



MEETING OF TOWN OF VERONA PLAN COMMISSION

Thursday May 18, 2023, 6:30 p.m.

Town Hall Community Room

7669 County Highway PD, Verona WI

1. Call to Order/Approval of Meeting Agenda
2. Public Comment - Opportunity for comment from persons in attendance on items not listed below over which this governing body has jurisdiction. Comments on matters not listed on this agenda could be placed on a future Plan Commission meeting agenda. If the Chair or staff have received written comments for items not on the agenda, these may be read.
3. Approval of Minutes from March 16th, 2023
4. Discussion and Possible Action: Sugar River Road Properties Concept Plan Review
 - a. Staff report
 - b. Applicant comments
 - c. Public comment
5. Discussion and Possible Action: Town of Verona Land Division and Development Ordinance
6. Other
7. Next Meeting: June 15th, 2023
8. Adjourn

Per Resolution 2016-2 agendas are posted at the Town Hall and online at www.town.verona.wi.us. Go to www.town.verona.wi.us and sign up for the Town List Serve to receive notices via email. If anyone having a qualifying disability as defined by the American With Disabilities Act, needs an interpreter, materials in alternate formats or other accommodations to access these meetings, please contact the Town of Verona office @ 608-807-4466. Please do so at least 24 hours prior to the meeting so that proper arrangements can be made. Notice is also given that a possible quorum could occur at this meeting for the purposes of information gathering only, of the Town Board, Natural and Recreational Areas Committee, and/or Public Works Committee.

Town of Verona Plan Commission Meeting Minutes

Thursday, March 16, 2023 6:30pm

Town Hall Community Room

7559 County Highway PD, Verona WI

Members Present: Mark Geller, Lori Lukens, Tom Mathies, Sarah Slack

Staff: Sarah Gaskell, Administrator

1. Call to Order/Approval of Meeting Agenda – Geller called the meeting to order at 6:30 pm. Motion to approve the agenda by Mathies, second by Slack. Motion carried by voice vote.
2. Public Comment - none
3. Approval of Minutes from January 19th, 2023 – Motion to approve as amended by Mathies, second by Slack. Motion carried by voice vote.
4. Discussion and Possible Action: Town of Verona Land Division and Development Ordinance
 - a. Commissioner discussion
 - Change to definition of when traditional subdivision design is allowed
 - Remove images
 - Continue discussion on ridgelines and wooded lots
5. Next Meeting: April 20th, 2023
6. Adjourn –Motion by Mathies, second by Slack. Motion carried by voice vote. Meeting adjourned at 9:42 pm.

Submitted by Sarah Gaskell, Town Planner/Administrator

TOWN OF VERONA
APPLICATION FOR LAND USE CHANGE

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

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

2313, 2325, & 2191 SUGAR RIVER ROAD
MISHAPACHA, SUGAR RIVER INVESTORS, & SWEETWATER

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 _____
- certified survey map
- preliminary plat
- final certified survey map
- concept plan
- site plan
- request for Town road access

Property Owner Phone MULTIPLE

Address _____ E-Mail _____

Applicant, if different from the property owner RON KLAAS, DONOFRIO KOTTKE

Applicant's Phone (608) 833-7530 E-mail RKLAAS@DONOFRIO.CC

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)

DEVELOP SINGLE FAMILY NEIGHBORHOOD

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 5-10-23

Print Name RONALD R KLAAS

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 # _____

2313, 2325, 2191 Sugar River Road

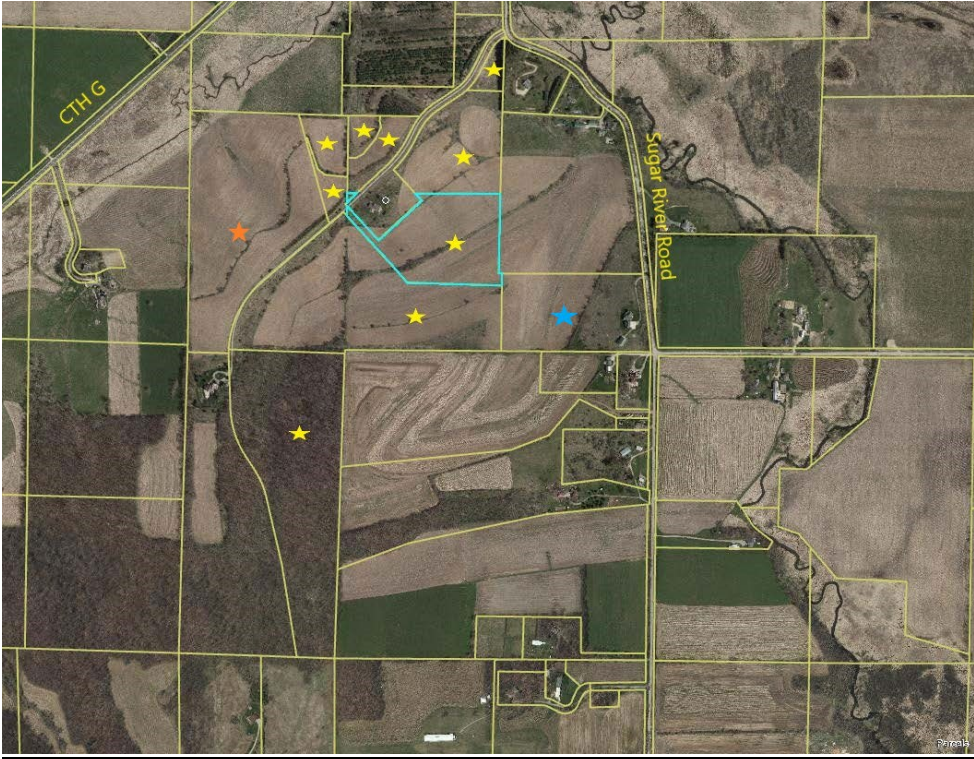
Summary: The property owners are seeking input on the Concept Plan for a new Subdivision Plat. The properties to be platted total approximately 185 acres located in the southwest portion of the town.

Property Owners: Mishpacha Deux LLC, Sugar River Investors, Sweetwater LLC

- Parcels:**
- 062/0608-203-8513-0
 - 062/0608-203-8723-0
 - 062/0608-203-9003-0
 - 062/0608-301-8375-0
 - 062/0608-301-8250-0
 - 062/0608-203-9700-2
 - 062/0608-301-8001-1

Applicant: Ron Klass
D’Onofrio Kottke

Location Map



Comprehensive Plan Guidance:

Zoning varies but most of the land is currently zoned AT-35 and is categorized in the RR 2-4 acre category on Map 9.6: Future Land Use. Rezones will be required as a precursor to any plat.

Current and Proposed Zoning: The current zoning is AT-35, RR4, and RM-16. Proposed new zoning would be a combination of RRs and SFRs.

Extra-territorial Review/Boundary Agreement Authority: Joint Committee provisions for review apply to only “land remaining in the Town and located in Areas A, B, and D.” These parcels are in Area C and are therefore not subject to review/approval by the JPC.

Surrounding Land Use and Zoning: The parcels are surrounded by FP, AT, NR-C, RR-8, RR-4 and RR-2 land uses. The majority of the surrounding parcels are currently in agriculture.

Site Features: Features include rolling topography, a prominent ridgeline, and a 36-acre wooded parcel.

Driveway Access: Access to the parcels is via an existing driveway off Sugar River Road. This driveway will be incorporated into the plat as a Town Road and improved as required.

Other: Concept Plan Highlights:

- The plan utilizes the conservation design option whereby 30%+ of development is left in open space.
- The concept shows the overall design for the entire area, with approval from adjacent landowners. The preliminary plat will include only the properties starred on the map.
- An extensive trail system has been designed to connect the open spaces, which will consist of a stormwater system, woodlands and restored prairie areas.
- Residential structures located on the ridgeline lots shall be restricted to a single-story height to minimize visual impact.
- Smallest lot size is 1.4 acres, largest is 2.7 acres*
- Two lots in the northwest corner are significantly larger in size – may be platted in the future. (40.4 acres and 16.5 acres).
- The existing residence at 2313 Sugar River Road will be incorporated into the Plat.

The required neighborhood meeting was held on May 3rd, 2023 and the attendee list and comments have been provided to the Town.

Staff Comments: Staff is seeking input on the Concept Plan.

Sugar River Road Properties

Sugar River Road Properties would like the Town to complete a conceptual review for a single family home project in the Town of Verona. There are four properties within this area that could someday be developed, with a total ownership of over 250 acres. The location of the project within the Town, along with the designated land use, can be seen on the attached "Future Land Use" map from the Town's Comprehensive Plan.

Along with this narrative, there are 4 maps that are being provided per the Town guidelines;

1. Context Map
2. Existing Conditions
3. Neighborhood Plan for all 4 properties
4. Concept plan for the lands to initially be platted

As can be seen by the Comp Plan map and the Context Map, the project is located in the west central portion of the Town, in an area designated for Rural Residential. There are scattered residential lots near the project, and the new Twin Rock residential development is about a half mile to the west. Most of the area around the project is farmland.

The Existing Conditions Map shows the project area to have 4 residences. There are approximately 80 acres of woods at the south end, and the remaining land is currently being farmed. There is a small triangle of wetlands in the NW corner, and that triangle along with a small area at the Sugar River Road connection point are within the 100 year flood plain. There are no historical features and no known archeological sites mapped in the project area.

Although not all of the property is being proposed for development at this time, the Town asked that an overall Neighborhood Plan be developed to see how it would all fit together in the future. This plan illustrates how a second access point will be established on Sugar River Road, and how there would be a connected greenspace throughout with a series of stormwater management basins.

The fourth map is the Concept Plan for the lands that would initially be developed. The southwesterly 40 acres is not being developed at this time, nor is the property in the NE corner (36.7 acres) along Sugar River Road. The project is being proposed as a Conservation Subdivision per the Town's Land Division Ordinance. This requires a minimum of 30% open space, and allows a minimum lot size of 1.3 acres. The open space will consist of stormwater basins, hiking trails, and prairie areas in the current farmed areas in the north portion along with the existing woods to the south.

Stormwater Management will meet the DNR and Dane County requirements, whereby peak flows cannot exceed existing runoff. Infiltration and sediment reduction standards must be met as well. Stormwater basins will be incorporated throughout the project, and the open space areas will be converted to prairie instead of corn field.

Traffic is expected to primarily go north on Sugar River Road to Marshview Road and County G, and then to Hwy 151. Some traffic would likely use Valley Road for accessing Hwy 151 and other points south on Hwy 69. It is anticipated that the Town's road maintenance program will include Sugar River Road within the next several years.

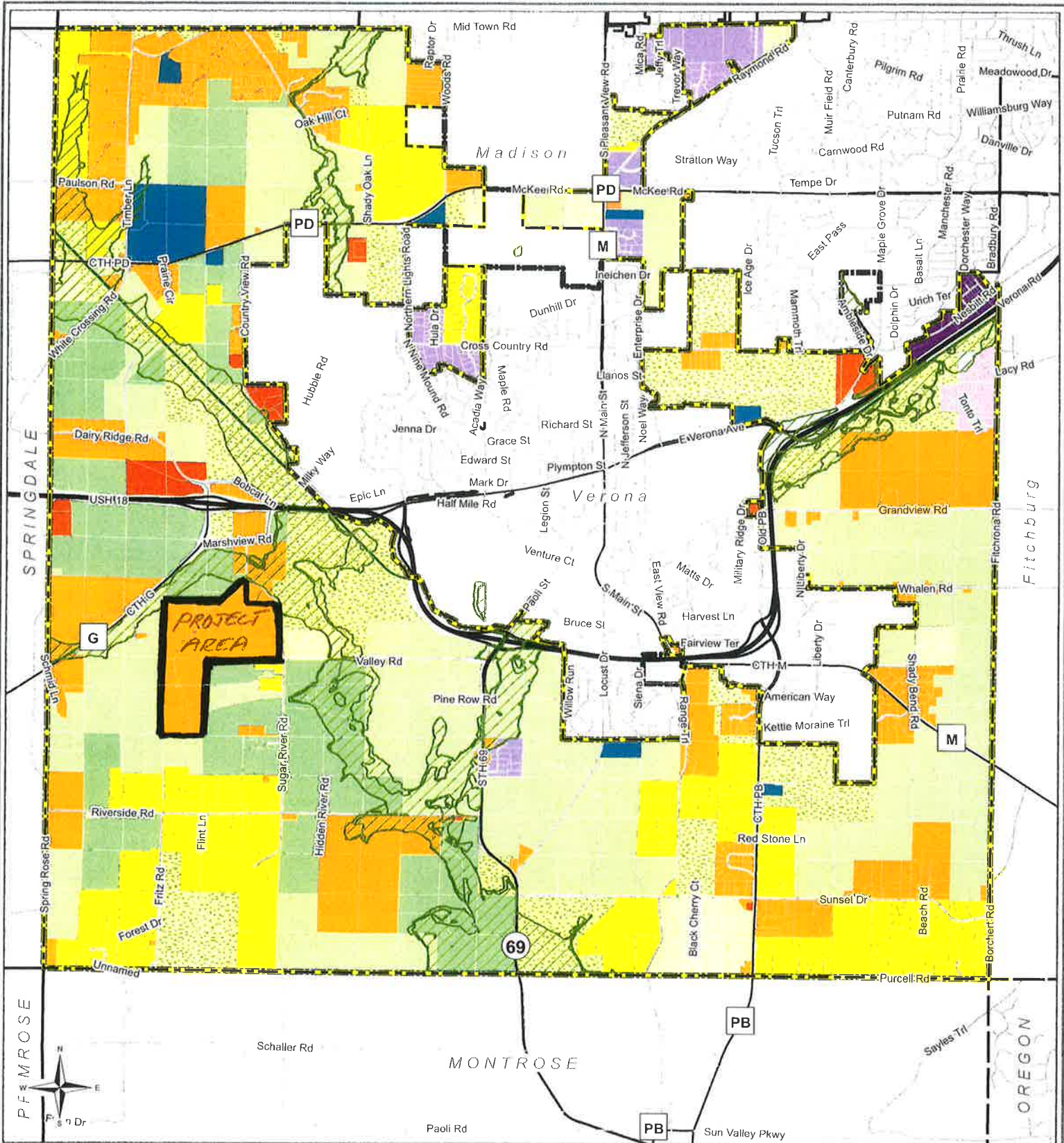
Setbacks for the homes will far exceed Dane County standards. Front setbacks will be a minimum of 50', and rear setbacks will be 100'. Side yards will be 50' on the majority of lots, which provides a minimum of 100' between homes. Green space will be incorporated in many instances along the borders with adjacent farmlands to provide additional buffer. For the lots on the ridge (on the upper area of the existing driveway), there will be a limitation on how high the roof peak can be in order to help reduce the visual impact from surrounding lands. Building envelopes in the woods are limited to 30,000 sf or less.

The roads within the project will be built to Town Road standards by the Developer and dedicated to the Town. Road maintenance will be by the Town, and trash pickup handled with curbside pickup. Verona Area Fire and EMS will provide emergency services, and the Dane County Sheriff's Office will patrol the area. We will work with local phone companies to provide high speed internet service.



SUGAR RIVER ROAD PROPERTIES
 CONCEPT PLAN FOR AREA TO BE PLATTED

↑
 5-10-23



Map 9.6: Future Land Use

Town of Verona

- | | | | |
|--|--------------------------------|--|---|
| | Trail | | Urban Residential: SFR Neighborhoods Public Septic |
| | Farmland Preservation | | Urban Residential: SFR Neighborhoods Private Septic |
| | Transitional Agricultural | | Urban Mixed Use Neighborhood |
| | Natural/Recreational Resources | | Institutional |
| | Rural Residential, 8+ acres | | Commercial |
| | Rural Residential, 4-8 acres | | Utilities |
| | Rural Residential, 2-4 acres | | Environmental Respires Protection Corridor |

Date Created: 8/20/2018
Date Amended: 11/16/2018

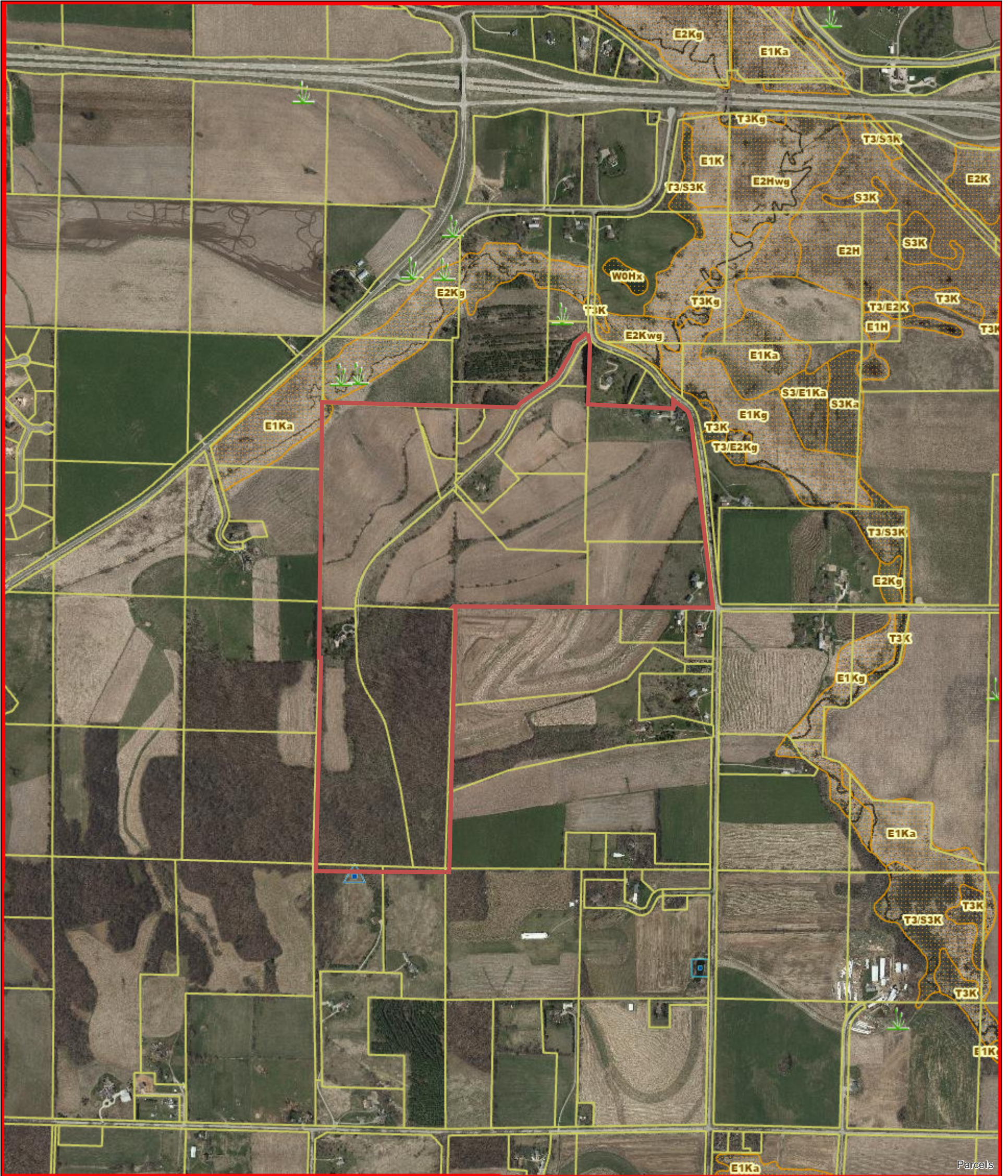
Miles Note: see Cities authorities on the subject Town of Verona lands



vierbicher
planners engineers advisors

REDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
999 Fourier Drive, Suite 201, Madison, WI 53717
Phone: (608) 826-0532 Fax: (608) 826-0530






Sugar River Road Properties--Context Map



May 10, 2023

-  Parcels
-  Wetland Class Areas

Wetland Class Points

-  Dammed pond
-  Excavated pond
-  Filled/draind wetland
-  Wetland too small to delineate
-  Filled excavated pond

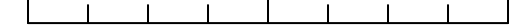
Filled Points

-  Yes
-  Wetland Class Areas

Filled Areas

-  Y

0 625 1,250 2,500 Feet



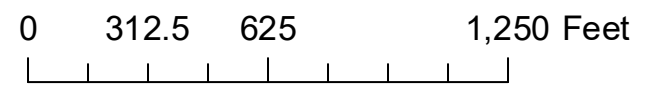
Sugar River Road Properties--Existing Conditions



May 10, 2023

- Road Names
- Parcels
- 2 foot Intervals**
 - 10 foot Intervals
 - 2 foot Intervals
- Wetland Class Areas
- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond

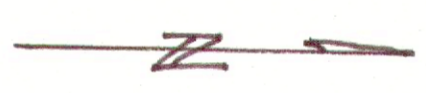
- Filled Points**
 - Yes
 - Wetland Class Areas
- Filled Areas**
 - Y





SUGAR RIVER ROAD PROPERTIES

CONCEPTUAL
NEIGHBORHOOD PLAN



5-10-23

O.L. #1
0.3 AC
ENTRY
FEATURE
WINDING TRAILS

SUGAR RIVER ROAD

5-3-23

SUGAR RIVER ROAD NEIGHBORHOOD MEETING

<u>NAME</u>	<u>ADDRESS</u>
JACOB WEGINBUHL	2157 Sugar River Road
Angie	
James	Zskolaski
Shannon (Iran + Croix)	2159 Sugar River Rd
Jan Weaver	2222 Sugar River Rd
Gene Banett	2273 " " "
Dean + Heidi Disch	2355 " " "
Arnie + Mary Jennerman	7021 Marshall Rd.
Sarah Kruger	2325 Sugar River Rd
Cleo Tindal	2303 Sugar River Rd.
Howard Tindal	2303 Sugar River Rd
Jeff Hartman	2313 Sugar Ave Rd.
Carmen Wilson	2101 Sugar River Rd.
Keare Armenta	2101 Sugar River Rd
David Combs	7454 Witley Road
Cheryl Mellen Thir	2105 Sugar River Rd
Brandon Bavary	2129 Sugar River Rd
Kelly Schmidt	2265 Sug. Riv. Rd
Brent Darley	2206 Brandancee Lane
Dan Sarbacher + Lindsay Kruger	2191 Sugar River Rd.

Sugar River Road Properties Concept Plan Neighborhood Meeting Comments
May 3, 2023

- Concerns were expressed related to the interaction of “rural living / farming” being immediately adjacent to single-family neighborhood living, such as:
 - Impacts of manure spreading
 - Hunting and shooting activities (nighttime coyote hunting in particular)
 - Kids and others trespassing onto active farms
 - Trees from the woods falling onto farmland

- Concerns related to the following were expressed:
 - Stormwater runoff / flooding control
 - Traffic impacts and biker/pedestrian safety
 - The impact to existing wells/aquifer from new wells
 - New septic impacts to water quality
 - Road and driveway salt ending up in Sugar River
 - Condition of Sugar River Road and what improvements will be made (expanded for bike lanes, new bridge?)
 - What happens to neighborhood access when the road is closed for Ironman?
 - Lack of high-speed internet

- Comments related to planning and general development in the Town:
 - Doesn't the Town have a “mixed” housing goal? If “high-end” single-family housing is going here, where will there be affordable housing?
 - This development should connect to Hwy G
 - Dense neighborhoods like this should be in or closer to City of Verona and have municipal sewer and water
 - People moved to the Town to be in the country and not to be next to neighborhoods
 - What will happen to property values and real estate taxes of surrounding lands?
 - People moving into new neighborhoods in the Town will forever change the “feel” of the Town
 - Why is the Town allowing a new neighborhood when there are lots in other neighborhoods not yet built upon?
 - Why are these landowners allowed to develop houses on their land but other Town landowners are not allowed to?

To: Town of Verona Plan Commission
May 16th, 2023

I have several concerns pertaining to the Sugar River Road Properties Concept Plan Review scheduled May 18, 2023.

1. Protect farmland is a common statement appearing in the Town of Verona Land Use Plan (pg.17obj 2, pg. 38 issues 2, 3, pg.39 obj 2, 4, pg. 71, policies f). The proposed subdivision removes farmland from production. These high quality croplands have been identified as some of the most productive in the Town of Verona by the Town of Verona Land Use Plan (pg.38 item 4, pg. 63 item 9.2 Goals, Objectives and Policies). Also appearing in the Town of Verona Land Use Plan are statements that new housing will not conflict with existing agricultural uses or environmentally sensitive areas (pg. 17 Goal 2 item 2).

Question—How do you justify what was written about the value of agriculture to the Town with what the subdivision will remove?

2. Siting of housing for overall compatibility with keeping the Towns rural character and view also appears in the Land Use Plan (pg. 17 policies 2, 3, pg. 64 item 3). The subdivision shows houses placed on the ridge line. This placement is at odds with the Land Use Plan. A compromise of 1 story homes built on the ridge is still homes put where the Land Use Plan says they should not be.

Question—How do you justify what was written about incompatibility of home placement on ridge tops in the Land Use Plan with what the developer is proposing?

3. Long term cumulative effects or urbanization on water quality and in-stream habitat of the Sugar River is a major concern of DNR as stated in the Land Use Plan (pg. 42, item Sugar River Watershed). This is also a major concern wrt to the MMSD proposal to no longer return treated wastewater to the Badger Mill Creek (correspondence, Upper Sugar River Association). This part of the Sugar River that sits directly downslope from the proposed subdivision is classified as Exceptional Resource Waters. Quite a prize for Town of Verona residents to take pride in. However, if urban growth continues, water quality, fisheries and in-stream habitat may significantly degrade as a result of lowered ground water base flow to the river. Creating more wells in this area combined with the loss of MMSD water recharge to the Badger Mill Creek could very easily damage this Exceptional Resource Water.

Question—How do you justify the risk to an Exceptional Water Resource enjoyed by many for the short-term desire for building homes in a vulnerable area?

4. The Land Division and Development Ordinance states that road designs are encouraged to reduce traffic speeds, increase safety and access of pedestrians and bicyclists (pg. 31 purpose 8). That may be true within the subdivision but it is not true for Sugar River Road, Valley Road and Marshview Road. The increased traffic on these roads will deter residents from walking as many currently enjoy to do, children biking to school and others training for the Ironman will be at much increased risk and movement of farm equipment becomes more difficult.

Question—It seems all of the ‘good’ traffic concerns of speed, safety and access has been considered within the subdivision. What about the Town residents who use Sugar River, Valley and Marshview Roads? They are faced with all the ‘bad’ resulting from increased traffic from subdivision residents, construction equipment, and associated services used by these residents (cleaning, lawncare, delivery, others). How do you justify this unequal tradeoff?

5. Sugar River Road is to be upgraded in 2029. If the upgrade is to include widening and bridge replacement there will be significant mature tree removal and change to easements. There may also be infill needed in natural wetland areas because of flooding.

Question—The Land Use Plan states in many places the desire to keep the Town of Verona ‘rural’. Taking away wetlands, widening a road, removing mature trees, changing easements is not keeping ‘rural’. How do you justify the cost and changes that suit a few but negatively impact other Town residents?

Summary

There is a need for housing in the Town. The unfair inability to site/cluster housing in more suitable areas near the City/Town border because of the City wanting no constraints to annexation makes this difficult. The Town should not take the ‘easy’ way and compromise their original vision in order to expediate a developer’s desire. Farmland never returns, exceptional waters are hard to restore and town residents trust in their local government to be transparent and fair is easily damaged. I leave the Town of Verona Plan Commission with this question—do written words matter? Why write a plan is the written words in it are considered just suggestions instead of the framework developers need to adhere to.

Sherry Combs
7454 Valley Road
Verona resident since 1985