

335 N. Nine Mound Road  
Verona, WI 53593-1035

March 9, 2015

Brian Standing  
Senior Planner  
Dane County Planning & Development  
Room 116, City County Building  
Madison, WI 53703

Dear Brian,

The Town of Verona recently adopted the attached ordinance changing its future land use map found in the 2006 Comprehensive Plan and hopes that Dane County will approve the same amendment. The amendment consists of the placement of 190 acres into a farmland preservation area and the removal of a neighborhood boundary.

The removal of the neighborhood boundary was presented on August 13, 2013 and tabled by the Zoning and Land Regulation committee. At that time, the Town explained that funding a neighborhood plan was not in the town's interest because the entire neighborhood plan area is within the extra-territorial jurisdiction of either the City of Verona or the City of Madison. The likelihood of any major development within the town's boundaries in this area is extremely unlikely given the cities' review authority and the town's inability to fund new roads with our limited tax base (in 2014 one new home was built in the town and our 2015 road budget is \$350,000). To invest town funds in an area where little town development is expected is counter-intuitive. Moreover, the Town feels it is unfair to hold back property owners who have deed restrictions linked to the completion of this neighborhood plan since the town has no reason to complete a plan for an area where it doesn't expect any major development while the land is under town control.

The Town still maintains that the neighborhood plan boundary should be removed for the same reasons, but would add the following additional reasons for removal of the boundary:

- The boundary edges no longer make sense given that approximately 200 acres of the original neighborhood boundary area have already been annexed into the City of Verona.
- An additional approximately 160 acres of the neighborhood plan area owned by Epic Systems and held for a rural buffer for their campus.
- An additional 160 acres are owned by the Jewish Federation of Madison which uses the land for recreation and a summer camp for school children.
- The Town of Verona has recently purchased another 43 acres within the neighborhood planning area for the development of a new town hall and garage.
- The Town is proposing, as a part of this amendment, to put 190 acres into farmland preservation. Eighty of those acres are within the neighborhood boundary area.

- This leaves approximately 400 acres within the neighborhood plan boundary that area zoned A3. To develop these properties, a land owner would be subject to review by the Town of Verona, Dane County, and either the City of Verona or the City of Madison, making and major development outside annexation very unlikely.
- Lastly, within the neighborhood plan boundary, there are four vacant parcels that are in a rural homes district. The two owners with deed restrictions linked to the neighborhood boundary have property located on a cul-de-sac in an area with an adopted future land use of rural residential development. The Town thinks the potential future development of their land seems logical and does not support using the neighborhood boundary as a hindrance to them.

I have included one map that shows land ownership and the proposed farmland preservation area and a second one that shows existing zoning.

The Town of Verona hopes that the Zoning and Land Regulation Committee will allow the town to remove this outdated element of our 2006 Comprehensive Plan and allow for the potential development of a few lots on existing roads in turn for the preservation of 190 acres. The Town is in ongoing conversations with the City of Verona about a boundary agreement, and we are confident that existing and future land use controls will provide a logical planning framework for this area.

Sincerely,



Amanda Arnold, AICP  
Planner Administrator  
Town of Verona

Cc: David DiMaggio, 2771 Prairie Circle, Verona  
Tim and Linda Sweeney, 2778 Prairie Circle, Verona  
Ray Wagner, 3131 Shady Oak Lane, Verona  
Mike Willett, 7715 Mid-Town Road, Verona

**Ordinance 2015-1**  
**An Ordinance Changing the Comprehensive Plan Future Land Use Map**

WHEREAS, pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Town of Verona is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1) (a) and 66.1001 (2) of the Wisconsin Statutes, and

WHEREAS, the State Comprehensive Planning Law requires the Town follow the same administrative procedures for adoption defined under Wisconsin Statutes, Section 66.1001(4), to amend the Comprehensive Plan, and

WHEREAS, the Town of Verona Board of Supervisors will held a public hearing on March 3<sup>rd</sup>, 2015, in compliance with the requirements of section 66.1001(4) (d) of Wisconsin Statutes, and provide other opportunities for public involvement, and

WHEREAS, the Town of Verona Board adopted the Town Comprehensive Plan on October 3, 2006; and

WHEREAS, land use policies have changed; and

WHEREAS, farmland preservation regulations recently required a change in zoning from A1-ex (Agricultural Exclusive) zoning for several properties; and

WHEREAS, the Town of Verona would put 190 acres into farmland preservation in order for property owners to have A1ex zoning and to preserve farmland; and

WHEREAS; the Town has not completed and does not have plans to complete the designated Neighborhood Plan shown in the current plan because large development is not a threat due to property ownership, existing residential development, extraterritorial jurisdiction, and the addition of a farmland preservation area, and

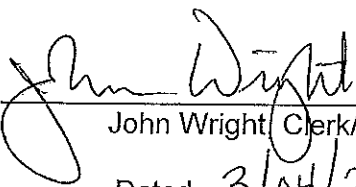
WHEREAS, a full Comprehensive Plan update is forthcoming

WHEREAS, the attached map shows the area to be designated as a farmland preservation area and the neighborhood plan boundary to be removed;

NOW, THEREFORE, the Town of Verona Board of Supervisors amends the future land use map found in the 2006 Comprehensive Plan.

I hereby certify that the foregoing resolution was duly adopted by the Town of Verona Board of Plan Commission at a legal meeting on March 3, 2015.

  
\_\_\_\_\_  
David Combs, Chair  
Town of Verona Board of Supervisors

  
\_\_\_\_\_  
John Wright, Clerk/Treasurer  
Dated 3/04/2015

**Legend**

Proposed Farmland Preservation Area



Jewish Federation of Madison



Neighborhood Plan Boundary: Proposed for Removal



Epic Parcels



Town



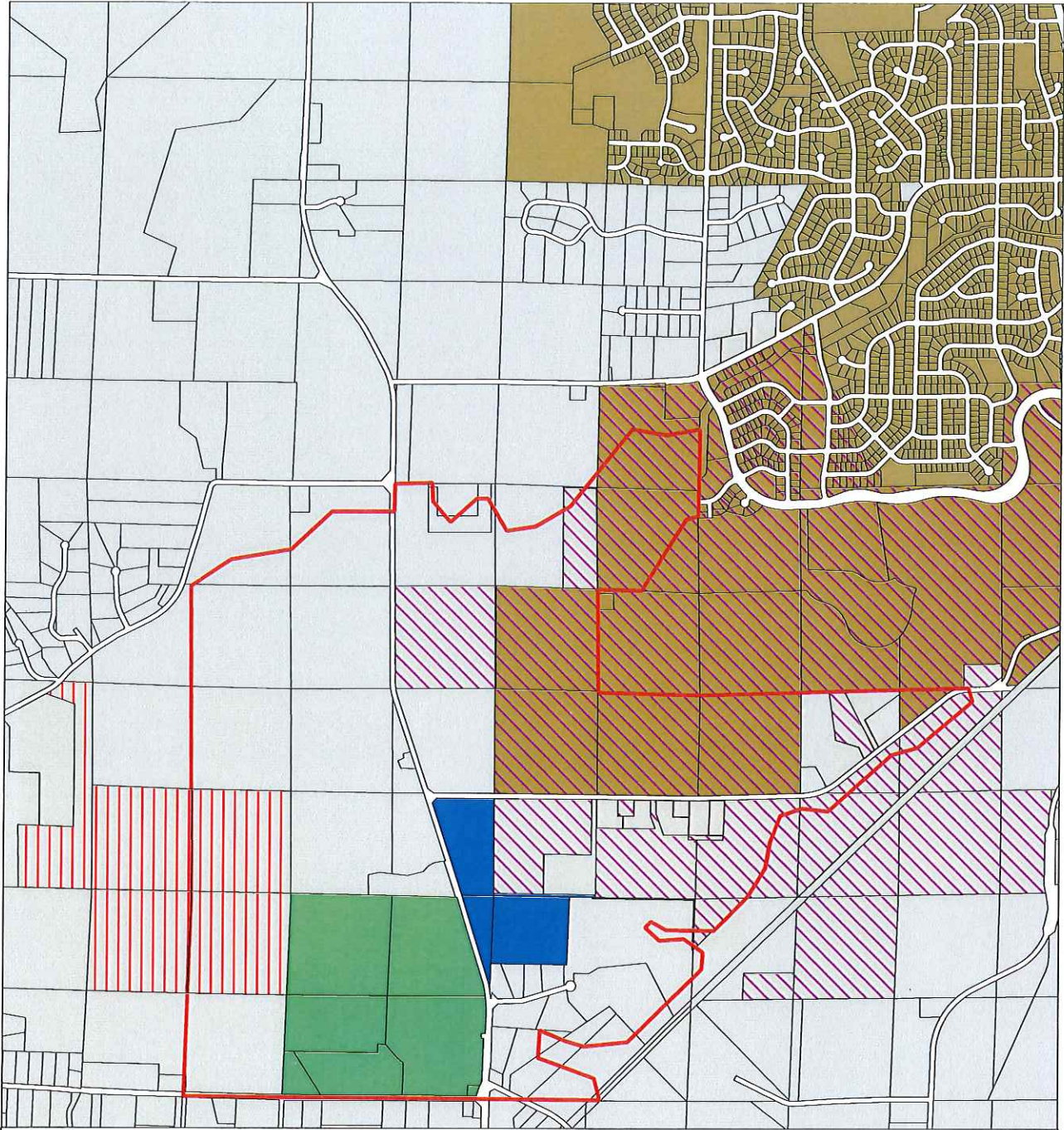
City of Verona Parcels



Town of Verona Town Hall/Garage Site

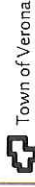


Town of Verona Parcels



# NEIGHBORHOOD DEVELOPMENT PLAN: EXISTING ZONING

## LEGEND



Town of Verona



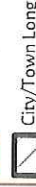
Neighborhood Dev. Plan Proposed for Removal



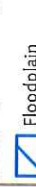
Town of Verona Town Hall/Garage Site



Undeveloped Residential - 1 New Home Permit



City/Town Long Term Boundary



Floodplain

## Zoning



A-1(EX)



A-2; A-2(1); A-2(2); A-2(4); A-2(8)



A-3



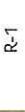
C-2



LC-1



CO-1



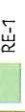
R-1



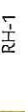
R-1A



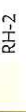
R-3A



RE-1



RH-1



RH-2



RH-3



RH-4

DATA SOURCES:  
BASE DATA: GIS/VERONA  
AERIAL IMAGES: PROVIDED BY

CITY/VILLAGE/TOWN  
COUNTY, STATE

