

Chapter Two—Housing



CITY OF VERONA COMPREHENSIVE PLAN, 2010-2030

Housing

Housing Goals and Objectives

Residential Development and Housing in Verona



Multi-family condominiums on South Main.

A wide variety of housing options, including a variety of owner-occupied and rental housing, are available in the City of Verona. Owner-occupied housing includes many single-family detached houses as well as a variety of condominiums and townhouses. Rental housing includes single-family detached houses that are rented as well as multi-family apartment units. Many duplex buildings are also available and these duplexes often include both an owner-occupied and a rental unit in one building. Housing that is available in the

City of Verona comes in a range of market-rate prices for both owner-occupied and rental housing. There are also three subsidized housing complexes in Verona to provide affordable rental housing.

Verona also offers a range of special needs housing, including community-based residential care facilities (CBRFs); residential-care apartment complexes (RCACs); nursing homes; memory care; and assisted-living facilities.

Due to Verona's rapid rate of growth in the past few decades—much of the housing stock within the city is relatively new. Nonetheless, a primary housing goal for the future is to maintain the city's existing housing stock to prevent deterioration. Another goal is to continue providing a variety of housing options as the city continues to grow, including housing that differentiates Verona from our neighbor to the north—Madison. Lastly, the City plans to encourage housing that is supportive of mass transit service such as higher-density housing in our downtown area and along Verona Avenue.

Verona's Residential Phasing Plan

In the late 1990s and early 2000s, the City of Verona experienced an explosion of residential development and population growth (See table on Page 3...). Many of the families that moved into the homes that were built during this period had children that entered Verona schools. In 2002—when a school district referendum to build a new school failed—the City of Verona began working with the Verona Area School District to regulate the amount of residential development in the City to insure that the pace of residential development—and the increase in population and enrolled school children that accompanies such growth—would not exceed the school district's capacity to provide adequate school facilities. This program is called the 'Verona Residential Phasing Plan', and the City and School District have worked with residential developers since 2002 to plan for and regulate the number of new housing units built within the city each year. See the complete 'Housing' chapter on-line or on the accompanying disc for more details and planned modifications to this successful program.

Maintain The City's Existing Housing Stock

- PREVENT EXISTING HOUSING STOCK FROM DETERIORATING

Continue to Manage Population Growth

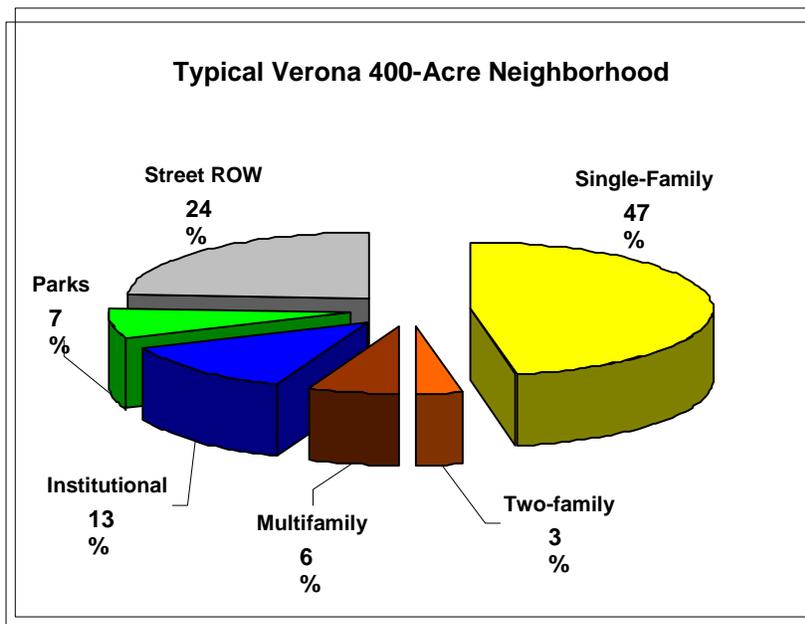
- CONTINUE TO IMPLEMENT THE 'RESIDENTIAL PHASING PLAN' TO REGULATE THE AMOUNT OF RESIDENTIAL DEVELOPMENT

Encourage a Variety of New Housing Options

- PROVIDE A MIX OF OWNER-OCCUPIED AND RENTAL HOUSING OPTIONS
- PROVIDE A MIX OF SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY HOUSING OPTIONS
- PROVIDE HOUSING OPTIONS FOR A RANGE OF HOUSEHOLD INCOMES
- PROVIDE HOUSING OPTIONS FOR SPECIAL NEEDS POPULATIONS
- PROVIDE HOUSING OPTIONS THAT DIFFERENTIATE VERONA FROM MADISON

Housing

Components of Typical Verona Residential Development



As the chart above illustrates, single-family housing accounts for almost half of all developed lands in residential neighborhoods, with street right-of-way accounting for about a quarter of developed lands. Parks and institutional uses—such as schools—use about twenty percent of the land in residential neighborhoods, while multi-family and duplex housing accounts for about ten percent. For more information, see the complete ‘Housing’ and ‘Land Use’ chapters of the Verona Comprehensive Plan—available at Verona City Hall, the Verona Library, on-line at www.ci.verona.wi.us, and on disc by request by calling 608-848-9941.



Sugar Creek Apartments
Verona, Wisconsin

Promote Housing That is Supportive of Mass Transit

- PROMOTE HIGHER DENSITY HOUSING IN THE CENTER OF THE CITY

Providing Housing that is Supportive of Mass Transit

As a growing city, Verona recognizes the link between land-uses and transportation systems. Specifically, additional growth will bring additional traffic congestion unless increased roadway capacity and mass-transit options are provided. As explained in the ‘Transportation’ chapter, the city plans to both increase roadway capacity *and* support mass-transit options for our growing community. Mass transit in turn is more viable and cost-effective if it serves areas that provide higher residential densities. To this end, the city plans to support higher-density housing in the center of the city where mass transit is currently provided and is planned for the future.

Maintaining the Existing Housing Stock

The existing housing stock in the city represents an important asset. To preserve this asset and insure that the investments that Verona residents make in their homes is protected, a primary goal of the City’s Comprehensive Plan is to create and enforce ‘property maintenance’ regulations so that all housing in the City is maintained properly.



Newer Single-Family Housing
Verona, Wisconsin

Housing

Building Permits Issued in the City of Verona, 1980-2007										
	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
Single Family Lots & Units	13	2	5	45	40	78	94	84	94	55
Duplex Lots	1	1	0	0	4	0	2	2	1	1
Duplex Units	2	2	0	0	8	0	4	4	2	2
Units (in buildings w/3+ units)	0	0	0	31	15	50	32	32	12	0
Total Units added during year:	15	4	5	76	63	128	130	120	108	57
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Single Family Lots & Units	39	47	59	26	5	2	31	46	118	121
Duplex Lots	0	0	0	7	10	5	4	9	9	12
Duplex Units				14	20	10	8	18	18	24
Units (in buildings w/3+ units)	0	0	0	39	19	0	8	52	5	85
Total Units added during year:	39	47	59	79	44	12	47	116	141	230
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Single Family Lots & Units	161	140	64	43	58	106	69	80	34	
Duplex Lots	8	10	10	9	9	9	2	0	0	
Duplex Units	16	20	20	18	18	18	4	0	0	
Total LOTS Affected by Residential Phasing Plan	NA	NA	74	52	67	115	71	80	34	
Units (in buildings w/3+ units)	146	182	94	73	6	106	118	22	0	
Total Units added during year:	323	342	178	134	82	230	191	102	34	
Shortfall from Phasing Cap based on 125 LOT limit:			51	73	58	10	54	45	91	
			<---Start of Phasing Plan...							

Source: City of Verona Building Inspections and Planning and Development Departments

Housing Density

Because Verona allows a variety of housing options—a variety of housing densities exist in the City. Some single-family neighborhoods—such as the Gateway Neighborhood on the City’s north side—have large lots and density of about 2 units per acre, while some multi-family neighborhoods—such as Prairie Crest on the City’s south side—have density of about 16 units per acre. The city-wide average is 4.7 housing units per acre. The City intends to maintain 4.7 dwelling units per acre as the minimum residential density for new development as the city grows. See the complete ‘Housing Chapter’ for more Verona housing density details.



Kettle Woods Neighborhood
Verona, Wisconsin

Promoting Affordable Single-Family Housing

For many years, the city’s minimum lot size for single-family housing was 8,000 square feet. As both land and housing prices in the Madison metropolitan area increased significantly during the 1990s, Verona staff and elected officials examined ways to insure that home ownership would remain affordable in Verona. To help keep-down the land cost for single-family homes—and therefore to help keep down single-family housing prices—the city created a second zoning category for single-family housing that allowed lot sizes as small as 6,000 square feet. This 25% reduction in the required minimum lot sizes for single-family homes resulted in more affordable owner-occupied homes. Because these houses are built on smaller parcels, the city also adopted reduced yard requirements and also imposed maximum building sizes, to prevent overly-large homes from being built on these parcels. See the complete ‘Housing Chapter’ at Verona City Hall, the Verona Library, on-line or on the accompanying disc for more information about the Community Residential zoning district and efforts to keep owner-occupied housing in Verona affordable.



Badger Prairie Neighborhood
Verona, Wisconsin

Housing

CITY OF VERONA COMPREHENSIVE PLAN, 2010-2030

For More Information—
See the Complete
City of Verona
Comprehensive Plan at:

- Verona City Hall
- Verona Library
- On-line at:
www.ci.verona.wi.us
Under
'City Departments—
Planning & Development'

For More Information—
Contact
The City of Verona
Department of
Planning and Development
At 848-9941 or at
Bruce.sylvester@ci.verona.wi.us

Providing a Mix of Housing Types and the Ratio of Single-Family to Multi-Family Housing

In the late 1990s, the City of Verona approved two large multi-family residential neighborhoods in the city—the Prairie Oaks neighborhood on the City's north side and the Prairie Crest neighborhood on the City's south side. While approved in the late 1990s, these two communities were constructed over a period of over 10 years—with the Prairie Oaks neighborhood still under construction as this plan is being written. The impact of these two residential developments was to significantly increase the ratio of multi-family to single-family units built in the City. Prior to the construction of these two neighborhoods—about 70% of housing units approved in the city were single-family while about 30% were multi-family. During the 2000s, the percent of units built that were single-family fell to about 55% while multi-family units increased to 45%. One goal the city has established for the period covered by this plan—2010 to 2030—is to return to a ratio of single-family to multi-family housing that existed prior to the approval of these two large multi-family residential developments.

Additionally, the city has established a goal of dispersing multi-family residential projects throughout the city and integrating them into single-family residential neighborhoods rather than concentrating multi-family residential development into neighborhoods that are exclusively multi-family housing. See the 'Housing Chapter' at Verona City Hall, the Verona Library, on the accompanying disc or on-line for more details and additional information about these goals.

City Survey Results

In late 2006, the City mailed out the first of three Comprehensive Plan surveys. The first survey included five questions relating to housing.

- A majority (55%) of the survey respondents thought that the City was growing too fast.
- Two questions dealt with Verona's Phasing Plan. The Phasing Plan limits the amount of lots for single and two-family units each year. About 89% wanted to continue to place limits on housing development. In another question, a similar percentage of respondents wanted to extend the building limits to multiple family units.
- The survey also asked about the type of housing pattern that they supported. The largest group supported a mix of low density and higher density housing types. However, respondents supported single-family housing seven to one over townhouse development.
- On a question of housing types and incomes, the respondents were split into five groups. However, housing for middle-income households was the most popular category and housing for poor families was the least popular.



Older houses in the center of Verona tend to be smaller than newer houses...

Complete information about the comprehensive plan surveys that were conducted to prepare this plan—including survey results—is available in Appendix 1-F of the complete City of Verona Comprehensive Plan, available at Verona City Hall, the Verona Library, on-line at www.ci.verona.wi.us under 'Planning and Development Homepage', and on disc upon request by contacting the Department of Planning and Development at 608-848-9941.