



MEETING OF TOWN OF VERONA PLAN COMMISSION

Thursday November 16, 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 October 16th, 2023
4. Discussion and Possible Action: Riverside Vista (062/0608-303-9000-8 east of 7906 Riverside Road) Concept Plan Review and Rezone
 - a. Staff report
 - b. Applicant comments
 - c. Public comment
5. Discussion and Possible Action: Comprehensive Plan Amendments
 - a. Update to Chapter 9 language
 - b. Other
6. Other
7. Next Meeting: December 21st, 2023
8. Adjourn

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24 hours prior to the meeting so that proper arrangements can be made. Notice is also given that a possible quorum could occur at this meeting for the purposes of information gathering only, of the Town Board, Natural and Recreational Areas Committee, and/or Public Works Committee.

Posted: 11/10/2023, Mark Geller, Chair, Town of Verona Plan Commission



CONCEPT PLAN SUBMITTAL

Riverside Vista

Town of Verona, Wisconsin

Prepared For:

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

Prepared By:

Carrico Engineering and Consulting, Inc.
8177 County Road G
Verona, WI 53593

Prepared On:

October 11, 2023

Revised On:

November 8, 2023

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Section 1 – Narrative

1.1 Introduction to the Development

The proposed development is located in the Town of Verona northeast of the intersection of Spring Rose Road and Riverside Road.

Excluding existing road right-of-way, the parcel that makes up the plat concept plan is approximately 36.54 acres. The existing road right-of-way of Spring Rose Road and Riverside Road will be dedicated to the public upon recording of the Plat.

The proposed concept plan includes 17 new single-family lots and 2 outlots. The proposed plat follows the Town's guidelines for a Conservation Subdivision by reserving at least 35% of the total area, excluding road right-of-way, as open space. The 17 single-family homesites include a total area of 22.10 acres (excluding proposed road right-of-way) or approximately 1.30 acres per lot on average. The outlots or open space area total is approximately 12.10 acres or approximately 35.37% of the total plat concept development area, excluding existing and proposed road right-of-way. See Appendix C in Section 5.3 for a detailed account of the areas for the project.

1.2 Development Goals

The main goal of the development is to offer beautiful homesites to area families while creating a large open space where each new homeowner will feel a sense of rural community within their neighborhood.

The development aims to enhance the area with attractive homes clustered on the eastern and southern side of the parcel while providing ample open space where wildlife is abundant.

The vision for the open space is to create a place where residents can gather or walk trails within the wooded area and enjoy the natural beauty of the landscape. The open space would preserve the natural area in perpetuity and enhance the enjoyment of the residents. A planned shelter within the open space would create a focal point of the neighborhood and provide a gathering location for residents for years to come. The open space is planned to be maintained by the newly created neighborhood association.

The objective of the concept is to collaborate with town staff, officials and neighbors to create a new neighborhood on the southwestern edge of town that will preserve over a third of the land in open space. The future land use map of the comprehensive plan allows for a density of 1 dwelling per 2-4 acres for this area. The total parcel size, excluding existing road right-of-way, is approximately 36.54 acres. This equates to the

possibility of up to 18 new lots for this parcel. Riverside Vista concept proposes 17 new homesites with a new town road proposed through the development to the northern boundary line for future expansion possibilities. Twelve of the seventeen lots will have driveway access to the proposed town road. Five of the lots within the concept will access existing town roads with two shared driveways and one solo access point.

1.3 Current Market

The current residential market for the area is a little unpredictable with current interest rates and building material pricing fluctuations. However, several similar developments that were recently completed in the Town of Verona sold a majority of the available lots soon after they were available. The proximity of Riverside Vista to the new high school, Epic and highway 18-151 creates a unique opportunity for prospective homeowners to live in a rural setting that is minutes from their essentials.

1.4 Development Design Elements

In conjunction with the plat and overall design, the Riverside Vista development will draft and submit a Declaration of Subdivision Covenants that assures the neighborhood will become and remain an attractive addition to the rural community in which it exists. The covenants will ensure that development within the neighborhood is appropriate, will guard against the erection of poorly designed or proportioned structures, will maintain harmonious improvements and use of materials and color schemes, will ensure proper use and maintenance of open spaces and ultimately ensure high quality uses of each single-family residential lot.

The covenants will contain architectural restrictions to favor a style of home that fits with the neighborhood. Additional architectural restrictions will be enforced such as requiring attached garages, color schemes that are aesthetically pleasing, building materials that are consistent with a high-quality neighborhood and landscaping lighting that compliments the rural neighborhood while meeting the Town's Dark Sky Ordinance.

1.5 Unique Qualities and Natural Features

There are several characteristics of the proposed development that make it unique. The rolling slopes with views of the countryside, existing wooded area and large natural open space are going to make this a desirable place to live.

1.6 Open Space

The open space for the project is comprised of two outlots. We created the two separate open space outlots due to including the small, wooded area near the middle of the far northern boundary of the parcel. The proposed road alignment is in a location that makes sense topographically and to find a natural path to the adjacent parcel to the north for the possibility of future development. Therefore, we split the open space outlots with the road. Outlot 2 is planned to maintain most of the quality trees within the wooded area and also planned for the shelter for the neighborhood. The shelter is more

suited for this space rather than within Outlot 1 due to grades. Between the west side of the proposed road and the existing trees within Outlot 1, there is a natural swale where stormwater from the site will naturally be conveyed. Therefore, it would not be an ideal location for the shelter within Outlot 1. The trails are planned to meander through the wooded areas for the residents to enjoy a hike to enjoy the natural beauty of the land. The total trail length will be around a half-mile.

The natural topography of the site includes slopes that ultimately convey runoff to the northwest corner of the site within Outlot 1 and the wooded area. The trees within the area where the stormwater basin is proposed are mainly large boxelder trees. The disturbed area around the stormwater basin is planned for restoration with native grasses with the walking trail routed around the basin.

See Appendix D in Section 5.4 of this report for pictures of the trees where the proposed stormwater basin is to be constructed.

1.7 Traffic

The proposed development includes the construction and dedication of a new town road that will intersect with Riverside Road. The proposed road will end at a temporary cul-de-sac bulb at the northern edge of the parcel where extension to the north for future development is possible.

A high-level traffic analysis was conducted to look at possible traffic patterns to and from the proposed development, predicted routes and impacts on existing infrastructure. While it is difficult to predict everyone's future traffic patterns or driving habits, for this report, it is assumed that most will travel between the proposed development and the City of Verona or the City of Madison.

Current traffic counts along Spring Rose Road and Riverside Road near the proposed development were not conducted prior to the submittal of this report. However, based on time spent onsite by the survey crew and engineer, traffic on each road was minimal during weekday time periods while onsite. There was slightly more traffic noticed during peak rush hour timeframes, but typically always gaps of several minutes on average between vehicles observed during peak rush hour times. It was observed that during non-peak hour timeframes, very few vehicles were present on either road. The engineer conducted several measurements walking the roadway during weekday, mid-day time periods and over the course of a couple of hours only experienced one or two vehicles on the roadways.

Traffic patterns to and from the proposed development are predicted to go one of two ways. Some traffic may leave the new road and turn west on to Riverside Road, then north on Spring Rose Road to CTH G and on to USH 18/151. Some traffic may leave the new road and turn east on Riverside Road to STH 69, then north on STH 69 to USH 18/151.

For vehicles traveling from the proposed development to the City of Madison, it is typically faster and less mileage to go east on Riverside Road to STH 69 to reach USH 18/151 than Spring Rose to G to USH 18/151 (*3.7 miles/4.5 minutes or 4.6 miles/5.3 minutes, respectively).

For vehicles traveling from the proposed development to Epic, it is quicker and less mileage to go west on Riverside Road to Spring Rose Road and CTH G to reach USH 18/151 than east on Riverside Road to STH 69 to reach USH 18/151 (*3.9 miles/5.8 minutes or 5.1 miles/7.1 minutes, respectively).

**All routes were driven for this analysis during non-peak hours during the weekday on October 11, 2023 and driven at posted speed limits.*

Due to the anticipated traffic routes being split, for this analysis, it is assumed that half of the traffic will flow west on Riverside Road to Spring Rose Road then to CTH G and to USH 18/151 and half of the traffic will flow east on Riverside Road to STH 69 and to USH 18/151.

According to the Institute of Transportation Engineers (ITE) Trip Generation Report, 11th Edition, published in September 2021, 7.2 vehicle trips per day, per household would occur according to ITE's new land use code of 215 for single-family attached housing. The study reveals a wide variation in the actual number of trips depending on several factors. One of these factors is distance from shopping centers. The further away from shopping centers, the lower the trips. The report claims that residents further away from grocery stores and shopping malls are more likely to do their shopping on the way home from work or on their lunch hour rather than make a separate trip. Therefore, the vehicle trip per day per household of 7.2 may be lower for a development such as Riverside Vista. That said, for the basis of this report, 7.2 vehicle trips per day was used for projections.

With 7.2 vehicle trips per day, it is projected that the proposed development would add approximately 123 vehicle trips per day in total for the plat. According to available WisDOT traffic counts, the Annual Average Daily Traffic (AADT) for CTH G taken about a half-mile west of Spring Rose Road is 2,600. Additionally, the AADT for STH 69 taken just north of Riverside Road is 6,200. Adding a total of 123 vehicle trips per day split between the two routes, isn't expected to have an impact on the current major transportation infrastructure.

In summary, it is assumed that traffic counts would increase slightly with the construction of the proposed development. However, we are of the opinion that the minor increases will be insignificant to the current infrastructure and does not warrant additional study or improvements to existing roads.

1.8 Comprehensive Plan/Extraterritorial Jurisdiction

The proposed development is located on the far southwestern side of the Town of Verona and is in the rural residential category of the future land use map with a density of 1 dwelling per 2-4 acres. This area of the Town of Verona is not in any extraterritorial jurisdiction.

1.9 Mail Delivery

The five proposed lots that access existing town roads would not be required to install cluster mailboxes. These lots would be required to install an approved USPS mailbox. The lots within the proposed development with driveway access to the new town road would be required to retrieve their mail from a cluster mailbox unit. A pavement bumpout is planned for the development to accommodate the cluster mailbox unit(s). The proposed location of the cluster mailbox unit(s) is on the west side of the new town road adjacent to Outlot 1 near the north end of the development, but south of the proposed temporary cul-de-sac bulb.

1.10 Neighborhood Meeting

A neighborhood meeting was held at the Town Hall on Wednesday September 6, 2023, at 7:00 pm. An informational letter and location map was mailed to all neighbors within a 1,000-foot radius of the proposed development.

The turnout for the neighborhood meeting was pretty good. There was a total of ten people at the neighborhood meeting to hear the presentation of the proposed development. There were several questions asked and comments made regarding the proposed development.

See Appendix A in Section 5.1 of this report for the meeting attendance, summary and notes.

1.11 Soils Information

Test pits have not yet been conducted for the concept plan by the time this report was completed.

According to USDA/NRCS and Dane County soil maps, the predominate make-up of surface soils is silt loam. The plan is to schedule soil test pits for the fall of 2023 for septic suitability and stormwater management design.

1.12 Navigable Waterway and Wetland Low Spot

According to the WDNR Surface Water Data Viewer and Dane County DCIMaps, the area shows a waterway passing through the northeast corner of the proposed development.

A site inspection was conducted on August 2, 2023, by the Dane County Assistant Zoning Administrator, Hans Hilbert, to make a determination of the waterway. Mr. Hilbert confirmed that there is no navigable waterway on this site and therefore the entire project area is not in the shoreland zone. See Appendix B in Section 5.2 of this report for the letter from Mr. Hilbert.

1.13 Zoning

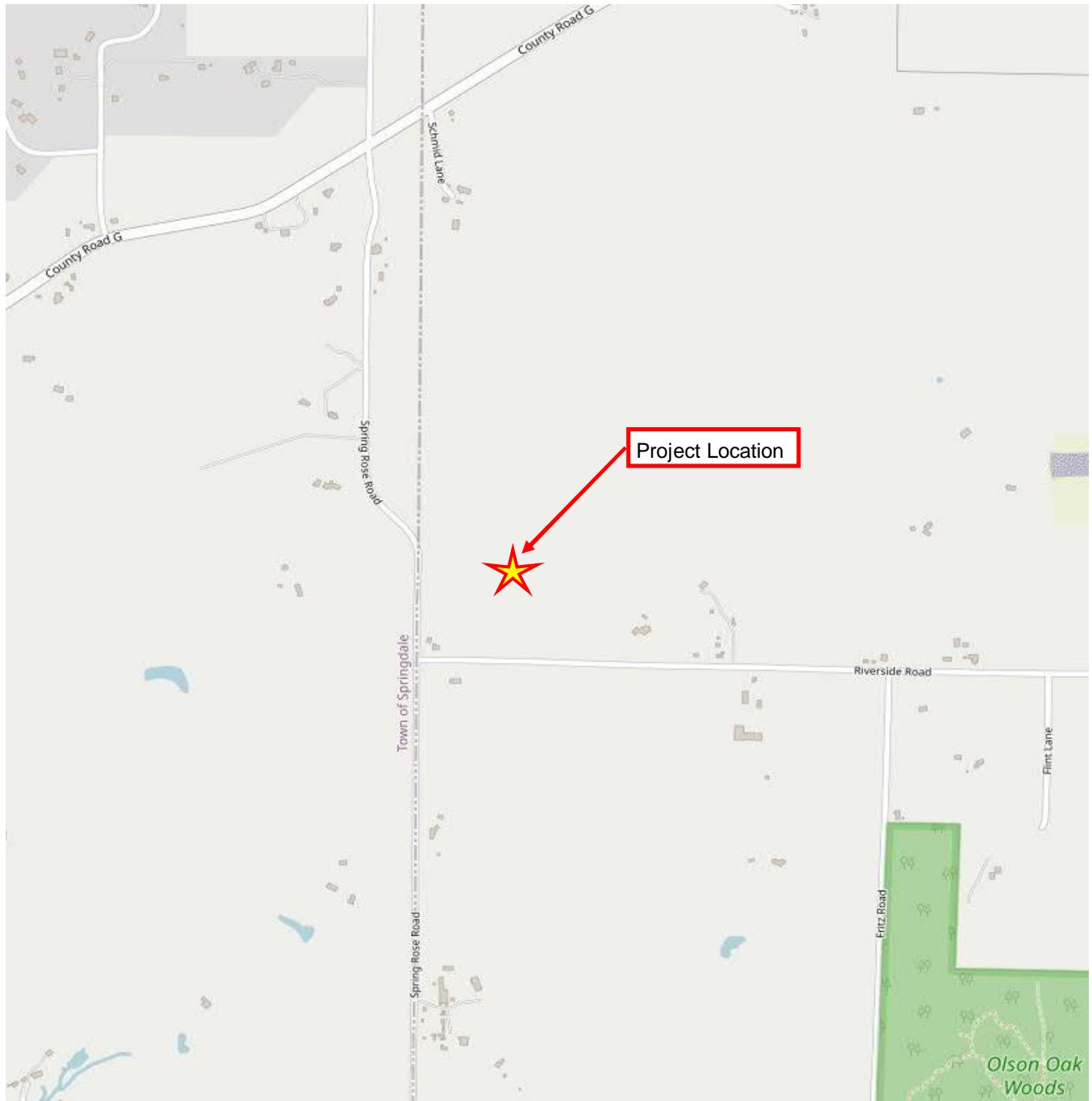
A rezone petition will be submitted to Dane County where the single-family lots are proposed to be rezoned to SFR-1 zoning designation. The open space for the rezone petition is proposed to be rezoned to NR-C zoning designation.

The rezone petition application for the plat is planned for submission to the County for the December 21, 2023 application deadline.

Setbacks

Setbacks for SFR per County Ordinance is such that front yard setbacks are 30 feet minimum from right-of-way or 63 feet minimum from road centerline (whichever is greater), 10 feet minimum on each side and 50 feet minimum for the rear yard. These setbacks are indicated on the concept plan.

Section 2 – Maps

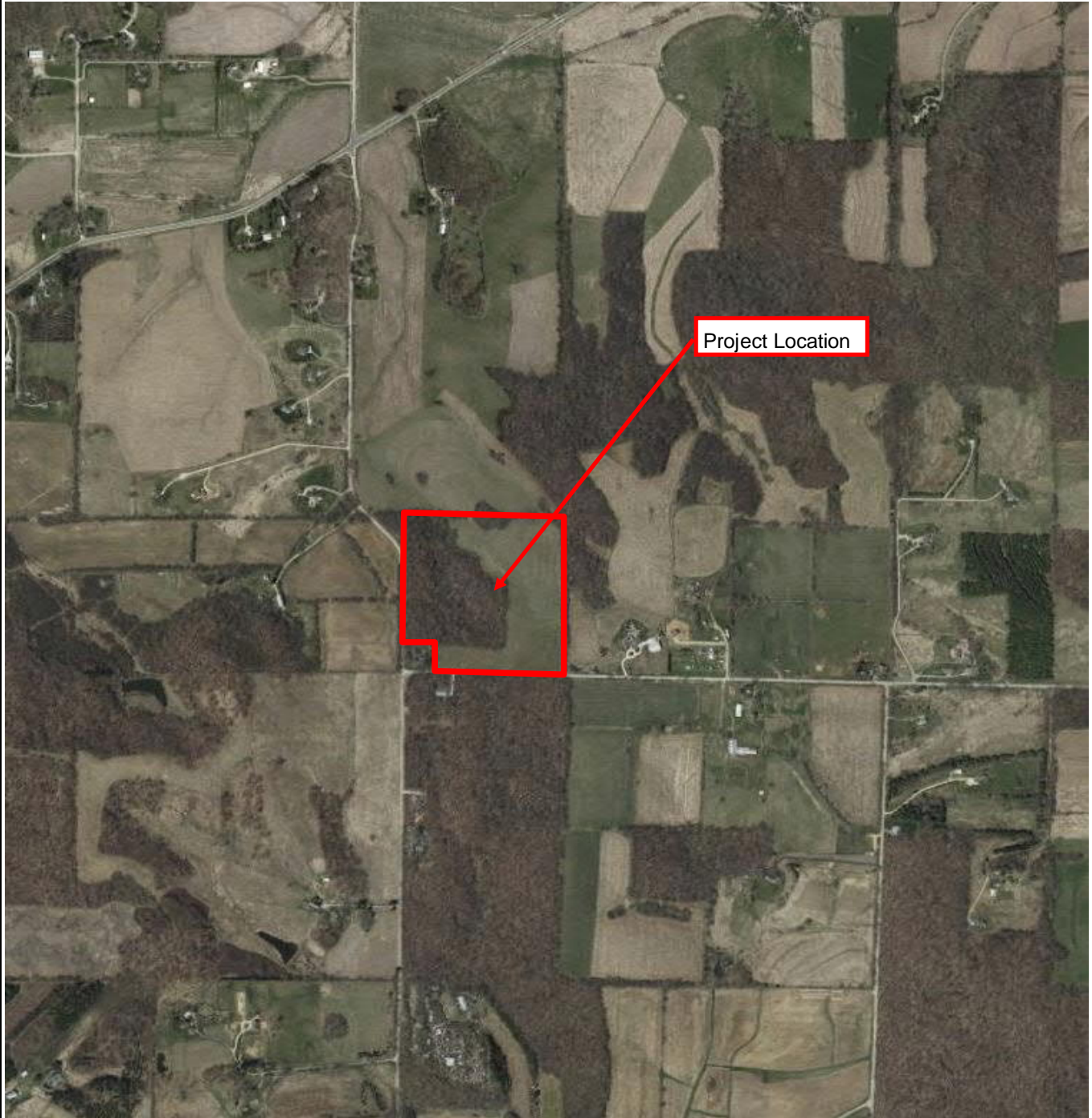


Site Planning, Civil Engineering, Water Resources
carricoengineering.com
(608) 832-6352

2.1 - Location Map

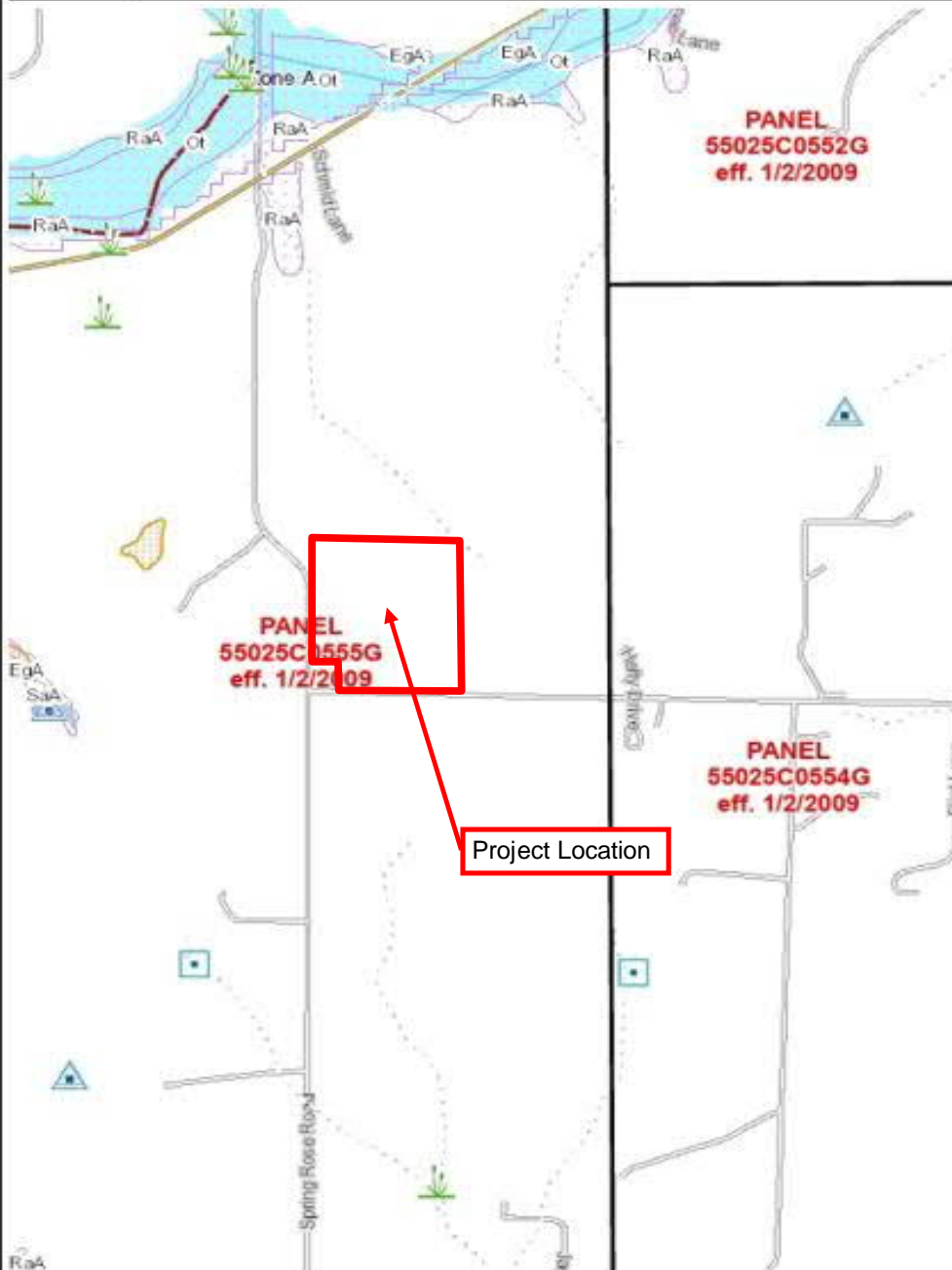
Project Name: Riverside Vista

Project Location: Town of Verona, Wisconsin





Surface Water Data Viewer Map



Legend

- Wetland Indicators
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- Lake Class Areas
- Riverine/ditch Class Areas
- Wetland Class Areas
- Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
- Filled Points
- Wetland Class Areas
- Filled Areas
- 2D Water Surface Elevation Grid
 - High : 837.629
 - Low : 853.184
- Dams
 - Dam
 - FERC and FERC Exempt Dam
 - Cranberry Dam
 - Removed Dam
 - Structure not on Waterway
 - <all other values>
- Levees

0.5 0 0.25 0.5 Miles 1: 15,840

NAD_1983_HARN_Wisconsin_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wis.gov/legal/>

Notes



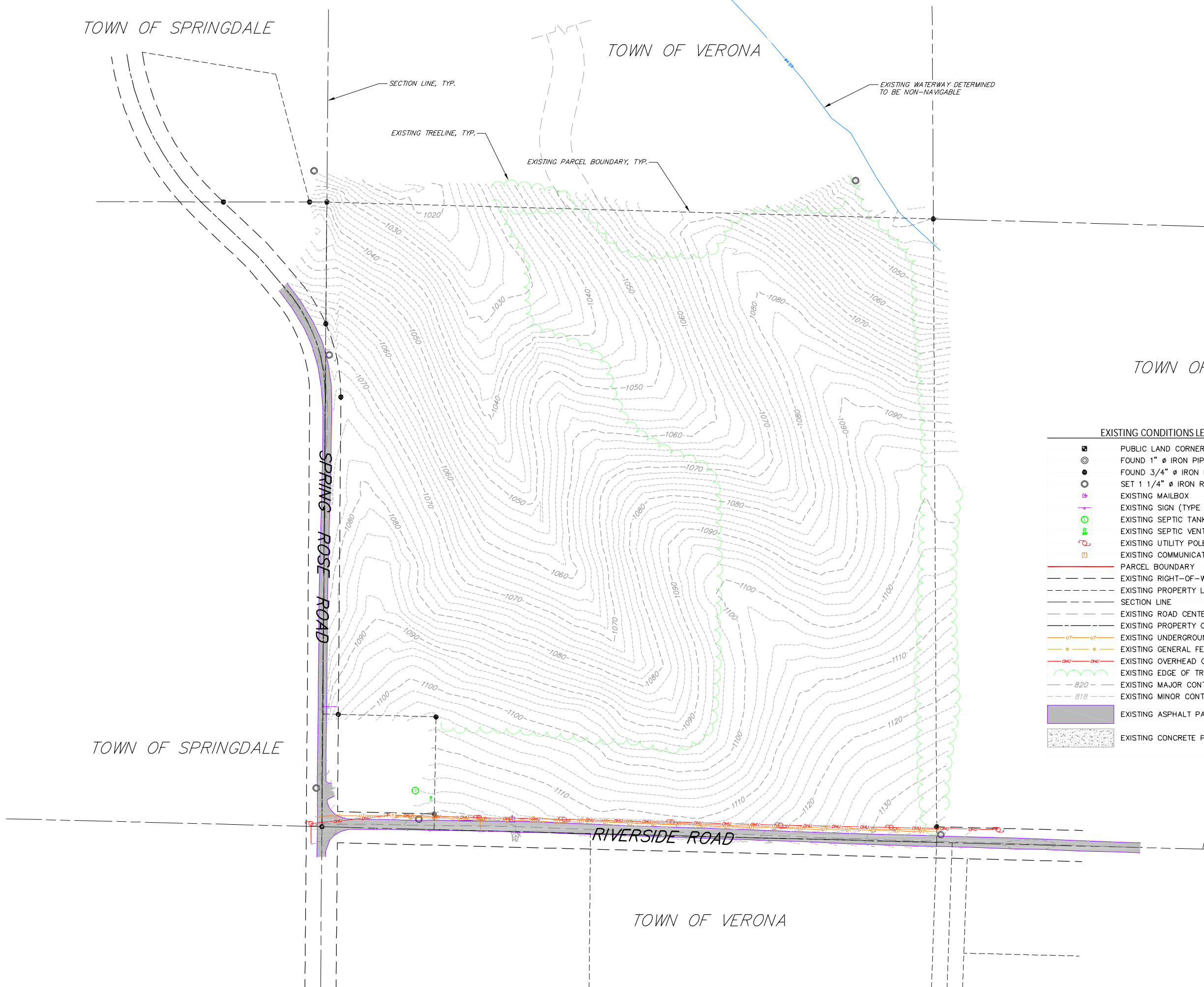
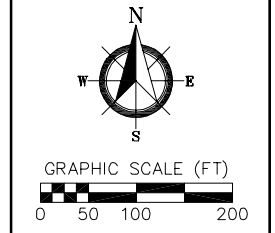
2.3 - WDNR Surface Water & Wetland Map
 Project Name: Riverside Vista
 Project Location: Town of Verona, Wisconsin

Section 3 – Soils Information

Section 4 – Plans

TOWN OF SPRINGDALE

TOWN OF VERONA



EXISTING CONDITIONS LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" ϕ IRON PIPE
- FOUND 3/4" ϕ IRON ROD
- SET 1 1/4" ϕ IRON ROD
- EXISTING MAILBOX
- EXISTING SIGN (TYPE NOTED)
- EXISTING SEPTIC TANK
- EXISTING SEPTIC VENT
- EXISTING UTILITY POLE
- EXISTING COMMUNICATIONS PEDESTAL
- PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- SECTION LINE
- EXISTING ROAD CENTERLINE
- EXISTING PROPERTY CENTERLINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- EXISTING GENERAL FENCE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING EDGE OF TREES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT

TOWN OF VERONA

TOWN OF SPRINGDALE

TOWN OF VERONA

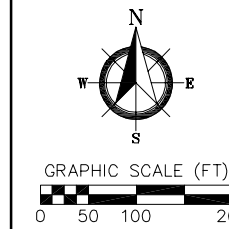
Existing Conditions Plan
Riverside Vista
Town of Verona
Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	No.

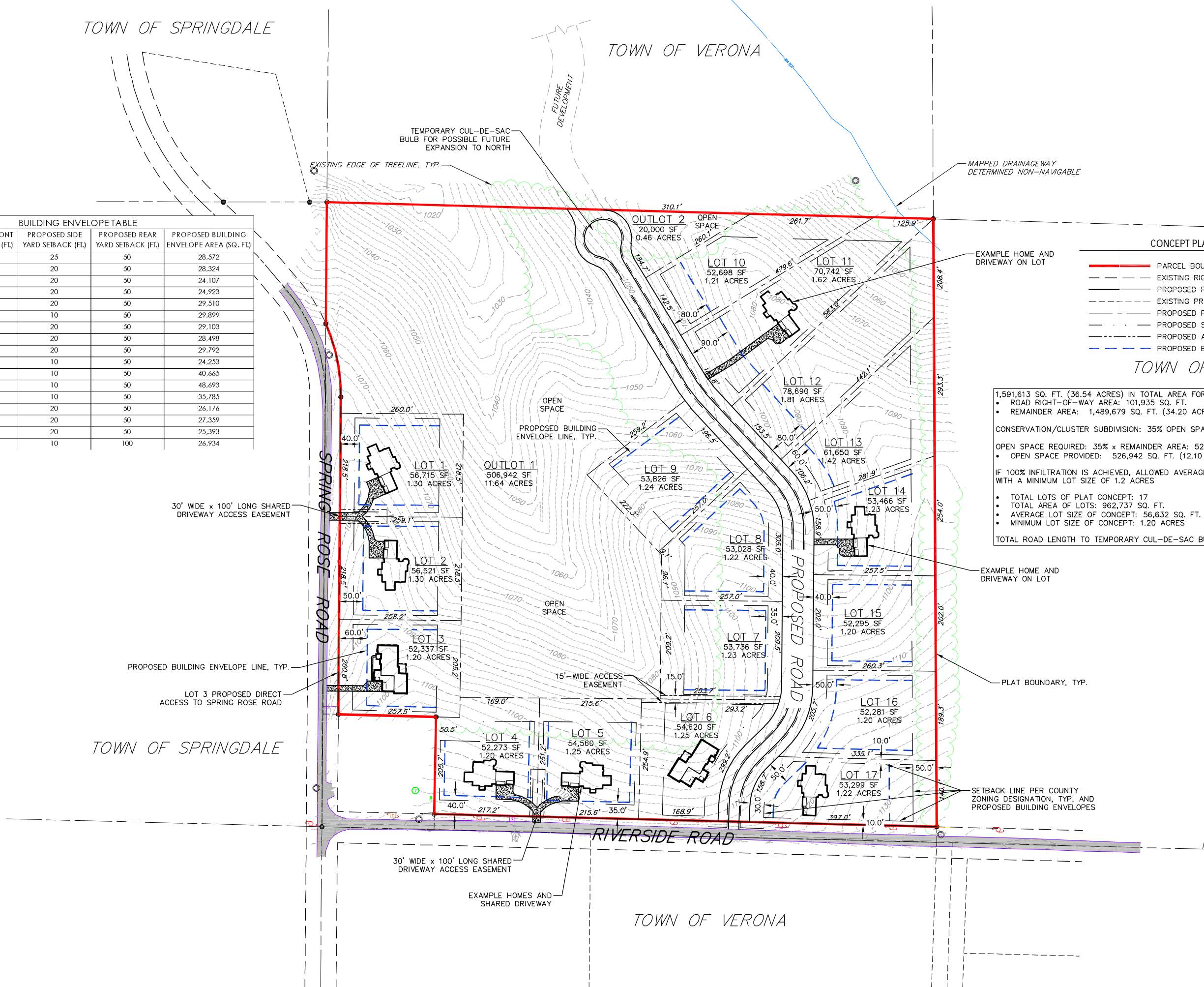
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 Project No: 230019
 Sheet No: 1 of 6

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	50	28,498
9	30	20	50	29,792
10	80	10	50	24,253
11	90	10	50	40,665
12	80	10	50	48,693
13	60	10	50	35,785
14	50	20	50	26,176
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

TOWN OF VERONA

1,591,613 SQ. FT. (36.54 ACRES) IN TOTAL AREA FOR PLAT

- ROAD RIGHT-OF-WAY AREA: 101,935 SQ. FT.
- REMAINDER AREA: 1,489,679 SQ. FT. (34.20 ACRES)

CONSERVATION/CLUSTER SUBDIVISION: 35% OPEN SPACE

OPEN SPACE REQUIRED: 35% x REMAINDER AREA: 521,388 SQ. FT. (11.97 ACRES)

- OPEN SPACE PROVIDED: 526,942 SQ. FT. (12.10 ACRES) OR 35.38%

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: 962,737 SQ. FT.
- AVERAGE LOT SIZE OF CONCEPT: 56,632 SQ. FT. (1.30 ACRES)
- MINIMUM LOT SIZE OF CONCEPT: 1.20 ACRES

TOTAL ROAD LENGTH TO TEMPORARY CUL-DE-SAC BULB: 1,422 FT

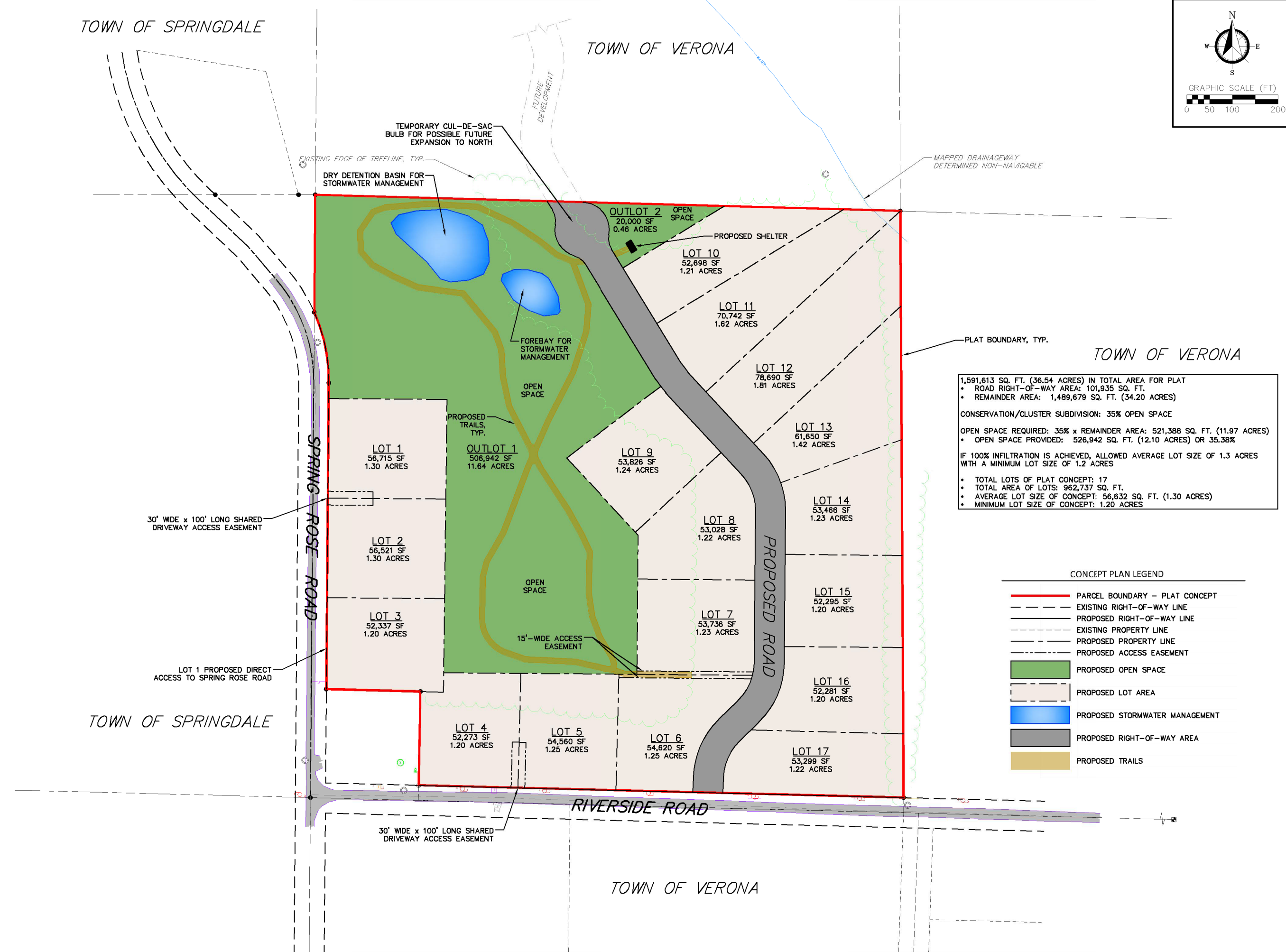
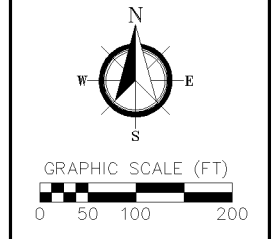
Plat Concept Plan
 Riverside Vista
 Town of Verona
 Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	No.

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TOWN OF SPRINGDALE

TOWN OF VERONA



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CONCEPT PLAN LEGEND

	PARCEL BOUNDARY - PLAT CONCEPT
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED ACCESS EASEMENT
	PROPOSED OPEN SPACE
	PROPOSED LOT AREA
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED RIGHT-OF-WAY AREA
	PROPOSED TRAILS

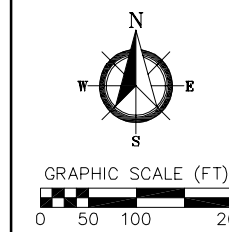
Plat Concept Plan
Riverside Vista
Town of Verona
Dane County, Wisconsin

Revisions	No.	Date	Description

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TOWN OF SPRINGDALE

TOWN OF VERONA

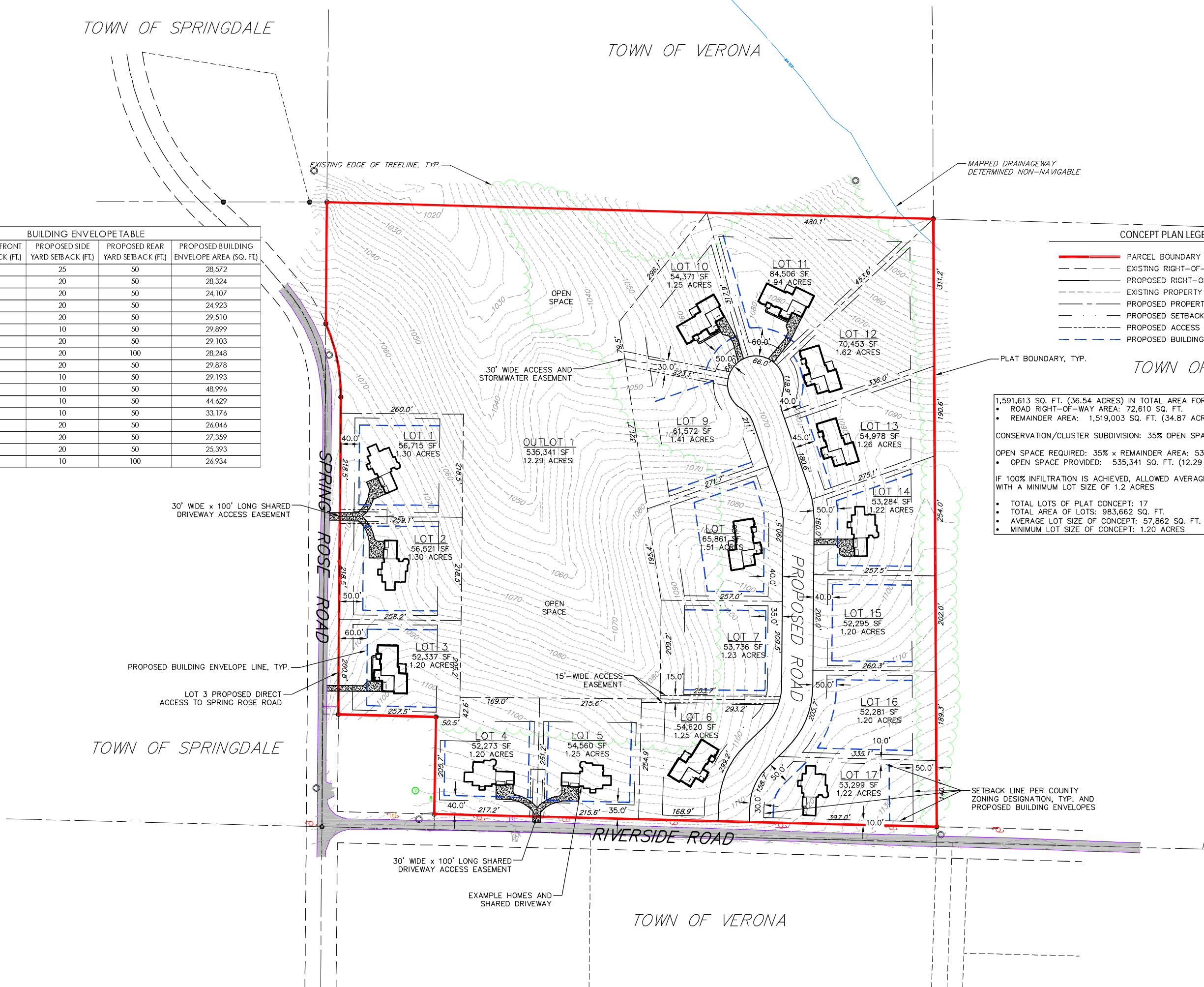


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8	40	20	100	28,248
9	30	20	50	29,878
10	50	10	50	29,193
11	60	10	50	48,996
12	40	10	50	44,629
13	45	10	50	33,176
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15	40	20	50	27,359
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- PROPOSED 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

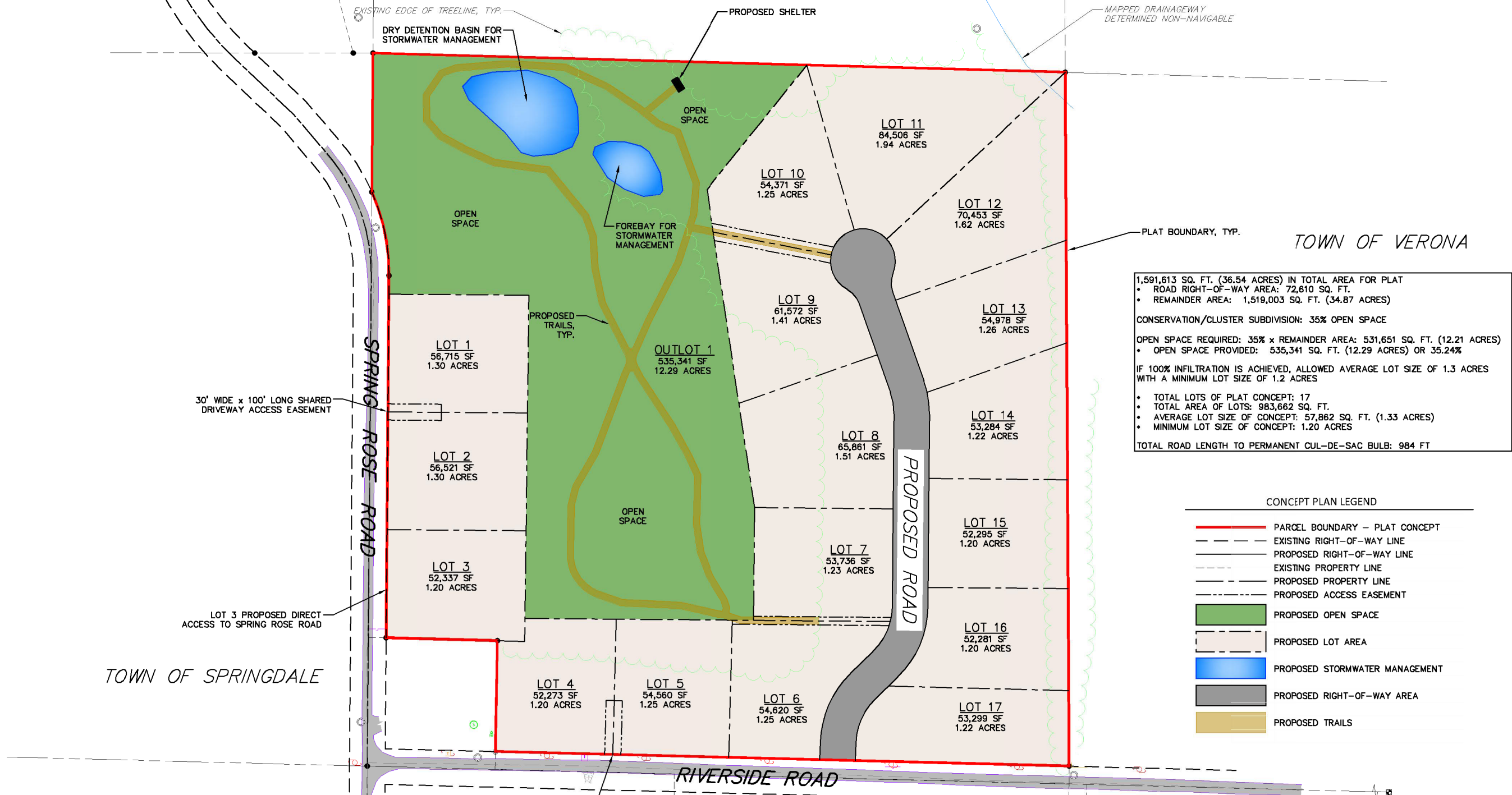
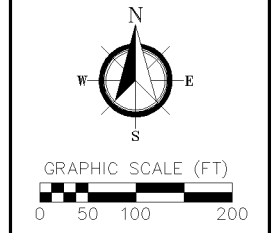
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TOWN OF SPRINGDALE

TOWN OF VERONA



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 • 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

TOTAL ROAD LENGTH TO PERMANENT CUL-DE-SAC BULB: 984 FT

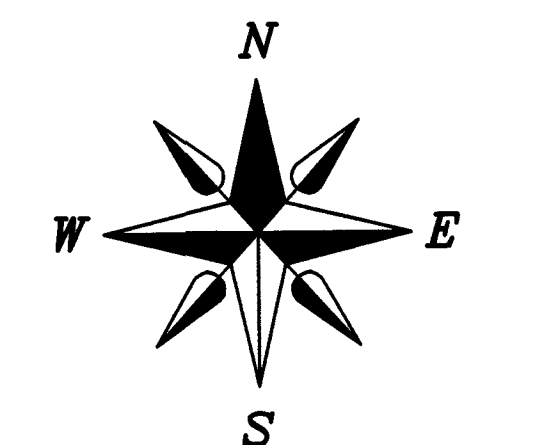
CONCEPT PLAN LEGEND

	PARCEL BOUNDARY - PLAT CONCEPT
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED ACCESS EASEMENT
	PROPOSED OPEN SPACE
	PROPOSED LOT AREA
	PROPOSED STORMWATER MANAGEMENT
	PROPOSED RIGHT-OF-WAY AREA
	PROPOSED TRAILS

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

Revisions No.	Date	Description

Scale: AS SHOWN
 Date: 11/8/2023
 Drawn By: ALC
 Project No: 230019
 Sheet No: 5 of 6



W.C.C.S. - DANE ZONE
 BEARINGS ARE REFERENCED TO THE
 SOUTH LINE OF THE SW 1/4 OF SECTION 30,
 T6N, R8E. LINE TO BEAR = N 88°32'42" W
 SCALE 1" = 100'

PREPARED FOR:
 CARRICO ENGINEERING
 6177 COUNTY ROAD 'G'
 VERONA, WI 53593

LEGEND
 ● = FOUND 3/4" REBAR
 ■ = FOUND 1" PIPE
 ⊙ = FOUND SECTION CORNER
 (##) = RECORDED AS

NOTES:
 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DISTANCE	ARC	DELTA	TANGENT BEARING
C-1	379.00'	N 11°34'13" W 158.32'	159.50'	24°06'44"	OUT-N 00°29'09" E

DESCRIPTION:

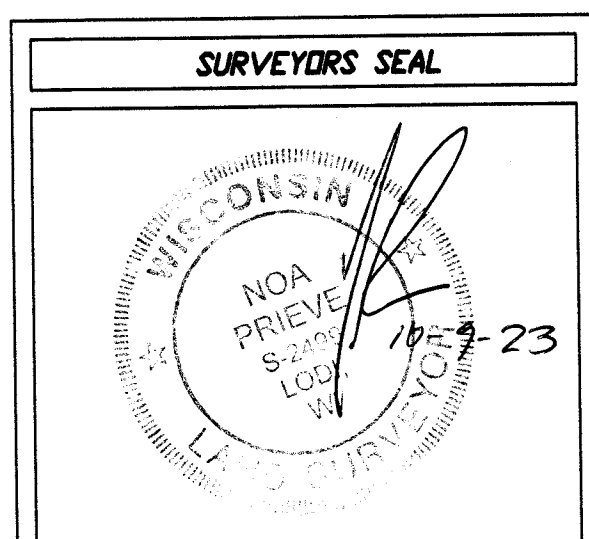
A parcel of land located in part of the Southwest 1/4 of the Southwest 1/4 of Section 30, T6N, R8E, Town of Verona, Dane County, Wisconsin, being more particularly described as follows:
 Commencing at the Southwest Corner of said Section 30; thence N 00°27'37" E along the west line of said Southwest 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 two courses N 01°02'08" E, 238.74 feet; thence N 88°32'36" W, 240.03 feet to the point of beginning. This parcel contains 1,652,366 sq. ft. or 37.93 acres and is subject to a road right of way over the southerly and westerly side.

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on August 24th, 2023.
 Williamson Surveying and Associates, LLC
 by Noa T. Prieve

Date Oct 9, 2023

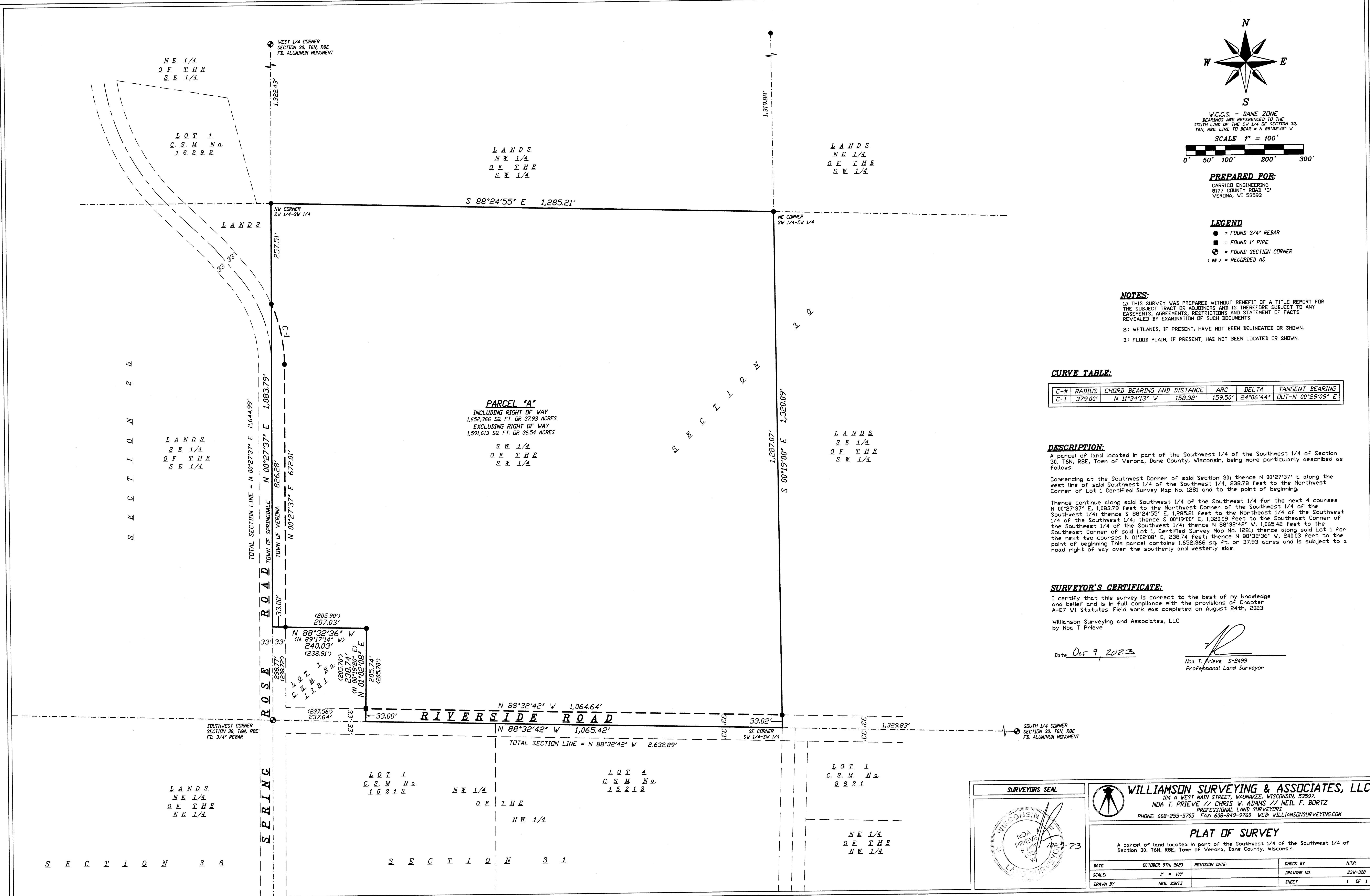
Noa T. Prieve S-2499
 Professional Land Surveyor



WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597
 NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY
 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.

DATE	OCTOBER 9TH, 2023	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 100'	DRAWING NO.	23W-328	
DRAWN BY	NEIL BORTZ	SHEET	1 OF 1	



S 88°24'55" E 1,285.21'

PARCEL 'A'
 INCLUDING RIGHT OF WAY
 1,652,366 SQ. FT. OR 37.93 ACRES
 EXCLUDING RIGHT OF WAY
 1,591,613 SQ. FT. OR 36.54 ACRES
 SW 1/4
 OF THE
 SE 1/4

N 88°32'42" W 1,064.64'
 N 88°32'42" W 1,065.42'
 TOTAL SECTION LINE = N 88°32'42" W 2,632.89'

TOTAL SECTION LINE = N 00°27'37" E 2,644.99'

NE 1/4
 OF THE
 SE 1/4

LOT 1
 C.S.M. No.
 16222

LANDS
 NW 1/4
 OF THE
 SW 1/4

LANDS
 SE 1/4
 OF THE
 SE 1/4

SECTION 30

LANDS
 NE 1/4
 OF THE
 NE 1/4

LOT 1
 C.S.M. No.
 15213

NW 1/4
 OF THE
 NW 1/4

LOT 4
 C.S.M. No.
 15213

LOT 1
 C.S.M. No.
 2221

NE 1/4
 OF THE
 NW 1/4

SECTION 30

SECTION 31

Appendices

Appendix A

Riverside Vista

Town of Verona, Dane County, Wisconsin

Neighborhood Meeting Notes

Wednesday September 6, 2023 – 7:00 pm – Town Hall

In Attendance:

- Adam Carrico – Carrico Engineering – Engineering Consultant
- Jim and Nancy Coons – Property Owner/Developer
- Bret Saalsaa – 7891 Riverside Rd
- Susan Schmid – 2040 Spring Rose Rd
- Sandy Carley – 604 Mark Dr
- Nancy Downs – 1073 Fritz Rd
- Bev Tucker – 8982 County Road G
- Greg and Michelle Gard – 7830 Riverside Rd
- Jeff Annen – 1970 Spring Rose Rd

Meeting Notes:

Jim Coons opened the meeting by introducing himself and offering some background on himself and his past projects. Jim grew up in the area graduating from Verona High. Having been around for a lot of change in Verona and building his construction business in the community and having developed a small parcel on the west side of town. Jim explained that he saw this parcel as a good fit to continue Verona's growth and an opportunity to provide some beautiful lots for those looking for country living. Jim explained that this would be a conservation subdivision and plans to build a shelter for the residents to enjoy the company of neighbors and the views of the open space. Jim then introduced Adam Carrico, the project engineer, to explain a little more about the design.

Adam took the floor and introduced himself and mentioned the past developments that he had completed in the Town of Verona. Adam referenced the full printout of the concept plan on display for the neighbors to see.

A few of the key points that Adam touched on:

- Proposed layout includes 17 lots (2 via CSM and 15 with the plat), green space and walking trails.
- Conservation subdivision goals – meet 100% infiltration as compared to pre-developed
- New road from Riverside to have temp bulb at north and would allow for future development on the adjacent parcel to the north
- Riverside Road currently not posted which means 55 mph. Spring Rose Road currently posted speed of 45 mph

Adam then opened up the meeting for questions and comments from the neighbors. A summary of most of the questions and comments asked and/or stated follows:

Mr Salsa:

- Commented he would like to see fewer lots.
- Questioned conservation lot sizes
- Wants a berm on Spring Rose
- Q. Are you modeling with the CSM lots as a whole?
 - o A. CSM lots not part of the plat per Adam to which Mr Salsa also asked why then 2 CSM lots?
 - o Answered his own question by stating an easy way to recover some cash.
 - o Continued to be concerned that the CSM should be considered part of the whole
- Thought it was good having walk trails. Adam explained trails would be maintained by HOA.
- Q. If Storm water similar to Dairy Ridge
 - o A. by Adam this would be similar to Twin Rocks

Mr Annen then joined the conversation

Q. This will retain All storm runoff?

A. Per Adam – Yes basically might see a small amount with a large water event although should be no different than it currently does,

Q. Will these all be septic & well?

A. Yes

Q. How does that affect the neighbors?

A. Well wise Adam stated he does not know

Q. Does someone look at that – Jim fielded this question mentioning Driftless Ridge and Woods at Watch Hill are all on septic & wells with no adverse affects

Mr Salsa commented this is a denser setting than those two projects

Q. Per Mr Salsa –Will perk tests be done? & MG & E lines

A. Jim C answered Yes once lots are approved

Mr. Annen questioned if TDS will be bringing in Fiber communications

It is assumed this might be done but up to TDS/Town

Mr Gard posed Q. What is happening with the tree line? We own 63 acres that butt against proposed development.

A. No plans to cut trees

Mrs. Gard stated her lack of excitement with any of the proposal, not happy with lots backing up to their lot line.

Mr. Salsa commented this could improve their land value

Mr Coons offered to add tree preservation area to buffer along the lot line

Q. Mrs. Schmid asked for an explanation of road access.

A. Mr Carrico reviewed this using proposed depiction as a guide. 1 shared drive access to 2 lots on Spring Rose Rd, & the other accesses off of Riverside Rd

Mr Salsa Q. Plans for infrastructure on Riverside?

A. This is a Town issue

Mr Annen Q. Future development mentioned on map, assuming already approved as it doesn't say possible - Would there be any first right of refusal

A. Adam C - Town land use improvement plan has the entire parcel, referring to adjacent parcel still under Schmid ownership, was put in as possible for future place to develop.

Mr. Salsa commented the land to North is zoned Trans 8 acres stated could resize.

Mr Gard Q the expected timeline

A. Mr Carricol & Mr Coons: Oct town meeting for conceptual plan with a goal of next fall(2024) to begin roads.

Mr Coons would like to see this a bit more aggressive and hope asap.

Plan for Sept meeting(This was cancelled after this meeting)

Mr Gard noted a typo on the map

Mrs Gard asked if they'd be invited to all the meetings.

A. Yes all meetings are open to public – this was welcomed

Mr Salsa:

- Explained he had developed the Twin Rocks subdivision which took over 2 yrs to approve.
- Revisited the Could we deed restrict not cutting trees on the top lots touching the Gards property?
- ?'d mowing of open space & paths
- This is a traditional subdivision with open space
- Revisited the question about approaching TDS about bringing in fiber

Mrs. Schmid stated TDS went Riverside to Spring Rose then a left or the opposite direction on Spring Rose.

Mr Coons fielded a question that the lots would all have Natural Gas, no tanks



Appendix A

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Joe Parisi
Dane County Executive

Dane County Planning & Development

Division of Zoning

August 2, 2023

R & J ACRES LLC
8982 COUNTY HIGHWAY G
MT HOREB WI 53572

RE: Navigability Determination –Spring Rose Rd & Riverside Rd, Section 30, Town of Verona
Parcel: 0608-303-9000-8

The Dane County Zoning Division has processed your request for a navigability determination for an intermittent stream mapped on your property.

Before conducting the site inspection, the County G.I.S., aerial photography, and the Wisconsin Surface Water Data Viewer were used to determine the type and approximate location of the waterway. The map shows that there is an intermittent stream flowing north and northwest through the property. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on August 2, 2023. It was observed that no define bed or banks exist throughout the entire property.

After further review of the waterway, it has been determined is NOT navigable at any point up-stream of its intersection with County Highway G. Downstream evaluation from this point of intersection was out of scope with this determination and is therefore considered navigable. The enclosed map shows the portion determined to be non-navigable.

This letter serves as notice that the future development that will occur on the above-described parcel is not within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact me directly.

Sincerely,

Hans Hilbert
Assistant Zoning Administrator

Cc:
Land & Water Resources
Jim Coon, Coons Construction

Appendix C

Riverside Vista

Town of Verona, Wisconsin

11/8/2023

Lot Size Table

Lot No.	Area (SF)	Area (Acres)
1	56,715	1.30
2	56,521	1.30
3	52,337	1.20
4	52,273	1.20
5	54,560	1.25
6	54,620	1.25
7	53,736	1.23
8	53,028	1.22
9	53,826	1.24
10	52,698	1.21
11	70,742	1.62
12	78,690	1.81
13	61,650	1.42
14	53,466	1.23
15	52,295	1.20
16	52,281	1.20
17	53,299	1.22
OL 1	506,942	11.64
OL 2	20,000	0.46
Total Parcel Area (excl R/W):	1,489,679	34.20
Total Area Single-Family Lots:	962,737	22.10
Minimum Lot Size:	52,272	1.20
Average Lot Size Residential:	56,632	1.30
Total Area Open Space:	526,942	12.10
% Open Space (Total Area Open Space/Total Parcel Area (excl R/W)):	35.37%	

Appendix D





Appendix E

Initial Concept Infiltration Calculations

Pre-Developed Conditions

Stay On: 27.09 inches

Required to Infiltrate 100% of 27.09 inches or 27.09 inches

Runoff Volume (cf)				Part. Solids Yield (lbs)				P
Data File: K:\Carrico Engineering\Projects\2023\230019 Coons Construction - Town of Verona Land\Design Development\Stormwater								
Rain File: WisReg - Madison WI 1981.RAN								
Date: 11-08-23 Time: 1:01:57 PM								
Site Description:								
Runoff Volume Total (cf) at the Outfall								
Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)	Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)	
73	08/28/81	0.04	0	0.000	0.04	n/a	0.000	
74	08/31/81	0.03	0	0.000	0.03	n/a	0.000	
75	08/31/81	1.52	10834	0.054	1.44	69.5	0.733	
76	09/07/81	0.89	5082	0.043	0.85	78.5	0.894	
77	09/11/81	0.08	0	0.000	0.08	n/a	0.000	
78	09/16/81	0.03	0	0.000	0.03	n/a	0.000	
79	09/21/81	0.45	1407	0.024	0.44	86.4	0.155	
80	09/24/81	0.90	5152	0.043	0.86	78.4	0.189	
81	09/26/81	0.12	0	0.000	0.12	n/a	0.000	
82	09/28/81	0.10	0	0.000	0.10	n/a	0.000	
83	09/29/81	0.16	0	0.000	0.16	n/a	0.000	
84	09/30/81	0.36	831.3	0.017	0.35	88.3	0.731	
85	10/01/81	0.01	0	0.000	0.01	n/a	0.000	
86	10/04/81	0.15	0	0.000	0.15	n/a	0.000	
87	10/05/81	0.04	0	0.000	0.04	n/a	0.000	
88	10/05/81	0.02	0	0.000	0.02	n/a	0.000	
89	10/09/81	0.14	0	0.000	0.14	n/a	0.000	
90	10/13/81	1.20	8294	0.052	1.14	74.1	0.561	
91	10/15/81	0.02	0	0.000	0.02	n/a	0.000	
92	10/17/81	0.95	5502	0.044	0.91	77.5	0.605	
93	10/18/81	0.06	0	0.000	0.06	n/a	0.000	
94	10/21/81	0.06	0	0.000	0.06	n/a	0.000	
95	10/21/81	0.01	0	0.000	0.01	n/a	0.000	
96	10/24/81	0.01	0	0.000	0.01	n/a	0.000	
97	10/31/81	0.01	0	0.000	0.01	n/a	0.000	
98	11/05/81	0.04	0	0.000	0.04	n/a	0.000	
99	11/15/81	0.07	0	0.000	0.07	n/a	0.000	
100	11/18/81	0.05	0	0.000	0.05	n/a	0.000	
101	11/19/81	0.26	232.4	0.007	0.26	90.3	0.007	
102	11/23/81	0.18	0	0.000	0.18	n/a	0.000	
103	11/25/81	0.89	5082	0.043	0.85	78.5	0.213	
104	11/30/81	0.37	906.8	0.018	0.36	88.1	0.035	
105	12/03/81	-	-	-	-	-	-	
106	12/14/81	-	-	-	-	-	-	
107	12/20/81	-	-	-	-	-	-	
108	12/26/81	-	-	-	-	-	-	
109	12/31/81	-	-	-	-	-	-	
Minimum:		0.00	0	0.000	0.01	69.5	0.000	
Maximum:		2.59	68725	0.200	2.07	90.7	6.717	
Average:		0.26	2105	0.012	0.25	74.5	3.234	
Total:		28.81	229418		27.09			
* Note: NRCS does not recommend using CN method for rains < 0.5 in. See 'PreDevelopment Areas and CN' Help for more info.								

Post-Developed Conditions

Stay On: 27.61 inches

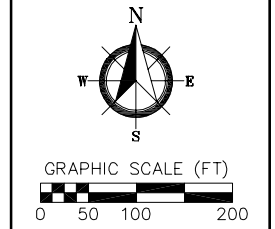
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Achieving 27.61 inches → Performance Standard Met

Land Uses				Junctions			
Runoff Volume (cf)				Part. Solids Yield (lbs)			
Data File: K:\Carrico Engineering\Projects\2023\230019 Coons Construction - Town of Verona Land\Design Development\Stormwater e							
Rain File: WisReg - Madison WI 1981.RAN							
Date: 11-08-23 Time: 12:58:22 PM							
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74	08/31/81	0.03	0	0.000	0.03	n/a	0.000
75	08/31/81	1.52	5047	0.025	1.48	65.5	0.129
76	09/07/81	0.89	1276	0.011	0.88	74.0	0.158
77	09/11/81	0.08	5.914	0.001	0.08	96.3	0.000
78	09/16/81	0.03	0	0.000	0.03	n/a	0.000
79	09/21/81	0.45	310.5	0.005	0.45	84.0	0.027
80	09/24/81	0.90	1039	0.009	0.89	73.3	0.033
81	09/26/81	0.12	0	0.000	0.12	n/a	0.000
82	09/28/81	0.10	0.8220	0.000	0.10	95.3	0.000
83	09/29/81	0.16	15.64	0.001	0.16	93.0	0.000
84	09/30/81	0.36	425.0	0.009	0.36	87.3	0.129
85	10/01/81	0.01	0.000009	0.000	0.01	99.5	0.000
86	10/04/81	0.15	3.566	0.000	0.15	93.2	0.000
87	10/05/81	0.04	0	0.000	0.04	n/a	0.000
88	10/05/81	0.02	0	0.000	0.02	n/a	0.000
89	10/09/81	0.14	0.4226	0.000	0.14	93.5	0.000
90	10/13/81	1.20	2106	0.013	1.18	68.5	0.099
91	10/15/81	0.02	0	0.000	0.02	n/a	0.000
92	10/17/81	0.95	1839	0.015	0.94	73.5	0.107
93	10/18/81	0.06	0.000000	0.000	0.06	97.1	0.000
94	10/21/81	0.06	0	0.000	0.06	n/a	0.000
95	10/21/81	0.01	0	0.000	0.01	n/a	0.000
96	10/24/81	0.01	0	0.000	0.01	n/a	0.000
97	10/31/81	0.01	0	0.000	0.01	n/a	0.000
98	11/05/81	0.04	0	0.000	0.04	n/a	0.000
99	11/15/81	0.07	0	0.000	0.07	n/a	0.000
100	11/18/81	0.05	0	0.000	0.05	n/a	0.000
101	11/19/81	0.26	41.03	0.001	0.26	89.3	0.001
102	11/23/81	0.18	0	0.000	0.18	n/a	0.000
103	11/25/81	0.89	1042	0.009	0.88	73.6	0.038
104	11/30/81	0.37	160.1	0.003	0.37	86.0	0.006
105	12/03/81	-	-	-	-	-	-
106	12/14/81	-	-	-	-	-	-
107	12/20/81	-	-	-	-	-	-
108	12/26/81	-	-	-	-	-	-
109	12/31/81	-	-	-	-	-	-
Minimum:		0.00	0	0.000	0.01	62.3	0.000
Maximum:		2.59	69157	0.201	2.07	99.5	1.186
Average:		0.26	1496	0.007	0.25	72.4	0.772
Total:		28.81	163036		27.61		
* Note: NRCS does not recommend using CN method for rains < 0.5 in. See 'PreDevelopment Areas and CN' Help for more info.							

TOWN OF SPRINGDALE

TOWN OF VERONA



REZONE AT-35 TO NR-C
EXCLUDING R/W
20,000 SQ. FT. OR 0.46 ACRES

REZONE AT-35 TO NR-C
EXCLUDING R/W
506,942 SQ. FT. OR 11.64 ACRES

REZONE AT-35 TO SFR-1
EXCLUDING R/W
1,064,671 SQ. FT. OR 24.44 ACRES

TOWN OF VERONA

SPRING ROSE ROAD

RIVERSIDE ROAD

TOWN OF SPRINGDALE

TOWN OF VERONA



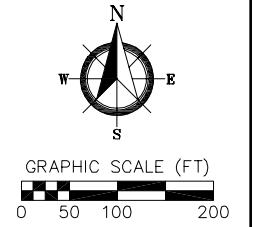
Rezoning Petition Exhibit
Riverside Vista
Town of Verona
Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	No.

Scale: AS SHOWN
 Date: 11/8/2023
 Drawn By: ALC
 Project No: 230019
 Sheet No: 1 of 1

TOWN OF SPRINGDALE

TOWN OF VERONA



TOWN OF SPRINGDALE

TOWN OF VERONA

REZONE AT-35 TO NR-C
EXCLUDING R/W
535,311 SQ. FT. OR 12.29 ACRES

REZONE AT-35 TO SFR-1
EXCLUDING R/W
1,056,302 SQ. FT. OR 24.25 ACRES

SPRING ROSE ROAD

RIVERSIDE ROAD

TOWN OF VERONA

Rezoning Petition Exhibit - 1,000 Ft Road
Riverside Vista
Town of Verona
Dane County, Wisconsin

Revisions		Revisions	
No.	Date	Description	Date

Scale: AS SHOWN
Date: 11/8/2023
Drawn By: ALC
Project No: 230019
Sheet No: 1 of 1

From Tom Mathies:

Please see below for possible chapter 9 text changes.

- Review zoning districts. Remove zoning districts that do not exist. Consider changes for rural residential land use.
- New policy: In residential and transitional areas limit new traffic generated by a new use.
- New policy: Allow some residential development in commercial areas.
- Remove "soft" language that doesn't matter for land use decisions and phrase items as requirements.

Appropriate Zoning Districts

Should we keep these lists? Current wording says these are the "most appropriate" zoning districts for each future land use.

- Farmland Preservation
 - Current: FP-1, FP-35, FP-B
 - No change
- Transitional Agricultural Use
 - Current: AT-35, AT-B
 - No change
- Rural Residential
 - Current: RR-2, RR-4, RR-8
 - Change to: RR
 - Add MFR-08 for condominium developments?
 - Add SFR?
- Urban Residential
 - Current: SFR, TFR, MFR
 - No change
- Urban Mixed Use Neighborhood
 - Current: SFR, TFR, MFR, TND-R, TND-M, LC, GC, PUD
 - Change to: SFR, TFR, MFR, LC, GC
- Commercial
 - Current: LC, GC
 - No change
- Natural Resource and Recreational Areas
 - Current: NR-C, RE, NR-P
 - Change to: NR-C, RE
- Public Institutional
 - Remove TND-R and TND-M from list

Note: these zoning districts are not included in descriptions of future land use areas:

Rural Mixed Use (RM-8, RM-16)
Rural Industry (RI)
Manufacturing and Industrial (MI)

Page numbers refer to the PDF

Page 7, add policy under the goal for balancing interests:

6. Compatibility of New Uses with Residential Development: New uses in residential areas, transitional agricultural areas shall generate no more than an average of 40 new trips per day.

Rationale: avoid high-traffic generating uses that could conflict with future residential development. As an example, in a different town recently there have been proposals for a use that could generate hundreds of trips per day in an area planned for residential.

Page 16, add policy to allow some residential development with commercial development:

8. With appropriate buffers, commercial development may included residential development that is consistent with neighboring uses.

Rationale: land uses are based on parcels. It may be that part of a parcel is suitable for commercial and part for residential. This would allow for commercial use close to a high-traffic road with some residential use farther away from the road. This would also allow commercial on the ground floor with residential on the second floor.

Changes for "soft" wording.

Rationale: Use wording that reflects what affects a decision on a proposed land use. We can discuss how clearly we want to state what is required.

Page 8

Erosion Control/Stormwater Management - Any erosion control measures required controlling runoff, and all cuts and fills shall be noted on the site plan. Appropriate erosion control and stormwater management permits must be obtained before development is

started. ~~Developers will be encouraged to exceed State standards for stormwater management.~~ Conservation subdivisions promote reduction of runoff beyond county requirements.

Pages 8 - 9

Preservation of Existing Trees - The minimum level of tree clearing necessary for building on the site shall be indicated to encourage the preservation of quality trees. ~~In addition, the planting of new trees is encouraged.~~ Covenants for new neighborhoods shall include landscaping requirements to maintain the rural character of the Town.

Page 10

~~Developers will be encouraged to follow Chapter 75 of the Dane County code.~~

Page 10

Rural Design – New home sites ~~should shall~~ be located ~~so as not~~ to minimize impacts on the rural character of the view from the road or the view from neighbors. This might involve planting visual barriers next to the road, using shared driveways, encouraging development on flag lots. The number of driveways accessing a road ~~should shall~~ be minimized.

Page 10

Commercial Areas – Potential land use conflicts with existing uses shall be mitigated through buffering, landscaping berms, and lot/building location on the proposer’s parcel when a proposed use may conflict with an existing use. Loading docks, dumpsters, mechanical equipment, and outdoor storage areas ~~should shall~~ be behind buildings or screened from public view through the use of landscaping or architectural features. Parking ~~should shall~~ be to the sides and rear of buildings wherever possible, rather than having all parking in the front. Interconnected parking lots and driveways ~~should shall~~ be provided to facilitate on-site access. Large parking lots ~~should shall~~ be landscaped with perimeter landscaping and/or landscaped islands, along with screening (berms, trees, decorative walls) to block views from incompatible adjacent uses. Illumination from lighting ~~will need to shall~~ comply with the Dark Sky Ordinance. High-quality signage based on the area of the building frontage, road frontage, or façade area ~~should shall~~ be used.

Page 10

Roads – Roads, whether public or private, for new developments shall be constructed according to Town standards and ordinances and shall allow for safe ingress and egress of vehicles, including emergency vehicles. Most lots/units shall have access from interior local streets/roads. Streets/roads ~~should shall~~ be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. ~~Pedestrian and~~

~~bicycle improvements are strongly encouraged within or between residential areas.~~ The Town intends to avoid the creation of new public roads for new development whenever feasible without compromising public safety, to limit future maintenance liabilities. ~~The Town prefers that new development utilize shared driveways and private roads.~~

Page 10

Utility Construction – Utilities shall be sited and designed to minimize impacts on adjacent uses. Underground placement and co-location for new public and private utility facilities is ~~encouraged~~ **required where feasible**. Above ground utilities shall incorporate site, design, and landscaping features that minimize impacts and visibility to adjacent uses.

Page 12

The Town will permit commercial uses that are agricultural related, such as veterinary clinics, farm machine repair, agricultural supply sales, marketing, storage, and distribution centers, plant and tree nurseries, and facilities for processing agricultural products. The Town ~~prefers~~ **requires** site design strategies that minimize conflicts with neighboring residential uses and disruption of rural vistas.

Page 14

Encouragement of Trails – The developer ~~is encouraged~~ **may be required** to provide a plan for ~~walking and/or biking~~ trails.

Page 16

The Town will require a site plan for any proposed development. ~~A site plan ordinance should be considered.~~