

Dave Michuda - Presentation at Dane County Zoning meeting 3/28/17
Petition: Rezone 11105

My name is Dave Michuda and we have lived on 8 acres of land that borders the neighbors land for 25 years. It is very important that I provide a brief historical perspective of the land we are discussing. When we bought our land from a farmer he told me about the Wetland area that existed on both properties and that there were also 2 springs . He told me he sold both properties because it was not tillable due to the wetlands and he was always getting stuck with the tractor.

Twenty years ago I worked very closely with the DNR who were very strict with approvals for constructing a ½ acre 10 ft deep pond. They expressed a great deal of interest in the “Wetlands” that existed on our land as well as the Pacettis. When we constructed the pond I was told it would take 3 days. The excavators hit a spring that resulted in a tremendous amount of water requiring them to divert the water which took 3 weeks to construct the pond. Today that pond has wood ducks, mallards, geese, Blue Herons and Sand Hill Cranes. I have enclosed a picture of a pair of Sand Hill Cranes near our pond last Friday. We have duck houses and have seen numerous hatchings of baby ducks. Many years later the Pacettis were denied a Permit to build a pond on their land.

When the Pacettis were excavating for their house they ran in to a tremendous amount of water that was above their footings requiring them to constantly pump water out. Wendys former husband was very concerned and told me he wasn't sure whether he should try and excavate at another location of the property. To this day I don't understand how there was a building permit approved. The previous landowner of Pacettis property told me he had some perc tests where the Pacettis were building and never got a Perc test that passed.

When I was notified by the Town of Verona a few days before the meeting I was very surprised to hear the neighbors intent to subdivide her 10 acres in to 4 lots. Wendy Pacetti has created numerous versions of her proposals and most recently is talking about subdividing the 10 acres in to 3 parcels. Unfortunately she never notified a single neighbor of her intent . She does not live in the current house and rents it out for financial reasons.

Please take notice of the colored map I have attached in my packet. The last Town of Verona meeting I attended included a discussion with a Board Member and Wendy referring to the Wetland area as a “dot” on the map. For clarification, I measured the “The Wetland area” in question and it is 252’ wide that runs West to East from the South end of my land that borders the Pacetti property. The Wetland runs South through the Pacetti property. The Wetlands existed well before any homes were built in the area.

After several discussions with the DNR they made it clear to me to tell the Town of Verona that “at a minimum they should request” that Wendy Pacetti do the following:

- 1.) Complete a Wetland Delineation Report using the Army Core of Engineers
- 2.) Complete a Storm Water Permit
- 3.) They made it clear that Perc tests should also be required

Why this permit should be denied?

- 1.) A 2 ½ acre lot is not consistent with any homes that reside on Range Trail which is one of the most beautiful areas in the Town of Verona and this approval would be precedent setting for other residents on Range Trail
- 2.) If the Pacettis were denied a permit for a pond from the DNR why would they be allowed to build houses on 2 additional lots near a Wetland area ?
- 3.) Wetlands are not conducive to residential development and if the limitations are ignored in land use planning it can result in flooding, wet basements, unstable foundations, and failing pavement. The Pacettis experienced flooding while excavating for their house. Lets not allow this to happen again.
- 4.) How does building on 2 new lots near a Wetland area “Preserve Natural Resources” which is part of the mission statement for the Town and City of Verona ?

Thank you for your time. Sincerely,

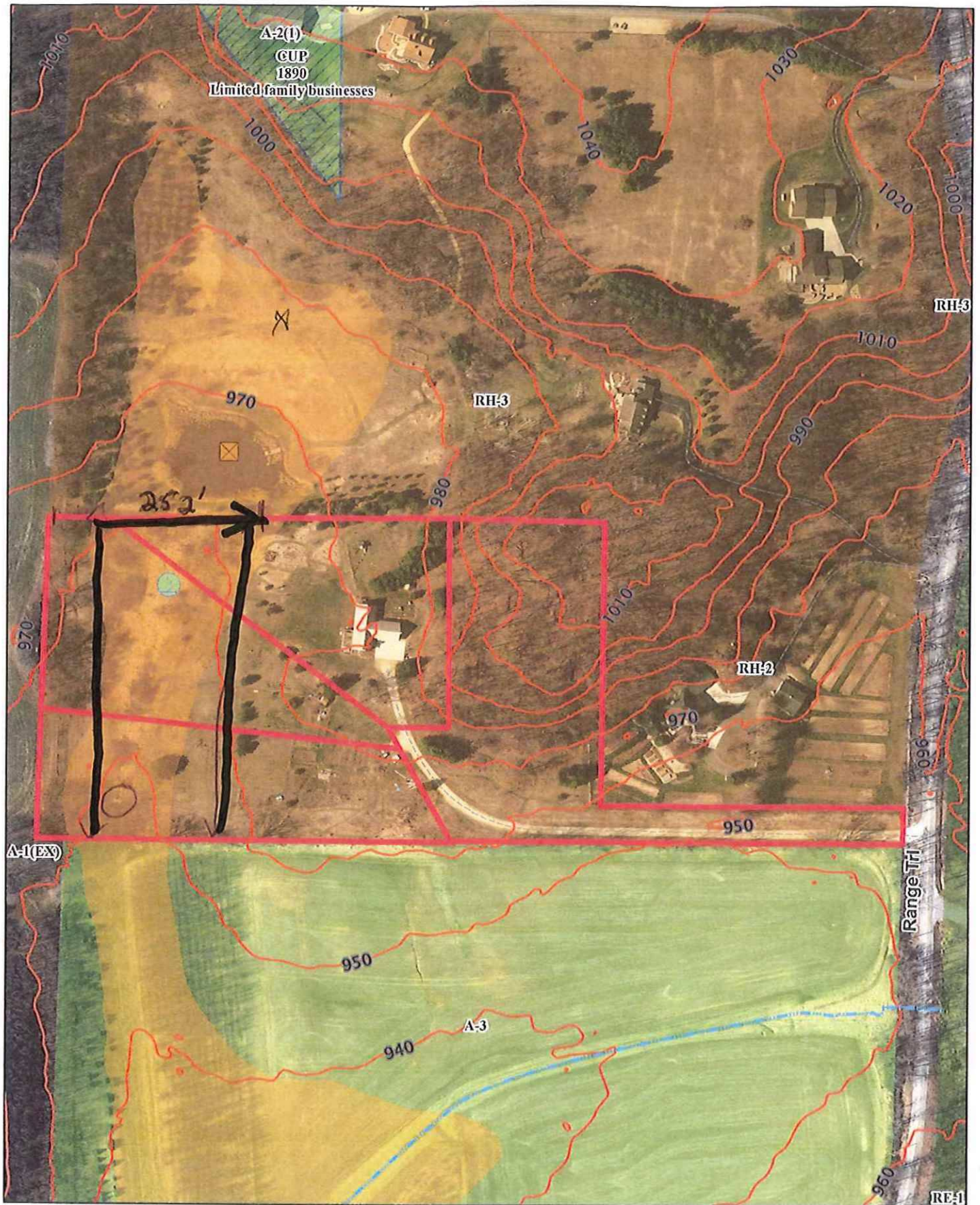
Dave Michuda

Dave Michuda
1893 Range Trail
Verona, Wisconsin 53593



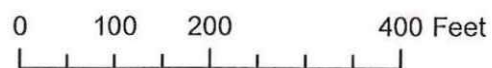






Legend

- Hydric
- Wetland
- Hydric Inclusions



Petition 11105
Pacetti

Ted & Joan Ballweg
1885 Range Trail
Verona, WI

Pacetti Rezoning and housing development is not consistent with the Town of Verona homes on Range Trail and will have a negative effect on our land value.

A review of the properties on Range Trail in the Town of Verona shows only two parcels as small as the Pacetti rezone request and both are near the City of Verona sub-division – Cathedral Heights. Each has a driveway.

The Pacetti request to have a shared driveway for 3 residential lots is inconsistent with all neighboring properties on Range Trail. It is also inconsistent to divide lots down to 2.25 acres. The Pacetti property was originally part of the land plot that included our land and home. The previous owner split the land to build another house on the back 10.2 acres accessible with a 66' wide flagpole driveway running alongside one side of our property. (Pacetti's bought the 10.2 acres)

Currently with only one resident home on the driveway the dust and noise created from vehicles entering/leaving is very noticeable and often disruptive. At night the car lights shine into our windows and often when a car entering encounters a car exiting – one of the vehicles must stop and/or back-up.

At the recent joint Planning Commission Meeting with the City of Verona and the Town of Verona – the City of Verona Administrator emphatically made several important statements regarding the Pacetti rezone request – including,

1. The City of Verona has no plans for development near the Pacetti property. (see joint Town/City long term development plans)
2. A review of the Pacetti driveway indicates that it would not be suitable for development as a town/city road due to terrain and wetlands.
3. The City does not recommend multiple residents on a single driveway because of numerous long term maintenance issues that will occur.

If the Town of Verona and Dane County determine they will allow this multiple resident development of the Pacetti property we request that they require a driveway escrow account equal to the value of constructing an adequate paved driveway to reduce noise and eliminate the significant dust created from frequent vehicle use.

refer to Chapter 10 rewrite committee

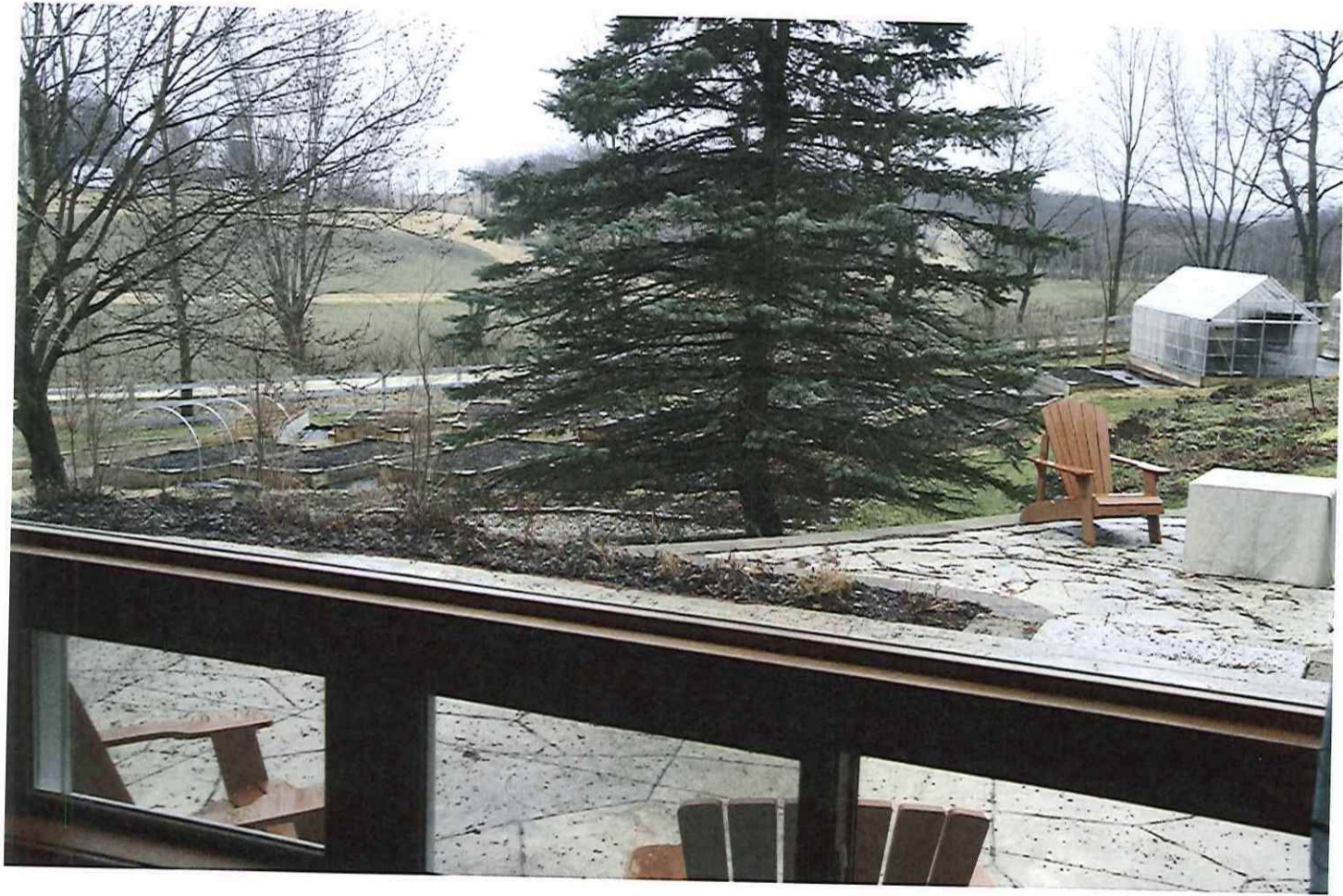
3-5 yrs How many years for I39 Constr?
How close project?

Ballweg house on left
from Pucetti driveway.



Bullweg house in background
Parent's driveway in front





Pacetti driveway
from Ballweg house living room.

Pacetti driveway
from Ballweg house bedroom



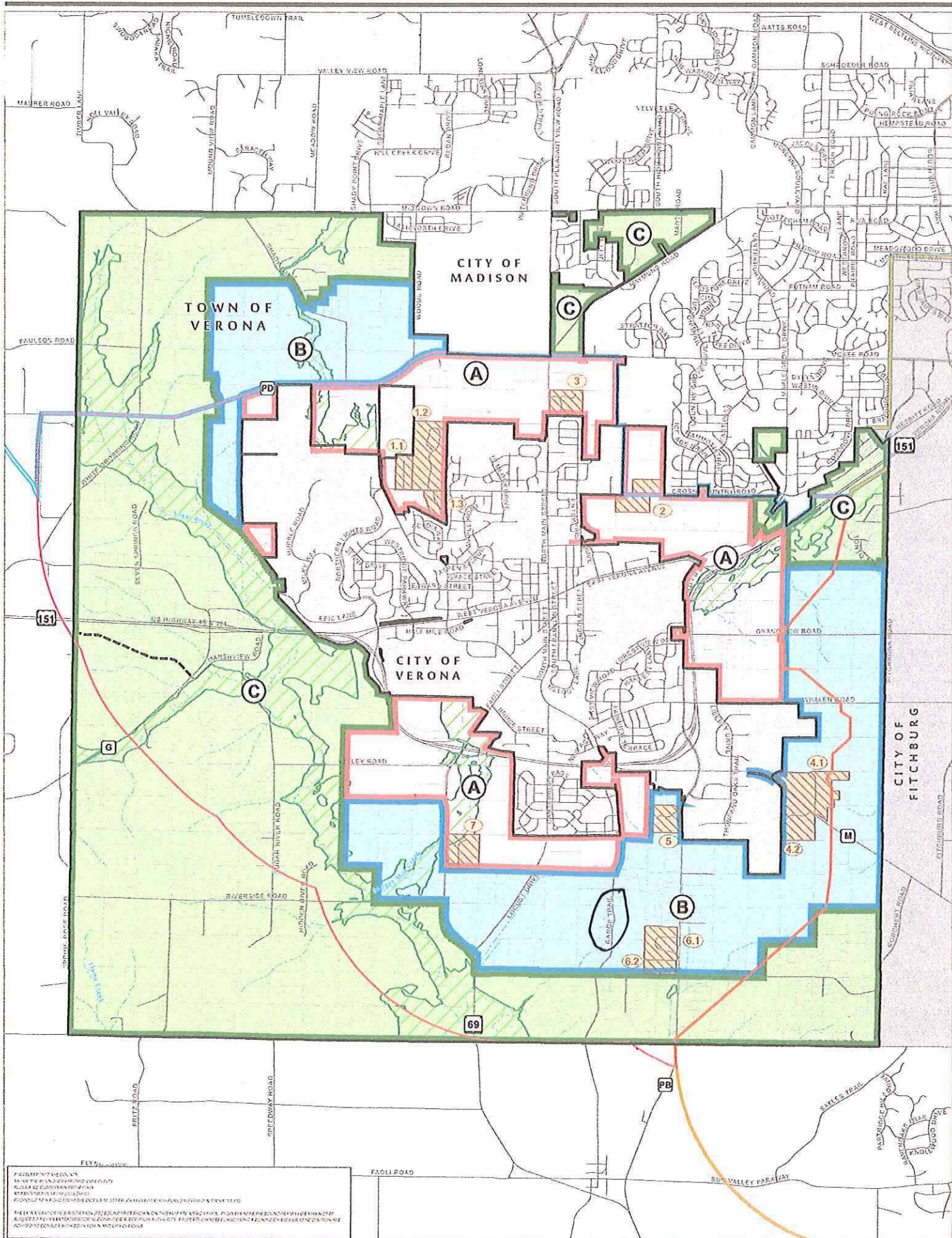


FIGURE 2-13: VERONA CITY BOUNDARIES
PREPARED BY THE COUNTY OF DADE, FLORIDA
FOR THE VERONA CITY BOARD OF COMMISSIONERS
ON 11/15/2011
DATE OF NEXT REVIEW: 11/15/2014
BY: [illegible]

City and Town of Verona Boundary Agreement Summary of Key Terms

General Terms and Structure

- Intergovernmental agreement authorized by Wisconsin Statute 66.0301
- Public hearing required prior to action by the City and Town on the agreement
- Proposed term of 10 years with the ability to renew the agreement
- Scope includes land use within the entire Town of Verona
- Establishes four growth areas based on location and potential for future rural and urban development

Area A: City Growth Area

- Primary City growth area including land adjacent to the City
- Timing of City development would be contingent on availability of City services
- Most restrictive for rural development within the Town
- Town will not oppose annexations in this area
- Town islands are allowed
- Options for Town development would be limited and would have to conform to existing extra-territorial review authority of the City

Area B: City-Town Interest Area

- Potential future City growth areas
- Allows for limited Town development that would not impede future City growth
- Timing of City development would be contingent availability of City services
- Town will not oppose annexations in this area
- Town islands are allowed
- The City of Madison and City of Fitchburg's extra-territorial jurisdiction will remain in effect for portions of Area B
- Town development would be subject to approval by a joint City/Town Plan Committee

Area C: Town Protected Area

- Area not anticipated for City growth
- City will not annex property within this area
- Rural development would be allowed consistent with the Town Comprehensive Plan
- Town development would be approved Town and County

Area D: Town Neighborhoods

- Existing Town neighborhoods located in Areas A and B
- City would not annex property unless at least 80% of the owners seek annexation.
- Any annexations must be contiguous to the City and include the entire neighborhood
- Land divisions would be subject to approval by a joint City/Town Plan Committee

Other Points

- Agreement provides for the establishment of a joint City/Town Plan Committee to review and take action on land remaining in the Town in Areas A, B, and D.
- Agreement calls for reciprocal advisory staff review of development in Area B and Area C.
- Agreement could facilitate the development of a shared City/Town zoning code eliminating the County from zoning decisions.
- Agreement includes language about protecting farmland, the Ice Age Trail Corridor, and the Sugar River Watershed.
- Agreement calls for road maintenance agreements when an annexation creates a City or Town island.