public/private entities to improve the Upper Sugar River and Badger Mill Creek watersheds.
 9. Open Space and Parks Planning with the Dane County Parks Department – The Town will work with Dane County Parks to ensure that the Town's unique natural features and resources are recognized as worthy of protection and/or restoration in the Dane County Parks and Open Space Plan. The Town will also help to prioritize and encourage the acquisition of these parcels.
 10. Preservation and Acquisition Efforts – The Town will support other levels of government in preserving and acquiring natural features for protection and/or appropriate public use, when such action is consistent with the Town's Open Space and Parks Plan and other policies and objectives. This action will be encouraged especially within identified environmental corridors such as the Upper Sugar River Watershed and the Ice Age National Scenic Trail.
 11. Management of Open Space Resource Areas – The Town will collaborate with other governmental entities, as well as private entities (i.e. the Ice Age Trail Alliance) in the development and management of open space, such as the Madison School Forest, the Scheidegger Forest (formerly Dane County Rifle Range), and the Ice Age Trail.
 12. Wildlife Concerns – The Town will collaborate with appropriate governmental agencies in dealing with nuisance wildlife concerns, such as deer, within the Township. The Town will keep the right-of-way clear to make it easier to see animals, and the Town will provide signage when appropriate.
 13. Planning in the USH 18-151 Bypass Area – The Town will collaborate with the City of Verona in planning for potential development adjacent to the Verona Bypass and in

planning transportation improvements required in the Town as a result of that development.

14. Local and Regional Planning Efforts – The Town will attempt to minimize conflicts between other governmental units by actively participating in relevant planning processes, serving on committees, and encouraging citizen involvement in joint planning projects between affected units of government.
15. Cooperative Planning for Commercial and Industrial Uses - The Town will continue to collaborate with adjoining municipalities in the planning and timing of the location and form of all commercial and industrial development proposed in and/or adjacent to the Town, especially in identifying development that will remain within the Town that will have urban services provided by the municipality.

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