



PUBLIC SPEAKING INSTRUCTIONS

WRITTEN COMMENTS: You can send comments to the Town Board on any matter, either on or not on the agenda, by emailing mgeller@town.verona.wi.us or twithee@town.verona.wi.us or in writing to Town Board Chair, 7669 County Highway PD, Verona, WI, 53593.

- 1) Call to Order/Approval of the Agenda
- 2) Pledge of Allegiance
- 3) Public Comment – Comments on matters not listed on this agenda could be placed on a future meeting agenda. If the Chair or staff has received written comments for items not on the agenda, these may be read.
- 4) Approval of minutes from April 3, 2024
- 5) Committee Reports
 - A. Plan Commission
 1. Discussion and Possible Action: Land Use Application 2024-02 Riverside Vista (062/0608-303-9000-8 east of 7906 Riverside Road) Declaration of Covenants, Development Agreement and Stewardship Plan
 2. Discussion and Possible Action: Land Use Application 2024-03 Sugar Ridge Flying Farm (7535 & 7550 Sugar Ridge Road) CSM and Rezone
 3. Discussion and Possible Action: Land Use Application CUP 2024-01 Sugar Ridge Flying Farm (7535 & 7550 Sugar Ridge Road) Conditional Use Permit
 - B. Public Works
 1. Discussion and Possible Action: Lower Badger Mill Creek Interceptor and Shady Oak Lane Road Replacement
 2. Discussion and Possible Action: Inter-governmental Agreement with the City of Fitchburg regarding Fitchrona Road and Goose Lake Stormwater Improvements
 - C. Finance Committee
 - D. Natural and Recreational Areas Committee
 1. Discussion and Possible Action: Natural Area Tours
 2. Discussion and Possible Action: Natural and Recreational Areas Plan 2024-2029
 - E. EMS Commission
 - F. Senior Services Committee
- 6) Town Chair's Business
 - A. Discussion and Possible Action: Town of Verona Committee/Commission Appointments

B. Discussion and Possible Action: 2024 Town Board Workshop

7) Supervisor Announcements

8) Staff Reports

A. Administrator/Planner Report

B. Public Works Director Report

C. Clerk/Treasurer Report

9) Unfinished Business

10) New Business

i) Discussion and Possible Action: Dark Sky Ordinance 2017-04

ii) Discussion and Possible Action: Town of Verona 2024 Annual Meeting Direct Powers Motion

iii) Discussion and Possible Action: Town of Verona 2024 Annual Meeting Advisory Motions

11) Check Register Review

12) Other

13) Adjournment

Regular board agendas are published in the Town's official newspaper, The Verona Press. Per Resolution 2016-2 agendas are posted at the Town Hall and online at www.town.verona.wi.us. Use the 'subscribe' feature on the Town's website to receive agendas and other announcements via email. Notice is also given that a possible quorum of the Plan Commission and/or Public Works, Ordinance, Natural and Recreational Areas, and Finance Committees could occur at this meeting for the purposes of information gathering only.

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 @ 608-845-7187 or twithee@town.verona.wi.us. Please do so at least 48 hours prior to the meeting so that proper arrangements can be made.

Mark Geller, Town Chair, Town of Verona

Sent to VP: 04/26/2024

Posted 05/03/2024



Town of Verona Strategic Planning Summary

Two strategic planning sessions held by the Town Board, committees, and commissions on November 11, 2017 and February 17th, 2018. The purpose of these sessions was to develop an updated vision statement and outline guiding principles for work going forward.

Town of Verona Vision Statement

To maintain the Town as an independent, financially sustainable, safe,
and healthy rural community

Guiding principles

- Create a welcoming and inclusive community
- Provide efficient services
- Be fiscally responsible
- Anticipate and plan for growth
- Protect and enhance cultural and natural resources
- Maintain open and transparent government
- Coordinate and collaborate with neighboring jurisdictions/key partners

Town of Verona
Town Board Meeting Minutes
Wednesday, April 03, 2024 – 6:30 pm

Town Board Members Present: Chair Mark Geller, Tom Mathies, Dave Lonsdorf, Deb Paul, Mike Duerst

Staff Present: Administrator/Planner Sarah Gaskell, Clerk/Treasurer Teresa Withee, Public Works

Director Chris Barnes and Road Patrolman, Mark Judd

Others Present:

1. Call to Order/Approval of the Agenda – Chair Geller called the meeting to order at 6:30 pm. Motion by Duerst to approve the agenda, second by Lonsdorf. Motion carried by voice vote.
2. Pledge of Allegiance
3. Public Comment
4. Approval of minutes from March 5, 2024 and October 31, 2023. Motion by Duerst to approve the minutes from March 5, 2024, second by Geller, Mathies nay. Motion carried by voice vote. Motion by Mathies to approve the minutes from October 31, 2023, second by Lonsdorf. Motion carried by voice vote.
5. Committee Reports
 - A. Plan Commission – Discussion regarding development updates. No meeting held in March.
 - B. Public Works
 1. Discussion and Possible Action: Whalen Road Repair Project Bid Award. Duerst presented the bid information. Motion by Duerst to approve bid from Fahrner to complete the Whalen Road Repair Project for \$28,059.35, second by Mathies. Discussion by board. Motion carried by voice vote.
 2. Discussion and Possible Action: Fitchrona Road Speed Limit Revision. Duerst presented the revision to reduce speed to 40 mph. Motion by Duerst to approve Fitchrona Road Speed Limit Revision reducing speed to 40 mph, second by Lonsdorf. Discussion by board. Barnes explained the reasons that a reduction in speed is justified. Motion carried by voice vote.
 3. Discussion and Possible Action: Ordinance 2024-01 to Establish the Speed Limit on a Section of Fitchrona Road. Motion by Geller to approve Ordinance 2024-01 to Establish the Speed Limit on a Section of Fitchrona Road, second by Duerst. Discussion by board. Motion carried by voice vote.
 - C. Finance Committee – no meeting
 - D. Natural and Recreational Areas – Lonsdorf stated they met NRA plan will be presented to the board at the May meeting. Town Natural areas hikes and visit will also be an agenda item for May.

- E. EMS Commission – Lonsdorf stated they are hiring another deputy chief due to increase in calls.
- F. Senior Services Committee – no meeting
- 6. Town Chair’s Business – Geller congratulated Mike Duerst and Deb Paul for winning their seats as Town Supervisors and thanked them for their service.
- 7. Supervisor Announcements – Duerst stated they are crushing along Highway 69 and Riverside. Mathies stated Dane County Towns association will be the 3rd Wednesday in May at Town of Middleton.
- 8. Staff Reports
 - A. Administrator/Planner Report was included in the packet. Gaskell stated Board of Review is meeting on April 23rd and quorum is required. Lonsdorf stated that NRAC is meeting the same night. Gaskell stated she wanted to express her appreciation for staff getting snow removed and running the election smoothly the past few days. Annual meeting is scheduled for 2 weeks from today.
 - B. Public Works Director Report was included in the packet. Barnes reviewed the PowerPoint regarding the boom mower rental in March.
 - C. Clerk/Treasurer Report was included in the packet. Withee stated the election ran smoothly and we are lucky to have so many good election workers that help run the elections. Geller stated his appreciation for the process and volunteers.
- 9. Unfinished Business
 - A. Discussion and Possible Action: 2024 Road Maintenance Projects. Motion by Duerst to approve 2024 Road Maintenance Projects, second by Lonsdorf. Motion carried by voice vote.
 - i. Execute an agreement with Dane County for pavement striping for the approximate amount of \$5,250.00. Motion by Geller to approve 2024 Road Maintenance Projects, second by Duerst. Discussion by board. Motion carried by voice vote.
 - ii. Authorize the purchase of new regulatory and warning signs from Decker Supply Co. Inc. in the amount of \$5,500.00. Motion by Duerst to approve 2024 Road Maintenance Projects, second by Lonsdorf. Motion carried by voice vote.
 - iii. Shoulder embankment preparation of Sunset Drive for approximately \$3,700. Motion by Geller to approve 2024 Road Maintenance Projects, second by Duerst. Motion carried by voice vote.

- iv. Execute a Change Order to Payne and Dolan, Inc to add Horseshoe Bend to the 2024 Maintenance contract in the amount of \$20,958.00. Motion by Lonsdorf to approve 2024 Road Maintenance Projects, second by Duerst. Motion carried by voice vote.

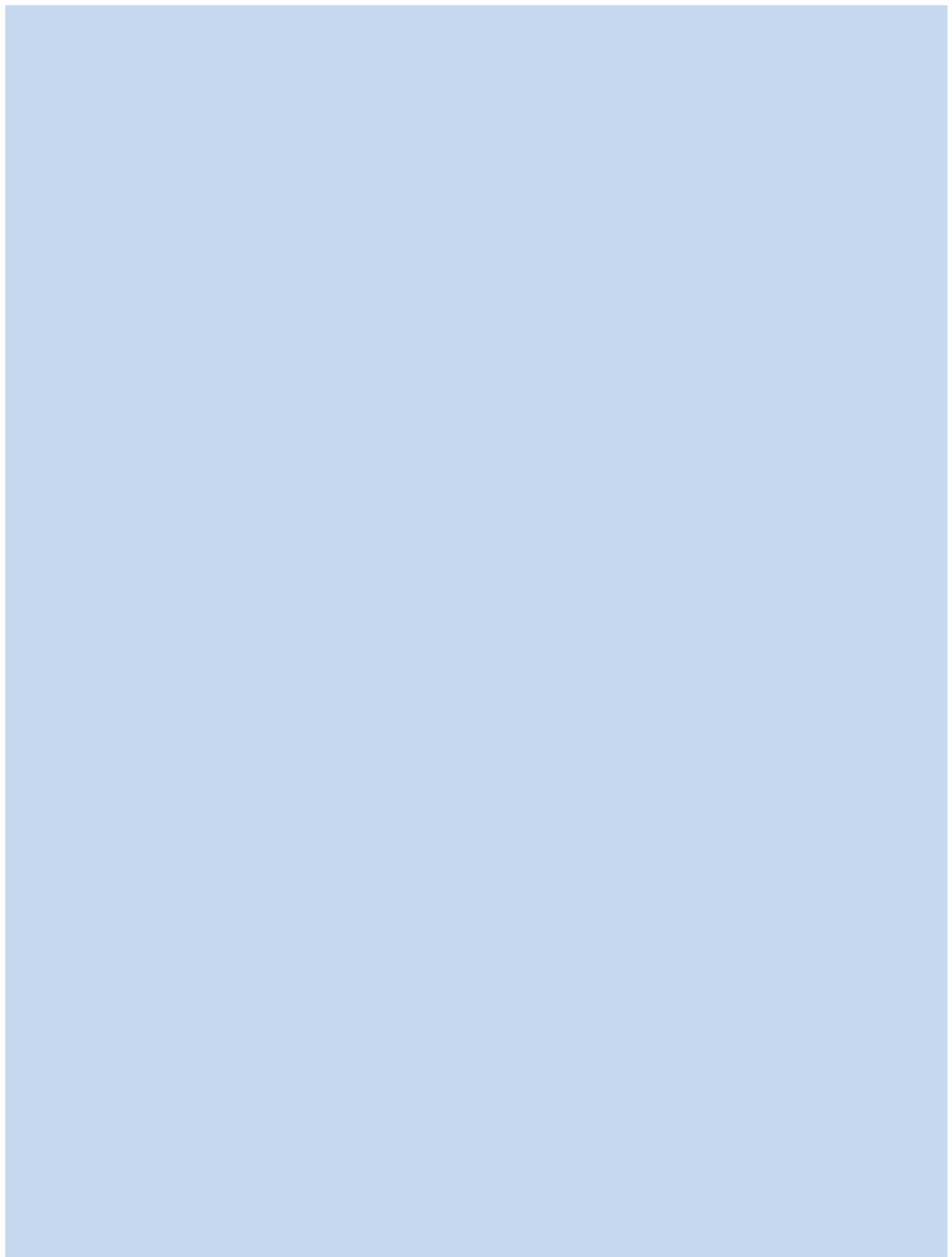
10. New Business

- A. Discussion and Possible Action: Town of Verona Engagement Letter from Johnson Block CPA for the 2023 Audit –Motion by Duerst to approve 2024 Road Maintenance Projects, second by Paul. Motion carried by voice vote.
11. Check Register Review – Discussion by board – would like an update from Western Dane County Municipal Court and Dane County Sherrif department.
12. Other
13. Motion by Geller to adjourn, second by Duerst, meeting adjourned without objection at 7:35 pm.

Prepared by Teresa Withee, Town Clerk

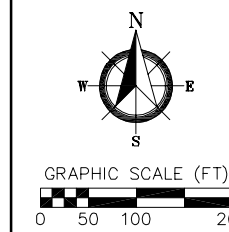
Approved:

DRAFT



TOWN OF SPRINGDALE

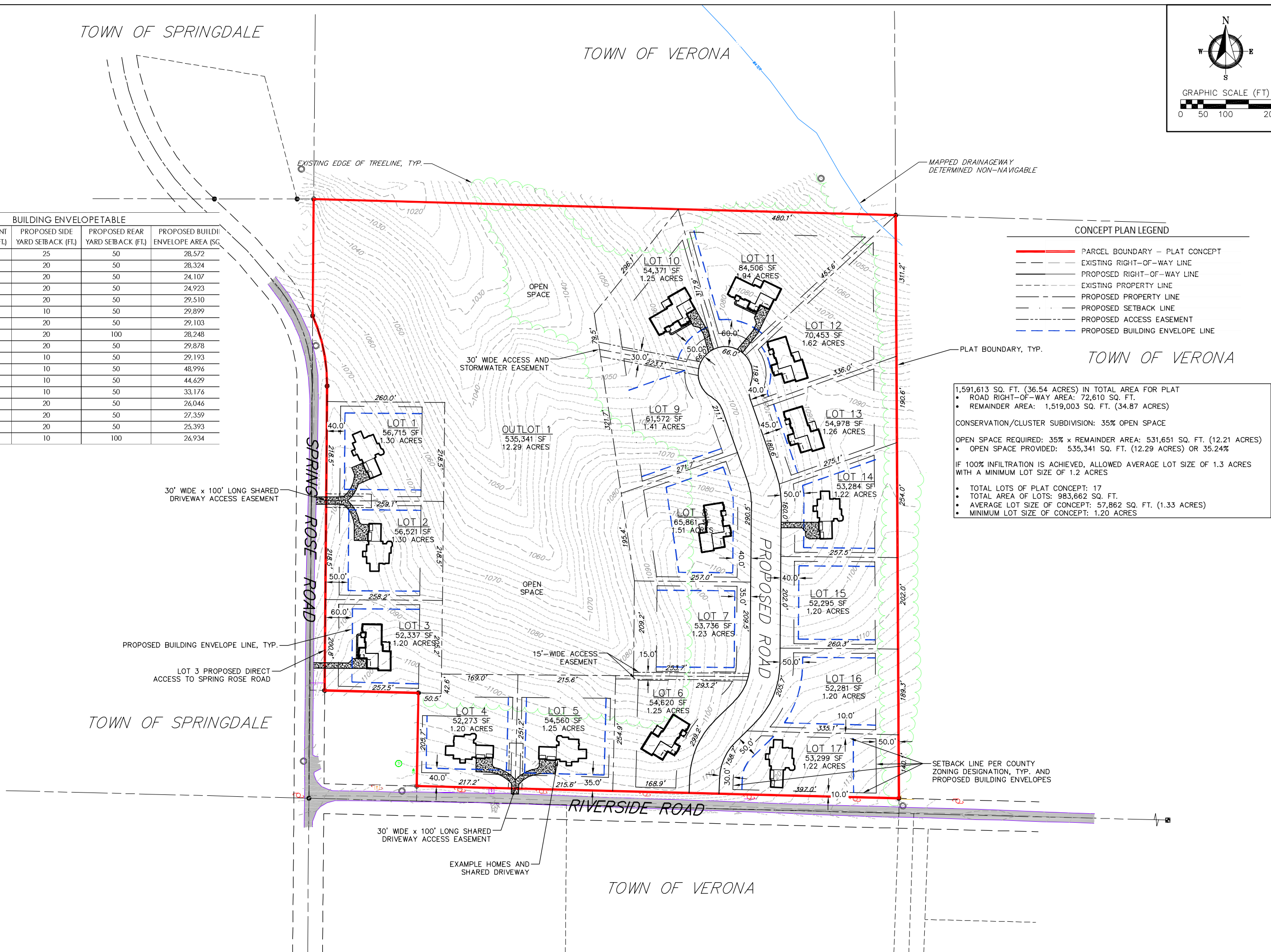
TOWN OF VERONA



BUILDING ENVELOPE TABLE				
LOT	PROPOSED FRONT YARD SETBACK (FT.)	PROPOSED SIDE YARD SETBACK (FT.)	PROPOSED REAR YARD SETBACK (FT.)	PROPOSED BUILDING ENVELOPE AREA (SQ. FT.)
1	40	25	50	28,572
2	50	20	50	28,324
3	60	20	50	24,107
4	40	20	50	24,923
5	35	20	50	29,510
6	30	10	50	29,899
7	35	20	50	29,103
8	40	20	100	28,248
9	30	20	50	29,878
10	50	10	50	29,193
11	60	10	50	48,996
12	40	10	50	44,629
13	45	10	50	33,176
14	50	20	50	26,046
15	40	20	50	27,359
16	50	20	50	25,393
17	50	10	100	26,934

CONCEPT PLAN LEGEND	
	PARCEL BOUNDARY - PLAT CONCEPT
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED ACCESS EASEMENT
	PROPOSED BUILDING ENVELOPE LINE

1,591,613 SQ. FT. (36.54 ACRES) IN TOTAL AREA FOR PLAT
 • ROAD RIGHT-OF-WAY AREA: 72,610 SQ. FT.
 • REMAINDER AREA: 1,519,003 SQ. FT. (34.87 ACRES)
 CONSERVATION/CLUSTER SUBDIVISION: 35% OPEN SPACE
 OPEN SPACE REQUIRED: 35% x REMAINDER AREA: 531,651 SQ. FT. (12.21 ACRES)
 • OPEN SPACE PROVIDED: 535,341 SQ. FT. (12.29 ACRES) OR 35.24%
 IF 100% INFILTRATION IS ACHIEVED, ALLOWED AVERAGE LOT SIZE OF 1.3 ACRES WITH A MINIMUM LOT SIZE OF 1.2 ACRES
 • TOTAL LOTS OF PLAT CONCEPT: 17
 • TOTAL AREA OF LOTS: 983,662 SQ. FT.
 • AVERAGE LOT SIZE OF CONCEPT: 57,862 SQ. FT. (1.33 ACRES)
 • MINIMUM LOT SIZE OF CONCEPT: 1.20 ACRES



Plat Concept Plan - 1,000 Ft Road
 Riverside Vista
 Town of Verona
 Dane County, Wisconsin

Revisions		Revisions	
No.	Date	No.	Date

Scale:	AS SHOWN
Date:	11/30/2023
Drawn By:	ALC
Project No:	230019
Sheet No:	2 of 4

RIVERSIDE VISTA

Stewardship Plan

Town of Verona, Wisconsin

Prepared For:

Coons Construction of Verona, LLC
Jim Coons
1827 Locust Drive
Verona, WI 53593

Prepared By:

Sparrow Landscaping, LLC
Sparrowlandplanning.com

Carrico Engineering and Consulting, Inc.
Carricoengineering.com

Prepared:

March 26, 2024

Revised:

Project Number: 230019

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2.2	Proposed Outlot Landscape Features
2.3	Softscape Materials Detail
2.4	Stormwater Maintenance Agreement



Section 1 – Stewardship Plan Narrative

1.1 Riverside Vista & The Stewardship Plan

Riverside Vista is a proposed new pastoral development in the Town of Verona, northeast of the intersection of Riverside Road and Spring Rose Road. The development is comprised of 17 single-family residential homesites ranging from 1.20 to 1.89 acres and a large, primarily wooded, 12.21-acre outlot.

The Homeowner's Association Covenants dictate that this outlot is owned by the members of the Homeowner's Association and managed by a three-person Stewardship Plan committee appointed by the Board of Directors for two-year terms (their decisions on the plan and budget subject to the Covenants). This ownership includes the responsibility of costs associated with the maintenance of required and proposed landscape features, functional, ecological, and aesthetic, as outlined in a Stewardship Plan, unique to this outlot, provided by the developer, Coons Construction of Verona, LLC.

Coons Construction retained Sparrow Landscaping LLC and Carrico Engineering and Consulting Inc. to create this stewardship plan, which includes a description of the outlot, a narrative description of, and CAD plan delineating, proposed landscape features including stormwater infrastructure, softscape planting detail, maintenance recommendations and a five-year budget estimate to maintain proposed features. Ultimately this will help guide the Homeowner's Association to effectively maintain the landscape features for the enjoyment of current and future homeowners.

1.2 Outlot Description *(refer to exhibit 2.1)*

Southern mesic forest covers approximately 10.46 acres of this 12.21-acre outlot; the balance comprised of rolling cropped hayfield. Post development, the woodland area will be reduced by 0.75 acres to accommodate the construction of the dry stormwater basin.

Like most forest communities in Wisconsin, this woodland remnant sustained a history of logging, but supports native hardwoods like maple, basswood, oak, and black cherry. The exotic invasive buckthorn is common along the woodland edge. The existing hayfield is transitioning from alfalfa to cool season exotic grasses.

1.3 Outlot Landscape Features *(refer to exhibits 2.2 & 2.3)*

Required Stormwater Basins, Proposed Native Plantings

Stormwater basins, which are required to mitigate the stormwater runoff caused by the infrastructure inherent to the development, will be constructed within the north end of the woodland and adjacent hayfield during the 2024 growing season. After construction, the dry basin will be seeded with a native pollinator prairie blend comprised of species that thrive in mesic to wet-mesic soil and full sun conditions. The shaded portion of the area disturbed by the construction of the dry stormwater basin will be seeded with a native woodland blend.

The adjacent undisturbed hayfield around the dry and wet basins will first be treated with glyphosate herbicide to eliminate the existing vegetation, then seeded with a native pollinator prairie blend comprised of species that thrive in mesic soils.

Installing prairie within the dry stormwater basin and around both the dry and wet stormwater basins will provide the following benefits:

- Functional: Increased infiltration through extensive prairie plant root systems.
- Aesthetic: Blending the stormwater basins into, instead of setting them apart from, the landscape.
- Ecological: Significantly higher biodiversity associated with a prairie community versus an aging hayfield.

Proposed Trail System

A trail system comprised of five-foot wide hardpack circuits the woodland transitioning to ten-foot-wide turf blend paths winding through the prairie and between lots six and seven and lots nine and ten will be completed during the growing season of 2024. The developer will cover the costs associated with the hardpack trail. The trail system will allow access through, and enjoyment of, the forest and prairie by morning walkers and sunset trail runners.

Proposed Gazebo & Picnic Area

A gazebo centered in turf connected to the trail system overlooking the prairie and woodland will be constructed during the fall of 2024. This peaceful gathering space will invite picnic lovers and bird watchers.

Cost

The cost of materials, site preparation/grading, and installation of all required and proposed landscape features will be covered by the Developer.

1.4 Outlot Landscape Features Maintenance

Trail System

The maintenance of the trail system will vary by trail type. Since the turf blend that comprises the turf section of trail system is inherently low maintenance, mowing is recommended once per month during the growing season (May-Oct.) to a height of three to four inches (if needed). Mowing frequency will be tied to the amount and frequency of rainfall.

Maintenance of the hardpack trail system will focus on the removal of obstacles that interfere with safe trail navigation. Plan on the as-needed removal of branches and fallen trees, trimming of interfering tree and shrub branches, removal of stumps that emerge due to frost heaving and spot spraying unwanted colonizing vegetation.

Native Plantings

Consulting

Retain an ecological consultant with a minimum of five years of experience evaluating native plantings to evaluate and provide follow-up written recommendations regarding the condition of, and maintenance to correct any issues impacting the establishment of, the native seeding.

Schedule three evaluations during the first growing season in early summer (June), mid-summer (July/August) and late summer (August/September) with the goal of providing recommendations on the timing of mowing to control annual weeds.

Schedule one evaluation during the late spring of the second growing season with the goal of verifying native seedling establishment and density and to determine if a June/early July mowing is required to control biennial weeds.

Schedule yearly evaluations after the first two growing seasons during the early summer to verify native plant establishment, density, and diversity and to check for exotic weed colonization. Schedule spot-herbicide work with a licensed applicator if needed according to the ecological consultant's recommendations.

Weed Control

Schedule mowing to control early successional weeds in the native seeding during the first two (and possibly three) growing seasons to minimize the competition between the slower growing, but long-lived, native perennials and the fast growing, but short-lived annual and biennial weeds. Although timing and frequency of mowing will be determined through site evaluations described in the consulting section, schedule mowing to a six-inch height whenever the average height of the vegetation is 12 inches during the first growing season and to a six-inch height in June during the second growing season if the ecological consultant determines that biennial weeds are a competitive force. Mowing frequency will be tied to the amount and frequency of rainfall.

If directed through the ecological consultant, schedule control of exotic herbaceous perennials, grasses, and woody exotics in the seedling, largely foliar stage, with a licensed herbicide applicator.

Thatch Management

Schedule mowing flush with the soil surface during the early spring of the third growing season to facilitate rapid soil warm-up and to control the accumulation of thatch, which will eventually restrict the vigorous growth of native perennials if allowed to accumulate. Schedule a prescribed burn over 50% of the native planting with a fully insured ecological restoration company during the spring of the fourth growing season and the balance during the spring of the fifth growing season.

Stormwater Basins *(refer to exhibit 2.4)*

As mandated by the stormwater maintenance agreement, schedule a yearly inspection of the stormwater basins with a licensed professional engineer. Schedule maintenance as directed by the recommendations of the professional engineer based on the stormwater maintenance agreement.

1.5 Five Year Maintenance Estimate

Year	Maintenance & Itemized Yearly Estimate by Landscape Feature				Yearly Estimate
	Trail System		Native Plantings	Stormwater Basins	
	hardpack	turf			
1	<ul style="list-style-type: none"> residual stump removal clearing fallen trees and braches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> early, mid and late summer evaluations by ecological consultant to check seedling establishment and recommend mowing timing three mowings to six inches when the existing vegetation is an average of 12 inches to control annual weeds 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (defined after evaluations) 	\$11,750
	\$2,500	\$3,000	\$5,100	\$1,150	
2	<ul style="list-style-type: none"> residual stump removal clearing fallen trees and branches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> late spring evaluation by ecological consultant to check seedling establishment and verify mowing timing mowing/spot mow once in June to six inches if needed to control biennial weeds 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (defined after evaluations) 	\$7,850
	\$2,500	\$3,000	\$1,200	\$1,150	
3	<ul style="list-style-type: none"> clearing fallen trees and branches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> early spring mow to reduce standing residual vegetation early summer evaluation by ecological consultant to check native plant establishment, presence of exotic vegetation and propose control of exotics spot herbicide application if needed to control exotics 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (defined after evaluations) 	\$10,000
	\$2,100	\$3,000	\$3,750	\$1,150	

4	<ul style="list-style-type: none"> clearing fallen trees and branches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> prescribed burn to 50% of the area early summer evaluation by ecological consultant to check native plant establishment, presence of exotic vegetation and propose control of exotics spot herbicide application if needed to control exotics 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (will be defined after evaluations) 	<p>\$2,100</p> <p>\$3,000</p> <p>\$3,750</p> <p>\$1,150</p> <p>\$10,000</p>
5	<ul style="list-style-type: none"> clearing fallen trees and branches spot-herbicide treatment of unwanted vegetation trimming branches from adjacent trees and shrubs interfering with trail navigation 	monthly mowing	<ul style="list-style-type: none"> prescribed burn to 50% of the area that wasn't burned in year four early summer evaluation by ecological consultant to check native plant establishment, presence of exotic vegetation and propose control of exotics spot herbicide application if needed to control exotics 	<ul style="list-style-type: none"> evaluation by engineer to verify that stormwater basins are functioning as constructed and to provide management recommendations to remedy malfunctions maintenance (will be defined after evaluations) 	<p>\$2,100</p> <p>\$3,000</p> <p>\$1,250</p> <p>\$1,150</p> <p>\$7,500</p>

Section 2 - Exhibits

2.1 Existing Conditions

Rolling hay-cropped farm fields & mesic woodland.



Exhibit 2.2 Proposed Outlot Landscape Features (to-scale plan attached)

Rolling open areas augmented with floristically diverse pollinator prairie fringed with a scenic picnic area. Woodland enhanced with a hardpack trail system that connects forest to fields.

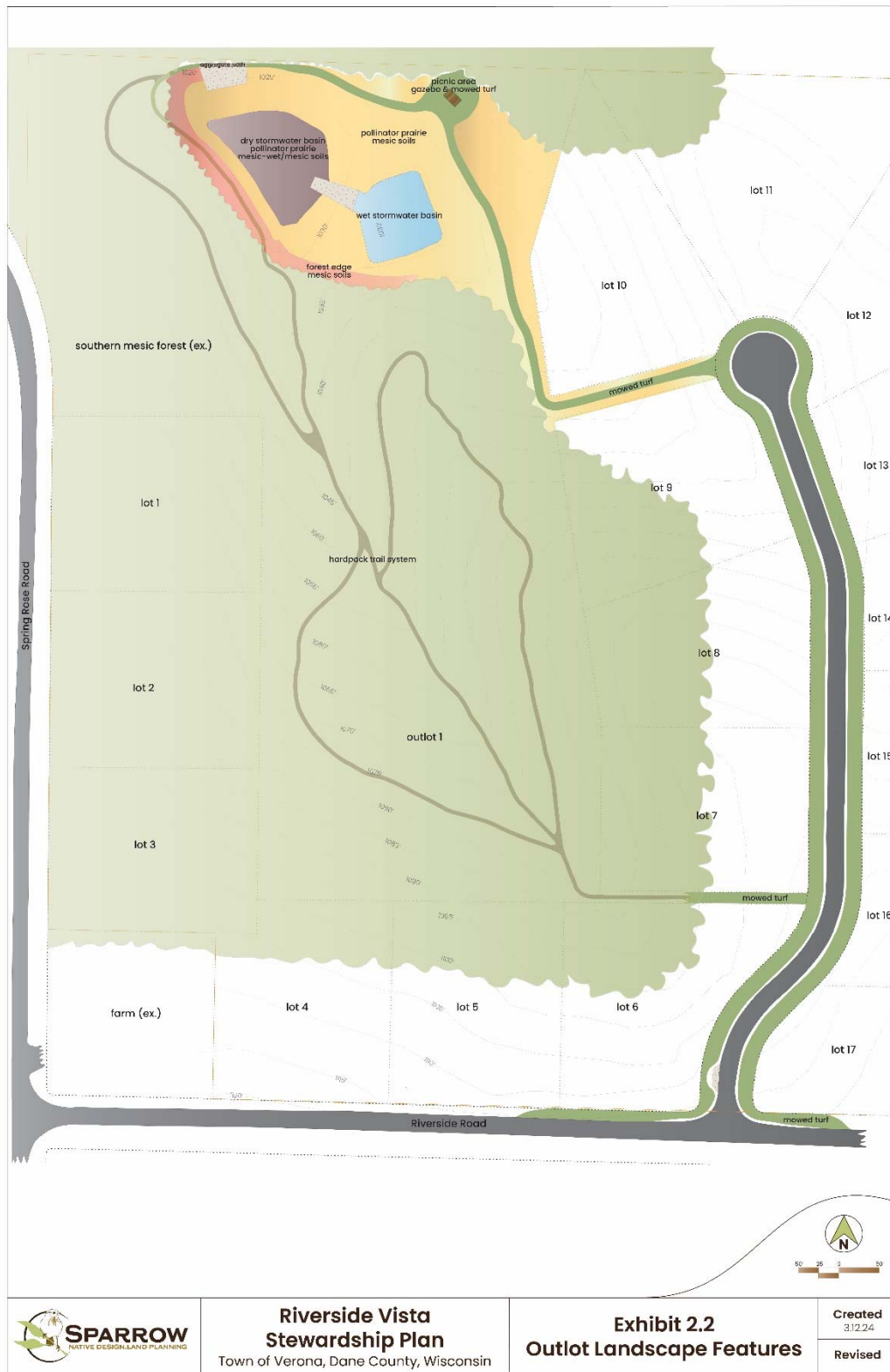


Exhibit 2.3 Softscape Materials Detail

Plant palette reflective of pre-settlement prairie ecosystems.

Pollinator Prairie, Mesic Soils (<i>low profile graminoids</i>)				
<i>Latin</i>	<i>Common</i>	<i>Format</i>	<i>Amt.</i>	<i>Unit</i>
<i>Anemone canadensis</i>	Canada Anemone	pls seed/acre	4.00	oz
<i>Asclepias syriaca</i>	Common Milkweed	pls seed/acre	4.00	oz
<i>Asclepias tuberosa</i>	Butterflyweed	pls seed/acre	5.50	oz
<i>Baptisia alba</i>	White False Indigo	pls seed/acre	5.00	oz
<i>Bouteloua curtipendula</i>	Sideoats Grama	pls seed/acre	113.00	oz
<i>Carex bicknellii</i>	Copper-shouldered Oval Sedge	pls seed/acre	8.00	oz
<i>Carex brevior</i>	Plains Oval Sedge	pls seed/acre	5.50	oz
<i>Carex vulpinoidea</i>	Brown Fox Sedge	pls seed/acre	3.50	oz
<i>Dalea purpurea</i>	Purple Prairie Clover	pls seed/acre	8.00	oz
<i>Echinacea pallida</i>	Pale Purple Coneflower	pls seed/acre	5.50	oz
<i>Echinacea purpurea</i>	Purple Coneflower	pls seed/acre	5.00	oz
<i>Heliopsis helianthoides</i>	Early Sunflower	pls seed/acre	8.00	oz
<i>Liatris pycnostachya</i>	Prairie Blazingstar	pls seed/acre	4.00	oz
<i>Monarda fistulosa</i>	Bergamot	pls seed/acre	3.00	oz
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	pls seed/acre	4.00	oz
<i>Parthenium integrifolium</i>	Wild Quinine	pls seed/acre	3.50	oz
<i>Pycnanthemum virginianum</i>	Mountain Mint	pls seed/acre	1.50	oz
<i>Ratibida pinnata</i>	Yellow Coneflower	pls seed/acre	3.00	oz
<i>Rudbeckia hirta</i>	Black-Eyed Susan	pls seed/acre	2.00	oz
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	pls seed/acre	2.00	oz
<i>Silphium terebinthinaceum</i>	Prairie Dock	pls seed/acre	3.00	oz
<i>Symphyotrichum novae-angliae</i>	New England Aster	pls seed/acre	3.00	oz
<i>Tradescantia ohiensis</i>	Spiderwort	pls seed/acre	6.00	oz
<i>Zizia aurea</i>	Golden Alexanders	pls seed/acre	3.50	oz
<i>Avena sativa</i> (spring nurse crop)	Oats	pls seed/acre	35.00	lbs

Pollinator Prairie, Mesic to Wet/Mesic Soils (dry stormwater basin)

Common	Latin	Format	Amt.	Unit
<i>Anemone canadensis</i>	Canada Anemone	pls seed/acre	2.00	oz
<i>Asclepias incarnata</i>	Red Milkweed	pls seed/acre	3.00	oz
<i>Doellingeria umbellatus</i>	Flat-topped Aster	pls seed/acre	2.00	oz
<i>Helenium flexuosum</i>	Purple-headed Sneezeweed	pls seed/acre	1.00	oz
<i>Heliopsis helianthoides</i>	Ox-Eye Sunflower	pls seed/acre	4.00	oz
<i>Hibiscus laevis</i>	Rose Mallow	pls seed/acre	2.00	oz
<i>Iris virginica var. shrevei</i>	Southern Blue Flag	pls seed/acre	5.00	oz
<i>Liatris pycnostachya</i>	Prairie Blazingstar	pls seed/acre	5.00	oz
<i>Lobelia siphilitica</i>	Great Blue Lobelia	pls seed/acre	2.00	oz
<i>Monarda fistulosa</i>	Wild Bergamot	pls seed/acre	2.00	oz
<i>Oligoneuron ohioense</i>	Ohio Goldenrod	pls seed/acre	2.00	oz
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	pls seed/acre	2.00	oz
<i>Parthenium integrifolium</i>	Wild Quinine	pls seed/acre	2.00	oz
<i>Physostegia virginiana</i>	Obedient Plant	pls seed/acre	2.00	oz
<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	pls seed/acre	1.00	oz
<i>Rudbeckia hirta</i>	Black-Eyed Susan	pls seed/acre	2.00	oz
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	pls seed/acre	2.00	oz
<i>Silphium terebinthenaceum</i>	Prairie Dock	pls seed/acre	5.00	oz
<i>Symphyotrichum novae-angliae</i>	New England Aster	pls seed/acre	3.00	oz
<i>Teucrium canadense</i>	Germander	pls seed/acre	2.00	oz
<i>Tradescantia ohiensis</i>	Spiderwort	pls seed/acre	2.00	oz
<i>Zizia aurea</i>	Golden Alexanders	pls seed/acre	2.00	oz
<i>Calamagrostis canadensis</i>	Bluejoint Grass	pls seed/acre	3.00	oz
<i>Carex annectens</i>	Small Yellow Fox Sedge	pls seed/acre	4.00	oz
<i>Carex bicknellii</i>	Copper Shouldered Oval Sedge	pls seed/acre	8.00	oz
<i>Carex scoparia</i>	Lance-fruited Oval Sedge	pls seed/acre	8.00	oz
<i>Carex vulpinoidea</i>	Fox Sedge	pls seed/acre	7.00	oz
<i>Glyceria canadensis</i>	Rattlesnake Grass	pls seed/acre	8.00	oz
<i>Juncus effusus</i>	Common Rush	pls seed/acre	2.00	oz
<i>Echinochloa crusgalli</i> (nurse crop)	Barnyard Grass	pls seed/acre	16.00	oz

Forest Edge, Mesic Soils

Common	Latin	Format	Amt.	Unit
	<i>Blephilia hirsuta</i>	Hairy Wood Mint	pls seed/acre	2.00 oz
	<i>Desmodium glutinosum</i>	Pointed-leaved Tick Trefoil	pls seed/acre	4.00 oz
	<i>Eutrochium purpureum</i>	Sweet Joe Pye Weed	pls seed/acre	2.00 oz
	<i>Maianthemum racemosum</i>	Solomon's Plume	pls seed/acre	8.00 oz
	<i>Osmorhiza longistylis</i>	Aniseroot	pls seed/acre	6.00 oz
	<i>Penstemon hirsutus</i>	Hairy Beardtongue	pls seed/acre	1.00 oz
	<i>Polemonium reptans</i>	Jacob's Ladder	pls seed/acre	4.00 oz
	<i>Polygonatum biflorum</i>	Solomon's Seal	pls seed/acre	6.00 oz
	<i>Solidago ulmifolia</i>	Elm-Leaved Goldenrod	pls seed/acre	2.00 oz
	<i>Symphotrichum lateriflorus</i>	Calico Aster	pls seed/acre	2.00 oz
	<i>Carex blanda</i>	Common Wood Sedge	pls seed/acre	4.00 oz
	<i>Carex brevior</i>	Plains Oval Sedge	pls seed/acre	3.00 oz
	<i>Carex molesta</i>	Field Oval Sedge	pls seed/acre	3.00 oz
	<i>Carex normalis</i>	Spreading Oval Sedge	pls seed/acre	3.00 oz
	<i>Carex projecta</i>	Loose-headed Oval Sedge	pls seed/acre	2.00 oz
	<i>Cinna arundinacea</i>	Wood Reed Grass	pls seed/acre	2.00 oz
	<i>Diarrhena obovata</i>	Beak Grass	pls seed/acre	32.00 oz
	<i>Elymus hystrix</i>	Bottlebrush Grass	pls seed/acre	16.00 oz
	<i>Avena sativa</i> (spring nurse crop)	Oats	pls seed/acre	35.00 lbs

Mowed Turf Seed Blend

Latin	Common	Amt./Acre	Unit
<i>Poa pratensis, Lolium perenne & Festuca spp.</i>	Wear-N-Tear Turfgrass Blend	250	lbs

Exhibit 2.4 Stormwater Maintenance Agreement

RECITALS:

- A. Coons Construction of Verona, LLC is the owner of property in the Town of Verona, County of Dane, State of Wisconsin, more particularly described on Exhibit A attached hereto ("Property").
- B. The County requires Owner to record this Agreement regarding maintenance of stormwater management measures to be located on the Property. Owner agrees to maintain the stormwater management measures as described on Exhibit A and to grant to the County the rights set forth below.

NOW, THEREFORE, in consideration of the agreement herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

- 1. Maintenance. Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures located on the Property in good condition and in working order and such that the measures comply with approved plans on file with Dane County. Said maintenance shall be at the Owner's sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements. Specific maintenance tasks are more particularly described on Exhibit A.
- 2. Easement to County. If Owner fails to maintain the stormwater management measures as required in Section 1, then County shall have the right, after providing Owner with written notice of the maintenance issue ("Maintenance Notice") and thirty (30) days to comply with the County's maintenance request, to enter the Property to conduct the maintenance specified in the Maintenance Notice. County will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the County in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special assessment in accordance with Section 66.0703, Wis. Stats. and applicable portions of the Dane County Ordinances.
- 3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is recorded with the Register of Deeds Office for Dane County, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Dane County, Wisconsin, a written instrument of termination signed by the County and all of the then-owners of the Property.
- 4. Miscellaneous.
 - (a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Coons Construction of Verona, LLC
1827 Locust Drive
Verona, WI 53593

If to County: Dane County Land & Water Resources Department
Water Resource Engineering Division
5201 Fen Oak Drive, Room 208
Madison, WI 53718

Any party may change its address for the receipt of notice by written notice to the other.

Data recording space.

Return to:

Dane County Land & Water Resources
5201 Fen Oak Dr., Rm. 208
Madison, Wisconsin 53718

Parcel Number(s): 062/0608-303-9000-8

- (b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.
- (c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
- (d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
- (e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

X	State of WI, County of: _____
Water Resource Engineering Division Staff Signature	Subscribed & sworn before me on: _____
X	X
Print or Type Name	Notary Public Signature
	X
	Print or Type Name
	My Commission Expires on: _____

	State of WI, County of: _____
Owner Signature	Subscribed & sworn before me on: _____
X	X
Print or Type Name	Notary Public Signature
	X
	Print/Type Name
	My Commission Expires on: _____

DRAFTED BY: Adam L Carrico, PE
 Carrico Engineering and Consulting, Inc.
 8177 County Road G
 Verona, WI 53593
 (608) 832-6352

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 1/4 of the Southwest 1/4, 238.78 feet to the Northwest Corner of Lot 1 Certified Survey Map No. 1281 and to the point of beginning.

Thence continue along said Southwest 1/4 of the Southwest 1/4 for the next 4 courses N 00°27'37" E, 1,083.79 feet to the Northwest Corner of the Southwest 1/4 of the Southwest 1/4; thence S 88°24'55" E, 1,285.21 feet to the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4; thence S 00°19'00" E, 1,320.09 feet to the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 ; thence N 88°32'42" W, 1,065.42 feet to the Southeast Corner of said Lot 1, Certified Survey Map No. 1281; thence along said Lot 1 for the next 2 courses N 01°02'08" E, 238.74 feet; thence N 88°32'36" W, 240.03 feet to the point of beginning.

PERMANENT COMPONENTS OF THE STORMWATER SYSTEM

The stormwater system consists of the following components:

- Stormwater Drainage Swales
- Storm Sewers
- Forebay (1)
- Dry Detention Basin (1)

INSPECTION AND MAINTENANCE

All components of the stormwater system shall be inspected at least semi-annually in early Spring and early Autumn. Repairs will be made whenever the performance of a stormwater control structure is compromised as described below. Stone will be added to the weepers as needed. The responsible party shall maintain records of all inspections and maintenance activities.

GRASS DRAINAGE SWALES:

- In addition to semi-annual inspection, also inspect swales after rainfall events of 1.5 inches or greater, for two (2) years following installation.
- Repair any areas that do not have good vegetative cover or show signs of erosion.
- Repairs must restore the swale(s) to the specifications of the original plan.
- Mowing height shall be 6 inches in height or higher to promote filtration.
- Mowing shall occur in-frequently (ideally twice annually) to retain taller vegetation.
- All undesirable vegetation and volunteer tree growth shall be removed.
- No plantings or structures of any kind are permitted within the grass swales within the recorded drainage easements without prior written approval of the Dane County Land & Water Resources Department.
- Swales shall be regraded if siltation or erosion is noted during inspections.

STORM SEWERS:

- Visual inspection of components shall be performed, and debris removed from inlets.
- Repair inlet/outlet areas that are damaged or show signs of erosion.
- Rip-rap shall be replaced as necessary.
- Repairs must restore the components to the specifications of the original plan.
- Storm pipe shall be inspected, and debris removed that impedes flow.

FOREBAY (POND):

- Visually inspect the pond outlet structure(s) and perimeter semi-annually. All undesirable vegetation

and volunteer tree growth shall be removed, including any near the outlet structure.

- Check the outlet structure(s) for deterioration or damage, obstructions, sediment, and general operation (including emergency drawdown & overflow devices if present).
- Check the condition at the receiving area/channels at the outlet and downstream from the release structures for stability and signs of erosion damage or sparse vegetation.
- A topographic survey of the pond bottom and sediment depth shall be conducted every five years or at the request of the municipality. The survey shall be of sufficient detail to evaluate the volume of accumulated sediment. Survey data shall be sealed by a registered land surveyor or engineer.
- Accumulated sediment in the permanent pool area, as identified by the topographic survey, shall be dredged, and disposed offsite as required by Wisconsin Department of Natural Resources Technical Standard 1001 – Wet Detention Pond.
- Access to the pond must be maintained to perform inspection and maintenance activities.
- No plantings or structures of any kind are permitted within the retention pond area, without prior written approval of Dane County Land & Water Resources Department.

DRY DETENTION BASIN:

- Areas restored with native vegetation shall be mowed a maximum of twice annually (Spring and Fall) to promote sediment filtration and retention.
- Areas restored with turf grass shall be mowed to a minimum of 6".
- Visually inspect the pond outlet structure and pond perimeter annually. All undesirable or invasive vegetation and volunteer tree growth shall be removed, including proximity to the outlet structure.
- Check the outlet structure(s) for deterioration or damage, obstructions, sediment, and general operation (including emergency drawdown & overflow devices if present).
- Check the condition at the receiving area/channels at the outlet and downstream from the release structures for stability and signs of erosion damage or sparse vegetation.

Town of Verona
Natural and Recreational Areas Committee Minutes
Town of Verona meeting
4/23/24
DRAFT

Present: Bill Keen, Jo Tucker, Dave Lonsdorf, Kirk Feller

Chair Keen called the meeting to order at 6:32 PM

Approval of Agenda- Motion to approve by Tucker, Second Lonsdorf, passed 4-0

Approval of Minutes from March 12, 2023: Motion to approve minutes by Feller, Second Tucker, passed 4-0

Public Comments-None

Update from Chair/ Members: None

Update from Board Member: None

Update on NRAC plan: Motion to approve the current version as of April 23, 2024, of the Natural and Recreational Area Plan was made by Lonsdorf and seconded by Tucker, approved 4-0. The approved plan will now go to the town board.

Discussion of trips to Natural Resource Areas within the town: Lonsdorf presented plans for trip, a total of 7 (some trips will include two sites). The list will be presented to the board by Lonsdorf.

Review of stewardship plan for development on Riverside Road:

1. Storm water inspection not consistent between plan and management agreement.
2. Stewardship only covers 14% of land. Forrest management is not mentioned and should be part of the stewardship plan.
3. Trails are designed to bring foot traffic close to the storm water pond which may have banks that are dangerous.
4. Plan is acceptable and well considered for the pollinator prairie seed selection.
5. Plan may need to include reseeding of prairie as necessary.

Make comments and recommendations on Dane County Open Space and Parks Plan for 2025-2030: Lonsdorf submitted a set of questions and suggestions for the plan and will invite a Dane county park member to attend one of our meetings.

Questions for how four of the recent acquisitions to the parks system included: what are the plans, timetable and how does the town input be used.

Established parks: what is going on with regards to expansion, restoration and friends groups.

Sugar River area properties: restoration of Davidson house, signage, and bike or hiking trails through Badger Mill Creek and Sugar River Natural Areas.

Next meeting: Wednesday, May 22, 2024 at 6:30 p.m.

Motion to adjourn: by Feller, Second by Tucker, Passed 4-0 at 8:01 p.m.

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): 7535 & 7550 Surgar Ridge Road

All of hte NW & NE of the SW, Section 29, T6N, R8E

Please check all that apply:

- comprehensive plan amendment – please see specific submittal requirement**
- rezone petition**
 - current zoning category SFR-08 / FP-35
 - new zoning category RR-2 / RR-4
- 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 608-332-6110

Address 7535 Sugar Ridge Road E-Mail matthofeldt@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)

Lot line adjustments on current lots with rezoning to bring all proposed lots up to town and county code.

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 _____ Date _____

Print Name _____

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 # _____
Fee _____
Paid by _____
Date _____ Check # _____
Receipt # _____

W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon

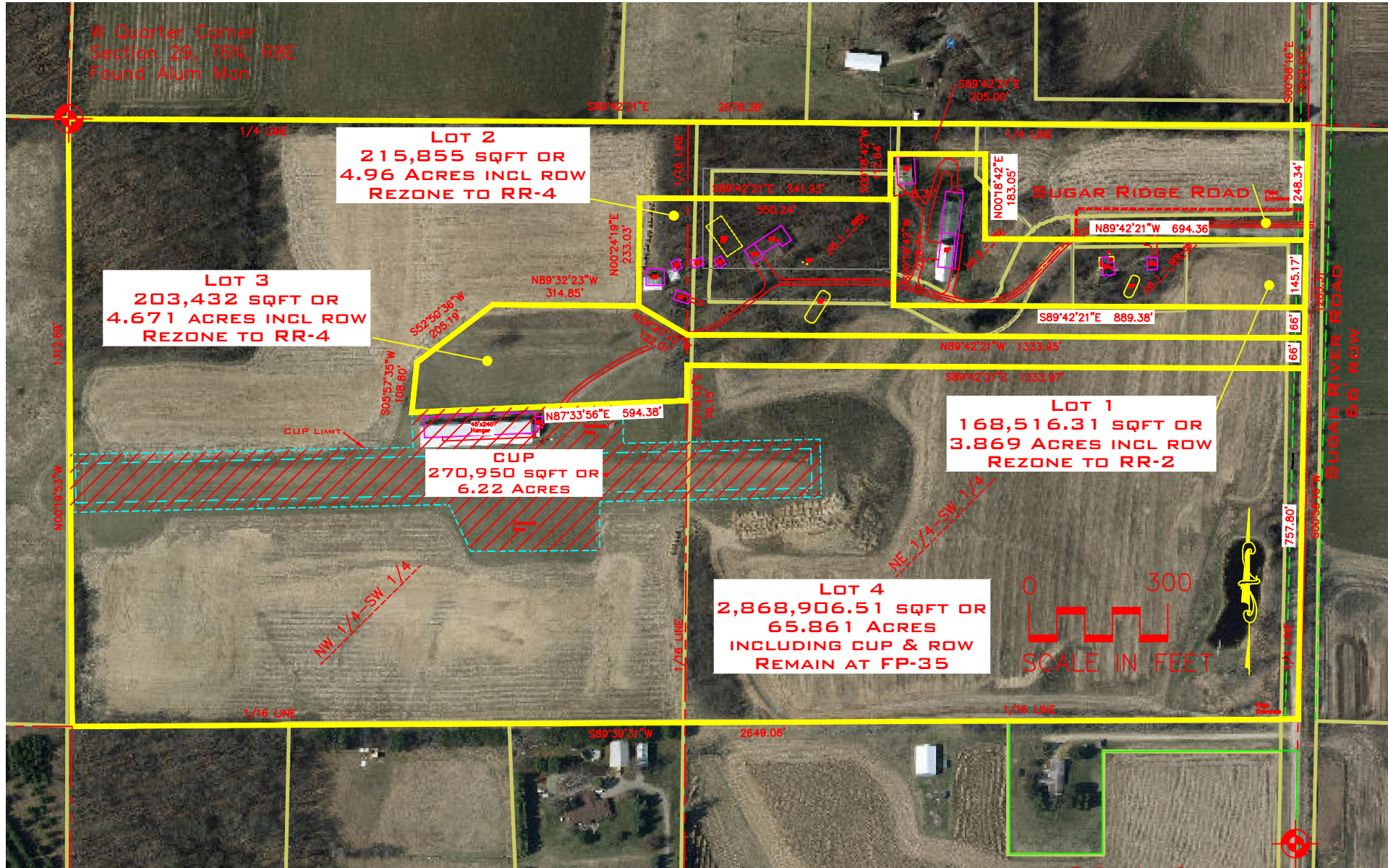
LOT 2
215,855 SQFT OR
4.96 ACRES INCL ROW
REZONE TO RR-4

LOT 3
203,432 SQFT OR
4.671 ACRES INCL ROW
REZONE TO RR-4

CUP
270,950 SQFT OR
6.22 ACRES

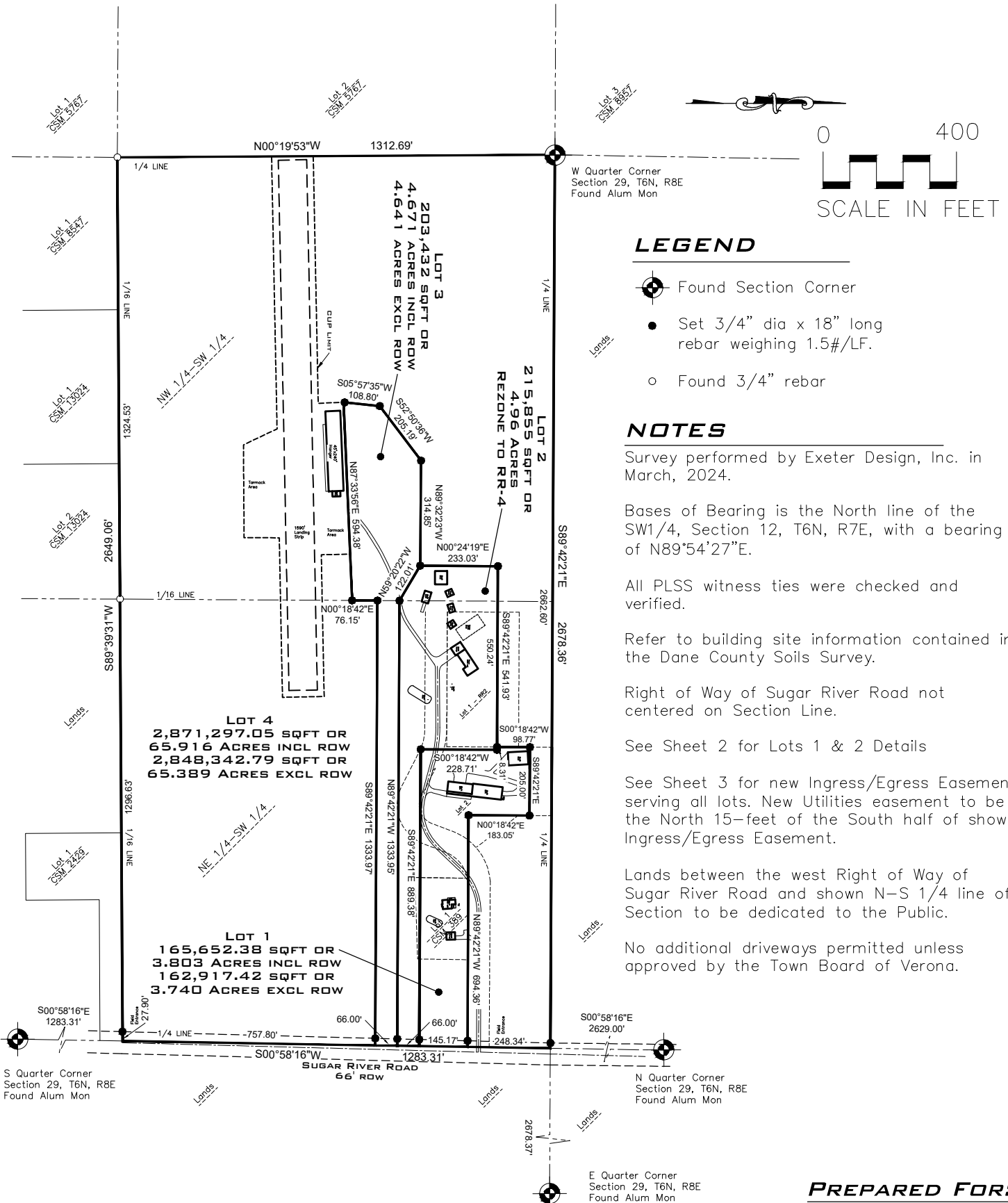
LOT 1
168,516.31 SQFT OR
3.869 ACRES INCL ROW
REZONE TO RR-2

LOT 4
2,868,906.51 SQFT OR
65.861 ACRES
INCLUDING CUP & ROW
REMAIN AT FP-35



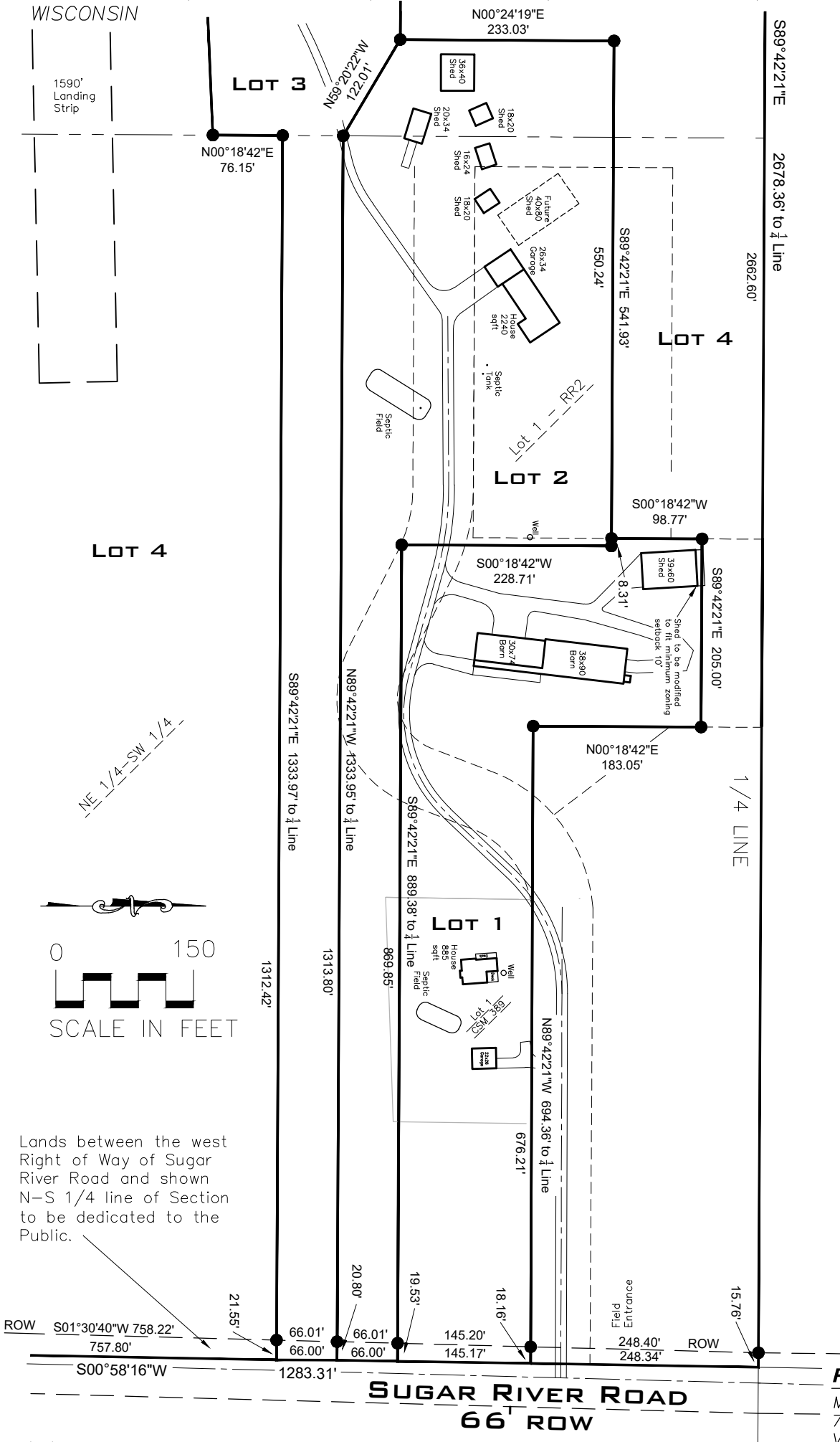
CERTIFIED SURVEY MAP NO.

ALL OF THE NW1/4 OF THE SW1/4 AND ALL OF THE NE1/4 OF THE SW1/4, INCLUDING LOT 1, CERTIFIED SURVEY MAP NO. 389, VOL 2, PAGE 161, DANE COUNTY REGISTER OF DEEDS, IN SECTION 29, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN



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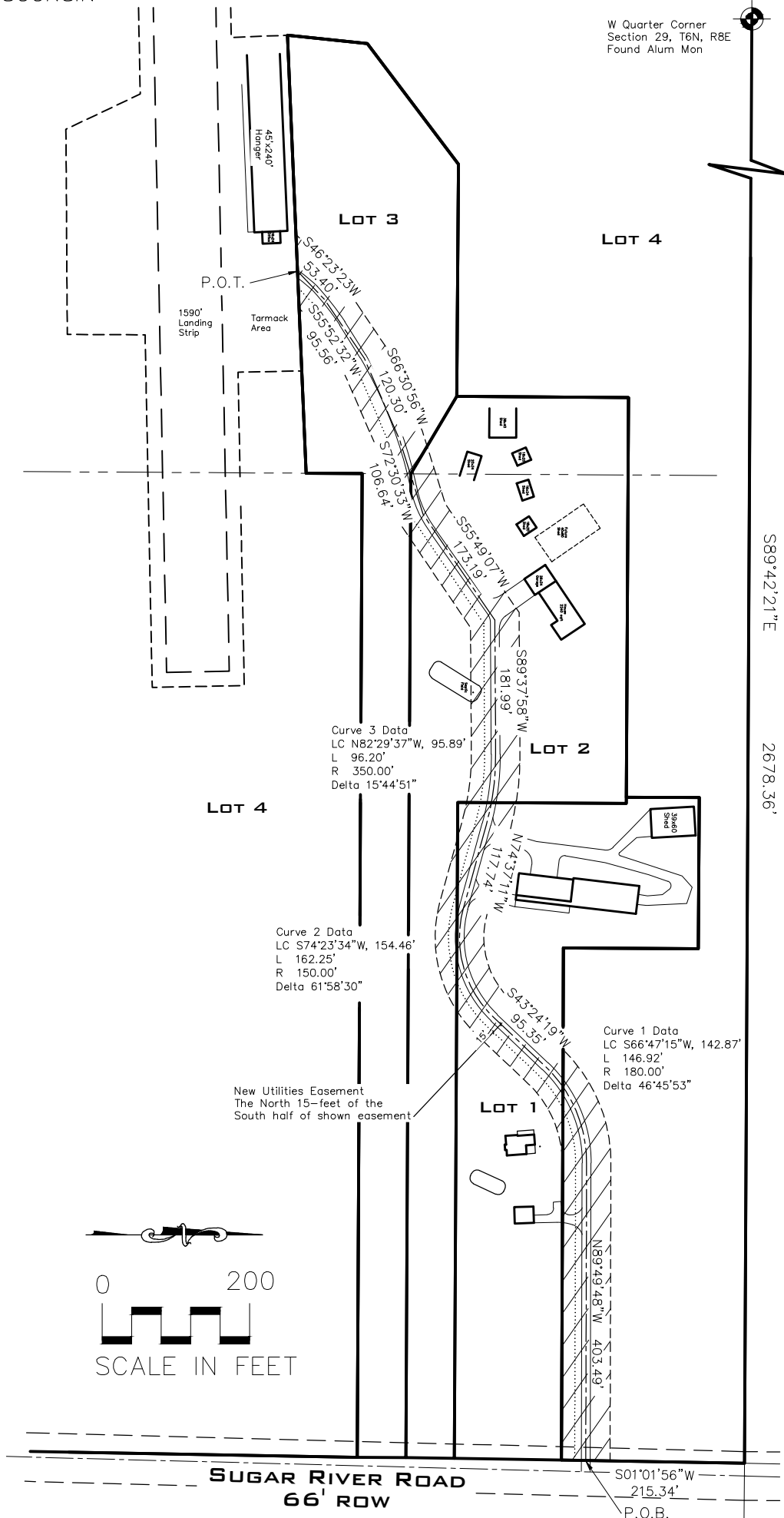
PREPARED FOR:
 Matt and Jade Hofeldt
 7535 Sugar Ridge Road
 Verona, WI 53593
 &
 Tom Kretschman
 7550 Sugar Ridge Road
 Verona, WI 53593



N8096 BUOL ROAD
 BELLEVILLE, WI 53508
 (608) 712-1040

CERTIFIED SURVEY MAP NO.

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Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW4, S01°01'56"W, 215.34 feet to a point known as the Point of Beginning; Thence N89°49'48"W, 403.49 feet; Thence on a curve left 146.92 feet, said curve having a radius of 180.00 feet and a long chord of S66°47'15"W, 142.87 feet; Thence S43°24'19"W, 95.35 feet; Thence on a curve right 162.25 feet, said curve having a radius of 150.00 feet and a long chord of S74°23'34"W, 154.46 feet; Thence N74°37'11"W, 117.74 feet; Thence on a curve left 96.20 feet, said curve having a radius of 350.00 feet and a long chord of N82°29'37"W, 95.89 feet; Thence S89°37'58"W, 181.99 feet; Thence S55°49'07"W, 173.19 feet; Thence S72°30'35"W, 106.64 feet; Thence S66°30'56"W, 120.30 feet; Thence S55°52'32"W, 95.56 feet; Thence S46°23'23"W, 53.40 feet to the a point known as the Point of Termination.

PREPARED FOR:
 Matt and Jade Hofeldt
 7535 Sugar Ridge Road
 Verona, WI 53593
 &
 Tom Kretschman
 7550 Sugar Ridge Road
 Verona, WI 53593

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE:

I, EDWARD A. SHORT, PROFESSIONAL LAND SURVEYOR, S-2799, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED ALL OF THE NW1/4 OF THE SW1/4 AND ALL OF THE NE1/4 OF THE SW1/4, INCLUDING LOT 1, CERTIFIED SURVEY MAP NO. 389, VOL 2, PAGE 161, DANE COUNTY REGISTER OF DEEDS, IN SECTION 29, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W QUARTER CORNER OF SAID SECTION 29, ALSO KNOWN AS THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID SW1/4, S89°42'21"E, 2678.36 FEET TO THE N-S QUARTER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SW1/4, S00°58'16"W, 1283.31 FEET TO THE E-W 1/16TH LINE; THENCE ALONG SAID 1/16TH LINE, S89°39'31"W, 2649.06 FEET TO THE WEST LINE OF SAID SW1/4; THENCE ALONG SAID WEST LINE, N00°19'53"W, 1312.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,456,715.52 SQFT OR 79.355 ACRES INCLUDING RIGHT OF WAY. SAID PARCEL CONTAINS 3,428,670.40 SQFT OR 78.711 ACRES EXCLUDING RIGHT OF WAY. SAID LANDS SUBJECT TO SHARED DRIVEWAY AGREEMENT WITH SURVEYED INGRESS/EGRESS EASEMENT.

THAT I HAVE MADE THIS CERTIFIED SURVEY MAP UNDER THE DIRECTION OF MATT AND JADE HOFELDT & TOM KRETSCHMAN., THAT THIS CERTIFIED SURVEY MAP IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES; THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA AND DANE COUNTY, THAT I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREIN AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES AND THE DIVISIONS THEREOF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

EDWARD A. SHORT S-2799
PROFESSIONAL LAND SURVEYOR

MORTGAGEE CONSENT CERTIFICATE:

WE, BANK OF DEERFIELD, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF LANDS AS DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND WE DO HEREBY CONSENT TO THE ABOVE CERTIFICATION.

BEN MLSNA
SENIOR VICE PRESIDENT

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024,
THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



N8096 BUOL ROAD
BELLEVILLE, WI 53508
(608) 712-1040

Sheet 4 of 5

EDI Pjt No. 24-0845

PREPARED FOR:

Matt and Jade Hofeldt
7535 Sugar Ridge Road
Verona, WI 53593
&
Tom Kretschman
7550 Sugar Ridge Road
Verona, WI 53593

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OWNER'S CERTIFICATE:

WE, MATT AND JADE HOFELDT & TOM KRETSCHMAN, AS OWNER'S HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SEC. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE.

MATTHEW A. HOFELDT

JADRIAN B. HOFELDT

THOMAS J. KRETSCHMAN

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024,
THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

TOWN OF VERONA CERTIFICATE:

APPROVED FOR RECORDING BY THE TOWN OF VERONA ON THIS _____ DAY OF
_____, 2024

TERESA WITHEE
TOWN CLERK

DANE COUNTY ZONING:

APPROVED FOR RECORDING BY THE DANE COUNTY ZONING AND LAND REGULATION DEPARTMENT
THIS _____ DAY OF _____, 2024.

DANIEL EVERSON
ASSISTANT ZONING ADMINISTRATOR

PREPARED FOR:

Matt and Jade Hofeldt
7535 Sugar Ridge Road
Verona, WI 53593
&
Tom Kretschman
7550 Sugar Ridge Road
Verona, WI 53593

SHARED DRIVEWAY ALIGNMENT INGRESS/EGRESS WITH AGREEMENT 66' WIDE

N Quarter Corner
Section 29, T6N, R8E
Found Alum Mon



W Quarter Corner
Section 29, T6N, R8E
Found Alum Mon



S89°42'21"E 2678.36'

S00°58'16"E
2629.00'

S01°01'56"W
215.34'

1/4 LINE

Curve 1 Data
LC S66°47'15"W, 142.87'
L 146.92'
R 180.00'
Delta 46°45'53"

Field Entrance

P.O.B.

NW 1/4-SW 1/4

Curve 3 Data
LC N82°29'37"W, 95.89'
L 96.20'
R 350.00'
Delta 15°44'51"

Curve 2 Data
LC S74°23'34"W, 154.46'
L 162.25'
R 150.00'
Delta 61°58'30"

Driveway Legal Description

A 66-foot wide strip of land being Part of the NW¹/₄ of the SW¹/₄ and Part of the NE¹/₄ of the SW¹/₄, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, with the centerline being described as follows:

Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW¹/₄, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW¹/₄, S01°01'56"W, 215.34 feet to a point known as the Point of Beginning; Thence N89°49'48"W, 403.49 feet; Thence on a curve left 146.92 feet, said curve having a radius of 180.00 feet and a long chord of S66°47'15"W, 142.87 feet; Thence S43°24'19"W, 95.35 feet; Thence on a curve right 162.25 feet, said curve having a radius of 150.00 feet and a long chord of S74°23'34"W, 154.46 feet; Thence N74°37'11"W, 117.74 feet; Thence on a curve left 96.20 feet, said curve having a radius of 350.00 feet and a long chord of N82°29'37"W, 95.89 feet; Thence S89°37'58"W, 181.99 feet; Thence S55°49'07"W, 173.19 feet; Thence S72°30'35"W, 106.64 feet; Thence S66°30'56"W, 120.30 feet; Thence S55°52'32"W, 95.56 feet; Thence S46°23'23"W, 53.40 feet to the a point known as the Point of Termination.

LOT 3

LOT 2

LOT 1

LOT 4

45x240 Hanger

CUP
270,950 SQFT OR
6.22 ACRES

Tarmack Area



1/16 LINE

NE 1/4-SW 1/4

SUGAR RIVER ROAD
66' ROW

SHARED DRIVEWAY EASMENT AGREEMENT
LOTS 1,2,3 & 4; CSM _____

Parcel Numbers
0608-293-8465.2
0608-293-8070-9
0608-293-8000-3
0608-293-81404

Legal Description:

Lot One, Two, Three and Four, (1,2,3&4) of Certified Survey Map # _____ recorded the Dane County Register of Deeds Office in Volume ____ of Certified Survey Maps, Page ____ as Document No _____ in the Town of Verona, all of the NW1/4 of the SW1/4 and all of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin (as shown and described on attached exhibit).

WITNESSETH:

WHEREAS, the parties (hereinafter Owners, whether present or future), which presently own Lots 1,2,3&4 of Certified Survey Map # _____, all of the NW1/4 of the SW1/4 and all of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin (as shown and described on attached exhibit) hereto presently have, or will have, an ownership interest in and to the above referenced Lots 1,2,3&4:

WHEREAS, Lots 1,2,3&4 described being all of the NW1/4 of the SW1/4 and all of the NE1/4 of the SW1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin (as shown and described on attached exhibit) will use a Shared Driveway Easement for ingress and egress to the respective parcels; and

WHEREAS, it is the intended purpose of the Owners, for and in consideration of the benefits each will mutually receive, to enter into this written Shared Driveway Easement Agreement (hereinafter "*Driveway Agreement") for the purpose of defining the respective rights and obligations of the Owners; and

WHEREAS, this Driveway Agreement shall become binding upon execution of this document by the undersigned;

NOW THEREFORE, for good and valuable consideration, and the benefits to be derived from this Driveway Agreement by each of the Owners, the Owners mutually do agree and grant to the other, their heirs, successors, and assigns the rights, title, and interest in their lands as is required and is necessary in order to create a Shared Driveway Easement over and across the following described parcel, to wit:

A 66' or wider area of vacant land entirely containing the now existing shared gravel driveway as shown on the attached map, which map is derived from Certified Survey Map # _____ and with the existing driveway depicted upon it, and as per the attached legal description.

Said existing shared gravel driveway was constructed to applicable Town of Verona standards, and complies with applicable Town of Verona provision at the access onto the town road.

The Owners do mutually covenant and agree for themselves, their heirs, executors, administrators, personal representatives, successors, and assigns forever that said Shared Driveway Easement shall be subject to the following conditions:

That each of them, together with their tenants, servants, visitors, and agents, assigns and licensees, in common with all others having the like rights at all times hereafter, with or without automobile or other vehicles or on foot shall have free and unrestricted access in, to, and upon said area and the right to use of said Shared Driveway Easement as an appurtenance to their respective lands for the purposes of ingress and egress to and from the property owned by them, and to pass and re-pass along and over the Shared Driveway Easement as above described.

That the Owners will at all times keep the Shared Driveway Easement free and clear of blockages of any kind that would otherwise prevent the free and unrestricted use of the area by the others.

That the Owners will equally pay all the expenses or be responsible for the maintenance of the surface of said Shared Driveway Easement that services their property, including such surfacing, and removal of snow and ice therefrom as shall be from time to time required including mowing of the grass.

That the decision of when to repair or maintain the existing gravel driveway and the Shared Driveway Easement upon which it is sited shall be by the agreement of at least two of the Owners. If any party to this Driveway Agreement wishes to further improve the surface (such as blacktop) it must be done at that party's sole expense, or as per a future agreement between the then Owners.

That the sharing of the expenses as explained in the paragraph above shall begin when the owners of any lots have taken out their respective building permits, or otherwise utilize the property so as to merit sharing of said cost. until such time, the expenses shall be borne solely by the Owner(s) actively utilizing the driveway.

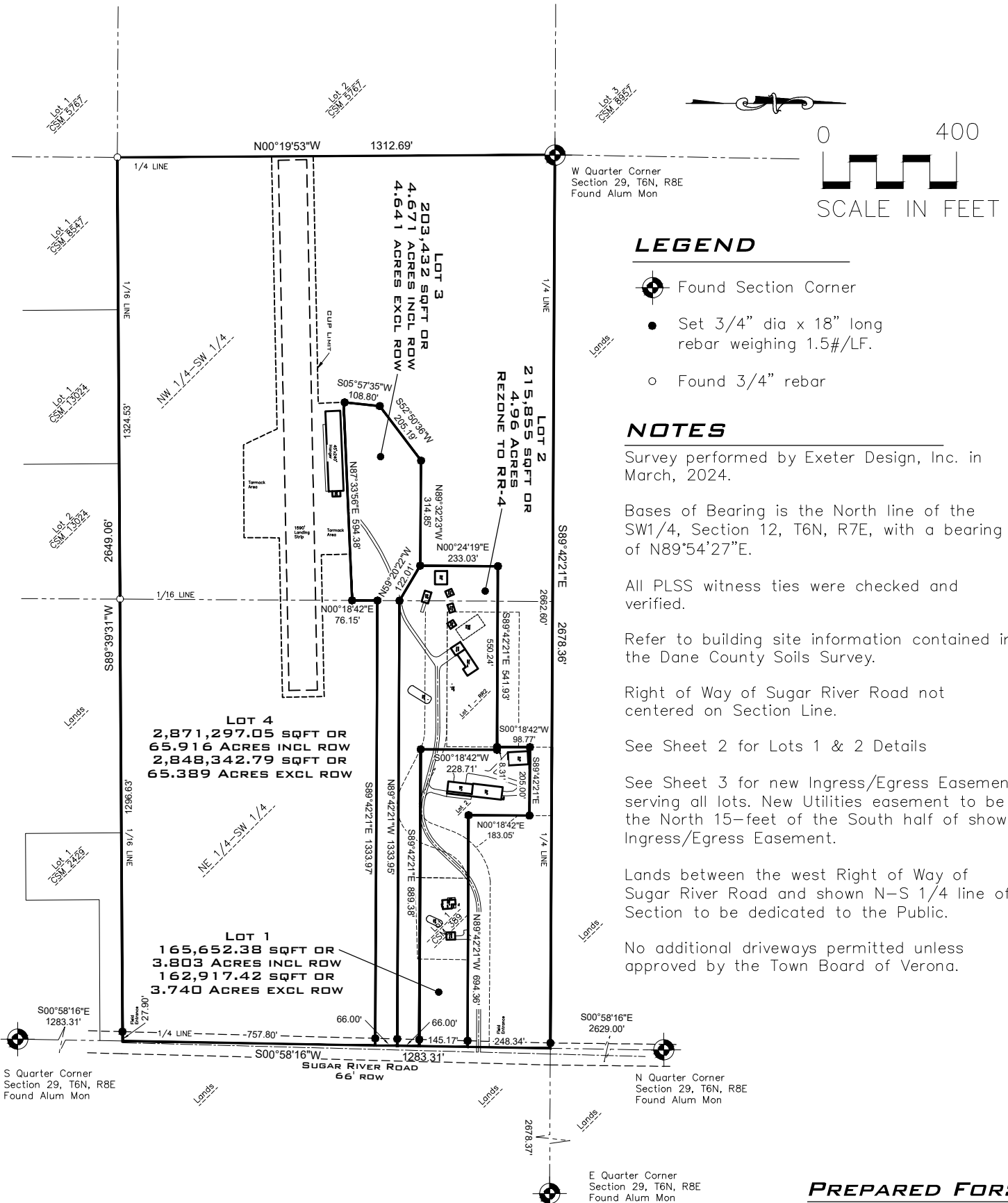
That none of the parties, their heirs, successors, agents, or assigns, shall do anything, without the written consent of the other parties, which would cause any rights of the public to attach to said Shared Driveway Easement, and said parties, for themselves, their heirs and assigns, shall do any and all things reasonably necessary in order to prevent said Shared Driveway Easement from being subservient to any rights of the public therein. However, all parties with an interest in the four lots served by the Shared Driveway Easement consent to the dedication of a future town road right-of-way within the Shared Driveway Easement, at any time if the Town of Verona, in its sole discretion, accepts it.

Other Provisions:

- a) The Shared Driveway Easement shall be maintained to provide access to emergency vehicles, school buses and other equipment as determined by the Town of Verona Engineer, Local fire department, and EMS Service.

CERTIFIED SURVEY MAP NO.

ALL OF THE NW1/4 OF THE SW1/4 AND ALL OF THE NE1/4 OF THE SW1/4, INCLUDING LOT 1, CERTIFIED SURVEY MAP NO. 389, VOL 2, PAGE 161, DANE COUNTY REGISTER OF DEEDS, IN SECTION 29, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN



8096 BUOL ROAD
BELLEVILLE, WI 53508
(608) 712-1040

Sheet 1 of 5

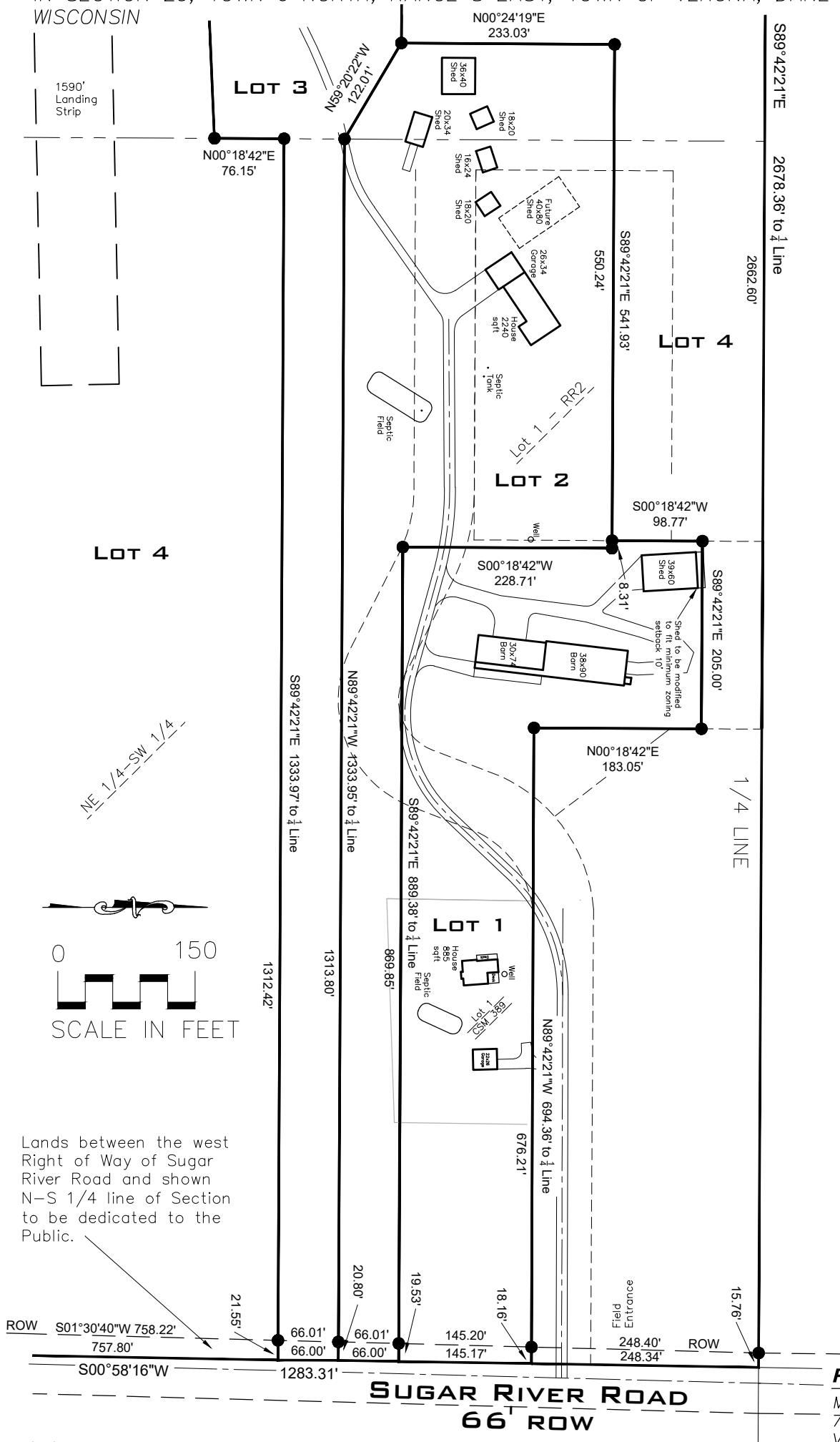
EDI Pjt No. 24-0845

PREPARED FOR:

Matt and Jade Hofeldt
7535 Sugar Ridge Road
Verona, WI 53593
&
Tom Kretschman
7550 Sugar Ridge Road
Verona, WI 53593

CERTIFIED SURVEY MAP NO.

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PREPARED FOR:

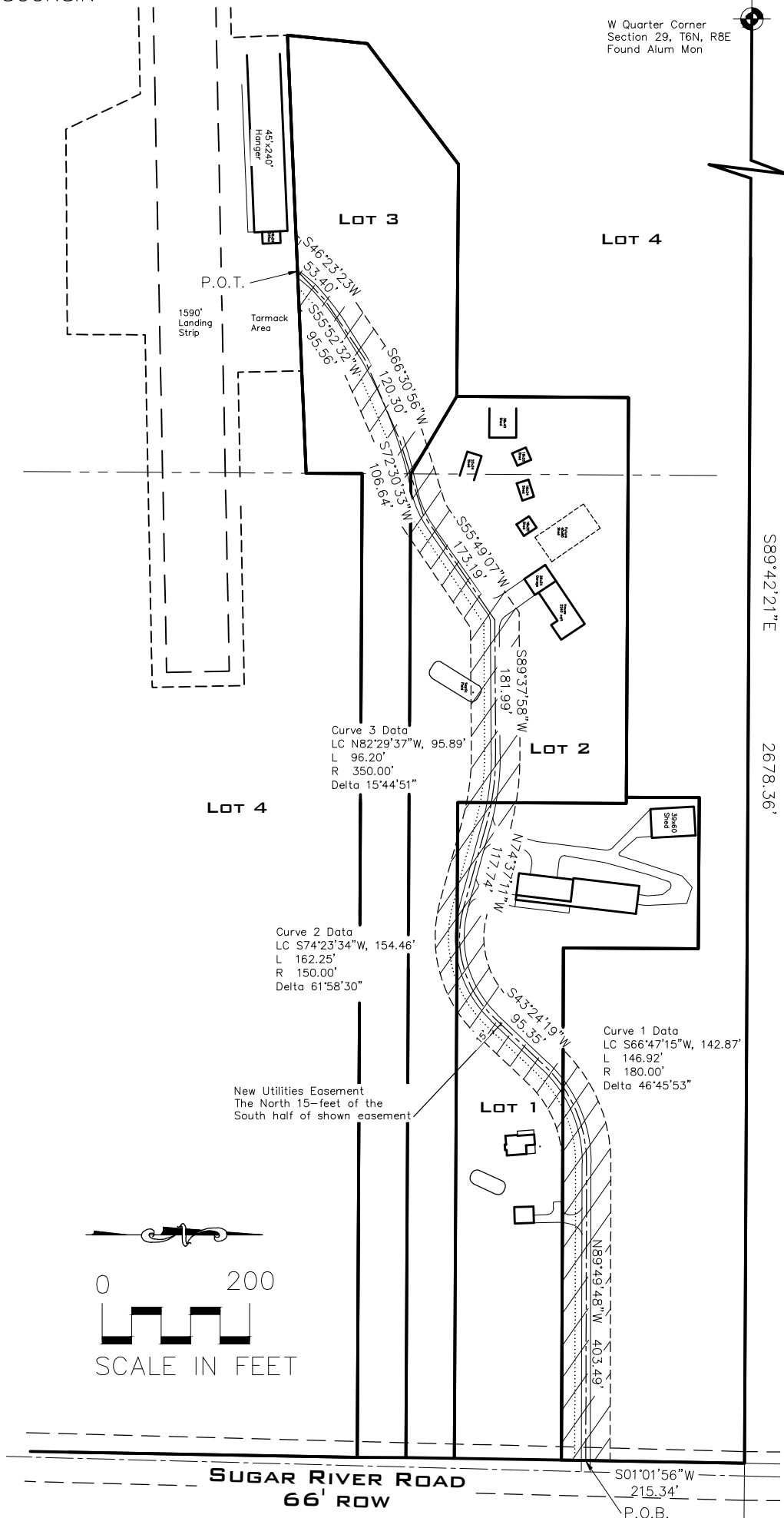
Matt and Jade Hofeldt
7535 Sugar Ridge Road
Verona, WI 53593
&
Tom Kretschman
7550 Sugar Ridge Road
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Commencing at the West Quarter Corner of said Section 29; Thence along the North line of said SW1/4, S89°42'21"E, 2678.36 feet to the N-S quarter line of said Section; Thence along the East line of said SW4, S01°01'56"W, 215.34 feet to a point known as the Point of Beginning; Thence N89°49'48"W, 403.49 feet; Thence on a curve left 146.92 feet, said curve having a radius of 180.00 feet and a long chord of S66°47'15"W, 142.87 feet; Thence S43°24'19"W, 95.35 feet; Thence on a curve right 162.25 feet, said curve having a radius of 150.00 feet and a long chord of S74°23'34"W, 154.46 feet; Thence N74°37'11"W, 117.74 feet; Thence on a curve left 96.20 feet, said curve having a radius of 350.00 feet and a long chord of N82°29'37"W, 95.89 feet; Thence S89°37'58"W, 181.99 feet; Thence S55°49'07"W, 173.19 feet; Thence S55°52'32"W, 95.56 feet; Thence S46°23'23"W, 53.40 feet to the a point known as the Point of Termination.

PREPARED FOR:
Matt and Jade Hofeldt
7535 Sugar Ridge Road
Verona, WI 53593
&
Tom Kretschman
7550 Sugar Ridge Road
Verona, WI 53593

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SURVEYOR'S CERTIFICATE:

I, EDWARD A. SHORT, PROFESSIONAL LAND SURVEYOR, S-2799, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED ALL OF THE NW1/4 OF THE SW1/4 AND ALL OF THE NE1/4 OF THE SW1/4, INCLUDING LOT 1, CERTIFIED SURVEY MAP NO. 389, VOL 2, PAGE 161, DANE COUNTY REGISTER OF DEEDS, IN SECTION 29, TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE W QUARTER CORNER OF SAID SECTION 29, ALSO KNOWN AS THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID SW1/4, S89°42'21"E, 2678.36 FEET TO THE N-S QUARTER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SW1/4, S00°58'16"W, 1283.31 FEET TO THE E-W 1/16TH LINE; THENCE ALONG SAID 1/16TH LINE, S89°39'31"W, 2649.06 FEET TO THE WEST LINE OF SAID SW1/4; THENCE ALONG SAID WEST LINE, N00°19'53"W, 1312.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,456,715.52 SQFT OR 79.355 ACRES INCLUDING RIGHT OF WAY. SAID PARCEL CONTAINS 3,428,670.40 SQFT OR 78.711 ACRES EXCLUDING RIGHT OF WAY. SAID LANDS SUBJECT TO SHARED DRIVEWAY AGREEMENT WITH SURVEYED INGRESS/EGRESS EASEMENT.

THAT I HAVE MADE THIS CERTIFIED SURVEY MAP UNDER THE DIRECTION OF MATT AND JADE HOFELDT & TOM KRETSCHMAN., THAT THIS CERTIFIED SURVEY MAP IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES; THE SUBDIVISION REGULATIONS OF THE TOWN OF VERONA AND DANE COUNTY, THAT I HAVE SURVEYED AND MAPPED THE LANDS DESCRIBED HEREIN AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES AND THE DIVISIONS THEREOF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

EDWARD A. SHORT S-2799
PROFESSIONAL LAND SURVEYOR

MORTGAGEE CONSENT CERTIFICATE:

WE, BANK OF DEERFIELD, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF LANDS AS DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND WE DO HEREBY CONSENT TO THE ABOVE CERTIFICATION.

BEN MLSNA
SENIOR VICE PRESIDENT

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024,
THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



N8096 BUOL ROAD
BELLEVILLE, WI 53508
(608) 712-1040

Sheet 4 of 5

EDI Pjt No. 24-0845

PREPARED FOR:

Matt and Jade Hofeldt
7535 Sugar Ridge Road
Verona, WI 53593
&
Tom Kretschman
7550 Sugar Ridge Road
Verona, WI 53593

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE:

WE, MATT AND JADE HOFELDT & TOM KRETSCHMAN, AS OWNER'S HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SEC. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE.

MATTHEW A. HOFELDT

JADRIAN B. HOFELDT

THOMAS J. KRETSCHMAN

STATE OF WISCONSIN)ss
DANE COUNTY)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024,
THE ABOVE NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

TOWN OF VERONA CERTIFICATE:

APPROVED FOR RECORDING BY THE TOWN OF VERONA ON THIS _____ DAY OF
_____, 2024

TERESA WITHEE
TOWN CLERK

DANE COUNTY ZONING:

APPROVED FOR RECORDING BY THE DANE COUNTY ZONING AND LAND REGULATION DEPARTMENT
THIS _____ DAY OF _____, 2024.

DANIEL EVERSON
ASSISTANT ZONING ADMINISTRATOR

PREPARED FOR:

Matt and Jade Hofeldt
7535 Sugar Ridge Road
Verona, WI 53593
&
Tom Kretschman
7550 Sugar Ridge Road
Verona, WI 53593

Sarah Gaskell

From: Jeff Himsel <jlhimsel@tds.net>
Sent: Wednesday, April 17, 2024 9:15 AM
To: Sarah Gaskell
Subject: Matt Hofeldt

**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.**

To whom it may concern at township of Verona

Hello, I am sending this letter concerning the Hofeldt property as my family has had such deep ties to that property since the early 50s to the present. I have had the pleasure of meeting our new neighbor Matt and have talked about his plans for his property. I give my support as it sounds like great plans and will not change things as they have been.

Jeff Himsel 2080 Sugar River Rd.

To whom it may concern,

Sub: How the Sugar Ridge Airport impacted my life growing up in Verona.

My name is Cameron Lewis and I grew up in Verona right near the Sugar Ridge Airport. As a kid, I recall the airport always being a welcoming place with car shows, fly-in events and even the local church holding outdoor mass on the hilltop. It always felt very welcoming and was a great place to be around growing up.

By the time I was in high school I found myself visiting the airport more and more. Learning about all the historic pieces Tom had, watching people work on their airplanes and helping in any way I could. It made it pretty easy for me to do that with my parents house being located right in a common flight path for Sugar Ridge. Every time a plane flew over the house I wanted to run to the airport and check out what was going on.

Eventually, all that time at the Sugar Ridge Airport led me to pursue my pilots license with my first flight at 16 and was even reason for me joining the Air Force upon graduation of high school shortly after.

Now being back near home at the 115th Fighter Wing in Madison, I'm able to revisit Sugar Ridge quite regularly. Admiring all the work, history and dedication to the community that Airport provides.

I'm truly grateful to have grown up next to such an amazing place and know that it had such a positive impact on my life.

With siblings that are now 11 and 13, I see them look to the skies as planes fly over the same way I did and can only hope that the Sugar Ridge Airport will continue to grow and provide increased opportunities to learn about unique pieces of local history, aviation and take in the life lessons it provides for years to come.

Respectfully,
Cameron Lewis

My name is Jeff Kjelland

My wife and I moved into the Town of Verona, 7692 Riverside Rd from the City of Fitchburg to get out in the country and start a family. We love our location; country feel and close to everything.

We fell in love with the Sugar River Airport almost immediately upon moving into the neighborhood. The entire atmosphere over there that Tom has created is awesome. The collection of artifacts, the airport, the views of Verona and the surrounding areas. The community gatherings that are held there for church services, picnics, flying, etc. have been a great way to hang out with our children in a very cool place that has been created. It has turned me into a person who now loves aviation.

When I heard that the airport was sold to a person with as much love as Tom has, I was very pleased. I'm glad Matt & his wife are going to keep the look and feel of the airport alive for days to come and improve any areas that he feels need improvement to make things even better for the future.

Thank you,

Jeff Kjelland

Planning Report

Town of Verona

April 10th, 2024

Land Use Application 2024-03

062/0608-293-8500-8; 062/0608-293-8000-3; 062/0608-293-8070-9; 062/0608-293-8140-4; 062/0608-293-8465-2
Sugar Ridge Road, Verona WI

Summary: The applicant is seeking a CSM and rezone for parcels 062/0608-293-8500-8/ 062/0608-293-8000-3/ 062/0608-293-8070-9/ 062/0608-293-8140-4 respectively.

Property Owner: Matt and Jade Hofeldt

Property Addresses: 7535 Sugar Ridge Road, Verona WI

Applicant: same

Location Map



Project overview

The applicant recently purchased the properties. There is an existing CUP located on parcel 062/0608-293-8500-8 which allows for a private airstrip and hangar – both in current use. The applicant is seeking a CSM and subsequent rezones to address illegally created land divisions and to correct zoning inconsistencies. The applicants wish to build a new single-family residence on the property and per a Dane County density study, the property has no available splits left. To rectify this, parcel 062/0608-293-8070-9, currently zoned RR-2 but only containing a barn, will be incorporated into a lot with parcel 062/0608-293-8465-2 and remain RR-2. This will free up a residential split for a new home.

Comprehensive Plan Guidance

Land is currently zoned FP-35, RR-2, and SFR-08. The future land use map illustrates all of these parcels as FP-35. The CSM and rezones are consistent with the future land use for these parcels as it should reflect current usage of the parcels. The discrepancies are a result of the mechanism used for land division on these parcels via land sales.

Current and Proposed Zoning The current zoning is FP-35, RR-2 and SFR-08. Proposed zoning will be FP-35, RR-4 (2) and RR-2. Please see the table for the reallocation of acreage and proposed zoning of each new lot.

Parcel Number	Address	Current Acreage	Current Zoning	Proposed Acreage	Proposed Zoning	Proposed Lot #
062/0608-293-8500-8		40	FP-35	68.05	no change	4
062/0608-293-8000-3		31.4	FP-35	68.05	no change	4
062/0608-293-8070-9		2	FP-35	3.869	RR-2	1
062/0608-293-8140-4	7550 Sugar River Road	3.22	FP-35	4.96	RR-4	2
062/0608-293-8465-2	7535 Sugar River Road	1.581	SFR-08	3.869	RR-2	1
new	new			4.671	RR-4	3

Extra-territorial Review/Boundary Agreement Authority Joint Committee provisions for review apply to “land remaining in the Town and located in Areas A, B, and D.” This parcel is in Area C and is not subject to review/approval of the JPC.

Surrounding Land Use and Zoning The majority of the surrounding land use is agricultural uses and RM-16. Adjacent residences are on larger parcels.

Site Features There is an active landing strip and hangar, both in current use. There is also a cluster of unique structures containing historical features and artifacts specific to the history of the Town of Verona.

Driveway Access Access to the site is provided by Sugar Ridge Road. The applicant has indicated interest in the road vacation process for Sugar Ridge Road. The town is supportive of this effort.

Other The applicant is seeking a new CUP for a portion of this property to update the dimensions of the existing airstrip as well as to add sanitary fixtures to the existing hangar via another application.

Staff Comments The applicant, the Town and the County have worked closely together to determine the best way to clean up the inconsistencies in zoning and the illegal land divisions. Town staff is supportive of this CSM and rezone application and recommends approval of the CSM and rezone condition on recordation of the Sugar Ridge road vacation and the Dane County Standard Conditions:

Standard conditions. The town board and zoning committee shall impose, at a minimum, the following conditions on any approved conditional use permit:

1. Any conditions required for specific uses listed under s. 10.103.
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. 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 Commercial Building Code or Uniform Dwelling Code.
4. 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.
5. 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.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. 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.
10. 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.

-
11. 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.
 12. 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.
 13. 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.

Plan Commission Action

The Plan Commission discussed this item at their April 18th meeting and voted to recommend approval of the CSM and rezone subject to the following condition: Town Board approval of the vacation of Sugar Ridge.

2024-04

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): 7535 & 7550 Sugar Ridge Road
All of hte NW & NE of the SW, Section 29, T6N, R8E

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 Air Strip area and sanitary facility
- certified survey map**
- preliminary plat**
- final certified survey map**
- concept plan**
- site plan**
- request for Town road access**

Property Owner Phone 608-332-6110

Address 7535 Sugar Ridge Road E-Mail matthofeldt@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)

Lot line adjustments on current lots with rezoning to bring all proposed lots up to town and county code.

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 

Date 4/17/24

Print Name Matt Hofelot

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 # 2024-03
Fee 400
Paid by MATTHELOT
Date 4-17-24 Check # 1815
Receipt # _____

CUP Application for Parcel
#062/0608-293-8500-8
7550 Sugar Ridge, Verona



I have been to some unique places—special places—and when I first landed at Sugar Ridge in our vintage Piper Cub 10 years ago, I learned just how special this place is. Not just to me... but to all the pilots that have landed or been inspired to become so by a visit, and all of the school groups, scout troops, yearly morning mass attendees or one of the hundreds of community members that have attended the much anticipated yearly fly-in/car show/potluck picnic. Sugar Ridge is a working farm, an FAA approved grass airstrip, a museum of sorts with many beautiful local relics from agriculture to fire equipment, vintage aircraft and more. It has also now become our family's new home, fulfilling the dream my wife Jade and I have long had to raise our children in a rural environment, preserve farmland, and share the scenic beauty and treasures with others. Jade and I are both pilots, and having a small grass airstrip in our backyard on top of it all is indeed something we could have only dreamed about. In 1970, Tom Krectshmann, a retired Dane County Sheriff drug task force detective and fire chief, created an amazing property and openly shared it with his community. We intend to do the same...to carry on and expand with our enthusiasm the vision he began 50+ years ago.

This conditional use permit will accomplish the following on our FP35 zoned land:

1. Better detail the runway's placement on the property as conditionally approved and active since 1988 (see attached current CUP).
2. Allow an expanded hangar lounge with sanitary provisions to allow us as owners and visitors the ability to use a restroom while having a place to enjoy the views of the surrounding landscape, plan flights, and enjoy togetherness.
3. Better detail and convey the airstrip/property's function, use and overall activity.

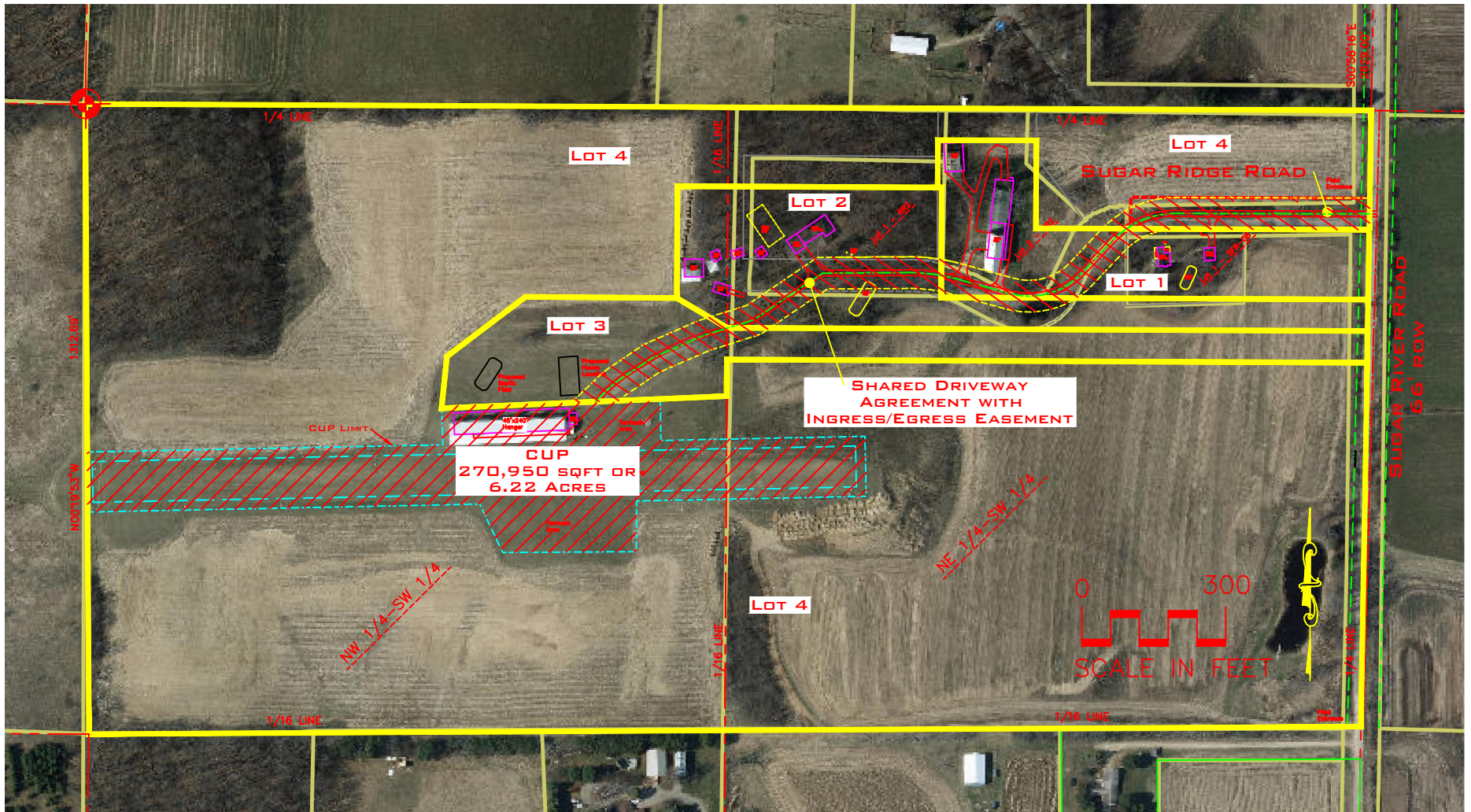
Written Legal Description of CUP Parcel Boundaries:

CUP Legal Description Part of the NW of the SW and Part of the NE of the SW , Section 29, 14 of the SW and Part of the NE of the SW , Section 29, 14 and Part of the NE of the SW , Section 29, 14 of the SW , Section 29, 14, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin, described as follows: Commencing at the West Quarter Corner of said Section 29; Thence along the West line of said SW , S00°19'53"E, 725.00 feet to a point known as 14, S00°19'53"E, 725.00 feet to a point known as the Point of Beginning; Thence continuing along said West line, S00°19'53"E, 125.00 feet; Thence N88°50'34"E, 816.98 feet; Thence S25°21'25"E, 111.58 feet; Thence N89°37'03"E, 278.19 feet; Thence N00°19'07"E, 105.57 feet; Thence S88°50'34"E, 478.16 feet; Thence N01°09'26"W, 125.00

2. Hangar Addition

The existing small addition (shown by blue arrow below) will be replaced by an approximately 1,250 SF addition (conceptual rendering below) that will extend out approximately 40 feet from the current structure. This new space will add sanitary fixtures for owners and visitors to have a restroom facility to use year-round, plan flights, and take in the views of the surrounding landscape and airstrip.





3. Airstrip/Property Function & Overview

The Sugar Ridge Property has a few hybrid functions, all of which been active on the property for over 30 years. These include an FAA-approved grass airstrip, crop farming and a cluster of unique structures with historical vehicles and artifacts.

Farming- the current crop farming will stay exactly as has been in place for many years in terms of size, scope and nature. No farmland will be reutilized. We are very proud of the farming operations on our property.

Museum/Events- the property has in the past played host to a community picnic/potluck fly-in/ car show, sunrise church services, school and scout troop visits. We would like to continue to foster such interactions with the community and have Sugar Ridge remain the gathering place it has been. We have been approached about the popular "Bike the Barns" event and can see this being a popular stop for such gatherings. This is our home and our oasis, but engaging with great community building functions at such a unique spot is important to us. These larger events have historically taken place about 2-3 times per year between spring and fall and that is a reasonable cadence moving forward as well. These events can attract a couple hundred people with parking taking place on the abundant grass portions of the property.

Airstrip- Airstrip operations, size, scale, and frequency will continue as it has been since 1988. The grass and short length limit operations to small aircraft. This is the Town of Verona's only FAA approved landing site, making it valuable to med-flight, crop dusters and the recreational pilot community. This airstrip caters to a very small number of aircraft and is quite seasonal due to snow/winds etc. A reasonable average may be 2-3 daily runway operations. No neighbor issues have been reported or observed. The runway falls into the private category as we wish it to stay as outlined more completely by Hal Davis- WI Bureau of Aeronautics - Airport Compliance Director.:

Private

A private-use facility is a facility available for use by the owner and other persons authorized by the owner only. Therefore, the owners of private-use facilities do not have to reiterate in a remark that the facility is private use or that prior permission is required.

For **comparison** sake the description of a public use airport is:

Public

A public-use facility is a facility available for use by the general public without a requirement for prior approval from the owner or operator. The owners of public-use facilities cannot impose operational restrictions on the use of the facility. Restrictions such as "prior permission

required” or “use at your own risk” or “contact the facility manager prior to landing” are not permissible at public-use facilities.

Standards for Conditional Use Permits – Question Responses

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.

Response: This CUP will not change the flying or event aspects to anything different than what the community has expected from the property over the last several decades. This application is prompted by the slightly expanded hangar area allowing friends, visitors and our family a functional space. Thus, the requested conditional use for Private Airstrip will not be detrimental to or endanger the public health, safety, comfort or general welfare of the local community nor will the limited events (10 or under yearly) we may have on the property.

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.

Response:

As an FAA-approved airstrip that has hosted a few gatherings yearly for the last several decades, the property would continue in the same manner, scale, frequency and scope the surrounding community is accustomed to. The hangar area addition would not affect any neighboring uses and or 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.

Response:

Most immediate surrounding property is of agricultural, Farmland Preservation designation or legacy residences, many of which have been in existence for decades alongside Sugar Ridge and its use. The conditional use request adheres to the requirements of the FP-35 Zoning and does not impede the normal and orderly development and improvement of the surrounding properties.

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

Response:

The existing infrastructure is sufficient to serve the needs of this request but for a well/septic to serve the requested sanitary that will be shared with the new house being requested in a parallel re-zone.

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.

Response:

With no traffic (air or road) increases being proposed, the current shared driveway (easement filed) access is perfectly adequate. Shared driveway is with the previous owner and creator.

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

Response:

The conditional use approval being requested is a Conditional Accessory Use to the FP-35 Zoning, with the current airstrip CUP having been in place since 1988, sanitary fixtures permitted in accessory structures and farm entertainment less than 10 days also permitted.

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

Response: The conditional use approval being requested would enhance the Town Comprehensive Plan's designation of Agricultural Preservation. The plan allows for the continued farming operation to continue at exactly its current scale as well as preserve the Town of Verona's only FAA approved airstrip and the traditions many in the community have come to love to all continue while allowing a better and more comfortable area for visitors to use a restroom, gather, flight plan and so on.

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:

Response: Much like the response to #7, the proposed CUP aligns with the Town's comprehensive plan designation of an Agricultural Preservation Area. The proposed CUP continues an already decades old CUP with no change in size, frequency or scope. We are moving our family to this amazing property, continuing its tradition of community engagement, preserving farmland and enhancing facilities to be more inclusive to all who visit.

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

Response:

The proposed location within the Farmland Preservation Zoning district is reasonable and appropriate given the prior use of the site and existing airstrip, infrastructure, and traditions.

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

Response:

Absolutely zero farmland will be impacted by our request. Preserving the land and its current use is our priority.

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

Response:

The proposed site plan does not change the existing layout of the parcel or affect any surrounding agricultural uses. Verona's only approved airstrip has been used and may be used in the future to support aerial applicators that farm support operations.

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

Response: No proposed changes will in any way be on or affect the existing farmland. The small accessory building addition construction will be promptly landscaped.

DANE COUNTY

APPLICATION FOR A CONDITIONAL USE PERMIT

No. 648

The undersigned hereby applies for a conditional use permit for a
Private landing
strip in the A-2 Agriculture

District as provided for in ss 10.126(2)(e) of the Zoning Ordinance. The
property is located at 2019 Sugar River Road in the Town of
Verona, more fully described as follows:

Pet. #4164/648:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Verona described as follows:
Commencing at the Northeast corner of said NW 1/4 SW 1/4; thence South along
East line of said 1/4 1/4 660 feet to the point of beginning, thence South 80
feet; thence West 1350 feet more or less to West line of said 1/4 1/4; thence
North 80 feet, thence East 675 feet more or less; thence North 50 feet; thence
East 100 feet; thence South 50 feet; thence East 575 feet more or less to the
point of beginning.

Respectfully submitted on 1-27 1988 by:
Agent: _____ Owner: _____

Name _____

Name Thomas J. Kretzman

Street _____
Post _____
Office _____

Street 2019 SUGAR RIVER RD.
Post _____
Office VERONA WIS

Telephone _____ Zip _____

Telephone 845-6230 Zip 53593

NOTICE OF REZONE OR CONDITIONAL USE

NUMBER 4169/648

GENERAL INFORMATION

D.E.D. No

1. TOWN, VILLAGE, OR CITY
VERONA

COUNTY DANE

2. THIS NOTICE IS FOR: REZONING CONDITIONAL USE/SPECIAL EXCEPTION

3. OWNER AT TIME OF REZONING - NAME THOMAS J. KRETSCHMAN TELEPHONE

ADDRESS 2019 SUGAR RIVER RD VERONA 53593

4. DESCRIPTION OF THE PROPERTY WHICH WAS GRANTED THE REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION PERMIT

1/4 1/4 SEC. NW SW | SEC. 29 | TOWN 6N | RANGE 8E

PARCEL NUMBER(S) BEFORE REZONING 31-29-664 PREVIOUS ZONING DISTRICT A-1(12X) NEW ZONING DISTRICT A-2

PARCEL ADDRESS 2019 SUGAR RIVER RD.

INTENT / PURPOSE

PRIVATE LANDING STRIP

LAND AREA AND IMPROVEMENTS

5. TOTAL ACRES IN PARCEL BEFORE REZONING 40.0 TOTAL ACRES IN PARCEL IN EXCLUSIVE AG. ZONE BEFORE REZONING 40.0

a. Of the original parcel, how many acres were rezoned OUT OF agricultural use or granted a non-Ag conditional use/special exception? 2.48

b. How many acres were rezoned INTO exclusive agricultural district? 0

c. Were there improvements on the original parcel? YES NO

d. What percentage of the improvements was rezoned or granted a conditional use/special exception? 100

REZONE

6. REASON FOR REZONING

a. Develop land for non-Ag. residential use.

How far is the land from a city or village boundary? 2.7 ± MILES

How far is the land from an existing residential area? 2.7 ± MILES

Is the land served by public sewer? YES NO Is the land within a sanitary district? YES NO

Is the land served by public water? YES NO Is the land within a planning transition area? YES NO

If more than one lot was developed: Number of lots _____ Average lot size _____

b. Develop land for industrial use

f. Farm consolidation

c. Develop land for commercial use

g. Residence for parent or child of farm operator

d. Develop land for recreational use

h. Other (please specify) AIRSTRIP

e. Pre-existing use, substandard or nonconforming parcel

7. Soils Information

a. Type of soils in parcel rezoned out of agricultural district (approximate)

Percent of land had soils in Classes I-II _____ Percent of the land had soils in Class IV _____

Percent of the land had soils in Class III _____ Percent of the land had soils in Classes V-VIII _____

b. Type of land in parcel rezoned out of agricultural district (approximate)

Percent of land in cropland 100% Percent of land in woodland _____

Percent of land in pasture _____ Percent of land in other (specify) _____

CONDITIONAL USE.

8. What is the type of conditional use/special exception?

a. Agricultural (please specify use)

b. Agricultural-related (please specify use)

c. Institutional

d. Governmental

e. Religious

f. Utility

g. Other (please specify use) AIRSTRIP

CERTIFICATION HISTORY	FINDINGS FOR REZONING
<p>9. Have any zoning certificates been issued for the property which was granted the rezoning or a nonagricultural conditional use/special exception? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>If YES, please attach copies of any zoning certificates that have been issued for the property during the last 10 years, and a copy of a property record that includes a description of the rezoned property, such as a warranty deed, land contract, subdivision plat, or certified survey map.</p>	<p>10. Was the petition for rezoning approved only after findings were made based on consideration of the following as required by s. 91.77(1), Wis. Stats.:</p> <p>(a) Adequate public facilities to accommodate development either exist or will be provided within a reasonable time.</p> <p>(b) Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.</p> <p>(c) The land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonable adverse effect on rare or irreplaceable natural areas.</p> <p style="text-align: right;"><input type="checkbox"/> YES <input type="checkbox"/> NO</p>

SIGNATURE OF ZONING AUTHORITY	DATE OF SIGNATURE	DATE OF LOCAL APPROVAL OF REZONING OR CONDITIONAL USE
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P.H. 3/8/88

Item No.: 6.

DANE COUNTY APPLICATION FOR CHANGE OF ZONING AND A CONDITIONAL USE PERMIT

Zoning Petition # 4164 C.U.P. # 648

By: Thomas J. Kretschman

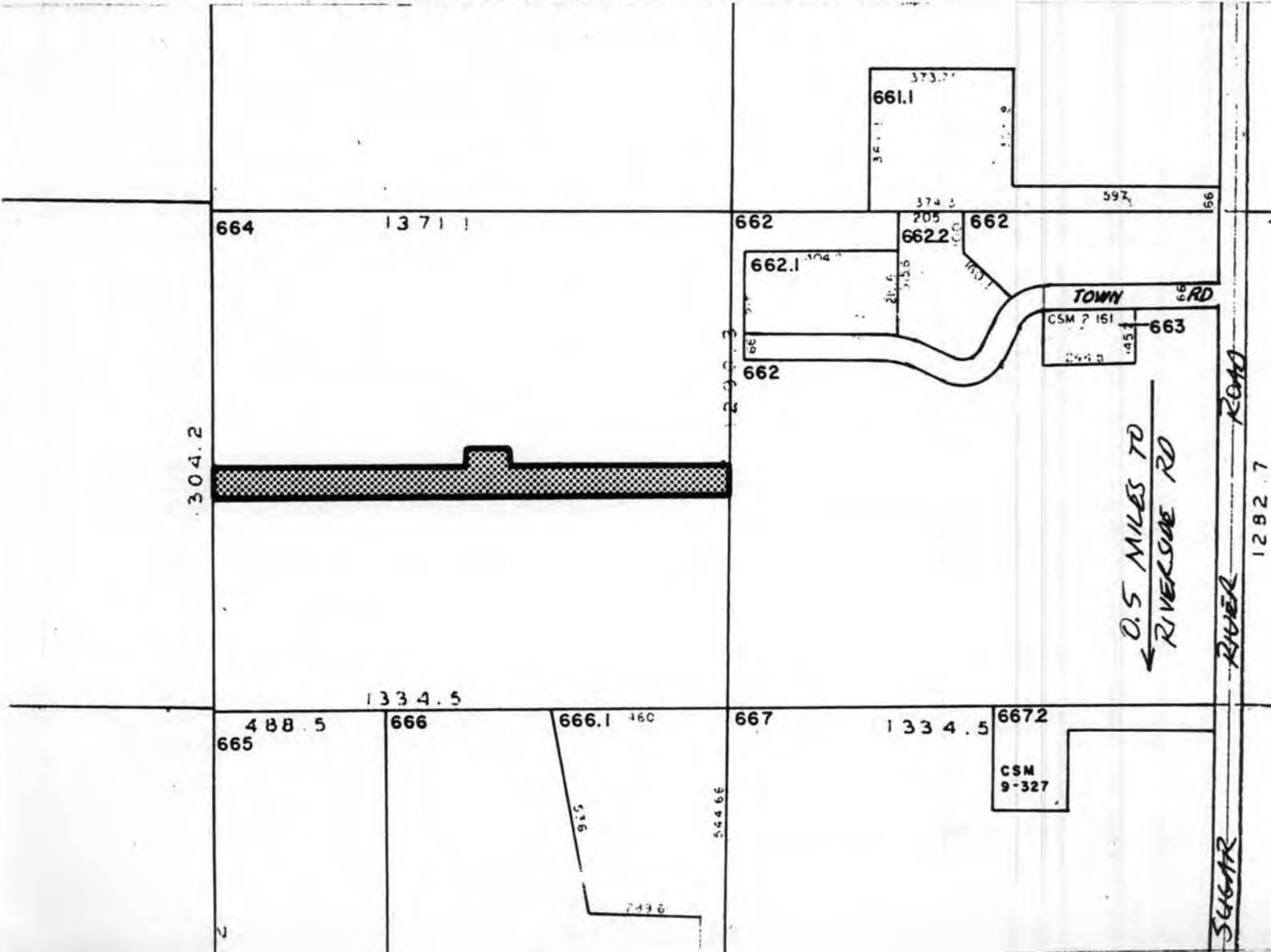
To change the zoning from the A-1 Ex. Agriculture district to the A-2 Agriculture district and also for private landing strip on the same property.

Location: 2019 Sugar River Road Section 29, NW SW Town Verona

Area: 2.5 more or less Acres

Proposed use: private landing strip D.E.D. No.

MAP: PROPOSED AREA IS SHADED - ALL UNDESIGNATED AREAS ARE IN THE A-1 AGRICULTURAL EXCLUSIVE DISTRICT.



A public hearing on this petition will be held on March 8, 19 88 at 7:30 PM in Room 224 of the City-County Building, Madison, WI and is being held so that the Committee may hear those persons who have an interest in the proposed change in zoning districts or proposed conditional use. Conditional Uses are granted or denied by the Committee. Committee recommendations on zoning district changes are referred to the County Board who will make the final decision on approval/denial. Should you desire more information regarding this proposed zoning change, please call or visit the Dane County Zoning Department, Room 116 City-County Building, telephone (608) 266-4266 between the hours of 7:45 AM and 4:30 PM, Monday thru Friday.

PETITIONER MUST ATTEND THE PUBLIC HEARING

AN EFFORT HAS BEEN MADE TO NOTIFY ALL OF THE NEIGHBORS OF THIS PROPOSED CHANGE. TO ENSURE THAT EVERYONE HAS BEEN NOTIFIED, PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS THAT MAY NOT HAVE RECEIVED THIS NOTICE BY MAIL.

Notice of this public hearing will be published in the Wisconsin State Journal: February 23 and March 1, 1988

AGRICULTURE, ENVIRONMENT & LAND RECORDS COMMITTEE

Lyman Anderson, Chairman

DANE COUNTY ZONING DEPARTMENT
Room 116, City-County Building
Madison, Wisconsin 53709

NOTICE OF PUBLIC HEARING
Pet. #4164/648

NOTICE OF PUBLIC HEARING
BY THE DANE COUNTY
AGRICULTURE, ENVIRONMENT & LAND RECORDS COMMITTEE

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 224 of the City-County Building, Madison, Wisconsin on Tuesday, March 8, 1988 at 7:30 P.M. to consider the following matters: Petitions to amend the Dane County Zoning Ordinance and Applications for Conditional Use Permits. The matters to be heard are as follows:

6. Petition #4164/CONDITIONAL USE PERMIT #648 by Thomas J. Kretschman to change the zoning from A-1 Ex. Agriculture to A-2 Agriculture to also allow private landing strip on the same parcel located at 2019 Sugar River Road - NW 1/4 SW 1/4 - Section 29, Town of Verona.

RTS ZONE - APR 19 1988

CHP - APR 26 1988

Published: Wisconsin State Journal
February 23 and March 1, 1988

AGRICULTURE, ENVIRONMENT & LAND RECORDS
COMMITTEE
Lyman Anderson, Chairman

PETITION NO. 4164

PETITION TO CHANGE THE ZONING CLASSIFICATION OF LANDS IN THE TOWN OF

VERONA

TO THE DANE COUNTY BOARD OF SUPERVISORS:

Ladies & Gentlemen:

The undersigned hereby petitions the Dane County Board of Supervisors to change the zoning classification of the following described land in Section 29, Town of Verona, Dane County, Wisconsin, from the A-1 Ex. Agriculture District to the A-2 Agriculture District.

Pet. #4164/648:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Verona described as follows: Commencing at the Northeast corner of said NW 1/4 SW 1/4; thence South along East line of said 1/4 1/4 660 feet to the point of beginning, thence South 80 feet; thence West 1350 feet more or less to West line of said 1/4 1/4; thence North 80 feet, thence East 675 feet more or less; thence North 50 feet; thence East 100 feet; thence South 50 feet; thence East 575 feet more or less to the point of beginning.

Respectfully submitted on 1-27 1988 by:
Agent: _____ Owner: _____

Name _____ Name Thomas J. Kretschmer

Street _____ Street 2019 SUGAR RIVER RD.
Post _____ Post VERONA WIS
Office _____ Office _____

Telephone _____ Zip _____ Telephone 845 6230 Zip 53593

DANE COUNTY

APPLICATION FOR A CONDITIONAL USE PERMIT

No. 648

The undersigned hereby applies for a conditional use permit for a
Private landing
strip in the A-2 Agriculture

District as provided for in ss 10.126(2)(e) of the Zoning Ordinance. The
property is located at 2019 Sugar River Road in the Town of
Verona, more fully described as follows:

Pet. #4164/648:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Verona described as follows:
Commencing at the Northeast corner of said NW 1/4 SW 1/4; thence South along
East line of said 1/4 1/4 660 feet to the point of beginning, thence South 80
feet; thence West 1350 feet more or less to West line of said 1/4 1/4; thence
North 80 feet, thence East 675 feet more or less; thence North 50 feet; thence
East 100 feet; thence South 50 feet; thence East 575 feet more or less to the
point of beginning.

Respectfully submitted on 1-27 1988 by:

Agent:

Owner:

Name _____

Name Thomas J. Prostman

Street _____

Street 2019 SUGAR RIVER RD.

Post Office _____

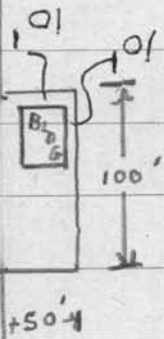
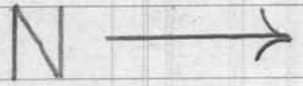
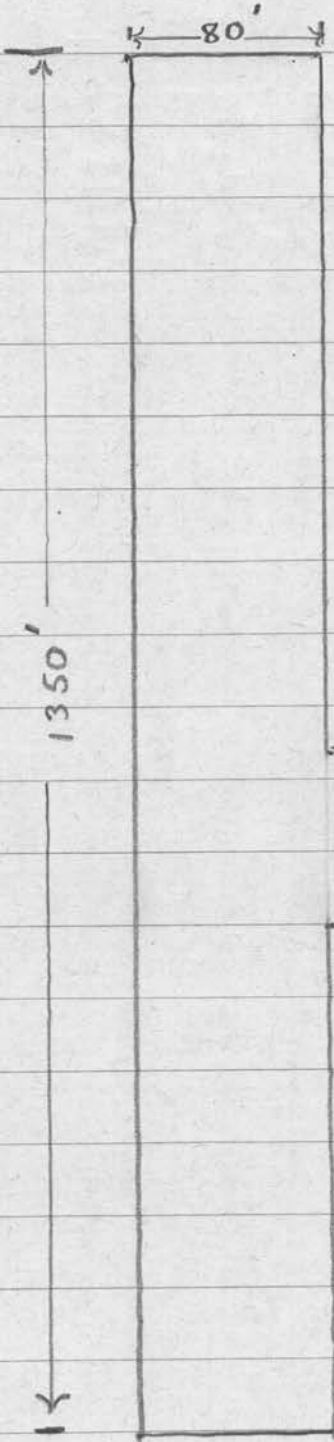
Post Office VERONA WIS

Telephone _____ Zip _____

Telephone 845-6230 Zip 53593

Comm AT NE Cor SD NW $\frac{1}{4}$ SW $\frac{1}{4}$ TH S
ALNG E LN SD $\frac{1}{4}$ $\frac{1}{4}$ 660 FT TO POB,
TH S 80 FT, TH W 1350 \pm FT TO
W LN SD $\frac{1}{4}$ $\frac{1}{4}$ TH N 80 FT, TH E 675 \pm
FT, TH N. 50 FT, TH E. 100 FT, TH S
50 FT, TH E 575 FT \pm TO P.O.B.

X Thomas J. Kretschman



DANE COUNTY ZONING

Zoning ordinance requirements for property described as: _____

NW 1/4 SW 1/4 - Section 28, Town of Verona - Par. 31-29-664 - 2019 Sugar River Rd.

The property described above is located in the A-1 Ex. Agriculture zoning district and has a frontage of n/a feet on Sugar River Road road/street that has a right of way width of 66 feet and is a class C road. The required setback is 30 feet from the r-o-w line or 63 feet from the c/l. The rear yard required is 50 feet and the side yards are total of 25; minimum 10' (one side) for any principal building, for accessory buildings see note below.


The use that you have described is private landing strip. and is provided for in ss 10.16 (1) (f) of the ordinance.

The property _____ subject to shoreland or flood plain regulations. If subject to either regulation, see note below.

NOTES: Dane County Zoning Ordinance Section 10.16 (1) (f):
Airports that are listed as "Personal by Owner Only" on an application to the Wisconsin Department of Transportation Bureau of Aeronautics for airport site approval are permitted to locate in the Agricultural and Rural Homes Districts.

Also, Accessory buildings to be used for the storage of personal property owned by the owner of the land are permitted. Permits are required for non-agricultural buildings.

IMPORTANT: The information given above is based on zoning ordinance regulations in effect as of November 14, 1986. Regulations change, and if your project is delayed more than 30 days from the aforementioned date, you should verify the information given above by either calling the Zoning Department at (608) 266-4266 or visiting the office in the City-County Building at 210 Monona Avenue, Madison, WI 53709.

Checked by 

(ZONING STATUS)

PETITION # 4164

Sec 29 Town VERONA

From A-1 (EX) AGRICULTURE

To A-2

Part of the Nw 1/4 Sw 1/4 of Section 29 Town of VERONA described as follows:

Comm AT NE COR SD NW 1/4 SW 1/4 TH S
ALNG E W SD 1/4 1/4 660 FT TO POB,
TH S 80 FT, TH W 1350 ± FT TO
W W SD 1/4 1/4 TH N 80 FT, TH E 675 ±
FT, TH N. 50 FT, TH E. 100 FT, TH S
50 FT, TH E 575 FT ± TO P.O.B.

(C.U.P. APPL. FORM)

APPLICATION FOR A CONDITIONAL USE PERMIT

NO. 648

The undersigned hereby applies for a conditional use permit for a PRIVATE
LANDING STRIP in the A-2

District as provided by in ss 10.126(2)(e) of the Zoning Ordinance. The
property is located at 2019 SUGAR RIVER RD in the Town of
VERONA, more fully described as follows:


NOTICE

6 Petition # 4164 / C.U.P. # 648 by THOMAS J. KRETSCHMAN
to change the zoning from A-1 (EX)
to A-2 and also allow PRIVATE LANDING STRIP
on the same parcel located at 2019 SUGAR RIVER RD in Nw 1/4
Sw 1/4 Section 29 Town of VERONA.

FEB 23 & MAR 1
(PUB. DATES)

(map form)

PETITION # 4164 and C.U.P. # 648 by THOMAS J. KRETSCHMAN
to change the area designated on the map below from the A-1 (EX) District to the A-2 District
and also for a PRIVATE LANDING STRIP on the same parcel for an area of
2.5+ acres and is located in the Nw 1/4 Sw 1/4 of Section 29 Town of VERONA
and its location is described as 2019 SUGAR RIVER RD.

 - Proposed area. All undesignated areas are in the A-1 Agriculture (Exclusive) District.

WL OIK

ZONING PETITION # 4164

WHEREAS, the Town Board of the Town of VERONA
having considered said zoning petition, be it therefore resolved
that said petition is hereby (Approved / ~~Disapproved~~).

Subject to the following conditions:
(Cross out or write "none" if not pertinent)

(Use reverse side if necessary)

(I, Rose M. Johnson, as town clerk of the Town of
VERONA, County of Dane, hereby certify
that the above resolution was adopted in a lawful meeting of the
Town Board on 3-1, 19 88.

Rose M. Johnson
Clerk

Dated: 3-2, 19 88.

MAR 03 1988

RECEIVED
ZONING DIV.

C.U.P. # 648

WHEREAS, the Town Board of the Town of VERONA
having considered said Conditional Use Permit, be it therefore
resolved that said permit is hereby (Approved / ~~Disapproved~~).

Subject to the following conditions:
(Cross out or write "none" if not pertinent)

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

(Use reverse side if necessary)

(I, Rose M. Johnson, as town clerk of the town of
VERONA, County of Dane, hereby certify
that the above resolution was adopted in a lawful meeting of
the Town Board on 31, 19 88.

Rose M. Johnson
Clerk

Dated: 31, 19 88.

MAR 03 1988

RECEIVED
ZONING DIV.

Planning Report

Town of Verona

April 10th, 2024

Land Use Application CUP 2024-01

062/0608-293-8500-8/ 062/0608-293-8000-3 Sugar Ridge Road, Verona WI

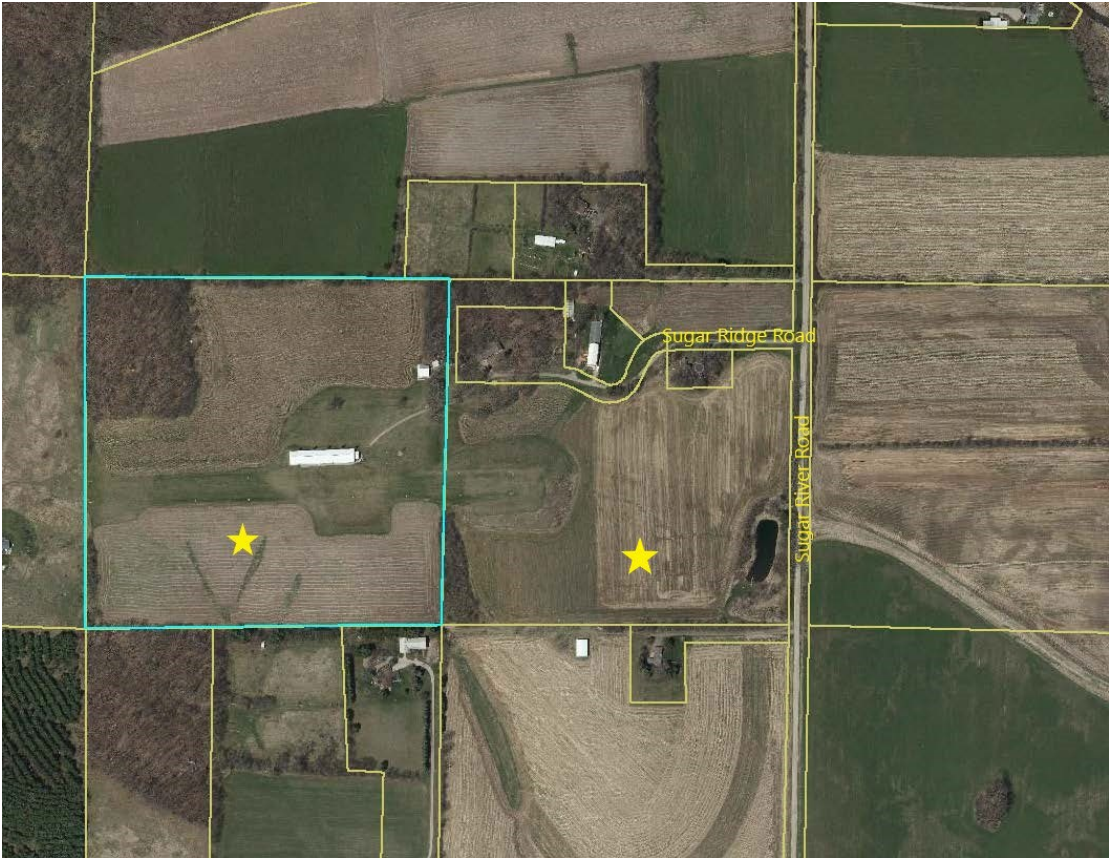
Summary: The applicant is seeking approval for a Conditional Use Permit for an airstrip to be located on parcel numbers 062/0608-293-8500-8 and 062/0608-293-8000-3. The parcels are 40 and 31.4 acres in size and zoned FP-35.

Property Owner: Matt and Jade Hofeldt

Property Addresses: 7535 Sugar Ridge Road, Verona WI

Applicant: same

Location Map



Project overview

The applicant recently purchased the properties in addition to parcels 062/0608-293-8070-9 and 062/0608-293-8465-2. There is an existing CUP located on parcel 062/0608-293-8500-8 which allows for a private airstrip and hangar – both in current use. The applicant is seeking a new CUP to update the dimensions of the existing airstrip as well as to add sanitary fixtures to the existing hangar. These uses are allowed in the FP-35 district if approved by a conditional use permit. No other changes to the FP-zoning are expected.

The current use of the airstrip and associated uses are not anticipated to change.

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.

There is a current CUP for this property that allows for the private landing strip and the adjacent hangar. Air traffic is seasonal and weather-dependent, but the overall volume of air traffic is not anticipated to change. Currently, on average, there are 2-3 planes that use the strip daily. Seasonal events may generate both air and auto traffic, as they have in the past, but there will be little if no impact to Sugar River Road and Sugar Ridge Road. Auto parking can be accommodated on site. Any outdoor storage related to the CUP will be temporary – the hangar provides indoor storage for personal planes. The addition of sanitary features will not have a detrimental impact on public health and will improve the safety and comfort of authorized users.

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.

Airstrips are a common rural feature and this one has been in existence for over 45 years. The airstrip is the Town's only FAA approved landing site and is available to med-flights, authorized crop-duster operations and recreational pilots. The use of the airstrip is not anticipated to change. Auto parking is needed only on a temporary basis and can be accommodated by the existing farm fields. The same is true for airplane parking. As the airstrip is private, only authorized pilots may use the facility – they must have permission from the owner. The airstrip is also interior to the property and due to the vegetation along Sugar River Road, is mostly screened from the road.

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 CUP is not anticipated to have any impact on future development or improvement of neighboring properties. The majority of the parcels surrounding the airstrip are farmed. Zoning categories include RM-16, RR-4, and FP-35.

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 proposed CUP will not require any site improvements beyond relocation of the septic field and the addition of a well. The proposed use will not change significantly from the existing use of the site/CUP and therefore doesn't warrant any required improvements. The Town has not received any complaints regarding the airstrip in the last four years.

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 proposed CUP will utilize the existing access driveway from Sugar Ridge Road. Traffic is expected to be minimal. The applicant will be seeking the vacation of Sugar Ridge Road and the Town is supportive of this effort.

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 proposed CUP is in conformance with the applicable regulation of FP-35.

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 proposed CUP 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).

The proposed CUP will not have any impact on the FP zoning designation as:

- the use and location of the airstrip is reasonable and appropriate

-
- due to the existence of the current airstrip created via CUP in 1988
- no farmland will be converted for this process
 - there will be no substantial impact to current or future agricultural use of surrounding parcels
 - there will be no construction damage to lands remaining in ag use – the hangar expansion to accommodate sanitary features does not impact land in agricultural use

Other

Sugar Ridge Flying Farm is also seeking a CSM/rezone for all of parcels located within the 80 acres. The proposed CUP is unaffected by the CSM/rezone as the CUP is described via legal language and addresses only the land “under” the CUP. As such, it’s a separate and independent application.

The requested CSM/rezone will correct illegal land divisions that occurred prior to the applicant’s ownership and allow for a new single-family home to be built.

Staff is supportive of the proposed CUP to correct the dimensions of the existing CUP and to add sanitary features with the standard conditions as specified by Dane County Code of Ordinances, Zoning, Section 10.101(7)(d)2 (attached).

Plan Commission Action

The Plan Commission discussed this item at their April 18th meeting and voted to recommend approval of the conditional use permit subject to the following condition: uses of the airstrip be limited to those as described in the application.

TOWN OF VERONA

TO: Town Board of Supervisors

DATE: May 3, 2024

FROM: W. Christopher Barnes, Public Works Director

SUBJECT: Lower Badger Mill Creek Interceptor-Shady Oak Lane Reconstruction

As the board may know, the Madison Metropolitan Sewerage District has had a long-term project to abandon the Mid Town Lift station located near the Lower Badger Mill Creek on Mid Town Road. The original plan was initiated approximately 20 years ago. In order to provide an outlet for the lift station, the district plans to install sewer from County Highway PD north to Shady Oak Lane, and then northward following the creek to Mid Town Road. Recently, the sewer extension was completed from County Highway north through the new City of Verona Ardent Glen subdivision.



Project Location

The new sewer route will enter the town right-of-way near Oak Hill Court and continue along the centerline of Shady Oak Lane for approximately 450 feet until reaching the Badger Mill Creek bridge and then continuing northward through private property. The current section of Shady Oak Lane will be completely reconstructed as part of this project. The current Shady Oak Lane pavement consists of two 10-foot lanes with a mixed gravel/earthen shoulder of approximately 2 feet. At question is the replacement cross-section of the road. Current WISDOT standards (attached) indicate that town road reconstruction for roads in the Shady Oak Lane classification shall be 20-22 feet of travel way with 2 - 4-foot shoulders. The shoulder may be paved or gravel. As detailed in the Town Comprehensive Plan and recent discussions with town residents, there is a desire to provide a wider pavement area for bicyclists and pedestrians in the area. Town Staff met with City of Verona and MMSD staff to develop a common road replacement cross-section to provide some additional pavement width. Specifically, town staff requested MMSD consider a total 30-foot-wide pavement section. Upon review, MMSD and their consultant have informed Town staff that they do not wish to provide such a pavement, and the Town would need to bear the cost burden of the road widening. MMSD shared concerns that widening the road would require roadside ditches, thereby leading to land acquisition, easement acquisition, and tree removal. I believe that the wider pavement section can be built within the existing right of way and can be accommodated without drastically altering the existing tree lines. I have estimated the cost to perform such a widening to be approximately \$50,000. In summary, I believe the town has four options available

1. Town pays 100% for any widening
2. MMSD pays 100% for widening
3. Town and MMSD share the widening cost
4. Town chooses not to widen and road goes back as-is.

The sewer will be installed in the Shady Oak Lane right-of-way under a town right-of-way permit. The cost for the permit will be \$495. Note – this permit fee is paid as a courtesy to the town as MMSD is not required to pay permit fees when constructing facilities in ROW areas according to state statute. As vehicle, cyclist and pedestrian traffic volumes continue to increase on Shady Oak Lane, providing a wider and safer pavement area will become more important.

Additionally, the sewer project will pass by both Oak Hill Ct. and Shady Hill. Typical design practice is to provide sewer stubs for future extensions to unserved side streets should the area begin to suffer from failing septic systems. Extending the sewer to town residents would require the Town to establish a new utility district and operate in the same manner as Utility District 1. MMSD is willing to include the stub installation in the contract, and based on their past practices with other communities, the installation of the stubs would be at the cost of the Town. Furthermore, MMSD would need the Town to enter into an agreement related to that installation, ownership, and maintenance of the stub connections. I have estimated the cost of the town stub sewer pipe installations to be approximately \$10,000.

MMSD is anxious to complete the plan set for approval and are looking for a response from the Town on these matters by Mid May.

Design Criteria for Reconstruction* of Town Roads¹

TRAFFIC		DESIGN SPEED ² (MPH)	ROADWAY WIDTH DIMENSIONS		
Design Class	Current AADT		Traveled Way Width (feet)	Shoulder Width (feet)	Roadway Width (feet)
RT1	0 - 250	40 or less	18-20	2-3	22-26
		45-50	20	2-3	24-26
		55 or greater	22	2-3	26-28
RT2	251 - 400	40 or less	18-22	2-4	22-30
		45-50	20-22	2-4	24-30
		55 or greater	22	2-4	26-30
	401 - 750	(50)	22	6	34
		55 or greater	22	6	34
RT3	Over 750	50 or less	22-24	6	34-36
		55 or greater	24	6	36

* Note: Reconstruction means total rebuilding of existing town roads to improve maintainability, safety, geometrics and traffic service. Design criteria for construction of new town roads are shown on page 1 of this attachment. To avoid confusion in the terminology used to label design classes for the two design criteria, the design classes for town road "Reconstruction" begin with the letter "R".

¹ Source: TRANS 204, Existing Town Road Criteria.

² Design Speeds should typically be 5 mph greater than the posted speeds. Lower design speeds equal to the posted speed limits are acceptable.

Chapter Trans 204

EXISTING TOWN ROAD IMPROVEMENT STANDARDS

Trans 204.01 Purpose.
Trans 204.02 Definitions.

Trans 204.03 Town road standards.
Trans 204.04 Exceptions to standards.

Trans 204.01 Purpose. The purpose of this chapter is to establish uniform minimum design standards for the improvement of existing town roads, as required by s. 82.52, Stats.

History: Cr. Register, September, 1992, No. 441, eff. 10-1-92; correction made under s. 13.92 (4) (b) 7., Stats., Register March 2012 No. 675.

Trans 204.02 Definitions. In this chapter:

(1) "Average daily traffic" or "ADT" means the total traffic volume during a stated period divided by the number of days in that stated period; unless otherwise specified, the stated period is one year.

(2) "Bridge rehabilitation" means the preservation or restoration of the structural integrity of an existing bridge as well as work to correct safety defects.

(3) "Bridge replacement" means building a new bridge to replace an existing bridge.

(4) "Design speed" means the maximum safe speed that can be maintained over a specified section of a highway when conditions are so favorable that the design features of the highway govern.

(5) "Improvement" means a town road construction project with a projected design life of at least 10 years.

(6) "Improvement level" means the type of construction improvement. It can range from resurfacing to complete reconstruction of a town road.

(7) "Load posted" means the placement of regulatory signs at a bridge indicating the safe load carrying capacity of the bridge.

(8) "Recondition" means work in addition to resurfacing, and includes pavement widening, shoulder paving, and improvement of an isolated grade, curve, intersection or correction of a sight distance problem to improve safety.

(9) "Reconstruction" means total rebuilding of an existing town road to improve maintainability, safety, geometrics and traffic service.

(10) "Resurfacing" means placing a new surface, exclusive of seal coating, on an existing roadway to provide a better all weather surface, a better riding surface, and to extend or renew the pavement life.

(11) "Roadway" means the portion of a highway, including shoulders, for vehicular use.

(12) "Shoulder" means the portion of a roadway that is contiguous to the traveled way and is used primarily for vehicular stopping in an emergency.

(13) "Traveled way" means the portion of the roadway designed for movement of vehicles exclusive of the shoulders.

(14) "Usable bridge width" means the clear width between curbs or rails, whichever is less.

History: Cr. Register, September, 1992, No. 441, eff. 10-1-92.

Trans 204.03 Town road standards. (1) The minimum design standards for each of the town road improvement levels are as shown in the following tables:

TABLE A—RECONSTRUCTION

TRAFFIC VOLUME			ROADWAY WIDTH DIMENSIONS IN FEET		
Design Class	Current ADT	Design Speed MPH	Traveled Way	Shoulder	Roadway
T1	Under 250	40	20	3	26
T2	250–750	50	22	4	30
T3	Over 750	55	24	6	36

TABLE B—RESURFACING AND RECONDITIONING

TRAFFIC VOLUME			ROADWAY WIDTH DIMENSIONS IN FEET		
Design Class	Current ADT	Design Speed MPH	Traveled Way	Shoulder	Roadway
TR1	Under 250	—	18	2	22
TR2	250 – 400	40	20	2	24
TR3	401 – 750	50	22	2	26
TR4	Over 750	55	22	4	30

Note: Examples of resurfacing and reconditioning improvements which may be appropriate for existing town roads include, but are not limited to, pavement rehabilitation; widening lanes and shoulders; replacing bridge elements to correct structural deficiencies; bridge deck overlays; bridge and culvert replacement; and other related improvements such as minor grading, subgrade work and correction of drainage problems.

(2) The geometry of the town road shall be designed to safely accommodate vehicles traveling at the design speed selected for the road improvement.

(3) The minimum design standards for existing town bridges are as shown in the following table:

TABLE C – EXISTING BRIDGES

CURRENT TRAFFIC VOLUME ADT	USABLE BRIDGE WIDTH
Under 400	Traveled way
400 – 750	Traveled way plus 1 foot each side
Over 750	Traveled way plus 2 feet each side

(4) Bridge replacement, rehabilitation or widening is required where a bridge is either load posted or has a usable width that is less than the traveled way width. Bridge replacement or widening should be evaluated if the usable bridge width is less than the values shown in Table C. If widening of the traveled way is planned as part of the town road improvement, the usable bridge width should be compared to the approaches after they are widened to determine whether or not bridge replacement or widening should be evaluated.

(5) The minimum design standards for new bridges on town roads are as shown in ch. [Trans 214](#).

History: Cr. [Register, September, 1992, No. 441](#), eff. 10-1-92.

Trans 204.04 Exceptions to standards. The secretary or the secretary's designee may authorize deviation from the standards in this chapter in special cases in which strict application of the standards is impractical and in which deviation is not contrary to the public interest and safety.

History: Cr. [Register, September, 1992, No. 441](#), eff. 10-1-92.

TOWN OF VERONA

TO: Town Board of Supervisors

DATE: February 29, 2024

FROM: W. Christopher Barnes, Public Works Director

SUBJECT: Fitchrona Road and Goose Lake Stormwater Project Update

The 2024 adopted town budget includes funding for design engineering to implement the recommendations of the 2021 Fitchrona Road/Goose Lake stormwater study to evaluate the stormwater runoff and control in the Badger Mill Creek Watershed. The City and Town jointly issued a request for proposals for the design engineering of the project and individual interviews were held with three firms. Several recent actions have transpired to reevaluate the recommendations contained in the 2021 study.

In 2022, The Madison Metropolitan Sewerage District (MMSD) began a study to evaluate methods to maintain phosphorus compliance levels in their wastewater effluent. The program known as Project Plus (Phosphorus Limits & Updated Solutions) studied 4 methods of meeting phosphorus discharge standards in their wastewater discharge. In April 2023, a report of the alternatives to meet compliance was completed and reviewed by the commission.

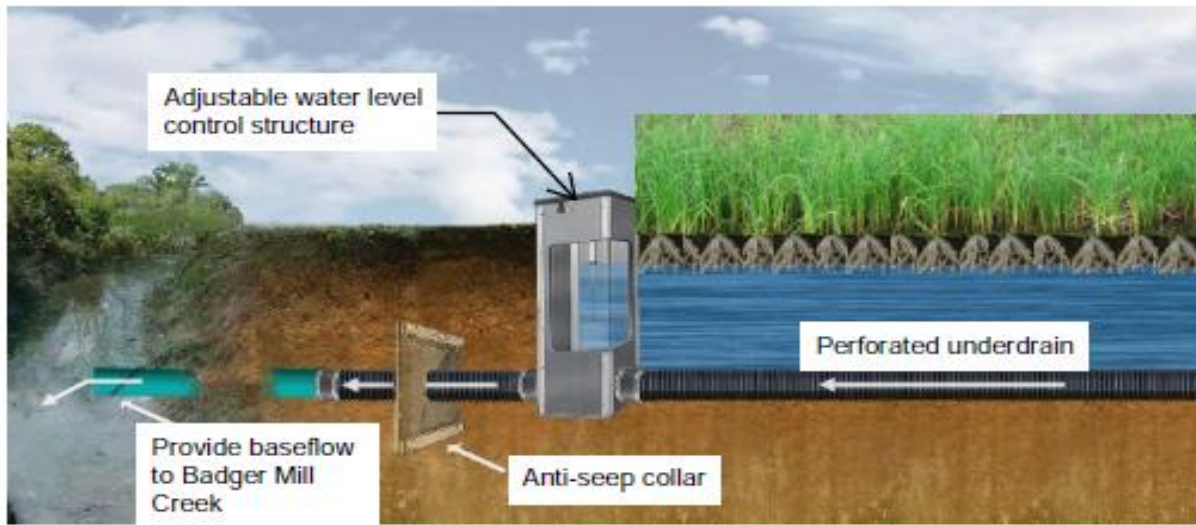
At its May 25, 2023 meeting, the MMSD Commission approved the discontinuance of effluent to the Badger Mill Creek to meet its permit requirement for phosphorus compliance in that waterway. The discontinuance of the MMSD effluent discharge (approx. 3,000,000 gallons per day) will decrease the baseflow of the creek. The reduction varied from approximately 80% at Highway Old PB to Highway to approximately 30% at the confluence with Sugar River near Riverside Road.

The request to discontinue the discharge is now moving through a regulatory process, which could take a year or more. There no firm decision or date on the discontinuance of the effluent discharge. A key aspect of the decision is a pledge of \$1 million in funding to support the continued health and resiliency of Badger Mill Creek and its environmental corridor should the discontinuance be approved.

To understand local interests, challenges and opportunities, MMSD convened a stakeholder group that includes both governmental and nongovernmental organizations. The Town of Verona is a participant in the group. The group is tasked with developing a portfolio of projects it will recommend to the Commission in September 2024. The recent actions of the group have shown that the most important aspect for the stakeholders is the reestablishment of a natural water source to the Badger Mill Creek to restore base flow.

The 2021 Stormwater Study recommended the installation of 2 48" culverts on the west end of Goose Lake and excavation of channels in the Dane County wetlands area to provide a positive outlet to the Badger Mill Creek. This plan was estimated to cost approximately \$400,000. Through discussions at the stakeholders' meetings, a typical high-volume discharge of stormwater from Goose Lake and

Fitchrona Road would not benefit the Badger Mill Creek natural environment or habitat. Additionally, such a project may be difficult to obtain the required discharge permits. During interviews of the responding engineering firms, two firms suggested a 2-part strategy of providing a high flow discharge point from Goose Lake to prevent flooding on Fitchrona road and a second phase to investigate and -if successful- construct a pipe underdrain system from Goose Lake to the location of the MMSD effluent outfall structure. The concept of using the high-water levels in the Quarry Ridge Park and Goose Lake as a potential source water to restore the Badger Mill Creek stream baseflow certainly creates potential for a win-win situation. A schematic of this system is shown below.



**Underdrain and Water Level Control Structure
to Convert High Groundwater to Baseflow**

We expect the selection process for the engineering consultant to be concluded in March and a contract executed by the City of Fitchburg for the required engineering services. An Intergovernmental agreement, similar in form to the previous Goose Lake agreement, should be presented for the board consideration and approval at the April 2024 meeting. It is anticipated that the City and the Town will present these concepts to the stakeholder's group and request support for project funding from MMSD.

Please let me know if you have any questions regarding this matter.

Attachments

TOWN OF VERONA

TO: Town Board of Supervisors

DATE: April 30, 2024

FROM: W. Christopher Barnes, Public Works Director

SUBJECT: Goose Lake Intergovernmental Agreement

ACTION RECOMMENDED: The board approve an intergovernmental agreement with the City of Fitchburg for preparation of design plans and specifications, and wetlands permitting for stormwater control measures in the Fitchrona Road/Goose Lake area, and authorize the Town Chair and Clerk Treasurer to execute the agreement.

The 2024 adopted town budget includes funding for design engineering and wetlands permitting to implement the recommendations from the preliminary study completed in 2021. As detailed in the memo of 2/28/24 (attached), the intent is to design a project to address rising lake levels in recent years, which has caused flooding on Fitchrona Road and the surrounding area. City and Town staff have made a tentative selection of an engineering consultant to complete the design and permitting to provide relief from the rising water levels. Additionally, the project will evaluate the feasibility of using a sub-surface drainage system to utilize excess water in Goose Lake to recharge the Badger Mill Creek upon the elimination of the Madison Metropolitan Sewerage District outfall. It is the intent to apply for grant funding for the feasibility and eventual construction of a such a system through the current Badger Mill Stakeholders group.

The attached intergovernmental agreement sets forth the responsibilities for the City of Fitchburg and the Town. The cost of the study will be divided 25% Town and 75% City based on the representative watershed areas with a maximum cost of \$29,931.00 to the Town. The City of Fitchburg agreement is scheduled to be approved by the City Council on May 22, 2024. The City of Fitchburg will be the contract party for the project. The design engineering will be completed in 2024-5 such that any recommended construction projects can be identified for future capital improvement program consideration.

It is recommended that the board approve an intergovernmental agreement with the City of Fitchburg for preparation and funding of design engineering and permitting for stormwater control measures in the Fitchrona Road/Goose Lake area, and authorize the Town Chair and Clerk Treasurer to execute the agreement. The agreement has been reviewed and approved by the Town Attorney.

Please let me know if you have any questions regarding this matter.

Attachment

INTERGOVERNMENTAL AGREEMENT

BETWEEN THE CITY OF FITCHBURG AND THE TOWN OF VERONA

THIS AGREEMENT is entered into on this ____ day of _____, 2024, by and between the City of Fitchburg, a Wisconsin Municipal Corporation, hereinafter referred to as the "City" and the Town of Verona, a body corporate and politic, hereinafter referred to as the "Town."

WITNESSETH:

WHEREAS, Section 66.0301 of the Wisconsin Statutes, authorizes cities, villages, towns, counties, and other public agencies to enter into agreements for the receipt and furnishing of services; and,

WHEREAS, the Town and the City determined the need to design a stormwater conveyance system from Fitchrona Road and Goose Lake to Badger Mill Creek to minimize roadway flooding on Fitchrona Road, as well as analyze methods to restore baseflow to Badger Mill Creek.(hereinafter referred to as the 'Design'); and

WHEREAS, the City has selected a Consultant to complete the Design;

NOW, THEREFORE, the parties hereby agree as follows:

- 1) The City shall enter into a contract with the Consultant for the preparation of the Design. As used in this Agreement, the term "Design" shall include all of the services listed in the Request for Proposal attached as Exhibit A. The City has designated a project manager to oversee the Design preparation who shall be the designated contact with the consultant.
- 2) City shall pay the entire cost charged by the Consultant for the engineering services for the project.
- 3) The total cost to City for the engineering services provided by the Consultant shall not exceed \$119,724 unless this agreement is modified by mutual agreement attached hereto as an addendum.
- 4) The total cost to the Town for the engineering services provided by the Consultant shall not exceed \$29,931.00 unless this agreement is modified with Town approval attached hereto as an addendum.
- 5) Subject to par. (4), the City shall bill the Town for the Town's share of the costs, which the parties agree shall be twenty-five percent (25%) of the total cost of the work, as the work progresses for work completed. The Town shall reimburse the City for such within forty-five (45) days of receiving a billing from the City. Past due balances shall be subject to a service charge at the rate of 1% (one percent) per month.
- 6) Liability. Each party shall be responsible for the consequences of its own acts or omissions and those of its employees, boards, commission, agencies, officers, and representatives and be responsible for losses, claims and liabilities which are attributed to such acts or omissions.

Town of Verona Natural Areas Trips

- 1- **Moraine Kettles and Prairie Moraine** – spring wildflowers hike. Sat May 18th. Lonsdorf is leader.
- 2- **Scheidegger Forest** – Kids hike to look at Spring wildflowers – May 25th.
- 3- **Madison School Forest** – Loop hike – woodland wildflowers - Mid June TBA.
- 4- **Military Ridge State Trail** – Bike Trip. PB park and ride to Riley Tavern and Back (7.5 miles each way). Include stop at **Sugar River Savanna** – Rich Henderson. Date TBA
- 5- **Sugar River Water Trail and Davidson Unit** – Bill Keen to lead. Date TBA
- 6- **Town Prairie Tour** – Mid July TBA. Geller, Gaskell, Town Staff, Board. Combine with reception on patio?
- 7- **Badger Prairie Park Tour** – Mid-late July TBA

TOWN OF VERONA
Natural and Recreational Areas Plan
2024-2029

*Prepared by the
Town of Verona Natural and Recreational Areas Committee*

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CHAPTER 1 Introduction

This Town of Verona Natural and Recreational Areas Plan 2024-2029 is an update to the original 2001-2005 Plan and the 2006-2011, 2012-2017, and 2018-2023 templates. This Plan identifies the natural areas and features that the Town of Verona seeks to preserve for the benefit of its citizens, present and future. This Plan also establishes goals and policies to help the Town Board make decisions to achieve that end.

The recommendations put forth in this Plan should be reviewed annually by the Natural and Recreational Areas Committee (NRAC) and at the end of the Planning period in order to determine how well the Town has achieved its goals. Future Planning efforts should build on the recommendations made in this Plan.

1.1 Purpose and Intent of the Plan

This plan has three core purposes:

1. Identify the natural areas the Town of Verona seeks to preserve.
 - a) Allow for additional lands town property owners have requested for inclusion to natural areas for conservation.
2. Facilitate the acquisition of land and development rights from willing sellers.
3. Foster new and innovative partnerships with other units of government and community organizations to support land acquisition and park and trail development projects.

Areas designated for preservation or recreational development on the Town's Natural and Recreational Areas Map are intended to indicate which properties and trail routes the Town is most interested in protecting in cooperation with willing property owners. These designations will not necessarily be used by the Town to prevent development as permitted by the Town of Verona Comprehensive Plan, but they should be considered by other jurisdictions with review authority on land use or subdivision applications.

1.2 History of the Natural and Recreational Areas Committee

The Open Space and Parks Commission (OSPC) was formed in 2000 and the first OSPC Plan was approved by the Town Board in 2001. It outlined the unique natural areas of the town and provided a vision for years to come.

The Open Space and Parks Commission became the Natural and Recreational Areas Committee (NRAC) in February of 2016. The membership of NRAC is comprised of residents nominated by the Town Chair and approved by the Town Board for two-year terms. The Committee is scheduled to meet once a month and provides review and comment on land use change applications as requested. It establishes priorities and goals of the Plan through building partnerships with other organizations and provides updates, information, and recommendations to the Plan Commission and Town Board as needed.

1.3 Needs Analysis

The Town of Verona is very fortunate to have within its boundaries a wealth of unique natural areas. These are listed in detail in section 4.2, and include a school forest, a county forest, two large county parks, a water trail, a national scenic hiking trail, a state bike trail, a joint-municipal conservation area also known as community park and several other “natural” or “wildlife” areas. Over 10% of the total acreage of the Town is owned by Dane County and is managed as open space by the County Parks Department.

The Verona area is experiencing rapid growth and development which may directly impact these natural areas and their environmental quality. The Town, as of the 2020 census, had 1947 residents, estimated to be 2008 in 2022. There are currently 839 residential parcels in the Town, which includes four new neighborhoods approved between 2017 and 2022 as a result of the Town of Verona Comprehensive Plan. In addition, the Fitchburg-Verona area population (roughly includes the Verona Area School District) is projected to grow (over the 2020 census) 34% by 2030.

Preserving valuable natural areas such as open space or park lands has been a priority for Town residents and is part of Verona’s reputation as a desirable community. A 2017 survey of town residents, created to provide a public input opportunity for the 2018 Town of Verona Comprehensive Plan (appendix G), surveyed residents’ opinions about “using tax dollars or zoning regulations” to preserve or promote open space and parks. The overall survey return rate was 42% (315 out of 742 sent). Of those respondents, there was support for this. Other issues included “environmental/wildlife preservation”, “preservation of large (>40 acres) wooded areas”, and “preservation of the Sugar River Watershed”. Additionally, respondents indicated support for “connecting portions of the Ice Age Trail”, “bicycle and walking trails” and “farmland preservation”. Developing more “recreational facilities” got strong support from 8% of the respondents. On the same survey, there were 59 comments made in the “other comments” section. Analysis showed 26 comments were about limiting or regulating development and keeping the “rural character” of the town, 12 were about road upkeep and traffic concerns, 12 were about promoting open space and parks, wildlife and the environment, and 6 comments were about limiting taxes.

The survey indicated Town of Verona residents feel fortunate to have so many natural and recreational areas nearby, but may also feel that increased population and development in the near future may threaten those resources. They want the Town to protect what is there currently and even to promote or protect more areas, and to try to connect trails across areas to improve access. The Town’s Natural and Recreational Areas Committee (NRAC) is tasked with promoting and protecting the natural areas, and working with County, State, and National officials to accomplish this goal.

1.4 Planning Process

The Natural and Recreational Areas Committee and its members meet regularly with individuals and organizations to gather information relevant to its mission and this Plan. The following organizations have contributed information that has been incorporated into this Plan:

- Chris James, Dane County Parks
- Laura Hicklin, Dane County Land and Water Resources
- Adam Waszak, Parks and Urban Forestry, City of Verona

The Natural and Recreational Areas Committee also referred to the following documents in preparing this Plan:

- Parks and Open Space Plan for Dane County, Wisconsin (2018-2023)
- 2016-2021 City of Verona Comprehensive Outdoor Recreation Plan
- 2020-2023 State Comprehensive Outdoor Recreation Plan
- Town of Verona NRAC Plan 2018-2023

A core goal of this Plan is the formation and strengthening of working relationships with the Dane County Parks Department, the City of Verona, and various non-profit organizations such as the Groundswell Conservancy, Upper Sugar River Watershed Association (USRWA), the Ice Age Trail Alliance, and other organizations. The Natural and Recreational Areas Committee believes that leveraging existing relationships and ongoing activities is the best way to maximize the potential benefit for the Town of Verona.

CHAPTER 2 Natural and Recreational Areas Committee Mission

The mission of the Town of Verona Natural and Recreational Areas Committee is:

To identify, protect, and preserve natural and recreational areas in the Town of Verona for the purpose of ecological health, recreation, and enjoyment by present and future generations.

This will be accomplished by:

- Careful planning, education, acquisition (where feasible with the support of alternative funding sources), development, and stewardship
- Forming partnerships with Town residents and landowners, as well as non-profit organizations, and government agencies
- Following the guidelines identified in the *Town's Comprehensive Land Use Plan*, this Plan, and the Town of Verona *Vision Statement and Guiding Principles*
- Providing environmental education programs and volunteer opportunities to Verona area residents of all ages

CHAPTER 3 Natural and Recreational Areas Committee Goals

Goals in this Plan are intended to be both broad and visionary. They are not time-specific but serve to guide the direction of the Town of Verona Natural and Recreational Areas Committee in carrying out its mission. The five primary natural and recreational areas committee goals are :

1. Provide sufficient open space, park land, and recreational opportunities to meet the growing demand of Verona area residents. Preserve for posterity the characteristics and diversity of the cultural, historical resources and natural areas of the Town of Verona.
2. Protect lakes, rivers and streams, including shorelines, wetlands, high infiltration areas and associated vegetative buffers to maintain high water quality, manage water quantity, and sustain water-related recreation throughout the Township.
3. Leverage the efforts of other entities to maximize the benefits for Town residents, including Dane County, the City of Verona, and other neighboring communities, and private or non-profit organizations.
4. Recognize and respect the landowners who have been the stewards of the land, in many cases for generations.
5. Identify shared concerns and work toward mutual goals.

CHAPTER 4 General Priorities for Parks and Open Space

This Plan identifies priorities and policies to provide a framework for accomplishing the Town’s natural and recreational areas goals. These priorities and policies were adapted from the priorities and policies set forth in the *Parks & Open Space Plan for Dane County 2018-2023*, and are organized according to the categories in that document.

“Priorities” identify desired end results that should be given precedence whenever a preservation opportunity or land development proposal arises. It should be noted that conservation easement and land acquisition, development and management decisions are often based on opportunity, partnerships and willing sellers rather than priority; hence, prime opportunities, if presented should be given timely consideration even though they may not be included in this section.

“Policies” are statements that provide guidance for future Town Planning, development, management, and land acquisition decision-making processes.

This plan incorporates four maps – the Town of Verona Natural and Recreational Areas Map (Exhibit A), FEMA Floodplain Map (Exhibit B), Dane County 2018-2023 Parks and Open Space Map (Exhibit C, Town of Verona Detail), and a Parking and Access to Public Lands Map (Exhibit D).

4.1 Recreation Parks and Trails

Priorities

1. Work with Greater Madison Metropolitan Planning Organization to establish a Verona-wide bicycle-pedestrian trail system that connects neighboring communities and subdivisions with other public parks and regional trail systems. This supports a Dane County priority to connect existing County park facilities and other regional trails, especially trails close to major population centers or through areas targeted for development that are adjacent to urban areas, which can serve both commuter and recreation needs.
2. Complete the Ice Age National Scenic Trail through Verona in collaboration with Dane County Parks, the City of Verona, the National Park Service, the WDNR, and Ice Age Trail Alliance.
3. Consider expansion of public land and public-access conservation easements to meet growing demands for trails and recreation.

Policies

Give preference to the creation and preservation of recreation areas that serve multiple uses and users, including both Town and non-Town residents.

1. Locate new recreation parks close to, but isolated from, large population centers on lands that provide for year round multiple recreation uses with diverse natural areas. Ideally, natural features such as rugged topography, water or wetlands will provide separation from urban areas.
2. Seek partnerships with other recreation groups, including private, non-profit organizations that have a regional user base; and give preference to projects that include such partnerships.
3. Seek alternative sources of revenue to fund trail acquisition and increasing costs for operation, maintenance and development.

4.2 Existing Natural and Recreational Resources

The following section details some of the important natural and recreational considerations in the Town and Dane County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources, the Dane County Land and Water Conservation Department, and the Wisconsin Historical Society. Throughout Dane County's public input process, trails were a requested recreation facility addition to the park system. Development of additional trails is also consistent with providing future recreation opportunities for the forecasted aging population of Dane County. The Town of Verona supports the County's efforts to provide regionally significant recreational water, bicycle-pedestrian, equestrian and snowmobile trails.

Policies

1. Utilize the resources available in the Wisconsin Department of Natural Resources Land Legacy Report <https://dnr.wi.gov/topic/lands/landlegacy/>
2. Reference the information for the Sugar River Wetlands available through the Wisconsin State Natural Areas Program website <https://dnr.wi.gov/topic/Lands/naturalareas/index.asp?SNA=299>
3. Reference the Dane County Parks and Open Space Plan (2018-2023) <https://parks-lwr.danecountyofverona.com/Information/Planning-Development/Parks-Open-Space-Plan>
4. Continue to inventory the natural and recreational areas and their important features within the Town of Verona: See Appendix I

4.3 Natural Resource Priorities and Policies

Priorities

1. Protect groundwater. Groundwater is the only source of drinking water in the Town of Verona. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depend on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table.
2. Protect stream corridors. The majority of the Town of Verona is within the Upper Sugar River Watershed with small portions in the West Branch Sugar River Watershed. Mt. Horeb also discharges into the Sugar River (west branch). A major water resource concern is the diversion of groundwater from the Sugar River basin to the Lower Rock River basin. This is the result of the City of Madison groundwater pumpage on the City's southwest side for public water supply and subsequent treatment of wastewater at the Madison Metropolitan Sewerage District Nine Springs facility. A regional groundwater study, The Badger Mill Creek Effluent Return Project (1993), summarized in Madison Metropolitan Sewerage District Collection System Evaluation from 2008, found that groundwater needed to be replenished. Since 1998, 3 million gallons have been put back in Badger Mill Creek every day. In 2008, Montgomery and Associates authored a major report titled **Resource Assessment and Development Analysis for the Upper Sugar River and Badger Mill Creek Southwest of Verona**, which gave guidelines for

development in this area. In May 2023, the Madison Metropolitan Sewer District Commission voted to cease the discharge of treated sewer effluent back into Badger Mill Creek, primarily due to new DNR regulations limiting the amount of phosphorus in the effluent. The Town of Verona Board of Supervisors voted to support a resolution opposing this decision. The shut off time for the recharge flow has not yet been decided (as of April 2024).

3. Floodplain management. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods. The 100-year flood plain is shown on Map. 7.1. Section 87.30, Wisconsin Statutes, requires that each county, city, village and town shall zone, by ordinance, all lands subject to flooding. Chapter NR 116 of the Wisconsin Administrative Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur. In 1981, the Town of Fitchburg commissioned a stormwater evaluation and alternative management study; the study by Carl C. Crane, Inc. Consulting Engineers resulted in an engineering report for the construction of a storm sewer system in the Town of Verona and Town of Fitchburg to service the Goose Lake Tributary Storm Drainage Basin. Residents and businesses in both communities that benefitted from the structures were specially assessed to cover costs. Copies of each study are available for review at the Town of Verona Hall. Flooding frequency, impact, and details of events are listed in the Town of Verona annex to the Dane County Natural Hazard Mitigation Plan that was adopted in the Summer of 2022.
4. Wetland protection. As is the case statewide, Dane County has experienced a decline in the number and quality of wetlands. The Wisconsin Department of Natural Resources recommends that wetlands within the Upper Sugar River Watershed (the Planning Area's main watershed) should be protected because only a small percentage of the wetlands in this region are of high quality.
5. Grasslands, prairies, and savannas protection. Original grasslands, prairies, and savannas have a distinctive historical legacy in our Town, and should be preserved for their beauty and cultural value.
6. Preservation of threatened or endangered species. While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Both the state and federal governments prepare their own separate lists of such plant and animal species, but do so working in cooperation with one another. The Wisconsin Department of Natural Resources Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database; these data are exempt from the open records law due to their sensitive nature.
7. Cooperative preservation efforts to create greenways. The fragmentation of important natural resources negatively affects wildlife populations. Maintaining and restoring greenway connections ensures that wildlife habitats remain robust. The Town should acquire (by funding

through partnerships) additional natural area acreage that increases overall size and connectivity to existing natural areas.

8. Properly manage forests and woodlands. Under good management, woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life.

The pre-settlement vegetation was predominantly oak opening in both the glaciated and unglaciated regions of the Town. Oak openings differ from oak woods in that the trees are rather widely and evenly spaced so that sufficient sunlight reaches the ground to sustain the undergrowth of prairie grasses and forbs. Following settlement of the area, fires were largely suppressed allowing woody plants to invade the oak openings to eventually form oak woods. Recognizing the important natural functions of oak openings, continued efforts should be made to protect these areas.

Woodlands are present throughout the Town. Most wooded areas are small (< 40 acres), although there are notable exceptions: Jackson Madison School Forest, Scheidegger Forest County Park, Prairie Moraine County Park, and sections of the Johnstown Moraine. Wooded areas contribute to the rural nature of the Town.

9. Reclamation of non-metallic quarries. There are no known metallic mineral resource deposits in the Town. However, there are dolomite stone quarries and gravel quarries in the Town. The active quarrying site in the Town of Verona is at State Highway 69 and Riverside Road. One site on Highway 69 had been on the east side of the road, and is now reclaimed; the active site has moved to the west side of the road. There are no approved but inactive quarry sites in the Town of Verona. Because of the glacial geology of the Town, there are known aggregate deposits in the floodplain outwash from the Wisconsin Glacier. Additional hard dolomite stone underlines hills in the Town.
10. Protect significant glacial remnants. The town has an excellent section of the terminal moraine and many kettle ponds left over from the Wisconsin Glacier. Efforts should be made to preserve as many significant glacial features as possible.
11. Control runoff into Goose Lake and other area ponds and non-draining kettle features.
12. Conservation of highly productive soils for agricultural use. Prime soils have been diminished in part by erosion, coverage by buildings, roads, and other structures, as well as subdivided and/or access severely limited so contiguity required for farming is no longer practicable.
13. Examine revenue sources and impacts on tax base for natural areas and lands identified for conservation.

Policies

1. Promote the restoration of the soil overburden where fractured bedrock is exposed and educate the public regarding susceptible areas. The Town will work to protect and improve the quality of surface and groundwater within its boundaries. Groundwater quality can be impacted by

excessive use of road salt, fertilizers and pesticides, poor management of animal wastes and failure of septic systems. The most common non-point source (NPS) pollutants are sediment (e.g. from erosion and construction) and nutrients (e.g. from farming and lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250 feet of a private well
 - An area within the Shoreland Zone (300 feet from streams; 1,000 feet from rivers and lakes)
 - An area within a delineated wetland or floodplain
 - An area where the soil depth to groundwater or bedrock is less than 2 feet
 - An area where there is an open gravel pit
2. Continue to advocate for the preservation of natural stream corridors, allowing the natural meander to return to beds that have been straightened, reinforcement of stream banks, and the removal of undesirable trees along streambanks that include Box Elders. Promote stabilizing stream banks, shorelines and other areas of erosion through coordinated planning efforts on publicly-owned lands, working jointly with adjacent property owners as necessary, to ensure permanent stabilization.
 3. Require sound land use plans to minimize the effects of floods, Wisconsin's most prevalent type of natural disaster. The Town, through coordination with Dane County, will protect floodplains from development, damaging stormwater runoff, and degradation in order to avoid future drainage and flooding problems, retain them as essential components of the hydrologic system, and maintain their value as wildlife habitat and points of natural beauty.
 4. Continue to advocate for the protection and preservation of wetlands from residential, commercial, or industrial development. Generally, limitations on development are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If these limitations are ignored in land use planning and development, these limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. The Town will discourage placement of buildings on sites that have sensitive environmental areas such as wetlands, floodplains, streams, lakes, woodlands, and native grasses in order to protect the benefits and functions they provide.
 - a. The Town shall require these natural resource features to be depicted on all site plans and preliminary plats to facilitate preservation of natural resources.
 - b. The Town shall direct all development to comply with Federal, State (i.e. WI statutes, Section 29.145), and County (i.e. Dane County Erosion Control and Stormwater Management Ordinance – Chapter 14) regulations.

Over 50% of wetlands in Dane County have been drained and are no longer a component part of the natural ecosystem. Approximately 36,000 acres were reported lost between 1901 and 1936. Between 1939 and 1961 the Wisconsin Conservation Department listed 22,678 wetland acres lost. Recent estimates using GIS indicate a total loss of 66,728 acres, or 56% of the original wetland acreage. The Town, through coordination with Dane County, will protect wetlands from development, damaging storm water runoff, and degradation in order to avoid future drainage and flooding problems, retain them as essential components of the hydrologic system, and

maintain their value as wildlife habitat and points of natural beauty. Acquire buffer lands to Town water and wetland areas to reduce flooding and enhance water quality.

5. The Town will encourage the preservation, restoration, and management of native or restored grasslands, prairies, and savannas on private and public lands, especially on open land adjacent to waterways and on sloping areas.
6. Continue to educate the public regarding what they can do to assist in the protection of threatened or endangered species that includes promoting methods to limit invasive plants (see Appendix A, List 1) within the Town. The Town will discourage placement of buildings on sites that have documented threatened and endangered species (WI Statutes, Section 29.145). The Town supports all levels of government and private entities in efforts to restore and improve disturbed or degraded natural features (i.e. wetlands, floodplains, streams, lakes, steep slopes, woodlands and native grasslands) and areas needed to support local wildlife. The Town will limit fragmentation of important natural resources and attempt to connect wildlife habitats to maintain robust viable wildlife populations.
7. Plan and implement greenway connections that enhance non-motorized public access from population centers to existing public lands and regional trails. The Town supports all levels of government and private entities in preserving and acquiring natural features, combating invasive species, especially those within identified environmental corridors (i.e. Upper Sugar River Watershed and the Ice Age Trail Corridor), for appropriate public use and protection, consistent with other objectives and policies of the Town. Partnering with the Upper Sugar River Watershed Association, Ice Age Trail Alliance (Town of Verona became an Ice Age Trail Community), Capitol Water Trails and Groundswell Conservancy (formerly Natural Heritage Land Trust) to help in these efforts, the Town has shown its commitment to preservation of natural features within its boundaries. Where possible, the Town will limit fragmentation of important natural resources and attempt to connect wildlife habitats to maintain robust viable wildlife populations. The Town supports all levels of government in efforts to reduce global warming.
8. Woodlands should be maintained for their total value, for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection. The Town will promote the management and preservation of existing woodlands as wildlife habitat, as an economic land use, as an erosion control measure, and as a means of preserving the open space character of the township. The Town will protect woodlands from degradation and destruction by inappropriate development and uses by:
 - a. Encouraging the minimum removal of trees for all building sites.
 - b. Requiring property owners with land in a formal managed forest program (DNR) to continuing to meet minimum program requirements.
 - c. Protecting woodlands from indiscriminate burning, but encouraging the use of prescribed burning to promote oak regeneration where desirable.
 - d. Encourage the restoration of Oak Openings, which are an oak-dominated savanna community in which there is less than 50% tree canopy coverage and more than one tree per acre. Historically, Oak Openings were very abundant and occurred on wet-mesic to dry sites. Today, very few examples of this type exist.

9. Plan, implement and partner on projects that provide environmentally sensitive access to Dane County lakes, streams and rivers, including water-based trails and shore fishing. Encourage low-impact nature-based recreational development and use of natural areas that include overlook areas for natural and scenic views. Consider both working and non-working farm lands as a complementary component of natural areas.
10. Active quarries in the Town of Verona will eventually become depleted at which time the sites will need to be reclaimed; this should be consistent with land use goals for the Town.
11. Identify and protect terminal moraine, kettle ponds, and other significant glacial features when possible, throughout the Town. The Ice Age Trail corridor incorporates many of these features. The Town should make efforts to protect this corridor and encourage completion of the Ice Age Trail.
12. Enhance water quality by determining the best methodology to control silt, chemicals, salt, and other contaminants into water features. Subsequently, implement best methods and practices to continue to improve water quality. Seek out partnerships with adjacent municipalities, State services, local residents, and volunteer groups.

Chapter 5 CONCLUSION

As the Verona area continues to develop, the Town will face increased pressures for adequate open space, park land, and recreational opportunities due to annexation and increased population. This Plan offers priorities, guidelines and recommendations for dealing with those challenges. Increasing public outreach, fostering additional partnerships, and leveraging the ongoing activities of partnering organizations will be critical to maintaining the existing natural areas and features that Verona residents equate with a continued high-quality of life.

The Town of Verona recommends supporting and working with partner organizations in their efforts to:

- Expand Prairie Moraine County Park and Madison School Forest
- Maintain Town-owned space to preserve and restore the area to a natural state and control invasive species
- Promote and maintain the Upper Sugar River water trail
- Promote and maintain regional bicycle-pedestrian trails throughout the Town of Verona
- Inform local landowners of the importance of the Ice Age Trail and direct willing landowners in the Ice Age Trail Corridor to agents who have expertise in conservation easement options and trail development
- Raise awareness of the importance of the Badger Mill Creek and the Upper Sugar River as critical natural resources
- Enroll property owners to protect and manage the Town's private forests and woodlands, especially for parcels within designated Natural Areas

Goals for the Next Five Years:

1. Support educational programs that are open to the public/host workshops at the Town Hall at little or no cost to the Town
 - a. Programs to date have included guest speakers presenting on energy conservation methods and climate change.
2. Continue to educate the public regarding what they can do to assist in the protection of threatened or endangered species which includes promoting methods to limit invasive plants within the Town.
 - a. The Town website lists invasive species to be avoided and encourages preservation of habitat for native trees and plants. The list should be evaluated annually to make sure it's up to date.
3. Promote the Town Natural Areas
 - a. The Town Natural Areas Tour was created in 2023 to promote the public natural areas of the town. Information on participation is available on the Town's website and the Verona

Chamber of Commerce website. The list should be evaluated annually to include any changes to those areas.

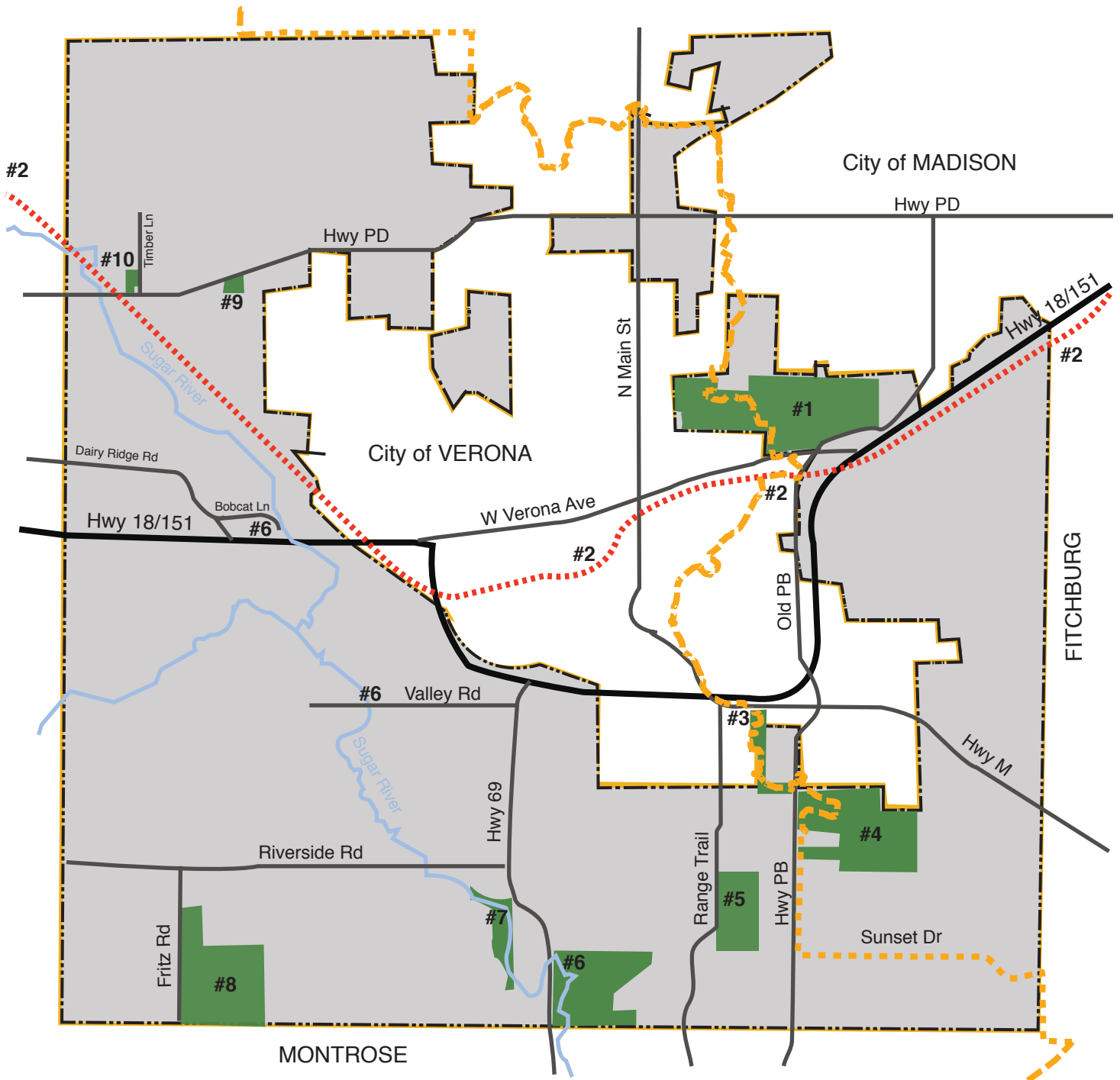
4. Work to implement Dark Sky Preservation

- a. NRAC should work with the Board and town staff to strengthen the Town of Verona Dark Sky Ordinance and to inform residents of the importance of the Dark Sky Initiative.

APPENDIX A – INVASIVE SPECIES

1. Honeysuckle
2. Buckthorn
3. Autumn Olive
4. Wild Parsnip
5. Sweet Clovers
6. Oriental Bittersweet
7. Spotted Knapweed
8. Crown Vetch
9. Garlic Mustard
10. Reed Canary Grass

Appendix B - Town of Verona Natural and Recreational Areas Map



Points of Interest in Town of Verona	
1. Badger Prairie Park	6. Sugar River Water Trail
2. Military Ridge Trail	7. Sugar River Davidson Unit
3. Moraine Kettles Preserve	8. Madison School Forest
4. Prairie Moraine Park	9. Town Prairie
5. Scheidegger Forest	10. Sugar River Savanna
Ice Age Trail - - - - -	Military Ridge Trail - - - - -



Appendix C Town of Verona Floodplains

Town of Verona Dane County, Wisconsin



December 2018

LEGEND




Municipalities

-  City of Madison
-  City of Verona

FEMA Floodplains

-  100 Year Floodplain
-  500 Year Floodplain

Other

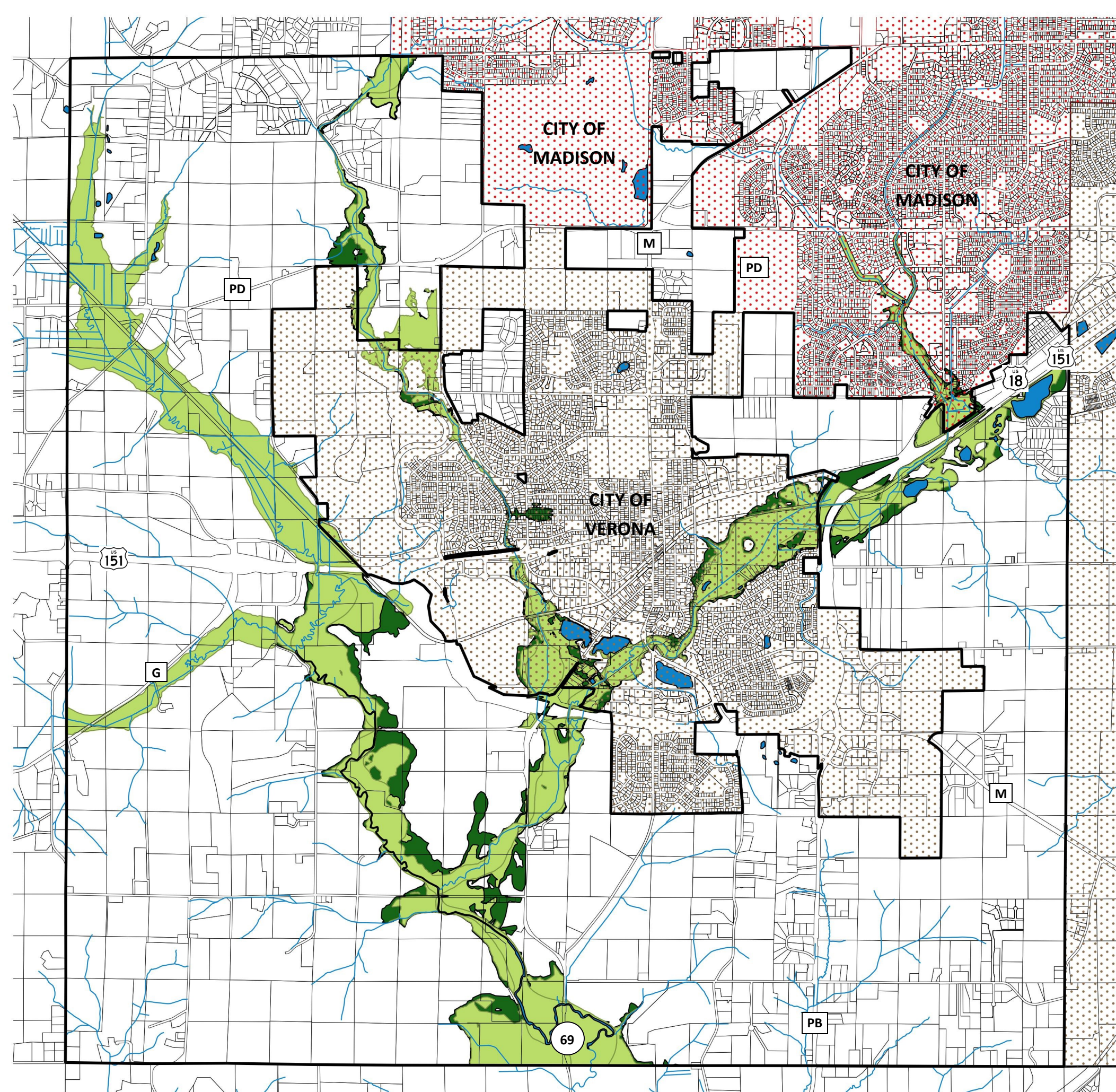
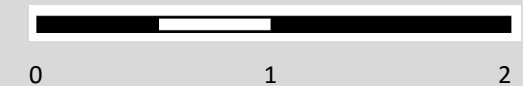
-  Parcels
-  Rivers and Creeks
-  Lakes and Ponds

Sources:

- Dane County Land Information Office
- FEMA GIS Database



Miles



Appendix D Dane County Parks & Open Space Plan 2018-2023

Town of Verona Dane County, Wisconsin

This map shows the Town of Verona portion of the Dane County Parks and Open Space Plan Map. It represents Dane County Planning efforts and is for reference purposes only.

Dane County Parks System

- Recreation Park
- Natural Resource Area
- Wildlife Area
- Hunting Easement
- Forest
- Conservation Easement

Dane County Natural Resource Area Project Areas

- Natural Resource Area Boundary (NRAB)
- Ice Age National Scenic Trail Corridor

Reference Layers

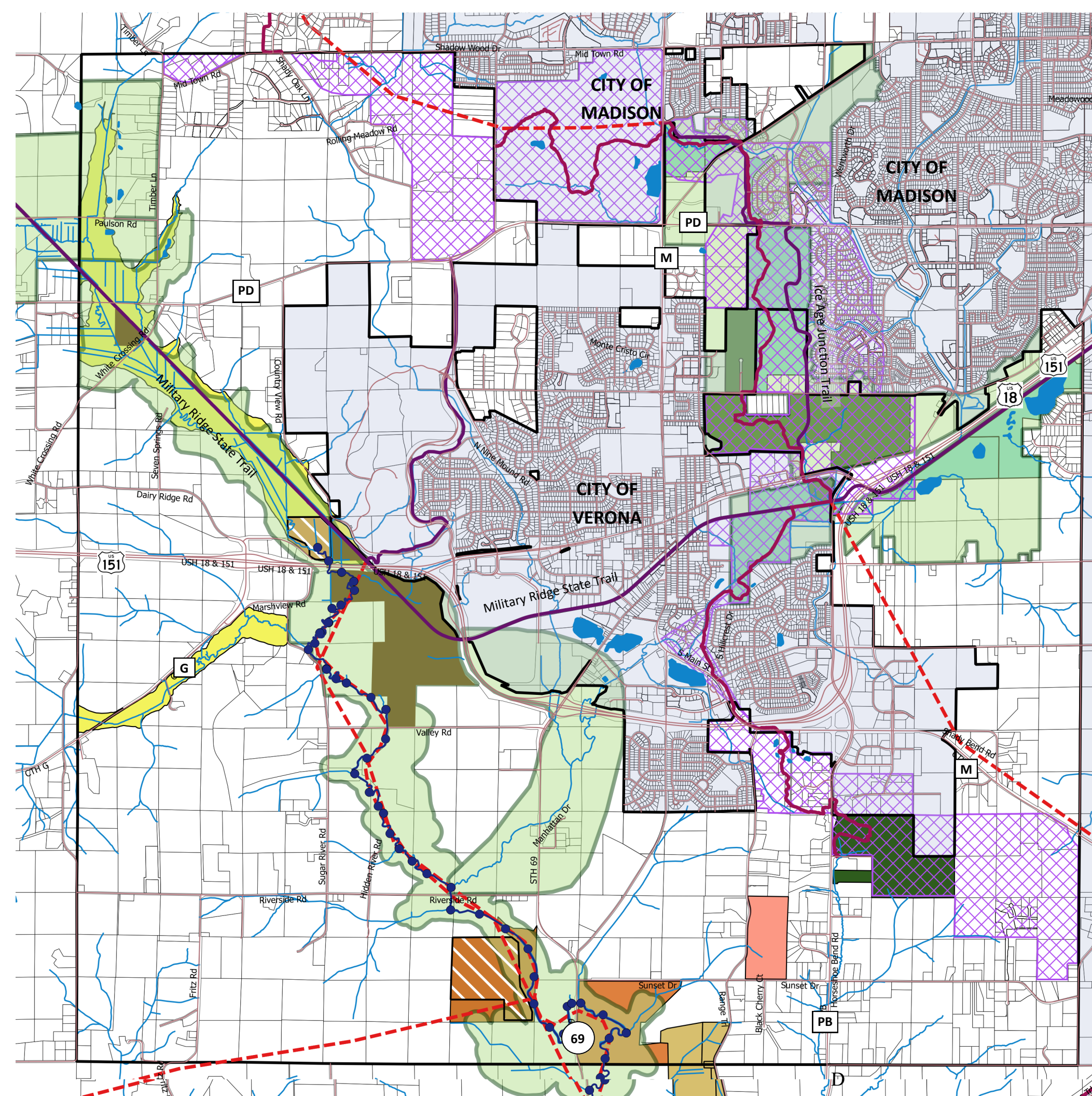
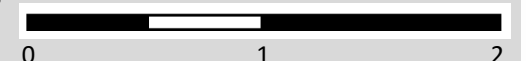
- Ice Age Trail
- Existing Shared-Use Bicycle Pedestrian Trails
- Proposed Shared-Use Bicycle/Pedestrian Trails*
- Existing Water Trails
- Lakes and Ponds
- Rivers and Creeks
- DNR Public Lands
- Municipalities

*Proposed trails are very conceptual and should not be interpreted as the actual future route. Additional planning would be necessary for determining the trail alignment.

Sources:

- Dane County Land Information Office
- Dane County Land and Water Resources Department
- Wisconsin Department of Natural Resources
- Ice Age Trail Alliance
- MSA Professional Services

Miles





Appendix E Town of Verona Parking and Access to Public Lands

Town of Verona Dane County, Wisconsin






December 2018

LEGEND

Municipalities

-  City of Madison
-  City of Verona

Other

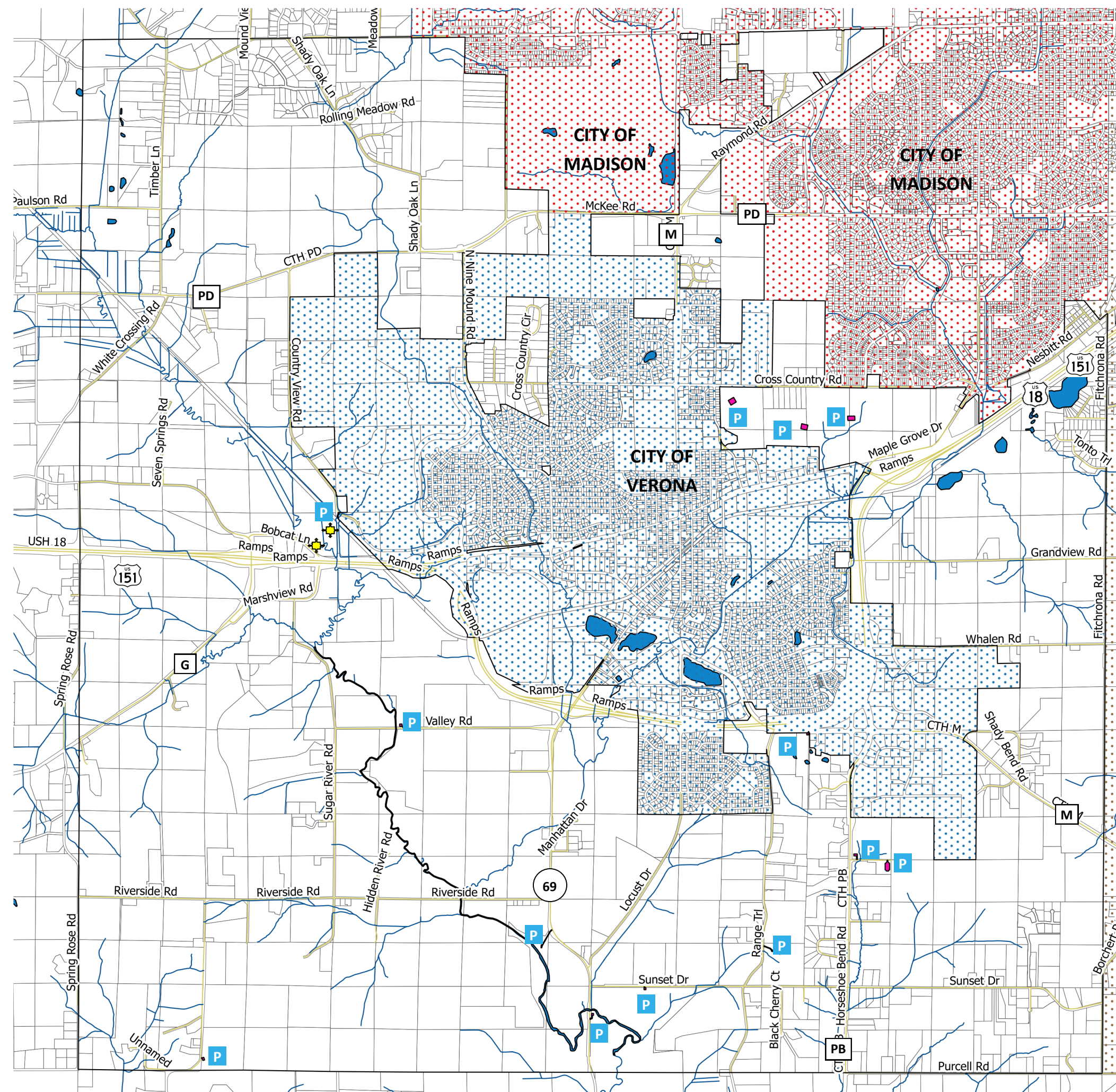
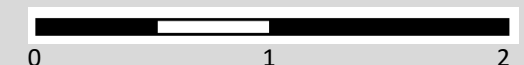
-  Public Parking
-  Public Access
-  Parcels
-  Rivers and Creeks
-  Lakes and Ponds

Sources:

- Dane County Land Information Office
- Wisconsin Department of Natural Resources
- Ice Age Trail Alliance
- MSA Professional Services



Miles



Appendix G - 2017 Town of Verona Comprehensive Plan Survey Summary Responses

2017 Comprehensive Plan Survey Related to Open Space Issues

To what degree should the Town promote or discourage action in each of the following areas by using property tax dollars or zoning regulations (1 for discourage, 5 for strongly encourage)?

Environmental/wildlife preservation - 1(1 responses), 2 (2 responses), 3 (10 responses), 4 (12 responses), 5 (37 responses)

Farmland preservation - 1(2 responses), 2 (1 responses), 3 (14 responses), 4 (18 responses), 5 (27 responses)

Recreational facilities - 1(5 responses), 2 (6 responses), 3 (20 responses), 4 (17 responses), 5 (14 responses)

Connecting portions of the Ice Age Trail - 1(3 responses), 2 (2 responses), 3 (13 responses), 4 (15 responses), 5 (29 responses)

Preservation of the Sugar River Watershed - 1(0 responses), 2 (5 responses), 3 (8 responses), 4 (14 responses), 5 (35 responses)

Preservation of large wooded areas (>40 acres) - 1(2 responses), 2 (2 responses), 3 (7 responses), 4 (19 responses), 5 (32 responses)

Bicycle and walking trails - - 1(3 responses), 2 (4 responses), 3 (11 responses), 4 (12 responses), 5 (32 responses)

Other – Discourage summer camps, keep open spaces, limit use of weapons/guns in residential areas, and encourage no shooting in residential areas.

What other concerns do you have for the Town in the coming years?

Annexation of town land; large high-density commercial or residential developments

Being overrun with apartment complexes and subdivisions

Cost of maintaining roads used heavily by commuters driving through

Dangerous (fast) driving by commuters on side roads

Decrease in underground water quality due to loss of natural filtering through gravel deposits loss of wildlife due to loss of contiguous habitats (e.g., prairie, field windrows, and woodlots)

Development that will destroy rural environment and natural, wooded areas

Do not allow large residential and commercial building

Do not let the Town become like the development of Mid Town Rd; limit the growth of Epic. Epic blasting caused us and others to have to dig new wells on Shady Oak area.

Giving in to Developers for Condos for extra tax revenue

Housing growth, losing the rural feel of the town

How to allow development and maintain rural character

Increased pressure to approve more residential development - concern about the fate of farm land currently owned by residents facing (or already reached) retirement age.

Large rural commercial development

Large urban style developments like the PAN proposal (see above comment).

Loss of small town feel and fear of the natural state being lost due to development

No Development. Get rid of Epic

None

Not being able to develop my property to maximize its value

Over-development that gets away from the town feel, cookie-cutter subdivisions

Parks, community places with a sense of "place" and uniqueness so the area doesn't become one big suburban homogenized area or lose character

Please stop all the multi-family development

Poor planning

Protection from annexation

Regulate noise, light and environmental impact to neighbors

Regulating what we can do with our land and keep taxes down

Road maintenance is important. Bicycle traffic is heavy and dangerous at times. Keep owner-occupied

Homes and not so many rentals

Taxes going up

That taxes will become too high for school and local services that we will not be able to stay in our home. Town hall should be available for a small fee for residences. Carpet a big mistake, should have had a full kitchen

The influence of the Cities of Madison and Verona upon Town development

The town seems to be taking a proactive approach to wise and long sighted development.

These Questions are a concern

Too many 'tan towns'; if we develop farm fields, develop recreation and open space too

Too much traffic

Town becoming fragmented as land is annexed into cities

Town preservation

Town should preserve old farm buildings; preserve rural character, more trees

Traffic

Traffic and noise pollution

Transportation systems remain adequate for development

Trashy looking businesses; too much traffic

Uncontrolled growth of Veridian-style neighborhoods, large corporate farming or livestock operations,

Forced land use for power lines, etc.

Other Comments

Discourage large summer camps with 258 screaming, chanting kids all summer long

Do not let city of Madison or City of Verona annex the Shady Oak area

Favor minimum 2 acres for residences

Get rid of view tax because not fair a view is not tangible and by opinion only!

Having too many laws and ordinances

More funds need to be spent on roads

Reduce speed limit on many Town Roads to 35 mph

Encourage developments that preserve open spaces

Keep development away from the roads so that there is still a rural feel when you drive on the Town roads

Prefer slow, well planned growth

Progress means growth; limit growth to preserve wildlife habitat and minimize environmental impact

Clean water, organic farming, non-polluting practices must be a priority

Small businesses-like restaurants/coffee shops would be nice too

Thank you for maintaining the rural character of the Town of Verona

We live in one of the last beautiful areas. Please keep it as it is. We will support no future commercial development. Thank you on behalf of our woods.

While we don't currently live in the town we are planning to build on our lot in the town within the next year.

APPENDIX I Inventory of Natural and Recreational Areas located in the Town of Verona

- a. Jackson Madison School Forest (Fritz Rd): This 307-acre, primarily wooded area is located on an unglaciated, hilly terrain in Southwestern part of the Town. Public land owners of the Madison School Forest are the Madison Metropolitan School District, Friends of the Madison School Forest and WDNR. Within this Forest is the Olson Oak Wood State Natural Area (No. 157), which is a southern dry forest with remnants of pre-settlement days. Additionally, the area contains the Jerome Jones Pine Plantation and a prairie. Nearly, 300 species of vascular plants can be found in the area and 40 species of birds use this area as a breeding site. This includes four state-threatened species: Acadian flycatcher (*Empidonax vireescens*), and Kentucky (*Oporornis formosus*), cerulean (*Dendroica cerulea*), and hooded warblers (*Wilsonia citrina*). It is included in the *Dane County Parks and Open Space Plan* to provide eligibility for State Stewardship and County Conservation Fund grant dollars for future acquisition of contiguous parcels from willing sellers as they become available. The Friends, WDNR, and Nature Conservancy will continue to be the lead agencies on all acquisition, management, and maintenance efforts for this project area.
- b. Managed forests: Properties under this classification are private forests and woodlots that are/or have been enrolled in the State of Wisconsin Managed Forest Law program and are actively managed by Dane County. The Managed Forest Law (MFL) is a landowner incentive program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. A variety of forest management practices are utilized to grow healthy forests and provide timber for revenue, using sustainable harvest practices. A forest management Plan that meets State requirements and County approval is prepared for all County-owned forests and woodlots before any timber harvest takes place. Benefits of registering properties into State forestry programs include: free trees from state forest nurseries, technical assistance from state foresters and eligibility for educational assistance from the Wisconsin Environmental Education Board.

These lands also provide nature-based recreation as a secondary use of the site. Trail development through these properties should be coordinated with timber harvest. Hunting is also considered if sufficient acreage is available and if compatible with forest use and ecology. It was enacted in 1985 and replaced the Woodland Tax Law and the Forest Crop Law. It is the only forest tax law that is open to enrollment. Land enrolled in the MFL program must be managed according to a plan agreed to by the landowner and WDNR. The MFL programs do provide for both 'open' and 'closed' enrollment. Public access would be available to enrolled properties with the 'open' designation. The number of acres and location of properties, depending on the program the lands are enrolled in, may change each year at the option of the landowner and the approval of the Wisconsin WDNR. The Town of Verona, office of the Clerk has a master listing of properties with the MFL designation and is updated each year by WDNR.

- c. Scheidegger Forest County Park (Range Trail): This 80-acre managed forest is woodland property comprised primarily of Oak and Hickory. This park offers a mile-long hiking

trail, a shelter which can be reserved, restroom, and drinking fountain. Local wood was used to construct the shelter, kiosk, and bathroom. This forest property was acquired through a generous donation from Walter R. Scheidegger in 2001. The land was formerly the Abraham's Shooting Range for the Dane County Sheriff's Department. In 2005 Dane County Parks requested assistance from the WDNR to complete a Forest Stewardship Management Plan for the Scheidegger Forest and enrolled the property in the State Community Forest program. The Plan was completed in December 2005 and takes into consideration the property objectives outlined in the *Dane County Park and Open Space Plan*. Dane County Parks has completed a master plan for the property and suggested improvements were completed in 2010.

- d. Prairie Moraine County Park (Highway PB): This 160-acre park features the Johnstown Moraine and a portion of the Ice Age National Scenic Trail. A scenic view from the crest of the moraine (one of the best examples of a terminal moraine in southern Wisconsin) offers an opportunity to see a restored oak savanna and surrounding landscape. Part of the park (half) is an extremely popular off-leash dog exercise area.
- e. Badger Prairie County Park (Highway PB and US Highway 151): This recreational area is east of the City of Verona and has a shelter, sports fields, a mountain bike trail, a playground, an 8-acre dog exercise area, a large restored tall grass prairie and an aeromodelling field. It provides access to the Military Ridge State Trail and the Ice Age National Scenic Trail.
- f. Sugar River Watershed and Trail: The Sugar River is part of the Sugar-Pecatonica River basin which drains approximately 1,860 square miles in southwestern Wisconsin. The Sugar River flows into the Pecatonica River 5 miles south of the state line in Illinois. The Pecatonica joins the Rock River flowing towards the Mississippi. The Upper Sugar River Watershed Association (<http://uppersugar.org/>) provides leadership for programs to improve the watershed. The upper Sugar River watershed includes drainage for 109,404 acres and 115 stream miles. The Association has completed a plan, and has begun implementing the plan for fighting invasive aquatic species (<http://usrwa.org/wp-content/uploads/USREWA-AIS-Strategic-Plan-February-2014.pdf>). The Sugar River is a main factor in determining the rural character of the Town and as such all efforts should be made to preserve this natural resource. Currently, it is used for recreation including boating and fishing. The NRAC works with Capitol Water Trails Ltd., which has been spearheading most of the water trail development efforts in Dane County. More information on the extent of water trail development in the Verona area, public access points, and detailed trail maps can be found at the Capitol Water Trails website (www.capitolwatertrails.org), email cwt@capitolwatertrails.org or by calling 608-223-0995.

Long-term, cumulative effects of urbanization on water quality and in-stream habitat of the upper reaches of the Sugar River are a major concern of DNR staff. The tools and responsibility for addressing long-term management of Sugar River water quality rests with Dane County and the municipalities in the watershed. It is conceivable that if the present rapid urban growth in this area continues unchecked, water quality, fisheries and in-stream habitat may be significantly degraded as a result of lowered groundwater base flow to the river.

The entire stretch of the Sugar River within this watershed is classified as Exceptional Resource Waters (ERW) under the State's anti-degradation rules: NR 102 and NR 207.

- g. **Badger Mill Creek Watershed:** Badger Mill Creek is a tributary to the Sugar River near Verona. This project area includes wetlands and adjacent upland buffer lands along the lower stretch of Badger Mill Creek. The perennial reach of the stream begins in a wetland west of Goose Lake between Madison and Verona. At one time, water quality in the creek was rated poor due to inadequately treated municipal and industrial wastewater discharged to it. Since 1978, these discharges have been eliminated or diverted. As a result, water quality and in-stream habitat have improved. The stream has been reclassified from supporting a limited forage fishery to supporting a warm water forage fishery (Marshall, 1989). Trout have been found in the stream below Verona. New Zealand mud snails, an invasive species, have been found in Badger Mill Creek. Efforts to slow the spread of these snails must be maintained. Stormwater planning for this area should include addressing the reduction of peak runoff rates from existing developed areas as well as keeping runoff rates from future developments at the pre-development runoff rate. The WDNR is currently looking at reclassifying Badger Mill Creek as a "cool water fishery," indicating it does have the potential to sustain some trout populations. It is currently designated a Tier II stream, meaning that it has one or more of the following attributes or designations:

- Warm water streams that may exhibit sensitivity to development or have the ability to be restored or enhanced through management actions.
- Streams within the boundary of an approved Dane County Resource Protection Area Plan.
- Streams identified in WDNR Basin Plans with "high" or "medium" designations for habitat improvement.

Dane County takes more of a leadership role in restoration efforts and landowner contacts on Tier I streams, while non-profits and local units of government are expected to work on Tier II streams, with Dane County providing financial assistance through the Conservation Grant Fund program. In addition to biological considerations, the County may investigate increasing public fishing access through acquisition of permanent easements on these streams. Dane County works with local non-profit groups, such as Trout Unlimited and the Dane County Conservation League, to identify which streams offer the highest fishing potential and may benefit from increased public access.

- h. **Sugar River Wetlands State Natural Area:** Sugar River Wetlands (No. 299) was designated in 1996 as a significant natural area, covering approximately 266 acres within the Upper Sugar River Watershed. The wetlands contain the most diverse fishery within the southern portion of State and harbors numerous rare plant and animal species <https://dnr.wi.gov/topic/Lands/naturalareas/index.asp?SNA=299> .
- i. **Ice Age National Scenic Trail Corridor:** The Johnstown Moraine runs from the Northwest to the Southeast of the Town of Verona. There are seven miles of completed trail in this corridor. Parts of the Ice Age National Scenic Trail exist along this moraine; however,

two gaps remain. One of these gaps runs from the corner of Mid Town Road and Shady Oak Lane and along the moraine to Woods Road to the east. This part of the moraine has some of the most spectacular glacial terrain in the Town. The glacier left behind kettle holes and Richardson's cave. The other area where a gap exists is from the Prairie Moraine County Park southeast along the moraine to Sunset Drive. In 2018, the Town approved a condominium plat named Deer Haven Estates, which will add a significant addition to filling this gap. The City of Verona and the Town of Verona have made a commitment to work towards completing the Ice Age National Scenic Trail in their respective jurisdictions. The Town Natural and Recreational Areas Committee members will identify terminal moraines, kettle ponds and other significant glacial features in an effort to protect when possible, throughout the Town. The Ice Age Trail corridor incorporates many of these features. The Town should make efforts to protect this corridor and encourage completion of the Ice Age Trail.

- j. Ice Age Junction Natural Resource Area: This project area includes Ice Age Trail corridor lands north and south of Badger Prairie County Park and the park itself. The Ice Age Trail Junction Area was the result of a 1991 proposal that called for a wider Ice Age Trail corridor in the Verona-Madison area to encompass key resource and scenic features associated with the trail. In 1992, the Dane County Park Commission established an intergovernmental advisory committee composed of the Town of Verona, City of Verona, Dane County Board, Dane County Executive, and the Park Commission to create a project Plan for the area that was adopted by the County Board in 1993.
- k. Military Ridge State Trail: This is a 40-mile trail in Iowa and Dane counties that connects Dodgeville and Madison by way of a military route dating back to 1855. Much of the trail uses the former Chicago and North Western Railroad corridor. The trail enters the Town near the northwest corner at County Highway PD, passes through the City of Verona before going towards the Goose Lake area, into Fitchburg, and thereafter into Madison, where it connects with the Capital City State Trail. (go to www.dnr.state.wi.us/org/land/parks/specific/militaryridge/pdfs/mrtmap04.pdf for a downloadable trail map) This trail supports a variety of uses, including hiking, biking, jogging, and snowmobiling on parts of the trail. A State Trail Pass is required.
- l. Goose Lake: This is a shallow 12-acre lake with low water quality; it is located in the northeast section of the Town between U.S. Highway 18/151 and Fitchrona Rd. The Goose Lake Open Space Area is an open space created as an out lot of the Pleasant Acres II plat. This area was acquired by the Town through a cooperative funding effort between the "Friends of Goose Lake", Dane County Parks and the Urban Open Space Foundation. The property is currently maintained by the Friends of Goose Lake, under the direction of Dane County Parks. Due to the limited access, this low impact, passive recreational area is preserved for uses such as walking and cross country skiing. The Friends group has 5 mowers who are assigned to mow portions of the trails throughout the open area and the County-owned parkland which surrounds the Goose Lake Open Space Area. This mowing effort includes keeping the access point through the Goose Lake outlot open.
- m. Richardson's Cave: This cave is on private property in the northern part of the Town.

- n. Johnstown Moraine: This terminal moraine represents the maximum advance of the last glacier that started to melt away about 15,000 years ago. Moraines are ridges pushed up by rock and soil moved by a mass of ice. At the edge of the glacier, this mass of rock and soil was deposited. It is estimated that the glacier was about 80 feet thick at its edge and over 500 feet thick over Madison.
www.geocaching.com/geocache/GC3XW8T_johnstown-moraine-at-prairie-moraine-county-park?guid=c0511f74-c0be-43e4-84e6-a2e380c7050e.
- o. Savanna Oak Prairie: This restored oak savanna and prairie is on private land, but available for public viewing. It is located near County Highway PD and Timber Lane.
- p. Falk-Wells Sugar River Wildlife Area: This 375-acre wildlife area is open to the public for hunting (all types) and other activities such as fishing, hiking, canoeing, kayaking and cross country skiing.
- q. Leopold-Riley Game Cooperative: A portion of this 1800-acre hunting cooperative is situated in the Town of Verona. This project area seeks to preserve the remaining natural resources and rural landscape within the original boundary designated by the noted conservationist Aldo Leopold. In 1931 Aldo Leopold formed a cooperative for the purpose of providing its members a place to hunt. The area encompassed all or part of 11 farms, or about 1800 acres, mostly in the Town of Springdale, but also extending into the Towns of Verona and Cross Plains. Within the reserve boundary were croplands, pastures, oak savanna, woods, cattail marsh, sedge meadow, springs and spring ponds, and the Sugar River. Historically, the Chicago and North Western Railroad track ran through Riley on the way between Madison and Mount Horeb, the railroad right of way is now the Military Ridge State bike trail. This project area seeks to preserve within Dane County the remaining natural resources and rural landscape within the original boundary designated by Leopold.
- r. Sugar River Natural Resource Area: The Sugar River Natural Resource Area (SRNRA) lies just west of the City of Verona, primarily in the Town of Verona, and includes a segment of the Military Ridge State Trail. It is one of the largest continuous wetland complexes along the boundary of the driftless area in western Dane County. The Wisconsin Department of Natural Resources (WDNR) and Wisconsin Department of Transportation (WDOT) are the primary public land owners in this project area.
- s. Sugar River Wildlife area Davidson unit- The 169-acre Sugar River Wildlife Area Davidson Unit is a public hunting area that features nearly 2/3-miles of stream frontage, a canoe landing, wetlands, and crop fields. The property offers excellent trout fishing and waterfowl hunting as the primary recreation opportunities. Important historical and cultural features are found at the site including the historic Davidson limestone house and effigy mounds. A small parking area is available at the end of the driveway off of STH 69 south of the intersection of Riverside Rd. A public hunting easement on private property covers approximately 108 acres of the wildlife area.
- t. Moraine kettles- is a 20-acre property in the central area of the Town. It features about 1.5 miles of the Ice Age National Scenic Trail, two restored prairies, oak woods and savanna, several kettle ponds, and a section of the terminal moraine. The restored

prairies have several dozen species of native grasses and wildflowers - a haven for birds and pollinators. There's a small 10 car parking lot on County M, just south of the 18-151 bypass.

- u. The Town Hall Prairie is a 4-acre restored prairie surrounding Town Hall. There are several dozen species of native plants that bloom all summer and attract bees, butterflies, and other pollinators. Trails loop through the prairie for a short walk.
- v. Dane County has acquired two properties along the Sugar River for future conservation and recreational use.

TOWN OF VERONA

TO: Town Board of Supervisors

FROM: Sarah Gaskell, Planner/Administrator

SUBJECT: Administrator Report for May 2024

Upcoming Meetings

- Public Works – May 21st, 7:00am Town Hall
- Finance – TBD
- Plan Commission – May 16th, 6:30pm
- NRAC – May 22nd, 6:30pm Town Hall
- Town Board Workshop - TBD

General

- Teresa Withee vacation May 22-27th

Work Plan

- Comprehensive Plan Amendments; update to Future Land Use Map
- Plan Commission Project/Public Works Projects added to Town Website
- Open Space and Parks Plan 2024 – 2029
- Knowledge Capture/calendar
- Audit
- Town Board Workshop
- Vault reorganization
- Communications Plan
- Succession Plan
- Emergency Plan

Town Board 2023 Goals Progress

- Succession Planning and Yearly Calendar creation – in progress; deadline April 2024 for completion
- Comprehensive Plan Amendments – working with Strand to update draft map; next step – schedule public hearing
- NRAC plan update – Board to review in May
- Dark Sky Ordinance – proposed ordinance discussion to board in May
- Communication expansion – in progress
- Landscape Plan for Town Hall Property – budget item; create plan and contact firms for bids

TOWN OF VERONA

TO: Town Board of Supervisors
Public Works Committee

DATE: April 30, 2024

FROM: W. Christopher Barnes, Public Works Director

SUBJECT: April 2024 Report

The monthly Public Works Department Activity report is submitted for the information and review of the Board and the Committee. April was an active month with the spring clean up and restoration. Spring storms created several tree removal events. Numerous citizen and resident concerns and action requests were received and addressed on a daily basis. If you should have any questions, please let me know.

Road Maintenance Activities

- Performed road patching on Shady Bend, Pine Row and Sunset Drive.
- Responded to 4 down tree/hazardous tree events
- Monitored the beaver dam on Timber Lane south of Paulson Road.
- Lifted the Seasonal Road Weight limits.
- Passed the 2024 WISDOT salt storage inspection.
- Staked and prepped new speed limit signs for Fitchrona Road.

Equipment and Facility Activities

- Set up for various community room rental events
- Removed snow plows and wings.
- Prepped mowing equipment

Sanitary Sewer Utility Activities

- Participated in biweekly construction conference for Badger Mill Pump Station 17 Forcemain Relief project with the Madison Metro Sewerage District (MMSD).
- Gravity tie-in connection between new MMSD sewer and the town system was completed.
- Met with MMSD and consultant engineers regarding the Lower Badger Mill interceptor on Shady Oak Lane.

Engineering Activities

- The seventh meeting for the Badger Mill Creek Stakeholder Meeting Group was held on April 16th, 2024. The group consists of approximately 16 communities/agencies/citizen groups and will meet once a month to share goals for Badger Mill Creek and recommend projects for the health and resilience of Badger Mill Creek. Recent actions by the MMSD have made available funding in the Badger Mill watershed of approximately \$1,000,000 which could be a source of project funding for recommended projects near Goose Lake area. The monthly meeting continued to narrow the possible project lists for Badger Mill Creek. The highest priorities for projects (in order) are:
 - Baseflow augmentation
 - Groundwater recharge
 - Watershed management plan
 - Wetland restoration
 - Shoreland buffers
 - Bank restoration/stabilization

- Issued Request for Proposals for a Town Transportation Network Forecasting Analysis. No proposals were received. Staff to meet with the one interested consultant (KL Engineering) to consider a revised project scope.
- Drafted an Intergovernmental Agreement with the City of Fitchburg for the design and permitting engineering for the Fitchrona Road/Goose Lake storm drainage project

- Continued compiling data to complete the small structure inventory program and be reimbursed \$100 per structure. Project is about 50% complete. Staff is also obtaining data on all Town culverts in the right of way at the same time. The small structure program through WISDOT is intended to locate and identify drainage structures between 6 feet and 20 feet in size throughout the state. WISDOT has established \$12.5 million for structure replacements. The town has between 5 and 10 of these type structures.

cc: Sarah Gaskell, Town Planner/Administrator
Mark Judd, Road Patrolman

TOWN OF VERONA

TO: Town Board of Supervisors

FROM: Teresa Withee, Clerk/Treasurer

SUBJECT: April 2024 Clerk/Treasurer Report

Clerk

- Attended Town Board meeting and recorded minutes
- Attended Annual Meeting and recorded minutes
- Prepared, posted and published Election and Board of Review notices as required
- On site for the April 2nd election from 5:30 am to 9:30 pm, processed 10 election day registrations, assisted election workers as needed
- April 2nd election had a 33% turnout with 509 total votes cast. 191 absentee ballots were sent or provided for in person voting of those 148 absentees were returned.
- Certified and completed all election related information in WisVote to close the April election
- Attended Board of Review training
- Filed Board of Review member training affidavit with DOR for myself, Chair Geller and Supervisor Mathies
- Attended Board of Review and recorded minutes
- Prepared notice for Alcohol Renewal Licensing and emailed information to applicants
- Updated Dane County directory information
- Began cleaning out the vault, was able to clear out a recycling bin of items to be shredded. Scheduled Pellitteri to come to town hall and remove materials to be shredded
- Administered the oath of office to re-elected board members

Treasurer

- Accounts receivable and accounts payable duties; review and prepare invoices, print checks, prepare unpaid invoice reports and check detail reports, prepare deposits
- Prepared and submitted the annual DNR recycling report
- Assisted auditors who were on site April 26th for fieldwork
- Completed the Quarterly Survey of Property Tax Collections for the US Census Bureau
- Reviewed webinars and compliance information regarding SLRF grant reporting
- Completed annual reporting to the US Dept. of the Treasury regarding SLRF funds

**DARK SKY ORDINANCE
ORDINANCE 2017-04**

AN ORDINANCE ESTABLISHING REGULATIONS FOR DARK SKIES LIGHTING IN
THE TOWN OF VERONA

A. NAME. This ordinance shall be called the Town of Verona DARK SKY ORDINANCE.

B. PURPOSE AND INTENT. This ordinance is intended to promote the preservation of dark skies over the Town of Verona and to protect the view of the night sky for the enjoyment of the citizens of the Town of Verona. The Town defines excessive, stray or wasted light from outdoor lights to be a public nuisance based on Wis. Stats. 66.1337 (7). In order to protect the health, safety, welfare, and convenience of the public, it is the policy of the Town to regulate outdoor lighting that will:

1. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, productivity, enjoyment and commerce.
2. Minimize light trespass, glare, obtrusive light, and artificial sky glow caused by misdirected, excessive, or unnecessary outdoor lighting.
3. Conserve energy and resources to the greatest extent possible.
4. Curtail and reverse the degradation of the nighttime visual environment and the night sky.
5. Help protect the natural environment from the damaging effects of night lighting from man-made sources.

C. AUTHORITY. The Town has been authorized to exercise village powers pursuant to §60.22(3), Wis. Stats.

D. REPEAL OF EXISTING ORDINANCES. Any other existing Town ordinances that are inconsistent with this ordinance are hereby repealed in part to the extent they are inconsistent, and are replaced in pertinent part by this ordinance.

E. DEFINITIONS.

1. "Light Fixture" means any device intended to produce outdoor illumination.
2. "Dark Sky Fixture" means any light fixture that emits its light below 90 degrees when measured from 0 to 180 degrees vertical. Dark Sky fixtures keep most of their light from reaching the night sky.
3. "Dark Sky Cutoff" fixture means any light fixture that emits its light below 45 degrees when measured from 0 to 180 degrees vertical. Dark Sky Cutoff fixtures keep most of their light from reaching the night sky and also minimize ground reflection and reduce light scatter beyond the property line.
4. "Dark Sky Shade" means anything that is used to shade a light fixture so that it behaves as a Dark Sky fixture. These include but are not limited to, for example, fixtures outfitted with caps or housings or installed under canopies, building overhangs, roof eaves or shaded by other structures, objects or devices.
5. "Dark Sky Shield" means anything that is used to shield a light fixture so that it behaves as a Dark Sky Cutoff fixture. These include but are not limited to, for example, fixtures outfitted with caps or housings or installed under canopies, building overhangs, roof eaves or shielded by other structures, objects or devices.

6. "Motion Sensor" means any device that turns a light fixture on when it detects motion and off when motion stops.
7. "Switch" means any device that can be manually controlled by a person to turn a light fixture on and off. For the purpose of this ordinance, switches include motion sensors but switches do not include light sensors or timers.
8. "Emergency" refers to lighting as required by civil officers, agents and officials to perform their duties to maintain the public health, safety and welfare.
9. "Temporary" refers to lighting as required by citizens to carry out legally approved activities for durations as specified in the permits for those activities. These include but are not limited to, for example, activities such as nighttime agricultural operations, construction work lighting, and seasonal decorations, but in no case for more than a period of 3 months without an exemption granted by the Town of Verona.
10. "Photocell" refers to an automatic means of turning lights on at dusk and off in daylight.
11. "Timers/Timeclocks" mean an electric-mechanical device to turn on lights at a predetermined time and off at a predetermined time.
12. "Dusk-to-Dawn Lights" means any light that automatically turns on in low light conditions and automatically turns off in lighted conditions with no switch to override the automatic operation of the light.

F. GENERAL PROHIBITION OF NON-DARK SKY LIGHTS AND FIXTURES.

Non-Dark Sky fixtures and Dusk-to-Dawn Lights are prohibited in the Town of Verona unless they are permitted by this ordinance.

G. LIGHT FIXTURES PERMITTED BY THIS ORDINANCE

1. All Non-Dark Sky light fixtures and Dusk-to-Dawn Lights that were installed prior to the effective date of this ordinance are grandfathered, approved and permitted by this ordinance.
2. All light fixtures that are Dark Sky fixtures and Dark Sky Cutoff fixtures are approved and permitted by this ordinance.
3. All light fixtures that have a Dark Sky Shade or a Dark Sky Shield are approved and permitted by this ordinance.
4. All light fixtures that were installed prior to the effective date of this ordinance may be repaired instead of being replaced at the owner's discretion.

H. REPLACEMENT OF NON-DARK SKY FIXTURES. When a Non-Dark Sky fixture is replaced it shall be replaced with one of the following:

1. Dark Sky fixture, or
2. Dark Sky Cutoff fixture, or
3. Non-Dark Sky fixture that has a Dark Sky Shade or a Dark Sky Shield that causes it to operate as if it were a Dark Sky fixture or a Dark Sky Cutoff fixture.

I. INSTALLATION OF NEW DARK SKY FIXTURES AND DARK SKY CUTOFF FIXTURES

1. When a new light fixture is installed, it shall be installed with a switch to allow it to be manually turned on and off or with a motion sensor to automatically turn it on when motion is detected and turn it off when motion ends.
2. Lights may also be installed with short-period timers but not dusk-to-dawn lights, except for agricultural uses as defined in the Town of Verona Land Use Plan.

J. LIGHT FIXTURES ENCOURAGED BUT NOT REQUIRED UNDER THIS ORDINANCE

1. Light fixtures with motion sensors are encouraged to minimize the duration of nighttime lighting.
2. Light fixtures with soft yellow or orange lights instead of harsh white lights are encouraged to protect the view of the night sky.
3. Dark Sky Shades and Dark Sky Shields are encouraged for old existing fixtures to protect the view of the night sky, minimize ground reflection and reduce light scatter beyond the property line.
4. Dark Sky Cutoff fixtures are encouraged where light fixtures are mounted on structures or poles higher than the first level above ground level to protect the view of the night sky, minimize ground reflection and reduce light scatter beyond the property line.

K. APPLICABILITY

1. This ordinance applies to all outdoor lighting within the Town of Verona unless otherwise exempted in this Section.
2. This ordinance does not apply to emergency lighting.
3. This ordinance does not apply to temporary lighting.
4. This ordinance does not apply to vehicular lighting.
5. This ordinance does not apply to lighting on wheeled farm machines.

L. SEVERABILITY

Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

M. EXEMPTIONS

1. The Town of Verona Board may allow exemptions from this ordinance as needed to relieve any unusual circumstances or difficulties or costs that would be encountered if an attempt were made to comply with this ordinance.
2. The Town of Verona Board may allow exemptions from this ordinance to recognize that a good faith attempt has been made to comply with this ordinance but compliance is still not possible due to unusual circumstances or difficulties or costs encountered.
3. Lights for a specific purpose and time duration that do not fit the classification of temporary or seasonal lighting and the purpose served cannot be accommodated with a Dark Sky fixture shade or shield.

N. LIABILITY

A person utilizing or maintaining an outdoor light shall be responsible for all costs and any other liability resulting from failure to comply with this ordinance. Responsibility for costs and liability begins from and after the day after passage and publication of this ordinance as required by law.

O. ENFORCEMENT AND PENALTIES

1. The Town Building Inspector and Town Board are authorized to enforce the provisions of this ordinance.
2. The Town Building Inspector shall review all electrical permit applications for compliance with this ordinance and shall inspect all electrical installations involving outside lighting for compliance.
3. The penalty for violation of any portion of this ordinance shall be:

- a). First violation: A notice to the property owner requesting compliance within 6 months.
- b). Second violation: If after 6 months no exemption from this ordinance has been granted and there is continued non-compliance, violators of this ordinance shall be subject to forfeitures as provided in Chapter 16 of the Town of Verona Code of Ordinances. Penalties are doubled for third and subsequent offense.

P. DISCLAIMER. The Town of Verona does not, by approving or disapproving a lighting fixture, warranty or make assurance of any kind whatsoever, specifically as to whether the subject of the approval or disapproval is safe, suitable for its intended purpose, merchantable, or in compliance with any applicable codes or regulations.

Q. EFFECTIVE DATE. This ordinance is effective on publication or posting. This ordinance shall not apply to lighting installed pursuant to an existing electrical permit, issue prior to publication of this ordinance. The Town Clerk shall properly publish this ordinance as required under s. 60.80, Wis. stats. Adopted this 5th day of September 2017

Passed on the 5th day of September 2017 by the Board of Supervisors of the Town of Verona

Mark Geller, Chair

I, John Wright, Clerk/Treasurer of the Town of Verona, do hereby certify that the foregoing ordinance was duly passed and adopted by the Verona Town Board of Supervisors at the September 5, 2017 meeting and a summary subsequently published in the September 14, 2017 edition of the Verona Press

John Wright, Clerk/Treasurer

Town of Verona
Schedule of Deposits

Ordinance Violation	Penalty	Forfeiture Deposit	Costs, Fees, and Surcharges	Municipal Bond
2017-02 Firearms discharge ordinance violation	\$200.00	\$200.00	\$113.00	\$313.00
2017-04 Dark Sky Ordinance, second violation	\$100.00	\$100.00	\$87.00	\$187.00
2017-04 Dark Sky Ordinance, third and subsequent violation	\$200.00	\$200.00	\$113.00	\$313.00
Code of Ordinances Chapter 3, Fire Protection and Prevention	\$100.00 to \$500.00	\$250.00	\$126.00	\$376.00
Code of Ordinances Chapter 7, Offenses and Nuisances	\$200.00	\$200.00	\$113.00	\$313.00

Chapter 229. Lighting, Exterior

[HISTORY: Adopted by the Village Board of the Village of Blue Mounds 11-9-2005 by Ord. No. A-182 (Ch. 28 of the 2001 Village Code). Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. **110**.

Property maintenance — See Ch. **275**.

Subdivision of land — See Ch. **325**.

Zoning — See Ch. **385**.

§ 229-1. Title.

This chapter may be known and referred to as "Dark Sky Ordinance" or the "Exterior Lighting Ordinance."

§ 229-2. Purpose and intent.

It is the intent of this chapter to define practical and effective measures by which the obtrusive aspects of excessive and/or careless outdoor light usage can be minimized, while preserving safety, security and the nighttime use and enjoyment of property. These measures will curtail the degradation of the nighttime visual environment by encouraging lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy efficient sources, and decreasing the wastage of light and glare resulting from over-lighting and poorly shielded or inappropriately directed lighting fixtures.

§ 229-3. Conformance with applicable ordinances.

All outdoor illuminating devices shall be installed in conformance with all other provisions of the Blue Mounds Village Code, including but not limited to the Building Code^[1] and the Electrical Code, where applicable.

[1] *Editor's Note: See Ch. 110, Building Construction.*

§ 229-4. Applicability.

- A. New uses, buildings and major additions or modifications. For all proposed new land uses, developments, buildings, and structures that require any Village permit, all outdoor lighting fixtures shall meet the requirements of this chapter. Whenever any building additions or modifications of 25% or more in terms of additional dwelling units, gross floor area, or parking spaces, either with a single addition or with cumulative additions, occurs subsequent to the effective date of this chapter, the entire property shall be required to comply with the requirements of this chapter. Cumulative

modification or replacement of outdoor lighting constituting 25% or more of the permitted lumens for the parcel, no matter the actual amount of lighting already on a nonconforming site, shall constitute a major addition for purposes of this section.

- B. Minor additions. Additions or modifications of less than 25% of the existing uses ("minor addition"), as defined in Subsection **A** above, and that require any permit, shall also require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting. Any new lighting on the site shall meet the requirements of this chapter with regard to shielding and lamp type. The total outdoor light output after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this chapter, whichever is larger.
- C. Residential fixtures. Any light fixtures 2,000 lumens and over, any outdoor light fixtures above the eave, or any light fixture attached to buildings or poles separate from the residence must comply with the provisions of this chapter. Outdoor light fixtures that are attached to residential buildings, located below the eave, and less than 2,000 lumens are exempt from the provisions of this chapter. Residential spot or floodlights shall be fully shielded and directed no more than 45° above straight down. The acceptability and shielding restrictions applicable to a particular lamp are decided by its initial lumen output, not wattage; check manufacturer's specifications. Examples of lamp types of 2,000 lumens and less are:
 - (1) Standard incandescent: 100 watt.
 - (2) Cool white fluorescent: 15 watt.
 - (3) Compact fluorescent: 15 watt.
 - (4) Low-pressure sodium: 18 watt.
- D. Resumption of use after abandonment. If a property or use with nonconforming lighting is abandoned as defined below, then all outdoor lighting shall be reviewed and brought into compliance with this chapter before the use is resumed.
- E. Existing uses and buildings; nonconformance and compliance. Unless otherwise provided in this chapter, after a period of three years from the date of enactment of this chapter, any lighting in place prior to the enactment date shall be brought into full compliance with the requirements of this chapter. If any lighting or light fixture changes use, lamp type, lamps, or bulbs or there is any replacement or structural alteration made to the lighting or light fixture prior to the three-year compliance deadline, then such lighting or light fixtures shall immediately be brought into full compliance with the requirements of this chapter.
- F. Roadways. Lighting for public roadways is exempt from the provisions of this chapter, except that:
 - (1) Any outdoor lighting for newly constructed Village roads or private roads shall comply with this chapter;
 - (2) Any existing outdoor road lighting on Village roads that is repaired or replaced shall comply with this chapter.
 - (3) The lumen limit and preferred lighting equipment for public roadways shall be established by resolution of the Village Board, and public roadway lighting shall comply with such resolution requirements.

§ 229-5. General outdoor lighting standards.

- A. All nonexempt outdoor lighting fixtures shall be fully shielded.
- B. All nonexempt outdoor lighting fixtures shall be placed so as to not cause light trespass or light glare.
- C. All nonexempt outdoor lighting fixtures shall be of a type and placed so as to not allow any light above the horizontal, as measured at the luminaire.
- D. Flood or spot lamps must be aimed no higher than 45° above straight down (halfway between straight down and straight to the side) when the source is visible from any off-site residential property or public roadway.

- E. All lighting for commercial, industrial and any other nonresidential use shall be extinguished between 11:00 p.m. (or when the business closes, whichever is later) and sunrise.
- F. Any lamp installed on a residential property must be shielded such that the lamp is not directly visible from any other residential property.
- G. Each residential single-family detached home or duplex is allowed up to 5,500 total lumens per property. Commercial/industrial or business uses shall not exceed 70,000 lumens per property.
- H. All light fixtures that are required to be shielded shall be installed and maintained in such a manner that the shielding is effective as described herein for fully shielded fixtures.
- I. Beyond the shielding requirements of this chapter, all light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across property boundaries. Particularly, any lamp installed on a residential property and visible from any other residential property must be shielded such that it is not directly visible from that property.
- J. Multiuse lighting must conform to the shielding and timing restrictions, if any, that apply to the most restrictive included use.

§ 229-6. Outdoor advertising signs.

- A. Externally illuminated and neon signs. External illumination for signs shall conform to all provisions of this chapter. All upward-directed sign lighting, meaning lighting directed above the horizontal plan of the luminary, is prohibited.
- B. Internally illuminated and neon signs.
 - (1) Outdoor internally illuminated advertising signs must either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, cream or yellow) background and generally lighter text and symbols. Lamps used for internal illumination of such signs shall not be counted toward the lumen cap.
 - (2) Neon signs shall be treated as internally illuminated signs for the purposes of this chapter, and shall not have their luminous outputs counted toward the lumen cap. Neon lighting extending beyond the area considered to be the sign area shall conform to all provisions of this chapter, be treated as decorative lighting, and shall conform to the lumen cap.
 - (3) Other internally illuminated panels or decorations not considered to be signage shall be considered decorative lighting, and shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards and lumens per property cap.
- C. Illuminated sign curfews. Illumination for all advertising signs, both externally and internally illuminated, shall be turned off at the curfew times listed herein or when the business closes, whichever is later. Signs subject to curfews are required to have functioning and properly adjusted automatic shutoff timers. Light background (white, off-white, light gray, cream or yellow) internally illuminated signs, installed legally before enactment of this chapter, may continue to be used and illuminated but must conform to the curfews as indicated below.

Sign Type and Land Use Zone

Time

Commercial and industrial zoning:

Opaque background

12:00 a.m.

Colored background

12:00 a.m.

Light background

10:00 p.m.

All residential zoning:

Opaque background

11:00 p.m.

Sign Type and Land Use Zone

Colored background

Time

11:00 p.m.

Light background

8:00 p.m.

D. Nonconformance of existing outdoor advertising signs.

- (1) Bottom-mounted or unshielded outdoor advertising sign lighting shall not be used beginning three years after enactment of this chapter.
- (2) All other outdoor advertising sign light fixtures lawfully installed prior to and operable on the effective date of this chapter shall be brought into full compliance with the requirements of this chapter within three years of its enactment.
- (3) If any outdoor advertising sign or light fixture thereon changes its use, lamp type, fixtures, lamps, or bulbs, or there is any replacement or structural alteration made prior to the compliance deadline set forth in Subsection **D(2)** above, the advertising sign and light fixtures thereon shall immediately be brought into full compliance with the requirements of this chapter. Further, if the property is abandoned, or if there is a change in use of the property, the provisions of this chapter will apply when the abandonment ceases or the new use commences.

§ 229-7. Special uses.

A. Recreational facilities. (RESERVED)

B. Outdoor display lots.

- (1) Lumens exemption. Lighting for display lots shall be exempt from the lumens-per-property limits of this chapter.
- (2) Shielding. All display lot lighting shall utilize fully shielded luminaires that are installed in a fashion that maintains the fully shielded characteristics.
- (3) Illuminance. The display lot shall be designed to achieve no greater than the minimal illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA).
- (4) Off-site spill. The display lot shall limit off-site spill (off the parcel containing the display lot) to a maximum of five lux (0.5 footcandle) at any location on any nonresidential property, and 0.5 lux (0.05 footcandle) at any location on any residential property, as measurable from any orientation of the measuring device.
- (5) Certification. Every display lot lighting system design and installation shall be certified by a registered engineer as conforming to all applicable restrictions of this chapter.
- (6) Curfew. Display lot lighting exceeding the lumens-per-property cap of this chapter shall be turned off no later than 11:00 p.m., or within 30 minutes after closing of the business, whichever is later. Lighting in the display lot after this time shall conform to all applicable restrictions of this chapter, including the lumens cap in this chapter.

C. Service station canopies.

- (1) Shielding. All luminaires mounted on or recessed into the lower surface of service station canopies shall be fully shielded and utilize flat lenses.
- (2) Total under-canopy output. The total light output used for illuminating service station canopies, defined as the sum of all under-canopy initial bare-lamp outputs in lumens, shall not exceed 215 lumens per square meter (20 lumens per square foot). Any luminaries mounted on the lower surface or recessed into the lower surface of the canopy and any lighting within signage or illuminated panels over the pumps, is to be included toward the total at full initial lumen output. Other lighting located under a canopy but not mounted on or within the lower surface is also included toward the lumen caps at full initial lumen output.

- (3) Certification. Every service station canopy lighting system design and installation shall be certified by a registered engineer as conforming to all applicable restrictions of this chapter.
 - (4) Off-site spill. (RESERVED)
- D. Generally. All lighting not directly associated with the special use areas above shall conform to the lighting standards described in this chapter, including but not limited to the lamp type and shielding requirements and the lumens limits.

§ 229-8. Submission of plans; evidence of compliance; subdivision plats.

- A. Submission contents. The applicant for any building permit required by the Village shall submit (as part of the application for permit) evidence that the proposed work will comply with this chapter. The submission shall contain but shall not necessarily be limited to the following, all or part of which may be part of or in addition to the information required elsewhere in the Village Code:
- (1) Plans indicating the location on the premises of each illuminating device, both proposed and any already existing on the site;
 - (2) Description of all illuminating devices, fixtures, lamps, supports, reflectors, both proposed and existing. The description may include, but is not limited to catalog cuts and illustrations by manufacturers (including sections, where required);
 - (3) Photometric data, such as that furnished by manufacturers, or similar showing the angle of cutoff of light emissions;
 - (4) A lighting plan review fee, which fee shall be set by resolution of the Village Board.
- B. Additional submission. The above required plans, descriptions and data shall be sufficiently complete to enable the Building Inspector to readily determine whether compliance with the requirements of this chapter will be secured. If such plans, descriptions and data cannot enable this ready determination, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so, provided that these tests shall have been performed and certified by a recognized testing laboratory.
- C. Subdivision plats. If any subdivision proposes to have installed street or other common or public area outdoor lighting, submission of the information as described herein shall be required for all such lighting.
- D. Lamp or fixture substitution. Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Building Inspector for approval, together with adequate information to assure compliance with this chapter, which must be received prior to substitution.
- E. Plan review. The plans shall be reviewed by the Building Inspector. If the Building Inspector determines that the proposed lighting does not comply with this chapter, the permit shall not be issued or the plan approved.
- F. Certification. For all projects where the total initial output of the proposed lighting equals or exceeds 50,000 lamp lumens, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer, or other professional acceptable to the Village, before the certificate of occupancy is issued. Until this certification is submitted, approval for use of a certificate of occupancy shall not be issued for the project.

§ 229-9. Prohibitions.

- A. Laser source light. The use of laser source light or any similar high-intensity light for outdoor advertising or entertainment, when projected above the horizontal, is prohibited.
- B. Searchlights. The operation of searchlights for advertising purposes is prohibited.

- C. Outdoor advertising off-site signs. Illumination of outdoor advertising off-site signs is prohibited.

§ 229-10. Temporary exemption.

- A. Request; renewal; information required. Any person may submit, on a form prepared by the Village, to the Village Clerk/Treasurer, a temporary exemption request. The request shall contain the following information:
 - (1) Specific ordinance exemption(s) requested;
 - (2) Duration of requested exemption(s);
 - (3) Proposed location on premises of the proposed light fixture(s);
 - (4) Purpose of the proposed lighting;
 - (5) Information for each luminaire and lamp combination as required herein;
 - (6) Previous temporary exemptions, if any, and addresses of premises thereunder;
 - (7) Such other data and information as may be required by the designated official.
- B. Approval; duration. The designated official shall have five business days from the date of submission of the request for temporary exemption to act, in writing, on the request. If approved, the exemption shall be valid for not more than 30 days from the date of issuance of the approval. The approval shall be renewable upon further written request, at the discretion of the designated official, for a maximum of one additional thirty-day period. The designated official is not authorized to grant more than one temporary permit and one renewal for a thirty-day period for the same property within one calendar year.
- C. Disapproval; appeal. If the request for temporary exemption or its extension is disapproved, the person making the request may appeal to the Zoning Board of Appeals under § 385-54.

§ 229-11. Other exemptions.

- A. State and federal facilities. Compliance with the intent of this chapter at all state and federal facilities is encouraged, but not required.
- B. Emergency lighting. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this chapter for as long as the emergency exists.
- C. Swimming pool and fountain lighting. Underwater lighting used for the illumination of swimming pools and fountains is exempt from the lamp type and shielding standards provided herein, though it must conform to all other provisions of this chapter.
- D. Flags, lighted. United States and State of Wisconsin flags are exempt from the provisions of this chapter. All other outdoor lighted flags, such as, but not limited to, decorative and commercial flags shall conform to the provisions of this chapter.
- E. Holiday lighting. Holiday lighting is exempt from the provisions of this chapter from November 10 until January 30 of the following year.
- F. Towers. Legally required safety lighting for towers shall be exempt from this chapter.
- G. Airfields and airports. These facilities, both commercial and noncommercial, shall be exempt from the provisions of this chapter where lighting is used for air safety reasons. All other lighting shall conform to this chapter.

§ 229-11.1. Exemptions for unusual circumstances, difficulties or costs.

[Added 11-14-2018 by Ord. No. A-238]

- A. The Village Board may allow exemptions from this chapter as needed to relieve any unusual circumstances or difficulties or costs that would be encountered if an attempt were made to comply with this chapter.
- B. The Village Board may allow exemptions from this chapter to recognize that a good faith attempt has been made to comply with this chapter, but compliance is still not possible due to unusual circumstances or difficulties or costs encountered.

§ 229-12. Enforcement; violations and penalties.

- A. **Violations.** It shall be unlawful for any person to violate any provision of this chapter. Each and every day or night during which the violation continues shall constitute a separate offense. The Village may institute appropriate action or proceedings to enjoin violations of this chapter or applicable Wisconsin Statutes. The Village Department of Public Works and Police Department personnel are required and authorized to enforce all provisions of this chapter, including the power to issue municipal citations for any violations.
- B. **Penalties.** Any person who fails to comply with the provisions of this chapter shall, upon conviction thereof, forfeit no less than \$100 nor more than \$500, and also pay the costs of prosecution for each violation, including the Village's reasonable and actual attorney fees and disbursements incurred in the prosecution of such violations.

§ 229-13. Definitions.

As used in this chapter, unless the context clearly indicates otherwise, certain words and phrases used in this chapter shall mean the following:

DIRECT ILLUMINATION

Illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

DISPLAY LOT OR AREA

Outdoor areas where active nighttime sales activity occurs, and where accurate color perception of merchandise by customers is required. To qualify as a display lot, one of the following specific uses must occur: automobile sales, boat sales, tractor sales, building supply sales, gardening or nursery sales, assembly lots, swap meets. Uses not on this list must be approved as display lot uses by the Plan Commission.

FLOODLIGHT

A specific form of lamp designed to direct its output in a specific direction (a beam) but with a diffusing glass envelope. Such lamps are so designated by the manufacturers and are typically used in residential outdoor area lighting.

FOOTCANDLE

One lumen per square foot. Unit of illuminance. It is the luminous flux per unit area in the Imperial system. One footcandle equals approximately 0.1 (0.093) lux.

FULLY SHIELDED LIGHT FIXTURE

A lighting fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal as determined by photometric test or certified by the

manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.

GLARE

The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility. The magnitude of glare depends on such factors as the size, position, brightness of the source, and on this brightness level to which the eyes are adapted.

INSTALLED

The attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

LIGHT TRESPASS

Light falling across property boundaries.

LUMEN

Unit of luminous flux; used to measure the amount of light emitted by lamps.

LUMINAIRE

The complete lighting assembly, less the support assembly. For purposes of determining total light output from a luminaire, lighting assemblies which include multiple unshielded or partially shielded lamps on a single pole or standard shall be considered as a single unit.

LUX

One lumen per square meter. Unit of illuminance. It is the luminous flux per unit area in the metric system. One lux equals approximately 10 (10.8) footcandles.

MULTI-CLASS OR MULTIUSE LIGHTING

Any outdoor lighting used for more than one purpose, such as security and decoration.

OPAQUE

"Opaque" means that a material does not transmit light from an internal illumination source. Applied to sign backgrounds, means that the area surrounding any letters or symbols on the sign either is not lighted from within, or allows no light from an internal source to shine through it.

OUTDOOR LIGHT FIXTURE

An outdoor illuminating device, outdoor lighting or reflective surface, lamp or similar device, permanently installed or portable, used for illumination or advertisement. Such devices shall include, but are not limited to lights used for:

- A. Parking lot lighting;
- B. Roadway lighting;
- C. Buildings and structures;
- D. Recreational areas;
- E. Landscape lighting;
- F. Billboards and other signs (advertising or other);
- G. Product display area lighting;
- H. Building overhangs and open canopies.

OUTDOOR LIGHT OUTPUT, TOTAL

The maximum total amount of light, measured in lumens, from all outdoor light fixtures. For lamp types that vary in their output as they age (such as high-pressure sodium, fluorescent and metal halide), the initial output, as defined by the manufacturer, is the value to be considered. For determining compliance with the total outdoor light output of this chapter, the light emitted from outdoor light fixtures is to be included in the total output as follows:

- A. Outdoor light fixtures installed on poles (such as parking lot luminaires) and light fixtures installed on the side of buildings or other structures, when not shielded from above by the structure itself as defined below, are to be included in the total outdoor light output by simply adding the initial lumen outputs of the lamps used;
- B. Outdoor light fixtures installed under canopies, buildings (including parking garage decks), overhangs or roof eaves where all parts of the lamp or luminaire are located at least five feet but less than 10 feet from the nearest edge of the canopy or overhang are to be included in the total outdoor light output as though they produced only one-quarter of the lamp's rated initial lumen output;
- C. Outdoor light fixtures installed under canopies, buildings (including parking garage decks), overhangs or roof eaves where all parts of the lamp or luminaire are located at least 10 feet but less than 30 feet from the nearest edge of the canopy or overhang are to be included in the total outdoor light output as though they produced only 1/10 of the lamp's rated initial lumen output.
- D. Outdoor light fixtures installed under canopies, buildings (including parking garage decks), overhangs or roof eaves where all parts of the lamp or luminaire are located 30 or more feet from the nearest edge of the canopy or overhang are not to be included in the total outdoor light output. Such lamps must, however, conform to the lamp source and shielding requirements of this chapter.

OUTDOOR RECREATION FACILITY

An area designed for active recreation, whether publicly or privately owned, including, but not limited to, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.

PERSON

Any individual, tenant, lessee, owner, or any commercial entity including, but not limited to firm, business, partnership, joint venture or corporation.

SIGN, EXTERNALLY ILLUMINATED

A sign illuminated by light sources from the outside.

SIGN, INTERNALLY ILLUMINATED

A sign illuminated by light sources enclosed entirely within the sign cabinet and not directly visible from outside the sign.

SIGN, NEON

A sign including luminous gas-filled tubes formed into text, symbols or decorative elements and directly visible from outside the sign cabinet.

SPOTLIGHT

A specific form of lamp designed to direct its output in a specific direction (a beam) and with a clear or nearly clear glass envelope; such lamps are so designated by the manufacturers, and typically used in residential outdoor area lighting.

TEMPORARY LIGHTING

Lighting which does not conform to the provisions of this chapter and which will not be used for more than one thirty-day period within a calendar year, with one thirty-day extension. Temporary lighting is intended for uses which by their nature are of limited duration, for example, holiday decorations, civic events or construction projects.

TRANSLUCENT

Permitting light to pass through but diffusing it so that persons, objects, etc., on the opposite side are not clearly visible.

USE, ABANDONMENT OF

The relinquishment of a property, or the cessation of a use or activity by the owner or tenant for a period of six months, excluding temporary or short-term interruptions for the purpose of remodeling, maintaining, or otherwise improving or rearranging a facility. A use shall be deemed abandoned when such use is suspended as evidenced by the cessation of activities or conditions which constitute the principle use of the property.

Date: April 18, 2024

From: Brent Darley & Dana Resop
2206 Brandancee Lane
Verona, WI

To: Town of Verona Plan Commission and Riverside Vista Developer,

I wish to submit comments regarding exterior lighting at the approved Riverside Vista development. My wife and I own a house on our family's farm at 2206 Brandancee Lane. We are happy to have new neighbors at Riverside Vista, but are concerned about the potential for increasing light pollution in the area. The City of Verona's lights grow brighter every year such that you can barely see stars to the east, but we feel blessed to have starry skies above and to the west, and we enjoy the abundant fireflies and wild birds that depend on darker skies at night.

We are very grateful for the Town of Verona's Dark Sky Ordinance which requires that new light fixtures direct most light towards the ground. However, we have noticed new home construction in the Town of Verona is often unnecessarily bright and could be designed with smarter exterior lighting to maintain the same lighting function with less light pollution. We see new exterior porch and garage light fixtures that shine in all directions, and are left on all night to light the way when owners and guests arrive. LED lighting is so energy efficient, most houses are designed with soffit lights that illuminate the sides of houses and are left on all night. These soffit fixtures are very high on two story houses, so they illuminate large ground areas around the house, reflecting that light back to the sky. The new houses look very nice during the day, but we don't need to see them at night! Many residents are also using daylight colored lights (above 4000K color temperature) which scatter back more from the atmosphere, creating more nighttime glow than lower temperature colors which scatter less in the atmosphere.

We encourage the developers, home owners, and building contractors to please consider and incorporate the following smart lighting choices when designing new home construction at Riverside Vista.

- Please request that electricians include motion sensors with your exterior garage lights, porch lights, and flood/soffit lights, so they will turn on automatically when you arrive or only when you need the light. Without sensors, it is difficult to remember to turn them off manually. Motion sensors can turn them off automatically after a certain time delay you select.
- Illuminate pathways and stairs with small solar powered fixtures or other low lumen bulbs near the ground rather than illuminating a large area with flood lights.
- Recessed soffit lights are increasingly popular to illuminate the sides of houses, but please consider only turning them on when you are expecting guests to arrive or you are using the light outside. The light reflects from your house siding and the ground below creating more sky glow, blocking the view of stars by your neighbors.

Please remember that some neighbors live below you at the bottom of a hill, so even if soffit lights shine down, they still shine directly at your neighbors.

- Use “warm white” light fixtures (3000k color temperature or less) outside instead of daylight, “cool white” (5000k color) fixtures. The bluish cool white light reflects and scatters back more from the atmosphere causing more light pollution glow.

Dark night skies with stars and fireflies are a privilege of living in a rural area that we hope new residents will value as well. Please help us preserve this nighttime resource so the Town of Verona doesn't become just another bright-light city suburb.

Thank you,

Brent Darley & Dana Resop
(608) 575-5333, bkdarley@gmail.com

2024 Annual Meeting Town of Verona Elector Motions

Direct Power Motions

- A. Tom Mathies, 3121 Nor Del Rd, made a motion to increase the Town of Verona supervisor stipend from \$3,300 to \$3,600 starting with April 2025 term. Second by Jo Tucker, 3020 Shady Oak Lane. Motion carried by voice vote with David Lonsdorf abstaining.

Advisory Motions

- A. Motion by Jo Tucker, 3020 Shady Oak Lane to change the speed limit on Shady Oak Lane to 25 mph, second by Caryl Owen, 3030 Shady Oak Lane. Motion carried by voice vote.
- B. Motion by David Lonsdorf, 1717 Beach Road to hold a town forum to discuss issues of development. Second by Jo Tucker, 3020 Shady Oak Lane. Motion carried by voice vote.