



MEETING OF TOWN OF VERONA PLAN COMMISSION

Thursday October 27, 2022, 6:30 p.m.
Town Hall Community Room
7669 County Highway PD, Verona WI

1. Call to Order/Approval of Meeting Agenda
2. Public Comment - Opportunity for comment from persons in attendance on items not listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda could be placed on a future Plan Commission meeting agenda. If the Chair or staff have received written comments for items not on the agenda, these may be read.
3. Approval of Minutes from August 18th, 2022
4. Discussion and Possible Action: CUP Application 2022-02 for a Limited Family Business to be located at 6538 Shady Bend Road, Verona WI 53593
5. Discussion and Possible Action: Land Use Application 2022-05 submitted by Doug Sommerfeld for a rezone for the 1.16-acre parcel 062/0608-161-9351-0 from LC to GC
6. Presentation: City of Madison Shady Wood Neighborhood Development Plan
7. Discussion and Possible Action: Dane County Zoning Opt-Out Process
8. Discussion and Possible Action: Land Division and Development Ordinance
9. Other
10. Next Meeting: November 17th, 2022
11. Adjourn

Per Resolution 2016-2 agendas are posted at the Town Hall and online at www.town.verona.wi.us. Go to www.town.verona.wi.us and sign up for the Town List Serve to receive notices via email. If anyone having a qualifying

disability as defined by the American With Disabilities Act, needs an interpreter, materials in alternate formats or other accommodations to access these meetings, please contact the Town of Verona office @ 608-807-4466. Please do so at least 24 hours prior to the meeting so that proper arrangements can be made. Notice is also given that a possible quorum could occur at this meeting for the purposes of information gathering only, of the Town Board, Natural and Recreational Areas Committee, and/or Public Works Committee.

Posted: 10/21/2022, Mark Geller, Chair, Town of Verona Plan Commission

Town of Verona Plan Commission Meeting Minutes

Thursday, August 18, 2022 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack, Haley Saalsaa-Miller

Staff: Sarah Gaskell, Administrator

Applicants: Mike Thompson, Katie Kwas

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:30 pm. Motion to approve the agenda by Slack, second by Lukens. Motion carried by voice vote.
2. Public Comment – none
3. Approval of Minutes from June 16th, 2022 – Motion to approve by Mathies, second by Lukens. Motion carried by voice vote.
4. Discussion and Possible Action: CUP Application 2022-02 for a Limited Family Business to be located at 6538 Shady Bend Road, Verona WI 53593
 - a. Gaskell presented the staff report and the applicants introduced themselves and shared their intent for the CUP
 - b. Dale Beske, 6422 Shady Bend Road spoke and said he doesn't feel that the RR2 zoning category CUP allows for this type of family business; not concerned with the proposal itself just the interpretation of the zoning code
 - c. Janeen Smith, 6500 Shady Bend Road spoke in favor of the proposal
 - d. Commissioner discussion
 - Allowance of sanitary fixtures? Limited Family Business allows for them inside accessory structures
 - Pet waste disposal
 - Daycare vs boarding – it would be a boarding operation
 - Size of fenced enclosure – illustrated in packet
 - Max number of dog suites – 10 but in the first year likely only 3-5 dogs
 - What defines an accessory structure – enclosure/fence?
 - Clarifying questions will be asked of the County Zoning Department
 - e. No action taken
5. Discussion and Possible Action: Dane County Zoning Opt-Out Process – Letter of Intent
 - a. Plan Commission supports the submission of the Letter of Intent
6. Other
7. Next Meeting: September 15th, 2022
8. Adjourn – 7:45 pm

Submitted by Sarah Gaskell, Town Planner/Administrator

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: (www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations, and Chapter 75 – Land Division and Subdivision Regulations prior to application. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): 6537 Shady Bend Rd.
Verona, WI 53593

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category _____
 - new zoning category _____
- conditional use permit
 - conditional use requested Limited Family Business
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner Phone 813-956-9067

Address 6537 Shady Bend Rd, Verona WI 53593 E-Mail michaelgthompson33@gmail.com

Applicant, if different from the property owner _____

Applicant's Phone _____ E-mail _____

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.

Signature _____ Date _____

Description of Land Use Change requested: (use reverse side if additional space is needed)

CUP for small dog sitting business.

I certify that all information is true and correct. I understand that failure to provide all required information and any related fees will be grounds for denial of my request.

Applicant Signature Michael Thompson Date 7-27-22

Print Name Michael Thompson

PAID
JUL 27 2022
TOWN OF VERONA

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:

Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY

Application # 2022-02
Fee \$400
Paid by M. Thompson
Date 7-27-22 Check # 226
Receipt # _____

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/18/2022	DCPCUP-2022-02572
Public Hearing Date	
09/20/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME KATIE KWAS & MICHAEL THOMPSON	Phone with Area Code (813) 956-9067	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 6537 SHADY BEND RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS michaelgthompson33@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
6537 Shady Bend Rd					
TOWNSHIP VERONA	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-252-8500-7		---		---	

CUP DESCRIPTION	
Limited Family Business - small dog kennel	

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.242(3) RR-2 Zoning District Limited Family Business	2.5

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Katie Kwas, Michael Thompson	Agent Name:	
Address (Number & Street):	6537 Shady Bend Rd	Address (Number & Street):	
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	
Email Address:	michaelgthompson33@gmail.com	Email Address:	
Phone#:	813-956-9067	Phone#:	

SITE INFORMATION

Township: 06N	Parcel Number(s): 0608-252-8500-7
Section: 25	Property Address or Location: 6537 Shady Bend Rd
Existing Zoning: RR-2	Proposed Zoning:
	CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Limited Family Business	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: See attached document.	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____

Date: 7/14/2022

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Pet sitting will be done primarily indoors in individual enclosed areas within the existing residential accessory building. While outdoors, dogs will be secured within the fenced property and be monitored by resident owners. Dogs will not commingle with one another unless from the same household to limit noise and ensure pet safety. Animal waste will be removed by a waste management company.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Our services will be provided solely within the property by the homeowners and will not be impair the use, values, and enjoyment of other property in the neighborhood for purposes already permitted. Dogs will not commingle with one another unless from the same household to limit noise and ensure pet safety. Customer traffic to the property will be minimal and will not impact neighboring properties.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The conditional use will operate solely within the property. Its operation will not encroach on any surrounding land.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

There are no necessary site improvements to utilities, access roads or drainage needed to accommodate the conditional use.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

See attached document.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The property will be maintained as a primary residence and will conform to all applicable regulations of the district in which it is located.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

The conditional use for a limited family business is consistent with the Comprehensive Plan.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

N/A

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

N/A

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

N/A

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

N/A

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

N/A

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

The pet sitting services will be provided on the residential property located at 6537 Shady Bend Rd Verona, WI 53593. The property is on 2.5 acres off of County Road M. Specifically, the additional 1.5 car existing residential accessory building will be used for pet sitting services for dogs for short periods of time along with an enclosed fenced area outside. While inside, dogs will be fed, sleep, and leisure in individual suites. When outside, dogs will individually enjoy leisure, exercise and play time periodically throughout the daytime hours. Dogs will consistently be monitored by resident owners, Katie and Michael Thompson.

List the proposed days and hours of operation.

8:00AM - 6:00PM Monday-Sunday for pickup and drop off. Dogs will be onsite 24 hours, 7 days per week.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

Resident homeowners, Katie and Michael Thompson.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

No impact to odors, dust, soot, runoff or pollution. Dogs will be monitored continuously outdoors and will not commingle with one another unless from the same household to limit noise and ensure pet safety. Animal waste will promptly be removed from the indoor and outdoor areas and placed in proper waste containers until further removed from the property by a waste management company.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

No materials proposed to be stored outside.

Activities include monitored leisure, exercise and play time in secured fenced in yard for dogs.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

N/A

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

N/A for sanitary facilities. Animal waste will promptly be removed from the indoor and outdoor areas and placed in proper waste containers

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Removal of trash will be managed under existing City of Verona guidelines for solid waste pickup. Animal waste will promptly be removed

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Minimal increase to traffic from customers to property for drop off/pickup of dogs. No improvements necessary.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

N/A

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors

None; residential outdoor lighting existing on property will be used.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.

Proposed small wood business sign will be located at the front of the property and is expected to be approximately 4'x6' on the ground.

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Residential

Briefly describe the current uses of surrounding properties in the neighborhood.

Residential, farmland and commercial (See comments on attached Scaled Site Plan and Neighborhood Characteristics).

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. 10.102(8).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section 10.800.

ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. 10.103:

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.
- Domestic pet or large animal boarding must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. 10.103(9).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. 10.103(11).
- Mineral extraction proposals must submit additional information as required in s. 10.103(15).

Conditional Use Permit Application – Limited Family Business

Katie and Michael Thompson

6537 Shady Bend Rd

Verona, WI 53593

Email: Michaelgthompson33@gmail.com

Phone: 813-956-9067

Additional Page

Type of Conditional Use Permit

Limited Family Business, Pet Sitting Services

Summary

The property will be used to provide pet sitting services for domestic dogs during the day and overnight. An existing residential accessory building located on-site will be used to house dogs indoors in individual suites. Two employees will be family members residing on the premises. Dogs will be monitored while outdoors in a secured fenced area. Dogs will not commingle with one another unless from the same household to limit noise and ensure pet safety. Animal waste will be promptly removed from the indoor and outdoor areas and placed in proper waste containers until further removed from the property by a waste management company. The property is located off the highway on 2.5 acres and is the first property off of County Road M. Due to the small size of operation, traffic to the property will be minimal and is not expected to have any impact on the roads or neighboring areas. Our pet sitting services will be unique from the larger boarding kennels in that it is a small boutique operation that provides individualized care for dogs.

Standards for Conditional Use Permits

- *Standard #5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

There are no measures necessary to provide ingress and egress so designed as to minimize traffic congestions in public streets. Traffic to and from the property driveway will be take place during normal business hours by standard passenger vehicles.

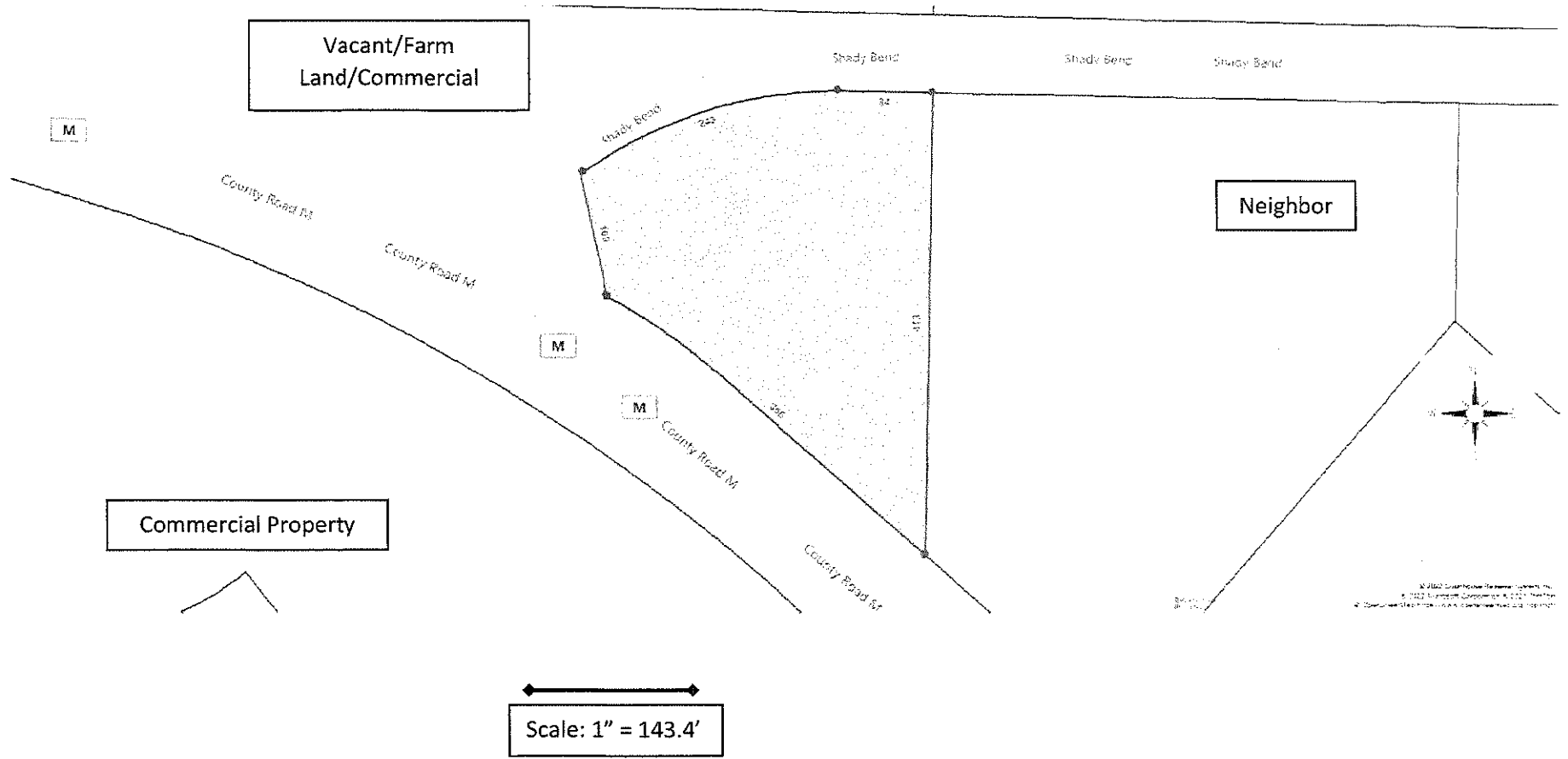
Legal Description of Boundaries

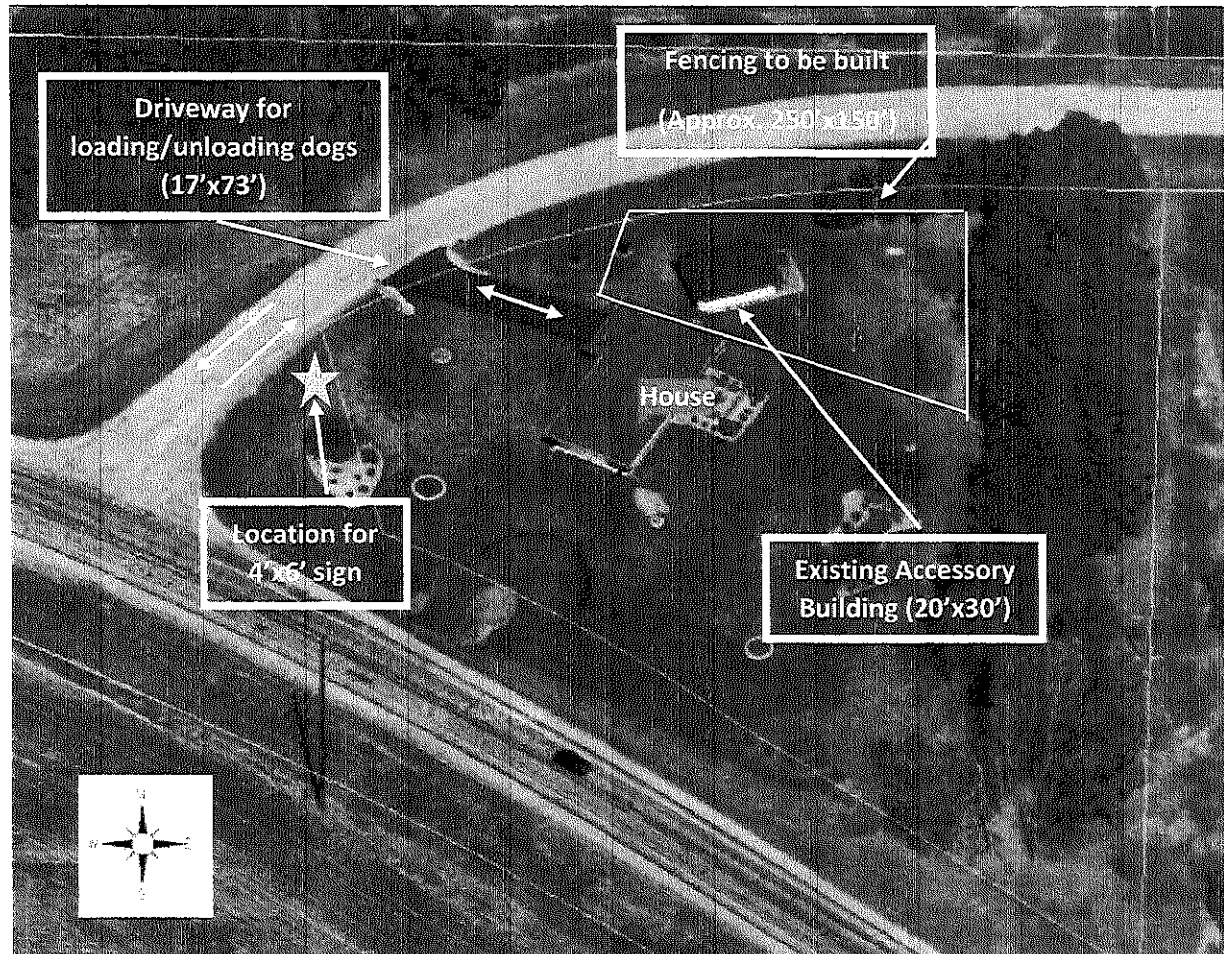
That part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Town 6 North, Range 8 East, (Town of Verona), Dane County, Wisconsin, lying Northeast of the center line of County Trunk Highway M, and Southeasterly of the center line of Shady Bend Lane, subject to public highways.

Scaled Site Plan: 6537 Shady Bend Rd Verona, WI 53593



Map for Parcel Address: 6537 Shady Bend Rd Verona, WI 53593-9374 Parcel ID: 0608-252-8500-7





Neighborhood Characteristics

N, W: Current use is vacant field being used for farmland and Commercial

E: Residential Property

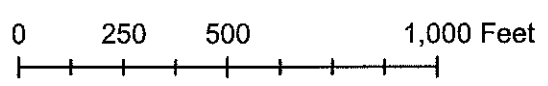
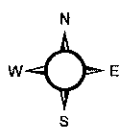
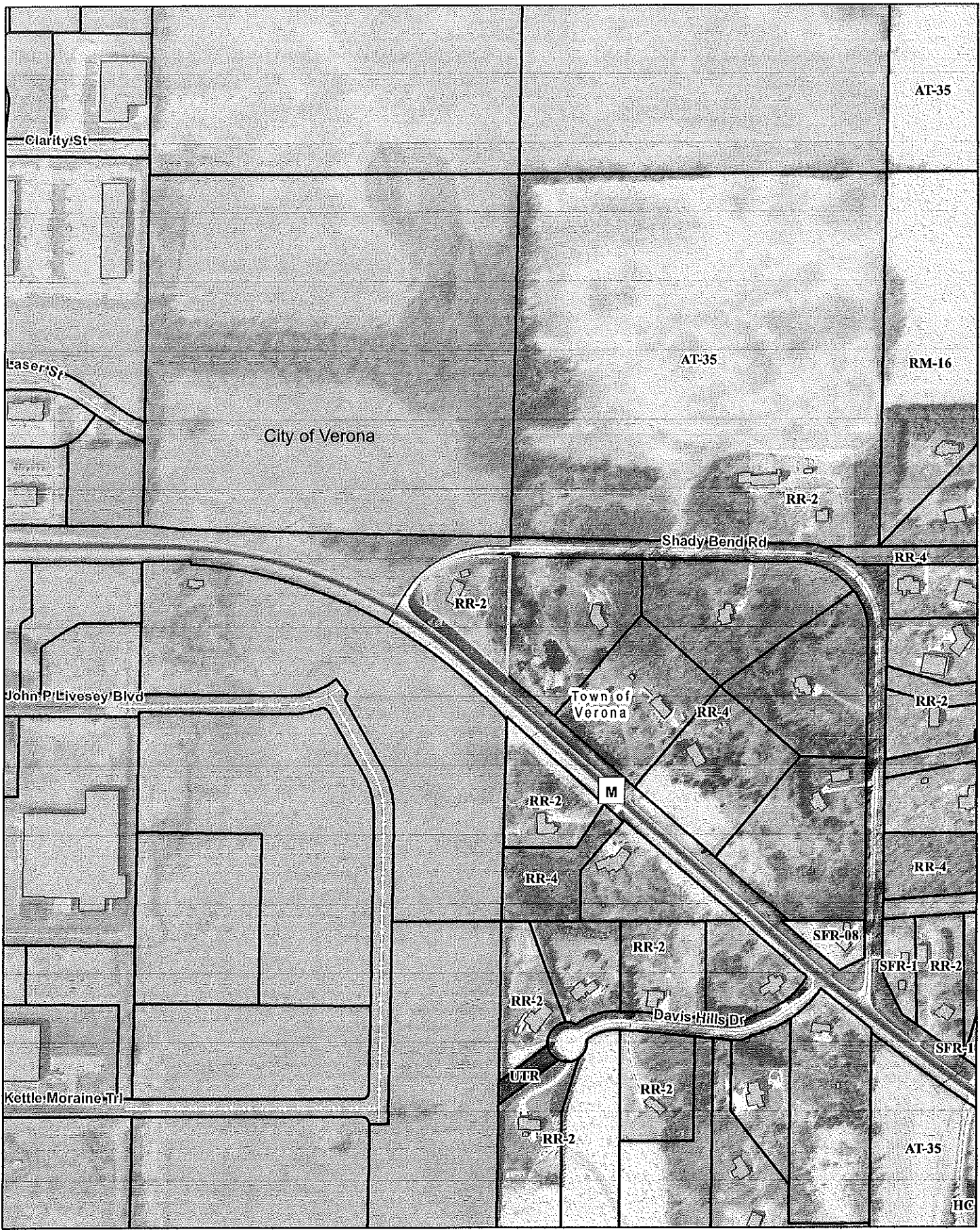
S: All property south of County Road M is Commercial Property

Due to the surrounding properties current uses and traffic conditions, there is expected to be no disruption or impairment to the current neighborhood. The property is within 1-2 blocks of shops, Costco, restaurants, hair salons, gyms, and a new commercial expansion is being built across County Road M. There are no visible residences from the property.

Interior of existing accessory building

- 20'x30' Building
- 10 – 4'x6' Suites





CUP 2572 Neighborhood Map

6537 Shady Bend Road, Verona WI

Summary: The applicant is seeking approval for a Conditional Use Permit for a limited family business to be located at the address above. The parcel number is 062/0608-252-8500-7 and is 2.5 acres in size and zoned RR-2.

Property Owner: Michael and Katie Thompson

Property Addresses: 6537 Shady Bend Road, Verona WI

Applicant: same

Location Map





Project overview

The applicant recently purchased the home on the property. There is a 1.5 garage space outbuilding on the property as well. They are seeking a CUP for a limited family business that would allow them to host a 5-dog boarding facility. A limited family business is allowed in RR-2 zoning district, if approved by a conditional use permit.

The property is approximately 2.5 acres, containing a single-family home, outbuilding and screening vegetation. The proposed Limited Family Business will not affect the finished appearance of the residence.

Conditional Use Permit Criteria Review

Criteria 1 The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Application guideline: Explain how the proposed land use will fit into the neighborhood. If there is going to be lighting, noise, outdoor storage, traffic, or other outside activities, explain how the activities will be limited to a reasonable level.

The Limited Family Business will be not be detrimental to or endanger public health, safety, comfort or general welfare of the neighborhood. There nearest town residence is located 450' away from the applicant property. The property

also abuts the City of Verona Business Park which includes several businesses, Costco, TailWaggers Doggy Daycare and the Wisconsin Brewing Company. The neighborhood is approximately one mile from Highway 18/151. No additional lighting will be required. Traffic impact will be minimal – just owners dropping off/picking up their dogs via access from the intersection of CTH M, adjacent to the property. Client dogs will utilize the outdoor, adjacent fenced area on an individual basis and the applicants will be onsite to monitor any barking. There will be no outdoor storage required.

Criteria 2 The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Application guideline: Explain how the proposed land use will fit into the neighborhood and what will be done to minimize and mitigate potential nuisances, such as limiting the hours of operation, noise control measures, paving the parking area, or the screening of outdoor storage.

The Limited Family Business is not anticipated to have any impact on neighborhood properties or activities on these properties. Hours of Operation for Drop-off and Pick up are proposed to be between 8am and 6pm daily. Client parking needs can be accommodated via the existing driveway; clients will only be stopping by for a short time in order to drop off or pick up their dog. Dogs will be in the outdoor enclosure on an individual basis or with another dog from the same household, and the applicants are on-site to monitor any potential barking issues. The property is currently heaving screened to the east from the closest residential neighbor. Town of Verona residents are permitted to have up to five dogs as pets. There are no ordinances or standards for outdoor care of pets.

Criteria 3 That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Application guideline: Explain how the proposed land use will not interfere with the development of the surrounding property.

The Limited Family Business is not anticipated to have any impact on future development or improvement of neighboring properties. The property abuts Highway M to the south and Shady Bend Road to the west and North. The land south of Highway M is located in the City of Verona in the Business park and will be developed commercially. Similarly, the land north of Shady Bend adjacent to this parcel is also in the City of Verona and will likely be developed at City of Verona densities in the future. The COV Land Use plan for this parcel shows it as a transition zone between Non-residential and Residential.

Criteria 4 That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Application guideline: Explain what impact the proposed use has on such things as water, septic, storm water, utilities, and traffic. Provide information on improvements that may be needed or if additional buildings are needed.

The Limited Family Business will have no impact on stormwater, utilities or traffic. Access to water will be added to the accessory building for the

purposes of cleaning, as well as the addition of a drain. The drain will be hooked into the existing system, which is expected to be able to accommodate this use. The addition of sanitary features in Accessory Buildings is allowed under the conditions of a Limited Family Business CUP.

Criteria 5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Application guideline: Provide information on vehicle traffic that the proposed use will generate. Include frequency and types of vehicles. Propose a plan for ingress and egress for the property.

The ingress/egress for the Limited Family Business will utilize an existing driveway. Traffic is expected to be minimal.

Criteria 6 That the conditional use shall conform to all applicable regulations of the district in which it is located.

Application guideline: Review the Dane County zoning code to ensure your project is compliant and in line with land use guidelines.

The Limited Family Business is in compliance with the current zoning conditions of RR-2.

Criteria 7 That the conditional use is consistent with the adopted town and county comprehensive plans.

Application guideline: Review the TOV Comprehensive Land Use Plan to ensure your project is in compliance


The Limited Family Business is in compliance with the TOV Comprehensive Plan.

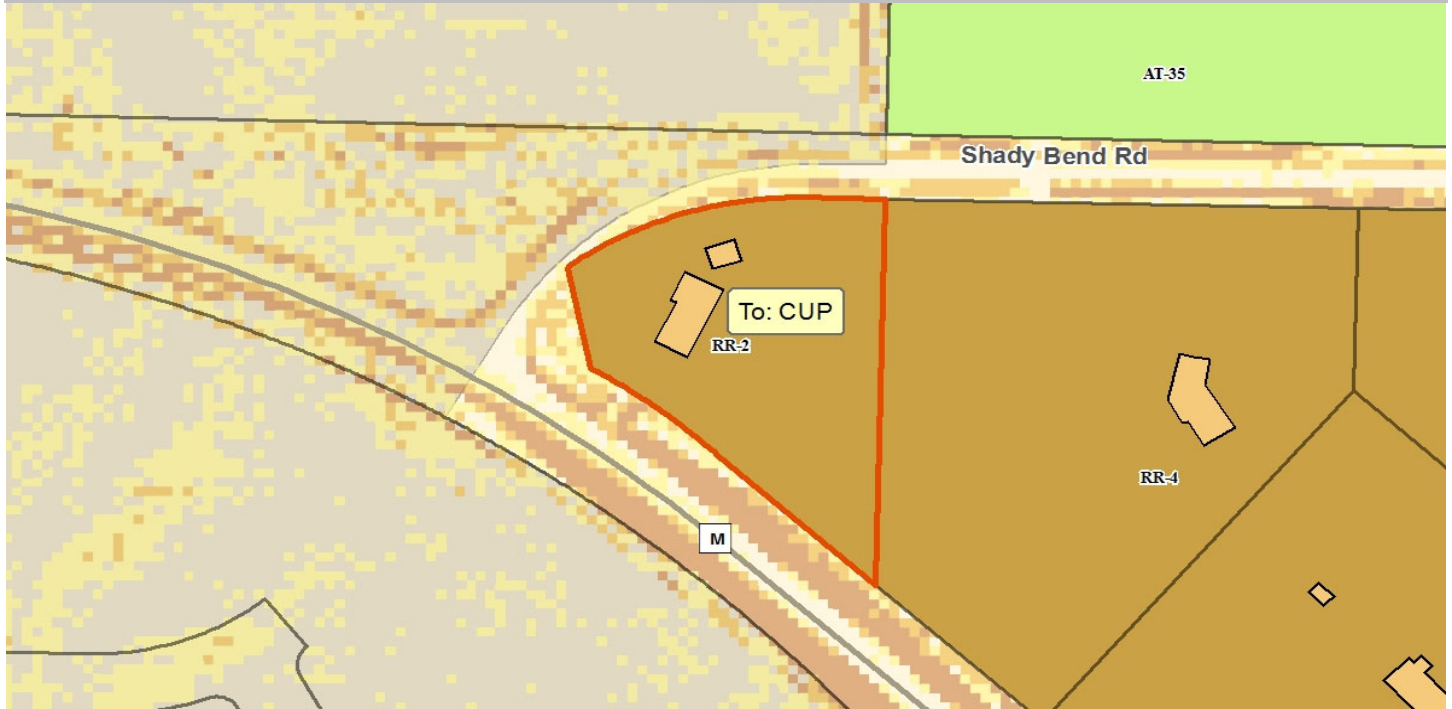
Criteria 8 If the conditional use is located in a Farmland Preservation Zoning district, the town and zoning committee must also address the findings described in Dane County zoning ordinance 10.220(1).

N/A

Other The purpose of the Limited Family Business zoning classification is to provide some flexibility for businesses to be accommodated in RR zoned areas without requiring a rezone of the property. The definition of a limited family business from the Dane County fact sheet is "A small family-run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises." The question has been raised as to whether the outdoor, fenced area to be directly adjacent/attached to the accessory building meets this definition. This outdoor space is an ancillary use, like for instance a parked car of an employee. Ancillary uses can meet the above definition.

Possible conditions for approval of CUP 2022-02: See the attached Dane County Staff report.

Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 20, 2022		CUP 02572
	<i>Zoning Amendment Requested:</i> TO CUP: Limited Family Business - small dog kennel		<i>Town/Section:</i> VERONA, Section 25
	<i>Size:</i> 2.5 Acres	<i>Survey Required.</i>	<i>Applicant</i> KATIE KWAS & MICHAEL THOMPSON
	<i>Reason for the request:</i> Limited Family Business - small dog kennel		<i>Address:</i> 6537 SHADY BEND RD



DESCRIPTION: Landowner seeks a conditional use permit to allow for a limited family business for a “pet sitting service” on an existing 2.5-acre lot in the RR-2 (Rural Residential) zoning district.

OBSERVATIONS/ FACTUAL INFORMATION: The property is immediately west of an adjacent residential parcel zoned RR-4, with a row of evergreen vegetation between the two lots. The property is located on County Trunk Highway M to the west and south, which is a heavily travelled road. It also abuts a commercial business park within the City of Verona across CTH M and Shady Bend Road. Applicant proposes caring for no more than 10 dogs at a time, with the majority of the activity occurring indoors. Outdoor runs for dogs are proposed be used for 1 – 2 dogs at a time, with animals from different households to be kept separated and all dogs to be monitored by the resident owners.

DANE COUNTY HIGHWAY: No access will be permitted on CTH M due to conditional use permit; no change is proposed.

TOWN PLAN: The property is within a Rural Residential (2-4 Acres) planning area in the *Town of Verona / Dane County Comprehensive Plan*. The plan supports all permitted and conditional uses in the RR-2 zoning district. (For questions on the town plan, contact Senior Planner Brian Standing at standing@countyofdane.com.)

RESOURCE PROTECTION: There are no mapped resource protection corridors on the site.

CUP STANDARDS: In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
7. That the conditional use is consistent with the adopted town and county comprehensive plans;
8. If the conditional use permit is located in the FP Farmland Preservation Zoning District the land use shall meet the requirements found under 10.220(1)(b).

TOWN ACTION: The Town has discussed with the applicants but has not yet taken action. The Town will revisit the petition at its October 4th Plan Commission meeting and will hold a public hearing with the Town Board on October 20th.

STAFF RECOMMENDATION: Staff recommends postponement at this time, to allow for town action. See next page for possible conditions of approval, pending public comments at the public hearing.

SEPTEMBER 20th ZLR MEETING: This petition was postponed at the September 20, 2022 meeting due to public opposition and no town action. Multiple neighbors in the area spoke and submitted written comments in opposition, and expressed concerns about the potential for noise, traffic, impacts to the area's rural character, impacts to wildlife, property values, the wellbeing of dogs boarded on site, and concerns about the proposed operation being a commercial kennel / animal boarding operation which is not allowed in residential zoning districts.

Applicant Michael Thompson responded by describing the proposed operation and why he and his wife believe it is appropriate for this location, being a residential property located on a high-traffic road adjacent to both residences and urban commercial development. He explained the dogs will be supervised outdoors and will have a fenced enclosure, that they will insulate the accessory building housing the dogs for better noise mitigation, and said they propose this as a small-scale boarding operation in contrast to the large-scale operations like the one nearby in the City of Verona near the Costco that boards 70 dogs. He offered to reduce the number of dogs boarded to 5 or less.

Staff explained that the initial proposal appeared to fit the intent of Limited Family Businesses in the zoning code, due to the size and considering the primary use of the property would still be residential. And if the applicants were to board fewer than 6 dogs it would not be defined as a kennel or "animal boarding". Staff also consider the surrounding context of heavy traffic, adjacent commercial land uses, and associated noise, in addition to public comments received as part of the public hearing process.

Since the public hearing, Staff also visited the site and surrounding area. The conditions on the ground were found to be as described above, with a rural area abutting a busy urban commercial area with sites under construction.

STAFF UPDATE: The applicant has agreed to limit the number of dogs boarded to 5, and to allow one outside at a time (or multiple dogs only if they are within the same family). In summary, Staff feel that the conditions noted below effectively mitigate the concerns raised at the public hearing by limiting the number of animals boarded and limiting the number of animals outdoors. As of September 27th, we have not yet received a Town Action Report. Pending town action, staff recommends approval subject to the possible conditions of approval on the next page.

Possible conditions of approval for CUP 2572:

1. The conditional use permit shall expire upon the sale of the property.
2. The use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.
3. No more than 5 domestic pets being boarded shall be on the premises at one time.
4. Each animal shall be provided with adequate exercise space.
5. Each animal shall be provided with an indoor containment area.
6. No more than one (1) dog shall be outdoors at any one time, unless the dogs are from the same household. Dogs shall be monitored while outdoors.
7. Outdoor areas must be secured and maintained with fencing that effectively contains the dogs on the premises.
8. Animal waste shall be promptly removed from the premises indoor and outdoor areas and placed in proper waste containers until further removed from the property by a waste management company.
9. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
10. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Uniform Dwelling Code.
11. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
12. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
13. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
14. Off-street parking space for at least four vehicles must be provided, consistent with s. 10.102(8).
15. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
16. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
17. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
18. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
19. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.

Town of Verona
Town Board Meeting Minutes - DRAFT
Tuesday, October 04, 2022 – 6:30 pm

Town Board Members Present: Chair Geller, Mathies, Lonsdorf, Paul, and Duerst

Staff Present: Administrator/Planner Gaskell, Clerk/Treasurer Withee and Public Works Director Barnes

Applicants Present: Attorney Rick Manthe from Stafford and Rosenbaum, Michael and Katie Thompson

- 1) Public Hearing: CUP Application 2022-02 by Michael Thompson and Katie Kwas for a Limited Family Business to be located at 6537 Shady Bend Road, Verona WI.

Bill Pailing 6429 Shady Bend – opposed to CUP, he is concerned about noise and increased traffic and feels this type of business belongs in a commercial area.

Dale Beske – 5422 Shady Bend Road – he feels this does not fit with Dane Co Zoning ordinance and is not a conditional use in residential areas. Definition of a limited family business says it must be contained entirely within an accessory building.

Janet Nodorft – 6415 Shady Bend – She is concerned with traffic and noise. She feels it will impact feel of neighborhood and resale value of homes. Dogs barking made her feel uneasy. 4 x 6 sign may draw more traffic. Having a kennel want owners to have proper training and is concerned about that. May be open 24/7 and both are employed full time and have a baby – how can they manage a kennel?

Mark Cain – 6460 Shady Bend – resident of the area for close to 30 years. Would like to echo the concerns of the other neighbors such as noise, increased traffic, and changes to neighborhood.

Michael Thompson, owner – recently moved to Wisconsin. Valid neighbor concerns have a perception of dog kennels. This will not be like other kennels. The client dogs will not be outside without supervision. The Fence installed recently on the property perimeter is for personal use and not related to the application. Heavy vegetation around property and doesn't feel that 5 dogs will be heard at all. They are the first property at end of the street. He feels clients would come to property and go back out on CTH M. Duerst – asked if there is insulation in the building to cut down on noise. Owner said that it will be insulated. Lonsdorf asked if they both work full time and have a baby. They both work full time from home and child will be in daycare. Passion for this will drive them to be successful. Katie used to work at a dog boarding facility and has a lot of experience. Paul asked if they would limit size of dogs. There will not be a limit on physical size of dogs. They want to help dogs with special needs and give them a safe environment. Plan is to only have one dog out at a time unless they are from the same family. Duerst – asked where other dog kennel is, owner stated it is behind the new Costco near gas pumps. Can be up to 60 or 70 dogs outside at a time. Mathies – if a dog is in distress during the night how will they know if they have a problem in an insulated building. They will check on them periodically during the night via video monitoring.

Email was submitted by Cora Hageman with her concerns regarding the CUP and it was distributed to the board.

September 13, 2022

TO: Roger Lane, Dane County Zoning Administrator
Mark Geller, Town of Verona Chair

FROM: Dale Beske
6422 Shady Bend Road
Verona WI 53593

RE: Zoning and CUP Application 02572 for a Limited Family Business Dog Kennel
at 6537 Shady Bend Rd, Town of Verona

Greetings,

I am a resident of the Shady Bend Road neighborhood.

I attended the Town of Verona Planning Commission meeting on this topic August 18, 2022. At that meeting, the applicants stated their business would be operated within an existing shed/two-plus car garage on the property. Their intended customer base is persons whose dogs are not well socialized with other dogs. Each dog (with an exception for dogs from the same family) would have its own 4x6 kennel space in the shed, and each dog would be allowed outside individually four times a day (8 am, noon, 4 pm and 8 pm). Dogs would then remain inside overnight. Dogs could be boarded for multiple days and nights at a time, as needed by the customers.

I have read through the application for a Limited Family Business at 6537 Shady Bend Road and have many concerns.

Zoning/CUP Concerns:

The description states the application is for a dog sitting small business, but, reading the details, it is really just a typical kennel business, with 24x7 care available, albeit limited to 10 dogs.

I looked into the requirements for a kennel (Chapter 10), which is called “animal boarding, domestic pet” in the ordinance. See definition 81 on page 10-12, which refers back to definition 18 on page 10-6.

A kennel/animal boarding (domestic pets) operation is a conditional use in RM-8 (page 10-64), RM-16 (page 10-65) and a permitted use in AT-5 (page 10-67), GC (page 10-84), HC (page 10-85) and MI (page 10-87). Note that the RR series is not mentioned in the lists of either permitted or conditional use zoning areas. So, Chapter 10 does not allow a kennel/animal boarding on an RR-2 lot such as 6537 Shady Bend Rd, either as a permitted use or as a conditional use.

Applicant is instead applying for a Limited Family Business (LFB) Conditional Use Permit (CUP).

Since the Ordinance allows Limited Family Businesses but not animal boarding in some districts, but then allows both uses in other districts, it is clear that Limited Family Business is not intended to include animal boarding. The ordinance treats them as distinctly different. As such, animal boarding is not allowed in RR-2.

Even if that is ignored, the definition of a Limited Family Business (Definition 84 on page 10-12) says the business must take place “entirely within an accessory building”. The application states that an approximately 150x250 foot outside exercise area will be created. This alone should disqualify the application, as the business is obviously not contained entirely within an accessory building as required by the ordinance.

Noise Concerns:

The applicants stated the dogs would be quiet. I do not see how this is possible. The dogs would be stressed, as a result of being away from their owners and their normal environments. They would then be placed in a two-plus car garage where they can see, hear and smell other unfamiliar dogs nearby. When outside, they would again be in a strange environment and still stressed out. There are a number of local residents who walk daily on Shady Bend Rd, adjacent to the proposed outside exercise area, which would further add to the dogs’ stress levels. Barking would be the expected result of all this stress, both inside and outside the garage. My property is not adjacent to the applicants’ property but is in the same neighborhood.

The Variance:

At a very minimum, a variance should be required for a permit such as this to be issued. But this is not a typical hardship case, just a case where the proposed use is not allowed on the property in question.

Environmental Health:

The application further states that the wastewater from cleaning the kennel would be directed to the existing residential septic system. Will Dane County Environmental Health do an evaluation to ensure the system can handle the additional load?

Comprehensive Plan Issues:

There are also Comprehensive Plan issues.

Looking though the maps contained within the Town’s Comprehensive Plan, the Shady Bend Neighborhood is shown on several maps.

Map 9.1 Existing Land Use, shows it as Single Family Residential

Map 9.3 Boundary Agreement, shows it as a Town Neighborhood

Map 9.6 Future Land Use, shows it as remaining Rural Residential 2, 2-4 Acres

Looking at Chapter 8 of the Comp Plan, page 56 notes criteria for attracting businesses. It includes the statement “Attract only those businesses that would be willing to locate in the areas designated for commercial use on the Town’s Land Use Plan”. This is not in an area designated for commercial use.

Page 57, Goal 2, includes language to “maintain standards for home-based businesses”. This business does not meet the standard for home-based (nor limited family) businesses.

Sign Issues:

Should this ever be approved, the signs, as described, are nonconforming for a limited family business. See page 10-105, where one wall sign and one ground sign are defined as the only signs for a limited family (word business was not included for some reason?). The wall sign (12 sq ft) goes on the accessory building while the ground sign (16 sq ft) identifies the driveway. The tables 1 through 4 at the end of Chapter 10 have additional information regarding signs, which might be interpreted to allow two signs on the accessory building, since there is road frontage on two roads.

Conclusion:

In my opinion, the stretching of the definition of a Limited Family Business to allow this outdoor activity sets a new precedent for Limited Family Businesses. I think this significantly loosens the meaning of “limited” in this regard. I respectfully request that this permit be denied for the above reasons.

Please include this letter in the packets for the 9/20/22 ZLR Public Hearing and 10/4/22 Town Board Public Hearing on this issue.

Dog Kennel Opposition
CUP 2022-02 from Katie Kwas and Michael Thompson at 6537 Shady Bend Rd, Verona, WI
Town of Verona Meeting – October 4, 2022

We live on Shady Bend Road and my husband Randy Nodorft and myself purchased an empty lot back in the late 1980's. We built a home with the hopes of living in the neighborhood for most, if not all, of our lives. We chose this road due to the rural setting; neighbors are close but not too close, it was quiet, there is abundant wildlife, and the Town of Verona has a great reputation for living a good life in rural USA while being near Madison, WI.

Things have changed in the 30 plus years that we've lived here. There is more traffic on Hwy M and new residential and commercial development has happened including Costco and several strip malls. We appreciate the somewhat rural setting and Shady Bend Road with limited traffic, and not much other noise. Unfortunately, we cannot control traffic on M and the new development. But we want to preserve Shady Bend Road as much as possible and don't want any more growth particularly small businesses that will negatively impact neighbors.

We oppose moving forward with the small dog kennel because it will significantly impact the quiet, rural residential setting in many ways. There will potentially be dogs barking 24/7 and more daily traffic noise from clients. The look and feel of Shady Bend Road will change negatively. In talking with other neighbors, some expressed significant concern about the short- and long-term impact of a dog kennel including zoning, safety, noise, barking, preserving wildlife and maintaining the rural residential setting on and around Shady Bend Road. We want to keep the neighborhood as a quiet haven and home to all residents in the same rural setting that they moved into.

Safety is also a huge issue since I walk on Shady Bend Road and enjoy the quiet setting. The owner's two big dogs that are in the fenced area barked ferociously when I walked by the residence this past weekend. Another time one of their dogs ran into the road and barked at me prior to the fence being installed. Another neighbor said two of the dogs met her in the road and she was scared since they were big and barking while the dogs were unprovoked. No collar or leash were on the dogs during these encounters which indicates a lack of understanding that loose dogs cannot run in the neighborhood. I choose to walk on Shady Bend Road because I appreciate the outdoors, seeing wildlife, it's a low traveled road, and I enjoy chatting with neighbors. I think the kennel will make a negative impact and I don't want to see that happen. We are concerned that dogs will bark, may get loose and be in the road, and perhaps bite people or dogs walking on the road. We also have other neighbors on Shady Bend who are walking daily and have small children riding bikes near the site of the proposed kennel. This will not be a pleasant experience with up to 10 dogs near the roadway.

Another concern is that having a kennel may impact the future value of homes in the neighborhood and the ability to keep neighbors who appreciate the beauty and quietness that we now have. We are also concerned that future zoning may be changed, and we don't want

that. This impacts not only Shady Bend Road but Davis Hills Drive, County Hwy M and surrounding neighbors. With future development already in the works, we don't want any commercial business on Shady Bend Road. Let's keep it residential housing only.

Another concern is the dogs getting the proper care and attention from the owners. My understanding is they both work full time at other jobs and had a newborn baby in July. How can a kennel business be successful when they are splitting their time between full time work, their family and taking care of up to 10 dogs? It is not possible to be effective in managing all the demands and one or more of them will likely suffer. Furthermore, they said they will focus on dog sitting hard to handle dogs which requires even more time and attention compared to well trained, calm dogs. What professional training with dogs do the owners have and how much experiences do they have with hard to handle dogs? And what about the safety of a small child?

There are several inconsistencies in the permit application such as a small dog sitting business versus a kennel business, is it up to 5 or 10 dogs? The permit application also states the fencing is 250' x 150' surrounding only the outbuilding. As of October 1, the completed fenced in area surrounds about 2.0 acres which is an indicator of a larger business and not in compliance with what is in the permit that is being reviewed. It appears that the owners intend to grow the business resulting in more dogs, noise, traffic and pet waste. We do not want a large sign which will draw more traffic on Shady Bend Road. The permit state the dogs are in a 4' x 6' suite which is a very small area especially for large dogs to be in for most of the day and night. A suite is indicative of a much larger space and more amenities with ample time for exercise, play and attention from the owners. The entire permit application and intended use needs to be 100% accurate, consistent and include details that are more comprehensive, so an accurate decision is made based upon what is actual versus what is now in the application.

We don't want to have a kennel on Shady Bend Road for reasons listed above and ask that you please reject the permit.

Respectfully,
Janet and Randy Nodorft
6415 Shady Bend Road
jnodorft@msn.com

From: Cora Hageman <kchageman@gmail.com>

Sent: Monday, October 03, 2022 2:24 PM

To: Teresa Withee <TWithee@town.verona.wi.us>

Subject: Concerns over a small dog kennel business on 6537 Shady Bend Rd

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I am not able to attend the meeting Oct 4th, but do have some concerns and an incident I would like to share.

I had an incident happen 9/14/22 about 2:20pm at 6537 Shady Bend Rd.

I was walking my dog before my kids got off the bus on Shady Bend Rd as we got around the bend toward 6537 the owner and 2 of her dogs were sitting on her back deck and as soon as her dogs seen me and my dog they bolted over to us! They didn't appear to have collars or leashes on and the owner has a newborn baby in her arms. She was struggling to get control of them!

My dog was scared and crouched down in the ditch I got in between her 2 big dogs and mine which probably wasn't the smartest idea but I wasn't going to let them get to her! Thankfully no one got bit but we don't know these dogs and they should of been on a leash or in an enclosed area. I know they are putting up a fence but it is not fully up yet.

This couple are wanting to put up a small dog kennel and I am very nervous about safety! I have 3 young kids and a dog. We walk Shady Bend quite a bit and there are quite a few people on Shady Bend Rd and even on Davis Hills Dr that walk on Shady Bend Rd if they are struggling at keeping control of their own dogs how are they going to handle 10 or more dogs?

The other concern is noise. We are on the other end of Shady Bend and we can hear some of the construction from over by the Costco area so I am sure we will hear the dogs barking. The construction is eventually going to end but the dogs will always be there. And as much space as they have fenced in it really makes me wonder if they are planning on taking in more dogs than they claim they are going to house?

Cora Hageman
6418 Shady Bend Rd

Hello

I just wanted to add one further comment to our previous letter in opposition to the CUP2572 application for the small business dog kennel at 6537 Shady Bend Rd.

When looking through the Town of Verona website I read through the following statement:

The Town of Verona has a population of just under 2000 people who chose to live here because of its rural beauty and close proximity to jobs and commerce. Over 70 percent of the lands in the Town are actively farmed. The Town of Verona is working hard to keep its unique identity. There is a great sense of pride in being a Verona resident. Residents enjoy a high quality of life away from the stresses that can come with city living. The Town strives to be an important part of the region while retaining its own small community character.

I feel that introducing this small family business would open the door to more such businesses. This would change our Rural Residential neighborhood in the Town of Verona into a small family business neighborhood. We moved to this area 26 years ago to get that rural feel.

Thank You

Julie Pailing

We are writing this letter to state our objections to the request for Conditional Use Permit 2572 for the property at 6537 Shady Bend Road

*We built our home 26 years ago knowing this was a "Rural Residential" neighborhood. We do not think it is a good idea to start allowing this type of business to operate in a residential area. We live very close to an Industrial Park. This kennel business is better suited for an established business area.

*It is being presented as a "small limited family business" but in reality it is a 10+ dog kennel. (Owners currently house 3 dogs of their own) CUP 2572 Staff Report states no more than 10 dogs shall be on the premises at one time.

*The proposed kennel building was constructed as a shed not a dog kennel so noise will be a factor. This impacts all of us in the neighborhood. It is unrealistic to state that there will not be much noise when you are housing 10 dogs in one building, even if they are in different kennels. Barking will be a noise factor in our residential neighborhood.

*The application mentions that the proposed area is not visible to neighbors but sound does travel so noise/barking is our concern.

*Shady Bend is only accessible from Highway "M" so is used by many as a neighborhood leisure walking route. Walking by this kennel and fenced area will undoubtedly cause barking. To say this kennel will not diminish the current enjoyment in the neighborhood is unrealistic.

*Shady Bend has been a great area to enjoy wildlife. Having a kennel of dogs in one area will certainly affect the wildlife in our neighborhood.

*With a kennel and increased traffic on Shady Bend Road it will affect our property values.

*There appears to be some discrepancies in the information provided. On the application narrative it states the "proposed ground entrance sign at the driveway" will be 4'X4' but on the map it says 4'X6'. The CUP 2572 Staff Report states under Observations/Factual Information that 1-2 dogs can be out for outdoor runs and then under Conditions of Approval #6 it states no more than 3 dogs will be outdoors at one time but neither spot states "only if from the same household" as stated by the homeowner.

Because of our above concerns we are not in favor of granting this Conditional Use Permit.

Bill & Julie Pailing
6429 Shady Bend Rd
Verona
jpailing3@gmail.com

From: [Mark Geller](#)
To: [William Pailing](#)
Cc: [Sarah Gaskell](#)
Subject: Re: CUP2572 comments
Date: Wednesday, September 14, 2022 10:06:20 AM

Hi Bill

I have received your comments and they will be included in the board packet for the public hearing on October 4th.


Thank you
Mark Geller

Sent from my iPhone

On Sep 14, 2022, at 9:30 AM, William Pailing (via Google Docs) <wfpailing@gmail.com> wrote:

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know
the content is safe.**

William Pailing attached a document

 William Pailing (wfpailing@gmail.com) has attached the following document:

Hi Mark
Please see our concerns below. Thank You.
Bill & Julie Pailing

 Dog Kennel

Snapshot of the item below:

We are writing this letter to state our objections to the request for Conditional Use Permit 2572 for the property at 6537 Shady Bend Road

*We built our home 26 years ago knowing this was a “Rural Residential” neighborhood. We do not think it is a good idea to start allowing this type of business to operate in a residential area. We live very close to an Industrial Park. This kennel business is better suited for an established business area.

*It is being presented as a “small limited family business” but in reality it is a 10+ dog kennel. (Owners currently house 3 dogs of their own) CUP 2572 Staff Report states no more than 10 dogs shall be on the premises at one time.

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*The application mentions that the proposed area is not visible to neighbors but sound does travel so noise/barking is our concern.

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Because of our above concerns we are not in favor of granting this Conditional Use Permit.

Bill & Julie Pailing
6429 Shady Bend Rd

Verona
jpailing3@gmail.com

Google LLC, 1600 Amphitheatre Parkway, Mountain View,
CA 94043, USA
You have received this email because
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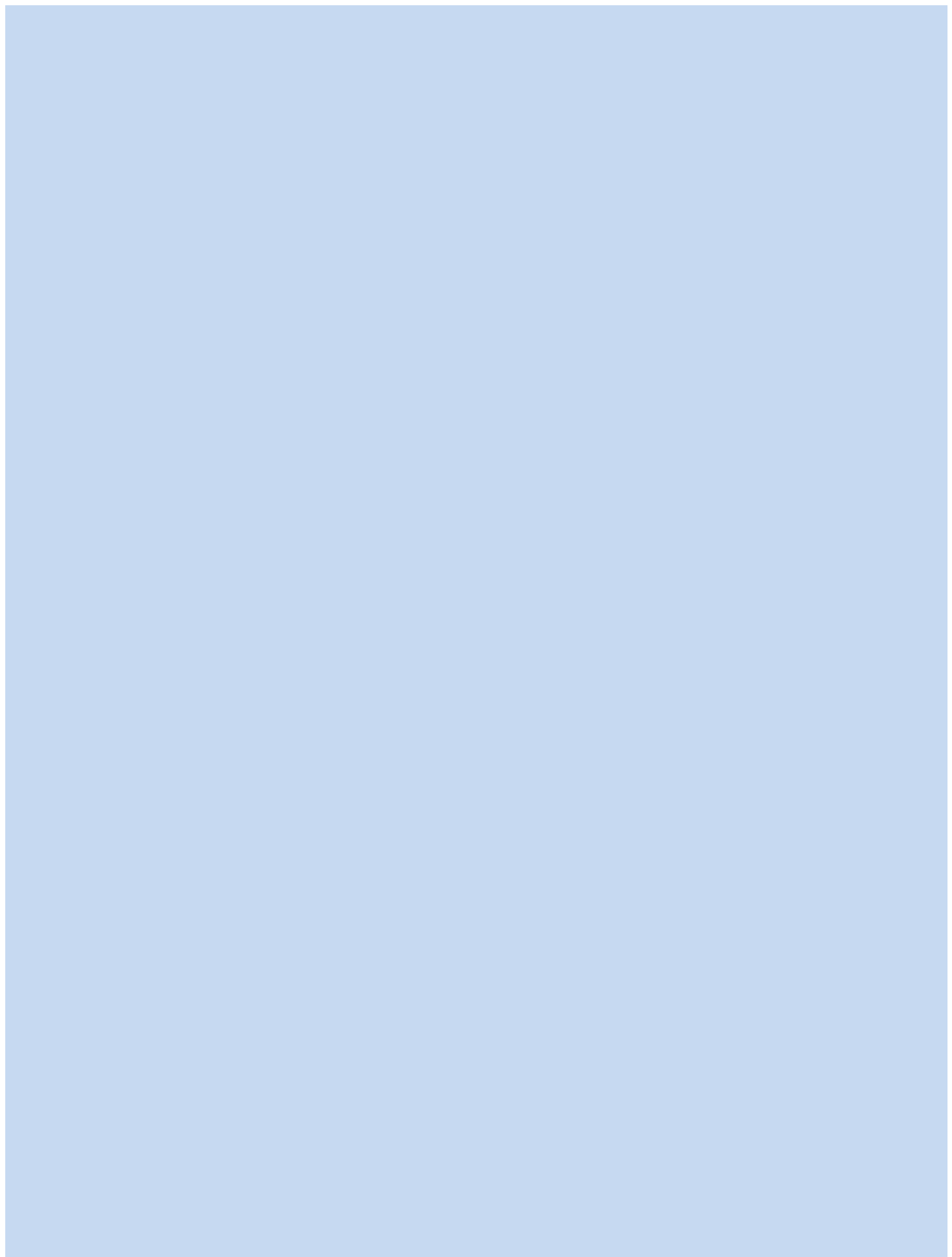
From: David Scidmore <davidscidmore@tds.net>
Date: October 11, 2022 at 2:32:58 PM CDT
To: Mark Geller <MGeller@town.verona.wi.us>
Subject: **Opposition to Boarding Kennel on Shady Bend**

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Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town of Verona,

We are writing today as residents, for the last sixteen years, of 6485 Shady Bend Rd. to register our strong objection to the proposed conditional use permit DCPCUP-2022-02572. From the details of this proposal, it is clear it would grant permission to operate and advertise a commercial boarding kennel business within the residential Shady Bend neighborhood. Town of Verona ordinance #07-02 Section 10 makes it unlawful for residents keep more than a specified number of dogs in a residential area, and the reason given recognizes that “the keeping of a large number of dogs or cats poses health, safety, and public welfare risks and is deemed a public nuisance.” While we appreciate the applicant’s good intentions, the aforementioned conditional use permit would grant permission to maintain precisely such a public nuisance in the quiet Shady Bend community. As prior owners and operators of Dogs Welcome Training and Daycare Inc., we are well acquainted with the demands of this kind of business and the impact it is bound to have on the area, even if limited to a handful of dogs. Therefore, in the strongest possible terms, we urge the committee to deny the proposed conditional use permit, as it would forever alter the essential character of the peaceful Shady Bend neighborhood.

Thank you for considering our concerns—Dave and Brenda Scidmore



**TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE**

Please review the Town of Verona Comprehensive Land Use Plan and Subdivision and Development Ordinance 05-04 (found on the Town website: www.town.verona.wi.us) and Dane County Ordinances Chapter 10 – Zoning, Chapter 11 – Shoreland, Shoreland-Wetland and Inland-Wetland Regulations, and Chapter 75 – Land Division and Subdivision Regulations prior to application. A pre-application meeting or initial review should be scheduled with Town Staff and/or Plan Commission Chair if you have any questions or concerns and to determine the fees associated with the application.

Proposed land use change for (property address/legal description): _____

335 North Vine mound Road Verona WI 53593

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement
- rezone petition
 - current zoning category LC
 - new zoning category GC
- conditional use permit
 - conditional use requested _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner Phone 608-845-8110

Address 335 N Vine mound Road Verona WI 53593 E-Mail Douglas Sommerfeld@gmail.com

Applicant, if different from the property owner _____

Applicant's Phone _____ E-mail _____

If the applicant is different from property owner, please sign below to allow the agent to act on behalf of property owner.

I hereby authorize _____
to act as my agent in the application process for the above indicated land use change.

Signature _____ Date _____

Description of Land Use Change requested: (use reverse side if additional space is needed)

From LC commercial to GC general Commercial

I certify that all information is true and correct. I understand that failure to provide all required information and any related fees will be grounds for denial of my request.

Douglas Sommerfeld
Applicant Signature

8-22-22 **PAID**
Date

Print Name Douglas Sommerfeld

SEP 16 2022

TOWN OF VERONA

RETURN COMPLETED APPLICATION TO MAP/PLAN AND ANY OTHER INFORMATION VIA EMAIL TO:
Sarah Gaskell, Administrator, Town of Verona
7669 County Highway PD, Verona, WI 53593
sgaskell@town.verona.wi.us
(608) 845-7187

OFFICE USE ONLY
Application # 2022-05
Fee \$300
Paid by D. Sommerfeld
Date 9-16-22 Check # 1238
Receipt # _____

Sj

Dane County Rezone Petition

Application Date	Petition Number
09/15/2022	DCPREZ-2022-11908
Public Hearing Date	
11/15/2022	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

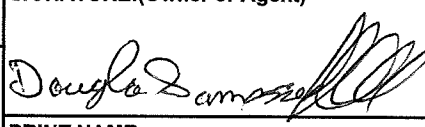
OWNER NAME D SOMMERFELD PROPERTY LLC	PHONE (with Area Code) (608) 845-8110	AGENT NAME DOUG SOMMERFELD	PHONE (with Area Code) (608) 845-8110
BILLING ADDRESS (Number & Street) 335 N NINE MOUND RD		ADDRESS (Number & Street) 335 N NINE MOUND RD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS dougshandymanseviceinc@gmail.com		E-MAIL ADDRESS douglassommerfeld1@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
331-335 N. Nine Mound Rd					
TOWNSHIP VERONA	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-161-9351-0					

REASON FOR REZONE

REZONE TO GC TO ALLOW A HAIR SALON BUSINESS TENANT

FROM DISTRICT:	TO DISTRICT:	ACRES
LC Limited Commercial District	GC General Commercial District	

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)  PRINT NAME: Douglas Sommerfeld DATE: 9-15-2022
---	--	--	---	---



Dane County
 Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation Area:	\$495
Commercial:	\$545

• PERMIT FEES DOUBLE FOR VIOLATIONS.
 • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION	
Property Owner Name: <i>D Sommerfeld properties</i>	Agent Name: <i>Douglas Sommerfeld</i>
Mailing Address: <i>335 N. Vine mound Road Verona WI 53593</i>	Mailing Address: <i>SAME</i>
Email Address: <i>Douglas Sommerfeld@egmail.com</i>	Email Address: <i>SAME</i>
Phone#: <i>608-845-8110</i>	Phone#:

PROPERTY INFORMATION

Township: <i>Verona</i>	Parcel Number(s): <i>060816193510</i>
Section: <i>16</i>	Property Address or Location: <i>335 N. Vine mound Road Verona WI 53593</i>

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p><i>to change from LC to LC</i> <i>for new tenants of Hair Salon</i></p>	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<i>LC</i>	<i>LC</i>	<i>1.1</i>

Applications will not be accepted until the applicant has met with department staff to review the application and determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
--	--	---	--

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: *Douglas Sommerfeld*

Date: *8.24.22*

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. 10.102(8)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section 10.800

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Property owner name(s):	Phone #:
Mailing address:	
Email address:	

Doug's Handyman Service Inc

335 North Nine Mound Road

Verona, WI 53593

(608) 845-8110

Detail of business

Handyman business that does home repair for customers at their homes. Some of the jobs that we do are screen door install and repair, light plumbing such as faucet replacement, toilet replacement and repair, install wall and floor tiles and bathroom remodeling. Electrical repairs such as ceiling fan replacement, light switch and outlet replacement. Clean gutters and install a gutter cover system to keep them clean and working well. Many more jobs that the customers can't do for themselves.

Business hour of service

Monday thru Thursday 8:00 a.m. to 4:00 p.m.

Friday 8:00 a.m. to 12:00 p.m.

Saturday and Sunday Closed

Company profile

This a father and son company, just the 2 of us that service the Dane County area. I have been in business since May 1999. The shop area is for storage of equipment and materials for the handyman business. Work that is done for the business is done inside the building and that would not make any extra noise or cause odor problems. The traffic will be the company vehicles during business hours.

Signage

I have a sign 48" by 48" front of lot by drive way that has been there since 2018.

Thank you for your consideration for rezoning this property.

Douglas sommerfeld

Salon Space (Name TBD)
331 N. North Nine Mound Rd.
Verona, WI 53574

Jessica Ann Mimetz - N9670 Argue Rd. New Glarus, WI 53574 – (608)212-6695 – mimetz@tds.net

Summary

The prospective hair salon business will be dedicated to providing customer satisfaction by rendering excellent service and quality hair care products in a relaxing atmosphere at a reasonable price.

Mission

To supply services and products in an inviting and family friendly setting, with strong beliefs in support and betterment of the community.

I (Jessica A. Mimetz) believe the time is perfect for starting this new venture. I have held my Wisconsin Cosmetology license for just over 20 years (in good standing). I have worked in the salon industry that entire time with a strong client base of approximately 700+ returning clients from Verona and the surrounding communities. Many of my clients live, work and attend school within close proximity to this desired location.

To achieve this mission with great success, I have secured the funds (investments and savings) to finance the business start-up, and well in to the future.

Competitive advantage lies in its:

- Location: Easily accessible, near schools, businesses and neighborhoods.
- Ambience: The salon location provides a neighborhood feel and sense of community.
- Convenience: One-stop shop for hair care for the entire family.
- Reputation: The owner already has a great reputation for providing superior service.

Company Profile

The salon will, upon commencement of operations provide quality hair (cut, color, style), facial waxing (Brows, lip, chin), hair care products (shampoo, conditioner, etc). What will set us apart from our competitors is the commitment to providing all of these services in a convenient location at a reasonable price. The location's strategic location is on a highly visible road and again buffered by many large businesses, schools and residential areas.

The salon will have a reception area to check in/check out clients. ADA access throughout (Including automatic door openers.), office space (accounting, day to day operations), two ADA compliant restrooms and a small break room. The main salon space will have one chair for active services (Hair cuts, etc), There will be a second chair to stage any clients that are processing (hair color). One sink/hair wash station and a small seating area (2-3 chairs) as a waiting area. (Continued on next page)

(Continued from page 1)

We do not foresee ever having more than three to four vehicles present at one time, my personal vehicle, a current client, and a client that will be arriving for the next appointment.

Employees (1 – Self)

I (Jessica Mimetz) will be the sole cosmetologist providing services.

This will be a family business with my daughter helping with appointment setting and receptionist duties on occasion (possibly after school, summer, weekends). My husband will help as needed with janitorial duties as well as the accounting/financial responsibilities from time to time.

Hours will be by appointment. Typical hours will be:

M-F 8-6

Saturday 8-6

Sunday (typically closed) There may be certain times 1-2 hours for emergency hair appointments

Thank you for your consideration!

With great hope,

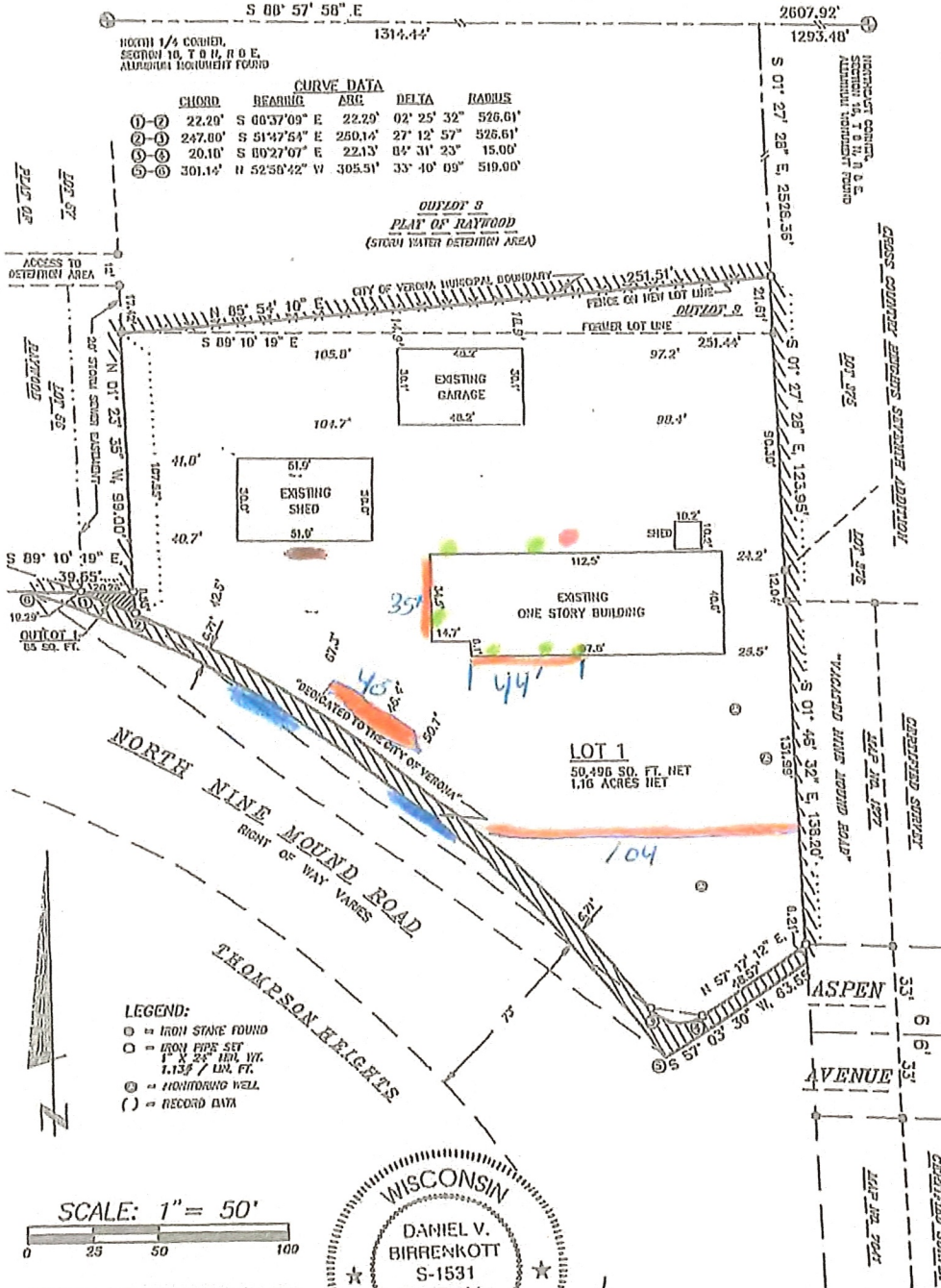
Jessica A. Mimetz

000348

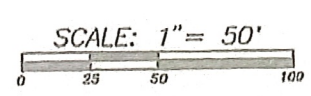
CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, T 6 N, R 8 E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

- Parking 203'
- Lighting
Dusk to Dawn
- Dumpster
- Well
- Drive way
total 88'



LEGEND:
 ○ = IRON STAKE FOUND
 ○ = IRON FIRE SET
 1" x 2 1/2" IRON W/ 1.135' W/ 1. FT.
 ⊙ = MONITORING WELL
 () = RECORD DATA



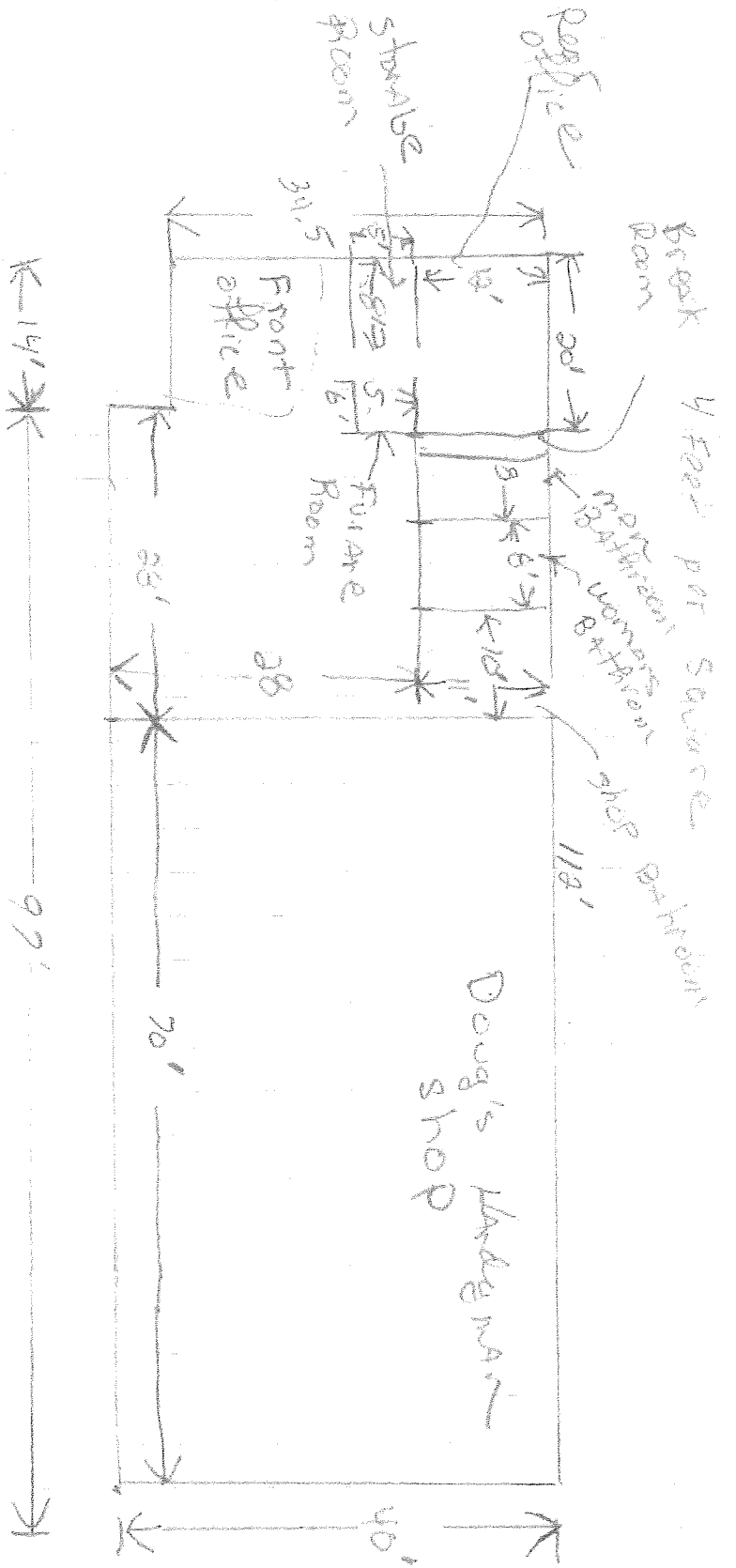
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, T 6 N, R 8 E, ASSUMED TO BEAR S 00° 57' 58" E.

SHEET 1 OF 2
OFFICE MAP NO. 990857

WISCONSIN
 DANIEL V. BIRRENKOTT
 S-1531
 Sun Prairie
 WI
 LAND SURVEYOR
 1.12.2000

DOCUMENT NO. 3187723
 CERTIFIED SURVEY MAP NO. 9587
 VOLUME 55 PAGE 12

8/12



Rental unit
 Approximately
 1500 square feet

Approximately
 3000 square feet



4'x4' sign
(right half of existing sign board)



Property overview (Access Dane)

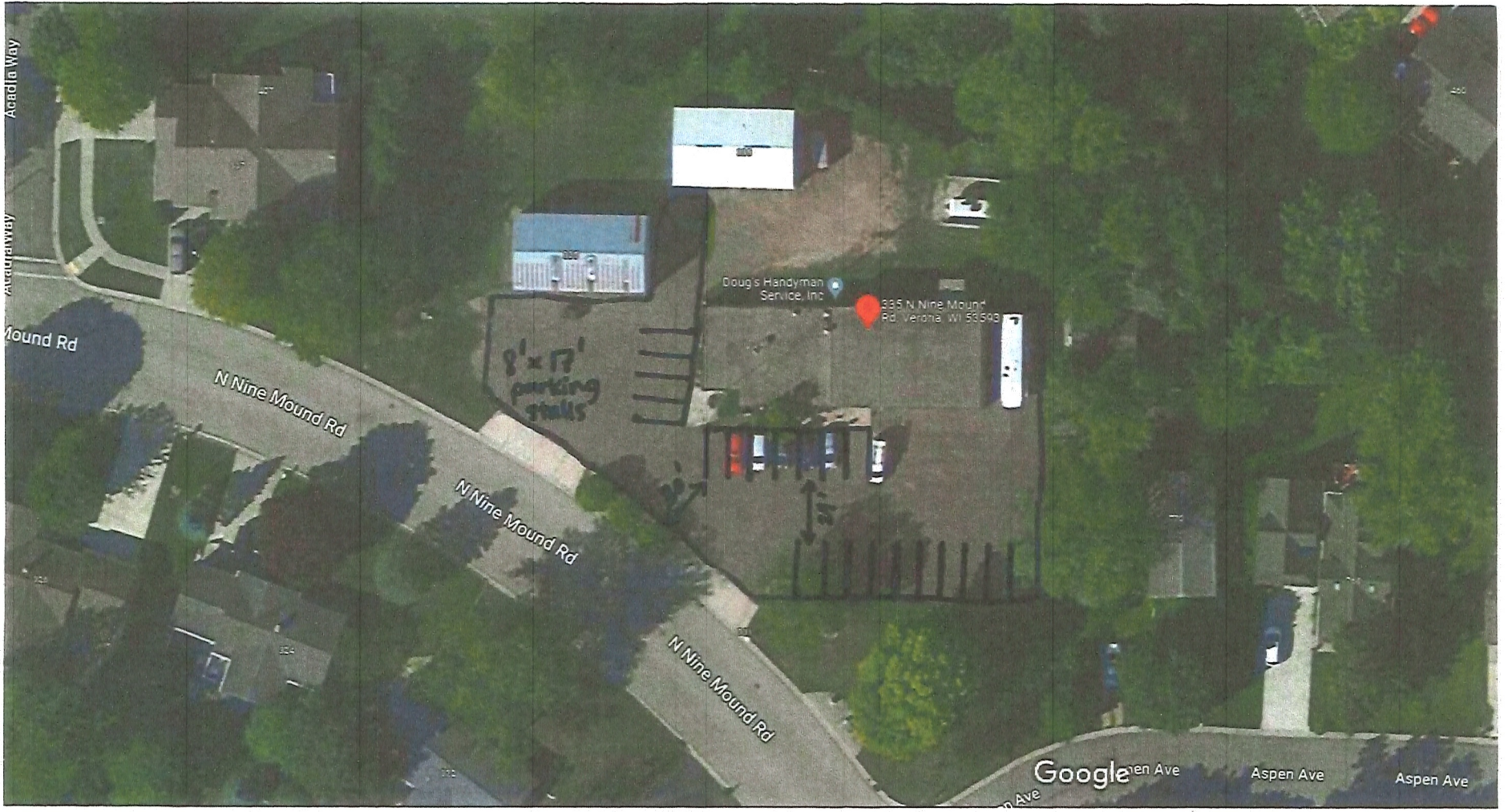
Front view of building



Salon space overview



BLACKTOP AREA









LC to GC

Lot 1 of CSM 9587

Planning Report

Town of Verona

October 27th, 2022

335 North Nine Mound Road

062/0608-161-9351-0

Summary: The property owner is applying for a rezone from LC to GC to be able to offer rental space for the provision of a professional service. Currently zoned as LC at 1.16 acres, the rezone will result in a GC parcel of the same size.

Property Owner: Doug Sommerfeld Property LLC

Property Address: 335 North Nine Mound Road
Verona WI 53593

Applicant: Doug Sommerfeld
335 North Nine Mound Road
Verona WI 53593

Location Map



Comprehensive Plan Guidance:

Land is currently zoned LC and is a Town Island in the Comprehensive Plan. A rezone from LC to GC would not significantly change the use of the parcel. There will be no external changes to the existing buildings on site nor changes to the parking lot. The rezone would allow the applicant to accommodate different tenant uses than those currently allowed. The applicant is specifically looking to allow for a two-chair salon facility.

Current and Proposed Zoning: The current zoning is LC. The new zoning would be GC.

Extra-territorial Review/Boundary Agreement Authority: Joint Committee provisions for review apply to only “land remaining in the Town and located in Areas A, B, and D.” This parcel, per the boundary agreement and the map, is not governed by the boundary agreement and is therefore, not subject to review/approval of the JPC.

Surrounding Land Use and Zoning: The property is adjacent to City of Verona residential uses on the east and west side. The parcel immediately north of the site is an outlot owned by the City of Verona. The site is screened on three sides from these uses by heavy vegetation.

Site Features: None of significance.

Driveway Access: Access to the site is via Nine Mound Road and will not change.

Staff Comments: Staff recommends approval of the rezone subject to the following conditions:

1. Permitted Uses are limited to:
 - Contractor, landscaping or building trade operations (currently allowed under LC)
 - Undeveloped natural resource and open space areas (currently allowed under LC)
 - Office uses (currently allowed under LC)
 - Indoor sales
 - Indoor storage and repair (currently allowed under LC)
 - Personal or professional service
 - A Transportation, utility, communication or other use required by law
 - Utility services associated with a permitted use (currently allowed under LC)

LC Limited Commercial Zoning District

Zoning district intended for small scale businesses

CH. 10-Zoning, [Section 10.271](#)

Purpose of the Limited Commercial District 10.271(1)

- The Limited Commercial Zoning district is intended for small commercial uses that may need to locate in predominantly rural areas due to their often large service areas, and their need for larger lot sizes. In appearance and operation, such uses are often similar to agricultural uses and therefore are more suited to a rural area.
- Such uses include, but are not limited to: Contractor businesses; transportation businesses; building trade businesses; and landscaping operations.
- Limited Commercial uses are typically characterized by: Outdoor stockpiles of materials; storage and maintenance of large construction or transportation equipment; early morning activity; and large utilitarian buildings often with metal siding.
- Limited Commercial uses do not create high traffic volume, have no retail sales, and have limited outdoor lighting and signage.

Permitted Uses 10.271(2)

- Office uses (limited to 6 on-site employees)
- Contractor, landscaping or building trade operations
- Incidental parking for employees
- Indoor storage and repair
- Incidental indoor maintenance
- Outdoor storage of up to 12 total vehicles and pieces of construction equipment
- Utility services associated with a permitted use
- Undeveloped natural resource and open space areas
- Agricultural and agricultural accessory uses (livestock not permitted)
- Transportation, utility or communication use required by law.

Conditional Uses 10.273(3)

- Outdoor storage
- Caretaker's residence
- Light industrial (see definition below)
- Storage of more than 12 total vehicles and pieces of construction equipment
- Communication towers
- Governmental, institutional, religious, or nonprofit community uses
- Cemeteries
- Transportation, utility or communication use required by law.

Setbacks, Height , and Size requirements 10.273 (4) & (6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height: 2 ½ stories or 35 feet maximum

Side Yards:

10 feet minimum each side

Rear Yards:

Commercial buildings: 10 feet minimum

single-family residences: 25 feet minimum

residential accessory buildings: 10 feet minimum

Maximum Size of Commercial Buildings:

10,000 square feet

Lot Width & Area: 10.273(5)

Area: 20,000 square feet minimum,
5 acres maximum

Lot Width: 100 feet minimum

LC-1 Limited Commercial District
Zoning district intended for small scale businesses
CH. 10-Zoning, Section 10.111

Lot Coverage 10.273(7)

Maximum 35% of all buildings on property

Commercial buildings shall not exceed 10,000 sq. ft. in total floor area

Definitions and General Notes for LC-1 Limited Commercial District 10.01, 10.111

DEFINITIONS:

- **Incidental indoor maintenance** 10.01(27g): Maintenance and repair of equipment and vehicles owned and operated by a principal business on the premises, and not as a service to others. All maintenance activities must take place within an enclosed building.
- **Indoor storage** 10.01(27h): Uses that are primarily oriented to the receiving, holding and shipping of materials for a single business. Such uses are not for retail sales, storage of personal belongings of others, or warehousing of materials for others. With the exception of loading facilities, such uses are contained entirely within an enclosed building.
- **Light industrial** 10.01(30f): The processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from previously processed or previously manufactured materials. All operations (with the exception of loading operations): **(a)** are conducted entirely within an enclosed building; **(b)** are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; **(c)** do not pose a significant safety hazard (such as danger of explosion); **(d)** include no retail sales.
- **Limited rural business** 10.01(30g): May include any use permitted in the A-B, B-1, C-1 or C-2 zoning districts if it is located exclusively in building(s) in existence prior to April 30, 2005, maintains, restores or enhances the existing exterior character of the building(s), employs no more than 4 non-family employees, and does not conflict with the overall purposes of the LC-1 district. "Family" has the meaning set forth in section 10.01(23)
- **Office** 10.01(40m): An exclusive indoor land use whose primary function is the handling of information or administrative services. Such uses do not typically provide services directly to customers on a walk-in or on-appointment basis.
- **Outdoor storage** 10.01(40t): Uses primarily oriented to the receiving, holding and shipping of materials for a single business. Such a use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage use. Such uses do not include junk or other materials typically associated with a junkyard, salvage recycling center or solid waste recycling center, as defined in this ordinance. Outdoor storage of materials is not permitted within the building setback area described in s. 10.17.

NOTES:

- The total number of vehicles and pieces of construction equipment shall not exceed 12, unless authorized by a Conditional Use Permit.
- Construction equipment, vehicles, or materials shall not be stored between the building setback line and the front lot line.
- Off-street parking shall be provided as required in Section 10.18 of the Dane County Code of Ordinances (DCCO).
- Screening must be provided and maintained on lots adjacent to an R- Residential district, RH- Rural Homes district, or A-2 Agriculture district. Screening typically requires landscaping consisting of either a planted evergreen screen at least 6 feet wide and initially planted with 4-foot tall evergreen shrubs to ultimately form a continuous hedge at least 5 feet in height and maintained with healthy shrubs; or a solid 6-8 feet tall decorative wall or fence without any signs and consistent with Section 10.16(7) DCCO.
- **LC-1 Contractor Businesses:** Typical contractor businesses permitted in the LC-1 district include, but are not limited to, landscaping, electrical contractors, plumbing contractors, and heating/ventilating/air conditioning (HVAC) contractors.
- **Alternative Commercial Zoning:** Contractor businesses other than general, mechanical and landscaping contractor businesses may need C-1 Commercial or, more commonly, C-2 Commercial zoning. Both C-1 and C-2 zoning do not limit the number of items of construction equipment. C-2 accommodates outside parking or storing of motor vehicles (Section 10.14(1)(q) DCCO), while C-1 does not.

Livestock 10.271(2)

Not Permitted

GC General Commercial Zoning District

Zoning district for commercial uses – CH. 10-Zoning [Section 10.272](#)

Permitted Uses 10.272(2)

- Contractor, landscaping or building trade operations
- Undeveloped natural resource and open space areas
- Day care centers
- Governmental, institutional, religious, or nonprofit community uses
- Light industrial
- Office uses
- Indoor entertainment or assembly
- Indoor sales
- Indoor storage and repair
- Personal or professional service
- A transportation, utility, communication, or other use required by law.
- Transient or tourist lodging
- Utility services associated with a permitted use
- Veterinary clinics
- Agriculture and accessory uses (livestock not permitted)

Conditional Uses: 10.272(3)

- Airport, landing strip or heliport
- Animal boarding, domestic pets
- Cemeteries
- Commercial Indoor Lodging
- Contractor, landscaping or building trades operation (outdoor)
- Communication towers
- Drive-in establishment
- Marinas
- Outdoor active recreation
- Outdoor entertainment
- Outdoor storage
- Offsite parking
- Residential and associated accessory uses
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above.
- Vehicle repair or maintenance service

Setbacks and Height Requirements 10.272(4),(6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height:

Business, multi-family, mixed-use: 4 stories maximum

Single family residential: 2 stories or 35 feet maximum

Side yard:

10 feet minimum

Rear yard:

Exclusive business use: 10 Feet minimum

Residential or combined use: 25 feet minimum

Lot Width & Area: 10.272(5)

Commercial lots: None

Residential or mixed-use: lot width 60 feet

Private sewer: 5,000 sq. feet per apartment

Public sewer: 2,000 - 2,250 sq. feet per apartment

Lot Coverage 10.11(5)

60% maximum

Residential uses by conditional use permit 10.272(3)

- Caretaker's residence
- Single family residential
- Attached or detached accessory dwelling units
- Two family residential
- Multifamily residential
- Mixed residential and commercial developments
- Institutional residential
- Manufactured housing communities , subject to s. 10.103(14)
- Rooming house

WILLIAM NICHOLAS GUY HITC...
417 ACADIA WAY
VERONA, WI 53593

YANG WANG
JAMES KENNETH KOKALJ
760 ASPEN AVE
VERONA, WI 53593

DENNIS BERES
770 ASPEN AVE
VERONA, WI 53593

WACKER FAMILY TR, CARL S & ...
423 ACADIA WAY
VERONA, WI 53593

STEVEN D PATCH
SCARLETT M TINBERG
337 N NINE MOUND RD
VERONA, WI 53593

JOSEPH R WENN
MEGAN M WENN
768 ASPEN AVE
VERONA, WI 53593

YAUCHER FAMILY TR
431 ARCADIA WAY
MADISON, WI 53593

D SOMMERFELD PROPERTY LL...
335 N NINE MOUND RD
VERONA, WI 53593

EVAN A HENDERSON
KRISTEN M HENDERSON
765 ASPEN AVE
VERONA, WI 53593

EDGERLY FAMILY TR
439 ACADIA WAY
VERONA, WI 53593

STEVEN D PATCH
SCARLETT M TINBERG
337 N NINE MOUND RD
VERONA, WI 53593

EVAN A HENDERSON
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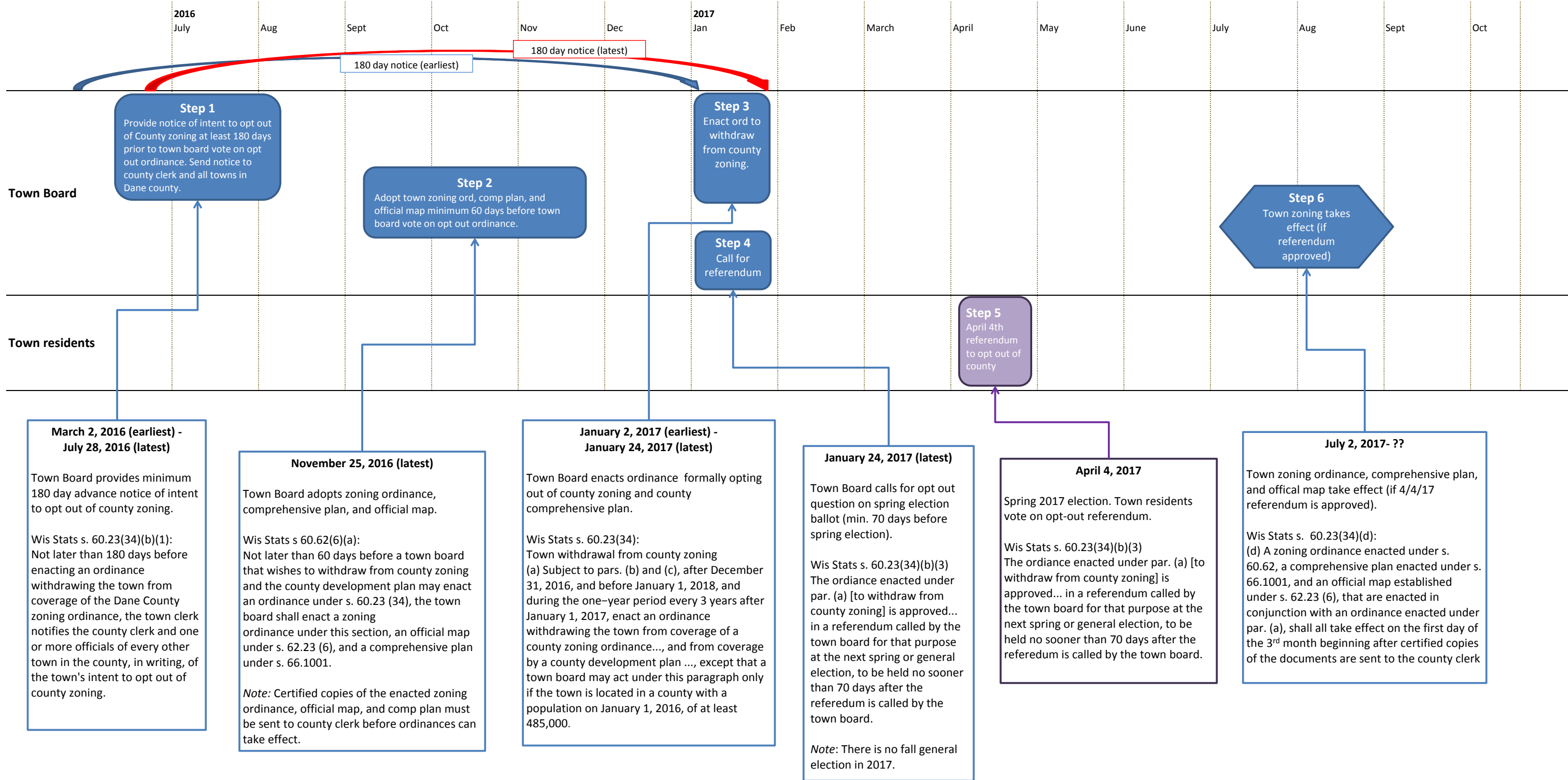


County zoning withdrawal timeline with referendum on the April 4, 2017 election ballot

Example shows the schedule for earliest possible opt-out of county zoning (1/2/17) using referendum

The purpose of this diagram is to show the statutorily required process for a town to withdraw from Dane County zoning in 2017. The process involves the following sequence of events: 1) Town board provides 180-day advance notice of town's intent to withdraw from county zoning ; 2) Town board adopts a zoning ordinance, comprehensive plan, and official map; 3) Town board formally enacts ordinance opting out of county zoning; 4) The enacted opt-out ordinance is voted on at either the town annual meeting or in a referendum called by the town board for that purpose at the next spring or general election. This diagram shows the process utilizing a referendum on the April 4, 2017 ballot. Due to requirements associated with the referendum, the 180 day notice of intent would need to be provided as late as October 20, 2016.

This diagram does not include steps that a town would need to take to transition to its own planning, zoning, and land division administration and enforcement. At a minimum, this would entail budgeting and contracting for planning/zoning/land division administrative services ,establishing town procedures (forms, fees, schedules, records maintenance, enforcement, etc.), establishing a record of lawful land uses in existence at the time of transition, and coordinating procedures with Dane County for regulations the county will continue to administer (shoreland / floodplain / wetland zoning, erosion control / stormwater management, rural addressing, land/subdivision review in shoreland/floodplain areas, rural road naming, sanitary permitting, etc.).

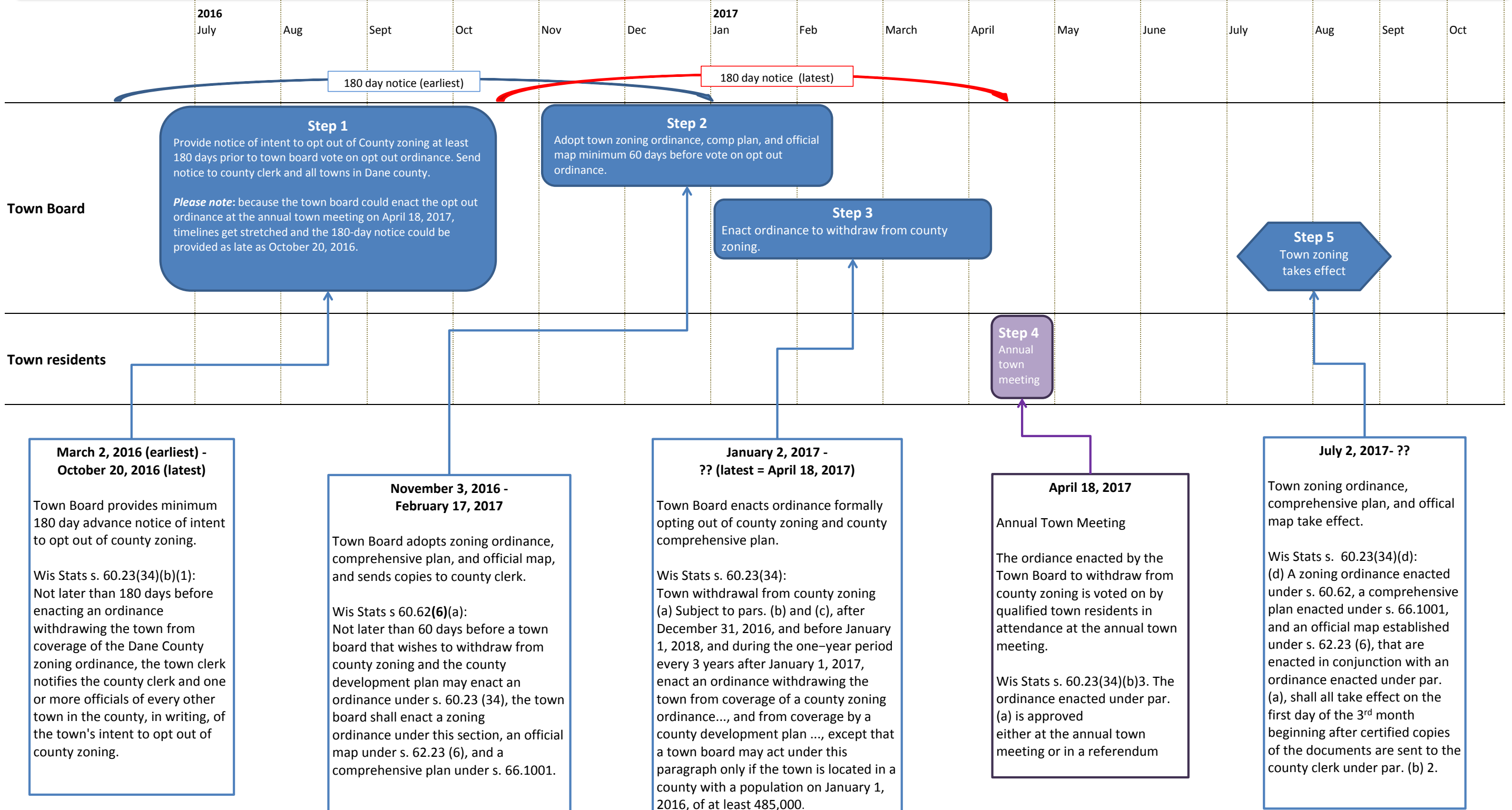


County zoning withdrawal timeline, with vote at annual town meeting on April 18, 2017

Example shows the schedule for the latest possible opt-out of county zoning in 2017

The purpose of this diagram is to show the statutorily required process for a town to withdraw from Dane County zoning in 2017. The process involves the following sequence of events: 1) Town board provides 180-day advance notice of town's intent to withdraw from county zoning ; 2) Town board adopts a zoning ordinance, comprehensive plan, and official map; 3) Town board formally enacts ordinance opting out of county zoning; 4) The enacted opt-out ordinance is voted on at either the town annual meeting or in a referendum called by the town board for that purpose at the next spring or general election. This diagram shows the process utilizing the town annual meeting. Because the town board could also vote on the opt out ordinance at the annual town meeting, applicable timelines get extended and the 180-day notice could be provided as late as October 20, 2016.

This diagram does not include steps that a town would need to take to transition to its own planning, zoning, and land division administration and enforcement. At a minimum, this would entail budgeting and contracting for planning/zoning/land division administrative services , establishing town procedures (forms, fees, schedules, records maintenance, enforcement,etc.), establishing a record of lawful land uses in existence at the time of transition, and coordinating procedures with Dane County for regulations the county will continue to administer (shoreland / floodplain / wetland zoning, erosion control / stormwater management, rural addressing, land/subdivision review in shoreland/floodplain areas, rural road naming, sanitary permitting, etc.).



**SHADY WOOD
NEIGHBORHOOD DEVELOPMENT PLAN**

Recommendations for Land Use, Transportation, and Development

DRAFT

Revised: September 21, 2022

**City of Madison
Department of Planning & Community & Economic Development
Planning Division**

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INTRODUCTION

The Shady Wood Neighborhood Development Plan (NDP) was prepared to guide future growth alongside continued efforts to establish a corridor for the Ice Age Trail. The planning area comprises a portion of a near term Peripheral Planning Area (PPA-A) in the Comprehensive Plan's Growth Framework, that recommends that a detailed plan for the area be prepared and adopted. The Comprehensive Plan's Generalized Future Land Use Map include specific guidance to preserve the significant natural glacial features located in the planning area as part of the Ice Age National Scenic Trail corridor.

The Plan was prepared through a planning effort that included the participation of property owners, City staff and officials, representatives of other municipalities, and other interested individuals and organizations. Two public meetings were held to present and discuss background information, a conceptual land use and street plan, and the draft neighborhood development plan. The Plan reflects an effort to balance the interests and objectives of all participants, while providing a comprehensive, long-range vision for future neighborhood development.

The Plan includes recommendations for land use, open space preservation, transportation, urban services delivery, development phasing, and plan implementation. The Plan serves as a guide for future development and open space preservation within the planning area.

BACKGROUND INFORMATION AND PLANNING CONTEXT

PLANNING AREA

The planning area covers approximately 435 acres south of Mid-Town Road and west of Woods Road. **See Map 1.** About 73 acres (16.8%) are in the City of Madison and 362 acres (83.2%) are in the Town of Verona. **See Map 2.**

PROPERTY OWNERSHIP

Several large property ownerships account for a majority of the land within the planning area. Larger property ownerships within the planning area are listed in **Table 1** and shown on **Map 2**.

Table 1: Property Ownership

Property Owner	Approximate Acreage
Dreger	107.10
Land Acquired for Ice Age Trail	85.88
Blake	64.78
Keryluk	39.70
Kammer	14.75
Jackson	13.13

TOPOGRAPHY AND NATURAL FEATURES

Topography

The planning area is located along the terminal moraine of the most recent glacier that reached the area. The glacier left unique features in this area including a large and defined terminal moraine that traverses between the northwest corner and southeast corner of the planning area. Lower Badger Mill Creek occupies an area that was a glacial lake, and a glacial outwash area located to the southwest of the moraine, and rolling terrain to the northeast of the moraine.

The elevation in the planning area ranges from approximately 1,028 feet U.S.G.S along Lower Badger Mill Creek and near Shady Oak Lane to approximately 1,170 feet U.S.G.S. along the terminal moraine near the intersection of Moraine Woods Park and Jackson property lines. Topography and other natural features are shown on **Map 3**.

Richardson's Cave

Richardson's Cave, called by the some the "Great Cave of Dane County," is located adjacent to a pond within the Lower Badger Mill Creek corridor. Documentation of the cave dates back to 1845. In the 1960s, University of Wisconsin researchers mapped areas of the cave they were able to access. Those explorations extended approximately 1,000 feet in length from the opening of the cave and 40 feet underground. In the past, large amounts of stormwater from the Lower Badger Mill Creek watershed

entered the cave during rain events. The cave has silted in over the years as land within the watershed has been converted from woodlands and more natural ground covers to agricultural uses that cause more erosion.

The owners of the land containing the cave have been good stewards of the resource. They have occasionally removed silt from the cave and had a large berm constructed to prevent stormwater from entering the cave. Overall, Richardson's Cave is a unique resource, with an interesting history, which should be preserved.

Woodlands

The planning area includes extensive woodlands, covering approximately 161 acres. Most of the woodlands are located on several properties in the southeastern portion of the planning area along the steep slopes of the terminal moraine and the undulating topography northeast of the moraine.

Water Resources

Stormwater Drainage

Lower Badger Mill Creek travels through the planning area as an intermittent stream. It bisects agricultural fields and runs past Richardson's Cave before entering a deep ravine between Nor-Del Hill Road and Rolling Meadow Road. The lower elevations on the Dreger and Blake properties often experience flooding during larger rain events. See **Map 13: Storm Inundation Map**. Lower Badger Mill Creek watershed, is part of the larger Upper Sugar River watershed. The Upper Sugar River watershed is a cold-water community, which are subject to stormwater requirements for development that are more restrictive than the general standards that typically apply. In particular, development must provide temperature reduction practices for stormwater runoff leaving the site.

Kettle Ponds

There are also several kettle ponds or depressions within the planning area that hold water on an intermittent or continuous basis. These features were probably formed from large blocks of ice within the glacier, which reserved space as the glacier melted and disintegrated. The blocks of ice eventually melted and the surface of the land collapsed leaving a depression in its place. The larger of these features are located on the Dreger, Keryluk, and the property to the south of Moraine Woods Conservation Park.

Wetlands and Floodplain

According to the Wisconsin Department of Natural Resources Wetland Inventory maps, there are areas where wetlands may exist. If wetlands do exist, the exact boundaries of them must be delineated in the field prior to development. Federal Emergency Management Agency (FEMA) floodplain maps classify much of the area along Lower Badger Mill Creek as being within the 100-year floodplain. Special regulations apply to developments that contain or are adjacent to wetlands or floodplains.

EXISTING LAND USE

The planning area is currently comprised of agricultural/vacant, residential, or open space land uses. Existing land uses are listed in **Table 2** and shown on **Map 4**. Approximately half of the land in the planning area is currently either being farmed or is vacant land. The vacant lands include extensive woodlands and areas with steep slopes or undulating topography that are less suitable for farming or

development. A substantial portion of the planning area consists of residential lots. The Hawks Valley subdivision at the corner of Woods Road and Mid-Town Road contains 99 residential lots, while the remainder of the homes in the area are on relatively large rural lots, parts of which may also include steep slopes, woods, and other natural areas. The City of Madison has two parks within the planning area: Kestrel Park and Moraine Woods Conservation Park. The City also recently partnered with Dane County, the City of Verona, and the Town of Verona to purchase the property adjoining Moraine Woods Park to the south. The Bitzer family generously donated 8.3 acres to be preserved as open space. In addition, the Ice Age Trail Alliance owns one property adjacent to Mid-Town Road that will eventually become a part of the Ice Age Trail route.

Table 2: Existing Land Use

Land Use	Acres	Percent of Total
Agricultural/Vacant	254.4	58.6%
Parks and Open Space	75.5	17.4%
Residential	60.3	13.9%
Road Right-of-Way	44.2	10.2%
Industrial	1.3	0.3%
Total	434.4	100.0%

Historical and Cultural Structures and Sites

The Wisconsin Historical Society’s Architecture and History Inventory identifies three archaeological sites in the planning area. Three sites are located along Lower Badger Mill Creek in the area of Richardson’s Cave. The Dreger II site (DA-1321) is also eligible for the National Register of Historic Places (NRHP). Richardson’s Cave (DA-1324) and the Blake site (DA-1325) warrant further investigation as part of a professional archaeological survey.

EXISTING ZONING

The planning area includes lands in the City of Madison and the Town of Verona. Lands within the City of Madison are subject to the City of Madison Zoning Code and lands within the Town are governed by the Dane Code Zoning Ordinance. See **Map 6**.

SCHOOL DISTRICTS

The Hawks Valley subdivision at the corner of Woods Road and Mid-Town Road is within Madison Metropolitan School District (MMSD), while the remainder of the planning area is within the Verona Area School District (VASD). In 1999, VASD and MMSD approved a Boundary Agreement, which will transfer most of the land within the planning area to MMSD if the following provisions are met.

Properties slated for transfer to MMSD that are not resident-owned, as defined in the Agreement, are transferred to the MMSD after annexation to the City of Madison. Properties that were resident-owned at the time of the agreement will remain in VASD until the property is annexed to the City of Madison and one of the following criteria is met:

- The owner of the parcel, at the time of the agreement, no longer owns the land

- The parcel is rezoned by the City of Madison to a non-agricultural zoning district and the rezoning was initiated or consented to by the owner
- A subdivision plat is filed with the City of Madison
- A certified survey map is approved by the City of Madison (parcels with resident owners would remain in VASD)
- The owner initiated annexation of the property and was notified that annexation to the City of Madison would prompt attachment to the MMSD

Under MMSD's current configuration of school attendance areas, Olson Elementary School, Toki Middle School, and Memorial High School would serve the MMSD portion of the planning area. VASD areas are currently served by Country View Elementary School, Badger Ridge Middle School, and Verona Area High School. See **Map 14**.

ICE AGE NATIONAL SCENIC TRAIL

A segment of the planned Ice Age National Scenic Trail traverses the planning area. In 1980, the Ice Age Trail was authorized as a National Scenic Trail by the United States Congress. The approximately 1,100-mile trail generally follows the farthest southern extent of the most recent glacial advance. The Ice Age Trail is one of eight National Scenic Trails within the United States and is one of only two contained within a single state. National Scenic Trails are similar in status to the nation's national parks. See **Map 15**.

The Ice Age Trail has the support of many levels of government in addition to the federal government. In 1987, the Department of Natural Resources' Natural Resources Board designated the Ice Age Trail as a State Trail, and subsequently approved a general trail corridor. In 1990, the Dane County Board included the trail corridor in the Dane County Park and Open Space Plan. The City's Comprehensive Plan recommends a more refined corridor. This open space was specifically recommended to preserve the significant natural features along the corridor and incorporate them into a future extension of the National Ice Age Scenic Trail.

The headquarters for the National Park Service's Ice Age Trail office is located a few miles northeast of the planning area. Another organization, the Ice Age Trail Alliance, is the non-profit partner that conserves, creates, maintains, and promotes the Ice Age Trail. Their staff and volunteers work closely with the City and other partners to advance the Ice Age Trail.

II

RECOMMENDATIONS

LAND USE CONCEPT

The land use concept for the Shady Wood neighborhood envisions an engaging residential community that provides a variety of housing options sensitively integrated with an open space conservation corridor encompassing the unique glacial features in the planning area.

The recommended open space conservation corridor will preserve and protect the unique natural features associated with the glacial moraine, and provide an appropriate setting for the Ice Age National Scenic Trail, which was created to preserve features such as those found within the neighborhood so they can be experienced by future generations.

Other than parks and open space, most of the neighborhood is recommended for residential uses. Housing choices in the neighborhood include a mix of single-family homes with a range of house and lot sizes, as well as duplexes, townhouses, and smaller-scale multi-family housing types. Another defining land use for the area is open space for stormwater management, which will address present day stormwater issues in addition to creating pedestrian connections through key parts of the neighborhood. To increase land use efficiency, a portion of the stormwater management areas are recommended for use as sports fields, which may occasionally be inundated with stormwater.

RECOMMENDED LAND USE

The recommended land uses are shown on **Map 7: Land Use and Street Plan** and summarized below.

Table 3: Recommended Land Use (Excludes Phase A Development)

Recommended Land Use	Acres	Percent of Total	Estimated Housing Units
Housing Mix 1	13.2	3.0%	106
Housing Mix 2	63.0	14.5%	945
Housing Mix 3	11.5	2.6%	345
Parks	0.0	0.0%	-
Stormwater Management and Other Open Space*	272.8	62.9%	-
Street Rights-of-Way	73.9	17.0%	-
Total	434.4	100.0%	1,396

* Acreage for the Proposed Ice Age Trail Open Space includes the lands identified as most appropriate to preserve in order to protect significant glacial features, provide essential trail connectivity, and create a corridor width

adequate to maintain a sense of relative seclusion and a natural environment along the trail. The recommended conservation area can include both public and privately-owned open space, and can include portions of lots that are otherwise developed. The exact alignment for the future trail and the extent and configuration of the associated open space corridor will need to be determined through future negotiations with land owners and more detailed planning. The resulting open space corridor may differ to some degree from that illustrated in the Land Use and Street Plan.

RESIDENTIAL USES

It is recommended that residential development areas include a variety of housing types to serve households of different sizes, ages, incomes, and lifestyles. Although the mix of housing types will vary in different parts of the neighborhood, it is intended that all housing developed within the neighborhood be well-integrated into the community as a whole, and be located and designed to enhance neighborhood identity and encourage engagement and participation in neighborhood activities.

This Plan calls for new development to be primarily oriented towards a well-connected network of public streets. Additional relatively higher-density development is concentrated around a focal stormwater management area, transitioning to smaller scale attached housing and single-family development as it abuts existing dwelling units. The planned mix of housing types provides variety to the neighborhood.

Housing mix district recommendations are not equivalent to zoning district designations, and all developments are expected to provide a variety of housing choices. Specific locations for particular housing types will be identified during the review process as proposed development projects are brought forward for consideration and approval.

Existing residential units located on larger Town properties are shown as red dots. While these residential uses may continue, recommendations for future land uses are made in the case that property owners would like to do something different with their property.

The existing home sites located along and just west of the terminal moraine are characterized by significant natural features, including steep slopes, diverse topography, kettle ponds, and extensive woodlands and natural open areas that would be compromised by more intensive development. These properties are owned by Anwar, Jackson, Keryluk, and Tucker. As noted in the Open Space recommendations, portions of some of these properties are recommended as potential components of the Ice Age Trail open space conservation corridor.

The large existing residential lots located along Woods Road and Mid-Town Road have greater potential for additional subdivision and more intensive development, although only a few of the owners have expressed interest in considering additional subdivision at this at this time. Many of these lots are relatively narrow and very deep, with the house located near the front part of the lot. Because of this, it would be difficult to provide street access to the rear portions of the lots that would allow them to be further subdivided independently, even if the existing house were to be removed, and any future additional development will need likely to be coordinated with development schedules on adjacent properties. The Land Use and Street Plan illustrates how future additional development in these areas could be integrated with the surrounding neighborhood, in the event that those properties redevelop.

Housing Mix 1

There is an existing area of Housing Mix 1 at the southwest corner of the Mid Town Road and Woods Road intersection. This area of Housing Mix 1 was approved in 2009. The Plan proposes a second area of Housing Mix 1 west of the intermittent stream adjacent to the open space conservation corridor.

Housing Mix 1 is proposed adjacent to the open space conservation corridor and future Ice Age Trail due to the corridor being narrow. The Plan recommends the lowest density housing mix here to have a smaller visual impact on the Ice Age Trail and conservation corridor.

The predominant housing type in the Housing Mix 1 district is detached single-family housing on individual lots, but limited areas may be developed with other lower-density housing types such as duplexes or townhouses at appropriate locations.

Housing Types

- Single-family detached homes with a wide range of house and lot sizes
- Duplexes
- Four-units
- Rowhouses
- Townhouses
- Buildings up to two stories in height

Net Density Ranges

- Individual developments: 6-12 dwelling units per acre
- District average: 8 dwelling units per acre

It is specifically recommended that single-family housing developments include a range of house types and lot sizes. Duplexes, four-units, and townhouses provide higher-density housing options that can be appropriate at some limited locations. In general, larger groupings of these housing types should be located closer to the Residential Housing Mix 2 district, where they will help provide a transition to the higher densities found in those areas. Individual duplexes or small groups of townhouses might be interlaced within areas primarily comprised of single-family homes, but careful site and building design is important in order to maintain compatibility and consistency with the character of surrounding development.

The recommended open space corridor for the Ice Age Trail is relatively narrow in some areas, including on the current Blake properties. Because of this, the lots on the Blake property that abut the Ice Age Trail corridor should include a minimum of a 25-foot wide landscape buffer. This landscape screening is intended to create a naturalized buffer between the Ice Age Trail corridor and future development.

Housing Mix 2

Housing Mix 2 is recommended for the majority of the developable area within the planning area. Generally, higher density development is located near to transit and amenities. Metro Transit Route 55 runs along Woods Road and the Ice Age Trail is planned to run from the southeast portion of the planning area to the northeast portion of the planning area. Given the topography in the majority of the planning area, Housing Mix 2 with its smaller form, is recommended over Housing Mix 3 to provide the density of development needed to support transit and take advantage of the nearby amenities. Where possible, buildings should front on streets, including collectors like Mid Town Road.

Housing Mix 2 is predominately single-family designation, however homes are often on smaller lots and there is a greater share of other housing types compatible with single-family homes including duplexes, four-units, townhouses and small-scale apartment buildings.

Housing Types

- Single-family detached houses on smaller lots
- Duplexes
- Four-units
- Townhouses
- Small multi-family (8-16 units)
- Building lots generally provide front, side and rear yards
- Buildings up to three stories in height

Net Density Ranges

- Individual developments: 12-20 dwelling units per net acre
- District average: 16 dwelling units per acre

Residential Housing Mix 2 Districts are recommended at numerous locations. Higher-density development at these locations will give more residents the opportunity to live within convenient walking and biking distance to parks and open space and other nearby amenities.

Dwelling unit types in the Residential Housing Mix 2 District should be varied. Large areas of one housing unit type should be avoided. Detached single-family, duplexes, and four-units should generally be developed on relatively small lots consistent with the higher average density recommended for the category. Townhouses may be more predominant than in Residential Housing Mix 1 and could be developed along an entire block face, or mixed with multi-unit buildings or detached housing.

Housing Mix 3

To provide additional density to the planning area, limited areas of Housing Mix 3 area proposed along Woods Road and east of the intermittent stream adjacent to the potential future sports fields. These locations were chosen to minimize the visual impact on the Open Space Conservation Corridor and the future Ice Age Trail. Buildings should front on streets, including collector streets like Woods Road, and place the parking under the building or behind the building where possible.

Housing types within the Residential Housing Mix 3 District should consist of a mix of townhouses and apartment buildings. Buildings will likely be larger and taller than in the Residential Housing Mix 2 District but should retain a neighborhood scale.

Housing Types

- Townhouses
- Apartment buildings
- Relatively larger buildings than those in Residential Housing Mix 2 district
- Limited side yards when buildings are located along standard streets
- Buildings may include front plazas or be grouped around courtyards to create defined common space
- Buildings generally 2 to 4 stories in height*

*Note: For Housing Mix 3 shown on the Dreger property, a maximum of 3 stories is recommended.

Net Density Ranges

- Individual development: 20-40 dwelling units per acre

Apartment buildings may be larger and closer together compared to those buildings in Residential Housing Mix 2. Parking should be provided behind or beneath the buildings, minimizing its visual impact on the neighborhood. In this district, buildings will generally be two to three stories, but heights may vary depending on the context and size and scale of surrounding developments. In general, an urban character of design and architecture is recommended. Multi-unit developments should include a mix of unit sizes, including larger two and three-bedroom units suitable for families with children.

Buildings should be oriented to and front on adjacent streets and be designed to help define and enhance the public realm along the street edge. The design of these complexes should incorporate interior access drives and walkways that establish direct connections across the site in order to prevent isolated islands of development. Courtyards and other defined open spaces are potential methods of organizing buildings within these areas.

ESTIMATED AMOUNT OF RESIDENTIAL DEVELOPMENT

If all of the lands in the planning area recommended for additional residential development were built out, there would be an estimated total of 1,495 dwelling units in the neighborhood. The actual number of future dwelling units will depend on the amount of land developed with residential uses and the density of individual housing projects. See **Table 4**.

Table 4: Estimated Dwelling Units

Land Use	Existing Units	Acres Undeveloped	Density (units/acre)	Additional Units	Total Units
Housing Mix 1	99	13.2	8	106	205
Housing Mix 2	0	63.0	15	945	945
Housing Mix 3	0	11.5	30	345	345
Total	99	87.7	--	1,396	1,495

PARK AND OPEN SPACE

The areas recommended for park and open spaces uses are designed to provide recreational opportunities for the neighborhood and the community, prevent urban development on unsuitable or fragile lands, and conserve and protect the unique glacial features in the planning area that still exist in a largely unspoiled natural state. Recommendations include a large open space conservation corridor that will provide a proper setting for a future extension of the Ice Age National Scenic Trail, and several athletic fields within areas designated for stormwater management that will provide convenient access to a variety of recreational opportunities. Other recommended open space areas encompass lands characterized by steep slopes, wetlands or floodplains, or which are the planned locations for stormwater management facilities needed to prevent erosion and protect ground and surface water quality.

PARKS

Given the close proximity to the proposed Ice Age Trail open space corridor and other nearby existing parks and open space, the Plan does not recommend any additional parks within the planning area. To make efficient use of land and meet stormwater management requirements, it is recommended that several proposed sports fields are located adjacent to the planned Lower Badger Mill Creek stormwater

drainage way. This location makes efficient use of land by serving as a dual-use for both stormwater management and recreational space for the neighborhood. The primary function of this dual-use land is for stormwater management.

Future detailed park development planning will be needed to determine the exact configuration and facilities, but conceptually, it is recommended that the open playfields can be adapted for soccer, football, softball, ultimate Frisbee, and similar field sports.

ICE AGE TRAIL OPEN SPACE CONSERVATION CORRIDOR

The Ice Age National Scenic Trail is a long-term program authorized by Congress to establish an educational and recreational hiking trail generally following the southern edges of the most recent glacial advance in Wisconsin. The Shady Wood planning area includes a relatively undisturbed segment of the glacial moraine, and the Plan recommends preservation of a wide open space corridor that encompasses many of the significant natural features that characterize a terminal moraine environment. The proposed open space conservation corridor is entirely within the general Ice Age Trail corridor approved by the Wisconsin Department of Natural Resources and included in the Dane County Parks and Open Space Plan, and is consistent with the broad open space corridor recommended in the City of Madison Comprehensive Plan. The recommended open space area is intended to protect a unique natural environment for the enjoyment of future generations, and provide an outstanding setting for the Ice Age Trail that will support both its recreational and educational objectives. The proposed conservation area will also help maintain viable wildlife habitat and provide additional groundwater protection by limiting more-intensive development on this unique glacial terrain.

The abundance and significance of natural glacial features is the reason that a large portion of the planning area is included the Ice Age National Scenic Trail Corridor also recognized by the State and included in Dane County, City of Madison Plans. This segment of the proposed Ice Age Trail corridor includes what is considered to be among the highest-quality natural glacial areas remaining in Dane County, if not the State. The Ice Age Trail open space conservation corridor recommended in the Plan seeks to identify and include the lands that are most critical to substantial preservation of the unique glacial features of the area and creation of a secluded natural setting for a future public trail that will not only provide linkages with other segments the Ice Age Trail, but also provide access for the public to enjoy and learn from these unique assets.

Open Space Conservation Corridor Design Parameters

The recommended Open Space Conservation Corridor illustrated in the Shady Wood Land Use and Street Plan is conceptual, rather than exact, and the extent and configuration of the corridor that is ultimately implemented may differ to some degree. Factors considered in defining the Open Space Conservation Corridor illustrated in the Land Use and Street Plan include:

- The corridor should seek to encompass and preserve a substantial portion of the lands that contain the unique natural features characteristic of a glacial moraine environment, including:
 - The steep, generally wooded, ridge along the southern edge of the moraine.
 - The irregular “hummocky” topography north of the moraine ridge, also generally wooded.
 - Glacial kettles and kettle ponds.
- Future development, including roadways, should not extend across the open space conservation corridor.
- The corridor should seek to encompass and preserve other natural environments along the general corridor alignment, such as remaining wooded areas and meadows.

- Cultivated farm fields and pastures are included in the open space corridor when less disturbed alternatives are unavailable. Agriculture is an open space use, but consideration should be given to restoring such lands to a more naturalized state at a future time.
- The open space corridor should provide sufficient width to create a sense of seclusion along the trail route to the extent possible, and a sense of privacy for developments adjacent to the corridor.
- The corridor should provide sufficient width to facilitate use of secondary ridgelines to help visually screen and buffer the trail route from adjacent development areas.
- The open space corridor should provide opportunities to create an interesting trail alignment that reflects and respects the topography, and provides the public with opportunities to view or access the unique glacial features within the corridor.

Key Features within the Conservation Corridor

The conceptual open space conservation corridor illustrated on the Land Use and Street Plan encompasses approximately 176 acres in its full configuration. Features included within this recommended open space corridor include:

- An approximately 2,000 foot segment of the steep, wooded terminal moraine ridge.
- A high point along the moraine that can provide an overlook to the outwash plain.
- Approximately 129 acres of wooded land.
- Six kettle ponds or natural depressions.
- Richardson’s Cave located adjacent to Lower Badger Mill Creek.
- Approximately 33 acres of currently cultivated lands, meadows, and open fields.

Potential Open Space Conservation Corridor and Ice Age Trail Route

Implementation of the Ice Age Trail is viewed as a long-term undertaking. It may take years, or even decades to acquire the land and access rights needed for a particular trail segment, and the actual route for the Trail will not be planned until the necessary lands or rights are secured. When access is available, trail designers walk the corridor to determine the best route given the available options. Even after a trail segment is designed and built, the trail can be modified at a later time to incorporate any additional acquisitions or easements on adjacent areas.

The recommended open space corridor and Ice Age Trail route through the Shady Wood planning area illustrated on the Land Use and Street Plan and described below is conceptual, but it reflects the design parameters discussed above. The exact boundaries of the corridor will be determined as acquisition efforts come to fruition, and as developments are approved on adjoining lands. The open space corridor follows the location of the significant glacial features that the Ice Age National Scenic Trail project is primarily intended to protect and enjoy. It also includes other woodlands and meadowlands worthy of preservation, as well as agricultural fields that provide the only logical route for the Trail due to the existing residential development north of Shady Oak Lane, constraints created by Lower Badger Mill Creek and its associated floodplain, or both. The proposed open space conservation corridor and Ice Age Trail route is located on portions of eight properties within the planning area: Ice Age Trail Alliance, Blake, Dreger, City of Madison, Keryluk, City of Madison, and the property jointly owned by Dane County, City of Verona, and City of Madison (located directly south of Moraine Woods Park).

As illustrated on **Map 7**, the recommended open space conservation corridor is wide enough not only to encompass important glacial features, but also to encompass wooded areas and secondary ridges parallel to the trail that help provide a visual buffer between the trail and existing or planned development areas adjacent to the corridor. The open space corridor and potential Ice Age Trail route presented in this neighborhood plan are conceptual, and alternative open space configurations and trail

alignments are possible. However, an open space corridor and trail route that can fully realize the goals of the Ice Age National Scenic Trail and this Plan will encompass most of the characteristics of the corridor illustrated on **Maps 7 and 8** and described above.

Neighborhood Connections to the Ice Age Trail

The Land Use and Street Plan provides multiple opportunities for connections between future residential development areas and the future Ice Age Trail. **Maps 8 and 10** show recommended locations for proposed shared-use paths that would use stormwater greenways to connect the trail to the interior parts of the neighborhood. The appropriate number and location of access points to the Trail will be determined through future detailed planning as the Trail is established and development is reviewed.

Implementation of the Ice Age Trail and Open Space Corridor

Long-Term Approach

Given the scope of the Ice Age Trail project, it is anticipated that the process of securing and preserving the Trail corridor and constructing the Trail will take many years, if not decades. Because implementation is a long-term process, there is also flexibility in how and when the lands and access rights needed for the trail corridor are acquired, and when those acquisitions take effect.

Preservation Mechanisms

Preservation of the natural qualities of lands within the recommended open space conservation corridor could be preserved through a variety of means. The goal is open space preservation, but this can occur on private as well as public land. While there are some advantages to public ownership, the entire recommended conservation area would not necessarily need to be publicly owned. Nor would public access to all the open space necessarily be required (even on public land), except for access to the actual hiking trail.

Preservation methods could include fee acquisition of title to the land; acquisition of conservation or scenic easements; and acquisition of access easements. Some land may be acquired through land donations. Small amounts of land may be acquired through required dedications as part of land divisions. It is also possible to include conservation restrictions on portions of privately-owned properties as part of development approvals on other portions of those properties; and other mechanisms. Requirements to maintain a no-build zone on portions of a property, or to maintain a landscaped buffer area are examples of this approach. Securing the proposed Ice Age Trail open space corridor is seen as a long-term process, and might include such approaches as purchases that wouldn't take effect for a delayed period, purchase of long-term options, and similar techniques.

Implementation Entities and Funding

A significant amount of funding may be needed to implement the recommended Ice Age Trail open space conservation corridor. There are several typical sources of funding for preservation efforts and any other potential funding sources will be sought. A review of the typical funding sources for activities within Dane County are outlined below:

- The National Park Service is charged with overseeing the country's National Parks and National Scenic Trails. They are able to receive funds from the Land and Water Conservation Fund for acquisitions and can make direct acquisitions for the trail. The Ice Age Trail is eligible for funding through the State of Wisconsin's Knowles-Nelson Stewardship Fund. The Stewardship Fund was funded at \$32 million in annual funding for land conservation and outdoor recreation for 2021-2025.

The Stewardship Fund has a 50 percent matching requirement that can be met from other public or private sources. Government agencies and non-profits may apply for these funds.

- The Ice Age Trail is eligible for funding through the Dane County Conservation Fund, which has been funded at between \$4 - 6 million in recent years. This Fund also has a 50 percent matching requirement. Government agencies and non-profits may apply for these funds.
- The Ice Age Trail Alliance (IATA) is a non-profit organization that helps protect, promote, build, and maintain the Ice Age Trail. IATA often applies to governmental agencies to receive funding for these activities, but also receives private contributions. IATA works with other nonprofit organizations to protect lands and has staff and volunteers that participate in trail development and management activities.

The ultimate configuration for the Ice Age Trail open space conservation corridor, and the route for the Trail within the corridor, will be largely determined through negotiations with property owners within the recommended corridor to acquire title or access rights to portions of these lands needed to complete the trail. These negotiations may occur over an extended period of time, partly dependant on property owner interest and resources available to the implementing entities, and may result in a corridor different than that illustrated in the Land Use and Street Plan. To the extent possible, however, preserving an open space area with attributes comparable to the corridor recommended in this plan should be the goal.

TRANSPORTATION RECOMMENDATIONS

Transportation recommendations for the planning area include improvements to the existing roadways that serve as the primary routes to the neighborhood, an interconnected local street network, and pedestrian and bicycle facilities integrated with the planned regional bicycle system. See **Maps 9, 10, and 11.**

ARTERIAL AND COLLECTOR ROADWAYS

Mid-Town Road will continue to serve as an arterial roadway. This roadway is anticipated to carry regional as well as local traffic, and will have the highest traffic volumes. Woods Road is planned to serve as collector roadway, primarily carrying traffic from the Shady Wood neighborhood and adjacent neighborhoods, and will have lower traffic volumes. See **Map 8.**

Mid-Town Road

Mid-Town Road is planned as a two-lane undivided roadway within a 74-foot right-of-way. It is envisioned to fit under the Community Connector street typology from the Complete Green Streets framework. It would include a shared-use path along the south side of the road, a sidewalk on the north side, and oversized terraces from the Woods Road and Mid-Town Road intersection west to the north/south greenway shared-use path. It would have a 10-foot pedestrian median at the point where the future shared-used path comes through the greenway from the north and crosses Mid-Town. **See Figure 3.** West of the north/south path, the shared-use path on the south side of the street would transition to a 5-foot sidewalk and the sidewalk on the north side of the street would not continue west of the greenway path. 7-foot bicycle lanes would continue west of the greenway path. It is recommended that additional driveway access to Mid-Town Road be limited. See **Figure 2.**

Figure 2: Mid-Town Road 74' Cross-section

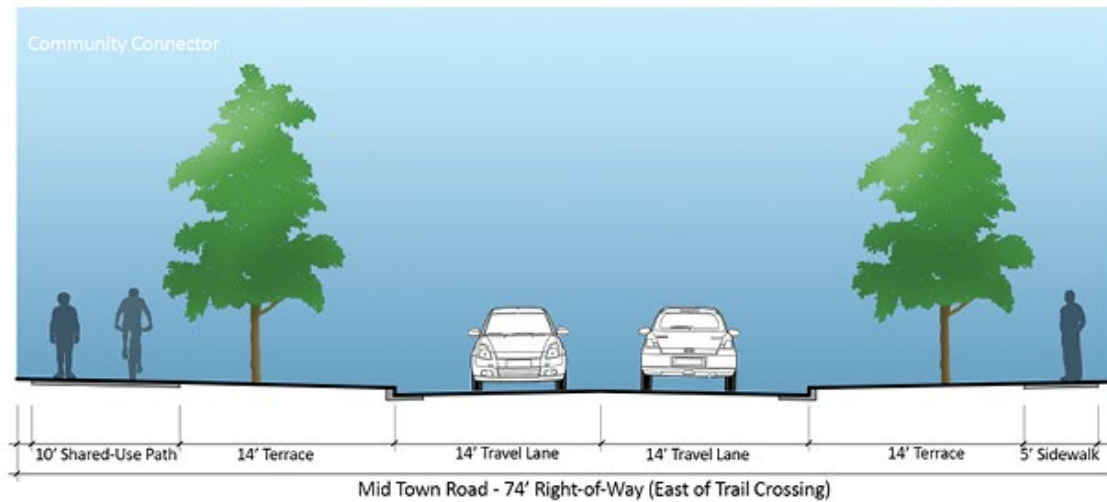
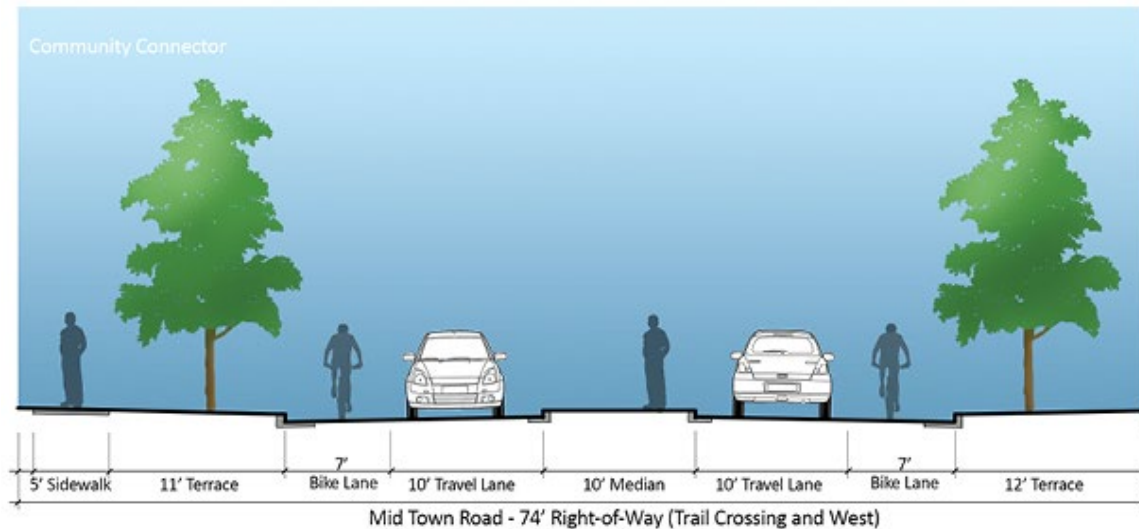


Figure 3: Mid-Town Road 74' Cross-section with Pedestrian Median at Trail Crossing



Woods Road

It is recommended that Woods Road be planned as primarily a two-lane undivided roadway with a right-of-way width of 66 feet. It is envisioned to fit under the Community Connector street typology from the Complete Green Streets framework. A pedestrian island at least eight-feet in width should also be provided in a median where the Ice Age Trail crosses Woods Road to provide a refuge for hikers crossing the road. Driveway access will generally be allowed along Woods Road. The design of future roadway improvements should be particularly sensitive to the woodlands and topography adjacent to the roadway. See **Figures 4 and 5**.

The speed limit on Woods Road is currently 45 miles per hour. A speed limit reduction review is recommended on Woods for safety purposes, aligning with Vision Zero's goal to improve safety for everyone moving about the city. A study should be conducted and the speed limit determined by Madison Department of Transportation.

Figure 4: Woods Road 66' Cross-section

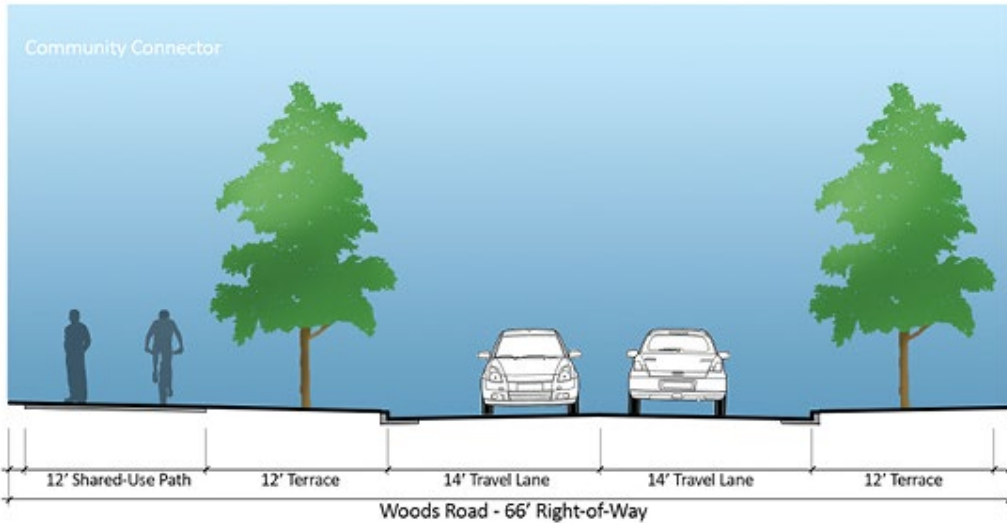
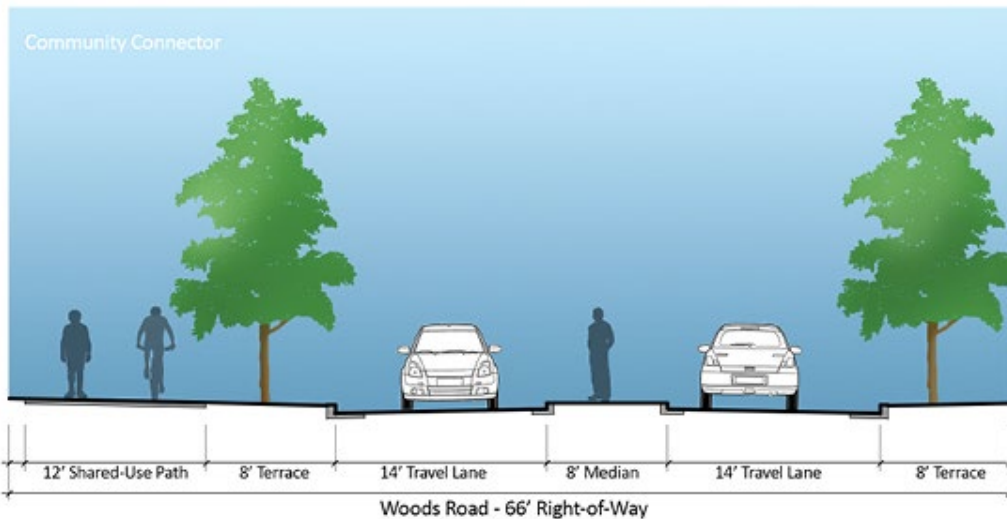


Figure 5: Woods Road 66' Cross-section with Pedestrian Median



LOCAL STREETS

The proposed street layout illustrated on the Land Use and Street Plan is a “modified grid” pattern that provides a high degree of connectivity within the neighborhood. The street pattern is designed to accommodate factors such as topography, property ownerships, and solar orientation, while providing curves and bends that will help slow traffic and provide an engaging streetscape.

Typical Local Streets

The typical right-of-way width in a new residential subdivision is 60 feet with a pavement width of 32 feet. These dimensions can vary depending on the location and the type of development along the street. Local streets within the planning area will be designed under the guidelines for Neighborhood Streets in the Complete Green Streets framework.

It is recommended that narrower pavement widths and tighter corner radii be considered in all parts of the neighborhood, as this enhances the pedestrian scale of the neighborhood and helps encourage street-oriented development. The use of narrower streets also reduces the amount of impervious

surface. However, it is recommended that street rights-of-way be at least 60 feet in width. This would provide wider terraces to support larger street trees and accommodate snow and leaf storage. It would also provide more opportunity to locate rain gardens in the terrace while still preserving space for street trees at adequate intervals.

PEDESTRIAN AND BICYCLE FACILITIES

Pedestrian mobility in the planning area is encouraged by the interconnected “grid-like” street system, which provides multiple routes to most destinations. Marked bicycle lanes are recommended on the primary roads, and off-street shared-use paths are integrated with planned regional bicycle facilities. Recommended pedestrian and bicycle facilities are shown on **Map 8** and described further below.

Marked Bicycle Lanes

Marked bicycle lanes are recommended on Mid-Town Road and Woods Road, which will be classified as either arterial or collector roadways.

Pedestrian-Bicycle Paths

All City of Madison streets will have public sidewalks and are designed to accommodate bicycle travel. Within the neighborhood, shared-use paths are recommended through greenways to provide more direct connections to open space, including the proposed Ice Age Trail and to the planned sports fields near Mid-Town Road. See **Map 10**.

An off-street shared-use path is planned along the south side of Mid-Town Road intersecting with a proposed path along the west side of Woods Road. The Woods Road path will continue south and will intersect with a path running east/west along CTH PD. The CTH PD path will eventually extend west until approximately County View Road, at which point a shared-use path is expected to be built through future development to the north, connecting to Shady Oak Lane.

An off-street shared-use path will be built as part of the Lower Badger Mill Creek pond construction project. That future greenway path will run adjacent to the stormwater management facilities north of Mid-Town Rd and west of the Hawks Valley subdivision. On the northern end, it will connect to Soaring Sky Run just north of Hill Creek Park as well as connect to a future planned off-street path that extends north to Valley View Road. Going south, it will cross Mid-Town road at a location with a pedestrian refuge median before continuing south along the edge of the future sports fields and running along the western edge of the future residential neighborhood in the planning area before connecting to Woods Road.

TRANSIT SERVICE

The planning area is currently served by Metro Transit’s commuter route 55, which provides limited service on weekdays during the morning and evening peak hours, operating between Epic’s campus in Verona and the West Transfer Point facility on Tokay Boulevard at Whitney Way. Under adopted route network changes, anticipated for implementation in June of 2023, route 55 will provide service to and from a planned transfer point and future park & ride facility near the intersection of Junction Road and Watts Road. Ridership potential in the service area of route 55 is anticipated to remain relatively low until substantial additional development has occurred in the planning area. A transition from weekday

commuter route service to regularly scheduled all-day bus service on a daily basis in the planning area is not likely to be a funding priority for the municipal jurisdictions involved for the foreseeable future.

Complementary paratransit service must be offered within ¼ mile of any non-commuter bus routes, during the hours of the service day when those routes are in operation. The current transit system and adopted route network plan have no non-commuter routes that would operate within ¼ of a mile of any part of the planning area. As such, no properties in the planning area would be eligible for paratransit service.

Supplemental school day service by Madison Metro vehicles may be provided to areas that are or become part of the Madison Metropolitan School District (MMSD) as they are developed with residential uses, per funding and transportation contracting determinations made by the MMSD. The southwestern portion of the neighborhood is anticipated to remain in the Verona Area School District, and any supplemental school day service would be subject to the decisions of the Verona Area School District.

Other public transportation options are offered in the planning area through the Dane County Department of Human Services Transportation Services. These services are primarily oriented to serve seniors and persons with disabilities, although employment, training, and low-income transportation services are also available.

OTHER PUBLIC UTILITIES AND SERVICES RECOMMENDATIONS

Lands that are annexed to the City of Madison will be served by the full range of urban services including sanitary sewer and municipal water service. Parts of the planning area will remain in the Town of Verona and will continue to receive Town or County services that are provided currently until individual property owners initiate annexation to the City. Municipalities may also enter into inter-governmental agreements to provide urban services in the most efficient manner, regardless of jurisdiction.

SANITARY SEWER SERVICE

Lower Badger Mill Creek Watershed

The Madison Metropolitan Sewerage District's (MMSD) Lower Badger Mill Creek Interceptor will serve the planning area. This interceptor will be extended northward from the City of Verona along Lower Badger Mill Creek. Local sewers connecting to the Lower Badger Mill Creek Interceptor will be built to serve new development areas. Local sewers are typically constructed within public streets and drainageways, and are built at the time of development. If areas that are currently developed request sanitary sewer service, sewer extensions are typically located in existing road rights-of-way. See **Map 12**.

Lower Badger Mill Creek Interceptor

The Mid-Town Lift Station was built along the north side of Mid-Town Road in 2009. Effluent from development in the Lower Badger Mill Creek watershed north of Mid-Town Road is pumped via this lift station eastward along Mid-Town to Hawks Landing Circle where it reaches gravity-flow interceptors. When the Mid-Town Road lift station nears its capacity, MMSD will build the Lower Badger Mill Creek Interceptor from the south from County Highway PD to relieve the station and provide gravity flow service for the Lower Badger Mill Creek watershed. The pace of development in the area served by the lift station will determine when construction of the Lower Badger Mill Creek Interceptor sewer is needed. Current estimates indicate that this may be around 2025. See **Map 12**.

Sewer Charges

All developing parcels can expect one or more charges from the Madison Sewer Utility for the privilege of connecting to public sanitary sewer. This charge can be in the form of an impact fee, direct or deferred assessment, or a simple connection charge. Certain parcels could reside in multiple fee districts. These charges represent a prorated share of the costs for the City to extend sewer service to the respective parcel. In addition, all development parcels will incur sewer area charges from the Madison Metropolitan Sewerage District for downstream facilities and treatment plant connection charges.

PUBLIC WATER SERVICE

Water Distribution System

The Madison Water Utility will provide public water service to the planning area through the extension of water mains within Pressure Zones 8 and 10, which cover lands on the far west side of Madison. The area is within two zones due to the large differences in elevation. Most of the planning area is within Pressure Zone 8. The highest elevations in the southeast corner of the planning area between the terminal moraine and Woods Road are within Pressure Zone 10. Currently, water mains are located along Mid-Town Road and along the streets in the Hawks Valley subdivision. As development occurs, larger water mains will be extended along the primary roads, with smaller water distribution mains constructed along local streets developed within the neighborhood. The Madison Water Utility will also seek to loop the larger mains to increase service reliability.

STORMWATER MANAGEMENT

Lower Badger Mill Creek Watershed

The Lower Badger Mill Creek watershed encompasses an area on the far west side of Madison and extends south to the City of Verona. The watershed is tributary to the Upper Sugar River, which is a cold-water sport fishery, so the Lower Badger Mill Creek watershed is considered a cold-water community. Coldwater communities are subject to stormwater requirements for development that are more restrictive than the general standards that typically apply. Generally, these requirements include:

- Detention of the peak flows for at least the pre-development 200-year rain event.
- Infiltration of at least 90 percent of the pre-development infiltration volume.
- Development must meet the infiltration requirement to satisfy the requirements for thermal control of stormwater runoff. Otherwise, additional mechanisms to control the temperature of stormwater runoff must be implemented.
- Account for the existing 100-year unintended detention on the site
- 100-year storm events cannot flood structures
- 25-year storm events cannot flood streets

Another important consideration for stormwater planning in the planning area is the existence of Karst features, which are direct conduits to the groundwater. Richardson's Cave is a dramatic example. These features can influence stormwater management planning. Stormwater will be directed away from areas with known or potential Karst features and directed to areas that provide more reliable separation from the groundwater.

Lower Badger Mill Creek Stormwater Management Analyses

In 2021, the Lower Badger Mill Creek Watershed Study was completed. The study utilized the same methodology and approach from the watershed studies being conducted citywide. This study

established the existing 100-year unintended detention in the watershed and is utilized as a planning tool to guide flood risk reduction requirements for new development and re-development. The recommendations in the report have been utilized in developing this Plan, and specifically the stormwater management recommendations.

Computer modeling results of existing conditions from this watershed study were used to identify additional areas for stormwater management. **Map 13: Flood Inundation** indicates the anticipated flooding that would result from a 100-year storm given the existing topography, amounts of impervious surface, and existing stormwater infrastructure such as culverts. The Flood Inundation Map shows unintended detention within the study area.

Land Use and Street Plan

The Land Use and Street Plan illustrates a basic framework of proposed stormwater management facilities within the planning area, including a large, open drainageway corridor along Lower Badger Mill Creek and stormwater detention facilities at several locations within the planned development areas. The facilities shown on the map are preliminary, but their locations and approximate sizes are based on an analysis of drainage patterns and the amount of land and potential future development within the many neighborhood sub-basins.

In locating the facilities, it is generally assumed about fifteen percent of areas shows for development will be required for stormwater management. If the development of several properties is coordinated, it may be possible to shift the locations of some of the required stormwater facilities among them. Detailed stormwater management planning and engineering for specific development projects may result in some modifications to these conceptual facilities, but it is expected that any revisions will be generally consistent with the framework recommended in the Land Use and Street Plan.

Lower Badger Mill Creek Drainageway

Lower Badger Mill Creek will be accommodated within a wide drainageway surrounded by land set aside for stormwater management. Improvements to the corridor will occur at the time the adjacent land is developed or earlier. Open drainageways provide environmental benefits, such as an increased opportunity for water to infiltrate back into the ground and a location for wildlife habitat and movement, and it is recommended that this drainageway be maintained in a relatively natural, undeveloped state. To the extent compatible with stormwater management objectives and other intended uses of the corridor, natural groundcovers are encouraged as an alternative to mowed swales. Natural-appearing drainageways also provide additional visual open space amenity within the neighborhood.

Creek navigability is determined on a segment-by-segment basis by the Wisconsin Department of Natural Resources (WDNR). Prior to development, the WDNR should be contacted for a navigability review.

Localized Infiltration Techniques

It is recommended that as the neighborhood develops, other techniques be incorporated into the developments that will promote stormwater infiltration closer to the source of the runoff. Facilities such as rain gardens and bioswales capture stormwater locally and infiltrate it into the ground, rather than directing it to a drainageway or storm sewer system. This can help reduce non-point source pollution and preserve groundwater resources.

These techniques could be incorporated into many different areas within the neighborhood. It is currently anticipated that features could be located on public property in the street terraces and within boulevard streets. They could also be located on private property in many different locations to serve individual lots or an entire block.

DEVELOPMENT PHASING

Urban development in the planning area will occur incrementally over time. Two development-phasing areas are identified, including the existing Hawks Valley subdivision (Phasing Area A). The actual sequence of development will depend on property owner interest, any needed coordination with adjacent properties, the availability of utilities and other urban services, and market conditions. See **Map 12**.

Phasing Area B

The eastern portion of Phasing Area B comprises the Dreger property and the deep properties off Woods Road. This phasing area includes lands that are adjacent to the City and in close proximity to existing infrastructure to the north and east. Phasing Area B primarily consists of recommended residential land uses, along with dual-use stormwater management facilities and potential sports fields to serve residents of the immediate area, and the open space conservation corridor for the Ice Age Trail.

SUSTAINABILITY

Madison has a long-standing commitment to protecting the natural environment. The [Comprehensive Plan \(2018\)](#) commits Madison to being a leader in stewardship of our land, air, and water resources, and identifies several strategies and actions related to sustainability. This section focuses on specific strategies, policies, and actions to accomplish the City's sustainability objectives. While some recommendations in this section can be achieved or directed by the City, many of these actions will require cooperation from future developers, builders, residents, and users of the neighborhood.

In the general planning of this area, Comprehensive Plan Land Use and Transportation Strategy 6, which states that Madison should facilitate compact growth to reduce the development of farmland, is particularly important. Related actions pertinent to this Plan recommend the City continue to update plans to increase allowable development intensity and create density minimums and steer peripheral growth towards mapped priority areas, with a focus on land already served by utilities. This Plan also aims to advance the following strategies from the Green and Resilient chapter of the Comprehensive Plan:

1. Protect Madison's water supply and infrastructure to provide safe, clean drinking water.
2. Improve lake and stream water quality.
3. Increase the use and accessibility of energy efficiency upgrades and renewable energy.
4. Acquire parkland and upgrade park facilities to accommodate more diverse activities and gatherings.
5. Improve and preserve urban biodiversity through an interconnected greenway and habitat system.

Land Use and Transportation

This Plan seeks to increase trips via walking, bicycling, or transit by persons living in the NDP area through the use of traditional neighborhood development, transit access, walkable environments, and bike facilities. Primary benefits of these recommendations include decreased consumption of fossil fuels, decreased air pollution, and health benefits for residents.

Energy Generation, Consumption, and Efficiency

This Plan seeks to establish neighborhoods with reduced household consumption of fossil fuel-generated electricity and heat. Progress towards attaining these goals will be through the use of energy efficient construction, alternative energy sources, distributed on-site energy production, and conservation education and outreach. Further, all City agencies will work to identify ways of providing services to the planning area in the most energy-efficient methods possible and seek partnerships with other entities for service delivery energy savings. Primary benefits of these efforts will include decreased consumption of fossil fuels and decreased emissions of air pollution and greenhouse gases.

Water Resources

The planning and future development of this NDP area can address and support water resources through two primary methods: water use reduction and stormwater management and infiltration. By reducing per capita water use through the use of low-flow appliances and fixtures, rain barrels, and low-impact irrigation systems, impacts on the groundwater supply and surface water features such as springs and streams can be minimized. Additionally, these methods can result in decreased need for additional wells and water distribution infrastructure, decreased energy consumption by the Water Utility, and benefits to end users through reduced Water Utility bills. Unregulated runoff from agriculture and urban sources contributes to pollution in local lakes and streams and poor management can cause a variety of flooding issues. Infiltrating a greater stormwater volume on or adjacent to points of generation through the use of rain gardens, green roofs, porous sidewalks and drives, or other on-site stormwater management practices can help address these issues. Achieving infiltration and stormwater management goals will require cooperation by several parties, including developers, builders, property owners, property managers, homeowners associations, and City Engineering staff. Primary benefits of these water use reduction and stormwater management and infiltration strategies include minimized impacts to the groundwater system and surface water features, a reduction of the amount of infrastructure needed for stormwater conveyance, and reduced flooding and erosion.

Groundwater quality adjacent to karst features is mostly controlled by surrounding land use. Research conducted in Dane County relating to karst features has shown that a reduction in agricultural land use along with the addition of stormwater management facilities and sewered development, as recommended in this Plan, will lead to water quality improvements, including decreased concentrations of nitrates and atrazine.¹

Land Resources

In order to ensure residents of the planning area will experience the benefits of a livable and healthy environment, the Plan recommends a model open space system that preserves significant natural features. Primary benefits of this commitment to land resources include improved urban biodiversity, interconnected greenway and habitat systems, a healthy and diverse urban tree canopy, parkland and park facilities that accommodate diverse uses, and local community food production.

1: Rayne, T. W., Bradbury, K. R., & Krause, J. J. (2019). Impacts of Rural Subdivision on Groundwater Quality: Results of Long-Term Monitoring. *Groundwater*, 57(2), 279–291.

III

PLAN IMPLEMENTATION

This section of the development plan recommends the actions needed to prepare the neighborhood for development with the full range of urban services, and to ensure that future development is consistent with the recommendations of this neighborhood development plan.

Neighborhood Development Plan Adoption

It is recommended that the Shady Wood Neighborhood Development Plan be adopted as a supplement to the City of Madison Comprehensive Plan. It is also recommended that the Comprehensive Plan's Generalized Future Land Use Plan map be amended as appropriate during the next review and evaluation to reflect the land use recommendations in this Plan. See **Map 17**.

Central Urban Service Area Amendments

Most of the planning area is not currently within the Central Urban Service Area. In order for the City of Madison to provide public sanitary sewer and the full range of urban services to future development in the neighborhood, the lands proposed for development must first be included within an Urban Service Area. Following adoption of this Plan, the City will consider the appropriate timeframe to make application to bring areas into the Central Urban Service Area.

City of Madison Annexations

It is generally recommended that future urban development on lands within the planning area occur only after the lands are annexed to the City of Madison and the full range of urban services can be provided at the time of development.

Zoning Map Amendments

It is recommended that the zoning classification of lands within the planning area conform to the land use recommendations of the adopted Shady Wood Neighborhood Development Plan. It is further recommended that lands be rezoned to another district only in conjunction with consideration of a specific subdivision and/or a specific development proposal sufficiently detailed to ensure that development within the district will be consistent with the neighborhood plan.

Land Subdivision Regulations

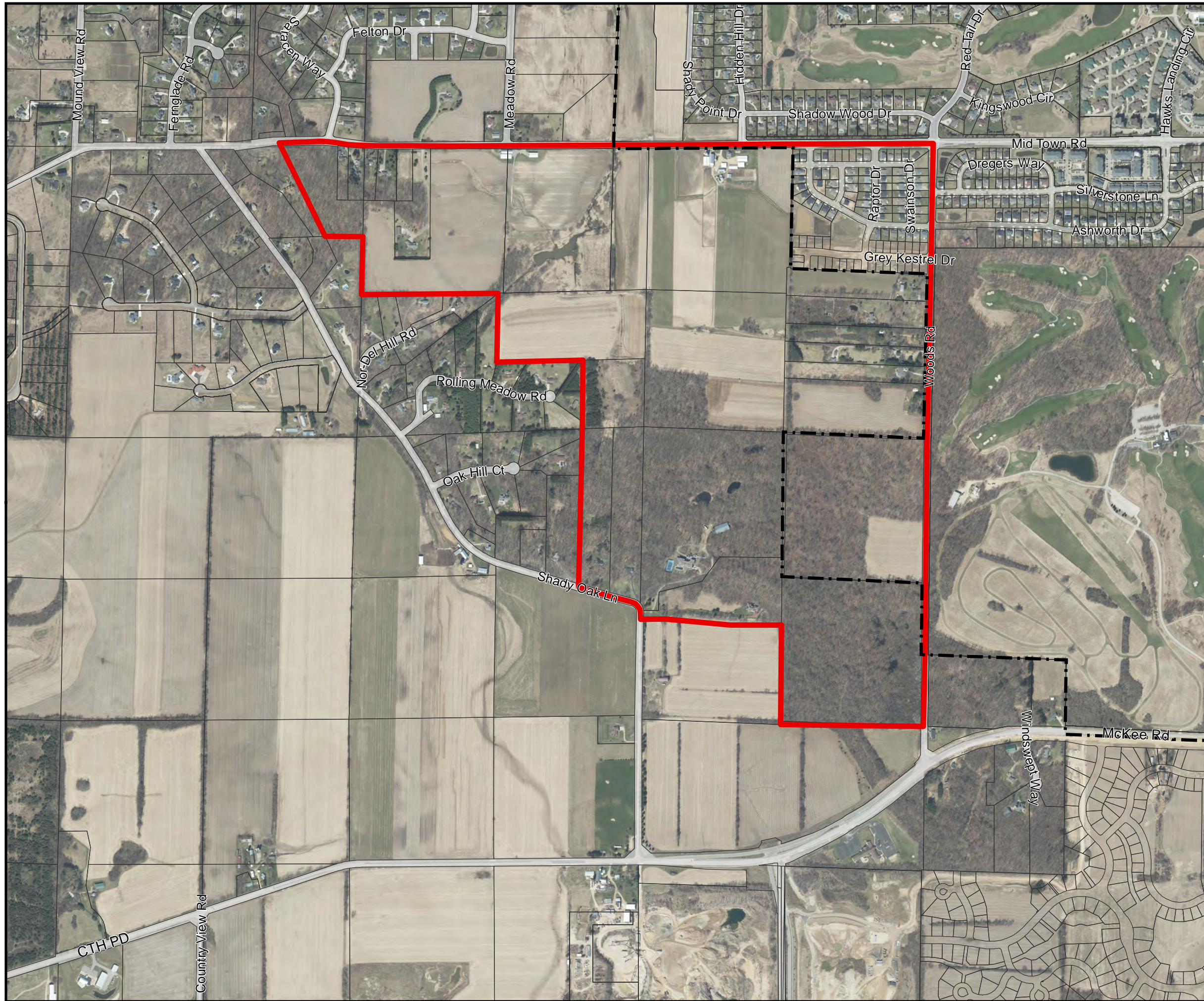
Properties in the planning area will need to be subdivided into smaller parcels before they can be developed with urban uses. As these lands are proposed for development, many of the Plan recommendations can be implemented through the review and approval of subdivision plats and application of the City of Madison's land subdivision regulations. In Madison, requests for approval of a land division are usually considered in conjunction with a request to rezone undeveloped property to allow urban development.

Future subdivisions in the planning area should conform to the recommendations in the adopted Plan, particularly regarding the locations of streets, off-street paths, and stormwater management facilities. Future subdivisions should provide building lots that facilitate development of the types of land uses recommended in the Plan. For higher density types of development, proposed subdivisions may also be required to provide information showing how the lots may be developed with building designs that maintain the desired street orientation and pedestrian-friendly street character. Local streets within

proposed subdivisions should either generally conform to the pattern of local streets shown in the Plan, or similarly reflect the objectives illustrated in the Plan.



Interagency and Intergovernmental Cooperation

The Plan provides a framework for coordinating the activities of City of Madison agencies and other units of government in the implementation of the neighborhood concept. Many important elements of the Plan will require continued cooperation and coordination, including securing the recommended open space area for the Ice Age Trail.

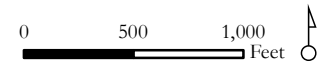


Map 1: Planning Area

Shady Wood
Neighborhood Development Plan
August 2022

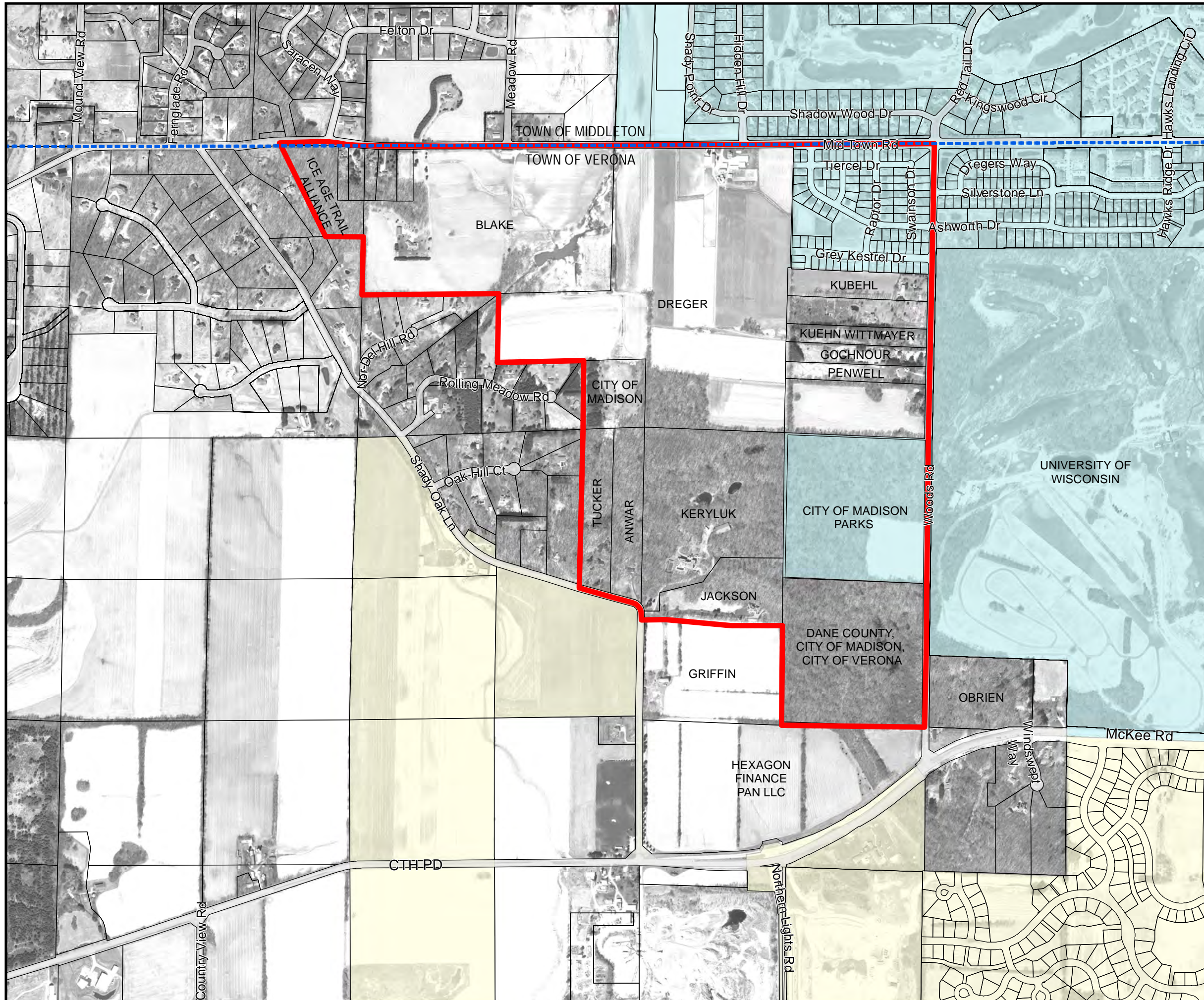
-  Planning Area
-  City of Madison Boundary



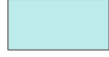

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Map 2: Municipal Jurisdiction and Property Ownership

Shady Wood
Neighborhood Development Plan
August 2022







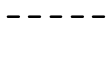

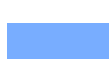






-  Planning Area
-  Town Line
-  City of Madison
-  City of Verona

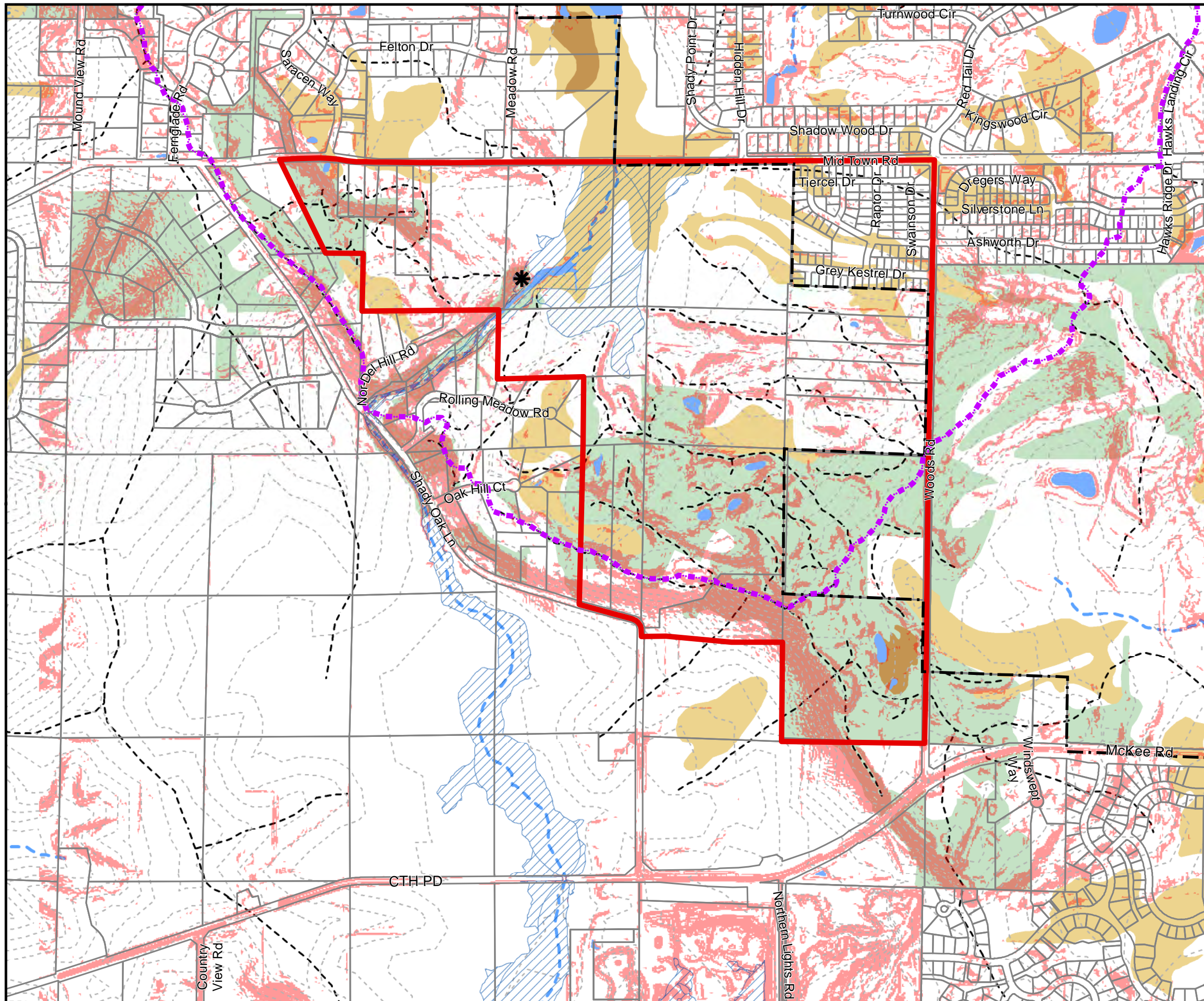
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Map 3: Natural Features

Shady Wood
Neighborhood Development Plan
August 2022

-  Planning Area
-  City of Madison Boundary
-  100-Year Floodplain
-  Lower Badger Mill Creek Sub-Watershed Boundary
-  Ridgeline
-  Elevation Contours - 10ft
-  Intermittent Stream
-  Surface Water
-  Woodland
-  Hydric Soils
-  Soils with Hydric Inclusions
-  Slopes Greater than 12%
-  Richardson's Cave












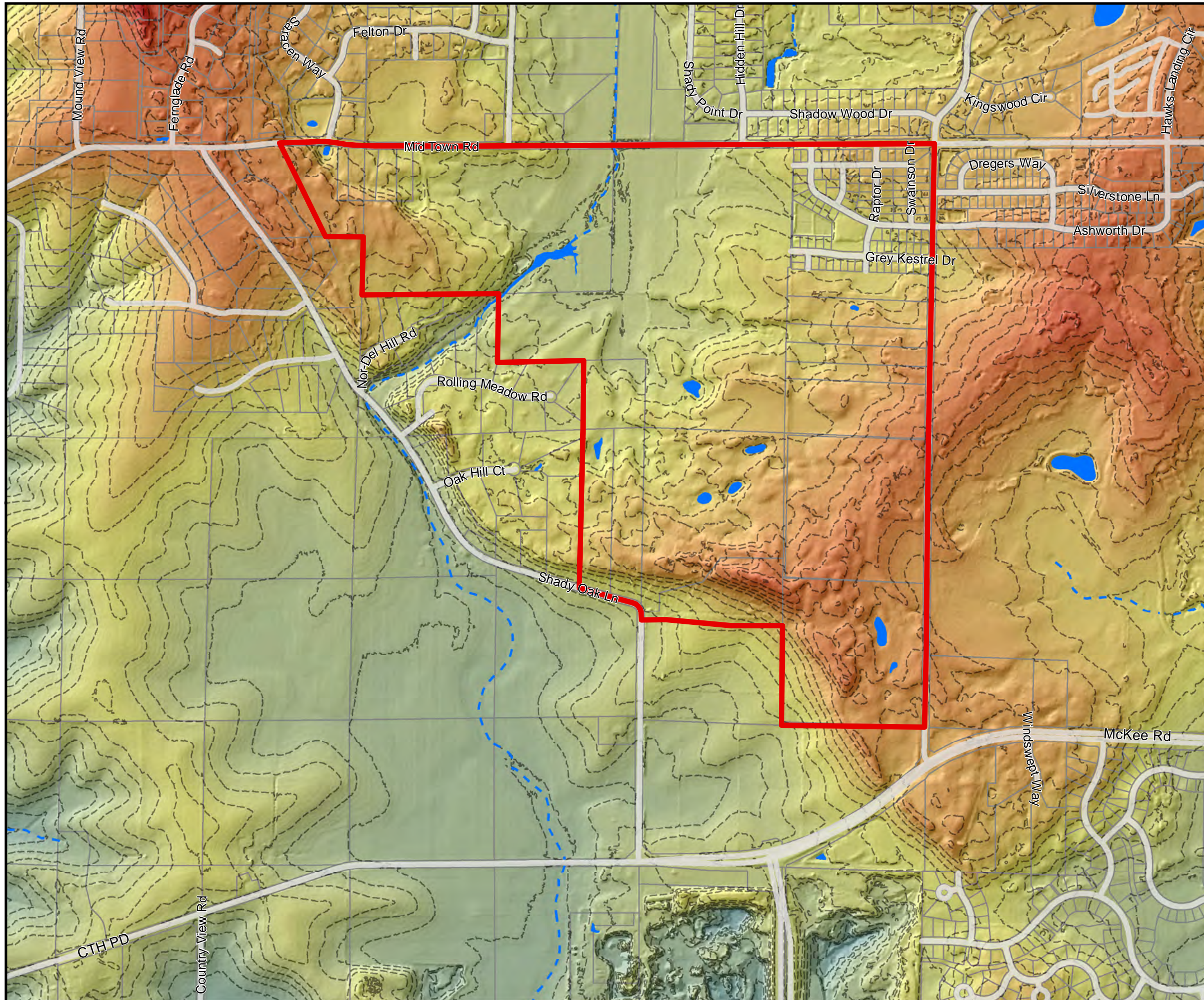
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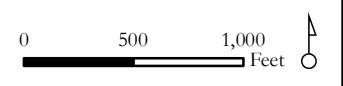
Map 4: Elevation Model

Shady Wood
Neighborhood Development Plan
August 2022

-  Planning Area
 -  Surface Water
 -  Intermittent Stream
 -  Elevation Contours - 10ft
- Elevation
-  High
 - 
 - 
 - 
 -  Low




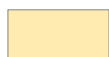


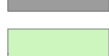




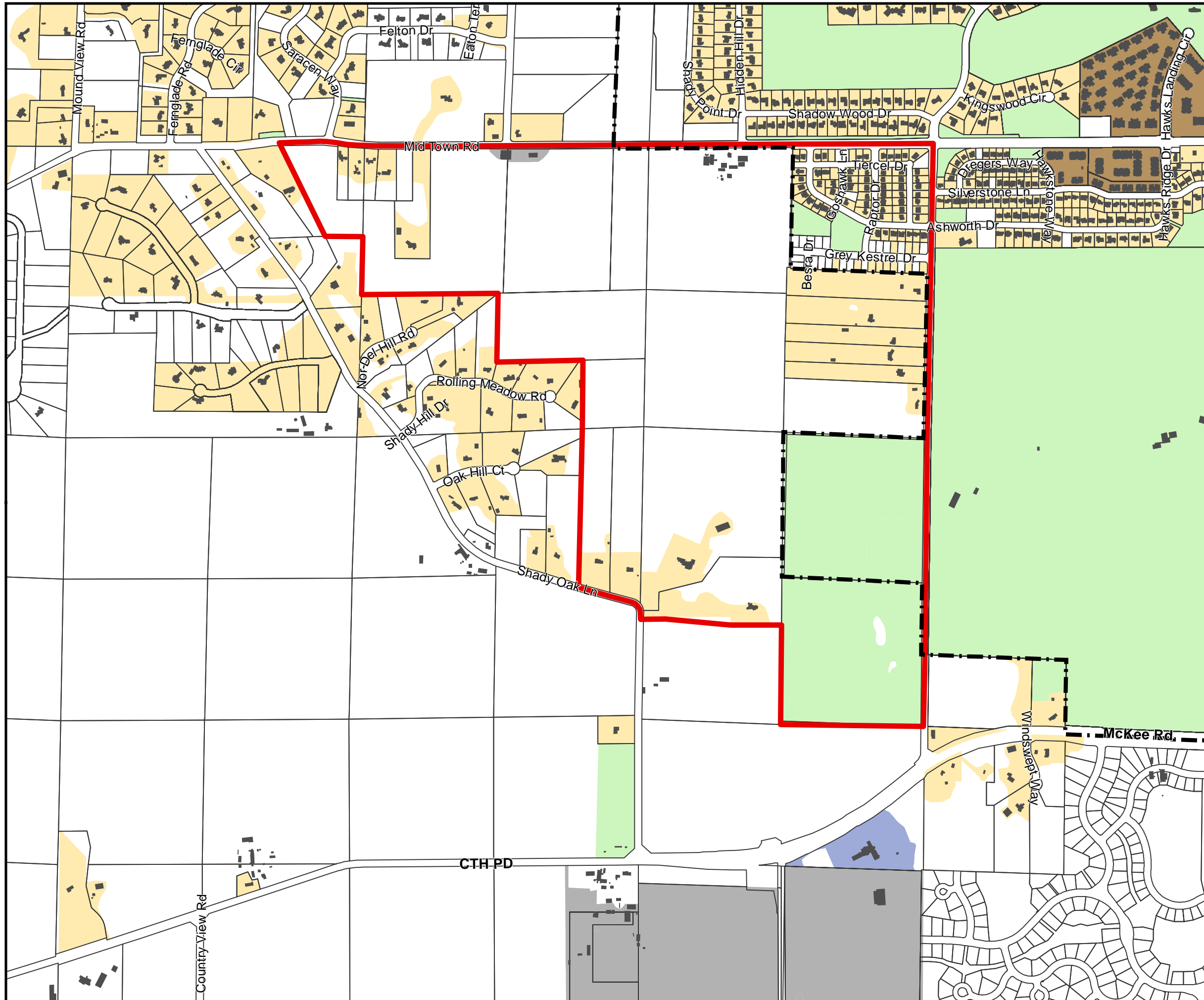
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Map 5: Existing Land Use

Shady Wood
Neighborhood Development Plan
August 2022

-  Planning Area
-  City of Madison Boundary
-  Building Footprint
- Land Use**
-  One Unit Residential
-  Five + Unit Residential
-  Institutional
-  Industrial
-  Park and Open Space
-  Agricultural or Vacant Land





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Map 6: Existing Zoning

Shady Wood
Neighborhood Development Plan
August 2022

-  Planning Area
-  City of Madison Boundary

City of Madison Zoning Districts

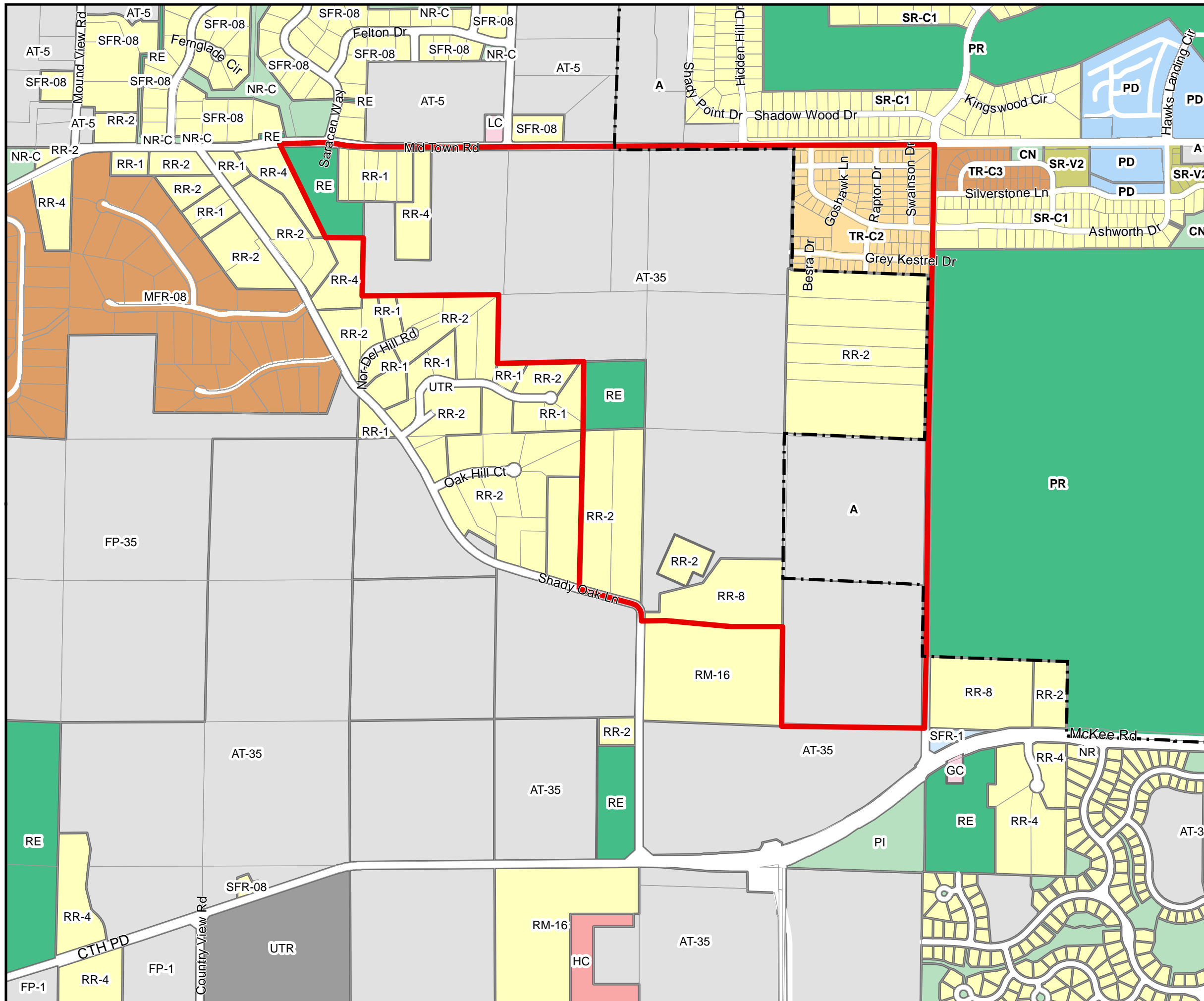
- Residential Districts
SR-C1, SR-V2, TR-C2, TR-C3
- Special Districts
A, CN, PD, PR

Town of Middleton and Town of Verona Zoning Districts

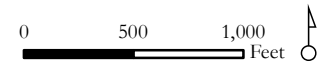
- Residential Districts
RR-1, RR-2, RR-4, RM-16, SFR-08, MFR-08,
- Natural Resource and Recreation Districts
NR-C, RE
- Commercial Districts
LC, HC
- Special Districts
UTR
- Agricultural and Farmland Preservation
AT-5, AT-35, FP-1, FP-35

City of Verona Zoning Districts

- Residential Districts
NR
- Natural Resource and Recreation Districts
PI
- Agricultural and Farmland Preservation
A

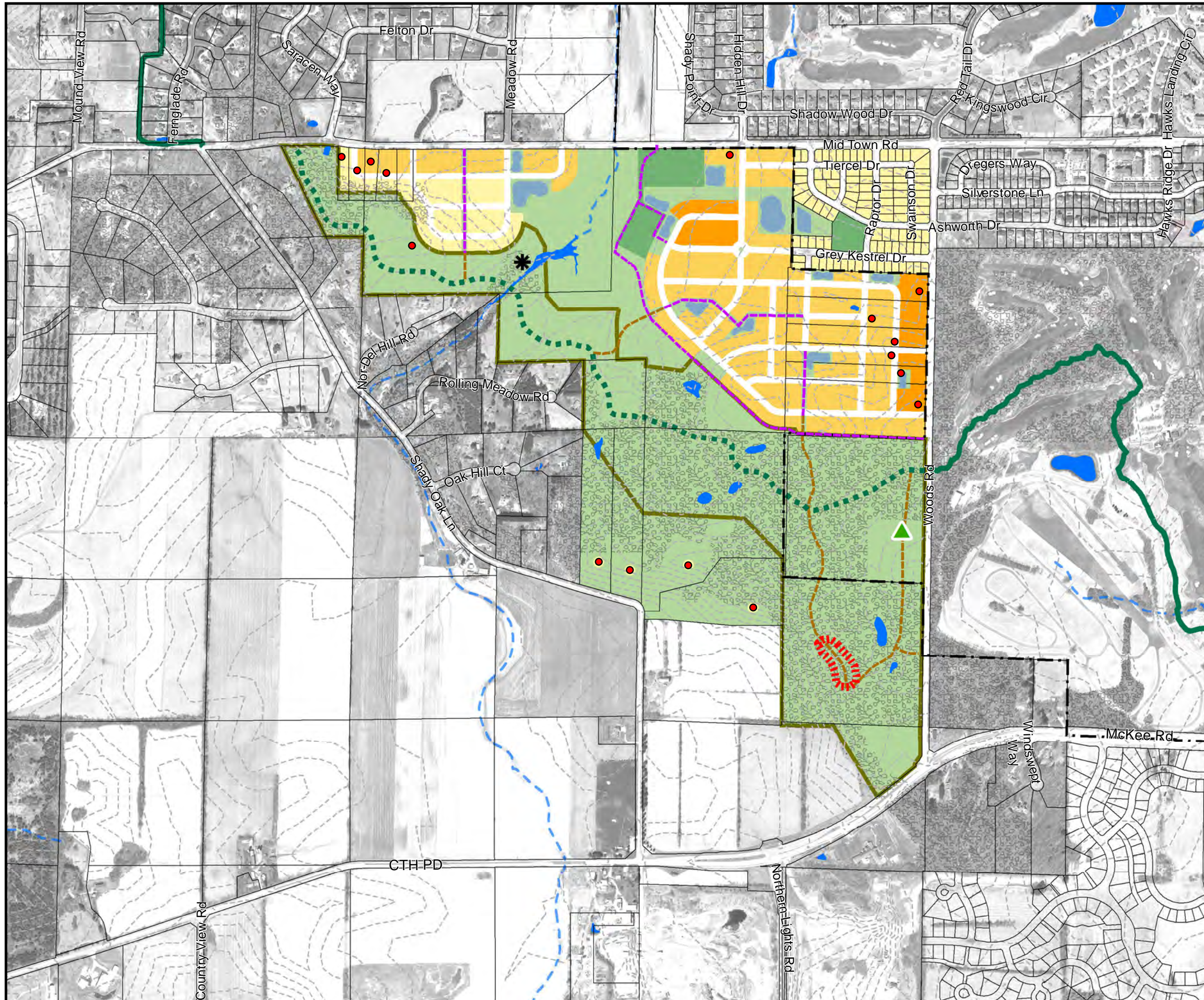


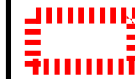















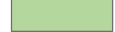


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Map 7: Land Use and Street Plan

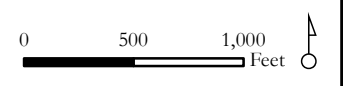
Shady Wood
Neighborhood Development Plan
August 2022



-  View Opportunity
-  Existing Dwelling Units
-  Richardson's Cave
-  Conceptual Ice Age Trail Trailhead
-  Existing Ice Age Trail
-  Conceptual Ice Age Trail
-  Proposed Shared-Use Paths
-  Pedestrian Path
-  10' Contours
-  Surface Water
-  Intermittent Stream
-  Woodlands
-  Housing Mix 1 (6-12 du/ac)
-  Housing Mix 2 (12-20 du/ac)
-  Housing Mix 3 (20-40 du/ac)
-  Potential Sports Fields
-  Stormwater and Other Open Space
-  Open Space Conservation Corridor
-  Conceptual Stormwater Pond Location

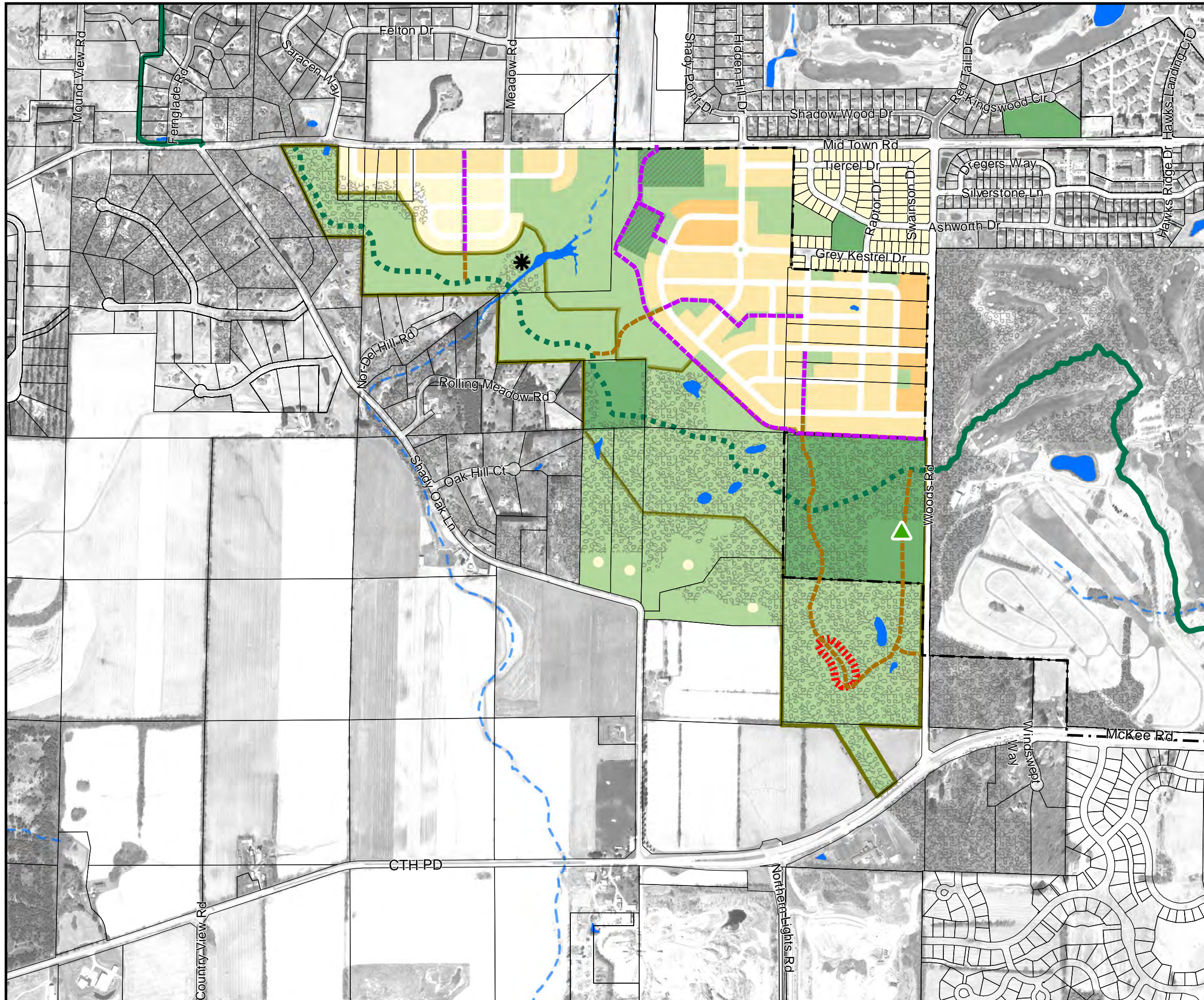
Note: The four properties with existing dwelling units south of the Open Space Conservation Corridor should not be included in CARPC's Environmental Corridor map. Changes to existing land use on these properties is not expected.
















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Map 8: Parks & Open Space

Shady Wood
Neighborhood Development Plan
August 2022



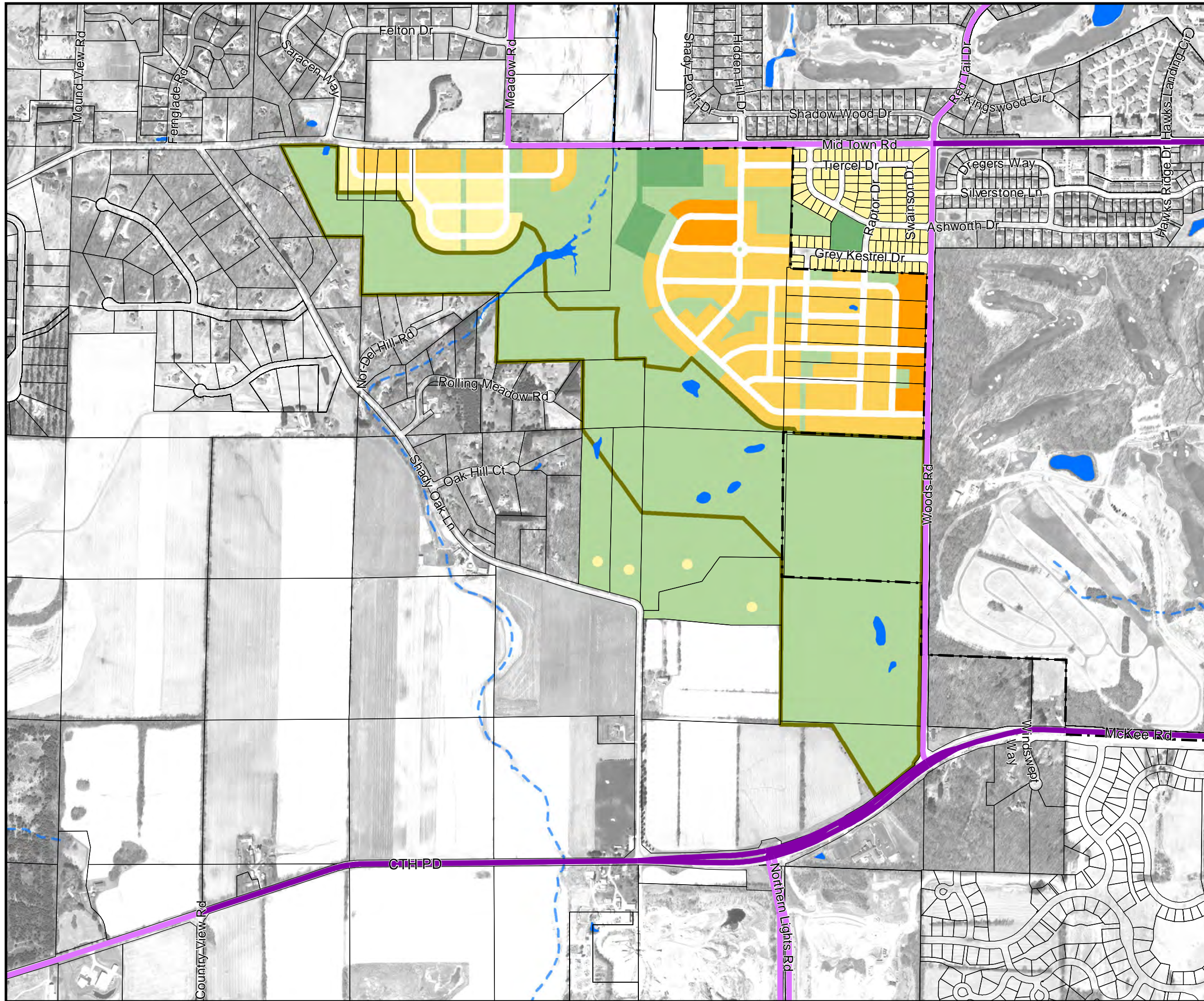
-  City of Madison Boundary
-  View Opportunity From Terminal Moraine
-  Existing Ice Age Trail
-  Conceptual Ice Age Trail
-  Proposed Shared-Use Paths
-  Proposed Pedestrian Path
-  Trailhead
-  Richardson's Cave
-  Intermittent Stream
-  Surface Water
-  Existing City of Madison Parks
-  Stormwater and Other Open Space
-  Open Space Conservation Corridor
-  Potential Sports Fields
-  Woodlands

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Map 9: Transportation Plan - Roadways

Shady Wood
Neighborhood Development Plan
August 2022



City of Madison Boundary

Surface Water

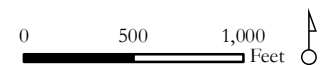
Intermittent Stream

Roadway Classification

Arterial

Collector

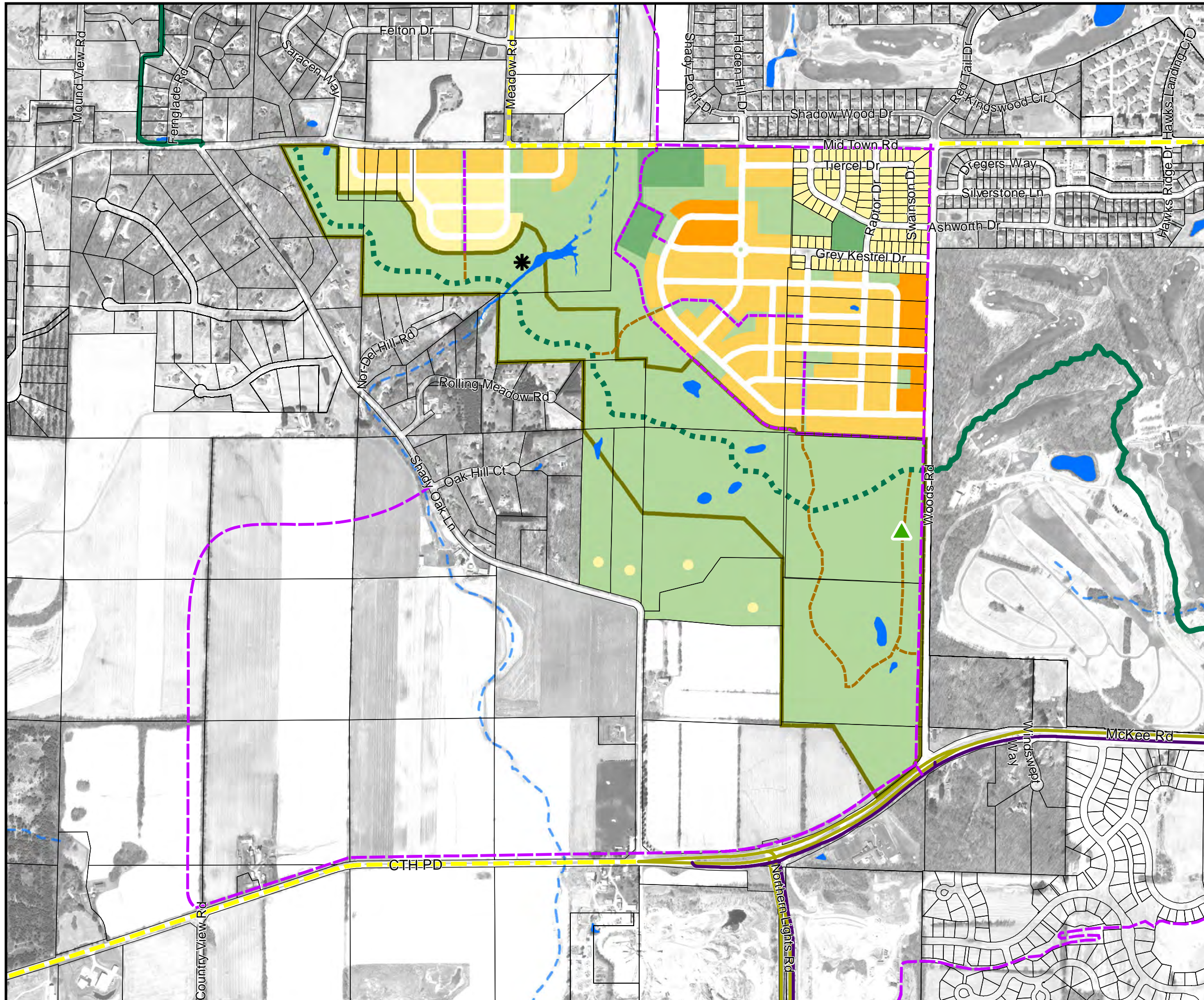
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Map 10: Transportation Plan - Pedestrian/Bicycle

Shady Wood Neighborhood
Development Plan

August 2022



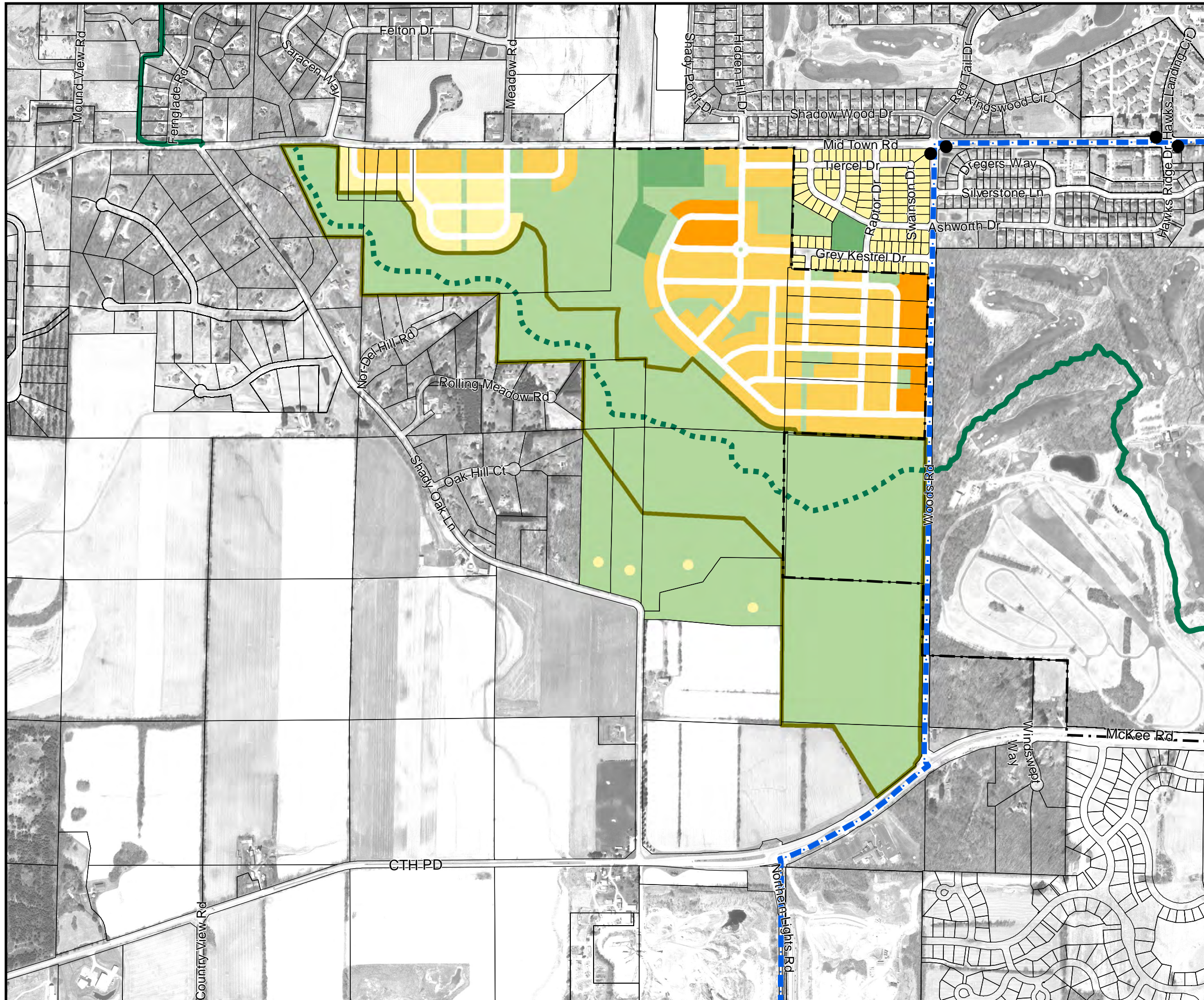
-  Existing Shared-Use Path
-  Proposed Shared-Use Path
-  Proposed Pedestrian Path
-  Existing On-Street Bicycle Facility
-  Proposed On-Street Bicycle Facility
-  Existing Ice Age Trail
-  Conceptual Ice Age Trail
-  Trailhead
-  Richardson's Cave
-  Surface Water
-  Intermittent Stream






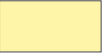





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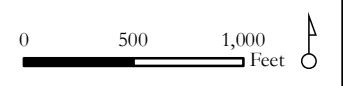
Map 11: Transit

Shady Wood
Neighborhood Development Plan
August 2022



-  City of Madison Boundary
-  Madison Metro Route 55
-  Madison Metro Bus Stops
-  Existing Ice Age Trail
-  Conceptual Ice Age Trail
-  Housing Mix 1 (6-12 du/ac)
-  Housing Mix 2 (12-20 du/ac)
-  Housing Mix 3 (20-40 du/ac)
-  Stormwater and Other Open Space
-  Park
-  Open Space Conservation Corridor

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Map 12: Utilities and Phasing

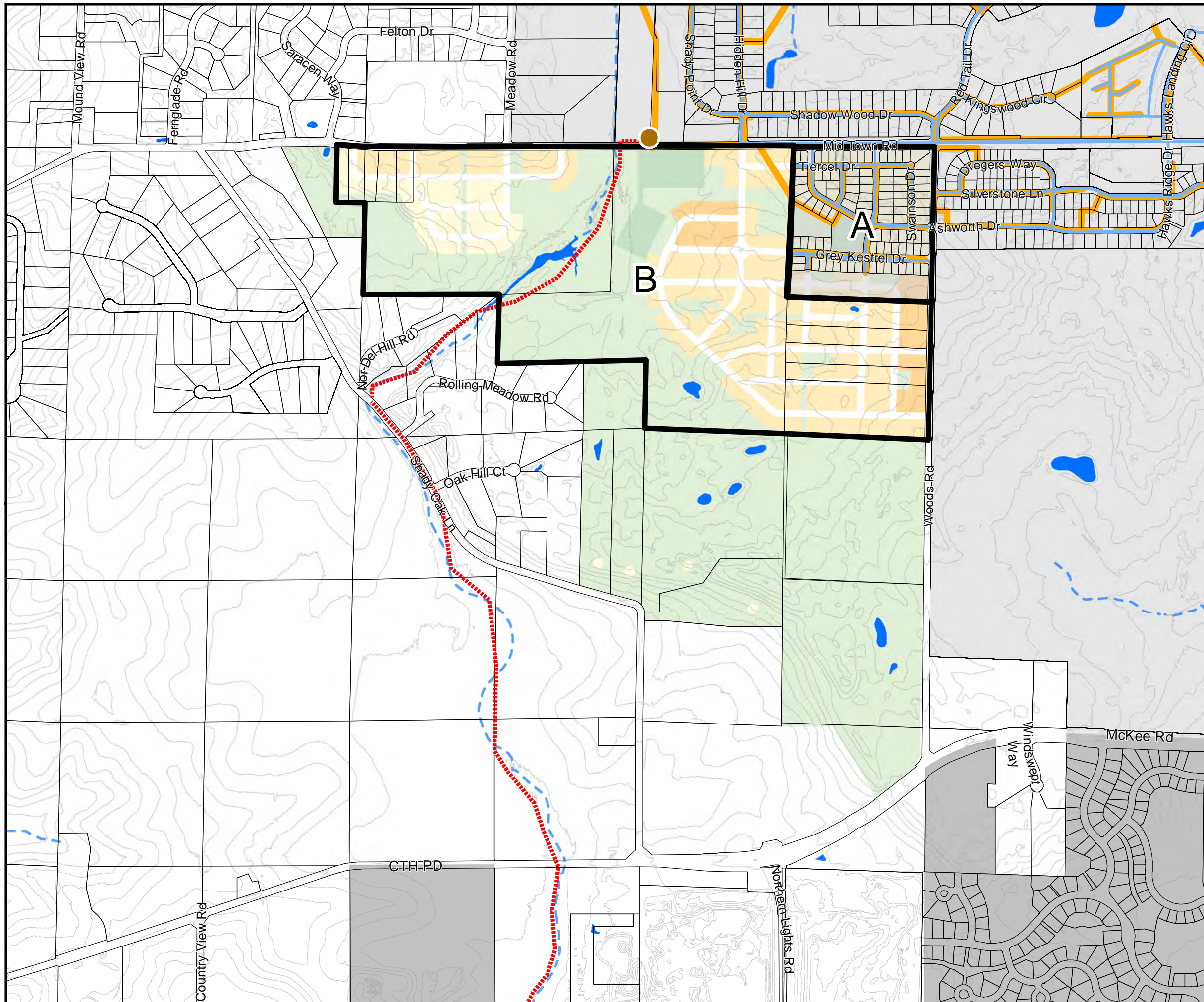
Shady Wood
Neighborhood Development Plan
August 2022

Existing Utilities

- Existing Water Main
- Existing Sanitary Sewer Main
- Existing Sanitary Lift Station

Proposed Utilities / Phasing

- Planned Lower Badger Mill Creek Interceptor
- Phasing Area
- Central Urban Service Area
- Verona Urban Service Area
- Elevation Contour - 10 foot

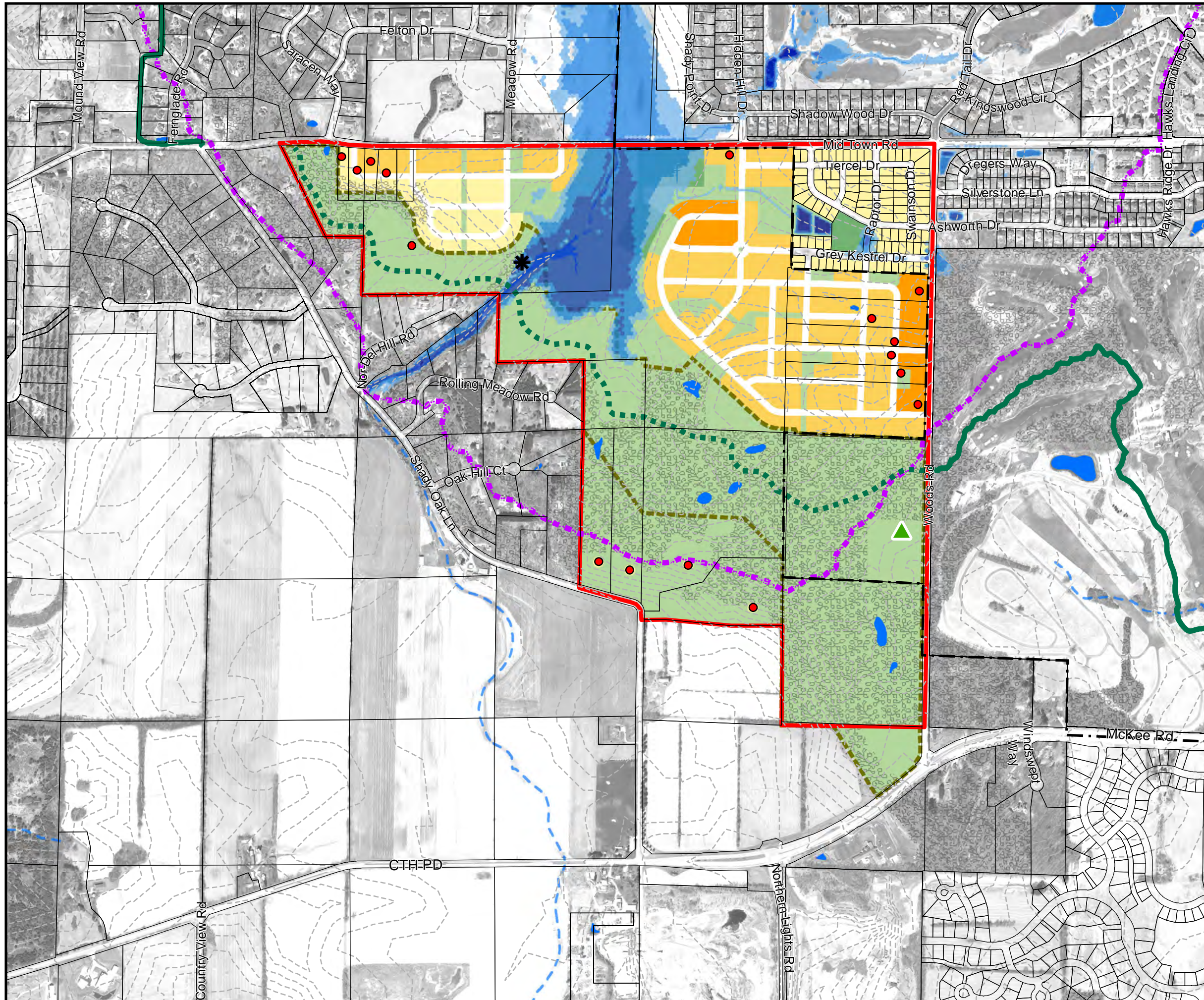


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Map 13: Storm Inundation Map

Shady Wood
Neighborhood Development Plan
August 2022








- Planning Area
- Projected Water Depths for 100 yr Flood
 - Shallow
 - Deep
- Lower Badger Mill Creek Sub-Watershed Boundary
- Existing Dwelling Units
- ★ Richardson's Cave
- ▲ Conceptual Ice Age Trail Trailhead
- Existing Ice Age Trail
- Conceptual Ice Age Trail
- 10' Contours
- Intermittent Stream
- Surface Water
- Woodlands
- Housing Mix 1 (6-12 du/ac)
- Housing Mix 2 (12-20 du/ac)
- Housing Mix 3 (20-40 du/ac)
- Stormwater and Other Open Space
- Potential Sports Fields
- Open Space Conservation Corridor

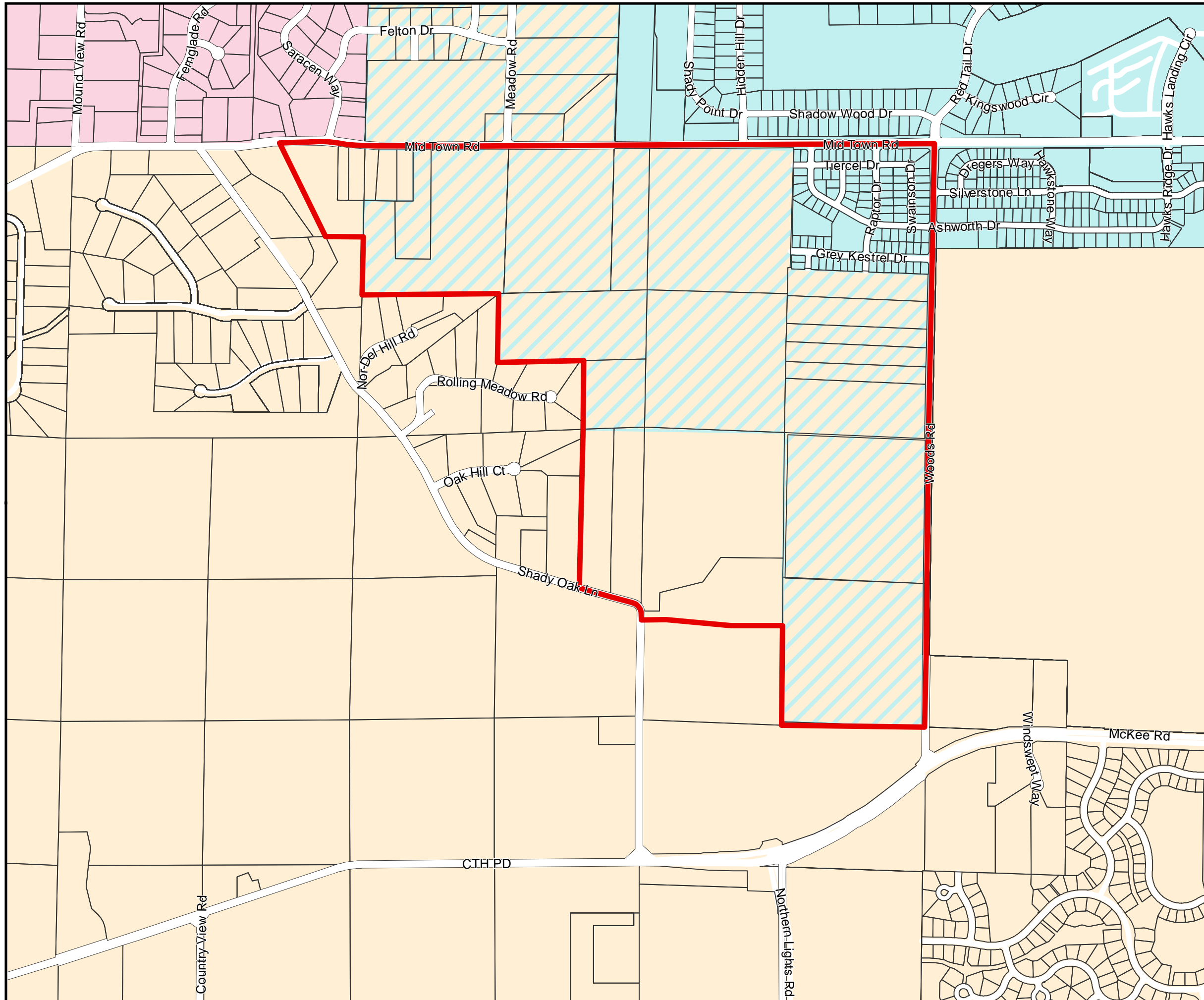
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Map 14: School Districts

Shady Wood
Neighborhood Development Plan
August 2022

-  Planning Area
-  Madison Metropolitan School District
-  Middleton-Cross Plains School District
-  Verona Area School District
-  Transfer to MMSD
(Per Boundary Agreement)











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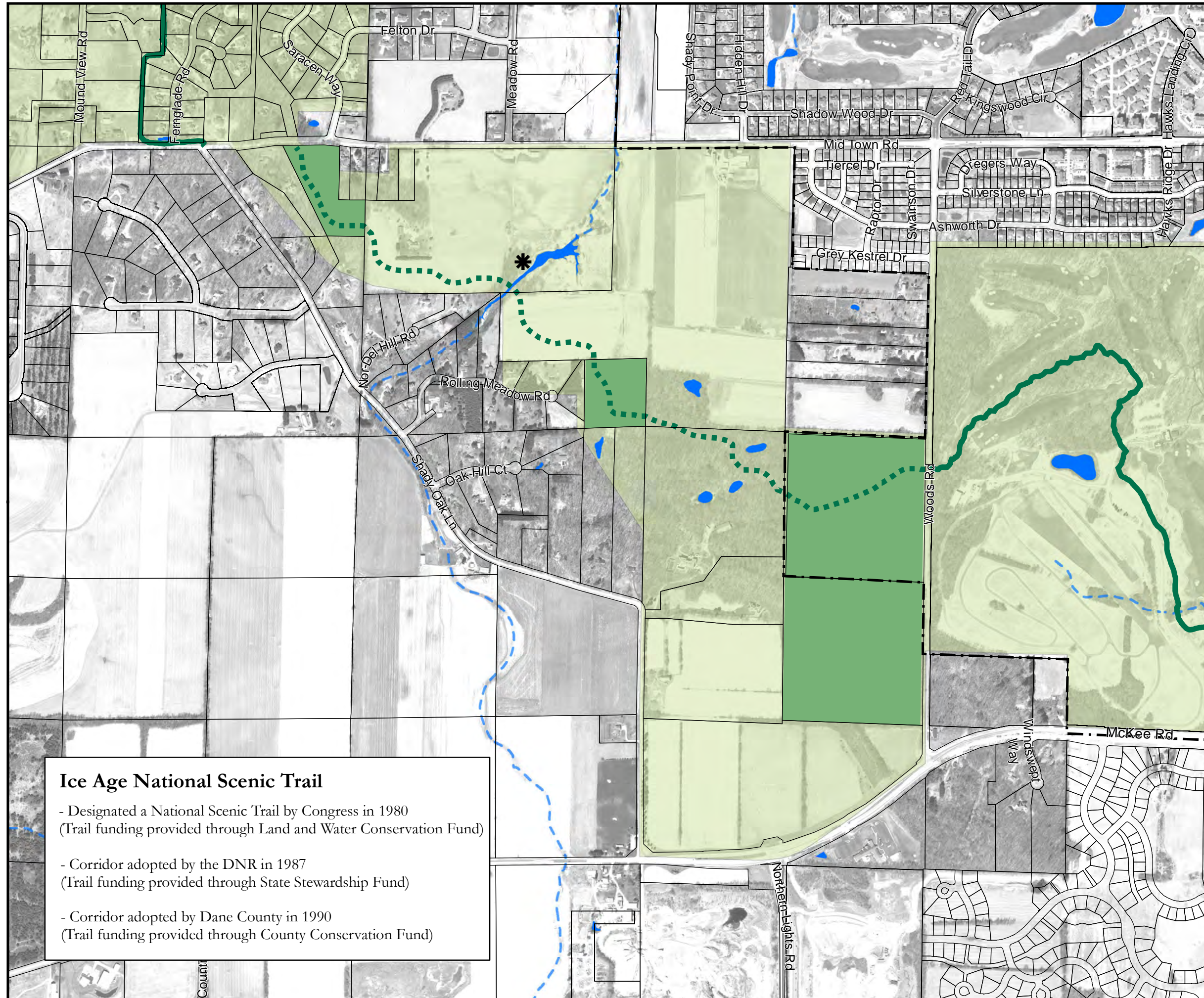
Map 15: Preserved Open Space

Shady Wood
Neighborhood Development Plan
August 2022

-  City of Madison Boundary
-  Ice Age National Scenic Trail Corridor
-  Preserved Open Space
-  Existing Ice Age Trail
-  Conceptual Ice Age Trail
-  Intermittent Stream
-  Surface Water
-  Richardson's Cave

Ice Age National Scenic Trail

- Designated a National Scenic Trail by Congress in 1980
(Trail funding provided through Land and Water Conservation Fund)
- Corridor adopted by the DNR in 1987
(Trail funding provided through State Stewardship Fund)
- Corridor adopted by Dane County in 1990
(Trail funding provided through County Conservation Fund)

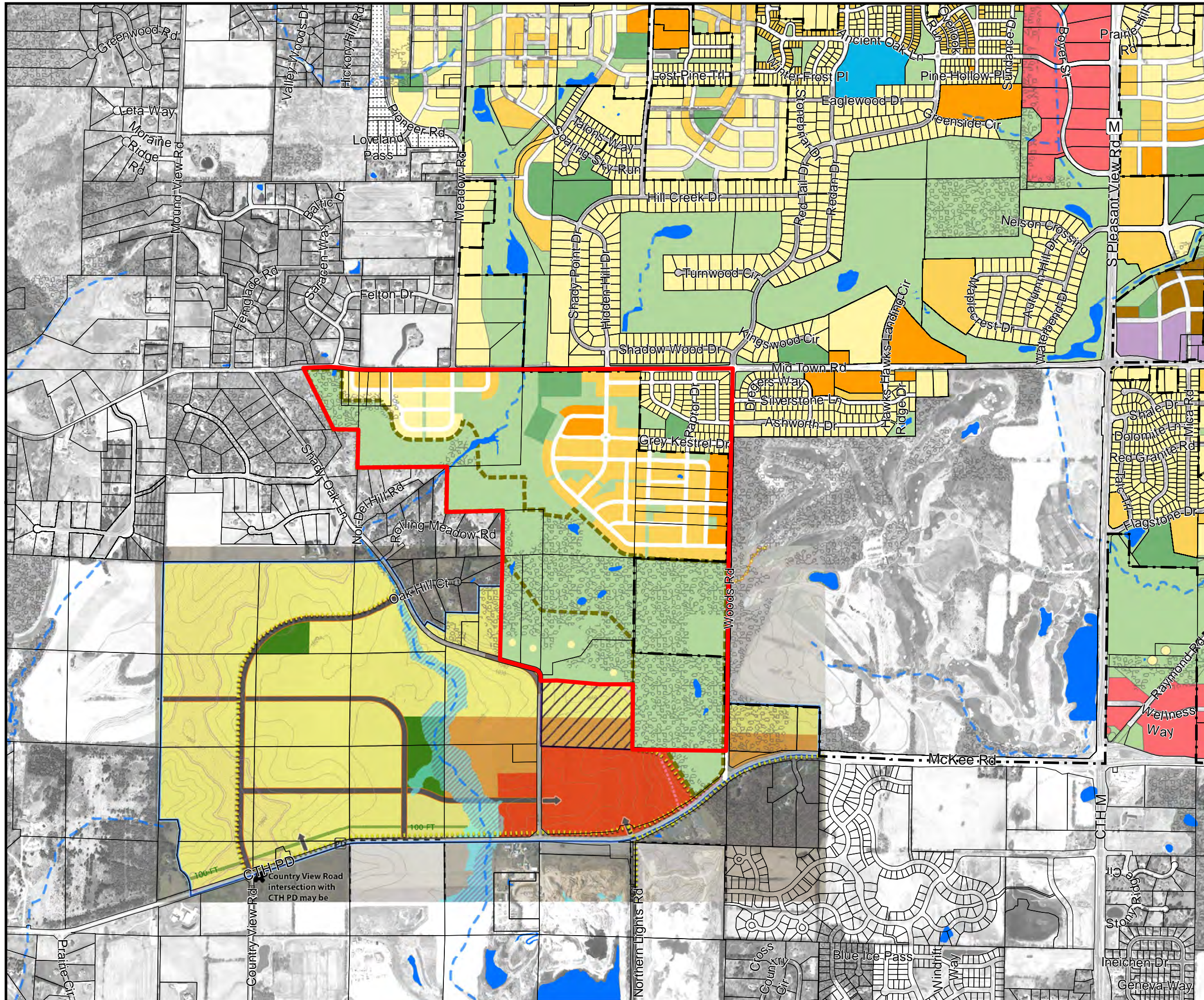


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Map 16: Generalized Land Use Plan

Shady Wood
Neighborhood Development Plan
August 2022

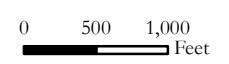


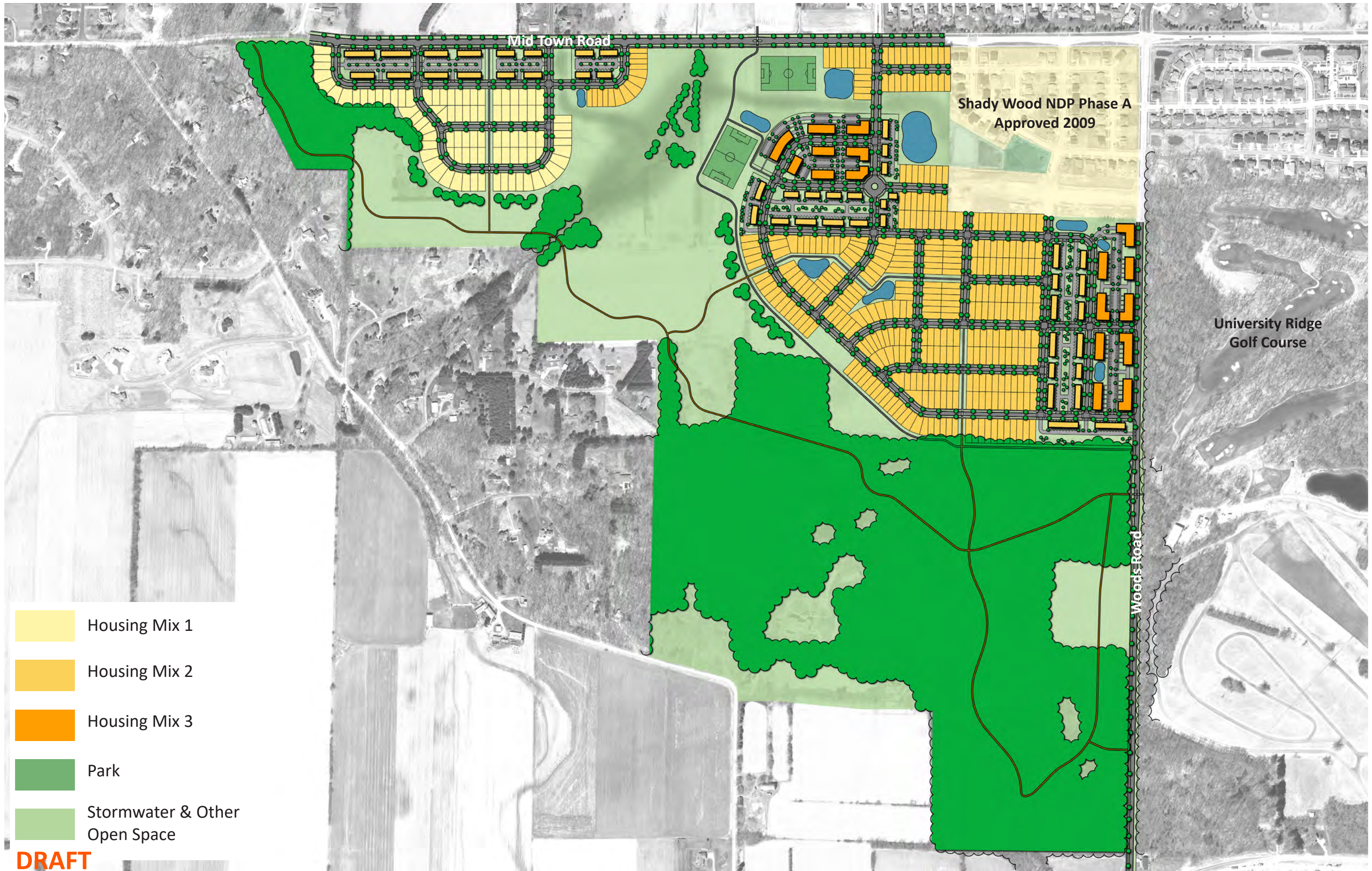
- Planning Area
- Intermittent Stream
- Woodlands
- Housing Mix 1 (6-12 du/ac)
- Housing Mix 2 (12-20 du/ac)
- Housing Mix 3 (20-40 du/ac)
- Housing Mix 4 (41-70 du/ac)
- Neighborhood Mixed Use
- Employment
- Institutional
- Stormwater and Other Open Space
- Park
- Open Space Conservation Corridor

Verona NW Neighborhood Plan

- Parks
- Low Density Residential
- Medium Density Residential
- Commercial/Mixed Use

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Mid Town Road

Shady Wood NDP Phase A
Approved 2009

University Ridge
Golf Course

Woods Road

-  Housing Mix 1
-  Housing Mix 2
-  Housing Mix 3
-  Park
-  Stormwater & Other
Open Space

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