



# DANE COUNTY PLANNING & DEVELOPMENT

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## ***Planning***

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TO: County Board Supervisors  
County Executive Joe Parisi  
Amanda Arnold, Town of Verona  
Town of Verona Supervisors  
Town of Verona Planning Commission  
All Other Interested Parties

## ***Records & Support***

(608)266-4251, Rm. 116

## ***Zoning***

(608)266-4266, Rm. 116

FROM: Brian Standing, Senior Planner

SUBJECT: County Board Ordinance Amendment 2018 OA-030  
Town of Verona Comprehensive Plan Amendment

DATE: REVISED February 13, 2019

CC: Todd Violante, Director of Planning & Development  
Roger Lane, Zoning Administrator  
Karin Thurlow Petersen, County Board Staff

*This memo describes amendments to the Dane County Comprehensive Plan proposed by the Town of Verona. Under intergovernmental cooperation policies of the Dane County Comprehensive Plan, town plans must be adopted by the county board and signed by the county executive before they can be used to make county zoning decisions. To assist county officials in their decision making, the Planning Division prepares written information describing any proposed town plan amendments. You may direct any questions to 267-4115.*

## **I. SUMMARY**

On November 13, 2018, the Town of Verona Board of Supervisors adopted amendments to the *Town of Verona Comprehensive Plan*. The Town has requested that the Dane County Board of Supervisors adopt the revised *Town of Verona Comprehensive Plan* as an amendment to the *Dane County Comprehensive Plan*.

## **II. BACKGROUND**

- A. *Ordinance and Plan Amended:* If adopted, OA-30 would amend Chapter 82, Subchapter II of the Dane County Code of Ordinances to incorporate the amended *Town of Verona Comprehensive Plan* as part of the *Dane County Comprehensive Plan*.
- B. *Action required:* The County Board and the County Executive must approve OA-30 for it to become effective. Town comprehensive plans are adopted as part of the Dane County Comprehensive Plan under s.10.255(1)(d), Dane County Code and Intergovernmental Cooperation Policies for Town Governments (pp. 77-78) of the Dane County Comprehensive Plan. The Dane County Comprehensive Plan is adopted under Chapter 82, Subchapter II, Dane County Code, s. 59.69, Wis. Stats, and s. 66.1001, Wis. Stats.

- C. *ZLR public hearing*: The Zoning and Land Regulation Committee (ZLR) advises the County Board on proposed Comprehensive Plan amendments. The ZLR Committee has scheduled a public hearing on OA-30 for February 26, 2019.

**III. DESCRIPTION**

- A. OA-30 would amend the Dane County Comprehensive Plan by completely revising the *Town of Verona Comprehensive Plan*. The amendment would classify unincorporated land in the Town of Verona into 14 planning categories, with differing maximum permitted residential densities as shown in the table below:

**2019 Plan** (*Resource Protection Corridors excluded*)

<u>Land Use Plan Category</u>	<u>Acres</u>	<u>Max. Res Density (Acres per house)</u>	<u>Density (Units per acre)</u>	<u>Theoretical Max Yield</u>
Commercial	158	na		
Agricultural Preservation	1,488	35	0.029	43
Transitional Agricultural	3,743	8	0.125	468
Rural Residential, 8+ acres	268	8	0.125	34
Rural Residential, 4-8 acres	1,743	4	0.250	436
Rural Residential, 2-4 acres	2,221	2	0.500	1,110
Urban Residential: SFR Neighborhoods private sept*	298	1.5	0.667	199
Urban Residential: SFR Neighborhoods public septic	75	0.5	2.000	150
Urban Mixed: Urban Residential	57	0.5	2.000	114
Natural/Recreational Resources	1,941	0	0	0
Trail	55	0	0	0
Utilities	7	0	0	0
Institutional	195	0	0	0
<b>TOTALS</b>	<b>12,250</b>	<b>4.80</b>	<b>0.208</b>	<b>2,553</b>

- B. In addition to the 14 land use planning areas described above, the plan includes policies to discourage or prohibit development in resource protection corridors overlays, using criteria that are consistent with those described in the *Dane County Comprehensive Plan*.
- C. The plan also includes Community Design Principles governing new development within the town. Policies include guidelines for:
- Preservation of existing tree cover and natural topography;
  - Building location to minimize encroachment onto natural or agricultural areas;
  - Design standards for equal treatment of both subdivision plats and condominium plats, including consistency with Chapter 75 Dane County Code, zoning setbacks and town density standards;
  - Road construction and design;
  - Stormwater and erosion control, and;
  - Buffers, landscaping and setbacks to protect rural character.

## IV. ANALYSIS

### A. Land Use

Compared with the current adopted 2006 plan, the proposed plan would *reduce* the total, theoretical potential development within the town by over 9,000 homes to approximately 2,553 homes at full build-out. (Both of these figures should be viewed as theoretical maximums, because they do not account for the influence of municipal extraterritorial plat review jurisdictions, nor for land devoted to public right-of-way to accommodate development.) Much of this reduction comes from reductions in both the land area and the allowable residential density for lands in the Urban Residential category. Details of the difference in potential development by land use category are noted below.

<b>Planning Category</b> <i>(Resource Protection Corridors Excluded)</i>	<b>2006 Plan (Acres)</b>	<b>2019 Plan (Acres)</b>	<b>Change in acres</b>	<b>Change to max. res. yield (units)</b>
Agricultural Preservation	5,441	1,488	(3,953)	(113)
Transitional Agriculture	837	3,743	2,907	363
Rural Residential (all categories)	4,043	4,233	190	(441)
Urban Residential (all categories)	1,623	430	(1,192)	(9,273)
Commercial / Institutional / Utility	169	360	191	na
Natural / Recreational / Trail	-	1,995	1,995	na
<b>TOTALS</b>	<b>12,111</b>	<b>12,250</b>	<b>138</b>	<b>(9,464)</b>

### B. Housing

The Wisconsin Department of Administration projects the Town of Verona will have 856 households by 2040, an increase of 59 homes over the estimated 797 households in 2015. These projections are based on historic trends, which due to changing economic and regulatory conditions, may not be accurate predictors of future development patterns. First of all, the Cities of Verona, Fitchburg and Madison have historically limited land divisions in the Town of Verona through exercise of their extraterritorial plat review authority. In June 2016, the City of Verona and the Town of Verona approved a ten-year boundary agreement, which includes designated areas where the city has agreed not to contest land divisions in the town. Secondly, the employment growth of the Epic Corporation campus has stimulated local demand for housing. Thirdly, large areas of the west side of the City of Madison and the Town of Middleton have effectively been built out to their planned capacity. These factors could plausibly contribute to higher demand for rural housing in the Verona area than seen in previous years. In any event, the proposed plan brings the potential supply much closer to projected need than does the currently adopted plan.

### C. Agricultural, Natural & Cultural Resources

#### *Farmland Preservation*

The new plan would reduce the land area eligible to participate in the state farmland preservation program by a little over five thousand acres. Most of this acreage would be reclassified as Transitional Agriculture, with an ultimate residential density of one unit per 8 acres. Rezone petition and land division review and approval would still be necessary before any new development could occur in Transitional Agriculture areas. This change reflects changing development patterns, agricultural economics and town surveys regarding intentions of farmers to remain in agriculture. If the new plan is adopted by the county board, corresponding amendments to the *Dane County Farmland Preservation Plan* will be presented to the county board and to the state Department of

Agriculture, Trade and Consumer Protection, as part of the county's annual Farmland Preservation Plan update each September.

*Natural and Recreational Resources*

The new plan includes new mapped areas and associated policies to protect approximately 2,000 acres of natural resource and recreational lands and resource protection corridors, neither of which are included in the adopted 2006 plan. These policies should strengthen and clarify protections for regional environmental resources such as the Sugar River and the Ice Age Trail Corridor.

**D. Intergovernmental Cooperation**

*Condominium Plat Review and Municipal Extraterritorial Jurisdiction*

The town plan includes guidelines to hold condominium plats to similar review, design standards and maintenance requirements that apply to subdivision plats under Chapter 75, Dane County Code. Even with these provisions, however, condominium plats permitted under this plan would still differ from subdivision plats in significant ways. Chief among these, condominium plats are not subject to municipal extraterritorial plat review (ETJ). Outside areas designated in the City of Verona / Town of Verona Intergovernmental agreement, the Cities of Madison and Fitchburg continue to exercise extraterritorial land division review. To ensure appropriate review of proposed condominium plats within ETJ areas, the Department of Planning and Development, the Town of Verona and the Zoning and Land Regulations committee may need to do additional outreach to affected municipalities.

**E. Transportation**

The proposed plan includes a number of policies designed to further a variety of transportation options, including automobile, bicycle and specialized transportation services for the elderly and disabled, consistent with *Dane County Comprehensive Plan* recommendations. The plan also includes policies regarding road design, width and ongoing maintenance.

**F. Utilities and Community Facilities**

Plan policies related to town, county and other public and private services and utilities, such as wastewater, stormwater, town halls, road plowing, solid waste disposal, communications and electrical transmission are largely consistent with the *Dane County Comprehensive Plan*.

**G. Economic Development**

The plan includes policies to support local agricultural products, minimize conflicts with agricultural production, to support home-based businesses that will not conflict with rural character, and to direct large commercial businesses to Urban Service Areas.

**VI. COMMENTS BY OTHER LOCAL GOVERNMENTS OR STATE AGENCIES**

*Governments and agencies*

As of February 13, 2019, no other governments nor any county, state or federal agencies have commented on this amendment.