

1. **Public comment:** Sugar River Road is inadequate and unsafe, was blocked by flooding before. Is also an Ironman Route which people train on. There are no clear requirements for what the roads will be like – too much is unknown. Objections to widening Sugar River Road, due to constraints of environmental areas (multiple persons) and impacts to landowners' trees (Tindall, 2303 Sugar River Rd).

Response from the Town: Sugar River is built to the Town Road standard. A TIA was performed as part of this process and indicated that any additional traffic generated by the development could be handled by the existing road. Sight lines at the intersection of Sugar River and the new Town Road will be improved over the current situation by removing brush and small trees within the ROW.

Further, Chief Dan Machotka attended the 1/18/24 Plan Commission meeting and stated he was not concerned with the potential for flooding as flooding occurs everywhere. He added that the addition of the new neighborhoods in the Town of Verona has not had an impact on call times.

2. **Public comment:** Floodplain is also present, and one person claimed the DOT has a larger floodplain than what these maps show.

Response: Floodplain study is being conducted by MSA as part of this planning process to determine the limits of the floodplain, since the current FEMA mapping has not determined the 100 year flood elevation for this area. Preliminary analysis indicates that it is possible to connect the new Town Road to Sugar River Road without being in the floodplain.

3. **Public comment:** Manure is spread on adjacent land – setbacks need correcting. (The modified lot layout you sent last week dated 7/16/24 did not contain dimension information, so more specific information is needed to explain how you have resolved this item.)

Response: The Town has consulted with Land and Water Resources regarding the Manure Management plans for the adjacent property. Amy Piaget, Dane County Conservationist, attended a Plan Commission meeting and clarified the manure management rules. In summary, the lots that abut the parcel where spreading currently occurs will have wells located a minimum of 300' from the property line. As the project progresses into the Preliminary Plat phase, those lots will be adjusted to have a depth of 320' to allow for wells in the front 20' of the lot.

4. **Public comment:** Requesting fences for livestock, to keep them out of subdivision.

Response from the Town: The following is standard language included at the request of the Town for where subdivision developments abut existing agricultural lands. This is part of the Declaration of Covenants for the development.

If requested by adjacent landowner, for any Lot which abuts upon or is adjacent to land used for agricultural, farming or grazing purposes, the Owner, at its sole cost and expense and in equal shares with adjacent landowner requesting fence, shall erect, keep and maintain partition fences so long as either party continues to so occupy the lands, satisfying the requirements of the Wisconsin Statutes

for a legal and sufficient fence between such land and the Lot. The occupants of the lands may agree to the use of markers instead of fences. Such fences or markers shall be kept in good repair.

5. Public comment: Concerns with (existing) erosion, on the lands adjacent to the south (concern by Keare Armenta).

Response: This existing erosion has not been quantified. The applicant parcel in this area is wooded. The parcel where erosion is supposedly occurring is under ag production and woodlands. Examination of aerial photos did not provide any more detail into "erosion". The portion of the development that abuts this property is reserved as open space and there will be no developmental changes to the outlot. Any development that occurs on lots just north of this will be governed by Dane County Land and Water.

6. Public comment: Concern with existing junk / abandoned vehicles on the proposed trail outlot, and not clear who will deal with that (concern by Tom Poast).

Response: this is a very old and very small farm dump, located on the outlot at the south end of the plat. It will be on private lands, to be owned by the HOA. It is not causing any issues, and the HOA will decide how they want to handle it.

7. Public comment: Concerns with town process (we consider this a town matter and they have indicated they stand by their process to date)

Response from the Town: This comment is referring to the Town Board approving a petition amendment for a change to the rezone and concept plan. The original rezone and concept plan was approved by the Board on March 25th 2024. The petition amendment involved creating one additional RR -2 lot by breaking a larger 6.3-acre RR-4 lot located with frontage on Sugar River Road, into two lots of 4.2 and 2.0 acres respectively. The RR-4 zoning for the 4.2 acre remained unchanged. The "new" lot will use the existing driveway on Sugar River Road so there was no substantial change to the plan/rezone. The Board approved the petition amendment on June 4th 2024 after consultation with the Town Attorney to confirm adherence to statutory approval processes.