

- (1) Average and Minimum Lot Size. Table 7.1 provides the average and minimum lot sizes for all Residential Development density categories. For example, if a Parcel is within the 2-4-acre Rural Residential (RR 2-4) density category on the Land Use Map, the average lot/unit size within the Development shall be 2 acres with a minimum lot/unit size of 1.5 acres. Average lot/unit size is used to encourage variation in the lot/unit sizes within a Development. If the net acreage is 20 acres, using the allowable density of 1 single-family residence per 2 acres, up to 10 lots/units are permitted.

Table 7.1: Traditional Subdivision Development Lot/Unit Size

Density Comp. Plan	Maximum # lots/units	Average lot/unit size	Minimum lot/unit size
1 house/2-4 acres	Net area/2	2 acres	1.5 acres
1 house/4-8 acres	Net area/4	4 acres	1.5 acres
1 house/8-16 acres	Net area/8	8 acres	1.5 acres

* See Comprehensive Plan Map 9.6

- (2) Setbacks. Front and back minimum setbacks for each lot shall be the same as those associated with the appropriate Dane County Zoning District. However, setbacks for each lot/unit may be increased to provide for protection of natural areas and flora, and to better reflect rural design characteristics within the Subdivision. Side yard setbacks shall exceed the Dane County standard of 10 feet and be 25 feet or more, as these setbacks more accurately reflect rural design characteristics.
- (3) A maintenance plan shall include language on how to manage the unbuilt common areas, which would include Open Spaces and stormwater management basins, and a mechanism to pay for management and maintenance. This might also include trails within the Subdivision. Any maintenance plan shall be approved by the Plan Commission and Town Board.
- (4) Condominium Developments with private roads will also be subject to Road Construction Standards but are not required to be dedicated to the Town.
- (5) Depth of lot/unit. Excessive depth in relation to width shall be avoided and a proportion of two (depth) to one (width) shall be considered desirable.
- (6) Frontage. Each lot/unit shall front a road with 66-feet of frontage or 30-feet of frontage for a Cul-De-Sac or modified Cul-De-Sac, unless a variance is granted.

7.3 - PHASED DEVELOPMENT

The Town may require a phased Development plan to ensure that there is an orderly availability of buildable lots/units in the Town.

CHAPTER VIII - CONSERVATION SUBDIVISION DESIGN

A Conservation Subdivision is a Subdivision design that is consistent with the applicable provisions and regulations of this ordinance, and one which provides for the clustering of residential uses on smaller Parcels to preserve natural features and/or Open Space. The value of conserving natural resources and Open Spaces is recognized herein as an important consideration in Subdivision design. The Plat should maximize the benefit of these values in its design. In addition to the requirements listed in this chapter, all requirements of Chapters 1 through 6 and Chapter 10 shall be met along with those of Chapter 75 of the Dane County Subdivision ordinance. The average lot/unit sizes and minimum lot/unit sizes are smaller than with a Traditional Subdivision to encourage the use of Conservation Subdivision design for Subdivision Development.

8.1 - PURPOSE

- (1) To provide for a residential Subdivision that permits flexibility of design in order to promote or preserve environmentally sensitive areas, efficient uses of land and provide for Open Spaces.
- (2) To preserve in perpetuity unique or sensitive natural resources and Open Spaces, and to protect wildlife and plant habitats.
- (3) To preserve important historic and archaeological Sites.
- (4) To promote clustering of houses and structures on less environmentally sensitive soils to reduce the amount of infrastructure, including paved surfaces and utility Easements, necessary for Residential Development.
- (5) To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in Residential Development.
- (6) To promote interconnected greenways and habitat corridors in the Town.
- (7) To encourage interaction in the community by clustering houses and provide public gathering places and community facilities as focal points in the neighborhood.

- (8) To encourage road designs that reduce traffic speeds while increasing safety and access for pedestrians and bicyclists.
- (9) To promote construction of convenient and environmentally acceptable pedestrian trails and bike paths.
- (10) To conserve scenic views and reduce perceived density via conservation design principles.
- (11) To protect prime agricultural land and preserve agriculture as an economic activity.

8.2 - STANDARDS

Conservation Subdivision Developments prioritize the preservation of Open Space, and reserve at least 30% of the total Development acreage as Open Space. Open Space may include woods, streams, wetlands, grasslands, topographical features and other natural or cultural features. Additionally, this type of Subdivision may alternately create opportunities for Open Space where none previously existed. Open Space is permanently protected and held in common ownership. The Open Space requirement is obtained by taking 30% of the net area, which is determined by subtracting the current road right-of-way area for all lots/units adjacent to a current road from the gross area.

- (1) Average and Minimum Lot/Unit Size. The maximum number of lots/units allowed is obtained by dividing the gross area by the rural residential density associated with the Parcel as identified on Map 9.6 Future Land Use in the Town of Verona Comprehensive Plan. If at least 30% of the area is in Open Space, the Applicant would be entitled to the average lot/unit sizes and minimum lot/unit sizes shown in Table 8.1 below, depending on the Residential Development densities identified by Map 9.6 in the Town of Verona's Comprehensive Plan. If stormwater management facilities are designed to retain 100% of a two-year rain event, then the Applicant would be entitled to average and minimum lot/unit sizes as shown in the Table 8.2. Unlike Traditional Development net area determination, stormwater management features and wetlands may be counted toward the total percentage of Open Space, when they are associated with outlots.

The number of permitted lots/units for a Conservation Subdivision is obtained by dividing the buildable area by the average lot/unit sizes listed in Tables 8.1 or 8.2. The buildable area is determined by subtracting the following from the gross area: a) the Open Space area, b) the area of any new roads, and c) the area of the road right-of-way for any lot/unit adjacent to an existing road. The number of lots/units cannot be greater than the maximum number allowed as determined in the rural residential density calculation.

Table 8.1: Conservation Subdivision Lot/Unit Size for less than 100% Infiltration Rates

Density Comp. Plan*	Maximum # lots/units	Average lot/unit size	Minimum lot/unit size
1 house/2-4 acres	Gross area/2	1.5 acres	1.3 acres
1 house/4-8 acres	Gross area/4	1.5 acres	1.3 acres
1 house/8-16 acres	Gross area/8	1.5 acres	1.3 acres

* See Comprehensive Plan Map 9.6

Table 8.2: Conservation Subdivision Lot/Unit Size for 100% Infiltration Rates

Density Comp. Plan*	Maximum # lots/units	Average lot/unit size	Minimum lot/unit size
1 house/2-4 acres	Gross area/2	1.3 acres	1.2 acres
1 house/4-8 acres	Gross area/4	1.3 acres	1.2 acres
1 house/8-16 acres	Gross area/8	1.3 acres	1.2 acres

* See Comprehensive Plan Map 9.6

- (2) Setbacks for each lot will be determined to provide for protection of natural areas and flora, and to reflect rural design characteristics within the Subdivision.
Roads shall be built to Town standards and dedicated to the Town. Condominium Developments with private roads will also be subject to Road Construction Standards but are not required to be dedicated to the Town.
- (3) The Applicant shall provide a stewardship plan from a qualified professional ecological firm for the implementation of sustainable management activities for the areas in Open Space and provide information on the variety of flora that are appropriate for the Open Space areas. The qualified professional ecological service firm shall be approved by Town Staff prior to their engagement.
- (4) Depth of lot/unit. Excessive depth in relation to width shall be avoided and a proportion of two (depth) vs one (width) shall be considered desirable.
- (5) Frontage. Each lot/unit shall front a road with 66-feet of frontage or 30-feet of frontage for a Cul-De-Sac or modified Cul-De-Sac, unless a variance is granted.