

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.