

City of Verona
Town of Verona
Joint Planning Committee Meeting
Verona Town Hall
7669 County Highway PD
Wednesday, October 13th, 2022 – 7:00 P.M.
www.town.verona.wi.us
www.ci.verona.wi.us

SPEAKING INSTRUCTIONS

Public comment: The Chair will ask any members of the public in attendance if they wish to speak and on what agenda item at the beginning of the meeting, and to provide their name and address for the record.

1. Call Meeting to Order
2. Roll Call
3. Public Comment
4. Approval of minutes from Wednesday, June 22nd, 2022
5. Discussion and Possible Action: Town of Verona Land Use Application 2022-04 by Frostwood Farms for approval of a concept plan and rezone for parcel 062/0608-134-8100-4 from AT-35 to MFR-08 for Farm 6, a 16-unit Conservation Condominium Development
6. Update and discussion relating to Planning and development in the City of Verona
7. Update and discussion relating to Planning and development in the Town of Verona
8. Discussion and Possible Action: Future Meeting Dates
9. Adjournment

Mark Geller, Town Board Chair
Luke Diaz, Mayor

Posted: Verona City Hall,
Verona Town Hall,
Miller's Market

All agendas are posted on the Town's website at www.town.verona.wi.us and the City's website at: www.ci.verona.wi.us

Notice: If you need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the Town Clerk at 608- 845-7187 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

City of Verona
Town of Verona
Joint Planning Committee Meeting
Verona Town Hall
Wednesday, June 22nd, 2022 – 5:30 P.M.
www.ci.verona.wi.us
www.town.verona.wi.us

Attendees: Committee - Chair Mark Geller, Sarah Slack, Deb Paul, Mayor Luke Diaz, Chad Kemp
Staff – Katherine Holt (CoV); Sarah Gaskell (ToV)

1. Call Meeting to Order - Chair Geller called the meeting to order at 5:36pm
2. Public Comment - none
3. Approval of minutes from Wednesday February 24, 2021 meeting. Motion to approve by Paul, second by Diaz; motion carried by voice vote with Kemp and Slack abstaining.
4. Discussion and Possible Action: Amended Lane Use Application 2022-01 submitted by Nathan Lockwood on behalf of Epic Systems for a rezone of a 4.9-acre portion of parcel 062/0608-092-9152-0 from AT-35 to LC

The applicant is seeking approval of a spot rezone. Currently zoned AT-35, the spot rezone would be changed to LC. TOV Plan Commission and Town Board both approved the rezone with the condition that any lighting fixtures adhere to the TOV Dark Sky Ordinance.

Paul made a motion to approve; second by Diaz. Motion carried by voice vote.

5. Discussion and Possible Action: Town of Verona Land Use Application 2022-02 submitted by Badger Prairie Needs Network for a rezone of 1.709 acres of parcel 062/0608-142-9502-0 from RM-16 to LC

The applicant is seeking approval of a spot rezone from RM-16 to LC. The Town of Verona Plan Commission reviewed this application at their May 2022 meeting and recommended approval of rezone subject to the following conditions:

- a. Land Use be restricted to Governmental, institutional, religious or nonprofit community uses
- b. The landscape requirement of screening per Dane County Ordinance requirements be waived.

The Town of Verona Board approved this application at its July 2022 meeting 5-0 with the same conditions.

Motion by Paul, second by Diaz to approve. Motion carried by voice vote.

6. Discussion and Possible Action: Town of Verona Land Use Application 2022-03 submitted by Dane County for the CSM and rezone of 39.73-acre AT-35 parcel 062/0608-043-9501-0 into two parcels zoned NR-C

The Town of Verona Plan Commission reviewed the CSM and rezone at their May 2022 meeting and voted to recommend approval 5-0. The Town of Verona Board approved this application at its July 2022 meeting 5-0.

Motion by Slack, second by Kemp to approve. Motion carried by voice vote.

7. Update and discussion relating to Planning and Development in the City of Verona

8. Update and discussion relating to Planning and Development in the Town of Verona

9. Discussion and Possible Action – Future meeting Dates

- Diaz will check with members and staff to determine if July 20th at 6pm will work

10. Adjournment – 6:13pm

Luke Diaz, Mayor
Mark Geller, Town Board Chair

Posted: Verona City Hall,
Verona Town Hall,
Miller's Market
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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): Lot 2 CSM 7731 CS40/250+251-2/

10/95 F/K/A Lot 2 CSM 1622 CS16/386+387-2/27/75 Descr As SEC 13-6-8 PRT

Please check all that apply: NE 1/4 SE 1/4 + SE 1/4 NE 1/4 (39.830 Acres incl R/W)

- comprehensive plan amendment – please see specific submittal requirement Parcel 060813481004
- rezone petition
 - current zoning category AT-35
 - new zoning category MFR-08
- 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 608-833-4100

Address 1325 Boundary Rd. Middleton WI 53562 E-Mail judi@raymondteam.com

Applicant, if different from the property owner Lisa Steinhauser

Applicant's Phone 608-692-8353 E-mail Steinhauser@raymondteam.com

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 Lisa Steinhauser
to act as my agent in the application process for the above indicated land use change.

Signature Judith P. Raymond

Date 5/25/22

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

Proposing a Condominium Development with MFR-08 zoning to allow approximately 16 residential lots, open space and stormwater management.

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 Lisa Steinhauser

Date 5/25/22

Print Name Lisa Steinhauser

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 # _____

CONCEPT INFORMATION
 TOTAL PARCEL SIZE = 38.76 ACRES
 NUMBER OF UNITS = 16

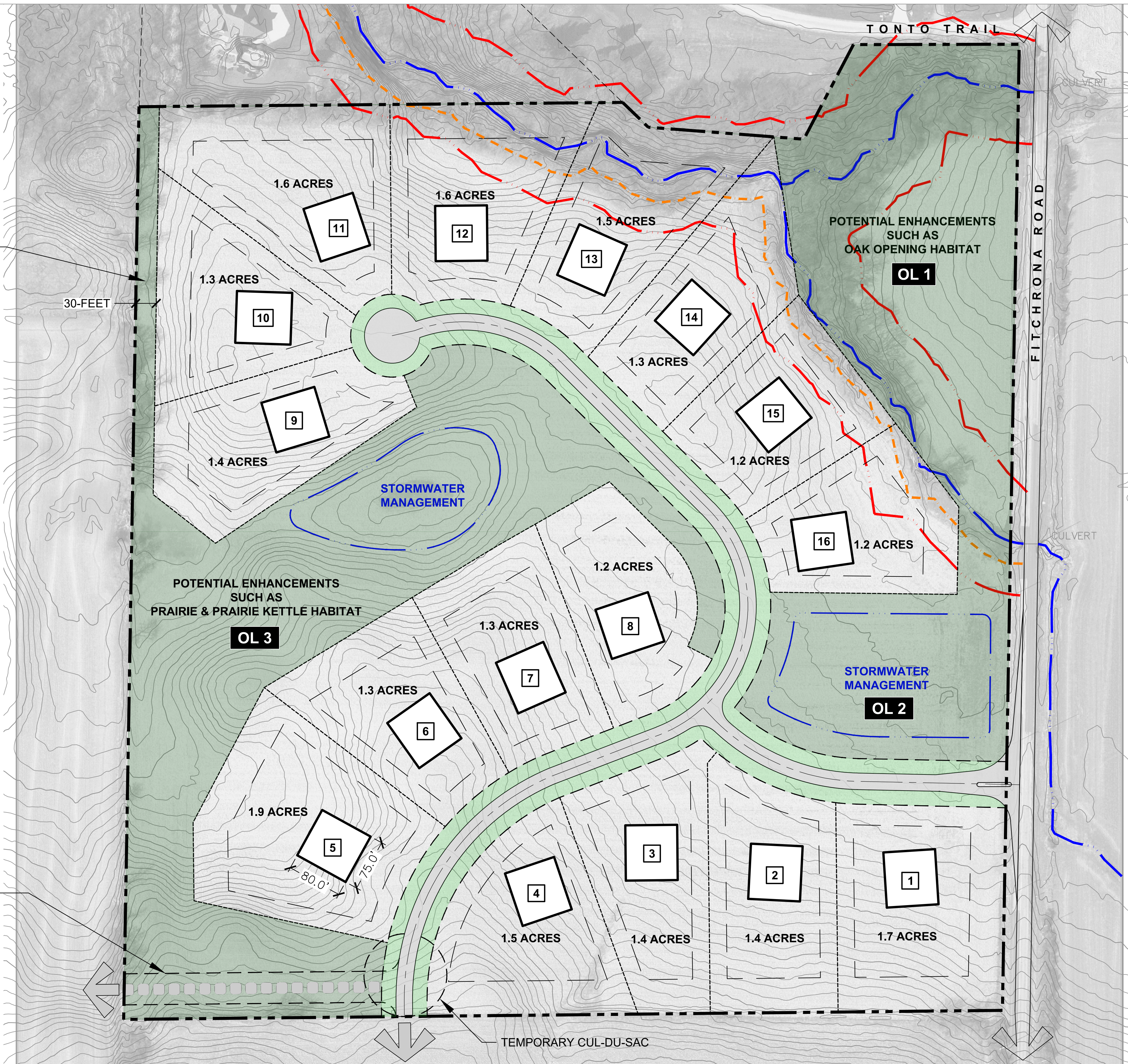
APPROXIMATE AREAS:
 SINGLE FAMILY RESIDENTIAL = 22.8 ACRES
 UNIT AREA = 1.2 ACRES - 1.9 ACRES
 AVERAGE = 1.4 ACRES

OPEN SPACE = 12.95 ACRES (33%)
 STREET R.O.W. = 2,032 LF, 3.21 ACRES (8%)
 NOT INCLUDING FUTURE STREET R.O.W. STREET

COMMON AREAS (OL1, OL2, OL3):
 OPEN SPACE STEWARDSHIP APPROACH
 ENHANCE AND MANAGE AS:
 - OAK OPENING HABITAT
 - PRAIRIE & PRAIRIE KETTLE HABITAT

NOTES:

1. EXACT PLACEMENT OF BUILDING AND SITE ENVELOPES TO BE DETERMINED
2. A 75' x 80' STRUCTURE ENVELOPE IS SHOWN FOR REFERENCE AND IS INTENDED TO ILLUSTRATE AREA NEED FOR A RESIDENCE WITH ATTACHED TWO-CAR GARAGE
3. WELL LOCATIONS AND PRIMARY AND SECONDARY SEPTIC DRAIN FIELDS TO BE DETERMINED
4. UNITS TO HAVE COVENANTS AND RESTRICTIONS TO PROVIDE AND MAINTAIN ON-SITE NATURALIZED VEGETATIVE AREAS. UNIT 1 TO HAVE REQUIREMENT TO PROVIDE AND MAINTAIN BUFFER SCREENING ALONG FITCHRONA ROAD
5. MAILBOX LOCATIONS TO BE DETERMINED AFTER CONSULTATION WITH POSTMASTER



LEGEND

	PARCEL BOUNDARY
	RIGHT-OF-WAY
	PROPERTY LINE
	BUILDING SETBACK
	INTERMITTENT STREAM CENTERLINE
	25' ESTIMATED TOP OF STREAM BANK SETBACK
	75' SETBACK FROM INTERMITTENT STREAM CENTERLINE
	COMMON AREA
	COMMON AREA - RIGHT-OF-WAY
	UNIT NUMBER

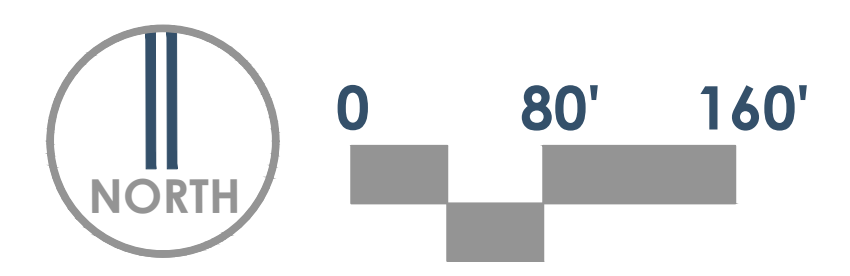
NOTE: 2-FOOT CONTOURS SHOWN

FUTURE CORRIDOR FOR POTENTIAL FOOTPATH TO GOOSE LAKE

30-FEET

POSSIBLE FUTURE ROAD ROW WB ALIGNMENT TO BE DETERMINED AFTER CONSIDERATION OF ADJOINING TERRAIN

TEMPORARY CUL-DU-SAC



File: I:\2020\06\06\102 Planning\01 Graphics and Exhibits\2022\06\01 Concept 1-1\20-9953 Conservation Subdivision Concept.dwg Layout: 22X34 PLANNING SHEET User: mrisbachschl Plotted: Jun 21, 2022 4:07pm Xrefs: 209563 FARM 6

June 9, 2022: 6-7pm

Neighborhood Meeting Notes – Fitchrona Road Farm Neighborhood Development

Attendance:

Lisa Steinhauer & Chase Zadnik - Frostwood Farm Representatives

Myron Gingrich, 6438 Grandview Road, (608) 279-2954

Pat Ehly, 6370 Demarco Trail, (608) 220-7128

Jon Schellpfeffer, 2565 Tonto Trail, (608) 845-9449

Notes/Questions from attendees:

- Is there any extraterritorial jurisdiction over this property?
- Is there a Regional Planning Commission? John Schellpfeffer (attendee) mentioned there was in the past when he worked in this area.
- What does the proposed development do to traffic counts along Fitchrona Road?
- Discussed onsite stormwater management.
- Positive support for the project.

Planning Report

Town of Verona

June 16th, 2022

updated 10.4.22

Farm 6 – Parcel 062/0608-134-8100-4, south of Tonto Trail on Fitchrona Road

Summary: The applicant is seeking approval for a concept plan and rezone for parcel numbers 062/0608-134-8100-4 from AT-35 to MRF 08. The concept plan is for a 16-unit Conservation Subdivision.

Property Owner: Frostwood Farms

Property Addresses: n/a

Applicant: Lisa Steinhauer
Raymond Team

Location Map



Comprehensive Plan Guidance:

The parcel is designated as Rural Residential 2-4 acres on the Future Land Use Map. Currently zoned AT-35 and due to the ETJ of Fitchburg, a rezone to MFR-08 is required as no land splits are allowed in this part of the Town. Fitchburg is aware of this project and has no objections.

Current and Proposed Zoning: The current zoning classification is AT-35. The new zoning classification would be MRF-08.

Extra-territorial Review/Boundary Agreement Authority: This parcel is in Area B of the Boundary Agreement with the City of Verona. Further action will be required – the Joint City Town Plan Committee will need to consider this application.


Surrounding Land Use and Zoning: The surrounding land uses include AT-35 to the west and south. The lands north of the parcel comprise the Goose Lake town neighborhood.

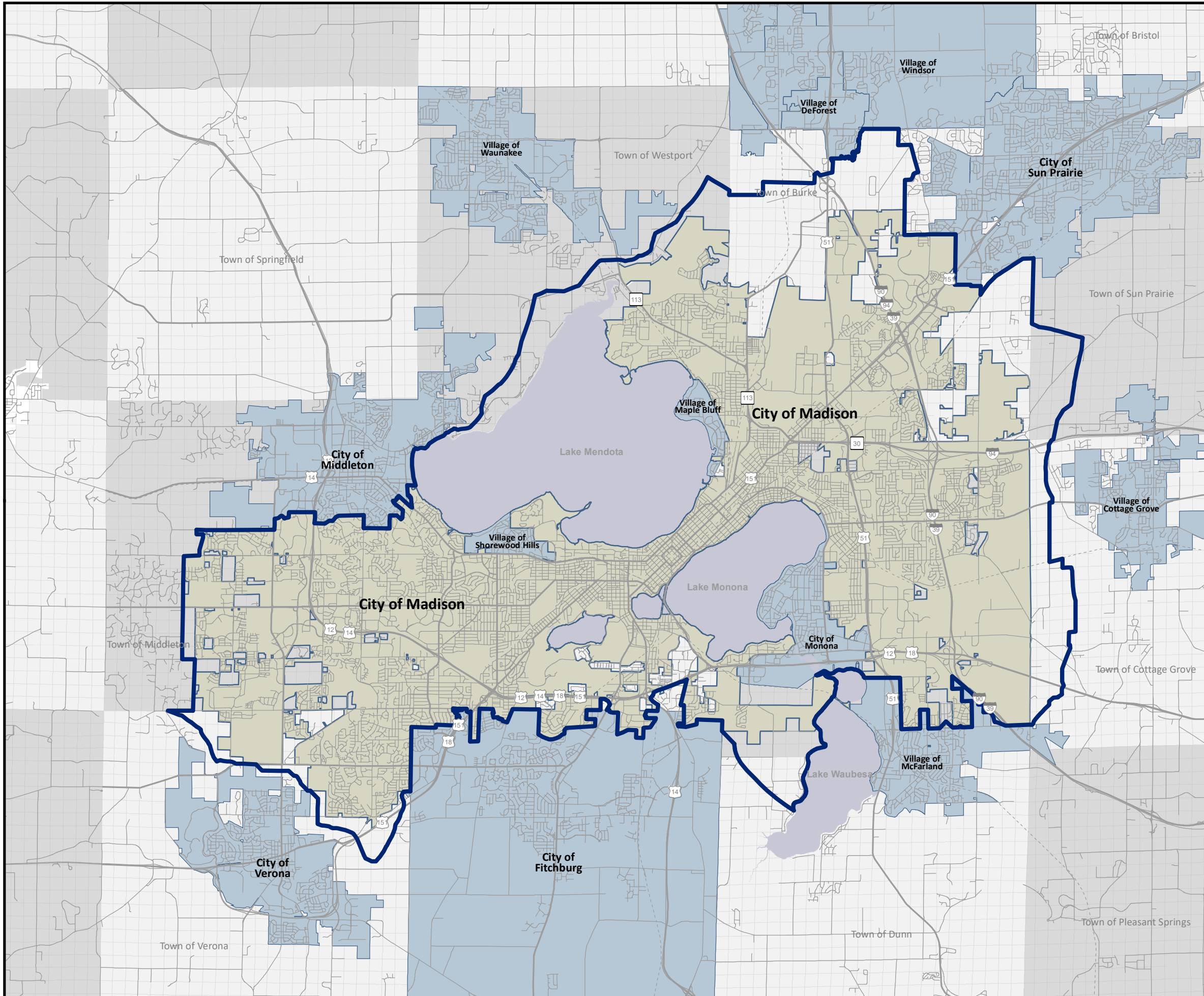
Site Features: The site is currently farmed and has a small woodlands and drainage swale. The terrain is gently rolling.

Driveway Access: There is no formal access to the parcel. Field access is provided via the 40 acres parcel to the south.

Other: This parcel is in area B of the Boundary Agreement with the City of Verona. City staff have indicated that they will continue to reserve this area of the Town for future City development. The proposed changes to the City of Madison ETJ map affect this area of the Town in terms of the City of Verona's future growth area. The applicant has created a concept plan consistent with the Conservation Subdivision guidelines in the Town's Land Division and Development Ordinance.

Extraterritorial Plat Approval Jurisdiction

 Proposed Extraterritorial Plat Approval Jurisdiction





Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King Jr. Blvd. Ste 017

P.O. Box 2985

Madison, Wisconsin 53701-2985

Phone: (608) 266-4635

Fax (608) 266-6377

www.cityofmadison.com

Date: October 3, 2022

To: Plan Commission

From: Jeff Greger and Tim Parks, Planning Division

RE: ID [73608](#) – Amending and updating the City of Madison's Extraterritorial Plat Approval Jurisdiction within which the City will continue to review land divisions and subdivision plats.

State law allows cities and villages to exercise extraterritorial plat approval jurisdiction (“ETJ”) over any subdivision or land division located within 1.5 or 3 miles of their corporate boundary (depending on city class), unless a map establishing a smaller/lesser ETJ area is adopted by a resolution of that municipality. In practice, the purpose of ETJ review is to allow a municipality to have a say in the division of land in areas where it intends to grow. The City of Madison is a city of the second class according to the State of Wisconsin and may therefore exercise extraterritorial review of subdivisions and land divisions up to 3 miles from its current boundaries.

The City of Madison’s review of subdivisions or land divisions with its ETJ is governed by MGO Section 16.23(3)(c), which requires that the request be compatible with adjacent development patterns and maintain the general land development pattern of the area in question, considering lot sizes, traffic generation, access, noise and visual features. The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide public services, install public improvements or accomplish future annexations. One exception are land divisions that are governed by an intergovernmental agreement or cooperative plan.

The last time the City’s ETJ boundary was updated by resolution was May 21, 2002. A more recent version of the ETJ boundary is included in the 2018 [Comprehensive Plan](#). The City of Madison has cooperative plans with the Town of Middleton (2002), City of Fitchburg (2003), Town of Blooming Grove (2006), and Town of Burke (2007), which establish the final city boundary and ETJ limits with adjacent municipalities. An intergovernmental agreement with the Town of Cottage Grove was recently adopted, which sets the limits of ETJ review on the City’s eastern boundary for at least the next 40 years.

Staff is proposing to update the ETJ line via a resolution adopted by the Common Council following review by the Plan Commission. The areas identified on the proposed ETJ map indicate areas where the City intends to grow in the coming years. As part of the proposed update, staff is requesting the ability to make administrative updates for minor changes to the line, such as when adjacent municipalities or City of Madison annexes or attaches a small number of parcels. Major updates to the line triggered by large attachments/annexations like the final attachment of the Town of Blooming Grove in 2027 or new intergovernmental agreements and cooperative plans would be updated by resolution.

If approved, the amended and updated City of Madison Extraterritorial Plat Approval Jurisdiction map will take effect on October 31, 2022 concurrent with the final attachment of the Town of Madison. Also, the adopted map and resolution will be recorded at the Dane County Register of Deeds, as required by Section 236.10(5) of Wisconsin Statutes.

Memorandum

To: Plan Commission

From: Katherine Holt, Director of Planning and Development

Date: October 7, 2022

Re: Zoning map amendment and concept plan for Farm 6

The Town of Verona has requested a Joint City/Town Planning Committee meeting to discuss Farm 6 (“Application”) concept located south of Tonto Trail and west of Fitchrona Road. This property is currently located in the Town of Verona. This memo is intended to supplement any other information provided by the developer (“Applicant”) or the Town of Verona.

Background:

In July of 2020, the Town of Verona and the Applicant began discussions regarding the Application. The Town of Verona, in the email, explained that the City of Verona would need to be contacted to answer extensions of City services to this area. The City began conversations in July of 2020 as to how City services could get extended, but the property would have to be annexed into the City. Staff noted that the annexation could be five (5) to ten (10) years from that date or longer.

In October of 2020, the City of Verona met virtually with the Applicant to discuss their conceptual plan. City Staff explained concerns over the development as it is in the City of Verona’s growth area B with the intent that City water and sewer service will be extended to this area in the future. The Applicant’s conceptual plan at that time was a looped road with lots interior and exterior to the loop with access from Fitchrona Road. City Staff stated Fitchrona Road would require dedication of right-of-way for future improvements.

In February of 2022, the City of Verona met virtually with the Applicant to discuss their revised conceptual plan (“Application”), which mirrors the current plan. City Staff explained that the City is protective of this area as it is located in Area B of the Intergovernmental Agreement and located in the future growth area of the City. The City has stated that Applicant must prove that this property cannot be serviced by water and sewer in the future to release the City’s interest in this growth area. City Staff have informed other potential developers in other future growth quadrants the same thing. Several developers have walked away from development of those properties rather than prove to the City that water and sewer cannot serve their property in the future.

In July of 2022, the Town of Verona’s Plan Commission reviewed the conceptual plan and zoning map amendment (“Application”), which was recommended for approval of the rezoning with the conditions that the land be deed restricted to single family, approved by the Joint City/Town Planning Committee, approval of the final plat, and approval of the development agreement and declaration of covenants.

In August of 2022, the City of Verona received the Application (matches the plan from February of 2022) and a rezoning application from the Town of Verona with no other information.

Intergovernmental Agreement:

The City and Town of Verona adopted an Intergovernmental Agreement¹ allowing both governments to cooperate on issues, including municipal boundaries, and both the City and Town have benefited from the creation of this agreement. The Agreement states “the City and Town agree to limit rural development that would make it difficult to efficiently extend urban services to that area in the future”². The property is in Area B depicted in red in Figure 2 and has the ability to be annexed to the City.

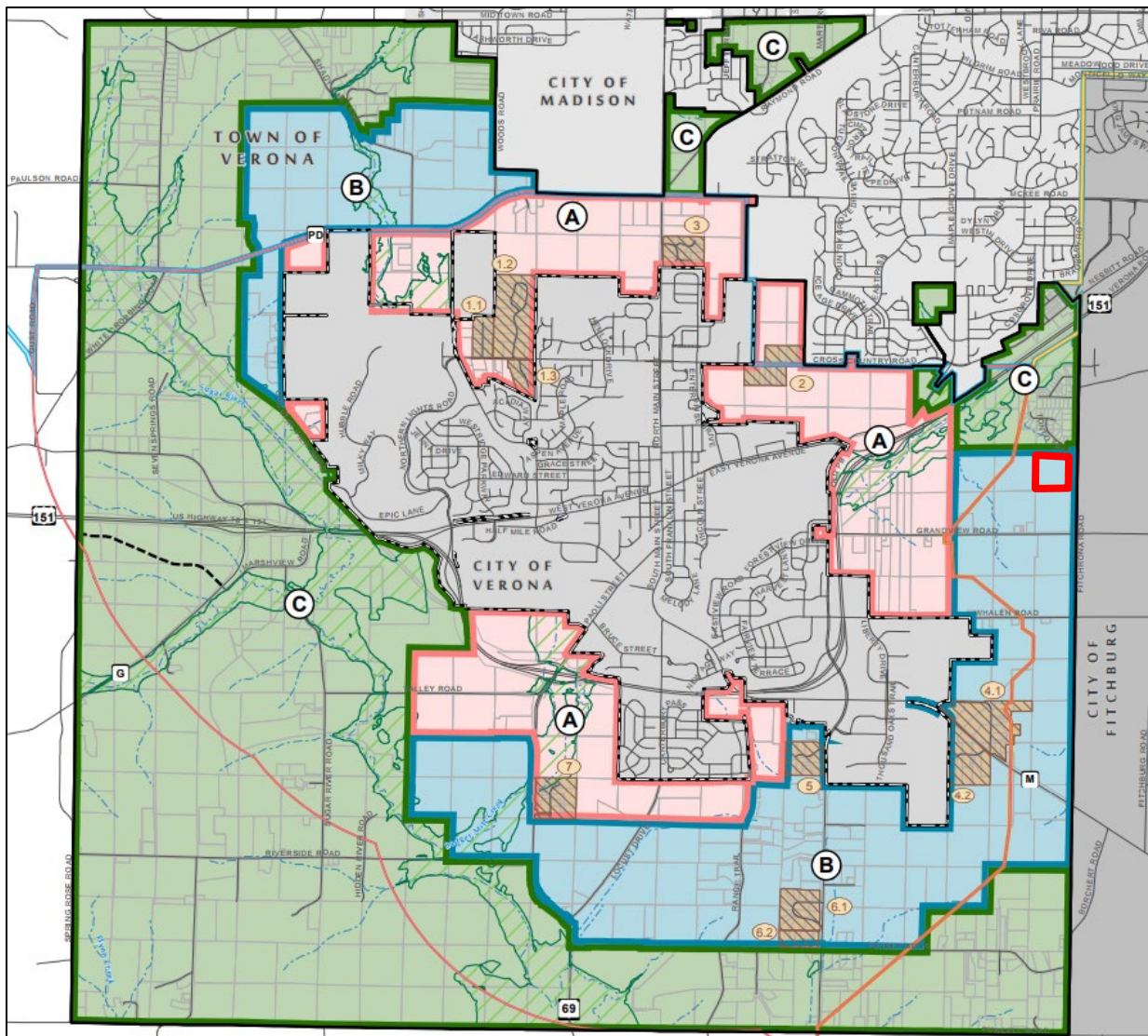


Figure 2 - Growth Areas

¹ Under Section 66.0301, Wisconsin Statutes, <http://www.ci.verona.wi.us/DocumentCenter/View/1331>

² Under Section 66.0301, Wisconsin Statutes, p. 8

The following are excerpts from the Intergovernmental Agreement as they pertain to Area B with the entire Intergovernmental Agreement included in the packet:

5.02 – City-Town Interest Area (Area B):

“Area of potential future City growth includes areas identified on the Future Urban Growth map in the City of Verona Comprehensive Plan that is not included in the City Growth area (Area A) and areas the City envision as having higher potential for municipal development in the future. The City-Town Interest Area also includes additional land that may be feasible to economically serve with urban services in the mid to long-term” (p. 9).

Definitions:

“(c) “Urban development” means development similar in character, intensity and use to what is currently found in the City of Verona. It may include residential, commercial, and/or industrial uses and is typically served by the full range of public services, including municipal sewer and water” (p. 9).

8.03 Area B: City-Town Interest Area.

“The Town and the City agree that the territory located in Area B is an area in which full urban development may occur under the provisions of this Agreement. The parties acknowledge that all of land within Area B is not likely to be developed at urban densities within the term of this Agreement but may be developed in the future. While this area is designated for potential future City growth, interim and long-term Town development that does not conflict with City expansion may be permitted. The Town and City agree to the following provisions applicable to Area B:

- (a) Lands may be annexed to the City only upon the unanimous consent of the owners of the lands, exclusive of any right-of-way that may be annexed. Such annexations will need to be contiguous to the City but may create Town islands. Such annexations shall include the entire width of highway rights-of-way abutting the lands annexed. The Town shall not oppose, nor support opposition to, annexation consistent with the terms of this Agreement.*
- (b) When requests are made for approval of any Certified Survey Map (CSM), subdivision plat, or initiation of, development that will result in the creation of any urban or rural development, where the CSM, plat, or development does not include an annexation to the City, the following standards shall apply:*
 - The property owner and/ or developer shall prepare and submit a conceptual development plan for the relevant area within which the CSM, plat or development is proposed. A finding shall be made by the City that the CSM, plat, or development is consistent with the City's adopted Comprehensive Plan, or can be made consistent*

with the addition of appropriate conditions. The City may waive the conceptual development plan requirement, at its sole discretion, based on the size and scope of the proposal.

- *Parcels must be designed in such a manner that future land divisions may be possible relative to creating additional residential building site(s), unless this requirement is waived and/or modified by the City.*
 - *The CSM, plat, or development must be served by a publicly dedicated road built in accordance with the City's Subdivision Regulations, unless said requirement is waived or modified by the City.*
- (c) *The Town agrees that it shall not take any action that conflicts with this Section 8.03 or undermines Area B being a future growth area for the City. Among other action, the Town shall not approve, and shall oppose any application before Dane County for, any lot splits, land divisions, or rezones in land located within Area B unless the Joint Planning Committee has approved the lot split, land division, or rezone pursuant to Section 10.*
- (d) *Where property in Area B will be annexed into the City, the City agrees that it shall, before giving approval to any preliminary plat in such area, require the plat's proponent to submit the proposed plat for review by the Town's planning and engineering staff to receive the Town staffs comments on stormwater, traffic, groundwater impacts, and other potential issues associated with the proposed land division.*
- (e) *The Town agrees to support, and not interfere with or object to the City applications to extend its Urban Service Area to land located in Area B consistent with this Agreement” (p. 12-13).*

17.01 Long Term Boundary.

“The limits of the City bordering the Town, as expanded during the term of this Agreement through the annexation and development of Area A and Area B, shall constitute the long-term boundary between the City and Town. The City, as provided in Sections 8.02 and 8.03 of this Agreement, may annex areas within Area A and Area B and, if in conformity with the terms of Sections 8.05 of this Agreement, may also annex areas within Area D. The City will not annex during the term of this Agreement, and hereby waives its right to annex portions of the Town located in Area C, except with the approval of the Town Board” (p. 18).

Staff's comments:

City Staff have raised concerns over this development and have explicitly told the the Applicant that the City will not allow the property to be subdivided into lots that conform to the Town of Verona's requirements as this is in Area B that the City expects urban development to occur. The property can remain a farmed property, leased to a farmer,

and contain a single-family home on it until properties are annexed into the City of Verona.

If the property is developed in the Town, Staff is concerned that the development is not dedicating land toward Fitchrona Road. All municipalities in this area are aware that Fitchrona Road will need to be improved and expanded in the coming years, which may include expansion of the road based on development demands. By limiting this development to not dedicate right-of-way, it potentially causes Fitchrona Road to have all improvements shift to the east or municipalities having to determine if sidewalks can fit into the designated space. Further, it may require acquisition of additional right-of-way in the future. The lack of dedication is short sighted and hinders future transportation improvements.

The design of the subdivision shows future connections to other properties located within Area B. City Staff requires public internal street in the proposed subdivision with public street connections to other properties. The City requires a thirty-two (32)-foot pavement width with a two (2)-foot pan of curb on each side. All public streets that dead end at the property line would be required to have a cul-de-sac as noted on the plans that meets the Fire Department's requirements shall *"have one (1) end permanently closed shall not exceed one thousand (1,000) feet in length and shall terminate with a turnaround of not less than one hundred twenty (120) feet in diameter and a roadway turnaround of one hundred (100) feet in diameter"*. Even if the private street is proposed within the Town or the City, the street cross-section must easily accommodate fire truck width, weight, and turning radius through conversations with the Verona Fire Department. City Staff is concerned the current design won't work.

The proposed development is in an area of known surface drainage and groundwater issues (Goose Lake). The two (2) waterways shown crossing Fitchrona Road have had significant flow/flooding in the past. If the development were in the City of Verona, the City engineer would need to establish the 200-year water surface elevation in those channels and make sure that the proposed buildings' lowest opening elevations are at least two (2) feet above these elevations. Staff is unsure if drainage and groundwater issues have been addressed at this time.

The Town development north of this proposal is served by sanitary sewer and is connected to Madison Metropolitan Sewer District (MMSD), which means there is no septic. MMSD pumping station 17 force main relief phase 2 project includes a section of gravity line near this proposal. City Staff does not recommend septic systems in this area as it will increase human viruses in the groundwater and put the onus on the property owners to maintain. The septic can fail during times of flooding or high groundwater. In addition, nitrates may be an issue in their wells due to karst geology, which would require treatment at each individual home. Because of these reasons, the City can develop these properties with sewer service as previously mentioned by the new MMSD gravity line. City Staff realizes that water service would need to be analyzed as this property is at the end of two service areas (central and southeast pressure zones). These pressure zones would spit the property in half. City Staff believes this property can be safely served in the future by City municipal services.

The overall design of the subdivision is not consistent with City standards for development. Typical City development allows for dense, compact growth while this proposal is spread out development on large lots. Typical City development also has public roads and sidewalks on both sides of the street with future connection points as noted on the plans to surrounding properties. With the addition of more lots, a turning lane may be required as part of the improvements on Fitchrona Road which is not noted on the development plans.

Recommendation:

Staff recommends denial of the plan as the Applicant has not proven that the property cannot be served by public water and sewer and designed to meet City of Verona standards as the property is in Area B of the Intergovernmental Agreement. City Staff continues to believe the Property can be served by municipal services in the future. The City expects to grow out to this area and serve these properties in the future. While this area is not developed at this time, Fitchburg has significant growth north of this area and this area of the Town will become more urbanized in the future with City of Verona development to the west and additional Fitchburg development to the east.

Submitted by: Katherine Holt *KH*
Director of Planning and Development

Reviewed by: Adam Sayre, AICP *AS*
City Administrator