

Cross Country Road East Neighborhood Plan

Adopted August 5th , 2008

Town of Verona Board
Town of Verona
Dane County, WI

CROSS COUNTRY ROAD EAST NEIGHBORHOOD PLAN

TOWN OF VERONA, DANE COUNTY, WISCONSIN

I. INTRODUCTION

The Cross Country Road East Neighborhood is a unique area in the Town of Verona, nine residential lots between two and a half and eleven acres isolated from other residential or potentially residential areas in the Town of Verona. On the east, the subject neighborhood is bordered by the City of Madison peripheral urban neighborhood or Dane County parkland. On the north, west, and south, the subject neighborhood is bordered by Dane County parkland. The subject neighborhood is bisected on an east-west axis by Cross Country Road, with one row of lots on each side of Cross Country Road.

On October 3, 2006, the Town of Verona Board of Supervisors adopted the 2006 Comprehensive Plan which provides recommendations for the long-term land use decisions throughout the Town of Verona. The Comprehensive Plan included the Cross Country Road East Neighborhood in the Transitional Agricultural land use zone in the northeast quadrant of the Town of Verona in areas that are town peninsulas surrounded by the City of Madison between the City of Madison and the City of Verona. Some areas included in the Transitional Agricultural land use zone are seen by the City of Madison or City of Verona as areas for future annexation and urban development. Other areas, including the Cross Country Road East Neighborhood, are seen by the two cities as buffer area between the two cities.

Under the 2006 Comprehensive Plan, the default density in areas designated Transitional Agricultural land use zone is one unit per eight acres unless, among other options, a neighborhood plan is approved for the subject area. In addition, under the 2006 Comprehensive Plan, the neighborhood planning process can be commenced by the Town upon receipt of a petition by resident or land owner with the area being requested to be subjected to a neighborhood plan.

In the case of the Cross Country Road East Neighborhood, one of the land owners, Greg Thompson, the owner of 6810 Cross Country Road, has requested that the Cross Country Road East Neighborhood be subjected to a neighborhood plan to facilitate his subdividing his eleven acre lot into three lots as further described in this plan.

II. EXISTING CONDITIONS

The Cross Country Road East Neighborhood consists of nine lots, two lots on the north side of Cross Country Road and seven lots on the south side of Cross Country Road. As previously stated, the nine lots are isolated from other residential or potentially residential areas in the Town of Verona. On the east, the subject neighborhood is bordered by the City of Madison peripheral urban neighborhood or Dane County parkland. On the north, west, and south, the subject neighborhood is bordered by Dane County parkland. Access is taken from

Cross Country Road. There is no secondary access or connector opportunity for secondary access.

The size and zoning of the nine parcels are as follows. The first two lots are north of Cross Country Road, and the balance of the lots are south of Cross Country Road. Within those categories, the lots are listed east to west.

Address	Lot Number	CSM #	Area	Zoning
6810	2	8132	11.02	A-2
6818	1	8132	5.99	RH-1
6805	2	10005	2.248	RH-1
6811	1	10005	2.247	RH-1
6821	4	5263	2.879	RH-1
6835	3	5263	2.544	RH-1
6841	2	5263	2.542	RH-1
NA	1	5263	2.54	RH-1
6861	1	2074	4.967	RH-1

All information above is from Access Dane.

Each lot, except Lot 1, CSM 5263, which is vacant, is presently used for single family detached dwelling use. None of the lots are sufficiently large to support commercial agriculture.

Lots 1 and 2, CSM 8132, are remnants from the farm that were purchased by Dane County for parkland purposes to extend county parkland north across Cross Country Road.

The City of Madison was given the option of annexing Lot 2, CSM 8132, for development of urban density housing and declined that option on the basis that it wanted to maintain a Town buffer between the City of Madison and the City of Verona. The policy of the City of Madison is to not extend municipal sanitary sewer or municipal water beyond its corporate boundaries. Dane County has declined interest in purchasing Lot 2, CSM 8132, for inclusion into the county parkland.

III. VISION

Given the isolation of the Cross Country Road East Neighborhood from other existing or potential residential areas in the Town of Verona, the fact that the Cross Country Road East Neighborhood is essentially fully built out with limited options for infill development, lack of feasibility of municipal sanitary sewer and municipal water, no secondary access feasibility, and the existing pattern of development throughout the Cross Country Road East Neighborhood, the highest and best use of the area would be Rural Residential, served by private septic and well, with a maximum residential density of one residential unit per two acres, developed consistent with the existing pattern of development. The minimum two acre

lots that would be potentially created would be sufficiently large to handle on site any additional storm water run off from any additional impervious surfaces.

IV. PROPOSED DEVELOPMENT

Prior to the adoption of the 2006 Comprehensive Plan, the owner of Lot 2, CSM 8132, obtained rezoning and subdivision approval from Dane County and the Town of Verona to subdivide his approximately eleven acre parcel into three parcels, two parcels at approximately three acres each and one parcel at approximately four acres, one parcel containing the existing residential unit and the other two parcels vacant available for new residential units. At the time of that county and town approval, the City of Madison, applying extra-territorial subdivision jurisdiction rejected the subdivision on the basis it was inconsistent with the City of Madison extra-territorial subdivision ordinance. Since that time, the Town has adopted its 2006 Comprehensive Plan which has been adopted by Dane County as part of its agricultural preservation plan and the City of Madison has reversed its position as to the consistency of the proposed subdivision and the City of Madison extra-territorial subdivision ordinance and has approved the foregoing subdivision. The owner of Lot 2, CSM 8132 now has pending before Dane County a zoning petition to rezone Lot 2, CSM 8132 from A-2 (8) to RH-1 (consistent with the other existing lots in the Cross Country Road East Neighborhood) and a subdivision application to subdivide Lot 2, CSM 8132 into three lots consistent with RH-1 zoning and as approved by the City of Madison. That rezoning and subdivision is on hold pending adoption of this neighborhood plan.

The owner of Lot 1, CSM 8132 has stated that she would desire the potential to subdivide her just shy of six acres parcel in the future into two lots, probably into a two acre lot and an approximately four acre lot. The approximately four acre parcel would include the existing residential unit. The two acre parcel would be a vacant parcel available for a new residential unit.

V. RECOMMENDED LAND USES

The Cross Country Road East Neighborhood is hereby designated Rural Residential as that term is defined in the Comprehensive Plan. Development in the Cross Country Road East Neighborhood should be developed at a maximum density of one residential unit per two acres of land not inconsistent with the existing pattern of development, that being a series of lots perpendicular to Cross Country Road. This would allow Lot 1, CSM 6861, and Lot 1, CSM 8132, to be subdivided once to create two new buildable lots. Recognizing the limitations placed on Lot 2, CSM 8132, by the City of Madison, that would allow that lot to be divided into three lots, creating two new buildable lots.

APPENDICES

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1. Map 1: Comprehensive Plan Land Use Map (subject area circled).
2. Map 2: Locator Map locating subject area in the Town of Verona between the City of Madison and the City of Verona.
3. Map 3: Plot Plan showing location and relationship of Lots within plan area.
4. Map 4: Aerial Photograph showing location and relationship of Lots within plan area and natural and man-made structures.
5. Map 5: Information Map of subject two lots north of Cross County Road.
6. Map 6: Information Map of subject seven lots south of Cross Country Road.