

Table of Contents

Chapter 1: Introduction and Background on Planning Area

1.1 Why Plan?	1
1.2 Wisconsin Comprehensive Planning Law	1
1.3 Planning Process	1
1.4 Planning Area	2
1.5 History of the Town of Verona	2
1.6 Geography and Topography	3
1.7 Regional Context	3
1.8 How to use this Plan	4
1.9 Assets and Liabilities	4
1.10 Vision, Goals, Objectives and Policies	5
Map 1.1 Base Map of the Town of Verona	

Chapter 2: Issues and Opportunities

2.1 Population Statistics and Projections	7
Population Change	7
Age and Gender Distribution	8
Racial Makeup	9
Education Attainment	9
Income Levels	9
Household Trends and Forecasts	9
Labor Force and Employment Trends	10
2.2 Key Planning Issues and Overall Goals	10
2.3 Public input into the Process	10
Community Survey	10
Vision Setting Workshops	11
Public Meetings	11
Formal Adoption	11
2.4 Overall Goals, Objectives, and Policies	11

Chapter 3: Housing

3.1 Housing	13
Households and housing Units: Past, Present and Future	13
Age and Structural Characteristics	14
Occupancy and Tenure Characteristics	15
Value and Affordability Characteristics	15
3.2 Issues and Opportunities	16
3.3 Goals, Objectives and Policies	16

Chapter 4: Transportation

4.1 Transportation	19
Existing Transportation Facilities	19
Highways and the Local Street Network	19
Commuting Patterns	20
Traffic Counts	20

Access Management and Safety.....	21
Additional Modes of Transportation	21
Maintenance and Improvements.....	23
New Construction.....	23
Pavement Surface Evaluation and Rating.....	23
Road Replacement and Maintenance	24
Traffic Counts.....	24
Future Local Roads.....	24
State and Regional Transportation Plans	24
4.2 Issues and Opportunities	25
4.3 Goals, Objectives and Policies.....	26
Map 4.1 Official Road Map	
Chapter 5: Utilities and Community Facilities	
5.1 Energy, Utility, & Community Facilities	29
Utility Facilities	29
Sanitary Sewer System.....	29
Private On-Site Wastewater Treatment Systems.....	30
Stormwater Management.....	30
Water Supply.....	31
Solid Waste Disposal and Recycling Facilities.....	31
Telecommunication Facilities.....	31
Community Facilities.....	32
Town of Verona Government Facilities.....	32
Parks, Open Spaces and Recreational Resources.....	32
Cemeteries	32
Health Care Facilities and Food Pantry.....	32
Child Care Facilities	32
Police and Fire Services.....	33
Libraries	33
Schools.....	33
Energy Facilities and Resources	33
5.2 Issues and Opportunities.....	34
5.3 Goals, Objectives and Policies.....	34
Chapter 6: Agriculture Resources	
6.1 Productive Agricultural Areas.....	37
General Considerations	37
Farming in Verona Township.....	37
Soils.....	37
Number and Types of Farms in the Town.....	38
6.2 Issues and Opportunities.....	38
6.3 Goals, Objectives and Policies.....	39
Map 6.1 Prime Agricultural Soils	
Chapter 7: Natural and Cultural Resources	
7.1 Natural Resource Inventory.....	41
Natural Resources	41

Natural Resource Concerns	44
7.2 Cultural Resource Inventory	46
Historical Resources	46
7.3 Issues and Opportunities	47
7.4 Goals, Objectives and Policies	48
Map 7.1 Public lands- Natural Areas	
Chapter 8: Economic Development	
8.1 Economic Development	51
Existing Conditions	51
Employment Projections	54
Strengths and Weaknesses for Economic Development	55
Criteria for Attracting Businesses	56
8.2 Issues and Opportunities	56
8.3 Goals, Objectives, and Policies	56
Chapter 9: Land Use	
9.1 Land use	59
Existing Land Use	59
Redevelopment Opportunities	60
Land Use Trends	60
Land Supply for Future Development	60
Land Demand for Future Development	61
Land Prices	62
Limitations for Designation of Building Sites	62
9.2 Issues and Opportunities Identified During the Planning Process	63
Goals, Objectives and Policies	63
9.3 Community Design Principles	65
Issues and Opportunities	65
Goals, Objectives, and Policies	65
9.4 Future Land Use Plan	68
Farmland Preservation	69
Transitional Agricultural Use	70
Rural Residential	71
Urban Residential	72
Urban Mixed Use Neighborhood	72
Commercial	73
Natural Resource and Recreational Areas	74
Environmental and Resource Protection Corridors	74
Public/Institutional	75
Mineral Extraction	75
Utilities	77
Future Urban Development	77
9.5 Amending the Future Land Use Map	77
9.6 Interpreting Map Boundaries	78
Map 9.1 Existing Land Use	
Map 9.2 Eight Planning Areas for the Town	
Map 9.3 Boundary Agreement Map	

Map 9.4 Available Land for Development	
Map 9.5 Food Plain and wetlands	
Map 9.6 Future Land Use	
Map 9.7 Agricultural Preservation Lands	
Chapter 10: Intergovernmental Cooperation	
10.1 Intergovernmental Cooperation	79
Existing and Potential Areas of Cooperation	79
Existing and Potential Conflicts and Potential Solutions	81
10.2 Issues and Opportunities	82
Goals, Objectives, and Policies	82
Chapter 11: Implementation	
Actions by Chapters	85
Housing Actions	85
Transportation Actions	86
Utilities and Community Facilities Actions	86
Agriculture Actions	86
Natural and Cultural Resource Actions	87
Economic Development Actions	88
Land Use Actions	88
Intergovernmental Cooperation Actions	88
Implementation and Plan Amendment Actions	89
Implementation Tools	89
Zoning Ordinance	89
Official Maps	89
Sign Regulations	90
Erosion/Stormwater Control Ordinances	90
Site Plan Regulations	90
Design Review Ordinances	91
Building Codes and Housing Codes	91
Mechanical Codes	91
Sanitary Codes	91
Renewable Energy Ordinances	91
Land Division and Subdivision Ordinance	91
Plan Adoption and Amendment Procedures	92
Plan Adoption	92
Plan Amendments	93
Consistency among Plan Elements	94
Plan Monitoring and Use	95
Severability	96
Chapter 12: Summary of Policies	97

Appendices

- 1.1 Historical Sketch of Township
- 1.2 Strategic Planning Summary
- 2.1 2006 Land Use Map
- 2.2 Survey Results Summary
- 2.3 Public Involvement Plan
- 4.1 Road Quality Ratings
- 4.2 Draft Five Year Road Maintenance Plan
- 4.3 Local Traffic Counts
- 7.1 Threatened and Endangered Species
- 7.2 Archeological and Cemetery Sites
- 7.3 Historic Plat Map with Farm Dwellings
- 9.1 Land Use Categories and Housing Densities
- 10.1 City/Town of Verona Boundary Agreement
- 10.2 Boundary Agreement Maps