

Town of Verona

Dane County, Wisconsin



SEE INSET
MAP

2006 Comprehensive Plan

Adopted by Town Board: Oct. 3, 2006
Adopted by Dane County: Dec. 7, 2006

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MSA

PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL
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(Sections A – C, E-F text coincide with 2004 adopted plan, reformatted for 10/3/06)
(Sections D, G-I text coincide with 2005 adopted plan, reformatted for 10/03/06)

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Town of Verona, Dane County, Wisconsin Comprehensive Plan Goals, Objectives and Policies

This section identifies specific goals, objectives and policies for the nine Smart Growth Elements required for a comprehensive plan for the Town of Verona. Each goal and objective is further defined by one or more specific policies, which are intended to serve as guides for the Plan Commission and Town Board when making decisions about land use in the Town. Note, however, that issues can sometimes overlap across the various elements.

Issues and Opportunities Element

With the beginning of a new century, it seems particularly timely for the Town of Verona to offer an updated Comprehensive Plan to address the economic and social changes now occurring. By the year 2020, Dane County's population is expected to increase by nearly 15%, or approximately 62,000 people. This increased population in the County will affect the Town with regard to the need for housing, jobs, schools, services and transportation. These demands must be balanced with the desires and needs of Town residents to preserve farmland, maintain green space, provide recreational opportunities, protect and preserve environmentally sensitive areas, and to maintain itself as an economically viable entity. The Town does not envision itself as merely a land bank for neighboring cities.

The Dane County Department of Planning and Development—Community Analysis and Planning Division has described the area's growth trends as follows for the Madison Metropolitan Sewerage District's efforts to plan for a new interceptor sewer for the area:

Forecast of Urban Development in Dane County and Implications for the Badger Mill Creek Watershed¹

Every ten years, based on Census data and population growth trends, the Wisconsin Department of Administration (DOA) generates population forecasts for the state and its counties. These forecasts become the basis for planning in each region. In January 2004, the State Department of Administration released official 2030 population forecasts for Dane County. In Spring of 2004, using the DOA county total, the Dane County Regional Planning Commission developed official population forecasts for each of the 26 urban service areas (USAs) and rural areas in Dane County.

¹ Source: *Lower Badger Mill Creek Interceptor Project Newsletter – June 2005*, Madison Metropolitan Sewerage District, Information Provided by Kamran Mesbah, Dane County Planning Department – Community Analysis and Planning Division.

Dane County is expected to grow by more than 153,000 persons, or 36%, between 2000 and 2030. This translates to an increase of 139,377 persons within urban service areas. Nearly 46% of the population increase in urban service areas will occur in the Central Urban Service Area (which includes the cities of Madison, Middleton, and Monona; the villages of McFarland, Maple Bluff, and Shorewood Hills; the Town of Madison; the urban portion of the City of Fitchburg; portion of the Village of DeForest; and the towns of Blooming Grove, Burke, Middleton, Verona, and Windsor).

The availability of good jobs, cultural resources such as the University, and quality of life in Dane County attracts people to the area. The challenge is in planning for the expected growth so it will not result in preventable adverse impacts on the quality of life in the region...

Accepted urban planning principles as well as regional policy directs the majority of new development to existing urban areas and adjacent lands. Higher urban densities and services reduce inefficient leap-frog development and sprawl. In Dane County, these are areas in and near existing cities, villages, and urban towns served with urban service areas.

The Lower Badger Mill Creek watershed is an area which is currently urbanizing at the urban edge in the cities of Madison and Verona and is expected to be developed in the next twenty years to accommodate some of the forecast population increase in Dane County. It is necessary to plan well in advance of the actual development to prepare for the needed regional infrastructure for managing stormwater, wastewater, water, traffic, transit, schools and other services. The survey and planning being conducted by MMSD and other units of government is required by the Dane County Water Quality Plan in response to this expected development in the watershed, and is an essential part of an orderly and well managed expansion of the urban area.

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? What areas should be avoided? These are the types of questions this plan is intended to address.

Goal for the Town of Verona

The goal for the Town of Verona Comprehensive Plan is to enhance the quality of life for all its citizens, now and in future generations. The Town places a high priority on preserving natural resources, farmlands, and open space.

This Comprehensive Plan also defines policies and objectives that will allow for reasonable growth and a provision of services to maintain the quality of life for all Town citizens.

Objectives

- The adopted comprehensive plan guides future land use planning and provides a structure for consistent decision making over the years.
- The adopted comprehensive plan serves as a guideline to be used by the Plan Commission and Town Board in making decisions on future petitions for zoning changes.
- The adopted comprehensive plan provides a foundation for the Town's ordinances, land division, erosion control, open space, and public works.
- The adopted comprehensive plan provides a direction for the Town of Verona for the next five to 20 years. However, in the context of rapid social and economic change facing the Town of Verona, the Town's Comprehensive Plan should be reviewed on an annual basis and amended and updated as necessary. See the Plan Implementation and Amendment section later in this document for details.

Policies

1. Establishment of Development Guidelines -The comprehensive plan addresses the location, pace, type, design, and impact of new development within the Town of Verona.
2. Continued Preservation of Undeveloped Areas Where Feasible -The comprehensive plan addresses the preservation of open space and agriculture within the Town of Verona.
3. Planned Mitigation of Loss of Tax Base - The comprehensive plan addresses the loss of land and tax base to neighboring municipalities through annexation.
4. Use of Town Survey Efforts for Guidance - The comprehensive plan addresses the issues raised in the Town Survey (see below).

2000 Survey Summary

As part of the process of updating the Town's *Comprehensive Plan* in the year 2000, the Town of Verona (with assistance from the University of Wisconsin Department of Urban and Regional Planning) distributed a survey to every household and property owner in the Town. Over 700 surveys were mailed to residents and property owners to determine what type of land uses residents and property owners want, and where they want them to be located in the Town. The response rate was impressive, with over 70% of the surveys returned.

Highlights of those results include the following:

1. Over half of the respondents have lived in the Town for at least 16 years. Even more remarkable is the fact that 37.5% have been residents for 25 years or more.
2. Over 96% of the respondents were at least somewhat satisfied with living in the Town.
3. Over 80% of the respondents said preserving farmland is important or very important.
4. Respondents were strongly in favor of preserving both the natural environment and farmland.
5. Residential development was encouraged, while industrial and commercial developments were not.
6. Family farms, hobby farms, and recreational facilities were encouraged, while mobile home parks, mineral extraction, large corporate livestock farms, and heavy industry were not.
7. An overwhelming majority (80.2%) felt that business development should be confined to a few areas.
8. The top five issues were:
 - a. Amount of development in the Town as a whole
 - b. Town taxes
 - c. Loss of tax base due to annexation of land by the Cities of Madison and Verona
 - d. Loss of farmland
 - e. Schools

2004 Target Area Survey Summary

In addition, in 2004 the Town of Verona Plan Commission appointed a sub-committee to survey property owners located N. of HWY 18 & 151. Over 300 surveys were mailed to residents and property owners to determine what type of land uses existed to date, long range needs for the each individual's properties and questions related to preferred long range use of lands in the North and west quadrants of the Town. The overall response was approximately 45%.²

Highlights of those results include the following:

1. Over 70% of respondents to this target area survey agreed with the town's current land use plan.

² This survey occurred prior to the City of Madison indicating in its draft comprehensive plan that it identified the northwestern corner of the Town as one of its primary growth areas.

2. Over 50% of respondents were property owners who used their land (2-5 acres) for a rural home site and should a land use change be requested the use would continue to be residential, mixed use or to create more open space.
3. Commercial uses should be kept to a minimum.
4. Approximately 50% of surveys returned indicated the density should be one dwelling unit per 2 to 4 acres with approximately 75% of the respondents had the opinion that no change should occur in town of Verona land uses.

Housing Element

Goal

Ensure that new housing within the Town is compatible with the open space character of the Town and is consistent with existing land uses.

Objective

Permit rural residential development that is properly designed and sited and does not conflict with existing agricultural uses and natural or environmentally sensitive areas. The Town will utilize neighborhood planning and a conservation subdivision ordinance to further guide residential development.

Note: The areas designated as “Rural Residential”, “Urban Residential”, or “Transitional Agriculture” on the Proposed Land Use Map are areas where new housing may be considered (subject to the requirements of the Town subdivision ordinance). The following policies apply to these areas:

Policies

1. Density Policy for Transitional Agricultural Areas – The maximum residential density shall be one (1) dwelling unit per eight (8) acres of land. The design guidelines for such areas shall be the preservation of open spaces and environmentally sensitive areas through conservation subdivision principles.
 - a. Proposed Density Policy – The default density for planned Transitional Agricultural areas after adoption of this plan shall be 1 unit per 8 acres, unless the development meets the Town's standards for a conservation subdivision, or a neighborhood plan is approved for the area, or urban service area approval is granted for the area, in which case higher density may be granted.
 - b. Zoning – Areas designated as Transitional Agriculture by this plan maintain their current Dane County Zoning classifications until a rezone petition is approved by Dane County. Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will still be subject to the applicable Dane County Zoning classification.
 - c. Termination of Exclusive Agriculture Density - After adoption of this plan, the density policy of one split per 35 acres will no longer apply to the Transitional Agricultural Areas, however proposals for higher density development may be subject to the establishment of a neighborhood plan as described in Housing Policy 4.

2. Density Policy for Rural Residential Areas – The maximum residential density shall be one (1) dwelling unit per two (2) acres of land. The design guidelines for such areas shall be the preservation of open spaces and environmentally sensitive areas through conservation subdivision principles.
 - a. Proposed Density Policy – The default density for planned Rural Residential areas after adoption of this plan shall be 1 unit per 2 acres, unless the development meets the Town’s standards for a conservation subdivision, or a neighborhood plan is approved for the area, or urban service area approval is granted for the area, in which case higher density maybe granted.
 - b. Zoning – Areas designated as Rural Residential by this plan maintain their current Dane County Zoning classifications until a rezone petition is approved by Dane County. Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will still be subject to the applicable Dane County Zoning classification.
 - c. Termination of Exclusive Agriculture Density - After adoption of this plan, the density policy of one split per 35 acres will no longer apply to the Rural Residential Areas, however proposals for higher density development may be subject to the establishment of a neighborhood plan as described in Housing Policy 4.

3. Density Policy for Urban Residential Areas - The maximum residential density shall be six (6) dwelling units per one (1) acre of land. The design guidelines for such areas shall be the preservation of open spaces and environmentally sensitive areas through conservation subdivision principles.
 - a. Proposed Density Policy – The default density for planned Urban Residential areas after adoption of this plan shall be 6 units per 1 acre, unless the development meets the Town’s standards for a conservation subdivision, or a neighborhood plan is approved for the area, or urban service area approval is granted for the area, in which case higher density maybe granted.
 - b. Zoning – Areas designated as Urban Residential by this plan maintain their current Dane County Zoning classifications until a rezone petition is approved by Dane County. Landowners are not required to rezone or subdivide property upon the adoption of this plan. Any new development will still be subject to the applicable Dane County Zoning classification.
 - c. Termination of Exclusive Agriculture Density - After adoption of this plan, the density policy of one split per 35 acres will no longer apply to

the Urban Residential Areas, however proposals for higher density development may be subject to the establishment of a neighborhood plan as described in Housing Policy 4.

4. Establishment of Neighborhood Plans - At the Town's discretion³, a neighborhood plan may be required prior to the approval of a proposed transitional agricultural, rural residential, urban residential, or mixed-use development. The neighborhood plan will establish design guidelines for the designated area that supercede the policies of this plan. These guidelines may include but are not limited to:
 - a. Density - Planned density for these areas will ultimately be dependent upon whether an urban or rural residential development was originally proposed, whether public water and sewer (i.e. urban service area designation) is available, and based on compatibility with existing surrounding uses.⁴
 - b. Lot and Building Size - Limitations with regard to lot size or building size.
 - c. Preservation of Open Space -The preservation of open spaces and environmentally sensitive areas through conservation subdivision principles.
 - d. Availability of Adequate Utility Services - Minimal standards for either public or private water service and public or private sanitary sewage disposal—dependent upon location.⁵
 - e. Compatibility with Transportation Network - Location of existing or proposed public roads and private driveways.

³ Criteria to initiate a neighborhood planning process includes: when development in an area is imminent, when sewer service is anticipated to extend into the area, or when petitions for such plans are brought forward by residents within the area or by Town Officials.

⁴ Areas where the Town has proposed neighborhood plans have been identified on the proposed land use map. Any neighborhood planning effort will involve all affected property owners within the designated planning area in the creation, review and adoption of any plan. Direct mail and publication of meeting notices will be utilized to notify affected residents. Once adopted, these neighborhood plans will be formally incorporated into the Town Plan as an amendment. This will require formal coordination with Dane County.

⁵ The Town will consider the designation of urban or rural residential development in the appropriate neighborhood plan for the area in question. In areas where urban service designation is available, the town will encourage urban development that will be connected to public water and/or sewer. Limited service areas or other septic and well alternatives will be considered if adequate land is available and makes logical sense to locate such development in an area where public water and sewer are not readily available or cost effective.

5. Connection to Public Sanitary Systems - Prohibit privately sewered (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
6. Siting of Housing for Private Septic Systems - Where private septic systems are to be utilized, guide residential development to non-productive farmland areas with soils that can support a private septic system.
7. Siting of Housing for Overall Compatibility - 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.
8. Limit Sprawl Along Major Roadways - Discourage strip forms of residential development along identified collector and arterial roads. The Town will recommend that shared driveways or reverse frontage roads will be required for land divisions with less than 600 feet between access points along arterial roads, and less than 300 feet along collector roads.
9. Consideration of Impacts to Town Service Quality and Capacity - Review petitions for creating additional land divisions or subdivisions in non-agricultural districts (e.g., R-1 or RH-1) considering the long-term effects on the ability of the Town to provide services.
 - Potential Limits on Number of Land Divisions - The Plan Commission and the Town Board may consider limiting the number of parcels created each year to assure that Town services can be provided in an efficient and effective manner.
 - Permitting Future Land Divisions - As the Town tax base is reduced by the annexation of Town lands to adjacent cities, the Plan Commission and Town Board will allow the creation of additional non-agricultural parcels to maintain the taxable value of property in the Town.
10. Site Plan Submittal Standards - Require that a site plan for all proposed residential development on any agricultural or non-agricultural land in the Town 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.
 - 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 - Any erosion control measures required to control runoff, and all cuts and fills shall be noted on the site plan.
 - 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.
11. Plan Commission Review of Development Proposals - The Plan Commission's site plan review of any proposed residential development will be 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. Wherever possible, the site plan should preserve the natural view, and preserve and protect natural resources. Specifically, the site plan should demonstrate the preservation and protection of wetlands, woodlands, native grasslands, erodible slopes, and wildlife habitat. 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 with the Town's Driveway Ordinance (Ordinance #02-01).

- 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:
- o Existing parcel boundaries, with owner name and size of parcel identified in acres.
 - o Overview of existing land use and zoning
 - o Existing wetlands, floodplains, natural areas, environmental corridors, and steep slopes greater than 12%.
 - o Existing buildings, structures and infrastructure
 - o Existing streets, roads, driveways and trails
 - o Aerial photo
 - o Proposed parcel boundaries, and size in acres, as well as proposed building sites in square feet.
 - o Proposed land use and zoning
 - o Proposed buildings, structures and infrastructure
 - o Proposed streets, roads, driveways and trails
 - o Proposed open spaces or corridors (if applicable)
 - o Other requirements requested by the Town.
12. Designation of Transitional Agriculture Areas - Develop and define a transitional agricultural land use category that identifies long-term areas to be considered for future residential development. (See Agricultural Element)

Transportation Element

Goal

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

Objectives

- Ensure that local town roads are adequately maintained to safely serve local town residents.
- Ensure that roads, streets, and highways that serve primarily non-local traffic have a minimum impact on the residents of the Town of Verona.
- Participate in the development of alternative transportation and recreational trails when they directly benefit the Town of Verona.

Policies

1. Cooperative Planning for USH 18-151 Bypass - 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.
2. Cooperative Planning for Regional Transportation Facilities - 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 - Utilize local and regional transportation plans when reviewing subdivision plats and certified survey maps.
4. Incorporation of Natural Resource Areas in Transportation Planning - Encourage the respect of all natural features and conditions in the design and location of transportation facilities. The Town will encourage that all practicable steps be taken to minimize disturbances to natural resources.
5. Provision and Maintenance of Adequate Rights of Way - Ensure that all new or improved roadways in the town have sufficient right of way designated for construction, overall safety and access for future work.

6. Standard Right of Way Requirements - 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.
7. Monitoring of Traffic - 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.

Utilities and Community Facilities Element

Goal

Ensure that all Town residents have access to safe adequate public facilities and services, by monitoring Town financial resources, staffing levels, and equipment needs to effectively manage Town infrastructure and facilities.

Objectives

- Direct high-density residential development and non-agriculturally oriented commercial and industrial development requiring a full range of urban services to the Verona Urban Service Area and/or the Madison Central Urban Service Area unless otherwise proposed for a specific area in the Town in concurrence with the Town Comprehensive Plan or adopted neighborhood plan by the Town Board.
- Require any development outside of an Urban Service Area to be on a site with adequate well and septic access.

Policies

1. Multi-Family Housing and Urban Services Areas - Consider multiple-family housing only within an urban service area where it can be served by public sewer (see *Urban Service Area* map).
2. Commercial and Industrial Uses With High Water Use - Direct any commercial or industrial use requiring large volumes of water, sewage treatment, or fire protection provided by a public water system with hydrants to locate within an urban service area.
3. Future Urban Service Areas - Pursue Urban Service Area expansions for those areas identified in this comprehensive plan or subsequently approved neighborhood plans.⁶
4. Limited Urban Service Areas - Proposed rural or urban residential areas that meet Town subdivision and public or private water and sewer service requirements as necessary may be proposed as a limited sewer service area to allow for a higher density to preserve open space, environmentally

⁶ Neighborhood plans will be fully incorporated into the Town Comprehensive Plan as a formal amendment to the comprehensive plan. These amendment procedures are identified in the Town Comprehensive Plan and Wisconsin Statutes. The Town is considering urban service areas for areas designated as rural residential and transitional agriculture on the proposed land use map. No other areas beyond those identified on the proposed land use map as rural residential or transitional agriculture are currently anticipated.

sensitive areas, or productive agricultural soils if it is determined that full urban services are not necessary.

5. Use of Joint Onsite Wastewater Treatment Systems - Any development proposing joint private onsite wastewater treatment systems, particularly those using newer technologies, shall be required to submit a maintenance and operation plan to the Town of Verona, subject to approval by the Town Engineer and the Town Board. The developer shall agree to the creation of a Town sanitary district at the Town's discretion in the event the system fails and the owner/operator fails to address the problem. Costs associated with repairs and maintenance shall be charged back to the serviced users of the facility.
6. Planning of Future Urban Service Areas - 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.
 - Pursue boundary agreements with the City of Verona, City of Madison, and City of Fitchburg.
 - 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. Coordinated Planning of Sanitary Sewer Facilities and Services with MMSD - Collaborate with Madison Metropolitan Sewerage District in planning and development of collection systems and treatment facilities that will be necessary to service households and businesses in Central Dane County, including the Town of Verona. (See April 21, 2004 correspondence from MMSD in the Appendix)
8. Coordination of Future Utility Corridors With the Town Comprehensive Plan - Require that the siting of any major electrical transmission line, natural gas main, or other utility corridor be addressed through joint planning with the utility provider and a formal amendment to the Town's comprehensive plan.
9. Begin Process for Siting a New Town Hall - Initiate research and feasibility analysis for siting of a new Town Hall facility within the Town.
10. Siting of Telecommunications Facilities - The Town of Verona will consider the siting of telecommunications facilities on a case by case basis.
 - a. Facilities are strongly encouraged to utilize existing towers whenever possible.

- b. No new telecommunications tower shall be located within the Town of Vienna without the owner/operator entering into an agreement with the Town that addresses the use, design, site location, overall safety, and potential impacts to the Town, neighboring properties and/or jurisdictions.
- c. Any areas where a tower is proposed must be identified on the Town's proposed land use map. If not already identified on the Proposed Land Use map, a formal amendment to the Town's Comprehensive Plan will be required.

Land Use Element

(This element is a compilation of other elements of this plan.)

Goal

Establish a comprehensive land use plan that coordinates housing, economic development, agriculture, and preservation of open space.

Objectives

- Permit rural and urban residential development that is properly designed and sited and does not conflict with existing agricultural uses and natural or environmentally sensitive areas. *(See Housing Element)*
- Direct high-density residential development and non-agriculturally oriented commercial and industrial development requiring a full range of urban services to the Verona Urban Service Area and/or the Madison Central Urban Service Area unless otherwise proposed for a specific area in the Town in concurrence with the Town Comprehensive Plan or adopted neighborhood plan by the Town Board. *(See Utilities and Community Facilities Element)*
- Require any development outside of an Urban Service Area to be on a site with adequate well and septic access. *(See Utilities and Community Facilities Element)*
- Promote the preservation of farmland by placing a high priority on limiting development on all properties in the Town that are designated as Agricultural uses on the proposed land use plan map and are not designated as proposed “Rural Residential,” “Urban Residential,” or “Transitional Agriculture” uses. *(See Agricultural Element)*
- Encourage development of a rural conservation program, which will allow the acquisition or transfer of conservation easements in order to protect productive farmland and environmentally sensitive lands from development. *(See Agricultural Element)*
- 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. *(See Natural Resources Element)*
- Actively participate with the Dane County Zoning and Natural Resources 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 and agricultural lime and the risks this activity entails. (See *Natural Resources Element*)

- 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. (See *Cultural Resources Element*)
- 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.⁷
- Identify future potential industrial areas (if any) in the Town that are most appropriate for industrial development.⁸ (See *Economic Development Element*)
- Collaborate with neighboring municipalities and governmental units in providing services and planning future land uses. (See *Intergovernmental Element*)
- Continue to utilize the Dane County Zoning Ordinance as the principal implementation tool for land use regulation. (See *Implementation Element*)
- Continue to utilize Floodplain, Shoreland and Wetland Zoning to protect applicable areas. (See *Implementation Element*)

Policies

Please refer to the appropriate element section for specific land use policies.

Notes on Future Land Use Projections

It is currently planned that development of the areas designated as rural residential and transitional agriculture will develop within the Town. This was not possible under previous plans and policies, and thus will create additional population for the Town not previously considered in the projections by the

⁷ Commercial policies have been identified in the event that the Town wishes to consider such a development, even though few or no such areas are currently identified on the proposed land use map. The existence of these policies should not be interpreted to assume that commercial uses are being actively pursued or even allowed by the Town at this time. Mixed use commercial-residential proposals will be considered by the Town if presented and approved in an adopted neighborhood plan for the area in question.

⁸ Industrial policies have been identified in the event that the Town wishes to consider such a development, even though few or no such areas are currently identified on the proposed land use map. The existence of these policies should not be interpreted to assume that industrial uses are being actively pursued or even allowed by the Town at this time.

Wisconsin Department of Administration. It is not known if these areas would develop otherwise within the City of Verona or Madison, since no known desire to develop or annex was known by the Town at the time of this plan. It is assumed that some degree of flexibility will be obtained by the Town of Verona in the development of a Town Subdivision Ordinance. Approximately 800 acres are currently identified on the proposed land use map for potential rural residential development over the next 20 years. Any proposed limited commercial uses will likely be within a mixed-use development, and not of considerable size. 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 areas, and productive agricultural soils be designated for preservation where appropriate—especially in the Sugar River/Lower Badger Mill Creek Watershed. Agriculture is projected to decline proportionately to these developments and to the rate of annexation by neighboring municipalities. See the Land Use Appendix of this plan for 20-year projections in five-year increments.

Agricultural Element

Goal

Identify the Town's productive farmland for the purpose of continuing agricultural land uses in the Town, and protecting existing farm operations from conflict with incompatible uses.

Objectives

- 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 designated as agricultural preservation.
- Identify areas for future "Transitional Agriculture" to provide for the orderly development of existing farmlands through the development of neighborhood plans.
- Encourage concepts of development that will allow for the conservation and protection of farmland and environmentally sensitive lands.
- Work with Dane County to establish guidelines to evaluate areas where excessive spreading of manure from off-site livestock operations should be restricted or limited based on site proximity to existing residences, environmental corridors, drainageways, other waterways, and other sensitive open space areas.

Note: The areas identified as "Agricultural Preservation" on the Proposed Land Use Map on page 47-48 are to be defined as agricultural preservation areas. The following policies apply to these areas.

Policies

1. Zoning and Density Policy - For areas designated for agricultural preservation on the Town's Proposed Land Use Map, the guiding principle remains the continued cooperative compliance with the Dane County A-1 (exclusive) Agriculture District under the Dane County Zoning Ordinance (Chapter 10.123), effective July 1978, and the number of allowable splits per property will be calculated beginning on October 17, 1980. Permitted non-farm development as defined by the Dane County Zoning Ordinance in areas designated for agricultural use on the proposed land use map that is to remain under agricultural zoning is subject to the standard of one split per 35 acres contiguously owned (see the Town's definitions of contiguous and split in the Glossary).

2. Farmland Preservation Tax Credits - Comply with the provisions of the *Farmland Preservation Law* to permit eligible landowners to receive tax credits under Chapter 91 of the Wisconsin Statutes.
3. Site Plan Requirements - Require landowners to submit a site plan of all proposed home sites or other approved uses to the Plan Commission and Town Board for review. See the *Housing Element* section of this Plan for site plan criteria.
4. Development in Ag Preservation Areas - Limit development in all land designated as agricultural preservation areas in the Town. In order to promote farmland preservation, the Town will discourage any development in these areas that does not directly serve the farm or farm business.
5. Split Tracking Policy - For agricultural uses identified on the proposed land use map that are zoned A-1 (exclusive), allow one split per 35 contiguous acres owned. The Town recognizes that the one split per 35 acres density policy does not mandate the creation of 35-acre land divisions, and strongly encourages the creation of splits as small as possible.
 - Definition of Original Farm - The number of splits calculated against total farm acres will be based on the original net farm acreage (exclusive of road right-of-way, utility easements, etc.) as of October 17, 1980, which is the date of the adoption of A-1 (exclusive) zoning 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. NOTE: Any area designated for residential use on the proposed land use map shall no longer be subject to split requirements of exclusive agricultural zoning unless mutually agreed upon between the landowner and the Town of Verona. (These parcels will be subject to the density requirements of the approved zoning classification.)
 - Other Applicable Policies - Home sites or other approved uses must meet the applicable criteria outlined in the applicable policy sections of this *Comprehensive Plan*.⁹
 - Rounding - The Town will allow landowners to “round up” fractional splits if the fraction is equal to or greater than one-half.

⁹ The existing home for a farm owner or farm operator in an A-1 Exclusive district does not count against the Town's 1 per 35 acre density policy for areas zoned in this classification.

6. Separation of Farm Dwellings - 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 the one split per 35 acres density policy.
7. Assignment of Splits to Land, Not Owner - In order to prevent the occurrence of multiple divisions by successive landowners, splits shall run 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, and assignees, unless otherwise stated in an adopted neighborhood plan, guaranteed as a one-time land division, or proposed to be rezoned out of exclusive agriculture.
8. Method and Data Source for Determining Original Farm Acreage - The method for determining original farm acreage will be the net/gross calculation based on the County's Geographic Information System (GIS) parcel data. Unless there is a legal agreement between a buyer and a seller, the Town assumes that the remaining splits remain with the larger parcel.
9. Alternative Data Source - For disputes arising from competing interpretations on farm acreage, the Town will accept certified survey maps (CSMs) in place of county parcel maps or GIS records.
10. Use of Deed Restrictions - When the available splits are exhausted on a particular property, the Town will request that the County require the recording of deed restrictions that prohibit future division or development as a condition of rezoning and notify future landowners and decision makers.
11. Non-Conforming Parcels - Some legal non-conforming parcels of land (less than 35 acres and in existence before October 17, 1980) remain in the A-1 Agriculture District of the Town. The Town recognizes that these parcels are not generally suitable for agriculture and will consider proposals for plan amendments and rezonings based on a number of criteria, including:
 - a. The overall density of development proposed
 - b. Impact on services
 - c. Environmental impacts
 - d. Impact on and compatibility with surrounding land uses
 - e. Town & County agricultural preservation rezoning guidelines
 - i. Land has not had a history of economically viable farming activity.

- ii. Land which is too small to be economically used for agricultural purposes or which is inaccessible to farm machinery needed to produce agricultural products.
- iii. Land located such that conflict with surrounding agricultural uses is minimal.
- iv. Land divided such that the minimum lot size and density requirements for nonfarm parcels are consistent with policies in the town.
- v. Land with soils not classified as prime farmland or farmland of statewide importance.

The Town will render its decision on proposals for plan amendments and rezonings for such parcels and report its decision to the Dane County Zoning Department.

12. Discouragement of Non-Agriculture Commercial Uses - Strongly discourage non-agriculturally related commercial and business development such as those described in the Dane County Zoning Ordinances, Chapter 10, Sections 10.13 (C-1 Commercial District), 10.14 (C-2 Commercial District) and 10.141 (LC-1 Limited Commercial District) in areas designated as agricultural preservation areas and require non-agriculturally related commercial and industrial development as described in Dane County Zoning Ordinances, Chapter 10, Section 10.15 (M-1 Industrial District) to locate in urban service areas in which a full range of public services (e.g., sanitary and stormwater sewer, and water supply and distribution) are or can be provided.
13. Siting of Eligible Non-Farm Residential Uses - Place proposed non-farm residential development such that it minimizes impacts on neighboring agricultural uses, minimizes disruption of existing natural features, and prevents visual predominance over the surrounding landscape.
14. Siting of Home Sites on Primarily Agricultural Parcels - In order to preserve agricultural land and avoid potential conflicts between agricultural and residential uses, the Town will discourage placement of a residence in the middle of a productive agricultural field.
 - This problem typically occurs in a rezoned area that is not legally separate from a larger A-1 (exclusive) area, all under common ownership, and not considered a lot (also called postage stamp rezone). A mixed-zoned parcel such as this could not be legally separated in the A-1 (exclusive) district, and the A-1 (exclusive) portion would have to be kept in agricultural use to comply with the zoning ordinance. This type of rezone would count against the Town density policy.

15. Farm Related Commercial Uses - Permit a limited range of farm-related businesses to supplement farm income. The proposed use must have a direct relationship to agriculture and not impose a negative impact on neighboring uses. If such business development requires that the land be rezoned, such development will count as a split toward the Town density policy.
16. Limit Operational Restrictions on Farms - Protect farm operations from restrictions on noise, odor, movement of farm machinery, and the keeping of animals associated with farm operations.
17. Promote Best Management Practices for Local Farming Operations - Encourage approved agricultural management practices and/or construction projects (such as waterways, contour strips and grass filter strips) on environmentally sensitive areas involving steep slopes, erodible slopes, water, and wetlands.
18. Transitional Agriculture Areas - Policies of the transitional ag planning category are as follows:
 - Definition: Areas designated as Agricultural uses on the proposed land use plan map including lands currently zoned A-1 Exclusive within these areas, that are likely to be annexed into the Cities of Madison, Verona, or Fitchburg and in an area with a significant increase of urbanization.
 - Area: The Transitional Agriculture classification will be applied to land in the N/E quadrant of the Town of Verona—specifically South of Midtown Road, East of the City of Verona and East of Highway M, North of Grandview Road and West of the Cities of Madison and Fitchburg.
 - Goal: To provide landowners in the areas of the Town that are particularly vulnerable to annexation and increase in urbanization alternatives to enable maintaining the character of the Town.
 - Policy: Because of the high likelihood of annexation and the significant increase in urbanization in the areas classified as Transitional Agriculture, the Town of Verona will consider requests to rezone land in this classification; or, if the development plan is consistent with the Town of Verona Subdivision Ordinance, and approved neighborhood plan (if required by the Town).
 - Exclusive agricultural zoning density standards apply (or as defined by the current zoning designation) until a neighborhood plan is adopted and incorporated into the

Town Comprehensive Plan, after which the requested rezoning can be approved.

- At such time of approval, the density policy of one split per 35 acres will no longer apply to the Transitional Agriculture uses, unless otherwise agreed upon between the land-owner and the Town of Verona.
- The default density for planned Transitional Agriculture areas shall be 1 per 8 acres, unless the development meets the Town's standards for a conservation subdivision under the Town's proposed ordinance or otherwise adopted in an approved neighborhood plan.
- Planned density for these areas will ultimately be dependent upon whether a urban or rural residential development is proposed, whether public water and sewer (i.e. urban service area designation) is available, and what is determined to be appropriate for the area in an adopted neighborhood plan.

Natural Resources Element

Goal

Maintain the natural resources in the Town that contribute to its open space character.

Objective

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.

Policies for All Natural Resources

1. Promote the Protection of Natural Areas - Encourage landowners and developers to protect, preserve, and enhance natural resources and features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, and native grasslands.
 - The Town views this as an important component of long-range land use planning in order to:
 - Enhance the quality of life in the Town, now and for future generations.
 - Maintain ecological health and biological and genetic diversity.
 - Promote educational opportunities regarding the flora and fauna of the Town.
 - Provide recreational opportunities for all citizens of the Town.
2. Siting of Buildings and Natural Resources - Discourage placement of building sites on areas that will encroach upon unique or important environmental resources of the Town, or result in erosion or excessive storm water runoff, per the Dane County Erosion Control Ordinance (Chapter 14, Subchapter II, Dane County Code).
3. Applicable Regulations - Direct all development to comply with State (Wisconsin Statutes, Section 29.145), Federal, and County regulations protecting endangered and/or threatened species.
4. Promotion of Cooperative Preservation Efforts - Support other levels of government and private entities in preserving and acquiring natural features, especially those within identified environmental corridors (such as the 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, such as those identified in the Town's *Open Space and Parks Plan* (see Appendix).

5. Promote Cooperative Environmental Restoration Efforts - Support all levels of government and private entities in efforts to restore and improve disturbed or degraded natural features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, and native grasslands.
6. Promote Habitat Preservation - Encourage the preservation and enhancement of areas needed to support local wildlife.
7. Cooperate with Dane County Parks Department - Assist Dane County in preparing their *Parks and Open Space Plan* that recognizes natural features within the Town that are worthy of protection and/or restoration.

Policies for Physical Geography

1. Protect Major Geologic Features in the Town - Protect the major geologic features of the Town's landscape, including the Johnstown Terminal Moraine and other unique glacial features.
2. Siting of Buildings and Geology - Encourage the design and siting of buildings that are compatible with the natural character of the area, including but not limited to the following:
 - a. Encourage building siting below ridge tops and within shielded areas wherever possible.
 - b. Encourage placement of utility poles and towers below ridge tops.

Policies for Soils

1. Protection of Soils - Protect highly productive soil types, as defined by the Natural Resources Conservation Service (NRCS), for agricultural use.
2. Consideration of Development Impact to Neighboring Uses - Evaluate the impact on surrounding land when a land use change is proposed.
3. Erosion Control Policy - Require the evaluation of any development proposal to ensure that soil loss is minimized and will mandate the use of soil conservation practices, where necessary, to prevent these losses.

Policies for Surface Waters and Wetlands

1. Protection of Surface Water and Groundwater Resources - Protect and improve the quality of surface and groundwater within the Town. The Town's water resources include the Upper Sugar River, its watershed and tributaries; Badger Mill Creek, its watershed and tributaries, and Goose Lake.
2. Protection of Floodplains and Wetlands - Protect floodplains and wetlands from development 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.
3. Dane County Stormwater Management and Erosion Control Regulations - Comply with Dane County zoning regulations on erosion control and storm water management pertaining to shorelands, wetlands, and floodplains.
4. Regulation of Construction Sites - Require proper management of construction site runoff.
5. Cooperative Management of Livestock Operations - Collaborate with other agencies in assisting landowners to adopt practices that improve livestock manure management, reduce livestock access to streams, and implement best management practices that improve surface and ground water quality.
6. Enhance and Protect Local Resource Areas - Work actively with DNR, Dane County, landowners, and public and private entities to improve the Upper Sugar River and Badger Mill Creek watersheds. Such issues might include fish and wildlife habitats, erosion, stormwater runoff, flooding, and eutrophication.

Policies for Woodlands

1. Protection of Woodland Areas - Protect woodlands from degradation and destruction by inappropriate development and uses.
 - a. Preservation of Existing Trees -The Town will encourage the minimum removal of trees for all building sites.
 - b. Building Site in Managed Forest Areas - Any building sites proposed in areas with a formal managed forest program (DNR) should continue to meet minimum program requirements.
 - c. Controlled Burning - The Town will protect woodlands from indiscriminate burning, but encourage the use of prescribed burning to promote oak regeneration where desirable.

2. Promoting Reasons for Maintaining Woodlands - 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.
3. Building Sites in Wooded Areas - Encourage the preservation of trees through the site planning process.

Policies for Grasslands

1. Limit Development Impacting Grassland Areas - Discourage development in areas that will adversely affect native or restored grasslands.
2. Preserve Grassland Habitat Areas - Prevent decline of native grasslands resulting in the loss of natural habitat for associated birds, animals, and flowers, especially those declared endangered and threatened species by Federal or State regulations (Wisconsin Statutes, Section 29.145).
3. Grasslands as a Part of Town Character - 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. Furthermore, protect and encourage management of *original* grasslands, prairies, and savannas for their distinctive historical legacy in our Town, and for their beauty and cultural value.
4. Promote Available Educational Efforts - Collaborate with private groups and public offices (such as the LCD, Wisconsin DNR, Dane County Parks, and the NRCS) for providing educational programs that increase understanding as to why grasslands are an important natural resource in the Town.

Recreation and Environmental Education Objective

Support a broad diversity of recreational and environmental learning opportunities for Town residents.

Recreation and Environmental Education Policies

1. Cooperate with Dane County Parks Department - Collaborate with Dane County in the future planning and development of county parks.
2. Support Recreational Trail Development - Support 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.

3. Promote Natural Resource Stewardship - 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.
4. Promote Safe Bike Routes - Collaborate with other government agencies, including the Dane County Highway Department, and local governmental units in the development and maintenance of safe, designated bike trails on Town roads.
5. Promote the Ice Age Trail - Collaborate with other government agencies, as well as private entities (e.g., the Ice Age Park and Trail Foundation) in the planning and implementation of projects such as the Ice Age National Scenic Trail.
6. Collaborate on the Acquisition of Key Open Space Areas - Work with Dane County, other units of government, and private entities to prioritize and encourage the acquisition of parcels identified in the County's *Parks and Open Space Plan* and the Town's *Open Space and Parks Plan* (see Appendix).
7. Pursue Funding Opportunities - Encourage the use of and apply for grant monies, such as the Dane County Conservation Fund (DCCF) and State and Federal grants, where these additional funds will assist the Town in addressing its land use objectives.

Mineral Extraction Objective

Actively participate with the Dane County Zoning and Natural Resources 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 and agricultural lime and the risks this activity entails.

Mineral Extraction Policies

1. Inclusion of Sites on Proposed Land Use Map - Approved mineral extraction sites will be identified on the *Town of Verona Proposed Land Use Map* as industrial uses. (see Appendix).
2. Conditions for Consideration of New or Expanded Sites -The opening or expansion of approved sites, or the establishment of new sites without a plan amendment, may be allowed 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.
3. Required Elements for Operational Plans - The applicant for any opening or expansion of a mineral extraction site shall 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 1/4 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.
4. Conditions of Operation and Site Closure -The following conditions shall be met in the operation and closure of a mineral extraction site:
- a. Fencing and Signage - A fence 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.

- e. Completed Reclamation - All mineral extraction sites shall be reclaimed so that all approved final slopes shall have the topsoil that was removed or disturbed replaced with soil at least as adequate as the topsoil that was removed, for the purpose of providing adequate vegetative cover, and stabilization of soil conditions.
5. Applicable County Ordinance - Mineral extraction operations must comply with all procedures and operations described in Dane County ordinance 10.191.

Cultural Resources Element

Goal

Maintain the cultural resources that contribute to preserving the heritage and rural character of the Town.

Objective

Identify and preserve any known historical features or archeological sites that represent examples of the unique agricultural heritage of the Town and foster their preservation for future generations.

Policies

1. Coordination with State Agencies - Consult with the State Historical Society of Wisconsin, Historic Preservation Division, for assistance in locating cultural resources.
2. Review of Current and Historical Documentation for Relevant Parcels - Utilize existing records for facilitating preservation of historical features and archeological sites when reviewing site plans for future development and land use.
3. Maintain an Inventory of Known Buildings and Sites - Maintain an inventory of known and potential culturally significant sites within the Town of Verona.
4. Ordinance Development - Develop and adopt a historic preservation ordinance.

Economic Development Element

Goal

Identify areas and policies for the consideration of economic development in the Town.

Commercial and Business Development Objective

Consider commercial uses necessary to adequately serve the Verona area in order to provide a stable tax base and employment opportunities. Commercial development may include retail, restaurants, and highway commercial (service stations, mini warehouses, etc.).

Commercial and Business Development Policies

1. Ensure Compatibility with Neighboring Uses - Evaluate commercial development in terms of short- and/or long-term environmental impacts and compatibility with adjacent land uses.
2. Site Plan Requirements - Require site-specific planning for all proposed commercial development, including but not limited to the following items:¹⁰
 - a. Location of structures
 - b. Roads
 - c. Location of wells and septic systems
 - d. Storm water drainage.
3. Location of Major Water Users in Urban Service Areas - Direct any commercial use requiring large volumes of water, sewage treatment, or fire protection provided by a public water system with hydrants to locate within an urban service area (see *Urban Service Area* map).
4. Preservation of Agricultural Uses in Agricultural Preservation Areas - Strongly discourage non-agriculturally related commercial and business development as described in the Dane County Zoning Ordinances, Chapter 10, Sections 10.13 (C-1 Commercial District), 10.14 (C-2 Commercial District) and 10.141 (LC-1 Limited Commercial District) in areas designated as agricultural uses on the proposed land use plan map, including land zoned A-1EX (Agricultural District–exclusive)
5. Cooperative Planning of Significant Commercial Uses - Collaborate with adjoining municipalities in the planning and timing of the location and form of all commercial development proposed in and/or adjacent to the Town.

¹⁰ The Town would *consider* limited commercial uses if presented as a part of a neighborhood plan that consisted primarily of residential development that is consistent with this comprehensive plan.

6. Preservation of Tax Base Through Limited Commercial Development - With the goal of preserving tax base, the Town may collaborate with adjoining municipalities to identify areas for commercial development that will remain within the Town and that will have urban services provided by the municipality.

7. Areas of Consideration for Possible Future Commercial Uses - The USH 18-151 corridor, CTH PD, CTH PB, CTH M, and the Nesbitt Road area represent potential business areas of the Town, but have not been currently designated as future commercial areas to occur during the life of this plan. (see *Proposed Land Use* map).

Industrial and Manufacturing Development Objective

Identify future potential industrial uses and policies for industrial development.
(No such areas are currently identified on the proposed land use map.)

Industrial and Manufacturing Development Policies

1. Ensure Compatibility with Neighboring Uses - Evaluate industrial development in terms of short- and/or long-term environmental impacts and compatibility with adjacent land uses.
2. Site Plan Requirements - Require site-specific planning for all proposed industrial development, including but not limited to the following:
 - a. Location of structures
 - b. Roads
 - c. Location of wells and septic systems
 - d. Storm water drainage.
3. Location of Major Utility Users in Urban Service Areas - Direct any industrial use requiring large volumes of water, sewage treatment, or fire protection provided by a public water system with hydrants to locate within an urban service area (see *Urban Service Area* map).
4. Cooperative Planning of Significant Industrial Uses - Collaborate with adjoining municipalities in the planning and timing of the location and form of all industrial development proposed in and/or adjacent to the Town.
5. Prevention of Development That Conflicts with Farming - Prevent isolated industrial development that may result in environmental degradation or may conflict with farming operations or other existing land uses.
6. Preservation of Agricultural Uses in Agricultural Preservation Areas - Strongly discourage non-agriculturally related industrial and manufacturing development as described in Dane County Zoning Ordinances, Chapter 10, Section 10.15 (M-1 Industrial District) in areas designated as agricultural uses on the proposed land use plan map, including land zoned (A-1EX Agricultural District-exclusive).
7. Preservation of Tax Base Through Limited Industrial Development - With the goal of preserving tax base, the Town may collaborate with adjoining municipalities to identify areas for industrial and manufacturing development that will remain within the Town and that will have urban services provided by the municipality.

8. Mineral Extraction Uses as Industrial Uses - Mineral extraction uses shall be treated as industrial uses for purposes of land use planning, and are subject to the Dane County Conditional Use Permit process.

Intergovernmental Relations Element

Goal

Collaborate with neighboring municipalities, school districts, Dane County, the State of Wisconsin, the federal government and other jurisdictions as appropriate in providing services and planning future land uses.

Objectives

- Work with neighboring municipalities to secure boundary agreements where feasible.
- Work with Dane County on maintaining and improving the County Zoning Ordinance.
- Work with Dane County, the Wisconsin Department of Transportation, and neighboring municipalities to maintain and improve local highways and roads.
- 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.
- Work with the Dane County Regional Plan Commission and Madison Metropolitan Sewer District to maintain (and expand when necessary) the existing urban service area.
- 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).

Policies

1. Encouragement of Intergovernmental Cooperation on Relevant Issues - Collaborate with neighboring municipalities in addressing common issues such as annexation, storm water, 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. The Town has explored these type of agreements with the City of Verona and City of Madison, but to date no such agreement has been reached.

2. Cooperative Planning for Future Wastewater Services - Collaborate with MMSD in its planning of future wastewater services for communities in Central Dane County, including the Town of Verona. The Town recognizes that this planning may include opportunities for parks, open space, and recreational access along the Sugar River.
3. Encourage Support for Restoration Efforts - 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.
4. Coordinate Open Space and Parks Planning with the Dane County Parks Department - 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*.
5. Encourage Support for Preservation and Acquisition Efforts - 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* (see Appendix) 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 Trail Junction Resource Area.
6. Cooperatively Manage Open Space Resource Areas - Collaborate with other governmental entities 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.
7. Cooperatively Manage Wildlife Concerns - Collaborate with appropriate governmental agencies in dealing with nuisance wildlife concerns, such as deer, within the Township.
8. Coordinate Planning in the USH 18-151 Bypass Area - 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.
9. Actively Participate in Local and Regional Planning Efforts - 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.
10. Actively Seek Comments from Neighboring and Overlapping Jurisdictions - Solicit comments on the Town Comprehensive Plan from the Verona Area School District in relation to evaluating potential impacts of new residential

development within the Town, and similarly consult with the District on any proposed development of significant size.

11. Cooperate with VASD on Siting of New Schools - Work jointly with the Verona Area School District to assist in the siting of new facilities.

Implementation Element

Goal

Utilize the comprehensive plan as necessary to ensure its overall effectiveness and relevancy.

Implementation Objectives

- Continue to utilize the Dane County Zoning Ordinance as the principal implementation tool for land use regulation for agricultural preservation areas.
- Continue to utilize Floodplain, Shoreland and Wetland Zoning to protect applicable areas.
- Adopt zoning and subdivision policies that will implement the Town's Transitional Agriculture policy and regulate proposed residential uses.

Implementation Policies

1. Ongoing Plan Maintenance - The Town of Verona adopted a land use plan in 1980. The continued updating of the plan will ensure the most appropriate use of all Town lands and the preservation of the resources bestowed on this area. This updated plan will be the basis for the Town of Verona for evaluating land use requests (zoning, land divisions, etc.).
2. Combined State and Local Controls for Protection of Wetlands and Floodplains - One objective of this Plan, environmental protection, is partially implemented through the Floodplain, Shoreland and Wetland Zoning Districts. The intent of the Town is the protection of these areas from filling and development. There are, in addition, areas beyond the flood plain that need protection, and conservancy zoning will be considered for those areas. The Town will continue to monitor and take positions on legislation proposed to protect such lands and provide some benefit to landowners of such lands.
3. Gradual Reduction in Agricultural Preservation Areas - Residential development policies will be implemented through the updating of the proposed land use map and subsequent re-zoning and/or granting of conditional use permits where appropriate, establishment of neighborhood plans, and subdivision regulations. The Town will accommodate property owners interested in maintaining their property as an agricultural use, however pressures for development and annexation dictate that the Town provide some options for land-owners to alter their land use from Agricultural Preservation. This policy allows the Town to maintain itself as

- a viable entity. Rezoning to an appropriate zoning district will be required for any agricultural lands proposed for non-agricultural use.
4. Limited Commercial and Industrial Uses - Commercial and industrial development policies will be implemented primarily through the updating of the proposed land use map and subsequent re-zoning and/or granting of conditional use permits where appropriate.
 5. Implementation of a Conservation Subdivision Ordinance - Establish a subdivision ordinance that allows for the development of higher density subdivisions while encouraging the preservation of open space.
 6. Facilitate Rezoning Requests Compliant with the Town Comprehensive Plan - Work with Dane County Planning to implement appropriate rezoning of parcels when necessary for applicable owners requesting a land use change.

Goal

Ensure that proper procedures are followed for adopting the Town Comprehensive Plan.

Adoption Objectives

- Follow statutorily required adoption procedures as identified in s. 66.1001 (4)
- Ensure public participation objectives were met prior to formal adoption and in future plan updates and amendments.

Adoption Procedures and Policy

(The following adoption process is taken directly from Wisconsin State Statutes.)

A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

- (a) Public Participation Procedures - The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the

governing body and for the governing body to respond to such written comments.

(b) Plan Commission Recommendation - The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan that is adopted or amended as described in par. (b) (intro.).
3. The Wisconsin Land Council.
4. After September 1, 2003, the Wisconsin Department of Administration.
5. The regional planning commission in which the local governmental unit is located.
6. The public library that serves the area in which the local governmental unit is located.

(c) Adoption by Ordinance - No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the local governmental unit enacts an ordinance that adopts the plan or amendment. The local governmental unit may not enact an ordinance under this paragraph unless the comprehensive plan contains all of the elements specified in sub. (2). An ordinance may be enacted under this paragraph only by a majority vote of the members elect, as defined in s. 59.001 (2m), of the governing body. An ordinance that is enacted under this paragraph, and the plan to which it relates, shall be filed with at least all of the entities specified under par. (b).

(d) Public Hearing Requirements - No local governmental unit may enact an ordinance under par. (c) unless the local governmental unit holds at least one public hearing at which the proposed ordinance is discussed.

That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The local governmental unit may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. The date, time and place of the hearing.
2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

All comments received through the public hearing process are included in Appendix D of this plan.

Goal

Update and amend the Town Comprehensive Plan as necessary.

Plan Updates and Amendment Objectives

- Regularly monitor the land use policies and activities of neighboring municipalities and Dane County to ascertain any impacts on the Town Comprehensive Plan.
- Conduct an annual review of the Town Comprehensive Plan maps and policies by the Town Plan Commission and Town Board to determine if there is a need for formal plan updates or amendments. If any plan updates or amendments are proposed, the procedure described in Steps 2 – 4 below will be followed.
- Establish and consistently follow a formal amendment procedure for the Town Comprehensive Plan.

Plan Updates and Amendment Policy

The Town Board may amend this Comprehensive Plan after its annual review or at any time deemed necessary to address current conditions or proposals. The procedure for updating or amending text and/or maps is as follows:

1. Eligibility for Proposing Updates to the Plan - Any person owning land in the Town of Verona may propose an update or amendment to this Comprehensive Plan.
2. Notification of Residents - The Town Plan Commission shall notify all Town residents through a newspaper notice and shall conduct a public hearing to gather and present information on the proposed update or amendment.
3. Plan Commission Recommendation - Following the public hearing, the Town Plan Commission shall make a recommendation to the Town Board. The Town Plan Commission's recommendation is only advisory and is not binding on the Town Board.
4. Town Board Adoption - The Town Board, at a regular meeting, shall act on the Town Plan Commission's recommendation and shall approve, deny or amend the proposed update or amendment. Approved amendments will be transmitted to the County Board for adoption as part of the Farmland Preservation Plan. Amendments to the urban service area boundary also require approval of the WDNR and the Dane County Planning Department, Community Analysis and Planning Division.

Town of Verona

Existing Conditions Report

INTRODUCTION

It is the expectation of residents today that local governments make intelligent choices regarding the location and advocacy of types of development. They want to ensure that the advantages of living in their community are being protected and enhanced, while any disadvantages are minimized or eliminated. Land-use planning is the first step in establishing a formal process for identifying and making the best choices.

A successful plan is built on constant communication and cooperation, on an understanding of the past and a desire for a bright future. Coming to agreement on the design of the physical and economic character of a community requires balancing individual property rights with the good of the community as a whole. Ultimately, it forges a community vision, and paves the way for sound, value-based decision making and an effective development planning process.

This existing conditions report for the Town of Verona Comprehensive Plan is a compilation of information, data, trends, and facts regarding the Town and its surrounding environs. Data on neighboring municipalities is used for comparison. The information collected and presented in this report has been used to formulate the Plan and will continue to be used and updated to analyze the impacts of development plans on the Town of Verona. Residents and Town officials should reference this report as an encyclopedia for general historical information concerning the Town of Verona and its neighbors.

As additional information or updated figures become available, they should be included in this portion of the document. As this information affects the Comprehensive Plan recommendations, it should be used as the basis for amendments to the Plan. This report does not include any recommendations or action steps. That material is contained in the Plan, adopted by the Town Council, and published as Ordinance # (to be determined).

HISTORY OF TOWN OF VERONA

Three detailed descriptions of the early history of the Verona area are available in the Verona Public Library and are offered as suggested reading:

- *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 following historical sketch of the Township’s beginnings was taken from these accounts.

Native American Indians were the original inhabitants of the Town of Verona. Prehistoric “mound builders” left burial and effigy mounds here and across Wisconsin. Early settlers found many mounds throughout the township, including ten in the southeast portion of Section 8, now recognized as land west of North Nine Mound Road. Nine of the mounds were circular, and one was in the form of a mammoth.

The mounds were very distinctive as late as 1920. Unfortunately, they were plowed over, year after year, and are now lost. (Protected effigy mounds in the form of birds and animals can still be viewed on the University of Wisconsin campus near Washburn Observatory and in the University Arboretum.)

The Winnebagos were the last Native Americans to claim title to land in this region. In 1829, the Winnebagos signed a treaty at Prairie du Chien ceding about one-fourth of their land in southern Wisconsin to the U.S. Government. Maps and records indicated the line dividing Indian lands and U.S. Government lands passed through or near the Town of Verona. The line ran along the Sugar River from its mouth in northern Illinois, southwest of Beloit, to the source of the eastern branch of the river near Pine Bluff and Riley, then northeasterly into Columbia County. Remaining Indian lands east of this line were ceded to the government in a treaty signed at Rock Island, Illinois in 1832. After the signing of the treaties, most of the Winnebagos in Wisconsin were either moved or forcibly driven across the Mississippi River by the white settlers. Section 16, in all townships, was reserved by the government for the Indians who wished to stay. In the Town of Verona, the Town Hall is located east of the center of Section 16.

The Verona area was surveyed into sections in 1833. At the time of the survey, the land was part of Grant County in the Michigan Territory. The Territory of Wisconsin and Dane County were created in 1836. An act of the Wisconsin Territory in 1847 created the Town of Verona in Township 6 North, Range 8 East in Dane County.

The first town meeting was held on the first Tuesday of April 1847, chaired by Samuel Taylor. The earliest town meeting minutes in the records are for the meeting of April 7, 1857 by Town Clerk (innkeeper and postmaster) Joseph Flick. At this meeting, \$250 was voted for Town purposes, and \$25 voted for repairing the bridge at the Badger Mill.

The first white settlers to the township were bachelors James Young and Thomas Stewart, a pair of Scots men who first arrived in 1837. Both had been butchers in Galena, Illinois, and later were employed by Edward Campbell of Cross Plains, who kept the relay house for the stages between Madison and Mineral Point.

In the summer of 1840, a party of ten or twelve, including the bachelors, started out in a wagon from the Campbell house to explore the upper Sugar River valley. After about three miles, they came upon an elevated prairie and nine circular Indian Mounds (Section 8). They called this beautiful area Nine Mound Prairie. Continuing southeast they crossed what is now Badger Mill Creek and found several hundred acres of luxuriant flat grassland without stones on either side. The tract extended to the Sugar River on the west and was nearly surrounded by groves of hardwoods suitable for buildings and fencing.

On the left bank of the creek, a timber-covered promontory (the Terminal Moraine) with an elevation of from thirty to forty feet extending out about one-fourth mile provided a commanding view of the flats, which they called Mound Prairie. The two Scots later returned to this area (Section 27 and 28) to establish their first home in the side of the ridge. Thus, settlement of the Town of Verona began with people drawn to this area by rich prairie grasslands, clear streams, wooded hillsides, and scenic vistas. *Source: Town of Verona Land Use Plan September 16, 2002*

(A) Issues and Opportunities Information

1. TOWN SURVEY OF RESIDENTS

As part of the process of updating the Town's *Land Use Plan*, the Town of Verona (with assistance from the University of Wisconsin Department of Urban and Regional Planning) distributed a survey to every household and property owner in the Town. Over 700 surveys were mailed to residents and property owners to determine what type of land uses residents and property owners want, and where they want them to be located in the Town. The response rate was impressive, with over 70% of the surveys returned.

Highlights of those results include the following:

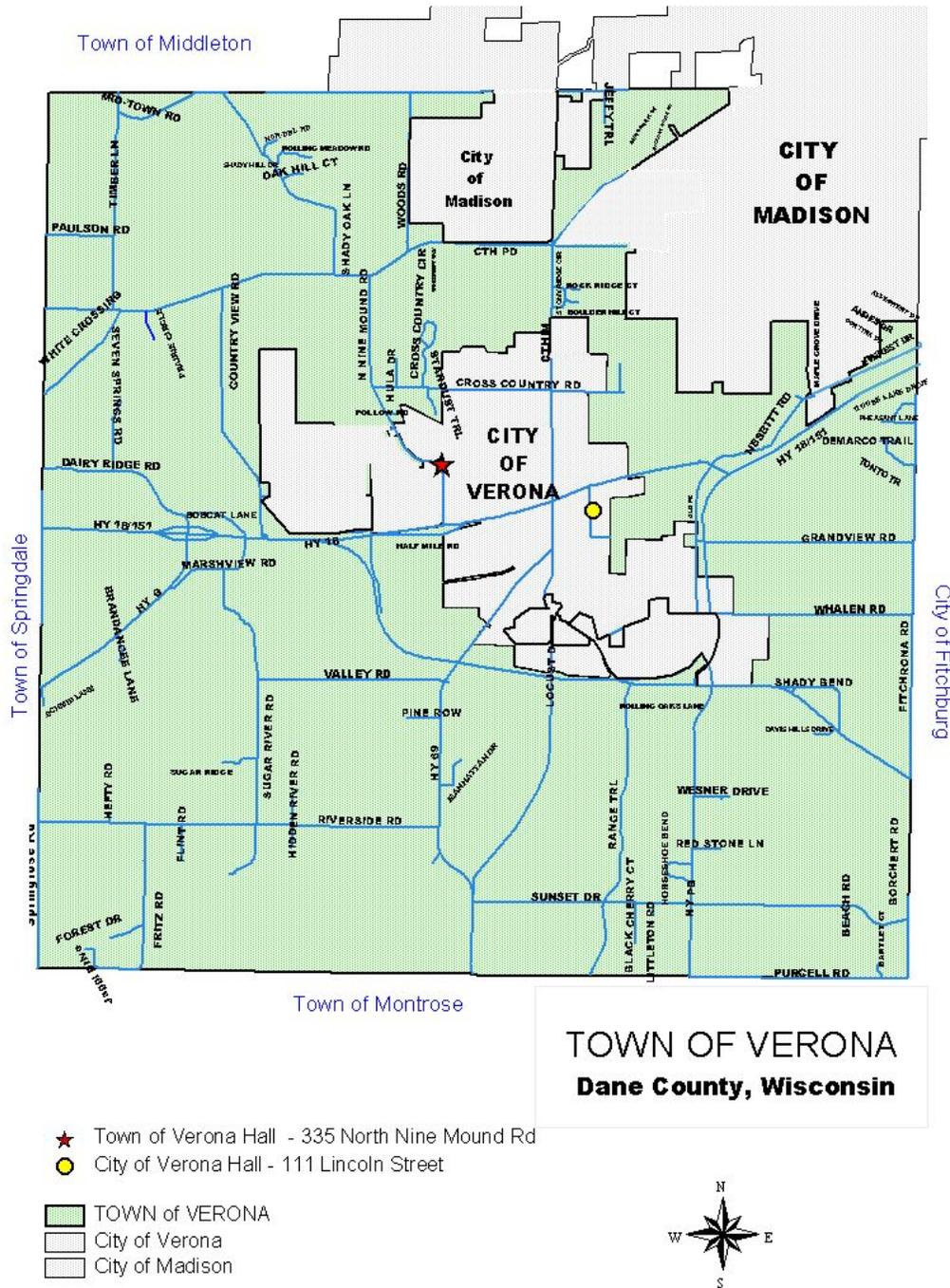
1. Over half of the respondents have lived in the Town for at least 16 years. Even more remarkable is the fact that 37.5% have been residents for 25 years or more.
2. Over 96% of the respondents were at least somewhat satisfied with living in the Town.
3. Over 80% of the respondents said preserving farmland is important or very important.
4. Respondents were strongly in favor of preserving both the natural environment and farmland.
5. Residential development was encouraged, while industrial and commercial developments were not.
6. Family farms, hobby farms, and recreational facilities were encouraged, while mobile home parks, mineral extraction, large corporate livestock farms, and heavy industry were not.
7. An overwhelming majority (80.2%) felt that business development should be confined to a few areas.
8. The top five issues were:
 - a. Amount of development in the Town as a whole
 - b. Town taxes
 - c. Loss of tax base due to annexation of land by Madison or the City of Verona
 - d. Loss of farmland
 - e. Schools

Source: Town of Verona Land Use Plan September 16, 2002

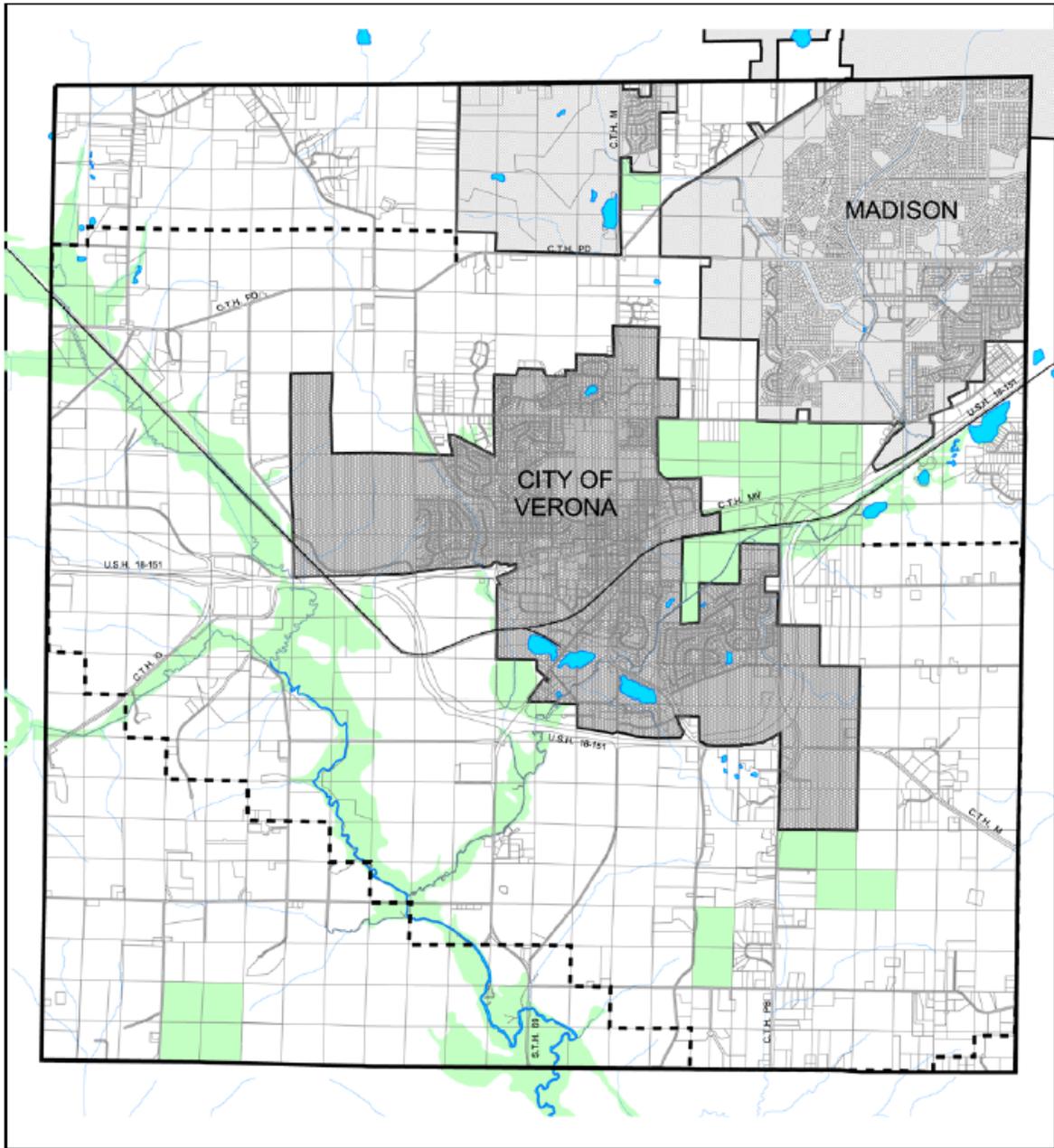
2. LOCATION

The Town of Verona is centered in the southern part of the state of Wisconsin, halfway between the Mississippi River and Lake Michigan. The community is part of Dane County, with a population of 2,153. The Town of Verona is a local unit of government situated on the southwestern edge of Wisconsin's state Capital--Madison.

Figure 1 - General Location Map



Parcel Base Map (May 2002)
Town of Verona
Dane County, Wisconsin



Key

- | | |
|---------------------------|---------------------|
| Township Boundary | Rivers |
| Verona | Lakes |
| Extraterritorial Boundary | Parcels |
| Military Ridge Trail | Open Space Corridor |

3. CLIMATE

Verona is located approximately 12 miles from the Madison WSO Airport Station. The weather range is moderate, with average low/high temperatures ranging from 22° to 82° through the seasons. Snow precipitation highs range around 50 inches, while rainfall high is over 30 inches annually.

Figure 2 - Verona Temperature Information

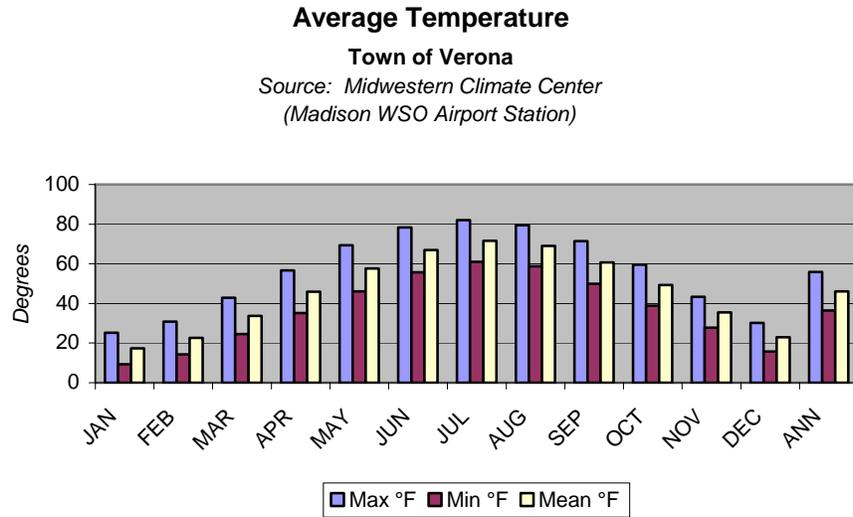
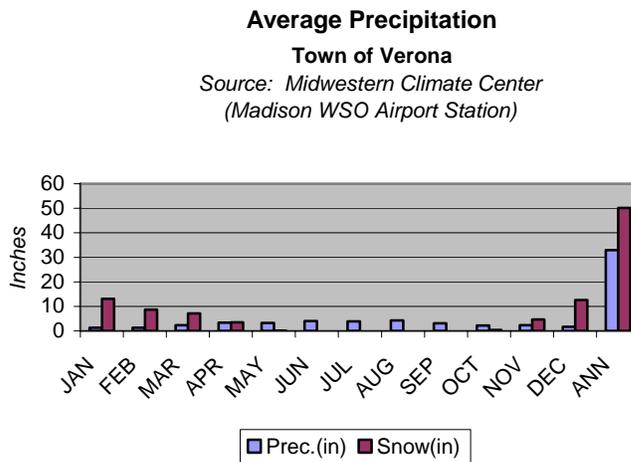


Figure 3 - Verona Precipitation Information



4. POPULATION GROWTH

The US Census shows that Verona has grown over 35% from 1960 to 2000. 1960 to 1970 shows the largest percentage of growth in the Town of Verona, with 40%. The Town of Verona’s growth has slowed to 1% over the last decade.

In 1990, the Town had a population of about 2,137. This decrease from the previous decade was primarily due to the reduction in residents of the Dane County Badger Prairie Health Care Center. The population continued to grow as demonstrated by the 2000 population of 2,153. The latest estimate for 2003 is 2,169.

Figure 4 - Population Change 1960-2000

Year	Town of Verona		Dane County	
	Number	% Increase	Number	% Increase
1960	1,594	19.7	222,098	15.1
1970	2,235	40.2	290,272	30.7
1980	2,259	1.1	323,545	11.5
1990	2,137	-5.6	367,085	13.5
2000	2,153	0.7	426,526	16.2

Source: US Census Bureau

Figure 5 - Area Community Populations 1990-2000

	1990	2000	Change	% Change
Town of Verona	2,137	2,153	16	1%
Town of Cross Plains	1,320	1,419	99	8%
Town of Middleton	3,628	4,594	966	27%
Town of Montrose	1,032	1,134	102	10%
Town of Oregon	2,428	3,148	720	30%
Town of Primrose	595	682	87	15%
Town of Springdale	1,258	1,530	272	22%
City of Verona	5,374	7,052	1,678	31%
City of Fitchburg	15,648	20,501	4,853	31%
City of Madison	191,262	208,054	16,792	9%
Dane County	367,085	426,526	59,441	16%
State of Wisconsin	4,891,769	5,363,675	471,906	10%

Source: US Census Bureau

5. POPULATION PROJECTIONS (2000 - 2020)

Wisconsin Department of Administration projects that the Town of Verona will continue to grow through 2015. The projections were completed in 1993 and are typically conservative estimates. Thus, it is reasonable to assume that the Town’s population will grow in excess of the 2,841 mark for 2015 if projected from DOA figures. 2000 Census indicate a population of 2,153.

Figure 6 - Straight Line Census Population Projections

	2000	Actual	2005	2010	2015	2020 Dane County Growth Rate 1990-2000 (16% @ decade)	2020 Current Growth Rate (31% @ decade)
Town of Verona	2,302	2,153	2,359	2,412	2,449	2,841	3,208
Town of Cross Plains	1,339	1,419	1,395	1,445	1,490	1,728	1,952
Town of Middleton	4,344	4,594	4,666	4,942	5,228	6,064	6,849
Town of Montrose	1,157	1,134	1,206	1,250	1,289	1,495	1,689
Town of Oregon	3,165	3,148	3,492	3,768	4,068	4,719	5,329
Town of Primrose	590	682	585	582	571	662	748
Town of Springdale	1,423	1,530	1,489	1,548	1,602	1,858	2,099
City of Verona	6,579	7,052	7,134	7,606	8,107	9,404	10,620
City of Fitchburg	19,287	20,501	21,018	22,487	24,058	27,907	31,516
City of Madison	209,523	208,054	217,012	223,739	229,453	266,165	300,583
Dane County	416,088	426,526	436,646	454,699	471,823	547,315	618,088
State of Wisconsin	5,287,825	5,363,675	5,409,436	5,512,313	5,603,528	6,500,092	7,340,622

Source: WI DOA and US Census Bureau

6. AGE DISTRIBUTION

The median age of Verona residents as determined by Census figures is 42.6 years old. The number of residents in the 45 to 54 year age category has increased by 205 people. Residents in the age brackets 20 to 44 years old have left the community, with a total change of 203 people. 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.

In 2000, the median age for the Town of Verona was 43 years, which is significantly higher than the median age of 33 for Dane County. The Town’s 1990 median age was 38 years, compared with 31 years for Dane County.

Source: Town of Verona Land Use Plan September 16, 2002

1990 population statistics shows that Verona had a relatively large proportion (14.2%) of population age 65 or older. This percentage was greatly influenced by the Badger Prairie Health Care Center. Of the 303 persons age 65 or older, 267 were living in group quarters. By comparison, in 1990, only 13.3% of Wisconsin’s population was age 65 or older, and only 9.3% of Dane County’s population was age 65 or older.

Source: Town of Verona Land Use Plan September 16, 2002

Figure 7 - Population by Age Comparison

Age	1990	%	2000	%	Change	%
Under 5 Years	135	6%	113	5%	-22	-16%
5 to 9 Years	133	6%	151	7%	18	14%
10 to 14 Years	134	6%	177	8%	43	32%
15 to 19 Years	154	7%	154	7%	0	0%
20 to 24 Years	95	5%	56	3%	-39	-41%
25 to 34 Years	311	15%	162	8%	-149	-48%
35 to 44 Years	388	19%	373	17%	-15	-4%
45 to 54 Years	208	10%	413	19%	205	99%
55 to 59 Years	138	7%	144	7%	6	4%
60 to 64 Years	93	4%	121	6%	28	30%
65 to 74 Years	142	7%	170	8%	28	20%
75 to 84 Years	116	6%	89	4%	-27	-23%
85 and Older	45	2%	30	1%	-15	-33%
Total	2,092	100%	2,153	100%	61	3%

Source: US Census Bureau

7. GENDER DISTRIBUTION

US Census data show that the gender distribution has remained stable from 1990 to 2000 for the Town of Verona and other comparable communities.

Figure 8 - 1990 - 2000 Gender Distribution

	Year 1990				Year 2000			
	Male		Female		Male		Female	
Town of Verona	1,089	51.0%	1,048	49.0%	1,101	51.1%	1,052	48.9%
City of Verona	2,552	47.5%	2,822	52.5%	3,411	48.4%	3,641	51.6%
City of Madison	93,179	48.7%	98,083	51.3%	102,248	49.1%	105,806	50.9%
City of Fitchburg	7,907	50.5%	7,741	49.5%	10,633	51.9%	9,868	48.1%
Dane County	180,413	49.1%	186,672	50.9%	211,020	49.5%	215,506	50.5%
State of Wisconsin	2,392,935	48.9%	2,498,834	51.1%	2,649,041	49.4%	2,714,634	50.6%

Source: US Census Bureau

8. RACIAL MAKEUP

Both the 2000 and 1990 Census indicate that the population of Verona is primarily Caucasian; 96% of the population. The residents have become slightly more diverse, gaining Black, American Indian, Pacific Islander and Hispanic residents.

Figure 9 - 1990 Population by Race

	Year 1990											
	White		Black		Am. Ind., Eskimo, or Aluet		Asian, or Pacific Islander		Other		Any Race	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Town of Verona	2,105	98.5%	7	0.3%	6	0.3%	15	0.7%	4	0.2%	16	0.7%
City of Verona	5,317	98.9%	18	0.3%	18	0.3%	15	0.3%	6	0.1%	40	0.7%
City of Madison	173,504	90.7%	8,109	4.2%	752	0.4%	7,471	3.9%	1,426	0.7%	3,877	2.0%
City of Fitchburg	14,604	93.3%	700	4.5%	57	0.4%	210	1.3%	77	0.5%	233	1.5%
Dane County	344,617	93.9%	10,511	2.9%	1,201	0.3%	8,666	2.4%	2,090	0.6%	5,744	1.6%
State of Wisconsin	4,512,523	92.2%	244,539	5.0%	39,387	0.8%	53,583	1.1%	41,737	0.9%	93,194	1.9%

Source: US Census Bureau

Figure 10 - 2000 Population by Race

	Year 2000											
	White		Black		Am. Ind., Eskimo, or Aluet		Asian, or Pacific Islander		Other		Any Race	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Town of Verona	2,097	96.4%	31	1.4%	7	0.3%	28	1.3%	13	0.6%	21	1.0%
City of Verona	6,932	97.4%	62	0.9%	32	0.4%	64	0.9%	25	0.4%	50	0.7%
City of Madison	178,831	83.8%	14,234	6.7%	1,898	0.9%	13,744	6.4%	4,644	2.2%	8,512	4.0%
City of Fitchburg	17,297	82.1%	1,985	9.4%	188	0.9%	775	3.7%	812	3.9%	1,329	6.3%
Dane County	386,155	88.8%	20,241	4.7%	3,331	0.8%	17,131	3.9%	7,973	1.8%	14,387	3.3%
State of Wisconsin	4,827,514	88.3%	326,506	6.0%	102,768	1.9%	107,078	2.0%	104,662	1.9%	192,921	3.5%

Source: US Census Bureau

9. EDUCATIONAL ATTAINMENT

In 1990, 32% of Town residents have graduated from high school without pursuing further education. 18% have some college experience, and 43% of residents have a higher, associate to graduate, degree.

Figure 11 - Town of Verona Educational Attainment, 2000

Highest Level Completed	Count	Verona %	Dane	Wisconsin
			County %	%
Less than 9th Grade	40	3%	3%	5%
9th to 12th Grades	60	4%	5%	10%
HS Graduate, No College	489	32%	22%	35%
Some College, No Degree	270	18%	20%	21%
Associate Degree	98	6%	9%	8%
Bachelor's Degree	310	20%	25%	15%
Graduate/Professional Degree	252	17%	16%	7%

Source: US Census Bureau

10. INCOME AND POVERTY RATES

Three demographic variables were extracted from the 2000 Census to gauge income for Verona, Dane County and the State of Wisconsin. Verona shows a much higher Median Household Income (MHI), Median Family Income (MFI) and Per Capita Income (PCI) than the County or the State.

Figure 12 - Select Income Characteristics for Town of Verona and Comparables, 2000

Poverty Measurement	Verona	Dane County	Wisconsin
Median Household Income, 2000	\$ 69,519	\$ 32,703	\$ 29,442
Median Family Income, 2000	\$ 80,000	\$ 41,529	\$ 35,082
Per Capita Income, 2000	\$ 31,405	\$ 15,542	\$ 13,276

Source: US Census Bureau

(B) Housing Information

1. STRUCTURAL CHARACTERISTICS

There are a wide variety of structural characteristics for the Town’s housing.

A variety of different housing styles exist within the Town. Styles include ranch and colonial-styled single-family structures.

2. OCCUPANCY STATUS AND TYPE

Housing in Verona has increased by 87 units from 1990 to 2000, an average of 8.7 houses per year. By the 2000 Census, 84.56% of the units are owner-occupied and 18.25% rental properties. 13.68% of housing is vacant.

Figure 13 - Housing Units by Occupancy Type

	Count	% of Total Housing Units
Total Housing Units	774	
Occupied Housing Units	758	97.93%
Owner-Occupied Housing Units	641	84.56%
Renter-Occupied Housing Units	117	18.25%
Vacant Housing Units	16	13.68%
For Seasonal, Recreational, Occasional Use	6	37.50%
Homeowner Vacancy Rate	3.00%	
Rental Vacancy Rate	6.40%	

Source: US Census Bureau

Figure 14 - Comparison of Housing Units by Occupancy Type 1990-2000

	1990	2000	Absolute Change	% Change
Total Housing Units	671	758	87	13%
Owner Units	513	641	128	25%
Rental Units	141	117	-24	-17%
Vacant Units	17	16	-1	-6%

Source: US Census Bureau

3. HOUSING AGE

The above table highlights housing age for the Town of Verona. The Town had relatively high levels of the growth. Census records indicate 188 homes were built during the 1990s.

More than 160 new single family homes were built in the Town between 1988 and 1999, an addition of 13 new single family homes per year. Residential platting outpaced residential construction during that same period. *Source: Town of Verona Land Use Plan September 16, 2002*

Figure 15 - Housing Age

Housing Age	# of Structures	%
1999-March 2000	55	6.84%
1995-1998	44	5.47%
1990-1994	89	11.07%
1980-1989	102	12.69%
1970-1979	167	20.77%
1960-1969	194	24.13%
1940-1959	61	7.59%
1939 or earlier	92	11.44%
Total Housing Units	804	

Source: US Census Bureau

Figure 16 - Housing Type

	Single Family Housing Construction	Total*
1985	4	4
1990	19	19
1991	19	19
1992	17	17
1993	10	10
1994	12	12
1995	16	16
1996	16	16
1997	3	3
1998	11	11
1999	13	13
2000	14	14
2001	7	7
2002	16	16
2003	9	9

*No Multi Family housing construction during period

Source: Dane County Regional Planning Commission and Town of Verona

4. PROPERTY VALUES

The Town of Verona’s total Equalized Assessed Valuation (EAV) has increased from 2000 to 2003 by 19.3%%, rising from \$187,886,800 to \$224,203,000. Residential development makes up the largest segment in 2003 at \$182,611,900. Commercial development has the second highest value, followed by agriculture and manufacturing.

Figure 17 - Equalized Assessed Valuation (EAV)

Residential	2000 EAV	2003 EAV	Net Difference	% Difference
Land	\$41,960,800	\$61,102,500	\$19,141,700	45.62%
Improvements	\$108,944,700	\$121,509,400	\$12,564,700	11.53%
Total	\$150,905,500	\$182,611,900	\$31,706,400	21.01%
Commercial				
Land	\$1,104,100	\$3,163,400	\$2,059,300	186.51%
Improvements	\$2,915,100	\$3,968,711	\$1,053,611	36.14%
Total	\$4,019,200	\$7,132,100	\$3,112,900	77.45%
Manufacturing				
Land	\$845,000	\$961,300	\$116,300	13.76%
Improvements	\$1,064,300	\$1,081,700	\$17,400	1.63%
Total	\$1,909,300	\$2,043,000	\$133,700	7.00%
Agricultural				
Land	\$5,423,200	\$2,321,200	(\$3,102,000)	-57.20%
Improvements	\$0	\$0		
Total	\$5,423,200	\$2,321,200	(\$3,102,000)	-57.20%
Swamp & Waste				
Land	\$648,600	\$286,400	(\$362,200)	-55.84%
Improvements	\$0	\$0		
Total	\$648,600	\$286,400	(\$362,200)	-55.84%
Forest				
Land	\$1,455,000	\$1,749,700	\$294,700	20.25%
Improvements	\$0	\$0		
Total	\$1,455,000	\$1,749,700	\$294,700	20.25%
Other				
Land	\$4,902,000	\$7,740,000	\$2,838,000	57.89%
Improvements	\$18,624,000	\$20,318,700	\$1,694,700	9.10%
Total	\$23,526,000	\$28,058,700	\$4,532,700	19.27%
All Property				
Land	\$56,338,700	\$77,324,500	\$20,985,800	37.25%
Improvements	\$131,548,100	\$146,878,500	\$15,330,400	11.65%
Total	\$187,886,800	\$224,203,000	\$36,316,200	19.33%

Source: Wisconsin Department of Revenue

5. HOUSEHOLDS, HOUSING UNITS, AND PERSONS PER HOUSEHOLD

Over 100 new households were established from 1990 to 2000, an average of 10 households per year. 79% of these households are traditional family homes with children. 70% are married couple households without children. These numbers are fairly stable from the 1990 Census to 2000 Census.

Figure 18 - Town of Verona Household Statistics, 2000

	Households	Housing Units	Persons per Household
Town of Verona	758	774	2.69
Town of Cross Plains	513	525	2.77
Town of Middleton	1,572	1,610	2.90
Town of Montrose	418	437	2.71
Town of Oregon	1,063	1,077	2.96
Town of Primrose	243	252	2.79
Town of Springdale	570	585	2.68
City of Verona	2,591	2,664	2.68
City of Fitchburg	8,262	8,604	2.38
City of Madison	59,019	92,394	2.19
Dane County	173,484	180,398	2.37
State of Wisconsin	2,084,544	2,321,144	2.50

Source: US Census Bureau

Figure 19 - Town of Verona Household Statistics, 1990-2000 Comparison

	1990	2000	Absolute Change	% Change
Households	654	758	104	16%
Family Households (Families)	532	601	69	13%
Married Couple, Family	479	536	57	12%
Female Householder, No Husband Present	31	39	8	26%
Non-Family Households	41	157	116	283%
Average Household Size	2.86	2.69	0	-6%
Average Family Size	3.15	3	0	-5%

Source: US Census Bureau

6. FUTURE HOUSING NEEDS PROJECTIONS

The following housing projections are based on three different growth scenarios, breaking out anticipated occupancy types and income levels (Median Household Income or MHI). These projections are based on 2000 Census Data, and represent total housing need including existing units, potential vacancies, existing vacancy rates, existing income patterns, and housing prices.

Figure 20 - Ten Year Housing Projections, Multiple Growth Scenarios

10 Year- 2% Decennial Growth	< 50% MHI	51-80% MHI	81-110% MHI	111-200% MHI	> 200% MHI	Totals
Owner Occupied	62	95	151	215	163	686
Renter Occupied	76	37	21	19	7	159
Total Housing Units	139	131	172	234	170	1,608

10 Year- 8% Decennial Growth	< 50% MHI	51-80% MHI	81-110% MHI	111-200% MHI	> 200% MHI	Totals
Owner Occupied	66	100	160	228	173	727
Renter Occupied	81	39	22	20	7	169
Total Housing Units	147	139	182	248	180	1,703

10 Year- 12% Decennial Growth	< 50% MHI	51-80% MHI	81-110% MHI	111-200% MHI	> 200% MHI	Totals
Owner Occupied	69	104	166	236	179	754
Renter Occupied	84	40	23	21	7	175
Total Housing Units	152	144	189	257	186	1,766

Figure 21 - Twenty Year Housing Projections, Multiple Growth Scenarios

20 Year- 2% Decennial Growth	< 50% MHI	51-80% MHI	81-110% MHI	111-200% MHI	> 200% MHI	Totals
Owner Occupied	64	96	154	219	166	700
Renter Occupied	78	38	21	19	7	162
Total Housing Units	142	134	175	238	173	1,640

20 Year- 8% Decennial Growth	< 50% MHI	51-80% MHI	81-110% MHI	111-200% MHI	> 200% MHI	Totals
Owner Occupied	71	108	172	245	185	781
Renter Occupied	87	42	23	21	8	181
Total Housing Units	158	149	196	266	193	1,829

20 Year- 12% Decennial Growth	< 50% MHI	51-80% MHI	81-110% MHI	111-200% MHI	> 200% MHI	Totals
Owner Occupied	76	115	184	262	198	835
Renter Occupied	93	45	25	23	8	194
Total High Growth	169	160	209	284	206	1,955

Source: Projections by MSA based on 2000 Census Data

7. AREA HOUSING PROGRAMS AND RESOURCES

The following programs and resources are available to the residents of the Town of Verona.

Dane County Community Development Block Grant Program

In 1998, 43 Dane County communities, including the Town of Verona, joined together to establish the Dane County Community Development Block Grant (CDBG) program. This new partnership was recognized by the U.S. Department of Housing and Urban Development (HUD), allowing Dane County to receive CDBG funds on an annual basis for housing, economic development and community service initiatives that benefit people with low to moderate incomes. In 2001, five additional communities joined the Dane County Urban County Consortium, expanding the number of participating municipalities to 48 and representing 87% of the population outside the City of Madison.

Both Dane County and the City of Madison produced and adopted Five-Year Consolidated Plans for the allocations of these Federal resources, and both the Madison Community Development Authority (CDA) and the Dane County Housing Authority (DCHA) have also produced Five-Year plans for their respective operations.

Approximately \$1 million in CDBG funds is available annually for eligible projects in participating municipalities. Funds are awarded on a competitive basis and are available to municipalities, not-for-profit and for-profit entities.

Approximately 39% of funds in the Dane County CDBG program are targeted for housing assistance and aid for the homeless. Priorities of the program include:

- Increasing the number of housing units affordable to renter, particularly for elderly and for persons with disabilities
- Increasing the financial assistance available for repair and maintenance of low to moderate income homeowners
- Increasing the financial assistance available for moderate income renters to purchase homes
- Providing housing education, training and counseling for purchasing and repairing homes
- Providing assistance to the homeless or near homeless in the form of emergency and transitional shelter
- Supporting up-front planning required to design successful housing programs

CDBG funding for housing rehabilitation, down-payment assistance, housing counseling, homeless services, small or micro business loans, and business counseling are available on an annual basis through the Consolidated Application/Joint Proposal process in conjunction with the United Way, the City of Madison, and the Dane County Department of Human Services.

These applications are available around mid-April and are due in the County CDBG Office no later than noon on the 2nd Friday in June. If you have a question about whether your program

would qualify for these funds, contact [Ann Webbles](mailto:Ann.Webbles@dcba.net) at (608) 261-9781. Application materials are available online at: http://www.co.dane.wi.us/plandev/cdbg/how_to_apply.htm

Dane County Housing Authority (DCHA)

The Dane County Housing Authority (DCHA) offers education and counseling for first time homebuyers. First time buyers can learn about the home buying process, financing and caring for your home by attending courses offered at DCHA. Lenders, REALTORS®, Home Inspectors and Closing Agents explain their role in the process and help you become an informed consumer.

The Home Buyer Education Court is a comprehensive, two-session course. Participants who complete the course will earn a Certificate of Home Buyer Education. Homebuyer education certificates are required for many down-payment-assistance programs and some lenders require home buyer education certificates to qualify for first-time-homebuyer mortgage loans.

For additional information, contact Paula at the Dane County Housing Authority, 2001 W. Broadway, Suite 1, Monona, WI 53713 or by calling (608) 224-3636, Ext. 18.

The Home Buyers Round Table of Dane County Resource List

The Round Table is comprised of a group of individuals from the public and private sectors, as well as nonprofit groups, who share a common goal of promoting home ownership through education. They host an annual Home Buyers Fair in the spring of the year that provides a broad range of information regarding the total home purchase process. Throughout the remainder of the year, various subcommittees work on projects that will enhance home ownership education. Examples include Website Development, Financial Literacy, Housing Resources and Post Purchase Education. The following program list was taken from the Round Table website at:

<http://www.homebuyersroundtable.org/>

Down Payment / Closing Cost Assistance Programs

Down Payment Assistance Program

Loans offered through the Dane County Housing Authority for first time home buyers whose income does not exceed 80% of the Dane County Median Income.

608-224-3636 ext. 18. E-mail: pgorham@dcha.net

Down Payment Plus Program

A down payment and closing cost assistance program for low and moderate income home buyers whose income is under 80% of the median household income. This is a WI statewide program. Lender must be a member of the Federal Home Loan Bank (FHLB) of Chicago and a participant of this program.

1-888-318-4486. www.wphd.org

Home-Buy

A down payment/closing cost assistance loan program for first time home buyers in Dane County, whose income does not exceed 80% of the Dane County Median Income.

608-266-4223 www.ci.madison.wi.us/planning/homeser.pdf

South Central Wisconsin Housing Foundation

A low interest, short term loan to be used for down payment and/or closing costs for residents of Dane, Sauk, Green, Columbia, Iowa, Rock, Dodge, or Jefferson County whose income is below 90% of the County median income.

608-240-2800 e-mail: Kristine Wiese (kristine@wisre.com)

[REALTORS® Association of South Central Wisconsin](http://www.realtors.org)

WHEDA Easy Close

A loan for up to \$1,000 to cover closing costs.

1-800-334-6873 www.wheda.com

Zero Down Payment Loan Programs

Federal VA

A program for veterans, often no down payment and lower interest rates.

1-800-827-1000

Open Door

A 10-year forgivable grant program for down payment and a portion of closing costs.

Wells Fargo: 608-827-6565 or Home Savings: 608-282-6000.

"Rent to Own" Programs

See [below](#).

Rural Development

A federal agency that provides direct loans for low-income families and loan guarantees to moderate-income families for the purchase of a home. These loan programs may offer 100% financing and do not require private mortgage insurance. Often closing costs and repairs can also be financed. Eligible areas include communities under 10,000 population in Dane and surrounding counties. Household income cannot exceed the adjusted annual income limits established for each county.

608-935-2791 ext. 4. www.rurdev.usda.gov/wi

Other Special Programs

FHA (Department of Housing & Urban Development)

Contact your lender for more info.

www.hud.gov/buying

Madison Area Community Land Trust (MACLT)

An organization that uses the land trust ownership model to assist families with home ownership. Income limit is 80% of Dane County Median Income.

608-280-0131 www.emill.com/maclt/

Operation Fresh Start

Builds and sells a few homes each year for families whose income is no more than 80% of the Dane County Median Income

608-244-4721 www.operationfreshstart.org

Project Home

- **Home Repair Programs** -- For minor and major home repair programs in Dane and Green County for income qualified homeowners.
- **Weatherization Program** -- Low or no cost installation of measures to improve energy efficiency of homes in Dane and Green Counties for income qualified homeowners and renters.

608-246-3737 www.projecthomewi.org

Rural Development

A federal agency that provides direct loans for low-income families and loan guarantees to moderate-income families for the purchase of a home. These loan programs may offer 100% financing and do not require private mortgage insurance. Often closing costs and repairs can also be financed. Eligible areas include communities under 10,000 populations in Dane and surrounding counties.

608-935-2791 ext. 4. www.rurdev.usda.gov/wi

WI State VA

A program for eligible veterans with a 5% for down payment. These 30-year mortgages usually have an interest rate that is lower than comparable mortgages. No private mortgage insurance is necessary. 608-266-1311 dva.state.wi.us/

Rent to Own (Lease-Purchase Programs)

Common Wealth Development

A lease purchase program in the City of Madison Marquette-Williamson Neighborhood. Income limit is 80% of Dane County Median Income.

608-256-3527 ext. 11.

Urban League of Greater Madison

Single-family rent-to-own program. For families with incomes less than 60% of the Dane County Median Income. No down Payment required.

608-251-8550 www.ulgm.org

Programs for People with Disabilities

Ebtide, Inc.

Down payment, closing cost, and modification assistance in the purchase of a home for WI residents with disabilities or those who have family members with disabilities living with them whose family income is less than 60% of the area median income.

608-232-9388 or 1-888-838-9021 e-mail: jvogt@itis.com

Movin' Out, Inc. -- AHP Loans

For households with incomes less than 80% of the County Median Income and has a family member with a permanent disability.

608-251-4446 or 1-877-861-6746 e-mail: movin@chorus.net

Rehab Programs

Federal VA

1-800-827-1000

FHA (Department of Housing & Urban Development)

Contact your lender for more info.

www.hud.gov/buying

Movin' Out, Inc. -- AHP Loans

For households with incomes less than 80% of the County Median Income and has a family member with a permanent disability.

608-251-4446 or 1-877-861-6746. E-mail: movin@chorus.net

Project Home

Home Repair Programs-For minor and major home repair programs in Dane and Green County for income qualified homeowners.

608-246-3737 www.projecthomewi.org

Rural Development

Loan/grant program to help very low-income owners/occupants of modest single family homes in rural areas repair those homes. Household income cannot exceed the adjusted annual income limits established for each county.

608-935-2791 ext. 4. www.rurdev.usda.gov/wi

WHEDA

A Program to assist with purchase and rehab or rehab of a property you already own. Must have at least 10% equity in the property. Rehab costs must be at least one-third of original purchase price.

1-800-334-6873 www.wheda.com

WI State VA

A Loan to eligible veterans for additions, construction, repairs and alterations of a veteran's principal residence and for garage construction.

608-266-1311 dva.state.wi.us/

Home Investment Partnerships Program (HOME)

A variety of affordable housing activities may be supported by federal HOME awards including down payment assistance for homebuyers, rental rehabilitation, weatherization related repairs, accessibility improvements and rental housing development. Approximately \$13 million is awarded annually.

Information from Wisconsin Department of Administration Website

Homeless Programs

The Division administers three programs specifically designed to help homeless people:

HUD Emergency Shelter Grants -- funds may be used for homelessness prevention, essential services, rehabilitation of shelters and operating costs. Approximately \$1.4 million is awarded each year.

State Shelter Subsidy Grants -- provides up to one-half of an emergency homeless shelter's operating budget. Approximately \$1.1 million is awarded each year.

Transitional Housing -- provides housing and counseling to formerly homeless households so that they may become self-sufficient. Biennial awards totaling \$800,000 are made.

Information from Wisconsin Department of Administration Website

Housing Cost Reduction Initiative (HCRI)

Local sponsors compete for \$2.6 million in state grants annually to reduce the housing costs of low-income renters or home buyers. Eligible applicants include local units of government, American Indian tribes or bands in Wisconsin, housing authorities and nonprofit housing organizations. Eligible activities are emergency rental aid, home buying down payment assistance, homeless prevention efforts and related housing initiatives.

Information from Wisconsin Department of Administration Website

Local Housing Organization Grant (LHOG)

State grants are available to enable community-based organizations, tribes and housing authorities to increase their capacity to provide affordable housing opportunities and services. Approximately \$630,000 is awarded annually.

Information from Wisconsin Department of Administration Website

8. HOUSING CONTACT LIST

Ms. Ann Webbles
CDBG Program Specialist
Dane County Community Development Office
City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703
Phone: (608) 261-9781
e-mail: cdbg@co.dane.wi.us

Wisconsin Housing and Economic Development Authority
201 W. Washington Ave., Suite 700
P.O. Box 1728
Madison, WI 53701-1728
Phone: 608-266-7884
Toll Free: 1-800-334-6873
Fax: 608-267-1099

Wisconsin Department of Administration
Department of Housing and Intergovernmental Relations
Judy Wilcox
Special Needs Housing
101 East Wilson
Madison, WI 53702
Phone: 608-266-9388

Dane County Housing Authority
2001 West Broadway, Suite 1
Monona, WI 53713
Phone 608-224-3636 ext. 18

(C) Transportation Information

1. EXISTING ROADWAY AND TRAFFIC CONDITIONS

All the local, county, state and federal transportation routes within Dane County are classified under the “Roadway Functional Classifications.” These routes were delineated in the *Regional Transportation Plan for Dane County* (October 1988). The roadway functional classification system indicates the intended purpose each roadway serves within the entire roadway system. “Functional classification” describes the purpose of roadways that channel traffic onto the appropriate route and minimize traffic intrusion into neighborhoods and other areas sensitive to traffic. The *Functional Classification of Area Roadways Map* illustrates the forecast functional classification of area roadways, as adopted in the Regional Transportation Plan.

Arterial Roadways (State and federal routes) are intended to serve mostly traffic mobility, providing for long-distance traffic movement. The Town of Verona is served by two major arterial roadways, US HWY 18/151 routes east-west cross-state traffic, and County Trunk PB routes cross-county traffic.

Collector roadways serve the dual function of providing for both traffic mobility and land access (to home or business). Roads that provide direct access to residential neighborhoods and commercial/industrial centers and provide for inter-neighborhood trips are called collectors. These routes collect and distribute low to moderate traffic volumes between local streets and arterial routes. The north-south collectors serving the Town of Verona are County Trunk M and State Highway 69. Major local collectors in the Town of Verona include Cross Country Road, Nesbitt Road, and Raymond Road.

Local roadways serve mostly to provide land access. Virtually all of the Town roads not named above are considered “local” roads.

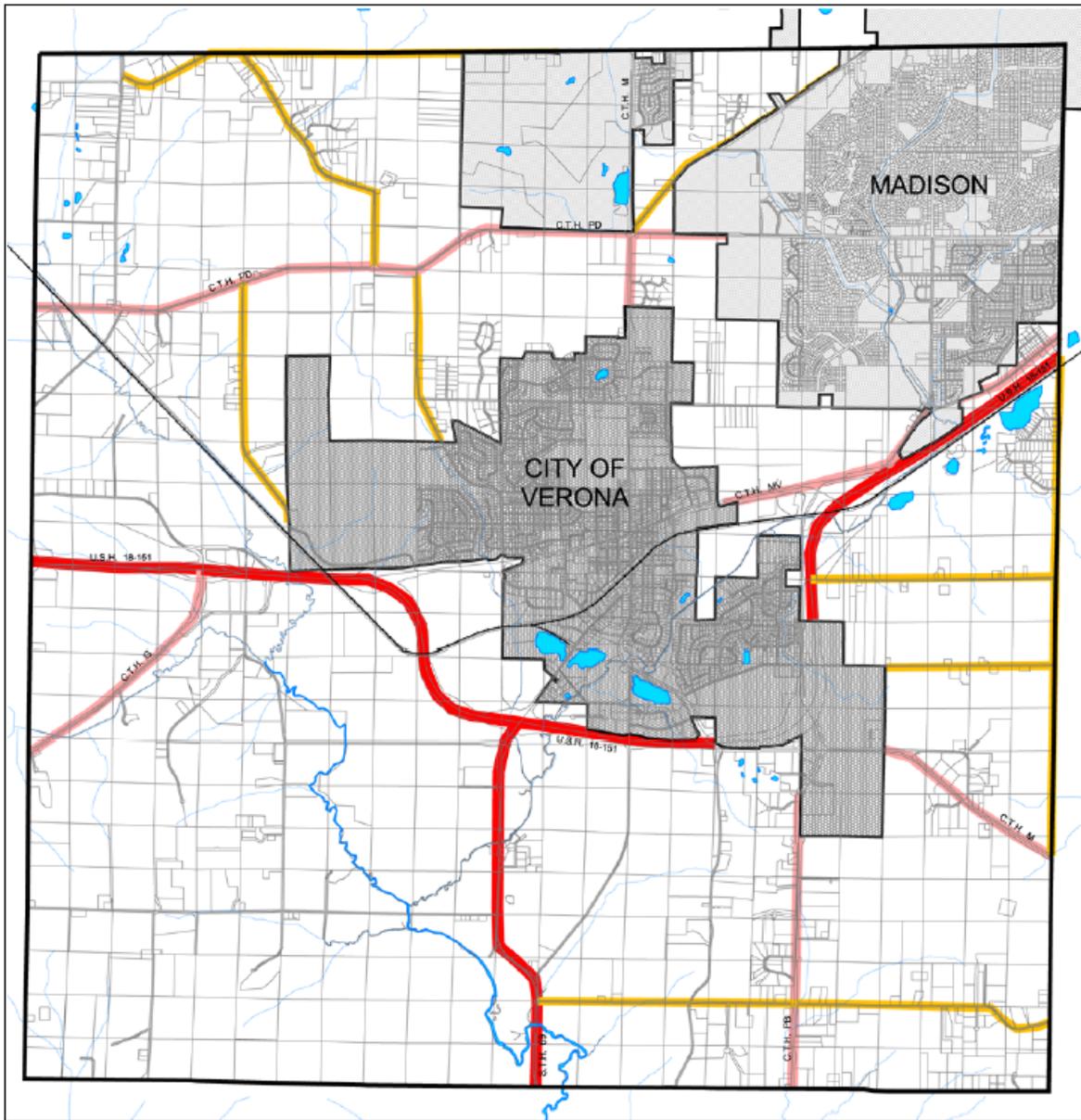
Traffic Volume. Traffic counts for the Verona area for 1993 (Table 13) point out highways with large traffic volumes. It is important to note that, due to Verona’s location near the Madison urbanized area, most of the traffic passing through the highway corridors originates and terminates outside the Verona area. Table 13 shows the traffic volume on area roadways from 1987 to 1993. In this six-year period, traffic on the Town’s arterial and collector roads increased by more than 40%. *Source: Town of Verona Land Use Plan September 16, 2002*

Figure 22 – Traffic Count Data

Roadway Segment	Traffic Volumes			Annual Avg. Increase
	1993	1996	1999	1993-1999
USH 151/18				
East of CTH MV		25,100	26,300	400
East of CTH PB		13,600	17,700	1,367
East of STH 69		10,700	15,900	1,733
East of CTH MV (western portion)		10,500	14,200	1,233
East of CTH G		14,400	17,400	1,000
West of CTH G		12,400	15,700	1100
CTH PB				
South of City	6,000			
North of City	4,500			
South of USH 18/151		6,000	8,400	800
South of CTH M		5,700	6,800	367
CTH M				
North of CTH PD	10,500	7,800	16,000	916.6666667
North of City	9,200	8,800	12,400	533.3333333
South of City	4,180	1,900	2,300	-313.3333333
Near Fitchburg	2,400	2,800	3,900	250
STH 69				
South of City	7,200	4,700	5,300	-316.6666667
Near Paoli	3,100	3,000	3,600	83.33333333
South of USH 18/151		4,200	4,500	100
Cross Country Road				
West of CTH M	3,000	600	4,100	183.3333333
East of CTH M	850	690	1,200	58.33333333
Raymond Road at CTH PD	2,500	3,200	1,400	-183.3333333
C, USH 151/18 (1993)				
East of City	14,900			
West of City	22,200			
CTH MV (1996 & 1999)				
East of City		8,900	11,400	833.3333333
West of City		4,200	5,600	466.6666667

Source: WIDOT

Town of Verona Dane County Wisconsin Roads by Jurisdiction/Classification



Key

- | | |
|----------------------|------------------------|
| Township Boundary | Parcels |
| Verona | State/Federal Arterial |
| Military Ridge Trail | County Arterial |
| Rivers | Local Collector |
| Lakes | |

2. EXISTING ROADWAY CONDITION ANALYSIS

In the spring of 2001, a formal analysis of the condition of Town of Verona roads was completed. The analysis used the Pavement Surface Evaluation and Rating System (PASER) developed and supported by the Wisconsin Transportation Information Center. All road segments were analyzed based on road surface, average daily traffic, and condition, as well as construction and maintenance history.

The roadway scoring the worst was Nesbitt Road (on a scale of 1 to 10, with 1 being the worst condition, each of its four segments scored a 2). Its poor condition rating and high daily traffic counts gave it the highest priority for construction among local roads. On average, County Highway segments on CTH G, CTH M, and CTH MV were in good condition, with only select sections needing maintenance.

The Town of Verona Board maintains a formal capital improvement plan to schedule major road construction projects in five-year increments. Please see the list of Pending Construction Projects located in this section of the Appendix.

3. COMMUTING PATTERNS

1990 Census data shows that the 86.5% of Verona residents have a one-way commute of up to 44 minutes to work. 32.5% travel under 20 minutes. Only 2.7% report commutes of 45 minutes or more. Dane County and the State Census counts show similar patterns. 2000 Census commuting patterns are not broken out by distance as was in 1990. The 1990 data was converted to an average time for comparative purposes.

Figure 23 - Travel Times

Town of Verona Commuting Times to Work	
1990	24.8 Minutes
2000	20.7 Minutes

Source: MSA, US Census Bureau

4. BIKE ROUTES

The Bicycle Transportation Plan for the Madison Urban Area and Dane County, Wisconsin prepared by the Madison Metropolitan Area Planning Organization staff in September of 2000. The following is a summary of facility improvement needs most relevant to Verona:

- Verona to Belleville
 - STH 69 Verona (SL) to CTH PB – 3rd Priority
 - STH 69 CTH PB to Belleville (NL) – 3rd Priority
 - Paoli to STH 69/STH 92 – Programmed '02
 - STH 92 – CTH PB to Belleville (WL) – 1st Priority
- Verona to Madison
 - CTH M – Richard Street to Cross Country Road – Programmed '01
 - CTH M – Cross Country Road to CTH S – 2nd Priority
 - CTH PD – CTH M to Madison west city limits – Seeking Funding
 - Cross Country Road – N. Nine Mound Road to Nesbitt Road – 2nd Priority
 - Nesbitt Road – CTH PB to Cross Country Road – 2nd Priority
 - S. High Point Road – Ext. from Mid-Town Road to CTH PD – Seeking Funding
- Verona to Mount Horeb
 - CTH PD – CTH M to CTH P – 3rd Priority
 - CTH ID – USH 18/151 to STH 78 (North) – 2nd Priority
 - CTH MV – Nine Mound Road to Legion Drive – Programmed '01

A complete copy of the plan can be viewed on the Internet at:

<http://www.ci.madison.wi.us/transp/Bicycle/sept2000/BicycleTranPlan.html>

Badger Prairie Park, located just east of the City of Verona, is one of Dane County's largest, containing almost 339 acres of land. Badger Prairie offers a splendid view of the surrounding area from the hilltop. The park has two shelter facilities, softball fields, mountain bike trails and a playground. Badger Prairie also provides access to Military Ridge State Trail and to a segment of the Ice Age National Trail. The park entrance is at the intersection of CTH PB and USH 18 & 151.

The **Ice Age Trail Junction Area**, located just north of Badger Prairie County Park in Verona, will create a Dane County link in the 1000-mile long Ice Age National Scenic Trail. This link, along with its connection to the Military Ridge State Trail, will connect the Ice Age Junction Area with statewide recreational trail networks. The area, which is intended to remain a permanent open space, will also function as a trail corridor connecting Badger Prairie County Park to the City of Madison's Elver Park. This project results from partnerships between Dane County, the Wisconsin Department of Natural Resources, and the Ice Age Park and Trail Foundation. An intergovernmental advisory board representing the Town of Verona, City of Madison, City of Verona, Dane County Board, Dane County Executive's office, and the Dane County Parks Commission was established in 1992 to recommend a park plan.

5. BICYCLE FACILITY DESIGN STANDARDS

According to the Federal Highway Administration’s “Implementing Bicycle Improvements at the Local Level”, the following specifications are recommended:

“To accommodate bicyclists, a minimum paved shoulder width of 1.2 m (4 ft.) should be provided. However, paved shoulders that are as narrow as 0.9m (3 ft) can also help improve conditions for bicyclists and are recommended where 1.2-m (4-ft.) widths cannot be achieved. Generally, any additional paved shoulder width is better than none at all. The width of a usable paved shoulder should be measured from the edge of a gutter pan. Where guardrails, curbs, or other roadside barriers exist, the minimum recommended width of a paved shoulder is 1.5 m (5 ft). Additional shoulder width over the recommended minimums is always desirable where higher bicycle usage is expected; where motor vehicle speeds exceed 90 km/h (56 mi/h); where there is a high percentage of large vehicles such as trucks, buses and recreational vehicles; or where static obstructions exist at the right side of the roadway. In general, the recommendations for paved shoulder widths found in AASHTO’s A Policy on Geometric Design of Highways and Streets serve bicycles well since wide shoulders are required on heavily traveled, high-speed roads carrying large numbers of trucks. To be useful for bicyclists, shoulders should be smoothly paved.”

Specific standards can be located in the American Association of State Highway and Transportation Officials AASHTO’s *Guide for the Development of Bicycle Facilities* published in 1999. Contact the American Association of State Highway and Transportation Officials (AASHTO) by mail at P.O. Box 96716, Washington, DC, 20090-6716 or by Phone at (888) 227-4860.

The Bicycle Transportation Plan for the Madison Urban Area and Dane County, Wisconsin maintains a detailed section on recommended design guidelines for bike facilities, signage, lane markings, and bicycle parking.

6. HIGHWAY DESIGN STANDARDS AND SETBACKS

The Wisconsin State Administrative Code Chapter Trans 204 establishes “Existing Town Road Improvement Standards.” These standards should be met at all times, and coordinated with the Dane County Highway Department when they are working on improving existing Town roads.

In addition, the Wisconsin Department of Transportation Facilities Development Manual (FDM) identifies minimum design standards for Town roads (new construction only), Rural State Trunk Highway Paved Shoulder Width Requirements, typical sections for two-lane rural highways, and four-lane divided highways.

Finally, Chapter Trans 214 establishes “Town Road Bridge Standards.”

The appropriate sections of the Administrative Code and the FDM are included here as a reference when looking at these specific types of transportation improvements.

Setbacks from the Right-of-Way (ROW) line of the highway are required. Setbacks are areas where structures and improvements are not allowed to be constructed. The size of these setbacks vary by the type of highway. State and Federal highways will generally require 110' from the centerline of the highway or 50' from the ROW line, whichever is further from the ROW line. Items that may be allowed within the setback are landscaping, fences, noise berms and movable items.

Title 4, Chapter 2, pages 1 through 9 of the Town of Verona Code of Ordinances reference these State of Wisconsin standards, and includes some additional local standards and policies.

7. PENDING CONSTRUCTION PROJECTS

The Wisconsin Department of Transportation list of pending construction projects do not include any projects that directly affect the Town of Verona's major intake highways: HWY 18/151, HWY 69, CTH G, CTH PD. This list can be found at:

<http://www.dot.state.wi.us/dtid/roadcons.html>

The Town of Verona is currently planning on the following projects:

- Nesbitt Road – Total reconstruction (2004)
- Timber Lane - Reconstruction (2005)

Future projects for 2004 - 2009 are identified in Town of Verona Capital Improvements Plan (See Town Clerk or Town Engineer for details).

8. PARK AND RIDE FACILITIES

The Town of Verona and surrounding area currently have no organized park and ride facilities.

9. RAIL SERVICE

The Town of Verona has no rail service within the Town boundaries.

10. AIR SERVICE

One public airport is located within the Town of Verona, Verona International Airport. Commercial service is primarily provided to the Town of Verona by the Dane County Regional Airport. Commercial air carriers that offer service from the Dane County Regional Airport include Northwest, United Express, Midwest Express, American Eagle(American), Trans World Express(TWA), Comair (Delta), and Skyway(Midwest Express), Continental Express, Chicago Express(ATA). Every year, more than a million passengers use this airport. A small private airport is located in the southwest part of the Town.

12. RUSTIC ROAD PROGRAM

The Rustic Roads System in Wisconsin was created by the 1973 State Legislature in an effort to help citizens and local units of government preserve what remains of Wisconsin's scenic, lightly traveled country roads for the leisurely enjoyment of bikers, hikers and motorists.

Unique brown and yellow signs mark the routes of all officially-designated Rustic Roads. These routes provide bikers, hikers, and motorists with an opportunity to leisurely travel through some of Wisconsin's scenic countryside.

A small placard beneath the Rustic Roads sign identifies each Rustic Road by its numerical designation within the total statewide system. Each Rustic Road is identified by a 1 to 3 digit number assigned by the Rustic Roads Board. To avoid confusion with the State Trunk Highway numbering, a letter "R" prefix is used such as R50 or R120. The Department of Transportation pays the cost of furnishing and installing Rustic Roads marking signs.

An officially designated Rustic Road shall continue to be under local control. The county, city, village or town shall have the same authority over the Rustic Road as it possesses over other highways under its jurisdiction. A Rustic Road is eligible for state aids just as any other public highway. To qualify for the Rustic Road program, a road:

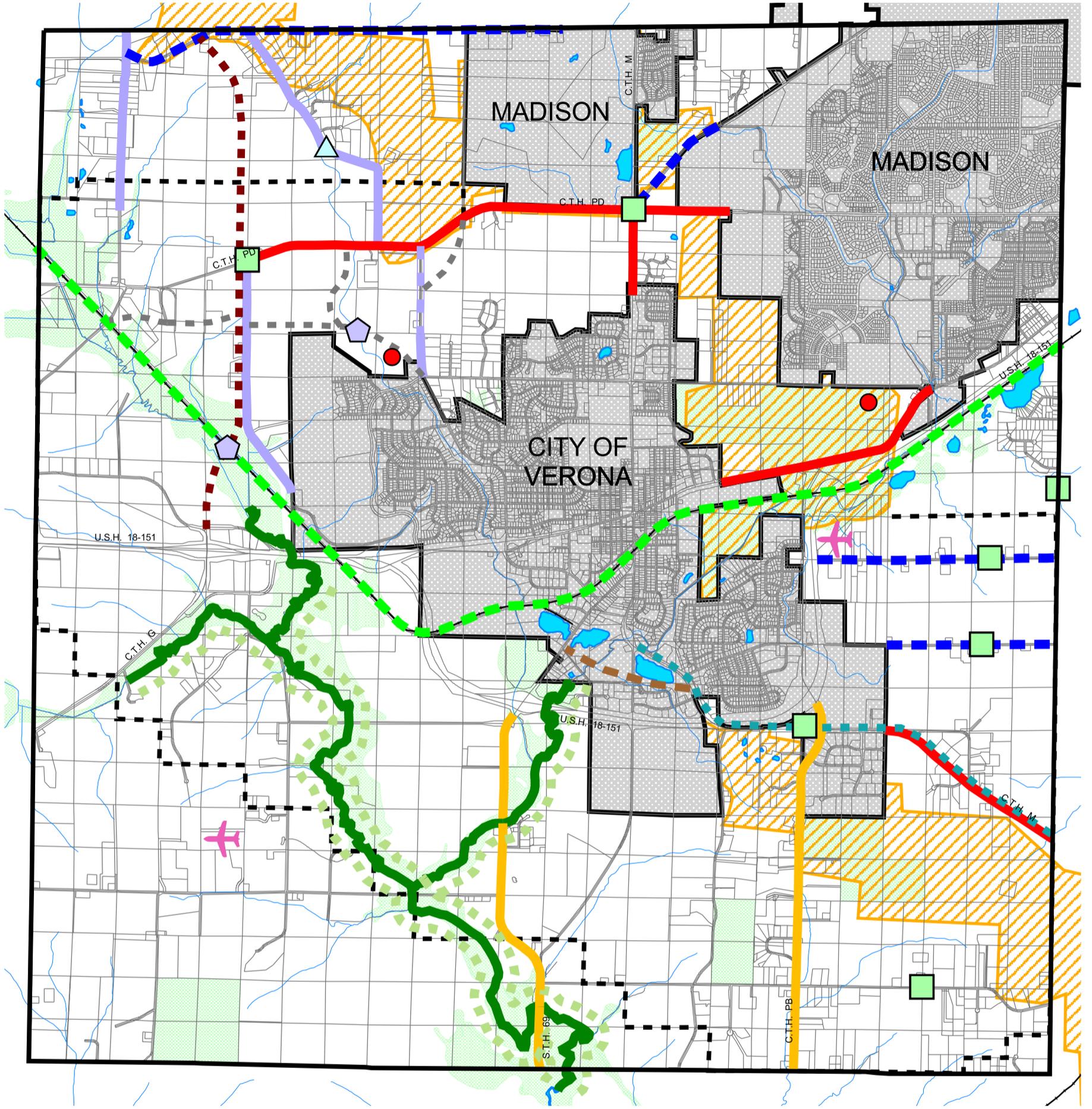
- Should have outstanding natural features along its borders such as rugged terrain, native vegetation, native wildlife, or include open areas with agricultural vistas that singly or in combination uniquely set this road apart from other roads.
- Should be a lightly traveled local access road, one which serves the adjacent property owners and those wishing to travel by auto, bicycle, or hiking for purposes of recreational enjoyment of its rustic features.
- Should be one not scheduled nor anticipated for major improvements that would change its rustic characteristics.
- Should have, preferably, a minimum length of 2 miles and, where feasible, should provide a completed closure or loop, or connect to major highways at both ends of the route.

A Rustic Road may be dirt, gravel or paved road. It may be one-way or two-way. It may also have bicycle or hiking paths adjacent to or incorporated in the roadway area. The maximum speed limit on a Rustic Road is 45 mph. A speed limit as low as 25 mph may be established by the local governing authority.

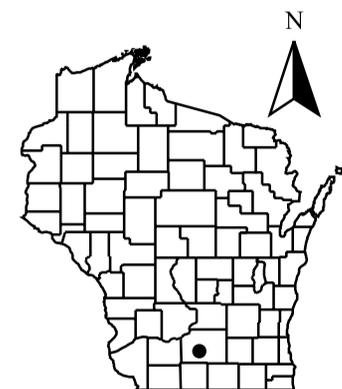
The Town Board or some Town residents may want to consider nominating some local roads in the Town of Verona for this designation some time in the future. Application materials are available on the Wisconsin Department of Transportation website at:

<http://www.dot.state.wi.us/dtim/bop/rustic-app.htm>

TOWN OF VERONA DANE COUNTY, WISCONSIN TRANSPORTATION PLAN MAP ADOPTED OCTOBER 4, 2005



Key		
Township Boundary	Proposed Roads - Arterial	Suitable Bike Vehicle Shared Route
Verona	Local	Road Abandonment
Municipalities	Proposed Transportation Elements - Long Term Improvement - Pending Annex	Transportation Plan - Probable Traffic Impact Analysis Needed
Extraterritorial Boundary	Proposed Capital Improvement	Airport
Military Ridge Trail	Potential County Capital Improvement	Proposed Bridge
Rivers	Potential Jurisdiction Transfer	Bridge Reconstruction
Lakes	Potential Nature Trail	
Parcels	Military Ridge Bike Trail	
Proposed Ice Age Trail Corridor	Sugar River Water Trail	
Open Space Corridor	Other Multi-use Trail	
Landfill		



MSA

PROFESSIONAL SERVICES
TRANSPORTATION • MUNICIPAL • REMEDIATION
DEVELOPMENT • ENVIRONMENTAL

(D) Utility and Community Facilities Information¹

1. PUBLIC WORKS FACILITIES AND SERVICES

The Town Hall buildings are located at 335 N. Nine Mound Road on a 0.7-acre site. The 4,400-square-foot administrative building and garage houses the Town office, Town meeting room, and public works department and equipment.

2. WATER SUPPLY

The Town of Verona homes 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.

Always ensure that your well is located upslope and as far as possible from sources of contamination, but at least: 8 feet from an approved building sewer pipe or 25 feet from building sewers made of other non-approved materials.

- 8 feet from a swimming pool.
- 8 feet from any clear water drain (for example, a rainwater downspout outlet or foundation drain discharging to the ground).
- 100 feet from any buried petroleum tank, except that only 25 feet of separation is required for a buried fuel oil tank if the tank is used only for private residential heating.
- 25 feet from a septic or holding tank, or laundry or wastewater sump.
- 25 feet from the high water mark of a lake, pond or stream.
- 50 feet from a privy, soil absorption system (drainfield) or mound system; or a municipal sanitary sewer or private collector storm sewer, either larger than 6" in diameter or serving more than 4 living units.
- 50 feet from the nearest existing or future grave site in a cemetery.
- 250 feet from a sludge disposal area, a salvage yard or a salt storage area.
- 250 feet from an absorption, storage, retention or treatment pond; ridge and furrow system; or spray irrigation waste disposal site.
- 1,200 feet from any existing, proposed or abandoned landfill site.

¹ This section contains adopted updates to the 2004 Town of Verona Comprehensive Plan.

Common Well Installation Practices:

- Make certain the well constructor extends the well casing pipe at least 12 inches above the finished ground surface and two feet above the floodplain. (Take future landscaping into account.)
- Make certain any underground connection to the well is made with an approved pitless adapter or unit. Properly installed, this will provide a water tight connection to the well and allow pump repair or well cleansing without further excavation around the well, unless it is a driven point well.
- Properly fill and seal any unused wells from the bottom to the top (a DNR brochure on Well Abandonment is available).
- Collect a water sample for bacteriological analysis at least once each year and anytime you notice a change in taste, odor, color or appearance. Sample for nitrate if the water is to be used for an infant or a pregnant woman.
- Construct your driven point well to a depth of at least 25 feet, or, 10 feet below the static water level, whichever is greater. Shallow wells are not recommended in areas of small lots and high-density homes.
- Install an accessible downward-facing, non-threaded sampling faucet between the pump and the pressure tank or on the T for the tank. It must be at least 12 inches above the floor to allow for sampling water directly from the well.
- Use only approved well casing pipe. (see NR 812.17).
- Do not install a well in the basement or crawl space of your home or the well won't be accessible for repair. If the basement is of the walk-out type, installation is permissible (but not recommended), if certain requirements are met. Offset pumps may be installed in dry basements.
- Do not construct a well, pump, or pressure tank pit. Pits may only be constructed after obtaining State approval and must be built to stringent State specifications. The DNR does not recommend pits because of the potential for flooding and subsequent contamination of the water supply. Pitless adapters and units have made pits unnecessary and obsolete.
- Do not bury an unprotected suction line from a well to a pump installed in a basement. If it develops a hole or crack, it could allow surface water to enter. Instead use a pitless adapter or unit with a concentric pressurize piping arrangement (inner-suction, outer-pressure) to connect the offset pump to well. Also, do not use a non-pressure conduit to enclose the suction piping.
- Do not use any well for disposal or drainage of solid wastes, sewage, surface water or wastewater. This includes water from heat exchangers (heat pumps). This can contaminate our precious aquifers.
- Do not develop a spring as a drinking water source without obtaining advance approval from DNR. The DNR does not recommend the use of a spring as a source of water from drinking because they usually are not properly protected from contamination.

Source: <http://www.dnr.state.wi.us/org/water/dwg/yywell.htm#common%20practices>

3. WASTEWATER TREATMENT

The Town's municipal wastewater service is provided by the Madison Metropolitan Sewerage District (MMSD). MMSD provides regional service to 43 communities in central Dane County, with a combined population of 300,000. 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 current loading to the Nine Springs plant is 41 MGD. The expected loading by 2020 is 52.6 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 2000, the amount of wastewater generated in the district was 24,400 gallons per day from 129 homes and businesses. An additional area of the Town also receives municipal wastewater service from MMSD. This area consists of three farm homes on Marty Road. The farm homes on Marty Road are all located in section 2.

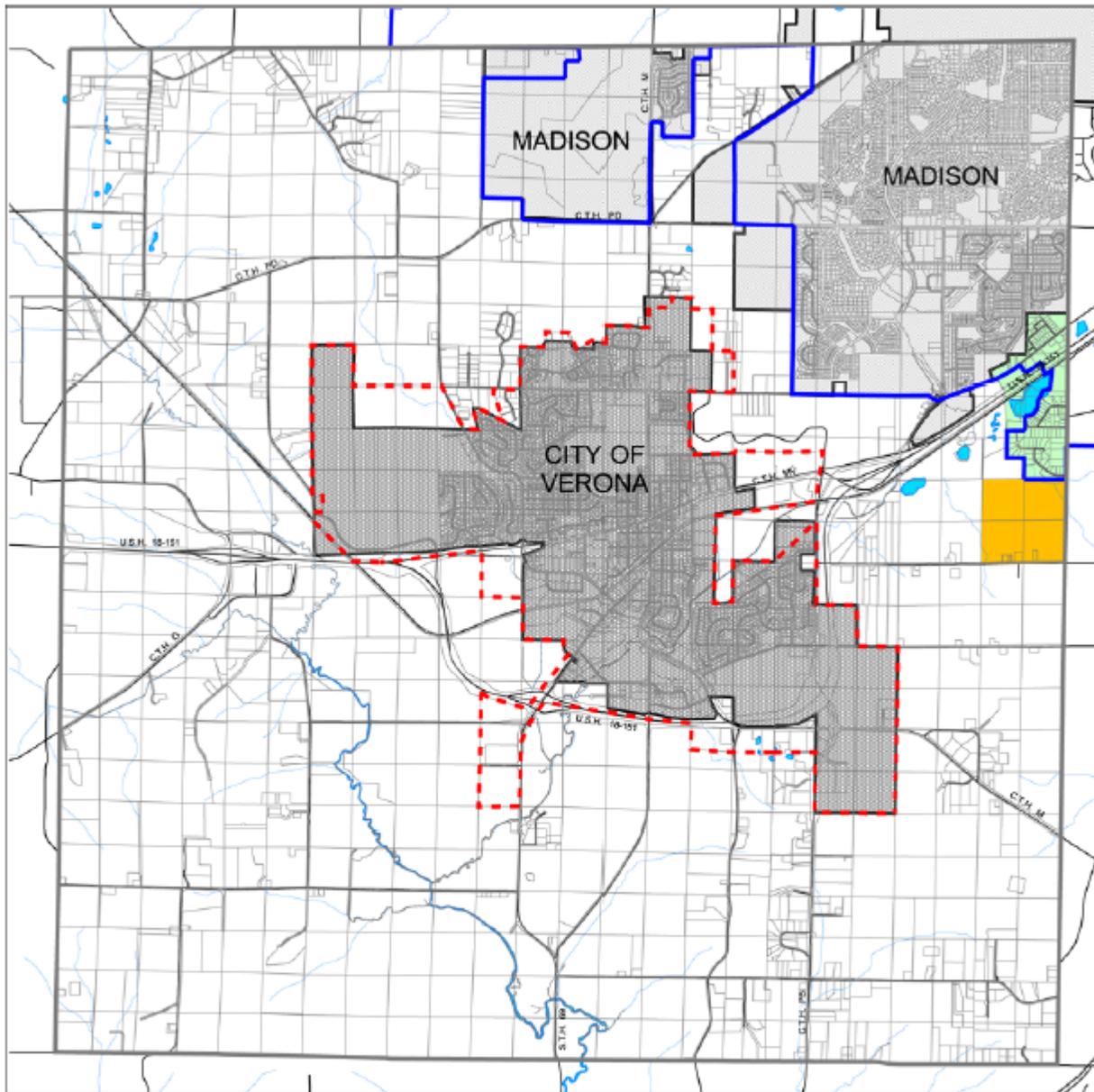
The Town of Verona is currently evaluating the potential for additional utility districts to serve anticipated increase in population to the region.

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. 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.

As the MMSD service area within the Sugar River drainage basin continues to grow, MMSD plans to study the feasibility of constructing a new wastewater treatment plant in the Sugar River basin. This plant would handle a portion of the flow currently treated at the Nine Springs plant. It would also relieve the interceptor sewer system and pumping system currently used to transmit flows from the Sugar River basin to the Nine Springs plant and from the Nine Springs plant back to Badger Mill Creek. MMSD's preferred location for the new plant would be along the Sugar River south and west of the City of Verona. However, the exact location of a new plant has not yet been established.

MMSD is currently evaluating the potential for siting a new interceptor in the Badger Mill Creek Drainage Basin. Please see the correspondence from MMSD included in Appendix D.

**Town of Verona
 Dane County Wisconsin
 Urban Service Areas
 (Subject to Confirmation by Dane County RPC)**



Key

Township Boundary	Central Urban Service Area (CUSA)	Rivers
Verona	CENTRAL	Lakes
Urban Service Areas	Parcels	Utility Districts
Existing	Roads	District 1
	Railroad	Proposed District 2

4. PRIVATE ONSITE 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 of 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. It then is pumped to 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 from the septic tank 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 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.

Homeowners should always have their soils of their property analyzed by certified professionals before installing or replacing any sort of private onsite wastewater treatment system.

Source: http://www.wra.org/pdf/government/landuse/Onsite_System_Descriptions.pdf

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.

Septic Limitations Ratings

Slight - This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.

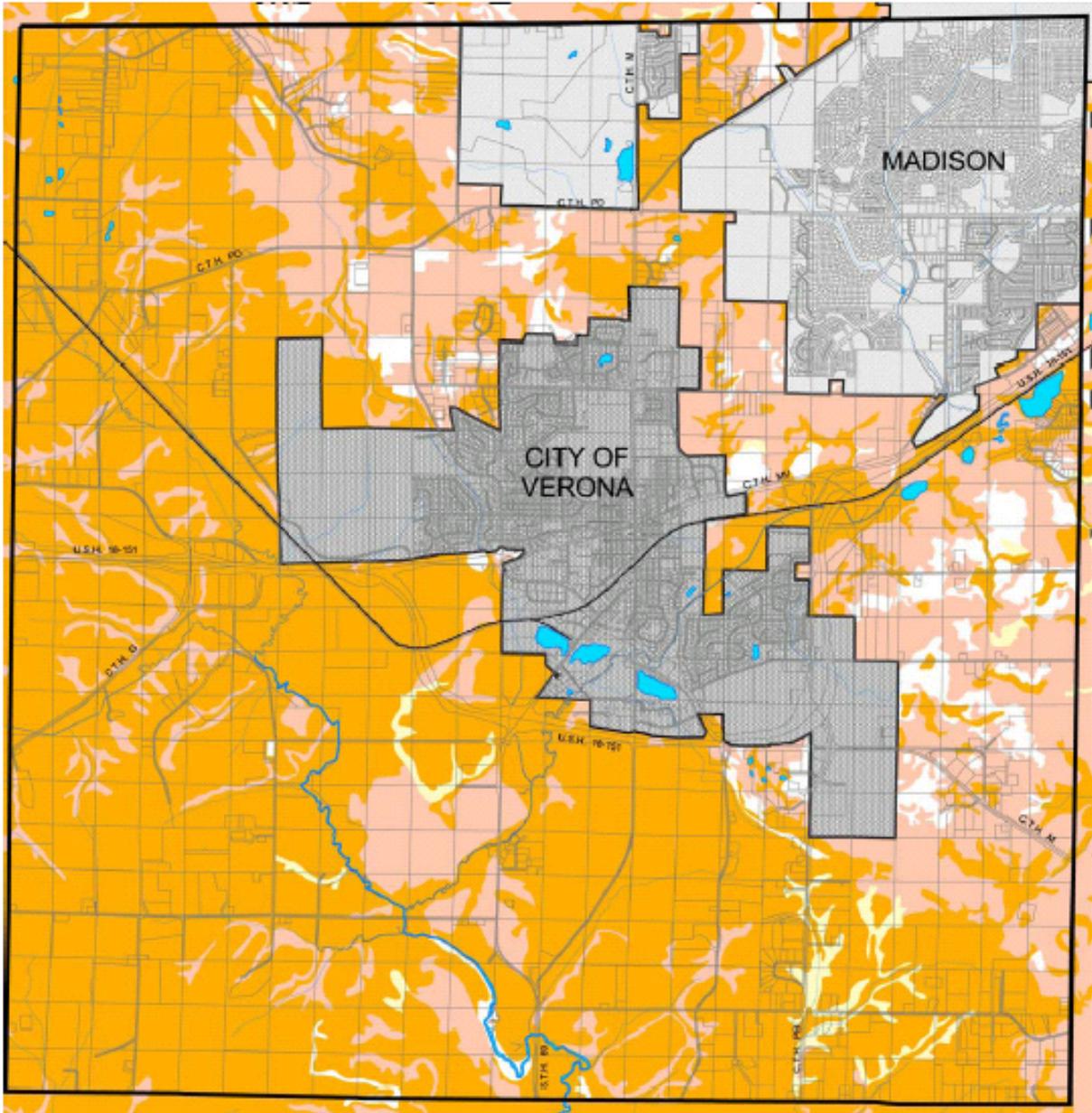
Moderate (MOD) - This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.

Severe (SEV) or Very Severe (V SEV)- This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

Source: http://www.mchenryswcd.org/forms/soils_data.pdf

The following map identifies soils using these categories.

Town of Verona
Dane County Wisconsin
Septic Suitability



Key

- | | |
|-------------------|--------------------|
| Township Boundary | Parcels |
| Verona | Septic Suitability |
| Railroad | Slight |
| Rivers | Moderate |
| Lakes | Severe |

5. STORM WATER

All urbanized areas, including the Town of Verona, are required by federal law to prepare for and apply for a NPDES Phase II storm water permit.

On August 22, 2002, revisions to Dane County's existing construction site erosion control ordinance will take effect. Adopted last year by the Dane County Board, the amended Chapter 14 now includes county-wide storm water 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. The ordinance also provides flexibility for landowners in how they meet those standards, in recognition of the unique characteristics of each project and every site.

Permitting requirements will be as follows:

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; and
- land disturbance less than 4,000 square feet that has a high risk of soil erosion or water pollution, as determined by local ordinance administration.

A **storm water control permit** is required, and storm water 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;
- development that requires a certified survey map;
- 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 ordinance in unincorporated areas (towns) will be done by the Dane County Zoning Administrator and the Dane County Conservationist. Municipalities that do not adopt erosion control and storm water standards at least as restrictive as the County ordinance will also be subject.

For a summary of the new regulations, go to:

<http://www.co.dane.wi.us/commissions/lakes/pdf/revsum.pdf>

6. OPEN SPACE, PARKS AND RECREATION

The Town of Verona owns one open space area in the vicinity of Goose Lake. The Wisconsin Department of Natural Resources owns and operates a former railroad right-of-way, which is used for the Military Ridge State Recreational Trail. Badger Prairie County Park is also located in the Town. For more information, please see the Town's Open Space and Parks Plan in Appendix B.

Badger Prairie Park

This park, located just east of the City of Verona, is one of Dane County's largest, containing almost 339 acres of land. Badger Prairie offers a splendid view of the surrounding area from the hilltop. The park has two shelter facilities, soccer fields, mountain bike trails and a playground. Badger Prairie also provides access to Military Ridge State Trail and to a segment of the Ice Age National Trail. The park entrance is at the intersection of CTH PB and USH 18 & 151.

Ice Age Trail Junction Area

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Scheidegger Forest

This area is the former Dane County Rifle Range. Town of Verona and Dane County have adopted a resolution designating the old gun range on Range Trail to be designated as Walter R. Scheidegger County Forest. The Town Board adopted a resolution that included forming a partnership with the Dane County Parks to work together in the preservation and development of the Walter R. Scheidegger County Forest.

7. ELECTRIC AND NATURAL GAS UTILITY SYSTEM

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.

8. SOLID WASTE AND RECYCLING COLLECTION

Garbage collection and recycling services are provided by the Town of Verona through a volume based contract with Waste Management. Waste Management can be reached at 608-273-2500. Property owners can dispose of waste can be disposed at:

Clean Sweep Facility

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

Hours: May-Oct: Tues. and Wed., Fri. and Sat. 7:30 a.m. - 2:00 p.m. 294-5366

County Landfill (General Info)
Landfill #2 at 7102 U.S. Hwy 12/18
608-266-4139
608-838-9555

Compost Site (General Info)
Badger Prairie Park, Hwy. 18/151
Hours: Until early December: Mon.-Fri. 7:00 a.m.-2:30 p.m.
608-266-4139

9. PUBLIC LIBRARY

Verona Public Library is located at 130 North Franklin Street, Verona, WI 53593. Phone: 608 845-7180, fax: 608-845-8917 or library@ci.verona.wi.us. It is part of the South Central Library System; which can be found on the web at:

<http://www.scls.lib.wi.us/>

10. POLICE DEPARTMENT

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.

11. FIRE AND RESCUE

The Town of Verona is a part of the Verona Fire District. The Verona Fire District provides fire protection to the Towns of Verona and Springdale and the City of Verona. The Towns and the City jointly pay for this service based on property valuation. The Town and the City of Verona jointly own the building and property on Lincoln Street. Fire protection services are provided by approximately 40 paid volunteer fire fighters. Emergency equipment includes two engines, one ladder, two tankers, one heavy rescue squad, a brush truck, and a utility truck. The Fire Department Business Line is (608) 845-9401.

12. COMMUNITY HEALTH

The Town of Verona is serviced by the Fitch-rona Emergency Medical Services District. The district also provides service to the Cities of Fitchburg and Verona. The district is staffed by 8 full-time Emergency Medical Technicians (EMTs), a part-time (80%) office manager, and approximately 50 volunteer EMTs. The district owns and operates two fully equipped ambulances. One ambulance is reserved primarily as a backup. The district has from two to four EMTs available to respond to each request for service. *Source: Town of Verona Land Use Plan September 16, 2002*

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

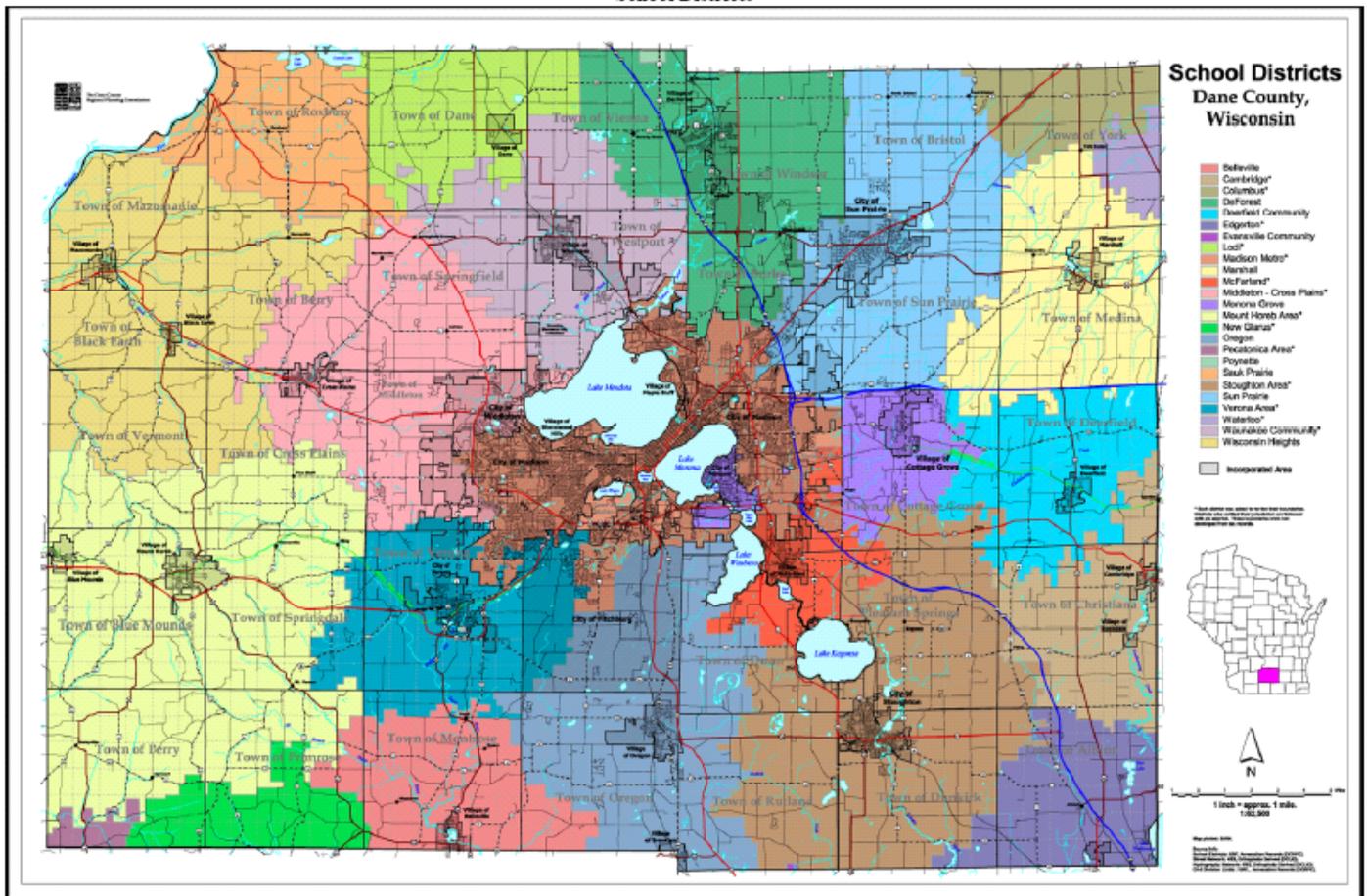
13. SCHOOL DISTRICTS

The schools of the Verona Area School District are located in the cities of Verona and Fitchburg in southwest Dane County, Wisconsin near the state Capital of Madison. Questions about school

locations and residence boundaries can be directed to the district's office at (608) 845-4300. A map of Dane County School Districts is included in this plan.

Four educational institutions, many with top national ranking, are located within 12 miles of Verona. Post-secondary education is available from The University of Wisconsin-Madison, Madison Area Technical College (MATC), and Edgewood College. Annual student enrollment at the UW-Madison campus averages about 42,000. Covering a four-county area, MATC offers instruction for more than 50,000 students in various trade, apprentice, extension, and college transfer courses. Edgewood College is a Catholic institution that offers bachelors degrees in the liberal arts and pre-professional programs.

Town of Verona
Dane County Wisconsin
School Districts



14. CELLULAR COMMUNICATION TOWERS

The placement of cellular or communication towers in the Town of Verona is governed by the Dane County Zoning Ordinance, Section 10.194. The ordinance allows placement of such structures as a conditional use. The specific criteria used in determining whether or not a permit will be issued are described in the statute.

15. CABLE TELEVISION

Charter Communications provides services to the northeastern and north central portions of the Town. Contact Charter Communications for more information at 1(800) 581-0081.

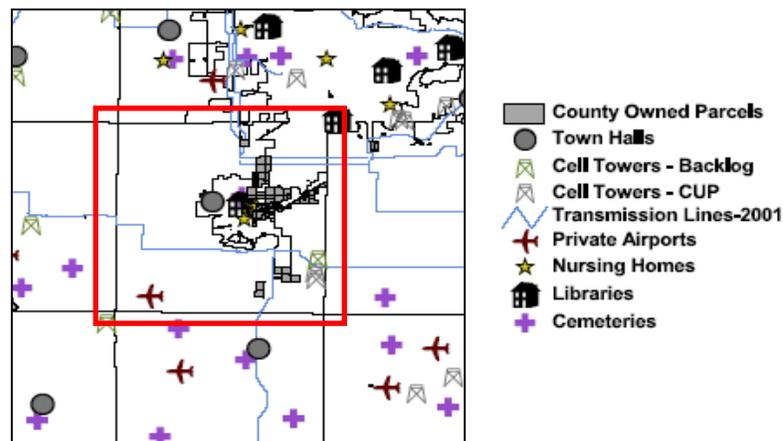
16. OTHER FACILITIES – NOTES FOR SMART GROWTH COMPLIANCE

The Town of Verona does not currently maintain or monitor any child care facilities or cemeteries, and therefore has no specific objectives, policies, goals or programs relating to existing facilities or projected needs for these facilities at this time.

A list of 47 childcare providers were listed for the Madison area, and none in the City of Verona in the 2005 Book of Business printed annually by the Wisconsin State Journal. This list is composed of city and nationally accredited preschool, childcare, and Montessori centers in Dane County, but is only a portion of more than 250 state-licensed centers and nearly 700 home-based care options available in the region. More than 60 home-based sites also are city or nationally accredited. 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) 271-5380, e-mail info@4-C.org, or website at www.4-C.org.

(Source: <http://www.madison.com/features/bob/pdf/bob038.pdf>)

Most burial needs are addressed through the 14 churches and religious organizations in the Verona Area. Dane County has identified one cemetery within the Town of Verona area on the following community facilities map:



(Source: http://www.daneplan.org/pdf/updates/trans/2004/20040317_community_fac_map.pdf)

(E) Agricultural, Natural and Cultural Resources Information

1. COMMUNITY DESIGN

The Town of Verona intends to define and preserve its rural character through the implementation of this plan. The fundamental premises of this plan are to maintain agricultural areas, open space, and natural areas and to establish distinctive boundaries or transitions between rural and urban land uses. Any development proposed in the Town must address this premises.

2. AGRICULTURAL USES

Dane County is one of the most productive agricultural counties in Wisconsin. At the same time, according to the American Farmland Trust, Dane County is in the third most threatened farm area in the country. According to the July 2000 Dane County Executive's Farms and Neighborhoods Report, Dane County loses 5,000 acres per year – an area larger than of Lake Monona each year. Two powerful forces are working together to contribute to the farmland loss and farm failure in Dane County: 1) the rapid pace of development in the county and; 2) market forces and federal policies that make it increasingly difficult for many farmers to make profits. The Town of Verona is no exception.

The state, in order to protect this important industry, created Wisconsin's Farmland Preservation Program. Under the Wisconsin Farmland Preservation Program, the state provides income tax credits to farm owners who keep their property in agricultural use. The law allows the income tax credit for landowners in counties with Farmland Preservation Plans and who have land zoned for exclusive agricultural use.

This program provides property tax relief in the form of tax credits to owners of farmland. The amount of credit is determined by a formula based on the household income of the farmland owner, the amount of property tax, and the type of land use provisions protecting the farmland. These land use provisions include Farmland Preservation Plans and Exclusive Agricultural Zoning.

A county agriculture preservation plan is required for participation in the program. The plans contain statements of policy regarding preservation of agricultural lands, urban growth, the provision of public facilities and the protection of significant natural resource, open space, scenic, historic or architectural areas. The Dane County Farmland Preservation Plan, adopted by the County Board on December 3, 1981, is largely a compilation of town land use plans

2. SOIL TYPE, COMPOSITION, AND DRAINAGE

Soil is produced through the process of natural agents acting on geologic material in a particular environment. The characteristics of soils are determined by the composition of the parent material, the climate, the plant and animal life, and the length of time these soil-forming factors have acted upon the parent material. The soils of Verona township formed in loess (a mantle of silt deposited by the wind after the glacial recession), glacial till, acid and calcareous outwash, products of limestone and sandstone bedrock, and lacustrine and alluvial deposits.

Township soils are defined in four soil associations:

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

The Town of Verona contains primarily silt loam soils, including the Batavia, Dodge, Kegonsa, McHenry, Plano, and Ringwood soil series. Most of these soils are suitable for development and have 2% to 12% slopes. Soils within wetland and floodplain areas consist of Wacousta silty clay loam, and Elburn, Orion, Otter, and Troxel silt loams. These soil types have severe to very severe limitations to development due to high compressibility, very low bearing capacity, seasonal high water table, and occasional flooding. Development should be prohibited in these areas. *Source: Town of Verona Land Use Plan September 16, 2002*

NRCS Soil Data

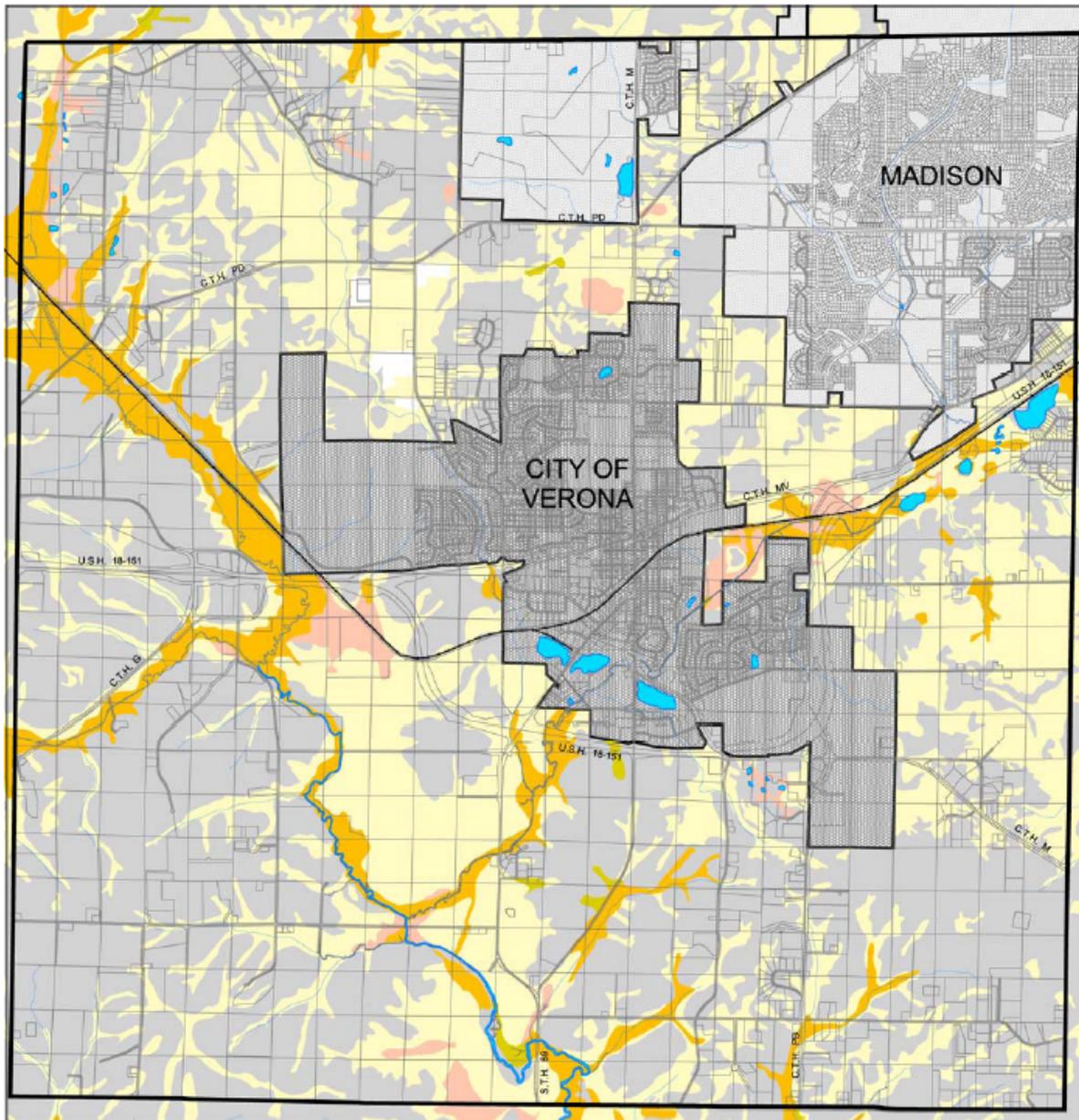
Data is collected nationally by the Natural Resource Conservation Service (NRCS) and stored in the NRCS Map Unit Interpretations Record database. Each state and region of the State in the United States use the same parameters for understanding and managing agricultural land bases (soils). The NRCS database gave us a proportionate definition of the component soils and their properties across the Town of Verona. This information is helpful when addressing land use and infrastructure management decisions. The data that the NRCS database contains is both estimated and measured for physical and chemical soil properties to enhance engineering, water management, recreation, agronomic, woodland, range and wildlife uses of the soil.

NRCS Data collected includes, but is not limited to:

1. Crop yield information
2. Plant cover name (common and scientific)
3. Erodible land classifications for wind
4. Erodible land classifications for water
5. Soil hydric classification criteria and land form
6. Names of soils by type
7. Soil limitations by type
8. Soil type by land mass (acreage)
9. Taxonomic (biological relationships) of soils
10. Wildlife habitat information for soil units
11. Woodland management information for soil units

Maps of soil conditions and their suitability for development and agricultural production are included in the following pages.

**Town of Verona
Dane County Wisconsin
Prime Farmlands**



Key

Township Boundary

-  Verona
-  Military Ridge Trail
-  Rivers
-  Lakes
-  Parcels

Prime Soils

-  Not prime farmland
-  Prime farmland
-  Prime if drained
-  Prime if drained and not flooded
-  Prime if not flooded

3. OTHER AGRICULTURE PROGRAMS

CROP- Credit Relief Outreach Program

Crop features 90% guarantees on loans of up to \$30,000 made by local lenders by WHEDA (Wisconsin Housing and Economic Development Authority). Payment is not due until March 31 of the following year. To be eligible for CROP, applicants must meet the following guidelines: 1. Unable to obtain conventional financing at the lender's standard interest rate, 2. Debt-to-Asset ratio 40% or greater, and 3. Applicant meets lender's underwriting standards. CROP can be used for feed, seed, fertilizer, pesticides, land rent, hires, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental/repair, or utilities for commodity production. Crop funds may not be used for property taxes, farm house utilities, existing loans, capital improvements, CROP loan interest, accounting services, or revolving lines of credit.

FARM

The FARM program, sponsored by WHEDA, gives applicants access to credit by guarantying loans made by local lenders. The purpose is for the expansion or modernizing of existing farms. The maximum loan guarantee is the lesser of your net worth, 25% of the loan amount, or \$200,000. Qualified applicants have a debt-to-asset ratio of 85% or less and meet lender's underwriting standards.

Agribusiness Guarantee

This loan guarantee is available through WHEDA for agribusinesses in Wisconsin looking to purchase equipment, land, buildings, permanent working capital, or marketing materials. Successful applicants will be involved with the development of a new product, new market, or improved marketing method. The maximum guarantee is 80% on loans up to \$750,000.

Purchase of Development Rights (PDR)

Purchase of Development Rights (PDR) and (PACE) Purchase of Agricultural Conservation Easements Programs are farmland preservation programs based on the idea that property owners have several different rights. These include the right to use land, lease, sell and bequeath it, borrow money using it as security, construct buildings on it and mine it, or protect it from development. Such rights are subject to reasonable local land use regulations. The basis of PDR/PACE is that some or all of these rights can be transferred or sold to another person.

When a landowner sells property, generally all the rights are transferred to the buyer. PACE/PDR programs enable landowners to sell their right to develop land from separately from their other property rights. The buyer, however, does not acquire the right to build anything on the land, but only the right and responsibility to prevent development. After selling an easement, the landowner retains all other rights of ownership, including the right to farm the land, prevent trespass, sell, bequeath or otherwise transfer the land.

The programs are voluntary for interested landowners wishing to sell agricultural conservation easements to a government agency or private conservation organization. The agency or organization usually pays them the difference between the value of the land as restricted and the value of the land for its "highest and best use," which is generally residential or commercial development.

Removing the development potential from farmland generally reduces its future market value. The goal is to help facilitate farm transfer to the children of farmers and make the land more afford-able to beginning farmers and others who want to buy it for agricultural purposes. The reduction in market value may also reduce property taxes and help prevent them from rising. PACE/PDR compensates landowners for permanently limiting non-agricultural land uses. Selling an easement allows farmers to cash in a percentage of the equity in their land, thus creating a financially competitive alternative to development.

Drawbacks to the program typically include the limited availability of funds to purchase rights. Some funding sources are highlighted by the American Farmland Trust.

(Information taken from American Farmland Trust Fact Sheet)

Transfer of Development Rights (TDR)

Transfer of development rights (TDR) programs give landowners the ability to transfer the right to develop one parcel of land to a different parcel of land. Generally, TDR programs are established by local zoning ordinances. In the context of farmland protection, TDR is used to shift development from agricultural areas to designated growth zones closer to municipal services. The parcel of land where the rights originate is called the "sending" parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. The parcel of land to which the rights are transferred is called the "receiving" parcel. Buying these rights generally allows the owner to build at a higher density than ordinarily permitted by the base zoning.

Like PDR, TDR programs are based on the idea that property owners have several different rights. These include the right to use land, lease, sell and bequeath it, borrow money using it as security, construct buildings on it and mine it, or protect it from development. Such rights are subject to reasonable local land use regulations. The basis of PDR/PACE is that some or all of these rights can be transferred or sold to another person.

(Information taken from American Farmland Trust Fact Sheet)

Land Evaluation Site Assessment (LESA)

The Farmland Policy Protection Act (7 CFR 658) identifies a point system that can be used to help determine the appropriateness for development of a particular site. The system has historically been used by federal agencies to help assess impacts of federal projects on an area, but it also very applicable to assist Towns and Municipalities in evaluating individual developments as well. The Federal Code of Regulations is available online for review at:

<http://www.gpo.gov/nara/cfr/index.html>

Regulation of Livestock Operations

Wisconsin law grants local governments the authority to enact zoning controls and regulations on livestock operations (s. 92.15). However, Wisconsin law also limits the authority of local governments to impose those controls.

Local units of government may not regulate livestock operations that were in existence as of October 14, 1997 unless or until cost sharing is provided. State statute 92.15 also prohibits local regulation of livestock operations in a manner inconsistent with state standards unless the local

unit of government can show that more stringent regulation is necessary to achieve water quality standards and such a showing is approved by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) or DNR. The current state regulations applicable to livestock operations do not provide or allow for any limitation to size, nor provide for or allow the wholesale cessation of permitting of these facilities.

Dane County currently provides standards of the number of livestock that may be kept on variously sized parcels in Sections 10.12 through 10.127 of their zoning ordinance.

As a means to provide local units of government with a responsible tool to respond to the political pressure being exerted from local farm opponents, DATCP has formed a Model Livestock Ordinance Advisory Committee. The Committee is charged to provide advice on the design of a model ordinance to regulate livestock-related activities and the use of the model ordinance within a framework of local land use planning. This process is on-going. Current recommendations from the Ordinance Advisory Committee are titled “Local Responses to Livestock Operations.”

Planning and zoning assistance for agricultural uses and areas are also available through the American Planning Association. Report Number 482, titled “Planning and Zoning for Concentrated Animal Feeding Operations” is available to aid municipalities with historical information, key issues, federal, state and local government responses and sample ordinances. This and other information can be obtained at the APA website at:

<http://www.planning.org>

4. OTHER AGRICULTURAL RESOURCES

American Farmland Trust

American Farmland Trust is a nationwide nonprofit organization dedicated to protecting agricultural resources. Founded by a group of concerned farmers in 1980, AFT's mission is to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment. The AFT provides a technical information and resources including program fact sheets, data, and maps regarding agricultural preservation. For more information, contact:

American Farmland Trust
1200 18th St., NW, Suite 800
Washington, DC 20036
Phone: (202) 331-7300
Fax: (202) 659-8339
e-mail: info@farmland.org
<http://www.farmland.org>

NRCS-Wisconsin

The Natural Resources Conservation Service is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture (USDA). The NRCS provides technical support and information through a variety of Programs including: “One-on-one” conservation assistance for farmers, Soil survey, National resources inventory, Wetland Reserve Conservation Easement Program, Wetland Identification

Program, Soil Quality research, and water quality research. For more information, contact the State office at:

United States Department of Agriculture
Natural Resources Conservation Service
6515 Watts Road, Suite 200
Madison, WI 53719
Phone (608) 276-USDA
<http://www.wi.nrcs.usda.gov/>

Wisconsin Farm Bureau Federation

The WFBF Website states that “The Wisconsin Farm Bureau Federation is the state’s largest general farm organization representing the needs and interests of all farmers for all commodities. There are 48,190 member families that belong to the Wisconsin Farm Bureau. Voting Farm Bureau members (farmers) annually set the policy the organization follows, and are involved in local, state and national affairs making it a true grassroots organization.” Each county has its own chapter organization.

The Bureau offers discounted insurance and other benefits for members. The bureau supports programs geared at increasing the roles of women and youth in agriculture. The organization can be reached at:

Wisconsin Farm Bureau Federation
PO Box 5550
Madison, WI 53705-0550
Phone: 1 (800) 261-FARM or (608) 836-5575
<http://www.wfbf.com>

Wisconsin DATCP

The mission of the Wisconsin Department of Agriculture, Trade and Consumer Protection is to serve the citizens of Wisconsin by assuring:

- The safety and quality of food
- Fair business practices for the buyer and seller
- Efficient use of agricultural resources in a quality environment
- Consumer protection
- Healthy animals and plants
- The vitality of Wisconsin agriculture and commerce

For more information:

Agricultural Resource Management Office
2811 Agriculture Drive
P.O. Box 8911
Madison, WI 53708-8911
Phone: (608) 224-4500
Fax: (608) 224-4656.

<http://www.datcp.state.wi.us>

5. 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 8000 years ago, based on radioactive carbon dating of trees buried beneath the youngest glacial deposits. The subsurface geology of the Town consists of Ordovician and Cambrian formations, which are mainly dolomites and sandstones 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 Glacial Geology map depicts the two distinct glaciated and unglaciated regions in the Town of Verona.

The glaciated region of the Town lies mostly to the east of the Johnstown terminal moraine. However, a triangular tract of land in the southeastern quarter of the Town, though outside the terminal moraine, is covered by glacial till of earlier Illinoian and Wisconsin glaciers. 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. *Source: Town of Verona Land Use Plan September 16, 2002*

About the USGS Topographic Map

Town Topography is illustrated on the USGS Topographic Map included on page xx. The first features usually noticed on a topographic map are the area features such as vegetation (green), water (blue), some information added during update (purple), and densely built-up areas (gray or red). Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar kinds or classes of information: brown for topographic contours; blue for lakes, streams, irrigation ditches, etc.; red for land grids and important roads; black for other roads and trails, railroads, boundaries, etc.; and purple for features that have been updated using aerial photography, but not field verified.

Topographic contours are shown in brown by lines of different widths. Each contour is a line of equal elevation; therefore, contours never cross. They show the general shape of the terrain. To

help the user determine elevations, index contours (usually every fourth or fifth contour) are wider. The narrower intermediate and supplementary contours found between the index contours help to show more details of the land surface shape. Contours that are very close together represent steep slopes. Widely spaced contours, or an absence of contours, means that the ground slope is relatively level. The elevation difference between adjacent contour lines, called the contour interval, is selected to best show the general shape of the terrain. A map of a relatively flat area may have a contour interval of 10 feet or less. Maps in mountainous areas may have contour intervals of 100 feet or more. Elevation values are shown at frequent intervals on the index contour lines to facilitate their identification, as well as to enable the user to interpolate the values of adjacent contours.

Scale is the relationship between distance on the map and distance on the ground. The maps show and name prominent natural and cultural features. Those at scales of 1:24,000 (1 inch = 2,000 feet) show an area in detail. Such detail is useful for engineering, local area planning, and recreational purposes.

6. ENVIRONMENTAL CONSTRAINTS:

Excessive slope, wetlands, and flood plains are areas typically referred to as “Environmentally Constrained”. It is recommended that these areas are protected from development in Verona. Different definitions for environmental constraints are as follows:

The *Federal Emergency Management Agency* defines **floodplains** as “Any land area susceptible to being inundated by floodwaters from any source.”

The *U.S. Fish and Wildlife Service* define **wetlands** as follows:

A **wetland** is defined by the Cowardin classification system as Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface off the land and is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes, (2) the substrate is predominantly undrained hydric soil, and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year." The definition section of the Cowardin et al. paper states that "The primary objective of this classification is to impose boundaries on natural ecosystems for the purposes of inventory, evaluation, and management."

The **US Army Corps of Engineers (Corps)** and the **US Environmental Protection Agency** define **wetlands** as follows:

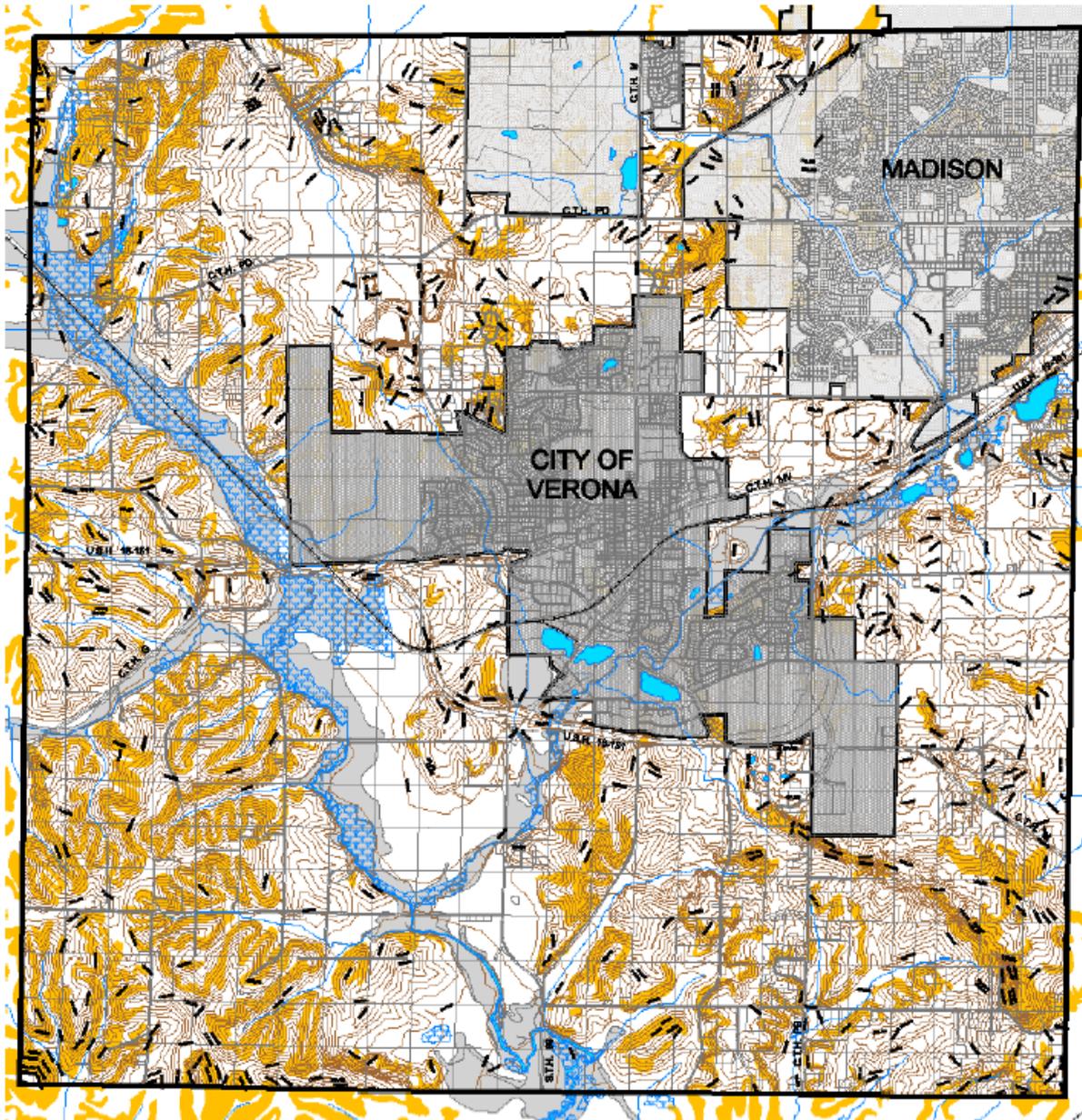
Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands are areas that are covered by water or have waterlogged soils for long periods during the growing season. Plants growing in wetlands are capable of living in saturated soil conditions for at least part of the growing season. Wetlands such as swamps and marshes are often obvious, but some wetlands are not easily recognized, often because they are dry during part of the year or "they just don't look very wet" from the roadside. Some of these wetland types

include, but are not limited to, many bottomland forests, pocosins, pine savannahs, bogs, wet meadows, potholes, and wet tundra. The information presented here usually will enable you to determine whether you might have a wetland.

Steep Slopes

Typical definitions for steep slope in Wisconsin vary from 12% to 20% (and greater). Increased slope provides a number of development-related concerns and difficulties. A significant concern is that developments on steep slopes increase erosion and stormwater runoff. This is problematic as it can adversely affect water quality as debris and excess sediment is deposited into surface and groundwater. Other concerns with developments on steep slope include questionable suitability for septic systems in many instances. It is broadly recommended that areas identified as having a slope in excess of 12% be avoided for development. If development is to happen on these areas, it is recommended that the developer prepare detailed erosion controlled plans.

**Town of Verona
Dane County Wisconsin
Environmental Corridor**



- Township Boundary
- Verona
- Contours
- Military Ridge
- Rivers
- Lakes
- Parcels
- Wetlands
- Floodplains
- Municipalities
- Steep Slopes
- Greater than 12%

7. RARE, THREATENED AND ENDANGERED SPECIES AND NATURAL COMMUNITIES

Figure 25 - Rare, Threatened and Endangered Species of Dane County

PLANTS		
Common Name	Species Name	Wisconsin Status¹
Adder's-Tongue	<i>Ophioglossum vulgatum</i>	Special Concern
<u>American Fever-Few</u>	<i>Parthenium integrifolium</i>	Threatened
Autumn Coral-Root	<i>Corallorrhiza odontorhiza</i>	Special Concern
Broad Beech Fern	<i>Phegopteris hexagonoptera</i>	Special Concern
Cluster Fescue	<i>Festuca paradoxa</i>	Special Concern
Common Bog Arrow-Grass	<i>Triglochin maritimum</i>	Special Concern
Crossleaf Milkwort	<i>Polygala cruciata</i>	Special Concern
Cuckoo Flower	<i>Cardamine pratensis var palustris</i>	Special Concern
Dragon Wormwood	<i>Artemisia dracunculus</i>	Special Concern
Engelmann Spike-Rush	<i>Eleocharis engelmannii</i>	Special Concern
Flodman Thistle	<i>Cirsium flodmanii</i>	Special Concern
Glade Mallow	<i>Napaea dioica</i>	Special Concern*
<u>Hairy Wild-Petunia</u>	<i>Ruellia humilis</i>	Endangered
Hall's Bulrush	<i>Scirpus hallii</i>	Special Concern*
Hidden-Fruited Bladderwort	<i>Utricularia geminiscapa</i>	Special Concern
<u>Hill's Thistle</u>	<i>Cirsium hillii</i>	Threatened*
Horse-Tail Spikerush	<i>Eleocharis equisetoides</i>	Special Concern
Innocence	<i>Hedyotis caerulea</i>	Special Concern
<u>Kitten Tails</u>	<i>Besseya bullii</i>	Threatened
Large Roundleaf Orchid	<i>Platanthera orbiculata</i>	Special Concern
Large Water-Starwort	<i>Callitriche heterophylla</i>	Threatened
Leafear Foxglove	<i>Tomanthera auriculata</i>	Special Concern*
Lesser Fringed Gentian	<i>Gentianopsis procera</i>	Special Concern
Marbleseed	<i>Onosmodium molle</i>	Special Concern
New Eng. Northern Reed Grass	<i>Calamagrostis stricta</i>	Special Concern
One-Flowered Broomrape	<i>Orobanche uniflora</i>	Special Concern
Pale Bulrush	<i>Scirpus pallidus</i>	Special Concern
<u>Pale False Foxglove</u>	<i>Agalinis skinneriana</i>	Endangered*
Pale Green Orchid	<i>Platanthera flava var herbiola</i>	Threatened
<u>Pale-Purple Coneflower</u>	<i>Echinacea pallida</i>	Threatened
<u>Pink Milkwort</u>	<i>Polygala incarnata</i>	Endangered
Pomme-De-Prairie	<i>Psoralea esculenta</i>	Special Concern
<u>Prairie Bush Clover</u>	<i>Lespedeza leptostachya</i>	Endangered**
Prairie False-Dandelion	<i>Nothocalais cuspidata</i>	Special Concern
Prairie Fame-Flower	<i>Talinum rugospermum</i>	Special Concern
<u>Prairie Indian Plantain</u>	<i>Cacalia tuberosa</i>	Threatened
<u>Prairie Milkweed</u>	<i>Asclepias sullivantii</i>	Threatened
<u>Prairie Parsley</u>	<i>Polytaenia nuttallii</i>	Threatened
<u>Prairie White-Fringed Orchid</u>	<i>Platanthera leucophaea</i>	Endangered**
Purple Meadow Parsnip	<i>Thaspium trifoliatum var flavum</i>	Special Concern
<u>Purple Milkweed</u>	<i>Asclepias purpurascens</i>	Endangered
Purple-Stem Cliff-Brake	<i>Pellaea atropurpurea</i>	Special Concern
Reflexed Trillium	<i>Trillium recurvatum</i>	Special Concern

Richardson Sedge	<i>Carex richardsonii</i>	Special Concern
Rock Stitchwort	<i>Minuartia dawsonensis</i>	Special Concern
<u>Rough Rattlesnake-Root</u>	<i>Prenanthes aspera</i>	Endangered
<u>Roundstem Foxglove</u>	<i>Agalinis gattereri</i>	Threatened
Shadowy Goldenrod	<i>Solidago sciaphila</i>	Special Concern
<u>Sheathed Pondweed</u>	<i>Potamogeton vaginatus</i>	Threatened
Short's Rock Cress	<i>Arabis shortii</i>	Special Concern
Showy Lady's-Slipper	<i>Cypripedium reginae</i>	Special Concern
Small Forget-Me-Not	<i>Myosotis laxa</i>	Special Concern
<u>Small Skullcap</u>	<i>Scutellaria parvula var parvula</i>	Endangered
<u>Small White Lady's-Slipper</u>	<i>Cypripedium candidum</i>	Threatened
Small Yellow Lady's-Slipper	<i>Cypripedium parviflorum</i>	Special Concern
Smooth-Sheath Sedge	<i>Carex laevivaginata</i>	Special Concern
Snowy Campion	<i>Silene nivea</i>	Special Concern
<u>Sticky False-Asphodel</u>	<i>Tofieldia glutinosa</i>	Threatened
Swamp Agrimony	<i>Agrimonia parviflora</i>	Special Concern
Sycamore	<i>Platanus occidentalis</i>	Special Concern
<u>Tussock Bulrush</u>	<i>Scirpus cespitosus var callosus</i>	Endangered
Twinleaf	<i>Jeffersonia diphylla</i>	Special Concern
Upland Boneset	<i>Eupatorium sessilifolium brittonianum</i>	Special Concern
Whip Nutrush	<i>Scleria triglomerata</i>	Special Concern
Wilcox Panic Grass	<i>Panicum wilcoxianum</i>	Special Concern
<u>Wild Hyacinth</u>	<i>Camassia scilloides</i>	Endangered
Wild Licorice	<i>Glycyrrhiza lepidota</i>	Special Concern
<u>Wooly Milkweed</u>	<i>Asclepias lanuginosa</i>	Threatened
<u>Yellow Gentian</u>	<i>Gentiana alba</i>	Threatened
<u>Yellow Giant Hyssop</u>	<i>Agastache nepetoides</i>	Threatened

ANIMALS

Common Name	Species Name	Wisconsin Status ¹	Taxa
A Tiger Beetle	<i>Cicindela macra</i>	Special Concern	Beetle
A Tiger Beetle	<i>Cicindela patruela patruela</i>	Special Concern	Beetle
Little White Tiger Beetle	<i>Cicindela lepida</i>	Special Concern	Beetle
Giant Carrion Beetle	<i>Nicrophorus americanus</i>	Endangered**	Beetle
<u>American Peregrine Falcon</u>	<i>Falco peregrinus anatum</i>	Endangered**	Bird
<u>Barn Owl</u>	<i>Tyto alba</i>	Endangered	Bird
<u>Bell's Vireo</u>	<i>Vireo bellii</i>	Threatened	Bird
Black-Crowned Night-Heron	<i>Nycticorax nycticorax</i>	Special Concern	Bird
<u>Cerulean Warbler</u>	<i>Dendroica cerulea</i>	Threatened*	Bird
Dickcissel	<i>Spiza americana</i>	Special Concern	Bird
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	Special Concern	Bird
<u>Henslow's Sparrow</u>	<i>Ammodramus henslowii</i>	Special Concern	Bird
<u>Loggerhead Shrike</u>	<i>Lanius ludovicianus</i>	Endangered*	Bird
Northern Harrier	<i>Circus cyaneus</i>	Special Concern	Bird
Yellow Breasted Chat	<i>Icteria virens</i>	Special Concern	Bird
Broad-Winged Skipper	<i>Poanes viator</i>	Special Concern	Butterfly
Dion Skipper	<i>Euphyes dion</i>	Special Concern	Butterfly
Little Glassy Wing	<i>Pompeius verna</i>	Special Concern	Butterfly
Mottled Dusky Wing	<i>Erynnis martialis</i>	Special Concern	Butterfly
Olive Hairstreak	<i>Mitoura grynea</i>	Special Concern	Butterfly

Ottoo Skipper	<i>Hesperia ottoe</i>	Special Concern	Butterfly
Regal Fritillary	<i>Speyeria idalia</i>	Endangered*	Butterfly
Elusive Clubtail	<i>Stylurus notatus</i>	Special Concern	Dragonfly
Great Spreadwing	<i>Archilestes grandis</i>	Special Concern	Dragonfly
Smoky Shadowfly	<i>Neurocordulia molesta</i>	Special Concern	Dragonfly
American Eel	<i>Anguilla rostrata</i>	Special Concern	Fish
Banded Killifish	<i>Fundulus diaphanus</i>	Special Concern	Fish
<u>Black Redhorse</u>	<i>Moxostoma duquesnei</i>	Proposed End.	Fish
<u>Blue Sucker</u>	<i>Cycleptus elongatus</i>	Threatened*	Fish
Lake Chubsucker	<i>Erimyzon sucetta</i>	Special Concern	Fish
Lake Herring	<i>Coregonus artedi</i>	Special Concern	Fish
Lake Sturgeon	<i>Acipenser fulvescens</i>	Special Concern*	Fish
Least Darter	<i>Etheostoma microperca</i>	Special Concern	Fish
<u>Paddlefish</u>	<i>Polyodon spathula</i>	Threatened*	Fish
Pirate Perch	<i>Aphredoderus sayanus</i>	Special Concern	Fish
Pugnose Minnow	<i>Opsopoeodus emiliae</i>	Special Concern	Fish
<u>Pugnose Shiner</u>	<i>Notropis anogenus</i>	Threatened	Fish
Redside Dace	<i>Clinostomus elongatus</i>	Special Concern	Fish
Silver Chub	<i>Macrhybopsis storeriana</i>	Special Concern	Fish
<u>Speckled Chub</u>	<i>Macrhybopsis aestivalis</i>	Threatened	Fish
<u>Starhead Topminnow</u>	<i>Fundulus dispar</i>	Endangered	Fish
<u>Striped Shiner</u>	<i>Luxilus chrysocephalus</i>	Endangered	Fish
Western Sand Darter	<i>Ammocrypta clara</i>	Special Concern	Fish
<u>Blanchard's Cricket Frog</u>	<i>Acris crepitans blanchardi</i>	Endangered	Frog
Bullfrog	<i>Rana catesbeiana</i>	Special Concern	Frog
A Prairie Leafhopper	<i>Polyamia dilata</i>	Threatened	Insect
Red-Tailed Prairie Leafhopper	<i>Aflexia rubranura</i>	Endangered*	Insect
<u>Western Slender Glass Lizard</u>	<i>Ophisaurus attenuatus</i>	Endangered	Lizard
Arctic Shrew	<i>Sorex arcticus</i>	Special Concern	Mammal
Franklin's Ground Squirrel	<i>Spermophilus franklinii</i>	Special Concern	Mammal
Pigmy Shrew	<i>Sorex hoyi</i>	Special Concern	Mammal
Prairie Vole	<i>Microtus ochrogaster</i>	Special Concern	Mammal
Western Harvest Mouse	<i>Reithrodontomys megalotis</i>	Special Concern	Mammal
White Tailed Jackrabbit	<i>Lepus townsendii</i>	Special Concern	Mammal
Woodland Vole	<i>Microtus pinetorum</i>	Special Concern	Mammal
Newman's Brocade	<i>Mecropleon ambifusca</i>	Special Concern	Moth
Oithona Tiger Moth	<i>Grammia oithona</i>	Special Concern	Moth
Phyllira Tiger Moth	<i>Grammia phyllira</i>	Special Concern	Moth
Silphium Borer Moth	<i>Papaipema silphii</i>	Endangered	Moth
<u>Buckhorn</u>	<i>Tritogonia verrucosa</i>	Threatened	Mussel
<u>Bullhead</u>	<i>Plethobasus cyphus</i>	Endangered	Mussel
<u>Butterfly</u>	<i>Ellipsaria lineolata</i>	Endangered	Mussel
Elktoe	<i>Alasmidonta marginata</i>	Special Concern*	Mussel
Ellipse	<i>Venustaconcha ellipsiformis</i>	Threatened	Mussel
<u>Higgins' Eye</u>	<i>Lampsilis higginsii</i>	Endangered**	Mussel
<u>Monkeyface</u>	<i>Quadrula metanevra</i>	Threatened	Mussel
<u>Rock Pocketbook</u>	<i>Arcidens confragosus</i>	Threatened	Mussel
Round Pigtoe	<i>Pleurobema sintoxia</i>	Special Concern	Mussel
<u>Winged Mapleleaf</u>	<i>Quadrula fragosa</i>	Endangered**	Mussel
<u>Yellow Sandshell</u>	<i>Lampsilis teres anodontoides</i>	Endangered	Mussel
<u>Eastern Massasauga</u>	<i>Sistrurus catenatus catenatus</i>	Endangered*	Snake

<u>Timber Rattlesnake</u>	<i>Crotalus horridus</i>	Special Concern	Snake
<u>Blanding's Turtle</u>	<i>Emydoidea blandingii</i>	Threatened*	Turtle
<u>Ornate Box Turtle</u>	<i>Terrapene ornate</i>	Endangered	Turtle

Natural Communities

Important examples of the following natural community types have been found in Dane county. Although communities are not legally protected, they are critical components of Wisconsin's biodiversity and may provide the habitat for rare, threatened and endangered species.

Alder Thicket	Emergent Aquatic	Mussel Bed
Bat Hibernaculum	Ephemeral Pond	Northern Wet Forest
Bog Relict	Floodplain Forest	Oak Barrens
Calcareous Fen	Lake--Deep, Hard, Seepage	Oak Opening
Cedar Glade	Lake--Shallow, Hard, Drainage	Open Bog
Dry Cliff	Lake--Shallow, Hard, Seepage	Shrub-Car
Dry Prairie	Lake--Soft Bog	
Dry-Mesic Prairie	Mesic Prairie	

¹Wisconsin Status:

Endangered: continued existence in Wisconsin is in jeopardy.

Threatened: appears likely, within the foreseeable future, to become endangered.

Special Concern: species for which some problem of abundance or distribution is suspected but not yet proven.

Rule: protected or regulated by state or federal legislation or policy; neither endangered nor threatened.

* indicates: A candidate for federal listing.

** indicates: Federally Endangered or Threatened.

8. THE SUGAR-PECATONICA RIVER BASIN

The Sugar-Pecatonica River basin drains approximately 1,860 square miles in southwestern Wisconsin. This includes all or parts of five counties. Major streams in the basin in addition to the Sugar and Pecatonica rivers are the Little Sugar River, East Branch Pecatonica River, West Branch Pecatonica River, Raccoon Creek and Mineral Point Branch.

The basin has more than 1,720 miles of streams. The existing biological use of about 260.6 miles of those streams is cold water sport fishery (trout) waters. Another 517.6 miles are warm water sport fishery waters while 215 miles are considered valuable forage fishery streams. The Department of Natural Resources lacks existing use classification information for more than 706.9 of the total stream miles in the Sugar-Pecatonica River basin. Most of these stream miles are from small, unnamed tributaries or the headwater areas of named streams above the reaches for which DNR has information. The existing biological use or stream classification information for many of the streams is old or sketchy and additional monitoring is needed to update the surface water database. Potential uses are not being met on about 12.5 percent of stream miles in the basin. We estimate another 28 percent of stream miles only partially meet their potential use. Nonpoint sources of pollution are likely the main factors for the partial attainment of potential biological uses.

The Sugar-Pecatonica basin lies in the "driftless" region of the state, an area not covered by the last glacier. Soils in the driftless region are generally moderately to excessively well-drained mineral soils that have a high mineral content and low organic matter content. Farming occurs on the ridgetops or in the stream valleys with the region's steep hillsides often left wooded. Streams in the driftless region have a higher gradient than those in other parts of southern Wisconsin. Wetlands usually only occur along stream and river margins. While there are some larger wetland complexes along the Pecatonica and Sugar rivers, the percentage of wetland to upland areas in the basin is significantly less than for basins outside the driftless region.

Streams in the Sugar-Pecatonica river basin support several rare fish species that are declining within their range. Effective nonpoint source controls are essential to the protection of these species.

Agriculture predominates land use in the basin, with urbanizing areas closer to Madison. The basin drains the rapidly developing southwest side of Madison. About 10 million people live within a three-hour drive of the basin. Besides portions of the city of Madison, larger municipalities in the basin include Verona, Monroe, parts of Fitchburg, Mt. Horeb, Dodgeville, and Darlington. The proximity to major population centers places often heavy user pressure on aquatic and water related resources.

9. UPPER SUGAR RIVER WATERSHED

The Upper Sugar River Watershed lies in southwestern Dane County. The only permitted wastewater treatment facility discharging to the stream is in Verona, although a portion of the southwest side of Madison is also in the watershed. The area around Verona and Madison is experiencing rapid urban development. This puts pressure on both surface water and groundwater resources in the watershed.

A major water resources 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. Continued or increased groundwater diversion by Madison and Verona, and the eventual connection of Verona to the Madison Metropolitan Sewerage District may lead to the reduction of base flow in the Sugar River and Badger Mill Creek, affecting water quality and in-stream habitat (DCRPC, 1993⁷). A regional groundwater study is under way to try to determine what effect groundwater diversion may actually be on base flow. This issue is discussed in more detail in the Point Source Report section on Verona, later in this document.

The portion of the watershed above Riley was part of a U.S. Soil Conservation Service P.L. 566 watershed plan, which began in 1981. The goals of the plan were to provide watershed protection, improve water quality, and enhance fish and wildlife habitat (DCRPC, 1981⁸). An evaluation of the project, *Upper Sugar River Watershed Plan Evaluation Report*, is available through the Dane County Land Conservation Department (Barthel, 1990).

Badger Mill Creek

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 Pond 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. Since 1978, these discharges have been eliminated or diverted. 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, 1989¹⁴). Trout have been found in the stream below Verona. The Dane County Conservation League has sponsored extensive streambank fencing and protection projects on the creek (Wells, 1994). It has been proposed to discharge treated effluent from a closed Dane County landfill to the creek. As of May, 1994, no final decision on whether or not to allow this discharge had been made. No evaluation of the effect of such a discharge on stream water quality, habitat, and fisheries has been conducted.

The creek's drainage area includes much of the southwest side of Madison as well as most of Verona. Urban runoff poses a significant threat to Badger Mill Creek. Rapid urban development in Madison and Verona, coupled with poor or non-existent construction site erosion control and stormwater management threatens water quality and habitat of the creek and the wetlands associated with it (WDNR, 1992-93¹). Urban growth has already increased peak stormwater runoff and flows from impervious surfaces. Increased amounts of sediment and other pollutants entering Badger Mill Creek and ultimately the Sugar River can be expected if Madison, Verona, and Dane County do not take appropriate action. If no action is taken, in 20 years Badger Mill Creek could become nothing more than a stormwater conduit to the Sugar River for the cities of Madison and Verona. 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 pre-development runoff rate.

Sugar River

The reach of the Sugar River in this watershed runs from the dam at Belleville to the headwaters of the river northeast of Mt. Horeb. The Belleville dam and one at Paoli impede fish migration. Water quality in this reach of the river has gradually improved (WDNR, 1992-93,¹). The stream's classification was recently upgraded to supporting a cold water sport fishery from the headwaters to the Frenchtown Road bridge above Lake Belle View (Marshall and Stewart, 1993). Water quality in the river is considered generally good. High fecal coliform levels in the stream are a concern (DCRPC, 1992,⁶). Urban and agricultural sources of polluted runoff are likely sources of water quality problems. Runoff from farm fields, streets and parking lots, construction sites, and barnyards, intense grazing adjacent to the stream and streambank erosion are adding sediments and pollutants to the stream and degrading habitat and water quality.

Large wetland complexes exist adjacent to the Sugar River. Other wetland areas have been drained and put into agricultural production. Wetland drainage and stream straightening in some locations has also degraded habitat and water quality.

Urban sources of polluted runoff do not yet appear to be harming water quality or in-stream habitat of the Sugar River. But threats to water quality increase with continued urban growth in the Madison-Verona area. The U.S. Highway 18-151 Verona bypass and reconstruction, coupled with the addition of Verona to the Madison Metropolitan Sewerage District, likely will accelerate urban growth in this area. This could lead to increased water quality problems unless appropriate and proper land use planning measures and ordinances are enacted and enforced. Groundwater diversion, mentioned above, also poses a threat to water quality and in-stream and riparian habitat. 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 antidegradation rules, NR 102 and NR 207.

Source: <http://www.dnr.state.wi.us/org/gmu/gpsp/spbasin/surfacewaterfiles/watersheds/sp15.html>

10. GROUNDWATER OVERVIEW

The Town of Verona's water source is primarily from wells. There are a variety of existing reports relating to groundwater quality including:

- Wis. Geological and Natural History Survey (WGNHS) and the U.S. Geological Survey have developed a groundwater model for Dane County in cooperation with the Dane County Regional Planning Commission (DCRPC).
- DNR Groundwater and its Role in Comprehensive Planning Fact Sheets.

In the past several years, the Town of Verona has worked with Dane County and neighboring jurisdictions in significant efforts to improve both runoff quantities and overall water quality in the Goose Lake Neighborhood area.

11. WOODED LANDS

Oak Opening. The “oak opening” was by far the most widespread plant association encountered by the surveyors in both the glaciated and unglaciated regions of the Town. This vegetative type was dominated by oaks, primarily bur and white, but often black. 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.

Oak openings were found on practically all of the steep hillsides and ridge tops of the unglaciated region of the Town. Following settlement of the area, fires were largely suppressed allowing woody plants to invade the oak openings to eventually form oak woods.

Oak Woods. The “oak woods” association consisted of a forest made up primarily of white and black oaks, which were densely grown and taller than those in oak openings. Other tree species were often found, such as aspen, hickory, cherry, white ash, black walnut, and basswood.

The understory of the oak woods lacked prairie plants and the surveyor's notes referred to the undergrowth as hazel, brush oak, briars, and weeds.

Only a small area of oak woods existed in Verona Township at the time of the original survey (in Section 4 and 5). *Source: Town of Verona Land Use Plan September 16, 2002*

12. EXTRACTION OF MINERAL RESOURCES

The Town of Verona has four active quarrying sites located on North Nine Mound Rd. These facilities are all currently identified on the Existing Land Use Map as industrial uses (p. H-5). They are:

- Pollow Pit (Hammersley)
- Fassbind (Keleny)
- Maurer (Wingra)
- Wingra/Payne & Dolan

There is one proposed quarrying site identified on Dane County’s Town of Verona Land Use Plan 2000.

Mineral extraction operations are eligible uses under the Dane County Zoning Ordinance as a conditional use in agricultural zoning as identified in Sections 10.12 through 10.123. Section 10.191 establishes procedures and standards of operation for mineral extraction operations.

Wisconsin Statute 295.20 provides for the registration of land that contains economically viable (marketable) non-metallic mineral deposits. The purpose of the registration is to encourage the identification, preservation and planning for ultimate development of marketable deposits. It serves to prevent uses that would interfere with future mining but it may **not** prevent land use that was permitted under the current zoning when the site was registered. The landowner may record a “Notice of Registration of Non-metallic Mineral Deposits,” with the local register of deeds. The registration must include (1) a legal description, (2) certification by a registered geologist or engineer, (3) evidence regarding zoning, and (4) statement of intent by the landowner not to interfere with future mining. No transfer return is required since this is a registration, not a conveyance.

From the Wisconsin Chapter of the American Planning Association:

Wisconsin now has administrative rules on reclamation of nonmetallic mines. The rules are known as NR 135 and became effective on December 1, 2000. The rules need to be read in conjunction with Chapter 295, subchapter I, of the Statutes.

The rules require virtually all-nonmetallic mines that are operating on or after September 1, 2001 to have permits based on approved reclamation plans.

Counties (with the possible exception of Milwaukee County) must have a nonmetallic mining reclamation ordinance and program by June 1, 2001. Municipalities may have ordinances and programs. A municipal ordinance removes that municipality from coverage under the county ordinance.

Municipalities (cities, villages and towns) will be able to issue such permits if the municipalities have qualifying ordinances. If a municipality does not have such an ordinance, responsibility for permit issuance will shift to the county, if the county has a qualifying ordinance. The Wisconsin Department of Natural Resources (DNR) can disqualify a municipality or a county from dealing

with permits under its ordinance if the DNR determines that the regulatory program of the municipality or county does not comply with the administrative rules. If neither a municipality nor the county has a qualifying ordinance and program, the DNR will directly administer the code in that locality.

Municipalities and counties must secure DNR review of ordinances. This will occur prior to local adoption, although the DNR will urge communities to proceed even if this review is not completed in order to have ordinances in effect on June 1, 2001 [required by s. NR 135.32(1), Wis. Adm. Code] and mines permitted by 9/1/01 [required by s. NR 135.16, Wis. Adm. Code] Later amendments do not require advance review by the DNR, but amendments cannot make the local ordinance less restrictive than the administrative rule.

The DNR will conduct audits of the regulatory programs of municipalities and counties. These audits will cover all aspects of the administration and enforcement of the ordinance. Negative findings can result in a noncompliance hearing. A finding of noncompliance can result in the municipality or county being told it can no longer administer its ordinance, unless it later applies successfully for reinstatement.

The economics of the program involve fees charged to public or private owners/operators of nonmetallic mining sites. Municipalities and counties will establish one-time fees for initial review of applications. This initial fee will have a base fee for regular reviews and a higher fee for expedited reviews. Plan review fees may not be charged for mines that apply by 8/1/01 for "automatic" permit coverage - see s. NR 135.39(5)(a), Wis. Adm. Code.

In addition, municipalities and counties will collect annual fees to cover the cost of inspections and enforcement and share the proceeds with the DNR. The amount of these annual fees depends on the size of the mine. For purposes of illustration, we will assume a site with 25 acres being mined. The DNR will collect \$120 for its oversight functions. The municipality or county will collect a fee to cover its documented enforcement [these are for administration, which includes activities other than enforcement] costs. If the DNR is directly administering regulation of the hypothetical 25 acre mine, its fee will be \$1000 per year through 2003 and \$600 per year thereafter. If the local annual fee is higher than \$1000, the local unit must be able to justify the difference. If the DNR is collecting the fee for administering regulations in a locality, it will not collect its oversight fee.

Operators shall apply for reclamation permits by August 1, 2001, after sorting out which government has jurisdiction, as described above. The application will include a certification of intent to comply with the various standards established in the administrative rule and provide follow-up submittals of a reclamation plan for approval, and financial assurance to cover the cost of reclamation if the operator defaults.

Applications will be publicly noticed and may receive a public informational hearing, which can be combined with a zoning hearing if a zoning hearing is also required.

Operators of mines that exist before permits were required under the new rules will be automatically granted permits (without hearings) and given between one and three years to submit reclamation plans.

New mines require permits based upon review of reclamation plans against the standards found in the rule. Permitting decisions must be made within 60 days following the public hearing or within 90 days of complete application if no hearing is required [see s. NR 135.21(2), Wis. Adm. Code].

Permits can be denied if the applications fail to satisfy the standards or if it appears that the site cannot be satisfactorily reclaimed or if the applicant, its agent, principal or predecessor has a history of serious violations of environmental laws (federal, state or local) relating to nonmetallic mining reclamation.

Decisions to approve, deny or modify permits by municipalities or counties can be appealed under the Wisconsin administrative procedures act (chapter 68, Wisconsin Statutes). If the permit decision is made by the DNR, the appeal follows the contested case appeal procedures under Chapter 227 of the Statutes.

All operators issued permits will be required to post financial assurances. The regulatory jurisdiction shall estimate how much it would cost to conduct the reclamation. An escrow account may be funded based upon gross sales, or other forms of financial guarantee may be used. New owners of a mine must sign onto the conditions and post comparable financial assurances. Regulatory jurisdictions are given a statutory right to conduct site inspections.

Finally, the administrative rules establish a system for registering the locations of marketable nonmetallic demand deposits. This can be done by landowners who must hire a registered professional geologist or a registered professional engineer to certify the boundaries of such a deposit, and describe its character, based upon scientific data. The application must also demonstrate that mining is a permitted or a conditional use under the zoning that is in place (or that the site is un-zoned). A notice of intent is sent to the zoning authorities/local governments and the DNR. The landowner must commit that the applicant or subsequent owners will not take any actions that permanently interfere with extraction.

The local zoning authority can object on the basis of disagreeing that there is a marketable nonmetallic mineral deposit or on the basis of disagreeing that the mining of that deposit would be allowed under applicable zoning (as that zoning existed on the date of the notice of intent.) If the applicant does not withdraw or modify the notice of intent within the next 60 days, local government can start a court action to block the recording.

Four months (120 days) after the initial notice of intent was issued, assuming no withdrawal or blockage by court action, the registration can be recorded with the Register of Deeds.

The registration can remain in effect for ten years, subject to renewal for an additional ten years. After that, a site could be re-registered so long as a new showing was made that there continued to be a marketable nonmetallic mineral deposit.

The effect of a registration is to prohibit the granting of any zoning-type permission for any land use activities that would permanently interfere with the extraction of the mineral deposit. This limitation begins at the time of notice of intent. The local zoning jurisdiction can place zoning on the property in the course of implementing a land use or comprehensive plan, but that zoning

change cannot take effect until the registration has been terminated by the property owner or has expired or has been stricken by a court.

A registration does not guarantee that zoning approval will be granted to conduct mining. The rule goes on to say that "land use plans and zoning ordinances . . . shall make all reasonable provisions to preserve identified marketable, nonmetallic mineral deposits."

Source: http://www.wisconsinplanners.org/law/Law_Archive/nonmetallic_mineral_mining_recla.htm

13. HISTORICAL AND CULTURAL RESOURCES

The Town of Verona has no homes, buildings, sites, or agricultural districts on the National or State Register of Historic Places. The Town does not have an ordinance regarding criteria for the designation of historic resources, a historic preservation commission, guidelines for historic preservation districts, or standards for rehabilitation of said resources.

A listing of all locations identified on the online Wisconsin Architecture and History Inventory is included on the next two pages.

WISCONSIN ARCHITECTURE AND HISTORY INVENTORY			
Site # / Burial Code	Site Name / Type	Cultural Study Unit	TRS
DA-0599	BADGER MILL CREEK 1. Campsite/village	1. Late Woodland	6, 8, E, 28
DA-0718	Unnamed Site 1. Mound(s) - Other/Unk 2. Cemetery/burial	1. Unknown Prehistoric	6, 8, E, 27 6, 8, E, 28
DA-0245	Blue Rings 1. Other 2. Other	1. Unknown Prehistoric	6, 8, E, 17
DA-0355	Walker Mound 1. Mound(s) - Conical 2. Mound(s) - Other/Unk	1. Unknown Prehistoric 2. Woodland	6, 8, E, 28
DA-0354	TIGER MOUND GROUP 1. Mound(s) - Other/Unk 2. Cemetery/burial	1. Unknown Prehistoric	6, 8, E, 12 6, 8, E, 13
DA-0358	JAGGI 1. Mound(s) - Conical 2. Mound(s) - Effigy 3. Campsite/village 4. Cemetery/burial 5. Lithic scatter	1. Late Woodland 2. Unknown Prehistoric	6, 8, E, 33
DA-0356	HERFEL 1 1. Workshop site 2. Campsite/village	1. Unknown Prehistoric	6, 8, E, 34
DA-0357	HERFEL 2 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 34
DA-0359	GOTH 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 20
DA-0360	WEISSENBERG 1 1. Workshop site 2. 2. Campsite/village	1. Unknown Prehistoric	6, 8, E, 34
DA-0361	WEISSENBERG 2 1. Workshop site 2. Campsite/village	1. Unknown Prehistoric	6, 8, E, 34
DA-0362	MILLER 1. Workshop site 2. Campsite/village	1. Unknown Prehistoric	6, 8, E, 33
DA-0363	DUERST 1. Workshop site	1. Unknown Prehistoric	6, 8, E, 33
DA-0364	WILD 1. Campsite/village 2. Lithic scatter	1. Unknown Prehistoric	6, 8, E, 28
DA-0365	ZINK 1 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 20
DA-0366	ZINK 2 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 20
DA-0368	DAVIDSON 1. Campsite/village	1. Historic Indian 2. Unknown Prehistoric	6, 8, E, 29
DA-0406	GOOSE LAKE 1. Campsite/village	1. Woodland	6, 8, E, 13
DA-0692	EINICHEN	1. Historic Euro-American 2. Unknown Prehistoric	6, 8, E, 10
DA-0689	TERRACE 1. Isolated Finds	1. Unknown Prehistoric	6, 8, E, 20
DA-0690	FISH 1. Isolated finds	1. Unknown Prehistoric	6, 8, E, 20

Site # / Burial Code	Site Name / Type	Cultural Study Unit	TRS
DA-0693	NINE MOUNDS 1. Mound(s) - Other/Unk 2. Cemetery/burial	1. Woodland	6, 8, E, 8
DA-0451	Unnamed Site 1. Quarry	1. Unknown Prehistoric	6, 8, E, 34
DA-0452	Unnamed Site 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 34
DA-0453	Unnamed Site 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 34
DA-0806	LEIGLER 1. Campsite/village	1. Early Woodland 2. Late Archaic 3. Late Paleo-Indian 4. Middle Woodland	6, 8, E, 33 5, 8, E, 5 5, 8, E, 4
BDA-0151	UNNAMED CEMETERY 1. Cemetery/burial		6, 8, E, 28
BDA-0155	DANE COUNTY POOR HOUSE CEMETERY (A) 1. Cemetery/burial	1. Historic Euro-American	6, 8, E, 14
BDA-0156	TOWN OF VERONA CEMETERY 1. Cemetery/burial		6, 8, E, 33
BDA-0162	ST ANDREWS CEMETERY 1. Cemetery/burial	1. Historic Euro-American	6, 8, E, 15
BDA-0163	VERONA CEMETERY 1. Cemetery/burial	1. Historic Euro-American	6, 8, E, 15
DA-0805	MARSH AND R.R. 1. Lithic scatter 2. Isolated finds	1. Unknown Prehistoric	6, 8, E, 20
DA-0691	VERONA AIR PARK 1. Cabin/homestead 2. Campsite/village	1. Historic Euro- American 2. Late Archaic 3. Middle Woodland 4. Unknown Prehistoric	6, 8, E, 14
DA-0852	Unnamed Site	1. Unknown Prehistoric	6, 8, E, 17
DA-0853	Unnamed Site	1. Historic Euro- American	6, 8, E, 17
DA-0904	VE-7 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 14
DA-0905	VE-8 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 14
DA-0906	VE-9 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 14
DA-0907	VE-10 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 14
DA-0908	VE-11 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 14
DA-0909	NIGH FARM 1. Farmstead	1. Historic Euro- American	6, 8, E, 14
DA-0910	WARREN HAUSE HOUSE 1. Farmstead 2. Campsite/village	1. Historic Euro- American 2. Unknown Prehistoric	6, 8, E, 13
DA-0911	VE-14 1. Campsite/village	1. Archaic 2. Early Archaic 3. Early Paleo-Indian (Fluted pt) 4. Early Woodland 5. Late Archaic 6. Late Paleo-Indian 7. Middle Woodland 8. Paleo-Indian 9. Woodland	6, 8, E, 13

Site # / Burial Code	Site Name / Type	Cultural Study Unit	TRS
DA-0912	VE-15 1. Campsite/village	1. Early Woodland 2. Late Archaic 3. Late Woodland	6, 8, E, 13
DA-0913	Unnamed Site 1. Campsite/village	1. Late Archaic 2. Late Woodland	6, 8, E, 13
DA-0914	Unnamed Site 1. Campsite/village	1. Late Archaic	6, 8, E, 13
DA-0918	Unnamed Site 1. Campsite/village	1. Late Archaic 2. Middle Archaic	6, 8, E, 13
DA-0919	THIS SITE HAS BEEN COMBINED WITH DA-0918. SEE THAT RECORD FOR SITE INFORMATION 1. Campsite/village		6, 8, E, 13
DA-0920	VE-23 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 13
DA-0921	VE-24 1. Campsite/village	1. Late Archaic	6, 8, E, 13
DA-0922	VE-25 1. Other	1. Historic Euro- American	6, 8, E, 13
DA-0923	VE-26 1. Other	1. Historic Euro- American	6, 8, E, 14
DA-0915	VE-18 1. Campsite/village	1. Late Archaic 2. Late Woodland	6, 8, E, 13
DA-0916	Unnamed Site 1. Campsite/village	1. Late Archaic 2. Late Woodland	6, 8, E, 13
DA-0917	Unnamed Site 1. Campsite/village	1. Archaic	6, 8, E, 13
BDA-0567	DANE COUNTY ASYLUM CEMETERY "C" 1. Cemetery/burial	1. Historic Euro- American	6, 8, E, 14
BDA-0469	POOR HOUSE CEMETERY (B) 1. Cemetery/burial	1. Historic Euro- American	6,8,E,14
DA-1020	VE-27 1. Unknown	1. Unknown Prehistoric	6, 8, E, 13
DA-1111	DUERST 1. Lithic scatter	1. Unknown Prehistoric	6, 8, E, 33
DA-1112	MILLER 1. Campsite/village	1. Unknown Prehistoric	6, 8, E, 33
DA-0311	DUPLICATE OF DA-358 AND DA-367		6, 8, E, 33
DA-0367	DUPLICATE OF DA-358 AND DA-311		6, 8, E, 33
DA-1143	G FARMSTEAD	1. Historic Euro- American	6, 8, E, 17
DA-1156	JUNCTION OF P&M	1. Unknown	6, 8, E, 9 6, 8, E, 9 6, 8, E, 9 6, 8, E, 9
DA-1160	GOOSE LAKE MOUND	1. Unknown	6, 8, E, 13
DA-1183	Herfel Pit 1. Lithic scatter	1. Unknown Prehistoric	6, 8, E, 18

Source: Division of Historic Preservation, Wisconsin State Historical Society, 2003

(F) Economic Development Information

1. EMPLOYMENT DISTRIBUTION

Figure 26 - Verona Employment by Occupation, 2000

	Count	%
Managerial and Professional specialty occupations	544	43.00%
Service occupations	87	6.88%
Sales and office occupations	381	30.12%
Farming, fishing and forestry occupations	9	0.71%
Construction, extraction and maintenance occupations	110	8.70%
Production, transportation and material moving occupations	134	10.59%
Total	1,265	

Source: US Census Bureau

Figure 27 - Verona Employment by Industry, 2000

	Count	%
Agriculture, forestry, fishing and hunting and mining	38	3.00%
Construction	114	9.01%
Manufacturing	127	10.04%
Wholesale trade	46	3.64%
Retail trade	107	8.46%
Transportation and warehousing, and utilities	2	0.16%
Information	4	0.32%
Finance, insurance, real estate, and rental and leasing	175	13.83%
Professional, scientific, management, administrative, and waste management services	136	10.75%
Educational, health and social services	343	27.11%
Arts, entertainment, recreation, accommodation, and food services	42	3.32%
Other services	72	5.69%
Public Administration	59	4.66%

Source: US Census Bureau

2. UNEMPLOYMENT RATE

Figure 28 - Dane County Unemployment Rate

	1990	1995	1999	2000	2001
Labor Force	217,063	247,984	258,594	262,802	272,673
Employed	212,610	243,566	255,056	258,427	267,116
Unemployed	4,453	4,418	3,538	4,375	5,557
Unemployment Rate	2.1%	1.8%	1.4%	1.7%	2.0%

Source: WI DWD

3. MAJOR EMPLOYERS BY TOTAL EMPLOYMENT

In 1999, the Verona area provided more than 2,100 jobs. Most of those jobs were in the City of Verona, balanced between manufacturing jobs in industrial areas and retail/service jobs along Verona Road. There were nearly enough local jobs for half of the local labor force, but according to 1990 Journey to Work statistics, 21% of Verona workers worked in the City of Verona, 58% worked in Madison, and 18% worked elsewhere in Dane County.

The City of Verona’s commercial districts have a major impact on local business: retail trade and private service establishments account for over 40% of the area’s businesses, as shown in Figure 29. However, manufacturing and public services employment provide 45% of the area’s employment. By comparison, recent data shows that retail is the largest industry in the Madison Metropolitan Statistical Area, and that manufacturing accounts for nearly 6% of all establishments and 15% of all area employment. *Source: Town of Verona Land Use Plan September 16, 2002*

Major employers in the Town of Verona include the following:

Figure 29 – Major Employers in the Town of Verona Area

Industrial Classification	Number of Establishments	Percent of Total	Number of Employees	Percent of Total
Agricultural Services	9	5	32	1.5
Construction	38	21	232	10.8
Manufacturing	13	7.2	548	25.6
Transportation, Communication, Utilities	14	7.7	240	11.2
Wholesale Trade	14	7.7	37	1.7
Retail Trade	34	18.8	339	15.8
Finance, Insurance, Real Estate	10	5.5	40	1.9
Private Services	46	25.4	252	11.8
Public Services	3	1.7	424	19.8
Total	181	100	2,144	100

NOTE: Principal employers are Verona Public Schools; Carnes Co., Inc.; and Engineering Industries, Inc.

Source: Wisconsin Department of Industry, Labor and Human Relations, Unemployment Compensation File and Source: Town of Verona Land Use Plan September 16, 2002

4. EMPLOYMENT PROJECTIONS

Figure 30 - Wisconsin Employment Projections

Industry Title	1998 Count	2008 Projection	Change	% Change
Total All Industries (1)	2,907,690	3,295,820	388,130	13.3%
Agricultural Services, Total	13,830	18,280	4,450	32.2%
Mining, Total	2,750	2,700	(50)	-1.8%
Construction, Total	112,530	124,800	12,270	10.9%
Manufacturing, Total	616,720	642,200	25,480	4.1%
Durable Goods Manufacturing, Total	377,870	391,000	13,130	3.5%
Nondurable Goods Manufacturing, Total	238,850	251,200	12,350	5.2%
Transportation, Total	107,930	120,420	12,490	11.6%
Communications	17,950	20,660	2,710	15.1%
Utilities and Sanitary Services	16,680	16,600	(80)	-0.5%
Wholesale and Retail Trade, Total	609,470	672,300	62,830	10.3%
Wholesale Trade, Total	136,410	152,800	16,390	12.0%
Retail Trade, Total	473,060	519,500	46,440	9.8%
Finance, Insurance, and Real Estate, Total	143,780	163,800	20,020	13.9%
Services, Total	1,097,070	1,327,500	230,430	21.0%
Government, Total	168,970	186,560	17,590	10.4%

Source: State Department of Workforce Development

Figure 31 -State of Wisconsin Employment Projections by Occupation

Occupational Title	1998	2008	Growth	% Change
Total, All Occupations	2,907,690	3,295,820	388,130	13.30%
Exec, Admin, Managerial Occs	202,930	229,980	27,050	13.30%
Professional Specialty Occs	582,570	708,600	126,030	21.60%
Marketing & Sales Occupations	319,440	358,840	39,400	12.30%
Admin Support & Clerical Occupations	437,010	474,220	37,210	8.50%
Service Occupations	464,870	528,870	64,000	13.80%
Agriculture/Forestry/Fishing Occs	30,160	36,900	6,740	22.30%
Precision Production/Craft/Repair Occs	325,890	355,430	29,540	9.10%

Source: State Department of Workforce Development

5. STRENGTHS AND WEAKNESSES FOR ATTRACTING BUSINESS

Strengths

- Access to the Dane County Workforce
- Proximity to the City of Madison, City of Verona, and City of Fitchburg
- Proximity to the University of Wisconsin
- 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
- High level of traffic passes through the area twice daily

- Weaknesses
- Limited land available for commercial or industrial uses
- Higher property costs
- Higher housing costs
- Lack of financial incentives for business development
- Proximity to other Municipal Urban Service Areas

6. CRITERIA FOR ATTRACTING BUSINESS

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

- Focus any 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 high 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.

7. BROWNFIELDS INFORMATION

According to the Wisconsin Department of Commerce Brownfields Location Information System (BLIS), there are no registered brownfields sites for redevelopment in the Town of Verona. *Source: http://comgis1.commerce.state.wi.us/wiscomp/blis_start.htm*

8. ECONOMIC DEVELOPMENT PROGRAMS

Forward Wisconsin, Inc

Forward Wisconsin, Inc., (forwardWI.com) is a unique public-private state marketing and business recruitment organization. Its job is marketing outside Wisconsin to attract new businesses, jobs and increased economic activity to the state. In July 2000, Forward Wisconsin created a new division - Great Jobs Wisconsin - to recruit workers to Wisconsin from outside the state. The Great Jobs Wisconsin program can be accessed at GreatJobsWI.com. For more information contact Forward Wisconsin, 201 West Washington Avenue, Suite 500, Madison, Wisconsin 53703-2796, call (608) 261-2500, or e-mail info@ForwardWI.com.

-Forward Wisconsin Website

CROP- Credit Relief Outreach Program

Crop features 90% guarantees on loans of up to \$30,000 made by local lenders. Payment is not due until March 31 of the following year. To be eligible for CROP, applicants must meet the following guidelines: 1. Unable to obtain conventional financing at the lender's standard interest rate, 2. Debt-to-Asset ratio 40% or greater, and 3. Applicant meets lender's underwriting standards. CROP can be used for feed, seed, fertilizer, pesticides, land rent, hires, animal feed, UCC filing fees, crop insurance, feeder animals, tillage services, equipment rental/repair, or utilities for commodity production. Crop funds may not be used for property taxes, farm house utilities, existing loans, capital improvements, CROP loan interest, accounting services, or revolving lines of credit.

FARM

The FARM program (WHEDA) gives applicants access to credit by guarantying loans made by local lenders. The purpose is for the expansion or modernizing of existing farms. The maximum loan guarantee is the lesser of your net worth, 25% of the loan amount, or \$200,000. Qualified applicants have a debt-to-asset ratio of 85% or less and meet lender's underwriting standards.

Agribusiness Guarantee

This loan guarantee is available through WHEDA for agribusinesses in Wisconsin looking to purchase equipment, land, buildings, permanent working capital, or marketing materials. Successful applicants will be involved with the development of a new product, new market, or improved marketing method. The maximum guarantee is 80% on loans up to \$750,000.

Wisconsin Department of Commerce

The Wisconsin Department of Commerce is the State's primary agency for delivery of integrated services to businesses. Commerce's purpose is to:

1. Foster the retention and creation of new jobs and investment opportunities in Wisconsin;
2. Foster and promote economic business, export, and community development; and
3. Promote public health, safety, and welfare through effective and efficient regulations, education and enforcement.

(G) Intergovernmental Cooperation Information¹

1. LOCAL AND REGIONAL PLAN COORDINATION

Dane County Parks and Open Space Plan 2000

<http://www.co.dane.wi.us/parks/open%20space/toc.htm>

Design Dane! Land Use Plan

<http://www.co.dane.wi.us/exec/landuse/execplan/landhome.htm>

Dane County Regional Planning Commission Land Use and Transportation Plan

<http://www.co.dane.wi.us/vis2020/2020home.htm>

Dane County Land Use Handbook

<http://www.co.dane.wi.us/coboard/landusehome.htm>

City of Verona Master Plan

<http://www.ci.verona.wi.us/Plan&Zoning/MasterPlanMapFiles/masterpn.htm>

Town of Springdale Master Plan

<http://www.springdalewi.com/finaldraft.html>

City of Fitchburg Plans

Nine Springs Neighborhood Plan

Bicycle and Pedestrian System Plan

Nesbitt Road/Verona Road Planning Study

<http://www.city.fitchburg.wi.us/planning/index.htm>

City of Madison Smart Growth Comprehensive Plan

<http://www.ci.madison.wi.us/planning/plandept.html>

2. INTERGOVERNMENTAL EFFORTS AND AGREEMENTS

The City of Verona and the Town of Verona are currently in negotiations for a potential boundary agreement. A similar effort with the City of Madison is anticipated in 2004.

¹ This section contains adopted updates to the 2004 Town of Verona Comprehensive Plan.

3. STATE DEPARTMENT CONTACTS/PROGRAMS:

Wisconsin Department of Administration OLIS – Smart Growth

Ms. Sarah Kemp
17 South Fairchild Street, 7th Floor
Madison, Wisconsin 53703-3219
Phone: (608) 264-6117
e-mail: sarah.kemp@doa.state.wi.us

DOA OLIS Plat Review Program

17 S Fairchild St, 7th Floor, Madison WI 53703-3219
PO Box 1645, Madison WI, 53701-1645
Phone: (608) 266-3200 Fax: (608) 264-6104
E-mail: plat.review@doa.state.wi.us

DOA OLIS Municipal Boundary Review

Mr. George Hall
Phone: (608) 266-0683
E-mail: george.hall@doa.state.wi.us

Wisconsin Department of Transportation, District 1

Ms. Barbara Kipp, Senior Planner
2101 Wright St.
Madison, WI 53704-2583
Phone: (608) 246-3869
Fax: (608) 246-3819
e-mail: barbara.kipp@dot.state.wi.us

Wisconsin Department of Natural Resources

DNR South Central Region Hdqrs
3911 Fish Hatchery Rd
Fitchburg WI 53711
608-275-3266-phone
608-275-3338-fax
608-275-3231-tdd

4. DANE COUNTY CONTACTS:

Dane County Highway Department

Pam Dunphy, Assistant Commissioner
2302 Fish Hatchery Rd., Madison, WI 53713-2495
Phone/TDD: (608) 266-4261
Fax: (608)-266-4269
e-mail: dunphy@co.dane.wi.us

Dane County Planning and Zoning

210 Martin Luther King, Jr. Blvd., Room 116
Madison, Wisconsin 53703
Phone: 608-266-4251
Fax: 608-267-1540

5. NEIGHBORING MUNICIPALITIES AND CONTACTS

City of Fitchburg

Karen Peters, Clerk
5520 Lacy Road
Fitchburg, WI 53711
Phone: 608-270-4200
Fax: 608-270-4212

City of Madison

Ray Fisher, Clerk
210 Martin Luther King, Jr. Blvd
Madison, WI 53709
Phone: 608-266-4771
Fax: 608-266-4666

City of Verona

JoAnn Wainwright, Clerk
111 Lincoln Street
PO Box 930188
Verona, WI 53593-0188
Phone: 608-845-6495
Fax: 608-845-8613

6. NEIGHBORING TOWNS

Town of Cross Plains

Ann Walden, Clerk
8697 W. Mineral Point Road
Cross Plains, WI 53528
Phone: 608-798-0189
Fax: 608-798-0190

Town of Middleton

Jim Mueller, Administrator/Clerk
7555 W. Old Sauk Road
Verona, WI 53593
Phone: 608-833-5887
Fax: 608-833-8996

Town of Montrose

Gary Fritz, Clerk
1341 Diane Avenue
Belleville, WI 53508
Phone 608-424-3848

Town of Oregon

Ruth Klahn, Clerk
1138 Union Road
Oregon, WI 53575-2742
Phone: 608-835-3200
Fax: 608-835-2235

Town of Primrose

Winnie Losenegger, Clerk
8468 CTH A
Verona, WI 53593
Phone: 608-832-8056
Fax: 608-832-8065

Town of Springdale

Vicki Anderson, Clerk
2379 Town Hall Road
Mt. Horeb, WI 53572-2454
Phone: 608-437-6230
Fax: 608-437-6230

7. LOCAL SCHOOL DISTRICT

Verona Area School District

700 North Main Street
Verona, WI 53593
Phone: 608-845-4300
mail@verona.k12.wi.us
<http://www.verona.k12.wi.us/>

8. PUBLIC LIBRARY

Verona Public Library

130 North Franklin Street
Verona, WI 53593
Phone: 608-845-7180
Fax: 608-845-8917
library@ci.verona.wi.us
<http://www.ci.verona.wi.us/library.htm>

9.

OTHER SPECIAL DISTRICTS

Verona Fire District

101 Lincoln St.
Verona, WI 53593
Phone: (608) 845-9401
e-mail: veronafire@tds.net

Fitchrona EMS

5415 King James Way
Madison, WI 53719
Phone: (608) 275-7148

Town Utility District #1

335 N. Nine Mound Rd.
Verona, WI 53923-1035
Phone: (608) 845-7187

10. INTERGOVERNMENTAL RELATIONSHIPS

Verona Area School District – VASD has identified the following “challenges” it is currently facing on its website:

- *Phenomenal Growth* – The Verona Area School District enrollment has doubled in the last 15 years. Over the last decade, the student population has increased by 1500. Of the 425 school districts in Wisconsin, we are now the 36th largest.
- *Changes in Demographics* – On the Fitchburg side of the school district, we have increased from 8% free and reduced lunch to 44% during a six-year time period. (Schools use free and reduced lunch counts as an indicator of low-income families.) In the last four years, our population of students with autism has increased by 560%. Our population of students with health impairments has increased by 436%. In the last 6 years, our overall student population increased by 20%, while during that same time period, our special education population increased by 54%.
- *Space Needs* -- The steady and dramatic growth in our student population and our commitment to small class sizes for our youngest students has resulted in a continual need to maximize existing space and, when necessary, to plan and build new schools or additions. Our last school building referendum was passed in 1999, after three unsuccessful attempts. We have completed the building and remodeling funded by this referendum. In both positive and negative ways, we are feeling the impact of the passage of this fourth referendum. For example:
 1. We now have two state-of-the-art middle schools--Badger Ridge in Verona and Savanna Oaks in Fitchburg.

2. Four elementary schools were merged into three, making elementary space tight. In addition, elementary and middle school attendance boundaries had to be modified in light of school building capacities. As a result, over 40% of our students and staff were required to shift to new schools for the 2000-01 school year.
3. We are experiencing an acute elementary space crunch. Elementary staff spent hours last year planning creative solutions to space needs, and this past summer, half of the teachers at Country View Elementary School moved to different classrooms rooms and nearly all of the teachers at Sugar Creek Elementary School changed rooms. In addition, a portable unit is being used at Sugar Creek, and the entire fifth grade from Stoner Prairie has moved next door to Savanna Oaks Middle School.

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 for 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 is likely to be from the City of Verona and its continued annexation of lands into the Town.
- 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.

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. In addition, DOA reviews all plats and subdivisions proposed for development within the Town of Verona and the City of Verona.
- *Department of Transportation:* The primary boundary between the City of Verona and the Town of Verona 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 in areas where no local land division ordinance exists. 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.
- The Dane County Land Conservation Department reviews all projects to ensure compliance with the Dane County Stormwater Management and Erosion Control Ordinance.

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 limited cooperation has been achieved in some regional stormwater management efforts and provision of emergency services.

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. The City has annexed considerable territory from the Town, and is positioning itself to continue to do so in the future. Some limited cooperation has been achieved in some regional stormwater management efforts.

City of Verona – 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. The City has annexed considerable territory from the Town, and is positioning itself to continue to do so in the future. Some limited cooperation has been achieved in some regional stormwater management efforts, provision of senior care services, shared road maintenance, and provision of emergency services.

11. EXISTING AND POTENTIAL CONFLICTS

Existing Conflicts:

- Continued unplanned annexations from the City of Madison and the City of Verona, some of which are excessive in size.
- Funding of senior center with the City of Verona.
- Exclusive agricultural zoning through Dane County is failing to preserve agricultural areas and open spaces from annexation, and restricts the Town from considering different land use options.

Potential Conflicts:

- Continued growth by the cities of Madison and Verona will continue to negatively impact the Town's tax base, and will generate additional road maintenance costs.

- Long term plans on funding regional facilities and infrastructure such as the senior center, EMS services, police services, stormwater management, schools, and library need to be proactively addressed with the City of Madison and the City of Verona.
- Efforts by the Town to seek additional land use alternatives may be met with resistance from neighboring cities as well as Dane County. If unchanged, zoning will continue to restrict options. Stormwater management regulations through the County are likely to increase. The uncertainty of the County Executive’s “Attain Dane” program from both an effectiveness stance as well as a cost feasibility standpoint remain an issue.

Recommended Means of Resolution of Conflicts:

- The Town is actively pursuing a cooperative boundary agreement with the City of Verona, and is considering approaching the City of Madison as well. Issues of annexation, revenue sharing, shared maintenance agreements, growth phasing, and joint land use planning should all be addressed.
- If a cooperative agreement can be reached that includes joint planning, phasing of growth and annexations, and financial terms, extraterritorial zoning with the City of Verona and/or the City of Madison may be considered by the Town to be an alternative to Dane County Zoning, if Dane County maintains its current restrictions on Town development.
- 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.

(H) Land Use Information¹

1. LAND USE CATEGORIES AND DEFINITIONS

Proposed Land Use Category Definitions (September 2002)

This list of proposed land use categories and definitions for the Town's Land Use Plan is meant to establish a preliminary basis for discussion. These definitions should be reviewed and edited to best describe the intentions of the plan committee. Categories may be added or deleted as directed by the plan committee. These categories are as follows:

Single Family Residential - Areas designated for homes meant to be occupied by one "family" per residential structure. This area excludes residential structures with more than one unit. Typical single-family lots will have only the residential structure, and will not have additional permanent outbuildings other than sheds and small accessory buildings. Land development involving environmentally constrained lands may require planned unit development overlay zoning.

Duplex Residential - Areas designated for residential structures meant for occupancy by two families in two separate dwelling units. Density limits are generally established by the plan committee. This area could include condominiums, rental units, owner-occupied units, or redevelopment of existing housing into duplexes. This use often serves as a buffer between single-family residential and multi-family residential uses.

Multi-Family Residential - Areas designated for residential structures meant to be occupied by more than two "family" units, and usually having several units per structure. Density limits are generally established by the plan committee. This area includes rental apartments and owner-occupied condominiums. This use often serves as a buffer between low density residential and more intensive uses.

Mobile Home - A "mobile home" is defined by Section 66.058(1)(d) of Wisconsin Statutes as: "that which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and *includes* any additions, attachments, annexes, foundations and appurtenances."

Highway Commercial - Areas designated for development or redevelopment as retail, sales, service, or recreational uses. Access to these developments is primarily by car or truck travel rather than pedestrian traffic. This area may or may not include manufacturing, production facilities, warehousing, or freight transfer operations. It is anticipated that additional efforts to maintain the aesthetics of a development will be required in the site planning process.

General Commercial - Areas designated for development or redevelopment as retail, sales, service, office, recreational or residential uses. Access to these developments is available by walking or bicycle in addition to car traffic. These uses generally include smaller shops,

¹ This section contains adopted updates to the 2004 Town of Verona Comprehensive Plan.

restaurants and offices.

Business Park - Areas designated for corporate office facilities, light manufacturing, freight transfer and warehousing uses. Business park properties generally have higher development standards, restrictions on outdoor storage, and each parcel in a business park setting should have a minimum size requirement. It is anticipated that additional efforts to maintain the aesthetics of a development will be required in the site planning process.

Industrial - Areas designated for manufacturing, warehousing, and uses which may require outdoor storage of materials, product or machinery, as described in the local Zoning Ordinance. Industrial lands generally have moderate development standards and each parcel in an industrial setting should have a minimum size requirement. These uses can have additional restrictions related to air emissions, noise, vibration and traffic impacts, resulting into specific classifications of industrial use—light, medium, or heavy.

Institutional - Areas of governmental, educational, religious, or medical property uses. Other quasi-public organizations such as public utility facilities are included in this category.

Transportation - Areas used for or owned by public transportation agencies.

Park/Recreational - Areas designated as public access recreational areas. These areas may include natural areas playground equipment, picnic areas, or other facilities to be enjoyed by the general public. This category does not distinguish “ownership” by governmental jurisdiction (City, Town, County, State, or Federal).

Agriculture - Areas proposed for maintenance and protection as croplands, pasture, forested lands or other recognized agricultural activity. This includes provision of residential uses for the owner/tenant. Other subclassifications may be created, but not the support facilities such as implement dealer, fuel stations, or feed mills. Residential uses are generally restricted to one unit per an established acreage (generally 35 acres).

Open Pasture/Sparse Woodlands - Areas on the existing land use maps, identified during the planning process as being primarily open grasslands with sparse trees located throughout. The area often serves as a transition between relatively level agricultural land and forested slopes. This area is generally either utilized for grazing areas for livestock or is unused.

Forest and Woodlands - Areas on the existing land use maps, identified during the planning process as being predominantly tree covered so as to create a closed canopy over a significant geographic area.

Water - Existing navigable waters as identified on the USGS maps. Water areas include lakes, ponds, rivers, streams, creeks or any permanent bodies of water.

Environmental Corridors - This designation is an overlay to identify land with significant natural restrictions to development—particularly floodplains and wetlands. These areas are typically located around the rivers and streams throughout the town. Development in these corridors is highly restricted or prohibited.

Other Environmentally Constrained Lands - Other environmental conditions such as soil type or steepness of slopes may also create additional limitations to development of an area. Aesthetic characteristics such as bluffs, scenic vistas, shorelines, wetlands, prairies, or woods can also be included in this category if applicable. This overlay area generally restricts or prohibits development. (Wetland areas in particular are unsuitable for development due to flooding, and are sensitive ecological habitats that are often subject to preservation and protection efforts.) Additional site planning efforts may be required from the developer to locate a development in this corridor.

2. EXISTING LAND USE (2002)

Overall, the Town of Verona developed about 786 acres from 1980 to 1990, a 36% increase in its developed area. However, 400 acres were lost to annexation over the same period.

Historically, the basis for determining overall acreage was Regional Plan Commission data. As of 2001, Dane County geographic information system (GIS) data is used for determining acreage.

Residential Development accounts for the majority of the developed acreage in the Town. Single-family housing, including farm dwellings, accounts for 29% of the developed area and 96% of all residential development. Most of the new single-family areas were developed between 1970 and 1980.

The overall density of residential development in the Town of Verona increased from 0.67 housing units per acre in 1980 to 0.73 units in 1990.

Business Development. The Nesbitt Road area represents the primary business area in the Town of Verona. In total, commercial and industrial land use (except for mineral extraction areas) accounts for 1% of the Town's developed area. Mineral extraction areas (134 acres) make up nearly 5% of the developed land use.

Street Rights-of-Way. Nearly 60 miles of public streets and roads account for about 17% of the Town's developed area.

Recreational Development. Developed park land (544 acres) represents 18% of the Town's developed area. Badger Prairie County Park, including the area south of USH 18/151 (475 acres), makes up the largest park area in the Town. Other recreation areas include Prairie Moraine County Park (commonly known as the "Dog Park"), Military Ridge State Recreational Trail, the National Ice Age Trail, Sugar River State Natural Resource Area (near the Military Ridge Trail), and Reddan Soccer Park. For more information, please see the Town's *Open Space and Parks Plan* in the Appendix. The Town of Verona also owns open space in the Goose Lake area, and is working with Dane County Parks to create a development plan for the newly created Scheidegger Forest

Institutional Development. This category includes schools, churches, and other public buildings, and accounts for about 3% of the Town's developed area.

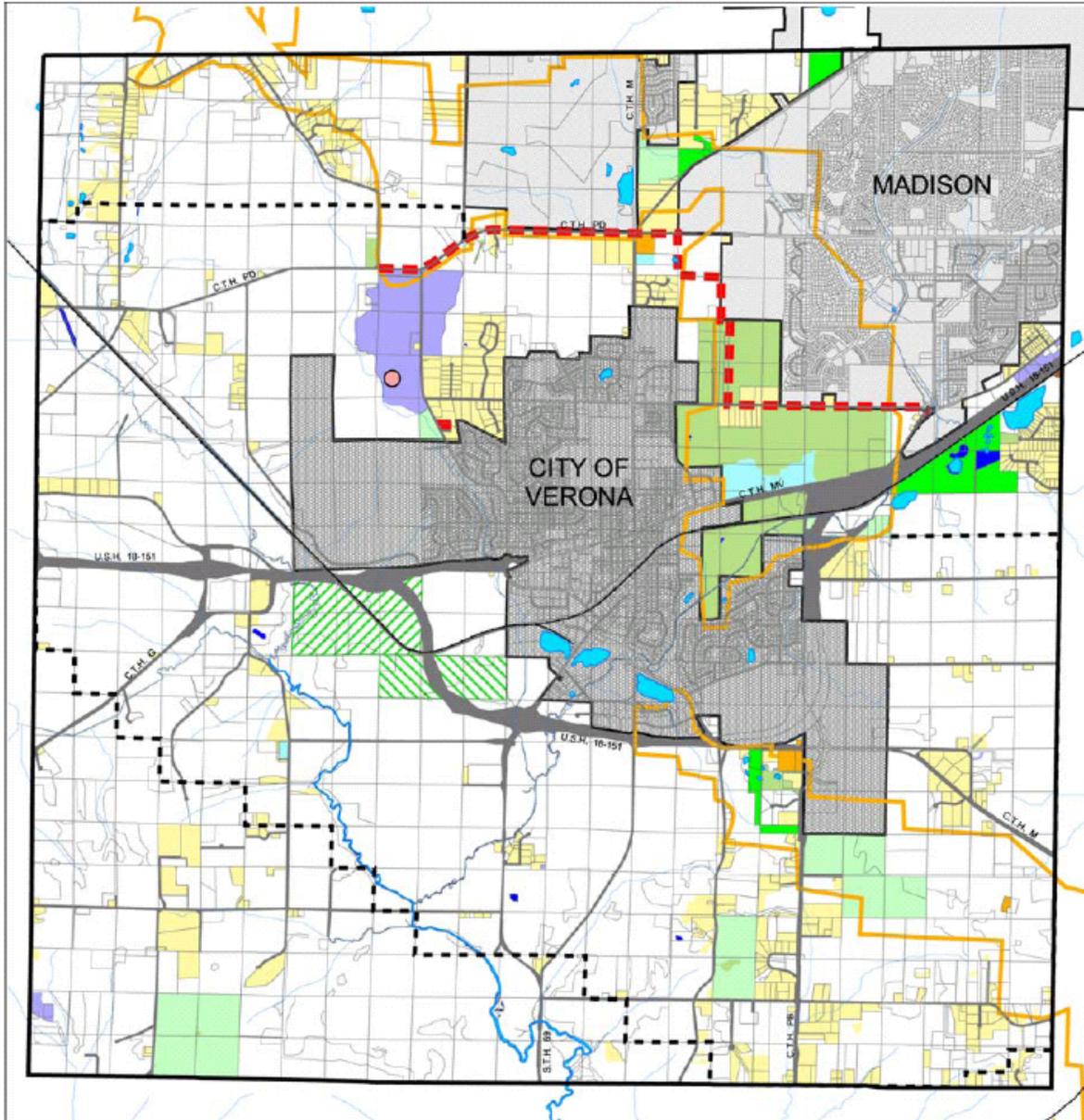
Source: Town of Verona Land Use Plan September 16, 2002(modified)

Figure 31 – Breakout of Historical Land Uses

Land Use Category	1970			1980			1990		
	Acres	% of Total	% Dev'd	Acres	% of Total	% Dev'd	Acres	% of Total	% Dev'd
Residential	618.8	2.8	34.5	957.8	4.5	43.6	917.2	4.4	30.7
Single-Family	263.9			630.8			633		
Two-Family	3			8.6			11.8		
Multi-Family	4.7			2.6			8.6		
Farm Dwelling	323.2			301.5			245.3		
Group Quarters	0			0			0		
Mobile Home	24			14.3			18.5		
Industrial	36.5	0.2	2	105.3	0.5	4.8	157.8	0.8	5.3
Manufacturing	36.5			3.6			3.8		
Wholesale	0			1.3			19.6		
Extractive	n/a			100.4			134.4		
Transportation	731.1	3.3	40.7	775.3	3.6	35.3	789.1	3.8	26.4
Streets, Roads & ROW	731.1			712.9			763.4		
Railroads & ROW	n/a			50			0		
Other	n/a			12.4			20.7		
Communications & Utilities	123.6	0.6	6.9	79.8	0.4	3.6	10.7	0.1	0.4
Generation	n/a			0.2			0		
Processing	n/a			0.3			2.3		
Transmission	n/a			0.3			0		
Waste Processing	n/a			0.3			0		
Commercial/Retail	6.9	0	0.4	10.9	0.1	0.5	6.5	0	0.2
Transportation Related	n/a			4.5			0		
General Repair & Maintenance	n/a			4			0.9		
Other	n/a			2.4			5.6		
Commercial/Services	15.5	0.1	0.9	7.1	0	0.3	4.9	0	0.2
Transient Lodging	0			0			0		
Other	15.5			7.1			4.9		
Institutional & Government	102.9	0.5	5.7	81	0.4	3.7	84.5	0.4	2.8
Education	n/a			5			8.4		
Administration	n/a			2.4			0		
Cemeteries	n/a			15.2			14.7		
Other	n/a			58.4			61.4		
Recreation	159.4	0.7	8.9	181	0.8	8.2	1,013.80	4.8	34
Total Developed Area	1,794.70	8.1	100	2,198.20	10.3	100	2,984.50	14.3	100
Agriculture & Undeveloped	20,403.10	91.9		19,135.70	89.7		17,945.50	85.7	
Woodlands	n/a			1,762.80			1,932.80		
Other Open Land	n/a			531.9			815.3		
Vacant Unused	n/a			87.2			29.4		
Water	34.8			67.5			33.2		
Crop & Pasture	n/a			16,686.30			15,134.80		
	22,197.80	100		21,333.90	100		20,930.00	100	

Source: Town of Verona Land Use Plan September 16, 2002

**Town of Verona
 Dane County Wisconsin
 Existing Land Use
 (Dane County RPC Land Use Data)**



Key

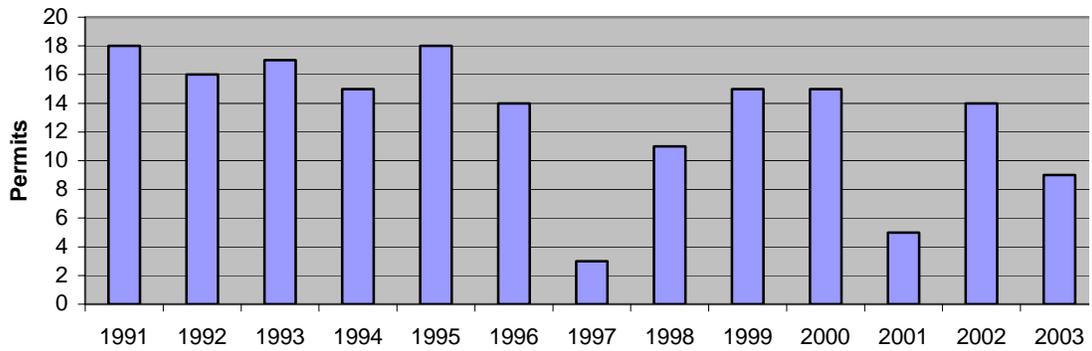
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|--|------------------------------|------------------------------|--------------------|
| Township Boundary | Municipalities | Existing Land Use | State Lands |
| Verona | City of Madison | Agriculture | DNR Lands |
| Extraterritorial Boundary | City of Verona | Commercial - Retail Sales | DOT Lands |
| Landfill | Existing Land Use | Commercial - Retail Services | County Parks |
| Military Ridge Trail | Agriculture | Communication/Utility | Resource Areas |
| Rivers | Commercial - Retail Sales | Governmental/Institutional | |
| Lakes | Commercial - Retail Services | Industrial | |
| Parcels | Communication/Utility | | |
| City of Verona/City of Madison Planning Boundary | Governmental/Institutional | | |
| Proposed Ice Age Trail Corridor | Industrial | | |
| | | Outdoor Recreation | |
| | | Residential | |
| | | Transportation | |
| | | Waste Processing | |
| | | Water | |

3. RECENT BUILDING PERMITS

Figure 32 – New Residential Building Permits Issued

**Building Permits
 1991 to 2003**

Source: Town of Verona



	Total
2003	9
2002	14
2001	5
2000	15
1999	15
1998	11
1997	3
1996	14
1995	18
1994	15
1993	17
1992	16
1991	18

4. PROJECTED DEMAND FOR FUTURE LAND USES

As stated, the current plan identifies approximately 800 acres as “Transitional Agriculture.” These areas are located in close proximity to urbanized areas and are likely to develop in the near future. The exact nature of development in these areas will be subject to cooperative boundary agreements with the City of Madison and the City of Verona if achieved. The following table is an estimated projection of uses over the next 20 years in five-year increments as the Town would anticipate for the areas identified as Transitional Agriculture. The Town does not plan on allowing any industrial uses at this time.

Figure 33 - Acreages Projected Land Use Demand (Net Acres)

	2005 - 2009	2010 - 2015	2016 - 2020	2021 - 2025	20-Year Totals
Residential	160	120	80	60	420
Agricultural	(290)	(230)	(170)	(110)	(800)
Commercial	10	10	10	10	40
Industrial	0	0	0	0	0
Acres Lost to Annexation	120	100	80	40	340

(I) Implementation Information¹

1. PUBLIC PARTICIPATION PLAN

Public Participation Strategies:

Meetings will be announced in the Town Clerk’s designated official newspaper, “The Verona Press, Legals Section,” and posted at the Town Hall and Miller’s Grocery.

All agendas will be posted at Town Hall and in “The Verona Press.”

Meeting notes will be available at the Town Hall during business hours.

All Plan Commission meetings are open to the public unless otherwise indicated in the posted meeting notice. Public attendees are encouraged to voice their ideas, opinions, and concerns at each meeting via a 10 minute Open Public Comment section. Attendees can also provide written comments on designated comment forms provided by the Office of the Clerk at each meeting. The public will be instructed to return comment forms to the Town Hall.

All public written comments will be consolidated and presented to the Plan Commission monthly.

A Public Informational Meeting and Public Hearing (PIM) will be held upon completion of the draft plan. Residents will be encouraged to provide comments before the final plan is created and adopted. Public notification requirements as stated in Statutes 66.1001(4)(d)(1), (2), (3) & (4) will be followed.

The Draft Plan will be disseminated to neighboring jurisdictions and appropriate governments, providing 30 days for written comments.

Any comments by the above-mentioned governing bodies, and the public will be evaluated and incorporated as necessary into the Comprehensive Plan, and will be incorporated into Appendix D.

The Plan Commission will recommend Plan for adoption to the Town Board as stated in Statute 66.1001(4)(b).

Prior to Town Board adoption, a Public Hearing will be held for presentation of the Recommended Final Comprehensive Plan as stated in Stat. 66.1001(4)(c).

The Town Board will vote on the ordinance adopting the Final Comprehensive Plan. The Adopted Plan and adopting ordinance will be disseminated to the same neighboring jurisdictions and County and State governments as stated in Wisconsin Statute 66.1001(4)(d).

Other public participation activities can be added as deemed necessary by the Plan Commission or Town Board.

¹ This section contains adopted updates to the 2004 Town of Verona Comprehensive Plan.

2. ADOPTION PROCEDURES

The Town of Verona Comprehensive Plan will be adopted in accordance with §66.1001 (4), Wis. Stats., which reads as follows:

PROCEDURES FOR ADOPTING COMPREHENSIVE PLANS. A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.

(b) The plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan, shall be sent to all of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan that is adopted or amended as described in par. (b) (intro.).
3. The Wisconsin Land Council.
4. After September 1, 2003, the department of administration.
5. The regional planning commission in which the local governmental unit is located.
6. The public library that serves the area in which the local governmental unit is located.

(c) No comprehensive plan that is recommended for adoption or amendment under par. (b) may take effect until the local governmental unit enacts an ordinance that adopts the plan or amendment. The local governmental unit may not enact an ordinance under this paragraph unless the comprehensive plan contains all of the elements specified in sub. (2). An ordinance may be enacted under this paragraph only by a majority vote of the members elect, as defined in s. 59.001 (2m), of the governing body. An ordinance that is enacted under this

paragraph, and the plan to which it relates, shall be filed with at least all of the entities specified under par. (b).

(d) No local governmental unit may enact an ordinance under par. (c) unless the local governmental unit holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The local governmental unit may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:

1. The date, time and place of the hearing.
2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
4. Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

3. INTEGRATION AND CONSISTENCY OF PLAN ELEMENTS

The Town of Verona planning process utilized a multi-tiered approach to ensure consistency within the plan document:

- a) The Town hired a planning consultant to coordinate the development of each element, and charged them with reviewing all goals, objectives, and policies for accuracy, relevance and consistency. In many cases, the consultant addressed concerns for consistency by cross referencing policies or listing specific policies in multiple elements.
- b) The Town utilized existing specialty committees to review applicable elements and to point out any discovered inconsistencies.
- c) The plan commission requested specific review of the draft document by the Town Clerk.
- d) Finally, an amendment process was defined to provide a mechanism to correct any inconsistencies discovered after adoption.

NOTE: Annual reviews of the plan will be conducted (most likely at the Annual Town Meeting) to review the progress made on objectives in the plan. Updates will be addressed as necessary through the defined amendment process (see page 28 of the Comprehensive Plan).

4. ZONING AUTHORITY

The Town of Verona falls under the jurisdiction of the Dane County Zoning Ordinance. The following are summaries of the major development review processes administered by the Zoning and Plat Review Division of the Dane County Department of Planning and Development. All applications for approvals and permits must be made in person in Room 116, City-County Building, 210 Martin Luther King, Jr. Blvd. in downtown Madison. If you have any questions or need further information, you may contact the Zoning Division at 266-4266.

The Dane County Zoning Ordinance, Shoreland Zoning and other ordinances can be viewed online at <http://www.co.dane.wi.us/ord/dcord.htm> .

5. LAND USE PERMITS AND APPROVAL PROCEDURES

The following is a summary of procedures in regards to land use permits and controls in Dane County as provide by the Dane County web site [Town additions in brackets]:

<http://www.countyofdane.com/plandev/zoning/zonerev.htm>

Zoning [and Building] Permit

Zoning [and building] permits are required to ensure that construction, remodeling, and earthmoving activities comply with Dane County ordinances, particularly the zoning ordinance.

You will need a zoning [or building] permit if you are:

- Constructing a new building.
- Altering or adding to a building.
- Doing major repairs.
- Cleaning out drainage ditches or ponds.
- Cutting brush or trees.
- Filling or grading in a floodplain, wetland, or shoreland area.

You may apply for a zoning [or building] permit from the Dane County Zoning Division [at 116 City County Building] Once your project is complete, staff will conduct an inspection and issue a certificate of compliance if your project passes the inspection.

Your project may also require a building permit from the town in which your project is located. Check with the town clerk [845-7187] for any local permit requirements. [i.e. Town Ordinance 03-02, driveway permits]

Rezoning

Before a zoning permit will be issued, your development or construction plans must comply with all requirements of the zoning district currently assigned to your property. **If your plans do not comply with the current zoning district, you may request rezoning of your property to an appropriate zoning district.**

After consulting with your Town Clerk, you may apply for a rezoning with the Dane County Zoning Division. Rezoning must be approved by your Town Board, the County Board, and the County Executive (unless the County Board overrides an Executive veto). The County Board will act after a recommendation from the County Zoning and Natural Resources Committee. The Zoning and Natural Resources Committee will hold a public hearing on your request, but will not make a recommendation until the Town Board has acted.

Among other factors, consistency with the recommendations of the Town Land Use Plan and County Farmland Preservation Plan will be important in the review of your rezoning request.

Expect a minimum of two months between the time you file an application for a rezoning and the time final action on your request is taken.

Conditional Use Permit

Each zoning district lists both uses permitted by right and uses allowed within that district only under certain conditions. **If your proposed use for a property is listed as a conditional use under its current zoning designation, you may request approval of a conditional use permit.**

After consulting with your Town Clerk, you may apply for a conditional use permit with the Dane County Zoning Division. Requests for conditional use permits are reviewed by your Town Board, which then forwards a recommendation to the County Zoning and Natural Resources Committee. That Committee, after holding a public hearing, must approve all requests for conditional use permits.

Your proposal must comply with each of six standards in the zoning ordinance for a conditional use permit to be granted, summarized as follows:

1. That the conditional use will not endanger the public health, safety, and welfare.
2. That uses, values, and enjoyment of other properties in the neighborhood will not be substantially impaired by the conditional use.
3. That the conditional use will not impede orderly development of the surrounding property
4. That adequate utilities, access roads, drainage, and other necessary site improvements will be provided.
5. That adequate measures are being taken to provide ingress and egress to minimize traffic congestion.
6. That the conditional use shall comply with all other applicable regulations.

Additional standards apply in the A-1 Exclusive Agriculture District. Consistency with the recommendations of the Town Land Use Plan and County Farmland Preservation Plan will also be important in the review of your conditional use permit request. Specific conditions may be required with approval of any conditional use permit.

Expect a minimum of six weeks between the time you file an application for a conditional use permit and the time final action on your request is taken.

Land Division

If you want to divide one or more lots from your property, with any lot 35 or fewer acres, you must receive County approval of a land division or subdivision. For fewer than five lots, you should have a surveyor prepare a certified survey map (CSM). For five or more lots, you should have a surveyor prepare a subdivision plat.

You or your surveyor may submit a CSM or plat to the County Land Division Review Officer. That Officer is empowered to approve CSMs for the County, while the Zoning and Natural Resources Committee is authorized to approve plats. Your town must also approve the CSM or plat. If your land is near a city or village, the city or village must approve the CSM or plat.

CSM's or plats are often required as a condition of rezoning approval through the "delayed effective date" process. Check with Zoning Division staff or the Land Division Review Officer for a description of that process.

Expect about a month between the time you file a CSM and the time final County action is taken. The review time for subdivision plats ranges from two to three months.

Variance

You may apply for a variance if literal enforcement of one or more provisions of the Dane County Zoning Ordinance would result in an "unnecessary hardship" to you. Generally, variance requests are associated with building or remodeling projects that cannot fulfill all ordinance requirement due to special conditions which exist on the property.

You may apply for a variance with the Dane County Zoning Division. The County Board of Adjustment is authorized to grant variances from ordinance provisions that are consistent with the spirit of the ordinance, the character of the surrounding neighborhood, and the public interest. Your town may also review variance requests.

Expect a minimum of six weeks between the time you file an application for a variance and the time final action on your request is taken.

Filling and Grading Permit

Filling and grading permits are required for filling, grading, lagooning, dredging, excavating and ditching in "shoreland areas" around lake, rivers and streams, and along steep slopes. Filling and grading permits are not required for septic systems or the construction of single or two family homes, provided total disturbed area does not exceed 4,000 square feet or occur on steep slopes.

You may apply for a Filling and Grading Permit with the Dane County Zoning Division. You will need to provide a site plan that shows the natural features of the property. The Zoning Administrator is authorized to grant filling and grading permits after evaluating the effects of the proposal on possible erosion or water pollution.

Other Permits

The Zoning and Plat Review Division administers other development permit and approval processes. These include the following:

- **EROSION CONTROL PERMITS** are required for many land-disturbing activities associated with building construction and grading.

- **SIGN PERMITS** are required for construction or alteration of many types of signs.
- **FARMLAND CERTIFICATES** are issued to farmers participating in the State Farmland Preservation Program and desiring to receive an income tax credit.
- **FLOOD ZONE PERMITS** are issued for any development activity proposed in a FEMA designated flood plain.
- **SALVAGE YARD LICENSES** are issued to all salvage yards, and must be renewed annually. [Dane County only]

6. TOWN BOARD POWERS AND DUTIES IN REGARDS TO LAND USE PLANNING

As authorized under Sec. 60.10(2)(c), Wis. Stats., the Town Board can exercise powers relating to villages and conferred on village boards under ch.61 (and ch. 62 by reference) Wis. Stats., except those powers which conflict with statutes relating to towns and town boards. This includes forming a plan commission that is advisory in nature as Dane County retains the zoning authority for this area. Duties include reviewing and commenting on zoning requests, implementing local permitting requirements, creating a Town Land Use Plan, review and comment on requests for Conditional Use Permits, review and comment on requests for subdivision of property, and review and comment on requests for variances. The Board's recommendation on such actions is forwarded to the Dane County Zoning and Natural Resources Committee, and then to the Dane County Board for final approval.

7. TOWN PLAN COMMISSION POWERS AND DUTIES

As defined in the Town of Verona Ordinance 2000-01 the Plan Commission has powers that include the following:

The Plan Commission shall have the power and authority to pay for the services of experts and such other expenses as may be necessary and proper, not exceeding, in all the appropriation that may be made for such Commission by the Town Board or placed at its disposal through gift. Such power and authority is subject to any ordinance or resolution enacted by the Town Board of the Town of Verona.

The Plan Commission shall have the following functions:

- (a) To make and adopt a master plan showing the Commission's recommendations for the physical development of the Town. The purpose of the plan shall be to guide and accomplish a coordinated and harmonious development of the Town which will, in accordance with existing and future needs, best promote public health, safety, order, convenience, efficiency, prosperity or the general welfare.
- (b) To Make reports and recommendations to the Town Board relating to planning.
- (c) To exercise such other powers set forth in section 62.23 and 62.62 Wis. Stats. as are compatible with town government.

The Town Plan Commission has all additional powers and duties granted or assigned by the Town Board or by other Town Ordinances. All the powers and duties granted or assigned by the

Wisconsin Statutes to Plan Commissions and any amendments have been granted or assigned to the Commission and such Statutes are adopted by reference.

8. LOCAL TOWN ORDINANCES

The Town of Verona maintains and enforces the following local ordinances, which may expand beyond the minimum requirements of state law:

Ordinances Animal Control

- Animal Control Ordinance #85-1

Building and Construction

- Building and Construction Code #03-01
- Building Permit Fees Schedule Res.#03-10 & #03-13
- Driveway Permits #04-01

Firearms

- Discharge of Rifles #69-3

Government

- Town Officials: Appointment of Clerk Treasurer #2001-1
- Confidentiality of Income # 2000-3
- Open Space and Parks Commission # 2000-2
- Plan Commission #2000-1
- Tax Refunds #99-1
- Enforcement: Citations #85-2
- Town Officials: Treasurer #81-2
- Town Officials: Supervisors #77-1
- Election Officials: #02-03

Zoning

- Liquor #82-2
- Massage Parlors #80-1

Waste Disposal

- Solid Waste Recycling #94-1

It should be noted that the Town Plan Commission is considering the development of a subdivision ordinance that may include conservation subdivision requirements.

9. TECHNICAL AND FINANCIAL RESOURCES

Grant	Maximum Award	Application Due Date	Granting Agency
<p>Transportation Economic Assistance Program (TEA)</p> <ul style="list-style-type: none"> Road, rail, harbor and airport projects that attract employers to Wisconsin or encourage business and industry to remain and expand in the state. 	<p>Up to \$1,000,000. 50% local match funds required.</p>	<p>March 1, June 1, Sept. 1 and Dec. 1</p>	<p>WisDOT</p>
<p>TEA-21 Transportation Enhancements (TE)</p> <ul style="list-style-type: none"> Transportation-related activities that are designed to strengthen cultural, aesthetic, and environmental aspects of the US intermodal transportation system. (Must relate to surface transportation.) Provides for implementation of non-traditional projects ranging from restoration of historic transportation facilities, bike and pedestrian facilities, landscaping and scenic beautification and environmental mitigation due to highway runoff. 	<p>\$6.25 million Construction projects must be \$50,000 and over. All other projects must be \$20,000 and over.</p>	<p>Quarterly - June 1, Sept. 1, Dec. 1, March 1</p>	<p>WisDOT</p>
<p>State Infrastructure Bank Program</p> <ul style="list-style-type: none"> Provide low interest loans, loan guarantees, interest rate subsidies, lease-buy back options and other financial leveraging instruments that helps communities provide for transportation infrastructure improvements to preserve, promote and encourage economic development or to improve transportation efficiency and mobility. Eligible projects include: bridges, transit facilities, rail-highway grade crossings, rail improvements, carpool projects, corridor parking facilities, bicycle transportation and pedestrian walkways, safety improvements, traffic management, enhancement activities, acquiring and improving scenic easements. 	<p>\$400,000 in state funds available.</p>	<p>60 days loan approval, project agreement in place prior to authorization for construction</p>	<p>WisDOT</p>
<p>Local Roads Improvement Program (LRIP)</p> <ul style="list-style-type: none"> Feasibility studies, design, right-of-way acquisition, any item integral to street and road construction, and related engineering costs are eligible. 	<p>\$21.1 million</p>	<p>November 1</p>	<p>WDOT</p>
<p>Lake Planning Grant</p> <ul style="list-style-type: none"> Small-scale projects are intended for lakes where a detailed plan is unwarranted, is in place, or needs updating. Also, a small-scale project is an ideal starting place for lake groups just getting started in management plan development. Large-scale projects are designed to address more detailed and comprehensive planning needs for lakes. The goal of these grants is to develop local lake management plans. 	<p>25% local match required. Small-scale projects - \$3,000 Large-scale projects - \$10,000 \$625,000 avail. per year.</p>	<p>February 1 August 1</p>	<p>WiDNR</p>
<p>Lake Protection and Classification Grants</p> <ul style="list-style-type: none"> Designed to assist lake users, lake communities and local governments as they undertake projects to protect and restore lakes and their ecosystems. Eligible projects include: <ul style="list-style-type: none"> Purchase of property or a conservation easement Restoration of wetlands Development of local regulations or ordinances Lake classification projects that allow counties to design and implement local land and water management programs that are tailored to specific classes of lakes in response to various development and recreational use pressures (these grants are limited to \$50,000). Lake improvement projects recommended in a DNR-approved plan including watershed management, lake restoration, diagnostic feasibility studies, and pollution prevention and control projects. 	<p>25% local match required. \$200,000 per project</p>	<p>May 1</p>	<p>WiDNR</p>

Grant	Maximum Award	Application Due Date	Granting Agency
<p>Municipal Flood Control Grant</p> <ul style="list-style-type: none"> • Local Assistance Grants that support municipal flood control administrative activities. • Acquisition and Development Grants to acquire and remove floodplain structures, elevate floodplain structures, restore riparian areas, acquire land and easements for flood storage, construct flood control structures, and fund flood mapping projects. 	<p>30% local match required. \$3,000,000 avail. for 2002.</p>	<p>December 31</p>	<p>WiDNR</p>
<p>Non Point Source Pollution Abatement</p> <ul style="list-style-type: none"> • Target Runoff Management Grants - Grant funds are used to control polluted runoff from both urban and rural sites. The grants are targeted at high-priority resource problems. • Urban Non Point Source and Stormwater - Projects funded by these grants are site specific, generally smaller than a subwatershed, and targeted to address high-priority problems in urban project areas. 	<p>TRM - 30% local match required Maximum award - \$150,000 Urban Non Point - up to 50% local match required.</p>	<p>May 1</p>	<p>WiDNR</p>
<p>Recycling Grants to Responsible Units</p> <ul style="list-style-type: none"> • Provide financial assistance to local units of government to establish and operate effective recycling programs. 	<p>Grant amounts have averaged 20-40% of eligible recycling and yardwaste expenses</p>	<p>Continual</p>	<p>WiDNR</p>
<p>River Planning and Protection Grants</p> <ul style="list-style-type: none"> • Designed to protect rivers under a program that aims to prevent water quality, fisheries habitat, and natural beauty from deteriorating as the number of homes and recreational, industrial, and other uses increases along rivers. 	<p>River Planning Grants 25% local match required \$10,000 maximum grant award River Mgmt. Grants 25% local match required \$50,000 maximum grant award</p>	<p>May 1</p>	<p>WiDNR</p>
<p>Well Compensation Grant</p> <ul style="list-style-type: none"> • Provides financial assistance to replace, reconstruct or treat contaminated private water supplies. 	<p>Only eligible for private land owners Funding dependent on income</p>	<p>Continual</p>	<p>WiDNR</p>
<p>Recreational Trails Program</p> <ul style="list-style-type: none"> • Eligible projects include: maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails, and acquisition of easement or property for trails. • May only be used on trails which have been identified in or which further a specific goal of a local, county or state trail plan included or reference in a statewide comprehensive outdoor recreation plan required by the federal LAWCON. 	<p>Up to 80% of the total project costs of a recreational trail project. Payments are reimbursements on costs incurred <i>after</i> project approval.</p>	<p>Application due May 1 Application packet to be ready in January</p>	<p>WisDNR</p>

Grant	Maximum Award	Application Due Date	Granting Agency
<p>All Terrain Vehicle (ATV)</p> <ul style="list-style-type: none"> Provide funds to accommodate all-terrain vehicles through the acquiring, insuring, developing and maintaining of all-terrain vehicle trails and areas, including routes. Eligible projects include: <ol style="list-style-type: none"> 1) maintenance of existing approved trails and areas, including routes 2) purchase of liability insurance 3) acquisition of easements 4) major rehabilitation of bridge structures or trails 5) acquisition of land in fee and development of new trails and areas. 	Up to 100% funded - dependent on project	April 15	WiDNR
<p>Land Recycling Loan (Brownfields) Program</p> <ul style="list-style-type: none"> Loans with a 0% interest rate are available to remedy environmental contamination of sites or facilities at which environmental contamination has affected groundwater or surface water or threatens to affect groundwater or surface water. 	0% loan program	Continual	WiDNR
<p>Local Water Quality Management Planning Aids</p> <ul style="list-style-type: none"> Funds to assist in the development and implementation of area-wide water quality management planning activities. Eligible projects include local and regional water resource management and watershed planning activities; sewer service area plans and amendments; regional wastewater facility planning initiatives; and, identification and protection of water quality sensitive areas known as environmental corridors. 	Determined on project basis	October 31	WiDNR
<p>Recreational Boating Facilities</p> <ul style="list-style-type: none"> Construction of capital improvements to provide safe recreational boating facilities and for feasibility studies related to the development of safe recreational facilities. 	50% local match required	April 15	WiDNR
<p>Knowles Nelson Stewardship Program</p> <ul style="list-style-type: none"> Acquisition and Development of Local Parks Land and Water Conservation Fund Program Urban Green Space Program Urban Rivers Grant Program Streambank Protection National Recreational Trails Act Program 	Rules under revision	May 1	WiDNR
<p>Aids for the Acquisition and Development of Local Parks (Knowles Nelson Stewardship Program)</p> <ul style="list-style-type: none"> Funds are available to assist local communities acquiring land for developing public outdoor recreation. Acquisition and development of public outdoor recreation areas are eligible projects. Priority is given to the acquisition of land where a scarcity of outdoor recreation land exists. 	50% local match required.	May 1	WiDNR

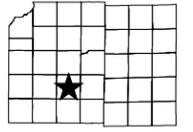
Grant	Maximum Award	Application Due Date	Granting Agency
<p>Urban Forestry (Knowles Nelson Stewardship Program)</p> <ul style="list-style-type: none"> Provide technical service and financial assistance to communities for developing urban forestry programs. Priorities include: 1) Communities needing to develop an urban forestry plan; 2) Communities needing worker training; and 3) Communities needing to conduct a street tree inventory. Eligible projects include 1) Undertaking street tree inventories; 2) Training for city tree workers; 3) Developing urban open space programs; 4) Developing urban forestry plans; 5) Developing a tree ordinance; 6) Developing a public awareness program; and, 7) Tree planting and maintenance 	50% local match required.	May 1	WiDNR
<p>Urban Green Space (Knowles Nelson Stewardship Program)</p> <ul style="list-style-type: none"> Provide open natural space in proximity to urban development, to protect from development land with scenic, ecological or natural values in urban areas, and to provide land for noncommercial gardening in urban areas. 	50% local match required.	May 1	WiDNR
<p>Urban Rivers (Knowles Nelson Stewardship Program)</p> <ul style="list-style-type: none"> Improve outdoor recreation opportunities by increasing access to urban rivers for a variety of public uses, economic revitalization through the improvement of the environmental quality in urban river corridors, and preserving and revitalizing historical, cultural, or natural areas. 	50% local match required.	May 1	WiDNR
<p>Urban Wildlife Damage and Abatement Control</p> <ul style="list-style-type: none"> Funds are available for a variety of cost-effective wildlife damage and control measures for white-tailed deer and Canada geese. 	50% local match required. \$5,000 maximum grant award.	May 1	WiDNR
<p>Volunteer Fire Assistance</p> <ul style="list-style-type: none"> Organize, train and support county fire associations which serve the cooperative fire protection area of the State as authorized by the Cooperative Forestry Assistance Act as amended by the Forest Stewardship Act of 1990. 	50% local match required. \$5,000 maximum grant award.	May 1	WiDNR
<p>Community-Based Economic Development Grants (CBED)</p> <ul style="list-style-type: none"> To enhance business retention, expansion and entrepreneurship efforts in distressed areas. 	\$750,000 annual appropriation.	Preapplications due Sept. 2002 Final applications due Oct. 2002	Wis DComm

Grant	Maximum Award	Application Due Date	Granting Agency
<p>Community Development Block Grant (CDBG)</p> <ul style="list-style-type: none"> • Public Facilities - to finance municipal infrastructure development. Water and waste treatment facilities, community centers, fire stations, and other facilities. Aimed to help communities with a high percentage of low and moderate income residents. • Public Facilities for Economic Development - Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. • Emergency Program - Emergency response program to help restore or replace critical infrastructure damaged or destroyed as a result of a natural or man-made catastrophe. • Housing - Provides downpayment, rehabilitation assistance and renter assistance to target areas within a community or county. • Blight Elimination/Brownfield Redevelopment - Designed to assist communities with assessing or remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted. Critical to obtaining a grant is a redevelopment plan that describes how the property will be reused for commercial or industrial development that results in jobs and private investment in the community. 	<p>Varies throughout the program. \$750,000 maximum award Blight determination - up to \$500,000 maximum award Housing - Sept. 2002 award dependent on program Emergency - continual award dependent on need and fund availability</p>	<p>Continual</p>	<p>Wis DComm</p>
<p>Community Development Zone</p> <ul style="list-style-type: none"> • Tax benefit initiative designed to encourage private investment and to improve both the quality and quantity of employment opportunities. The program has \$38.155 million in tax benefits available to assist businesses that meet certain requirements and are located or willing to locate in one of 20 Community development zones. 	<p>Tax Credits provision Funding not provided directly.</p>	<p>Contact Development Zone Program Manager, 608/266-2688</p>	<p>Wis DComm</p>
<p>Comprehensive Planning Grant</p> <ul style="list-style-type: none"> • Development and adoption of a comprehensive plan under s. 66.0295, Wis. Stats. <ul style="list-style-type: none"> < Contracting for planning consultant services, public planning sessions, and other outreach and educational activities, or for the purchase of computerized planning data, software or hardware required to utilize planning data or software. < Development and printing costs of the comprehensive plan document. < Public outreach and associated information and education materials including meeting costs and survey distribution, collection and analysis. < Development of data, maps, and computerized information utilized primarily for the development of the plan or plan update. < Other activities necessary for the development and preparation of a comprehensive plan or plan update. 	<p>\$3 million available for FY 2002 grant cycle. <i>Comprehensive Plans should address these issues.</i></p>	<p>November 2002</p>	<p>OLIS</p>

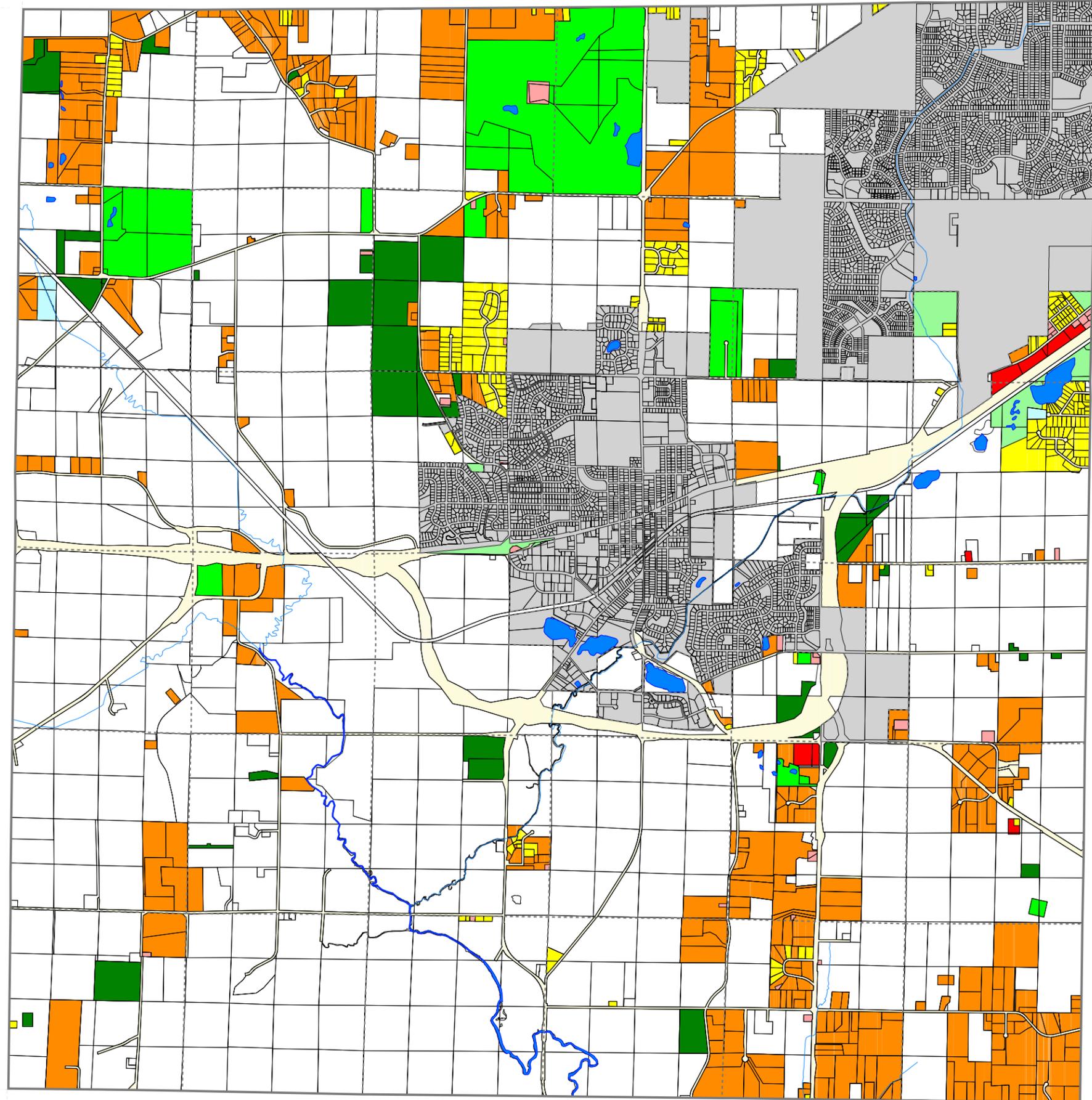
Grant	Maximum Award	Application Due Date	Granting Agency
<p><i>BUILD – Dane County</i> All Dane County municipalities are eligible to apply for planning assistance for redevelopment and infill development projects, within portions of their communities, that are consistent with local and county master and land use/transportation plans. BUILD funds are available countywide. CDBG funds for planning assistance can only be used in communities participating in the Dane County CDBG program.</p> <ol style="list-style-type: none"> 1. Preparation of infill development (including downtown revitalization) or Great Neighborhood plans. Preparation usually includes information gathering, public participation, draft development plans and final development plans. 2. Facilitation of visioning sessions. Visioning sessions bring together diverse stakeholders to establish common values and goals, and to translate these values and goals into specific objectives and images for a development. 3. Facilitation of design workshops (also called charrettes). Design workshops bring together diverse stakeholders to actively participate in shaping the design of a neighborhood or infill development. While a visioning session is meant to generate a more generalized vision, a design workshop should generate a more specific development plan. 4. Stakeholder interviews. Consultants may interview key stakeholders, such as property or business owners within a project area, to ensure representation of their views in the planning process. 5. Facilitation of public participation processes that include visioning sessions, design workshops, stakeholder interviews and/or other components such as surveys, web sites, public information sessions, etc. 6. Preparation of land use ordinance language. Consultants may prepare zoning, subdivision ordinance, and/or building code language that enables the adoption and implementation of infill and Great Neighborhood goals and plans. 7. Preparation of “predevelopment” activities. Predevelopment activities follow general development plans and provide information necessary to successful plan implementation. Such activities may include architectural assessments, market studies, feasibility studies, traffic studies and engineering studies. 8. Implementation consultation. Consultants may provide on-going staffing support for implementation of adopted, BUILD-funded development plans. Such on-going support may include negotiations with property owners, drafting of Tax Increment Finance (TIF) documents, preparation of Business Improvement District (BID) documents, preparation of analyses and development recommendations, and presentation before public committees or bodies. 	<p>CDBG funds are only available in communities that participate in the County CDBG program.</p> <p>Development of infill development plans Require 20 percent match</p> <p>Development of Great Neighborhood plans Require 35 percent match</p> <p>Predevelopment Activities or Implementation Consultation Require 50 percent match</p>	<p>April, 2003</p>	<p>Steve Steinhoff Dane County Planning and Development 210 Martin Luther King Jr., Blvd., Room 421 Madison, WI 53709</p>



Dane County MAP BOOK



Town of Verona Zoning



Residential

- R-1 - Ordinance 10.05
- R-1A - Ordinance 10.051
- R-2 - Ordinance 10.06
- R-3 - Ordinance 10.07
- R-3A - Ordinance 10.071
- R-4 - Ordinance 10.08

Rural Homes

- RH-1 - Ordinance 10.09
- RH-2 - Ordinance 10.091
- RH-3 - Ordinance 10.092
- RH-4 - Ordinance 10.093

Agricultural

- A-1 - Ordinance 10.12
- A-1EX - Ordinance 10.123
- A-3 - Ordinance 10.127
- A-2 - Ordinance 10.126

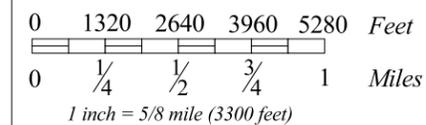
Commercial

- A-B - Ordinance 10.121
- B-1 - Ordinance 10.11
- C-1 - Ordinance 10.13
- LC-1 - Ordinance 10.141
- C-2 - Ordinance 10.14
- M-1 - Ordinance 10.15

Other

- CO-1 - Ordinance 10.155
- RE-1 - Ordinance 10.10
- EXP-1 - Ordinance 10.145
- Municipally Zoned

December, 2000



Source Info:
 Zoning: 2000, Tax Parcels (DCLIO)
 Road Network: 2000, Tax Parcels (DCLIO)
 1995, Orthophoto Derived (DCLIO/DCRPC)
 Water: 1995, Orthophoto Derived (DCLIO)
 Road Names: 2000, (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land Conservation Department, Dane County Land Information Office and the Dane County Regional Planning Commission. All information is believed to be accurate but is NOT guaranteed to be without error. These maps are intended for general reference use and are not intended for detailed, site-specific analysis.

TOWN OF VERONA
OPEN SPACE & PARKS PLAN
2001 – 2005

*Prepared by the
Town of Verona Open Space & Parks Commission*

R. Bruce Allison, Chair
Marie Johnson
Bill Keen
Kathleen McCormick
Steve Siehr

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INTRODUCTION

This is the first Open Space and Parks Plan for the Town of Verona. The primary purpose of this Plan is to identify the natural resources and features that the Open Space and Parks Commission (OSPC) believes the Town of Verona should preserve for the benefit of its citizens, present and future. This Plan also establishes goals and advisory guidelines to help the Town Board make wise land use decisions to achieve that end. Preserving valuable natural resources as open space or park lands will reward the Town's citizens with a high-quality living environment.

This Open Space & Parks Plan is for the period 2001-2005. The recommendations put forth in this Plan should be examined annually and completely reviewed at the end of the planning period in order to determine how well the town has achieved its goals. Future planning efforts should build on the recommendations made in this Plan.

The adoption of this Plan and subsequent acceptance by the Town Board will also enable the Town to participate in county, state, and federal grant programs.

MISSION AND GOALS

The mission of the Town of Verona Open Space and Parks Commission is:

To identify, protect and preserve natural resources in the Town of Verona for the purpose of ecological health, recreation and enjoyment by present and future generations.

We will accomplish this mission:

- Through careful planning, education, acquisition, development and stewardship
- In partnership with Town residents and land owners, as well as non-profit organizations and government agencies
- According to the guidelines identified in the Town's Land Use Plan and this Plan.

The following goals further define the OSPC's mission:

- Protect the Town's cultural and natural resources, realizing that these are for the most part finite and irreplaceable.
- Connect existing resources and environmental corridors to improve access and expand opportunities for enjoyment by all segments of the Town's population.
- Coordinate the OSPC's efforts with Dane County, the City of Verona, and private or non-profit organizations to leverage ongoing activities and maximize potential benefits.

NEEDS ANALYSIS

The Town of Verona is very fortunate in that its boundaries contain a wealth of unique natural resources. The Town is also currently experiencing rapid development and change that will directly impact these natural resources and the Town's environmental quality. Preserving the Town's environmental resources is a primary concern of Town citizens, as reported in the recent land use survey conducted by the University of Wisconsin in which 95% of the respondents rated environmental protection as a primary goal. For this reason, the OSPC used a resource-based approach to analyze the Town's needs regarding open space and parks. As such, the OSPC focused on identifying specific areas and features appropriate for open space or park land, based upon physical and natural resources. Most of the resource areas and features identified for open space or recreational use were already included in the *Parks and Open Space Plan for Dane County, Wisconsin (1996-2000)*.

PLANNING PROCESS

OSPC members talked with numerous individuals and organizations to gather information for this Plan. The following individuals presented key information that has been incorporated into this Plan:

- Bill Lunney, Chair of the Dane County Parks Board
- Jim Mueller, Dane County Parks Planner
- John Volker, Mayor, City of Verona
- Dave Walker, Parks Director, City of Verona
- Andrew Hanson of the Ice Age Trail Park & Trail Foundation.

The OSPC also worked closely with Doug Miskowiak and Professor Ben Neiman of the University of Wisconsin Land Information and Computer Graphics Facility (LICGF) to identify and map the features and characteristics of the Town of Verona. LICGF resources are available to the Town through the federally funded “Shaping Dane’s Future” project and provide valuable insight into the Town’s unique features, existing land use and natural corridors.

The OSPC also referred to the following documents in preparing this Plan:

- Results of the Town of Verona Land Use Survey (as of 2000, but not yet published)
- *Parks and Open Space Plan for Dane County, Wisconsin (1996-2000)*
- *2000 City of Verona Park and Open Space Plan*
- Recent park plans of similar-sized jurisdictions in Dane County
- *Southwestern Metropolitan Planning Area Resource Guide*
- *1991-1996 State Comprehensive Outdoor Recreation Plan*
- Excerpts from the *Draft Ice Age National Scenic Trail – Dane County Corridor Plan and Environmental Assessment*
- *Ice Age Trail Junction Area Project – Proposed Plan* by the Dane County Park Commission, with assistance
- from the National Park Service, DNR, and the Ice Age Park & Trail Foundation.

Forming and strengthening working relationships with the Dane County Parks Department, the City of Verona, various non-profit organizations, the LICGF and other resources at the University of Wisconsin is at the core of this Plan. The OSPC believes that leveraging existing and ongoing activities is the best way to maximize benefit for the Town of Verona.

GUIDELINES

The following guidelines provide a framework for accomplishing the OSPC’s mission and goals. Most of these guidelines were adapted from the policies set forth in the *Parks and Open Space Plan for Dane County, Wisconsin (1996-2000)*.

To Ensure Resource Protection and Ecological Health, the Town of Verona Should:

Recognize that the identity of the Town of Verona is in part defined by visual open space provided by the agricultural lands, waterways, wetlands and woodlands, and that these lands provide more than an economic benefit to the community.

- Encourage land use patterns and practices that preserve the integrity of the natural water-related system, including the balance between ground and surface waters.
- Preserve the role of wetlands and woodlands as essential components of the water-related system as well as valuable wildlife habitat, and restore degraded wetland resources where possible.
- Protect floodplain areas, emphasizing their value to the community as potential focal points of natural beauty and recreation.
- Develop a system of open spaces that are multifunctional in nature, providing storm drainage, neighborhood recreational space, and a secondary circulation system for pedestrians and bicycles, and linked where possible with other recreational and resource open space areas and corridors.

- Adopt mapped environmental corridors¹ for preservation of natural resources, including the open space system, as guidance tools for the location and pattern of developed areas.
- Protect natural resources and linkages outside the open space corridors, such as unique glacial features, and other isolated, environmentally sensitive areas.
- Strive for only low-impact recreational uses of natural resource protection areas.
- Use open space preservation as a vehicle for protecting the historic, aesthetic, and cultural heritage of the Town of Verona.

To Ensure Adequate Recreational Opportunity, the Town of Verona Should:

- Facilitate and participate in linking existing public lands and trails of various jurisdictions to communities and neighborhoods to complement the availability and recreational use of these lands.
- Provide access to lakes, streams and water-based recreation trails for use by canoes, kayaks, and similar non-motorized watercraft.

To Facilitate Implementation of the OSPC Goals, the Town of Verona Should:

- Apply for county, state and federal funding that may be used for preserving natural resources and developing open space and parks.
- Seek new and innovative methods of using private sources of funding such as land donation, donation of easements and other rights, labor donation, and in-kind goods and services.
- Encourage greater private sector participation in the acquisition, development, and stewardship of open space and park lands. The private sector (including individuals as well as non-profit organizations and for-profit companies) can and should assist the Town in preserving natural resources, acquiring land for open space, and providing stewardship.

To Foster a Partnership with the Private Sector, the Town of Verona Should:

- Cooperate with private groups in acquiring land and in sharing management and stewardship of open space, resource areas and parks.
- Form partnerships with private non-profit groups in acquiring properties of mutual interest. The state Stewardship Fund provides matching funds to private, non-profit conservation groups for the acquisition of land for urban green spaces; habitat restoration; streambank easements; state trails; natural areas; and the natural heritage program.
- Establish volunteer organizations (similar to the Dane County “Friends” or “Adopt-a-Park” groups) to help maintain sites or develop specific trails.

¹ Environmental corridors include those lands forming continuous, linear sitemaps of natural resource features and/or public open space and recreation lands. Examples of features include parks, recreation trails, wooded steep slopes, water drainage parkways, wetlands and floodplains.

RECOMMENDATIONS

1. The OSPC recommends that the following natural resources and land features be protected and preserved in the Town of Verona (see map):

Resource Areas:

- The Ice Age Trail Junction Resource Area, portions of which are in the Town of Verona. This resource area provides an area of community separation between the cities of Madison and Verona. It will also provide a hiking/biking trail linking Madison, the city of Verona, and the Military Ridge State Trail.
- The Upper Sugar River Waterway Corridor and Resource Area, which includes the entire Sugar River, related DNR wetlands, FEMA 100-year floodplains and additional adjacent land (as yet unmapped). This is one of the largest wetlands along the border of the driftless area in western Dane County. The resource area will help protect the river, maintain ecological health, and provide a scenic view, especially south of the Hwy18/151 Verona bypass.
- The Badger Mill Creek Environmental Resource Area, which includes the creek, DNR wetlands, FEMA 100-year floodplain, and adjacent uplands from the City of Verona south to Riverside Road. This resource area will help protect the creek and maintain ecological health.

Hiking/Biking/Water Trails:

- National Ice Age Trail.
- Military Ridge State Park Trail.
- (Future) Badger Mill Creek Trail from the City of Verona to Riverside Road along the creek.
- (Future) Connecting trail from the Military Ridge Trail south along the Sugar River (within the Upper Sugar River Waterway Corridor and Resource Area) to Montrose Township.
- (Future) Connecting trail from the Ice Age Trail near Prairie Moraine Park to the Range Trail Woods to the Madison School Forest, and on to Donald Park with a north/south connector to the Badger Mill Creek Trail.
- (Future) Upper Sugar River Water Trail south from Riverside Road.

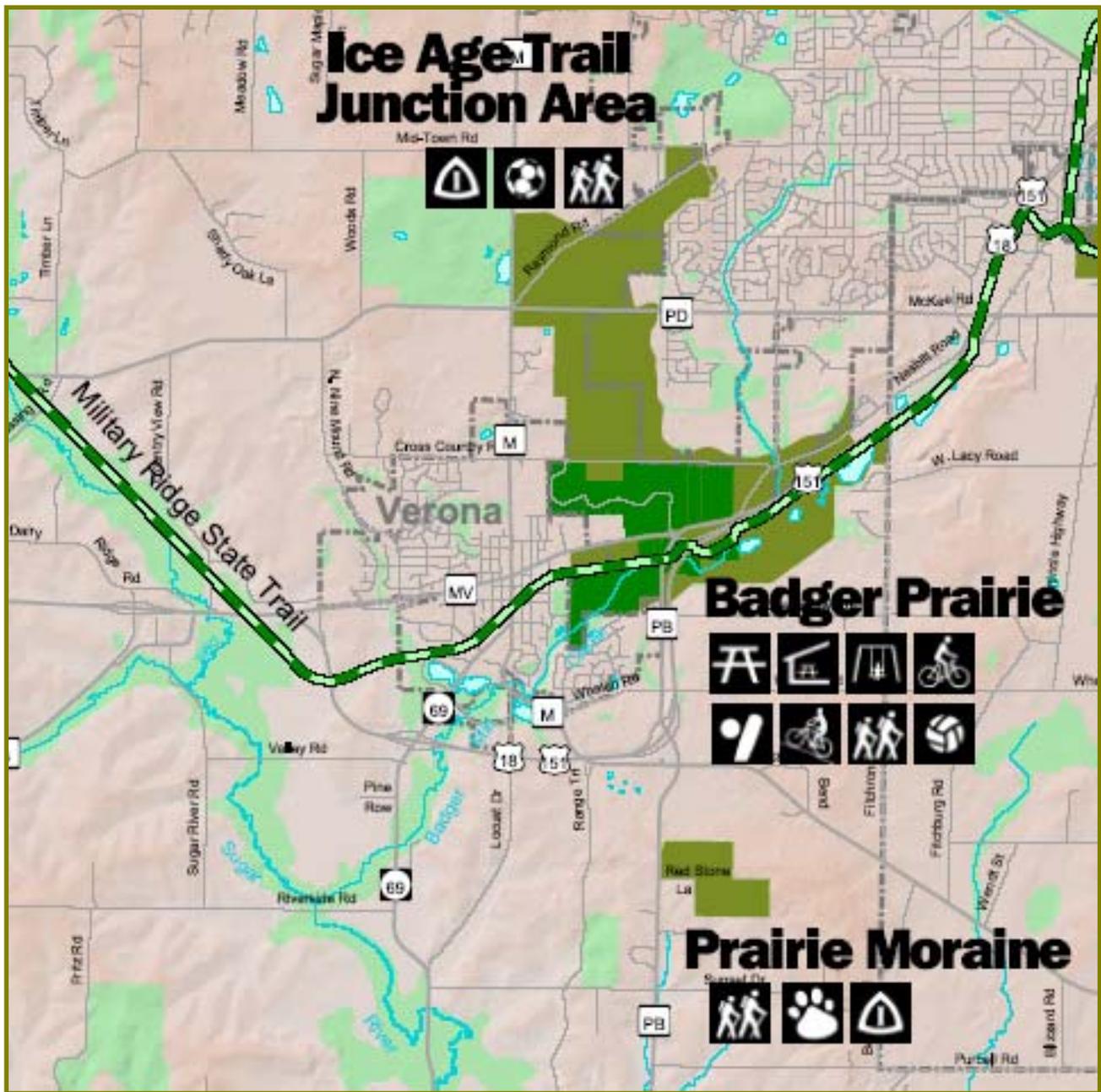
Existing Public Lands with Significant Environmental Characteristics:

- Prairie Moraine County Park.
- Badger Prairie County Park, including the prairie extension across Hwy 18/151 near Goose Lake.
- Madison School Forest.
- Range Trail Woods (formerly the Dane County Sheriffs' firing range).
- DOT property northeast of the Verona Bypass containing a native hardwood forest remnant.
- Sugar River State Natural Resource Area including the adjacent lands owned by the DNR and the DOT south of the Verona Bypass and north of Valley Road.

2. The OSPC recommends that the Town follow the guidelines identified above in this Plan when making all land use or zoning decisions.

3. The OSPC recommends that the Town develop a program for preservation and/or acquisition of open space, such that lands may be acquired in advance of need, thereby reducing purchase cost.

4. The OSPC recommends that the Town establish a fee on new development to fund future acquisition and stewardship of the Town's natural resources as open space or park lands.



DANE COUNTY PARKS ... Always in SEASON

- | | | | | | | | | | | | |
|-------------|---------------|----------------------|----------------------------------|---------------|-----------------|--------------|--------------------|----------------|------------------|------------------|--------------|
| | | | | | | | | | | | |
| Boat Launch | Canoe Launch | X-Country Ski Trail | Snowmobile Trail | Bicycle Trail | Mountain Biking | Bridle Trail | Disc Golf Course | Softball Field | Basketball Court | Volleyball Court | Soccer Field |
| | | | | | | | | | | | |
| Camping | Group Camping | Camping with Showers | Electrical Hook-ups to Campsites | Picnic Area | Shelter | Nature Trail | Ice Age Trail Link | Vista | Play Area | Fishing | Swimming |

- | | | | |
|--|--|--|---------------------|
| | County Park | | Resource Area |
| | State Park | | Open Space Corridor |
| | Multi - use Trail or Path | | |
| | Multi - use Trail or Path (under construction) | | |
| | River Trail (water based) | | |

GLOSSARY

Certified Survey Map (CSM) — required for land divisions that create one to four parcels where one or more of the parcels is less than 35 acres.

Contiguous — farm parcels separated by a road or stream shall be considered as one parcel in computing splits.

Lots — a separate legal parcel created by Certified Survey Map (CSM) or subdivision plat (Chapter 75, Dane County code)

Multiple family housing (or multi-family housing) — a building designed to accommodate 3 or more families living independently.

Postage-stamp rezone — a rezoned area that is not legally separate from a larger A-1 (exclusive) area, all under common ownership, not considered a lot.

Split — any action that would allow a new non-farm residence or commercial use in an Agricultural Area or Farm Priority Area.

Subdivision — A division of a parcel of land where the act of division creates either:

- Five or more lots, parcels, or building sites of 35 acres each or less in area; or
- Five or more lots, parcels, or building sites of 35 acres each or less in area by successive divisions within a period of five years.

All area calculations are to be exclusive of any dedications, rights-of-way, easements or reservations. Either of these actions requires submitting a subdivision plat.

See Agricultural Goals, Objectives and Policies for the definition of “Transitional Agriculture.”

See Land Use Element in the Appendix for definitions of other land use categories.



Dane County Planning & Development
City-County Building, Madison, Wisconsin 53709

Planning
Room 116, 608/266-4251

Zoning
Room 116, 608/266-4266

Community Development
Room 421, 608/261-9781

Records & Support
Room 116, 608/266-4251

**TO: County Board Supervisors
County Executive Kathleen Falk
Town of Verona Supervisors
Town of Verona Planning Commission
All Other Interested Parties**

FROM: Brian Standing, Senior Planner, Dane County Planning & Development

**SUBJECT: County Board Resolution #309, 2005-06
Town of Verona Comprehensive Plan Amendment**

DATE: April 11, 2006

**CC: Todd Violante, Director of Planning & Development
Pete Conrad, Zoning Administrator
Karen Thurlow Petersen, County Board Staff**

This memo describes proposed amendments to the Town of Verona Comprehensive Plan. Because town plans are components of the Dane County Farmland Preservation Plan, authorized by Chapter 91 of the Wisconsin Statutes, any amendments to town plans must be adopted by the County Board of Supervisors and signed by the County Executive before they can become effective. To assist county officials in their decision making, the Planning Division prepares written information describing any proposed town plan amendments. You may direct any questions to 267-4115.

I. SUMMARY

On January 12, 2005, the Town of Verona adopted amendments to its comprehensive plan that would establish new Urban Residential Areas, expand Rural Residential Areas and establish a neighborhood planning process and conservation design standards for Agricultural Transition Areas.

II. BACKGROUND

- A. *Plan Amended:* If adopted, Resolution #309 would amend the text of the Dane County Farmland Preservation Plan.
- B. *Action required:* The County Board and the County Executive must approve Resolution #309 for it to become effective. Town comprehensive plans are adopted as part of the Dane County Farmland Preservation Plan under s.10.255(1)(d), Dane County Code and Chapter 91, Wisconsin Statutes. Since the amendment would not significantly affect the number of landowners eligible for income tax credits under the state Farmland Preservation Program, certification from the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) is not required.

- C. *Town Adoption:* The Town of Verona Board of Supervisors recommended adoption of the proposed amendment on January 12, 2005.
- D. *ZLR public hearing:* The Zoning and Land Regulation Committee (ZLR) advises the County Board on proposed Comprehensive Plan amendments. The ZLR Committee has scheduled a public hearing on Resolution #309 for **April 25, 2006**.
- E. *Sponsors:* Resolution #309 was submitted by County Board Supervisor Mike Willett.

III. DESCRIPTION

- A. Resolution #309 would amend the Town of Verona Comprehensive Plan, a component of the Dane County Farmland Preservation Plan, to:
- establish new Urban Residential Areas to accommodate development at a density of 6 units per acre, and possible future Urban Service Areas;
 - expand Rural Residential Areas and establish density standards to accommodate development at densities of one unit per two acres;
 - establish a neighborhood planning process to provide further detail regarding:
 - gross and net residential density;
 - provision of urban services such as sewer and water;
 - lot and building size;
 - preservation of open space, and;
 - compatibility with transportation network.
 - establish conservation design standards for Agricultural Transition Areas and establish a maximum residential density of one unit per 8 acres.

IV. ANALYSIS

- A. The amendment proposes approximately 1,600 acres of new Urban Residential Areas planned at densities of up to six units per acre, and a total of over 4,500 acres of Rural Residential Areas at densities of up to one unit per two acres (0.5 units per acre). Together, this would theoretically support over 9,000 new homes by 2025, or more than eleven times the estimated 835 homes in the town in 2004. In contrast, based on *2004 Regional Trends Report* population projections, the Verona Urban Service Area and surrounding Town of Verona together are expected to add only 3,500 new homes by 2030. The proposed plan amendment makes clear that the town's objective is to capture residential and commercial development that would otherwise be annexed into the Cities of Verona or Madison. However, the town would have to be successful at capturing **all** projected development from the City of Verona over the next 25 years, plus an additional 5,500 homes from elsewhere in the county, in order to meet these plan targets. Given the current rates of growth in other portions of the county, such as Sun Prairie, DeForest and Madison, it seems unrealistic to expect such a large shift in percentage of total county growth to the Verona area over the next 20-25 years.
- B. All of the areas proposed for transitional agriculture, rural residential or urban residential development fall within the extraterritorial plat review jurisdictions [ss. 236.02(5) & 236.10(1)(b), Wis. Stats.] of either the City of Madison, the City of Verona or the City of Fitchburg. The intergovernmental element of the town comprehensive plan does include an objective to "work with neighboring municipalities to secure boundary agreements where feasible." Without such agreements in place, it may prove very difficult for the town to meet its aggressive development objectives since incorporated municipalities will have legal authority to block land divisions within these areas.

- C. In general, proposed plan text policies associated with mapped planning areas use imprecise language that may prove difficult to implement. Standards for rezoning properties from the A-1(exclusive) district in the Urban Residential, Transitional Agriculture and Rural Residential planning areas are, in many cases, based on qualitative, relatively subjective, assessments. The plan also proposes giving the town board flexibility to either limit the number of land divisions that may be approved each year, or to increase redivision of “non-agricultural” parcels above planned densities. However, the plan provides no detail about the parameters, guidelines or process the town board will use to make such decisions. The lack of clear guidelines for town and county action will likely lead to differing interpretations, in turn leading to conflict between landowners, town and county officials.

- D. The proposed amendment to the town planned land use map identifies two areas for future neighborhood plan development, but these neighborhood plans have not been included in the town’s submittal to the county. The proposed planned land use map also fails to include mapped natural resource areas and open space corridors included in the current version of the town comprehensive plan. The town board and planning commission is currently working on amendments to address both of these concerns, but have not yet forwarded them for county review.

V. COMMENTS BY OTHER LOCAL GOVERNMENTS OR STATE AGENCIES

Town Governments

No other Towns have commented on the proposed amendment as of the date of this memo.

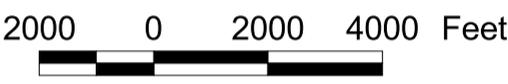
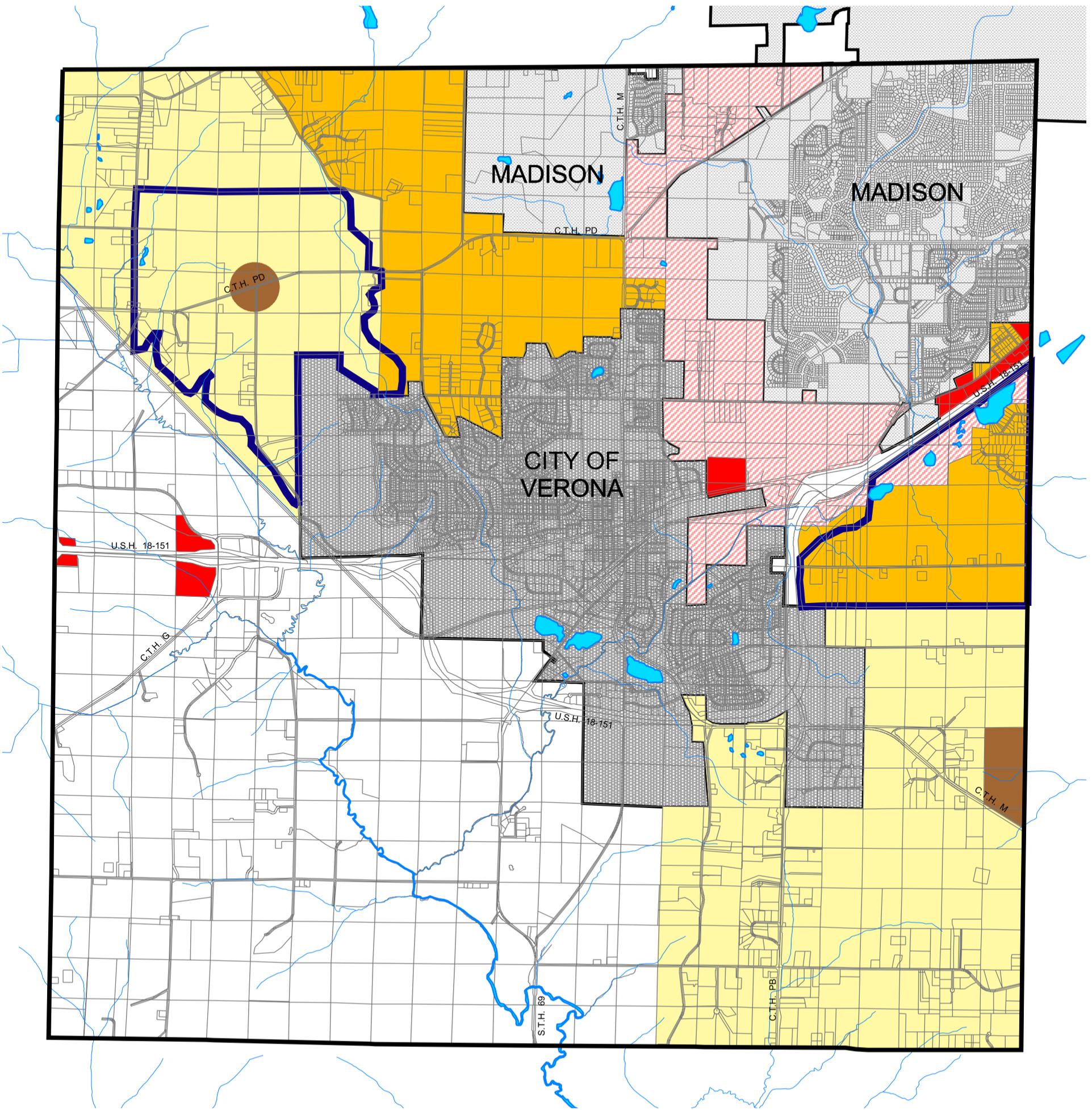
Village Governments

As of the date of this memo, no village governments have formally commented on the proposed amendment.

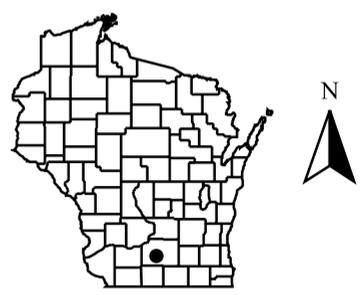
Other agencies

As of the date of this report, no county, state or federal agencies had commented on this proposal.

TOWN OF VERONA DANE COUNTY, WISCONSIN PROPOSED LAND USE ADOPTED OCTOBER 4, 2005 UPDATED JANUARY 26, 2006



Key		
Township Boundary	Neighborhood Development Plan	Urban Residential
Verona	Proposed Land Use	Mixed Use
Rivers	Commercial	Municipalities
Lakes	Rural Residential	City of Madison
Parcels	Transitional Agriculture	City of Verona



ORDINANCE 2006-03

AN ORDINANCE ENACTING REVISIONS TO THE TOWN OF VERONA COMPREHENSIVE PLAN

WHEREAS, the Town Plan Commission has recommended that the proposed revisions to the Town of Verona Comprehensive Plan be enacted;

WHEREAS, pursuant to WI SS 66.1001(4)(a) the Town Plan Commission held a public hearing on June 1 and June 29, 2006, in which the Commission solicited public input as to the proposed revisions to the Town of Verona Comprehensive Plan;

WHEREAS, pursuant to WI SS 66.1001(4)(e) the Town Plan Commission has provided notice to all known entities as indicated in subsection 1, 2, and 3;

WHEREAS, the Town Plan Commission has determined the proposed revisions will promote the general welfare and orderly development of the Town as a whole and has adopted a resolution recommending that the Town Board enact said revisions to the Comprehensive Plan;

WHEREAS, the revised Comprehensive Plan contains all of the elements required under §66.1001(2), Wis. Stats.; and,

WHEREAS, the Town Board of the Town of Verona reviewed the proposed revisions to the housing and ag elements of the Comprehensive Plan, concurs with the findings, and accepts the recommendation of the Town Plan Commission.

NOW, THEREFORE, THE TOWN BOARD OF THE TOWN OF VERONA, WISCONSIN DOES ORDAIN AS FOLLOWS:

The revised housing (policies 1 thru 4) and ag (policy 11) elements of the Town of Verona Comprehensive Plan, attached hereto as Exhibit A, is enacted.

David K. Combs, Town Chair

I, Rose M. Johnson, Adm./Clerk/Treasurer of the
Town of Verona, do hereby certify that the
foregoing ordinance was duly passed and
enacted by the Verona Town Board at the
Sept 5, 2006 meeting.

Rose M. Johnson, Adm./Clerk/Treasurer

Posted: 9/7/2006

Effective: 10/6/2006