



June 6, 2019

Dane County ZLR Committee
City – County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear ZLR Members,

It's our understanding that action was postponed for two land use applications in the Town of Verona at your last meeting. We thought it would be helpful if I provided a little more information on the Town's support for these two proposals, a Certified Survey Map for land at the corner of Spring Rose Road and Riverside Drive (Petition 11415) and a rezoning and concept plan at Highway G and Spring Rose Road (Petition 11416).

Both are in the southwest portion of the Town of Verona. As you may know, most of the Town of Verona is under the Extra-Territorial Jurisdiction of the City of Verona, City of Madison, or City of Fitchburg. The southwest portion of the Town is the only place that the Town has land use control without the threat of a City denial of land divisions. As we embarked on our comprehensive plan, we saw this as a potential development area.

However, much of it was previously designated for farmland preservation. We reached out to every farmer who had previously been in an area designated for farmland preservation. We found that many did not take the tax credits or want to remain in farmland preservation. This is reflected in our recently adopted future land use plan, which had multiple opportunities for public review and comment. These two petitions are consistent with the Town's Comprehensive Plan and were anticipated at the time the Comprehensive Plan was approved.

While we understand that with every development comes some loss of the natural environment, we believe the impacts of these two projects is somewhat mitigated. Extra conditions have been placed on the CSM on Riverside Road to avoid impacts to the largest trees and further splits have been limited. The plat on Spring Rose Road proposes 27-home lots, but it also proposes the preservation of open space and the establishment of a prairie in an area that is prone to flooding. It is anticipated that this 16-acre prairie, which is currently in corn, would reduce water flow into the Sugar River.

Both of these proposals had public hearings at the Plan Commission and the Town Board and no citizens' spoke for or against these proposals at these meetings. Also, there were no objections to the proposed housing densities at the many meetings we had with the public, when the comprehensive plan was being developed.

We respect the position of those who raised concerns about these two proposals, but the Town believes that these fit with Town's comprehensive plan and long term goals, and thus should be supported.

Sincerely,

Amanda Arnold
Planner/Administrator
Town of Verona

Cc: Town of Verona Plan Commission
