

Land Division Waiver: 2019 LD-001, associated with rezone #11407 – Prairie Circle Development

RE: Length of dead end road

Email sent to Roger Lane, on Friday, May 10, 2019

Roger,

Yesterday I sent you the motion that the Town of Verona Board passed related to the timing of road construction for the Prairie Circle extension (below). This morning I was speaking with Doug Maxwell, our Plan Commission Chair, and he suggested I pass some context for the Town Board's position. As I mentioned, we respect Dane County's need to be cautious in granting waivers to the 1000' length of a cul-de-sac, and we understand your concerns about wanting to make sure that the road gets built. The Town Board feels that they have made assurances with the motion below that the road will be built, and they feel the context of Prairie Circle and the Sweeney's development plans are unique.

The primary reason that the Sweeneys have designed the east/west roadway and associated lots is because the Town required that they have a plan for the ultimate buildout of their property. Their primary goal is not to sell lots. Instead, it's to create a new lot for their own home, and the Town is comfortable with having the land remain undeveloped for a long time. Also, the context of their land is important. Epic owns almost all of the land to the east of the Sweeney property. The proposed east/west connection lines up with a private drive of one of the few remaining residential lots, but Epic has been open about their interest in purchasing all the remaining residential properties on Country View Road when property owners are ready to sell. Thus, the Town doesn't realistically expect any development to the east.

The Town understands the safety concerns of having several lots share only one exit to a development. However, we also think that site context should be considered. If the Prairie Circle area was wooded, steep, or flood prone we would have more concerns. However, we think the threat of residents being trapped by a blocked road is low. **Lastly, the Sweeneys have double checked with the local fire department, and we got the following response from the Verona Fire Department:**

"I just met with Linda Sweeney who is seeking approval for the Concept Plan for Prairie Circle Extension. Ms. Sweeney explained the timing of the project, which does not appear to effect fire access. The fire department has no issue with the concept as long as the street named New Age Circle is not put in until the lots are sold. We have no issue with the current proposed Prairie Circle Extension." - Doug Rohn

Doug and/or I will like to relay these thoughts to the ZLR on Tuesday night and would appreciate it if you could pass on this email ahead of the meeting.

Please don't hesitate to contact me if you have questions or concerns.

Thanks,

Amanda
Town Administrator/Planner

Town Board Motion 5/7/2019

Mathies moved to require that the road to the east of Prairie Circle be constructed when 1) there is an offer of Lots 2, 3, 4 or 5 for sale, as shown on the concept plan or 2) there is a request by the Town of Verona for the construction of the road to the east in the Prairie Circle Development to connect to a development to the east. Once a trigger has been met the developers of Prairie Circle Development will have one year to complete the road to Town standards. Prior to road construction a letter of credit will be in place for the estimated cost of construction based on two cost estimates and deemed acceptable to the Town. 2nd Duerst. Roll call vote: Maxwell, aye; Mathies, aye; Duerst, aye; Enburg, aye, and Geller, aye. Motion carried.

Note added:

Another point is that the Town does not want to assume the financial cost for maintenance of a road that does not service any homes or connect to another road. The maintenance of roads is the most expensive part of the Town's Budget and as the Town tries to keep property taxes at a steady rate, adding more roads does not seem attractive.