

My primary feedback is that the proposed development does not align with the Town's Land Use (Comprehensive) Plan and is too dense for this location, which creates safety and environmental (Sugar River), concerns. I am not anti-development but based on the potential negative impact (and irreparable harm) to the sensitive ecosystem of the Sugar River and the surrounding area, it is important to thoughtfully evaluate the impact of this development. There is no need to rush a decision, it is more important to understand and get it right for current and future generations.

The density of this proposal creates the following questions / concerns:

1) Land Use Plan - Development appears inconsistent with following areas of the Town of Verona Comprehensive Plan:

- The Town should encourage higher density residential land uses within and near existing residential and urban areas and lower residential densities near agricultural and environmentally sensitive lands in order to minimize land use conflicts and to retain the rural character of the Town. (page 17)
- The Sugar River is a main factor in determining the rural character of the Town and as such all efforts should be made to preserve this precious natural resource. Currently, it is used for recreation including boating and fishing.
- Protect, preserve, and enhance the Town's unique renewable and non-renewable natural environmental resources, including but not limited to physical geography, soils, surface waters and wetlands, woodlands, and grasslands.....The Town will promote the protection of natural areas and geological features by encouraging landowners and developers to protect, preserve, and enhance natural resources (wetlands, floodplains, streams, lakes, steep slopes woodlands, native grasses and geological features.) (page 48)
- The continued strong involvement by Town residents in Town government is essential for the future wellbeing of the Town. (Comprehensive Plan Summary)

Preserving the quality of the Sugar River and putting in place features that address flooding, erosion, water runoff, etc. is critical for this location. A development of this size is inconsistent with this area and will undoubtedly introduce new chemicals (yard chemicals, salt, etc.) and likely, increased runoff into the Sugar River. We don't know what the future holds weather-wise so more stringent requirements are advisable than the bare minimums that appear to comprise this plan.

Transparency and openness to input of Town residents is essential. To-date, feedback from residents has been meaningful and reasonable, which has been unaddressed by the Town. This area deserves a more thoughtful process of development for current residents and future generations. Minimum standards are not sufficient and set a bad precedent for all future developments brought before the Town.

2) Access road is in a flood zone - This is a safety and a financial issue:

Safety: Sugar River Road has flooded in the past and with current weather changes, will likely continue with unknown consequences. With the 2018 flood, Sugar River Road was flooded and floodwaters came up to our lower driveway, a great distance from the river / bridge itself. Details have been few as to the level of efforts taken in this development to address flooding of this area. Given the environmentally sensitive area and potential for extreme weather in the future, minimal requirements and protections are insufficient.

Financial: Town residents should not be responsible for road reconstruction / widening, updates, etc. necessary for creating access to this development (designed for the exclusive use of their residents).

### 3) Safety

- Single Access - Single access to a large development such as this creates safety concerns. Questions are raised as to whether established safety standards (state and/or federal) are adhered to on this point.
- Access is on a blind corner
- Walking / Biking – Current residents regularly use the road for walking and biking. The roads in this rural area were not built to be shared with walkers, bikers, farm equipment and an additional 650+ cars per day generated by this development.

Further, this area is a main bike route and is part of the Ironman route so bike traffic is common

County officials have an awesome responsibility as stewards of this land to assist in making decisions right for current and future generations of residents in the Town of Verona. Please make decisions regarding this development in an honest, thoughtful and transparent manner for the benefit of us all.

Thank you,

Heidi and Dean Disch, 2355 Sugar River Road, Verona, WI