

Chapter 12: Summary of Policies

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

Chapter 3: Housing

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

Objectives:

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

Policies:

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

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

Objectives:

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

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

Policies:

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

Chapter 4: Transportation

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

Objectives:

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

Policies:

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

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

Chapter 5: Utility and Community Facilities

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

Objectives:

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

Policies:

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

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

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

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

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

Chapter 6: Agriculture

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

Objectives:

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

Policies:

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

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

Chapter 7: Natural and Cultural Resources

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

Objectives:

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

Policies:

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

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

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

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

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

Objectives:

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

Policies:

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

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

Objective:

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

Policies:

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

Chapter 8: Economic Development

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

Objectives:

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

Policies:

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

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

Objectives:

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

Policies

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

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

Chapter 9: Land Use

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

Objectives:

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

Policies:

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

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

Objectives:

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

Policies:

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

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

Objectives:

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

Policies:

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

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

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

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

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

Farmland Preservation

Policies:

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

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

Transitional Agricultural Uses

Policies

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

Rural Residential

Policies:

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

Urban Residential

Policies

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

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

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

Urban Mixed Use Neighborhood

Policies

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

Commercial

Policies

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

Natural Resource and Recreational Areas**Policies**

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

Environmental and Resource Protection Corridors**Policies**

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

Public/Institutional**Policy**

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

Mineral Extraction**Policies**

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

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

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

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

Chapter 10: Intergovernmental Cooperation

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

Objectives:

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

Policies:

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

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

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

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