

From: Bill Keen <bkeen1954@gmail.com>
Sent: Monday, February 14, 2022 11:45 AM
To: Planning & Development <plandev@countyofdane.com>
Subject: rezone petition 11797

Dane County Zoning and Land Regulation Committee
Petition 11797

My name is Bill Keen. My wife Lisa and I live at 2021 Manhattan Drive in the Town of Verona. We would like to express our opposition to petition 11797.

This lot division would go against the Town of Verona's latest Comprehensive plan with lots needing to be 2 acres or more. (Table 7.1 of plan). Along with lot size, the setback in the plan has the town exceeding the 10 foot Dane County requirement by being 25 feet as these setbacks more accurately reflect rural design characteristics.

This area is also part of the Badger Mill Creek Watershed. The Town of Verona Comprehensive Plan) states:

Stormwater planning for this area should include addressing reduction of peak runoff rates from existing developed areas as well as keeping runoff rates from future developments at the State approved rate. Developers will be encouraged to exceed the State standards.

Our home is directly below the planned lots. We already have a lot of water running down the road into our property. With the further inclusion of impermeable surfaces from three more lots, our home would have even more water passing through on its way to the creek. A basement drainage system has already been installed in our home along with drainage pipes along the outside of the house to move water from the downspouts completely around our home to mitigate what already flows into our lot. This may not be enough if we get even more water on our property.

The Town of Verona Comprehensive Plan also states (regarding natural resource concerning groundwater):

Groundwater is the only source of drinking water in the Town of Verona. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. Groundwater can be contaminated through both point and non-point source pollution (NPS). The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care). Areas that are most susceptible to contaminating groundwater by NPS pollution include:

- An area within 250 ft of a private well*
- An area within the Shoreland Zone (300 ft from streams, 1,000 ft from rivers and lakes)*
- An area within a delineated wetland or floodplain*
- An area where the soil depth to groundwater or bedrock is less than 2 feet*
- An area where there is an open gravel pit.*

Ground water quality can be impacted by excessive use of road salt, fertilizers and pesticides, poor management of animal wastes and failure of septic systems.

With the lots being proposed, keeping the septic fields further away than 250' of a private well and 300-1000 feet from Badger Mill Creek will be difficult if not impossible. Two drain fields are required for each lot if a mound system is not used. This and the fact that the wells for each lot would also need to meet these requirements, makes the proposal unacceptable.

The traffic into the private road (construction and vehicular) has caused the road to deteriorate to a point that the town will need to repair it. With more traffic and additional home construction, this will worsen the situation. The cost of this will be increased taxes for all of us. Here are two photos of the current junction in the road.

We have not talked to any of the neighboring parties to this lot that approve of having three more lots being installed. If all the requirements of the state, county and town are enforced, we do not believe that three more lots can be created. This is why we are against petition 11797.

Thank you for your time.

Bill and Lisa Keen

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