City of Verona
North Neighborhood Plan

Adopted February 9, 2015

Background

The North Neighborhood is located north and west of the City of Verona and encompasses approximately 1,600 acres of land. The Neighborhood is general bounded by CTH PD (McKee Road) to the north, the Ice Age Trail to the east, Country View Road to the west, and the City of Verona boundary to the south. The majority of land within the Neighborhood is located in the Town of Verona, with the exception of lands located around the corporate campus of Epic Systems Corporation and parcels located immediately north of the City's north water tower.

The Study area was previously identified in the City's 2010 Comprehensive Plan as the "North Future Urban Area". The Comprehensive Plan recognized this Neighborhood area as one of the best areas of growth for the City. This North Neighborhood Plan is intended to guide for the orderly growth of this Neighborhood.

Existing Land Uses

About 1,200 acres of land within the North Neighborhood planning area are located in the Town of Verona. The majority of this land is used as rural land uses, either crop farming or non-metallic mining operations. In addition to these rural land uses, there are nine (9) areas covering approximately 127 acres where low-intensity urbanization has already occurred. These nine (9) areas are low-density residential development, institutional uses, and utility uses. Existing land-uses within the City of Verona portion of the North Neighborhood are a mix of rural land-uses including agricultural operations and gravel quarry operations and urban land-uses including office development associated with Epic Systems Corporation and recreational facilities such as Reddan Park.

Issues & Opportunities

The North Neighborhood represents an ideal area to accommodate the City's future population growth, as well as the commercial development needed to serve the City's growing population. The North Neighborhood is located between urbanized Verona to the south and urbanized Madison to the north and east. Development of this neighborhood will fill the gap between both urbanized areas. The North Neighborhood also has the opportunity to cater to Epic employees by providing a walkable and bikable neighborhood within close proximity to Epic.
Challenges within the North Neighborhood include the following:

- Closed Basin – The presence of this closed basin requires special planning and attention to stormwater management in the neighborhood.
- Transportation – The North Neighborhood is located at the intersection of two (2) expanding County highways (CTH PD and CTH M). Unlike most communities, Verona must accommodate commuting traffic in both directions: Verona residents commuting to and from Madison, and Madison residents commuting to and from Verona. The roadways in and around the North Neighborhood have planned reconstruction occurring until 2018/2019.

- Gravel Quarries – The presence of approximately 160-acres of active non-metallic mining operations that need to be reclaimed for other purposes once mining operations have ceased.
- Intergovernmental Agreement – The City is currently in discussions with both the City of Madison and Town of Verona regarding intergovernmental agreements. Agreements are necessary with both municipalities to ensure smooth transitions within this area.

Existing Adopted Plans

The City of Verona has adopted various plans to guide land use and development within the City to plan growth. The City's Comprehensive Land Use Plan includes numerous goals, objectives, policies, and recommendations that are applied generally to all areas. The recommendations, goals and objectives are applied to areas in the North Neighborhood. The Land Use Plan also identifies the "North" Future Urban Growth area as an expansion area for the City with both residential and commercial uses.

The City's Park and Open Space plan, developed in 2006, identifies the North Neighborhood needing a park. While a specific location and type of park is not identified, the Neighborhood Plan will provide sufficient park and open spaces for people living in and around this neighborhood.

Natural Areas

Much of the North Neighborhood is currently used for rural land uses, including agriculture and mineral extraction. Both of these existing uses have significant adverse impacts on the natural landscape. Most of the native woodlands that existed in this area prior to European settlement were eliminated for agricultural practices, with the most notable exception being those wooded areas that remain today. Agricultural practices have also eliminated most of the wetlands in the area. Non-metallic mining operations have not only eliminated the trees but also the topsoil.

Environmental Corridors

There are several existing environmental corridors within the North Neighborhood planning area including:

- The Ice Age Trail/Dane County lands on the eastern edge of the planning area;
- The Dry-Tributary to Badger Mill Creek and its associated floodplains in the western portion of the planning area;
- One (1) delineated wetland on the "Midthun" property in the central portion of the planning area, and possibly other small, isolated and non-delineated wetlands.

Topography, Drainage, and Watersheds

The North Neighborhood is divided into three (3) watersheds and one (1) closed basin as described below:

- The Sugar River Watershed – The western-most portion of the North Neighborhood planning area are located within the Sugar River watershed.
- The Dry Tributary Sub-Watershed – The sub-watershed for the Dry Tributary to the Badger Mill Creek is located to the east of the Sugar River watershed, and this sub-watershed drains much of the western portion of the North Neighborhood planning area.
- The Badger Mill Creek Watershed – The eastern-most area of the North Neighborhood planning area lies within the Badger Mill Creek watershed.
- The 'Closed Basin' within the Badger Mill Creek Watershed – Most of the central-portion of the North Neighborhood planning area, including most of the lands between Nine Mound and CTH M, are contained within a closed basin. These lands are located within a valley that does not naturally allow rain water to drain to a flowage such as the Badger Mill Creek or its dry tributary. The City is planning significant amounts of urban development within this closed basin. Environmental planners hired by the primary property owner within this closed basin, Dennis Midthun, have studied this closed basin and have created recommended stormwater management plan to address the fact that as urbanization occurs additional stormwater run-off will be created and will need to be managed without the benefit of water running away/leaving the area through a stream or other outlet.

Surface Water, Floodplains, and Shorelands

There are no permanent surface water bodies within the North Neighborhood planning area. There are two (2) intermittent water bodies within this planning area:

- Dry Tributary to the Badger Mill Creek – Located in the western portion of the planning area, this dry intermittent stream is a tributary to the Badger Mill Creek. FEMA has mapped the 100 and 500-year flood plains associated with this intermittent stream.
- Lowest Point within the Closed Basin – Historically the lowest point within the closed basin portion of the planning area west of CTH M would be an intermittent pond, particularly during wet periods. Due to the installation of a dry well to drain this area for additional crop acreage, this low point is rarely flooded or wet.

Wetlands

Two (2) wetland inventories have been completed within the planning area. In 2005, a land owner in the central portion of the planning area completed a wetland inventory on 200-acres of land. The results of that inventory revealed that one (1) wetland does exist on the Midthun property. A wetland inventory was also performed along both the CTH M and CTH PD corridors as part of the planning process for the reconstruction of CTH M. Small wetlands were identified as part of this process.

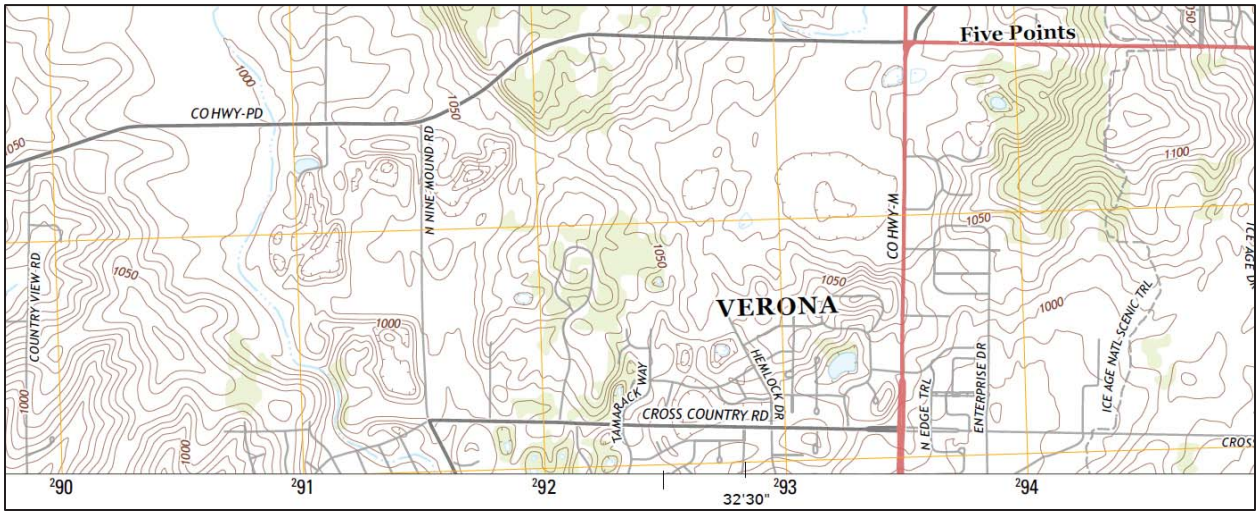
This plan acknowledges that there may be other non-delineated wetlands within the North Neighborhood planning area particularly in association with scattered kettles. Additional wetland surveys will be required as this area develops as isolated wetlands may exist that are currently not shown on the Dane County wetland inventory maps.

Wooded Areas

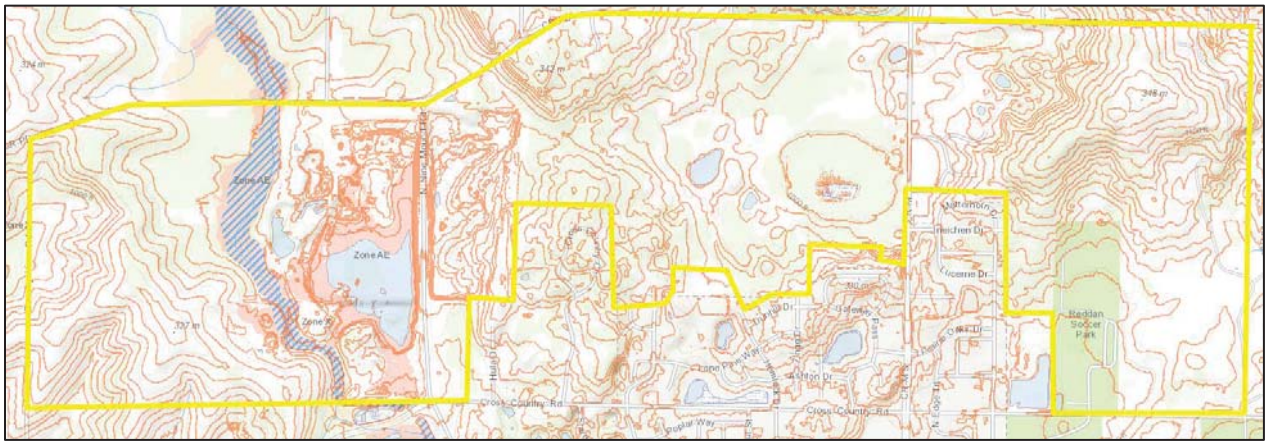
The North Neighborhood contains two (2) significant wooded areas. The first area is an 80-acre area in the northeastern portion of the planning and an additional ten (10) acres of woodlands to the east. The second area is a 40-acre wooded area around the Windswept Lane development in the central portion of the planning area.

Steep Slopes

The planning area includes many areas with existing steep slopes. While the wooded areas are characterized by steep slopes, most of the steep slopes are not associated with woodlands. Of note is the 160-acres of land on either side of Nine Mound Road in the western portion of the planning area include steep slopes due to an active non-metallic mining on these parcels.



US Topo Map – Middleton Quadrangle Wisconsin-Dane Co. 7.5 Minute Series – 2013



Existing Topography, Wetlands, Floodplains and Planning Area

Soils

The soil within the planning area includes small amounts of scattered hydric soils and a mapped wetland in the lowest-lying area of the closed basin. Hydric soils that are present are isolated and scatted in low-lying areas. The western-most portion of the planning area has an abundant supply of gravel and is currently being actively mined for gravel.

Threatened & Endangered Species

The City's Comprehensive Plan identifies two (2) possible threatened or endangered terrestrial and aquatic species within the planning area. Publication of exact locations of these species may threaten their continued existence. As development occurs within the planning area, every effort will be made to identify and protect any threatened or endangered species that may exist within the area.

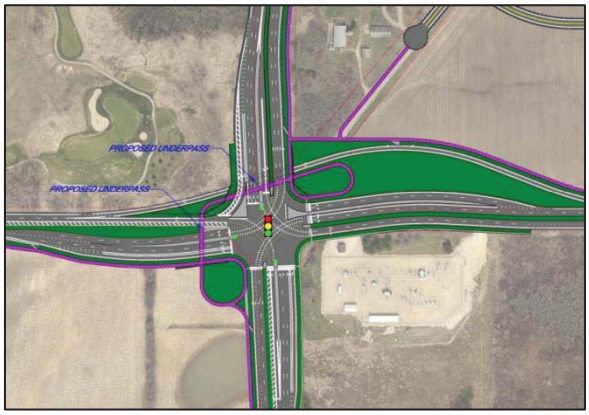
Archeological Features

The North Neighborhood planning area includes one (1) major archeological site, the Nine Mounds burial site. This burial site is located in the City of Verona and is being protected by the current land owner. During the environmental impact study for the CTH M project, archeologists conducted a Phase 1 study and discovered a small archeological site within the CTH PD right-of-way west of the intersection with CTH PD. This discovery led to the completion of a Phase 2 study which concluded the site was not significant. As with past developments, the City will require any urban development within the planning area to be preceded by a Phase 1 archeological study.

Transportation

The North Neighborhood planning area is already served by arterial streets, while additional collector streets will be required as the area urbanizes. CTH PD forms the northern boundary of the planning areas and provides east/west traffic movements. CTH M provides north/south movements through the eastern portion of the planning area. Cross Country Road provides east/west movements including a connection to Northern Lights Road. Northern Lights Road is a major north/south route on the west side of the planning area, is the primary route for employees at Epic Systems Corporation and provides direct access to USH 18-151. The northern portion of Northern Lights Road was realigned in 2013 to accommodate future growth for Epic. Nine Mound Road in the western portion of the planning area provides direct access to CTH PD, Verona Avenue and Paoli Street. The western most boundary of the planning area is defined Country View Road, a hilly and narrow township road that is not suited to accommodate significant amounts of traffic.

The City is currently planning for the reconstruction of Nine Mound Road in 2015. The section of Nine Mound Road from CTH PD and Cross Country Road would be expanded to four (4) lanes in 2015. The intersection of Nine Mound Road and CTH PD would also be reconstructed in 2015 with a tunnel for traffic from CTH PD turning onto Nine Mound Road. The precise design and details of these improvements will be completed in the near future.



The City of Verona is currently working with the City of Madison and Dane County to plan for the reconstruction and expansion of CTH 'M' scheduled for the 2016 and 2017 construction seasons. The reconstruction will remove the current rural, two (2) lane road to accommodate growing traffic volumes. The project will include the reconstruction of CTH M as an urban arterial with curb and gutter and include raised medians, bike lanes, multi-use paths, and a sidewalk. The future intersection of CTH M and CTH PD will include a tunnel that will route westbound traffic on CTH PD underneath CTH M. The intersection of Raymond Road and CTH PD will be relocated to the east from the current location. Along with the reconstruction, additional right-of-way for an expanded highway and an expanded intersection will be required and will impact the adjacent properties within the North Neighborhood. CTH PD between CTH M and Woods Road is currently planned for reconstruction in 2018. Once this roadway is rebuilt, additional development pressures will be placed on the developing the North Neighborhood.

Beyond the North Neighborhood, north/south movement of traffic between the City of Verona and City of Madison is challenging and will become increasingly difficult as both Cities continue to grow. There are currently only two (2) arterial streets between the municipalities: Verona Road and CTH M. The only planned north/south route is the completion of High Point Road between Midtown Road on the south and Mineral Point

Road on the north which will parallel CTH M. Raymond Road currently provides access to the southwest side of Madison. Past City of Madison neighborhood plans have recommended the elimination of Raymond Road as a connection between Verona and Madison. The City of Verona continues to request that Madison keep Raymond Road as a vehicular connection between the Cities.

Future Streets

Future Streets will be designed so vehicles are encouraged to slow down, yield to pedestrians, and share lanes with bicyclists. The major north/south and east/west streets may include a boulevard, and on-street bikes lanes to serve as the major biking routes through the neighborhood. Alleyways will be considered on a case-by-case basis to help limit and reduce the number of residential driveways having direct access to the major roadways. In general, streets within the North Neighborhood will allow on-street parking, but not be overly wide. Travel lanes are encouraged not to be wider than 12-feet on the major streets, 10 to 11-feet wide on other streets. Parking lanes should be 8-feet wide. When roadways are adjacent to public spaces, single loaded development is encouraged to provide increased public access and views. Streets should accommodate truck traffic in the commercial areas, but not be overly wide as to negatively impact the walkable commercial character. Specific street designs will be reviewed concurrently with development proposals and will be dependent on future users.

Mass Transit

There is currently no mass-transit service provided within the North Neighborhood or within the immediate vicinity of the planning area. The closest bus service are the two (2) commuter routes, Routes 55 and 75, located on Verona Avenue and providing limited morning and afternoon/evening commuter service. These two routes are primarily used by employees at Epic Systems Corporation, although an increasing number of Verona residents use these services to commute into Madison. The City believes that a north-south bus route utilizing CTH M is appropriate in the future to supplement the existing east-west Routes 55 and 75 on Verona Avenue, especially as the North Neighborhood develops with residential and commercial uses.

Bicycles

For the last decade, the City of Verona has installed on-street bike lanes on all re-built or newly constructed collector and arterial streets. The City will continue this requirement as the North Neighborhood area develops. Bicycle improvements will be provided during the reconstruction of CTH M, CTH PD, and Northern Lights Road. In addition, the east/west collector street in North Neighborhood will include on-street bicycle lanes and an off-street path.

On-street bike routes are recommended on the major north/south and east/west streets. Bike lanes should be clearly marked to alert drivers. A proposed off-street bike path links the residential areas to the local schools and existing residential to the south. Access from CTH PD and CHT M will allow commuters and families to traverse through the neighborhood. Path widths are recommended to be 10-feet wide.

Sidewalks

The City requires all new developments to provide sidewalks and will continue to require pedestrian facilities as all properties develop. As the North Neighborhood develops, sidewalks will be provided throughout all developments. In addition, paths will be provided in appropriate areas to serve both pedestrians and bicycles. Pedestrian improvements are planned for CTH M, CTH PD, and Northern Lights Road when those roadways are reconstructed. All streets within the neighborhood will include sidewalks on both sides to provide safe routes to the commercial, civic, and public uses. Residential sidewalks should be four to five feet wide. Commercial sidewalks will be a minimum of 10-feet wide to allow for several people to pass one another. Areas where outdoor café seating is envisioned, sidewalks should be 15-20 feet wide to allow for a separate seating area, while still providing a pedestrian route.

Utility System

Water and sewer service does not currently exist within the planning area except for the western most area owned by Epic Systems Corporation, an area along the southern property line of Reddan Soccer Park, and lands adjacent to the City's north water tower.

Stormwater Management & Water Quality

Existing stormwater management facilities are located on land owned by Epic Systems Corporation and on land owned by Dane County in Reddan Soccer Park. Existing land use practices within the planning area such as tilling soils have led to significant amounts of soil erosion and loss. Other current practices, such as leaving open soils exposed during heavy rainfalls, have resulted in significant amounts of stormwater runoff and soil erosion and loss which affect local surface water quality.

The majority of the North Neighborhood Planning area is located within a closed stormwater basin. Water within the closed basin does not drain from the basin into surrounding rivers or streams, and special stormwater considerations need to be taken. In July of 2012, a property owner in the planning area completed a stormwater plan for 200-acres within the Neighborhood. The outcome of this plan was a recommendation for a large stormwater area west of CTH M to accommodate storm events. The pond would be approximately 20-25 acres in size and could accommodate a 100-year storm event. Water from the pond would be pumped east to a regional stormwater facility in the City of Madison. Portions of the pond may also be designed and used as active recreation practice fields during non-storm events.

While the recommended pond should accommodate a 100-year event, it may not accommodate back to back 100-year events. The pond will be quite large and consume a significant land area. In an effort to provide for greater land efficiency, this plan does encourage the use of green street techniques to improve water quality, reduce the size of the recommended stormwater pond, and provide additional stormwater capacity during larger storm events. Possible techniques may include stormwater planters, and vegetated street swales. Specific stormwater details and plans will be submitted at the time development projects are submitted for City review. The City will also work with developers on the

possible creation of a special assessment for users of the regional pond to help offset the initial cost of the constructing the pond. If a district is created, it would be reviewed at the time of development proposals.

Verona Area School District

Children living within the North Neighborhood planning area will attend schools within the Verona Area School District. This plan anticipates many new residential dwelling units within the planning area. Based on conversations with representatives with the School District, this plan recommends a new elementary school to serve the population. This school will be centrally located in the neighborhood to allow children to easily walk or bike to school. At a minimum, this new school will need 12 acres of land.

Park & Open Space

There are several opportunities for future open space areas in the North Neighborhood. Areas for open space preservation include all environmental corridors. A wooded area in the central portion of the neighborhood is planned to be incorporated into residential development as the City did with the Kettle Creek subdivision. At least three (3) parks are planned for this area, including an expansion of the existing Country View Park, a new park in the residential area and a new park in the quarry.

The City requires dedication of parkland for any developments, including not only residential, but also commercial and industrial developments. In the case of commercial developments, the City plans to require lands that are dedicated for parkland to be strategically located along sensitive environmental corridors or in areas that create separation and buffers with any nearby residential areas.

Intergovernmental Cooperation

The North Neighborhood is adjacent to both the City of Madison and the Town of Verona. Below is a summary of cooperation between the two (2) entities within the planning area

City of Madison

In 1996, the City of Madison and Verona entered into an Intergovernmental Agreement to establish a community separation between the growing cities. This intergovernmental agreement is set to expire in 2016 and both municipalities have begun discussions on extending and amending the Agreement. The Agreement identifies three (3) distinct areas:

- CTH PD Landscaped Buffer – The Agreement requires a landscape buffer approximately 300-feet wide on the both the north and south sides of CTH PD for a distance of 1,000 feet west of the intersection with CTH M. This requirement is satisfied on the north side of CTH PD due to the presence of the University Ridge Golf Course.
- CTH M Landscaped Buffer – The Agreement requires a landscape buffer approximately 300-feet wide on both sides of CTH M for a distance of 1,000 feet south and west of the intersection of CTH M and CTH PD.

  In 2014, the City of Madison and City of Verona began discussions to amend the landscaped buffer requirement within the existing Agreement. Staff from both communities continue to work on potential language that may reduce the buffer requirement for both communities. Any language modifying the buffer requirement will need to be approved by the City of Madison and City of Verona as part of a revised and extended intergovernmental agreement. The City of Verona will continue to work with Madison on drafting revised buffer language. New community separation language will be added to a future amended intergovernmental agreement. If the existing Agreement is amended, the language within the revised Agreement shall supersede the requirements of this plan.
- Five Points Planning Area – The Agreement identifies a Five Points Planning area which includes the northeastern section of the planning area. The Agreement states “the City of Verona and City of Madison will cooperate in the preparation of detailed plans to designate and protect important open space areas and designate and guide the eventual urban development of future development areas on these lands”. The Agreement goes on to state that the development of plans shall be mutually approved by the City of Madison and the City of Verona for lands within the Five Points Planning Area.

Town of Verona

Currently there is not a boundary agreement between the City and Town of Verona. However, the municipalities have started discussions on a potential agreement. Relations between the two municipalities are positive, with active cooperation between the Staff for a variety of planning, public safety, and public works functions. Specifically, the municipalities are working together during the reconstruction of Nine Mound Road within the planning and coordinate the maintenance of this roadway. The Town of

Verona also contracts with the City of Verona for Fire Service. The North Neighborhood Plan recommends that the two municipalities enter into an intergovernmental agreement to address the issue of Town islands that are likely to be created as lands within the North Neighborhood annex to the City.

Economic Development

The North Neighborhood is located at the intersection of CTH M and CTH PD and is ideally situated for development. Commercial areas serving the neighborhood include Downtown Verona, East Verona Avenue, and commercial development on McKee Road to the east. Within one (1) mile of the site, commercial areas are located at the intersection of Main Street and Cross Country Road. Within three (3) miles, commercial centers can be found in Verona, Fitchburg, and Madison. Within two (2) miles of the North Neighborhood is Epic Systems Corporation along with industrial parks within the City of Verona.

The North Neighborhood is capable of supporting commercial and office development in the vicinity of CTH M and CTH PD. While a market analysis was not completed as part of this plan, the recommendations from a land use perspective included within this plan will balance both residential and non-residential land uses. Non-residential land uses are encouraged along major roadways and high traffic intersections. Non-residential demand within the North Neighborhood is anticipated to be strong due to the close proximity to Epic and high traffic counts on CTH M and CTH PD. While non-residential areas will support people not living or working within the North Neighborhood, the plan recognizes many of the uses within this area will be heavily utilized by residents living within the planning area.

Land Use

The land use and implementation Chapter of the North Neighborhood Plan is intended to be a useful tool to guide growth and development for developers as they seek planned areas to advance projects, and for residents and others to make known the desire for growth and change in the future. All future land use decisions within the Neighborhood will be consistent with this Chapter.

Land Use Transitions

In 2014, the North Neighborhood consists primarily of farmlands, woodlands, and non-metallic mining operations. Scattered within the Neighborhood are single-family homes. As development is expected to take place over a period of time, the City will need to work with developers and property owners to ensure smooth transitions from agriculture uses to non-agricultural uses.

Development Phasing

The development of the North Neighborhood will occur from both the east and south. Utility extensions associated with the CTH M reconstruction project are planned to be completed in 2017. Once the work along CTH M is completed, development will be able to occur from the east to the west. Utilities are currently available to the property located adjacent to the City's north water tower. However an existing challenge with developing this property is portions of the property are part of the closed stormwater basin and could be assisted with the development of other properties within the North Neighborhood.

Housing Affordability

In general, affordable housing is defined as a household paying no more than 30 percent of its annual income on housing. Due to multiple variables such as household income, interest rates, number of dependents, and other housing expenses, it is unrealistic to establish a fixed home value in the City that is deemed affordable to everyone. The housing market in Verona is robust due to strong schools, safe neighborhoods, and Epic Systems Corporation (the largest private employer in Dane County). The City believes the best way to provide affordable housing is to encourage a variety of housing options throughout the entire City. Ultimately the market and the economy determine the affordability of housing. The City believes the proposed variety of housing choices within the North Neighborhood will provide the opportunity to create additional housing choices within the City and provide the market with the flexibility of providing a variety of housing prices within the Neighborhood.

Future Land Uses

A variety of land uses are planned within the North Neighborhood and are provided on the Future Land Uses Maps. In addition, the plan has broken the North Neighborhood into three (3) sub-areas to ease the identification of future uses in each area. In general, the eastern portion includes the area east of CTH M and south of CTH PD, the central portion is bounded by CTH M, CTH PD, and Nine Mound Road, while the western portion extends west from Nine Mound Road to Country View Road.

Eastern Planning Area

The Eastern Planning Area is defined as lands east of CTH M located between CTH PD and the City limits. The following is a summary of recommended land uses within this planning area:

- **Open Space:** Significant acreage with the Eastern Planning Area is planned as open space and is generally located along CTH PD east of the existing utility substation. Specifically, this plan recommends the preservation of the majority of the Godshall property located west of the Ice Age Trail extending south to Reddan Soccer Park. The Godshall property contains significant steep slopes making development difficult to serve. Along with the Godshall property, this plan recommends a 10-acre parcel located along CTH PD and immediately east of the substation remain as open space due to access constraints. Access to this 10-acre parcel is severely limited by the surrounding land uses, and close proximity to the intersection of CTH PD and CTH M unless access to the south is obtained. If access were ever granted to the 10-acre parcel, it would be right-in/right-out. The preservation of this property along with the land to the east will provide a larger contiguous piece of open space.
- **Utilities:** An existing utility substation is located at the southeast corner of CTH M and CTH PD. This plan recommends for the continued use of the substation. The City will support visual improvements to this facility that would improve the aesthetic appearance.
- **Institutional:** Madison West Bible Church is currently located on a 10-acre parcel along CTH M. This plan recommends the continued use of the Church's property as an institutional use. Modifications to the existing Church driveway will occur concurrently with the CTH M roadway project. The driveway modifications will provide the Church access to a signalized intersection to the south and remove the direct access onto CTH M.
- **Commercial:** Approximately 3-acres of land is planned as commercial land uses located at the northeast corner of the future intersection of Stony Ridge Circle and CTH M. Due to future access constraints elsewhere, this is the only viable commercial lands within the Eastern Planning Area as this intersection will contain a traffic signal. Types of uses for this commercial area will need to protect the surrounding residential and institutional land uses from sound and light pollution. In addition, the design of the structures in the commercial area will need to be consistent with designs in the other sub planning areas of the neighborhood.

- **Residential:** Most of the residentially planned lands within the Eastern Planning Area are already developed with the exception of vacant lots along Stony Ridge Circle and Boulder Hill Court which are planned as residential uses as they are located within an established residential neighborhood. Approximately 6.5 acres of vacant land is located east of the realigned Stoney Ridge Circle on property owned

by the Church. This residential area will most likely be served by a looped or cul-de-sac street. Single-family residential development is recommended for this area.

Approximately 20-acres of land located west of Reddan Soccer Park and east of Ineichen Drive are planned for single-family homes as the area already has a large supply of multi-family and duplex dwellings. Single-family homes will help create an appropriate balance of uses within the area.

Western Planning Area

In general the Western Planning Area is defined as land east of Country View Road extending to Nine Mound Road. This area is bounded on the north by CTH PD and south by the City limits. The following is a summary of land uses recommended in the Western Planning Area:

- **Epic:** The majority of lands within the Western Planning Area are planned for the future expansion of Epic Systems Corporation. Some of these lands may contain office buildings, while other areas will remain open space for geothermal use, solar areas and farming uses. Epic is the largest private employer in Dane County and additional campus growth is anticipated during the next few years. The City and Epic continue to work towards roadway improvements within the area including the reconstruction of Nine Mound Road, CTH PD, and a future northern Epic access point onto CTH PD between Country View Road and Nine Mound Road.

Central Planning Area

The Central Planning Area for this neighborhood is generally bounded to the south by the City limits, CTH M on the east, CTH PD to the north, and Nine Mound Road to the west. This area will contain walkable developments that include a variety of housing types and land uses. Land uses include residential, commercial, educational, civic buildings, and public spaces located within walking distance of one another. Developments within this area will integrate a network of sidewalks, streets, and paths for pedestrians as well as vehicles. Development patterns will provide residents a complete neighborhood with the option of walking, biking, or driving to places within the neighborhood. Present and future transit models will be considered for major through streets and around the perimeter of the development.

Development within the entire North Neighborhood will be developed at the human scale. Buildings will reinforce the street edge while creating a safe and attractive place for pedestrians. Streets will be designed for slower speeds and traffic is dispersed through various street connections. Walking in the neighborhood will be a pleasant and interesting activity. Existing environmental features should be preserved to serve as amenities or transitions between varying densities or uses. In some cases, housing can be developed within wooded areas, keeping as much of the woods as possible. A variety of public spaces is critical to the overall identity of the neighborhood and serves as social gathering places. Parks can be in the form of passive areas, tot lots, playgrounds, stormwater management features, plazas, and civic squares.

Land use:
A variety of uses are critical for the long-term success of developments. Varied uses within walking distance to the residential uses provide the opportunity to walk to shops, parks, and schools. More walking reduces the number of vehicle miles traveled in the community and can provide a healthy neighborhood. The future land uses planned for this planning area provides transitions from existing neighborhoods to the south.

Residential Land Uses
A variety of housing types, sizes, and price points will allow for a heathy neighborhood and choices for both existing and future residents. Four (4) potential residential areas are recommended within this planning area:

Mixed-Use Housing
Lands within the planning area identified as commercial/mixed-use have the potential for smaller units above commercial uses, either rental or owner-occupied. These units would be in close proximity to shops, restaurants, offices, and public spaces. Zero-foot, or minimal, setbacks for buildings will help reinforce the street edge. Parking is encouraged to be underground or surface lots shared with adjacent uses. Building heights in this area will be a maximum of three-stories.

In an effort to help balance uses, this plan encourages any additional multi-family (apartments, condominiums, or live/work units) proposed beyond the areas outlined in this plan to be located above commercial spaces in the area designated as mixed-use. The City will direct and encourage any additional multi-family development to be located above commercial areas as identified as mixed-use in this plan.

Multi-Family Residential
Multi-family buildings within the planning area will be a maximum of three stories, with shared amenities including community rooms, pools, or fitness areas. The multi-family buildings will offer housing opportunities for young professionals, as well as empty-nesters looking to downsize their living unit but stay in Verona. Attached units, approximately 12- 20 units per acre, can be in the form of apartment buildings, condominiums, or walk-up attached townhomes. Parking will be underground with some surface parking. Located at the perimeter of the neighborhood and adjacent to the commercial mixed-use area, the units provide a transition between the commercial area and single-family housing.

Suburban Residential

Suburban residential areas will contain both single-family and duplex lots. Some of these areas in close proximity to the commercial areas and school may be appropriate for 6,000 square foot lots with smaller setbacks, front porches, and garages setback from the house to create a walkable street. Other residential areas may contain lot sizes of 8,000 to 10,000 square feet with 15 to 25 foot setbacks, front porches, and garages setback from the house to continue to reinforce the walkable street character. It's important to note that specific project details will be reviewed on a case-by-case basis.

Wooded Residential

The wooded residential area will contain single-family units located within existing wooded area. Lot sizes will range from 12,000 to 15,000 square feet to help preserve the existing trees while providing a natural setting for the home sites.

Existing Residential Areas

Existing residential uses that are currently located in the Central Planning Area will remain and continue to be used as single-family homes.

Commercial Areas

A variety of scales and types of commercial uses will provide a rich experience of shopping, eating, entertaining, and working to the people living within walking distance. The corner mixed-use commercial uses will serve as gateway elements to the North Neighborhood and to the City. The future land uses will provide a range of potential building sizes from a 40,000 square foot building with associated parking, as well as an 800 square foot uses within mixed-use buildings. The commercial area located at the intersection of CTH PD and CTH M should have a significant signage element, open space, or building façade visible as residents enter the City from the north. Individual parcels along CTH PD are located on major traffic arterials but should have a neighborhood feeling due to the scale of the site and location within surrounding residential uses. Small green spaces and hardscaped plazas should

be located within the commercial center to provide opportunities for social gatherings, programmed events, and casual people-watching. Parking and loading areas shall be screened from public streets. Parking should be shared between commercial uses.

Commercial Plazas/Squares

Small green spaces and hardscape plazas should be integrated into the mixed-use/commercial areas. Hardscape plazas allow for outdoor seating and dining, and should include landscaping and lighting to enhance the overall identity of the area. These areas can be used for programmed events, displays and markets.

Institutional

Institutional and civic uses can serve as gathering places and major identifying features within the neighborhood. The proposed 12-13 acre elementary school site is located at the center of the neighborhood. Athletic fields and open areas should be accessible to the neighborhood, providing a year-round gathering area. Sidewalks, bike paths, and on-street bike paths should be provided as safe routes to the school. Good Shepard Lutheran Church is located at the southeast corner of the intersection of Nine Mound Road and CTH PD. This plan recommends the continued use of the property as a Church.

Public Spaces

Public spaces add value to adjacent properties (8% to 10% for housing), create opportunities for public use and activities, preserve natural features, and can serve as stormwater strategies. Several public spaces are recommended within the North Neighborhood.

Park/Stormwater Basin

The large park in the eastern section of neighborhood provides extensive space for passive recreation, active athletic fields, stormwater strategies, community gardening, play equipment, and park shelters. This facility can serve the larger neighborhood and be used for programmed events that bring residents to the area. Proximity to the commercial/mixed-use area allows for visual and walking connections to the businesses. Streets surround three (3) sides of the park, allowing for on-street parking instead of surface parking within the park. Views into the park are created with various streets terminating. Sidewalks should be located around the perimeter of the park, with bike racks at key locations near proposed active areas.

The land immediately east of Nine Mound Road is planned as open space with the future potential of athletic fields. Due to significant mining activities that have occurred in the pits large amounts of fill would be required for development to occur in this area

creating challenges to the future development. In addition, non-open space development of the quarries could create additional traffic demands in this area of the City that may be difficult to meet. This plan recommends these areas remain as quarries in the near term and long-term as open space. An ideal use of these properties would be athletic practice fields.

Country View Park Expansion

A neighborhood park is located along the south side of the neighborhood as an extension of the existing school site. Ball fields or open play areas enhance the adjacent residential development while providing opportunities for active recreation and social gathering, Streets surround three (3) sides of the green space, allowing street parking and visual connections into the park. The precise size of this park will be determined when development proposals are submitted. Most likely the planned size of this park will be reduced as future areas within the Neighborhood, including the retention pond and quarries may be available for active practice fields. The completion of the future Park and Open Space Plan update will help determine the exact size and location of this park expansion.

Architectural features can create memorable buildings and vistas within the neighborhood and community. Key design features should be located at prominent locations, where vistas from streets are terminated, or topography highlights a particular site. Design guidelines for the North Neighborhood will enhance the appearance, value and function of the properties within the Neighborhood. These guidelines are intended to allow for creativity and variety that will create an aesthetically attractive community. Codification of these guidelines is encouraged. To the greatest extent practical, non-residential and multi-family developments are encouraged to meet the guidelines of this plan.

Setbacks

Building setbacks help establish an appropriate character to structures and developments. A variety of setbacks is encouraged, vary based upon use, and should be reviewed on a case-by-case basis to ensure smooth transitions between different uses in the neighborhood. In general, most projects should conform to the setbacks contained in the Zoning Ordinance. However, exceptions for specific areas, including transition areas, should be considered including:

- **Commercial/Mixed-Use** – Zero-foot or minimal setbacks will help reinforce the street edge.
- **Suburban Residential** – A 15 to 25 foot setback in some areas will help provide a smooth transition between the commercial/mixed use areas and residential uses.

Signage:

Signage can create a memorable feature, as well as assist in wayfinding and business identification. Appropriate scaled signage is critical and should complement the building and space. Materials can be varied depending on the installation and location. All signs shall conform to the City's Sign Ordinance and are encouraged to meet the following guidelines:

- Lighting on exterior signs are encouraged to be mounted internally or above the sign and directed down.
- Building signs should be integrated within the overall building design in color and style.
- Shrubs, planting beds, or a mix of these options should be planted around free-standing signs.

Lighting:
Building and site lighting is critical to create an inviting atmosphere in the evening for residents walking to the commercial areas or through the neighborhood:

- Bollard lights should be used in public plazas and along major trails.
- Full cut-off lights are encouraged to reduce glare and light pollution.
- Private parking lots are encouraged to utilize decorative light poles and fixtures that provide a consistent lighting style in the neighborhood.

Parking:
While not an architectural feature, parking impacts the overall feel of a development project. Developments need to provide adequate on-street parking and off-street parking spaces, with an emphasis on street parking for all retail and commercial uses:

- Off-street parking for commercial and civic uses should be on the side of the building or the rear of the site.
- Shared parking between users is encouraged.
- Walkways shall be provided to connect the building entrance to the public sidewalk.
- Parking between the street and building is strongly discouraged.
- Mid-block and side parking should be screened with landscaping and/or fencing.
- Bicycle parking shall be provided for all developments.
- Plantings and/or low fencing shall be located between parking areas and the public right-of-way.
- All parking areas shall have concrete curbs to protect landscaping areas. The curbs may contain gaps to allow stormwater flow into infiltration basins.
- Fencing, screening, parking, and loading areas should be of similar materials as adjacent buildings. Around parking areas, fencing should allow pedestrians to see over the top of the fencing. Fencing combined with landscaping can provide an attractive screen.

Building Architecture & Design:
Building and structure design can significantly impact the look and feeling of a neighborhood. Various elements shall be considered to enhance the pedestrian and overall character of the neighborhood.

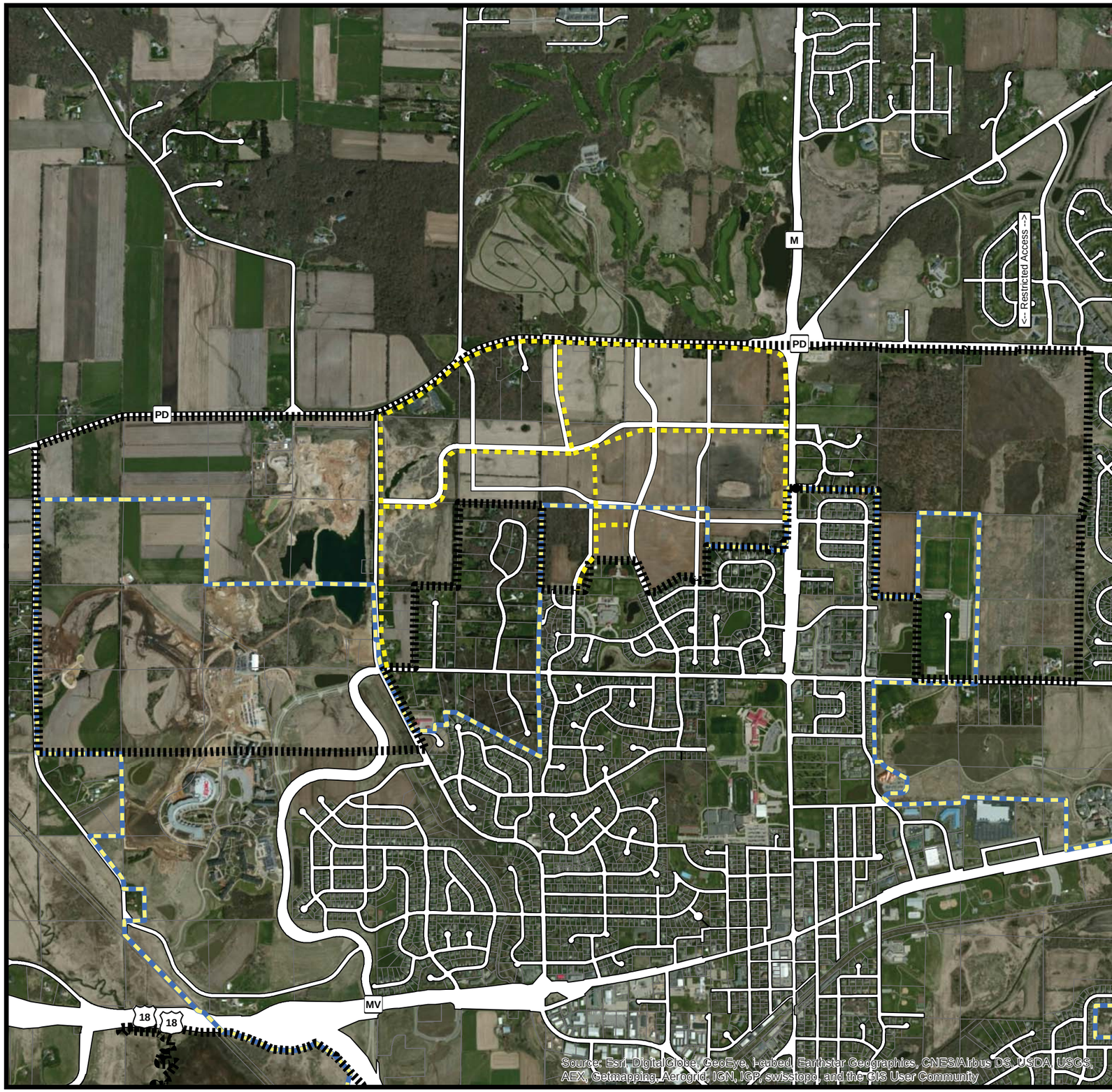
- Decorative and functional awnings are a common element in commercial uses. If used, they can signal a building entrance or provide shade along the sidewalk. Also used for signage, awnings can be used for building identification.
- Commercial uses should include 80% windows or doors at the street level to provide visual connections into the stores and a pedestrian-friendly street frontage. 35% of the windows at street level shall be clear glass.
- All building faces visible from a public street should use design features similar to the primary front façade.
- A minimum of one (1) building entrance shall be provided along the building façade facing the street. Buildings that face multiple streets should provide an entrance facing the more prominent of the streets.
- Preferred exterior materials include kiln-fired brick, stucco, wood siding, fiber cement siding, and high quality cultured stone.
- Discouraged exterior materials include vinyl siding, split-faced CMU, EIFS, gravel aggregate materials, smooth-faced CMU, vertically orientated metal siding, and panelized products. Any use of these materials approved by the Plan Commission shall be as accent features and not the predominate feature of a building.
- All exposed sides of a building shall use similar or complementary materials as used on the front façade.
- Canopies, awnings, covered porches, and/or gable roof projections should be provided along façades that give access to the building to accentuate entrances and give shelter to visitors.
- Commercial buildings, especially retail uses, should engage public streets by providing significant visibility through the ground floor façade to activities or displays within the building.

The implementation of this plan will be driven by the development community and specific development projects. The City is a partner in road projects within the planning area that will impact future development. The City will have an active role once private development projects are submitted to ensure consistency with this Plan and other City Ordinances.

Key Neighborhood Recommendations

- Encourage the use of master planned developments and other mechanisms to accommodate a range and mixture of housing options.
- Provide pedestrian access and amenities as part of all housing developments. This includes considering location choices for developments that cater to seniors and families (children) that provide opportunities to walk to school, parks, shopping, etc.
- Encourage housing designs that serve elderly and people with disabilities. This could include developing standards for home construction so that a certain percentage of new development include specific features such as wide passage doors, a full bathroom on the main floor, and at least one zero-step entrance.
- Ensure development allows for adequate parking, storage, vehicular movement, landscaping, buffering, open space and public infrastructure and facilities.
- Protect the character and scale of residential areas by carefully planning non-residential uses such as parking lots, roadways or institutional growth minimize negative impacts on residential properties and neighborhoods.
- Prior to development beginning, the City shall adopt design standards for the commercial/mixed use and multi-family land use areas within the North Neighborhood. The design standards shall be modeled after the design guidelines contained within this Plan.
- Coordinate with the school district and local organizations to improve recreation choices, including the shared use of facilities for community benefit.
- In areas designated for future development served by public sanitary sewer and public water systems, use a holding strategy (e.g. Rural Agricultural zoning) which allows only agricultural and limited site improvements until the property is developed.
- Promote infrastructure and amenities that are user friendly and development that includes a sense of connectivity in sidewalks, streetscaping, and trails/paths.
- Plan and construct a pattern of streets, sidewalks, and bicycle facilities that maximize the connectivity of land uses within the neighborhood and connectivity to areas outside the neighborhood.

City of Verona North Neighborhood Plan



Future Off-Street Paths

Legend

- North Neighborhood Boundary
- Verona City Limits
- Off-Street Paths

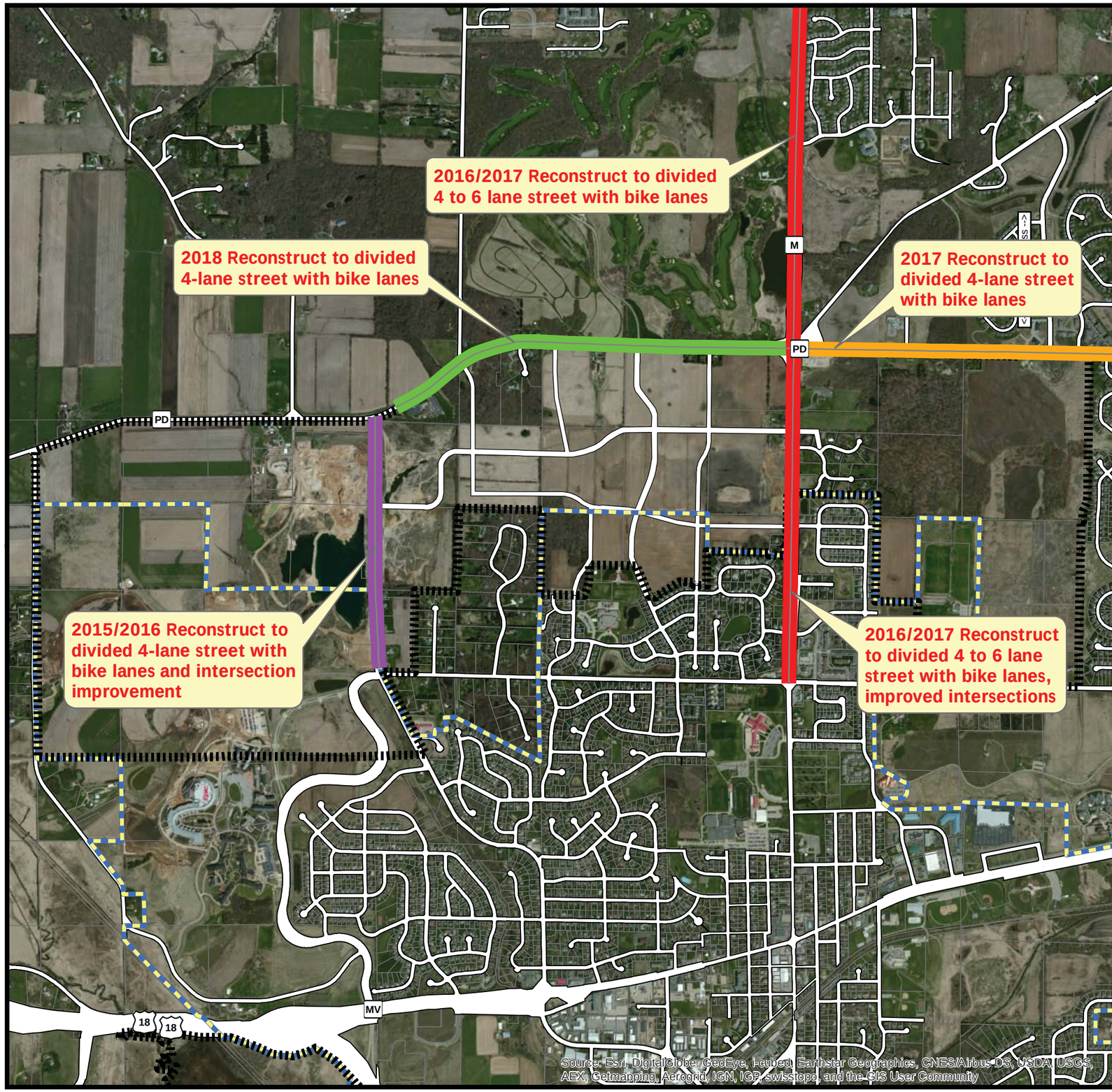
September 4, 2014

0 0.5 1
Miles

Source Info:
City of Verona
Dane County Land Information Office
Dane County Planning and Development
Capital Area Regional Planning Commission

This map was prepared by the City of Verona in conjuction with the Dane County Land Information Office, Dane County Planning and Development, and the Capital Area Regional Planning Commision.

City of Verona North Neighborhood Plan



Future Roadways

Legend

- North Neighborhood Boundary
- Verona City Limits
- Nine Mound Rd - 2015/2016
- County Highway M - 2016/2017
- County Highway PD - 2017
- County Highway PD - 2018

September 4, 2014

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Miles

Source Info:
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Capital Area Regional Planning Commission

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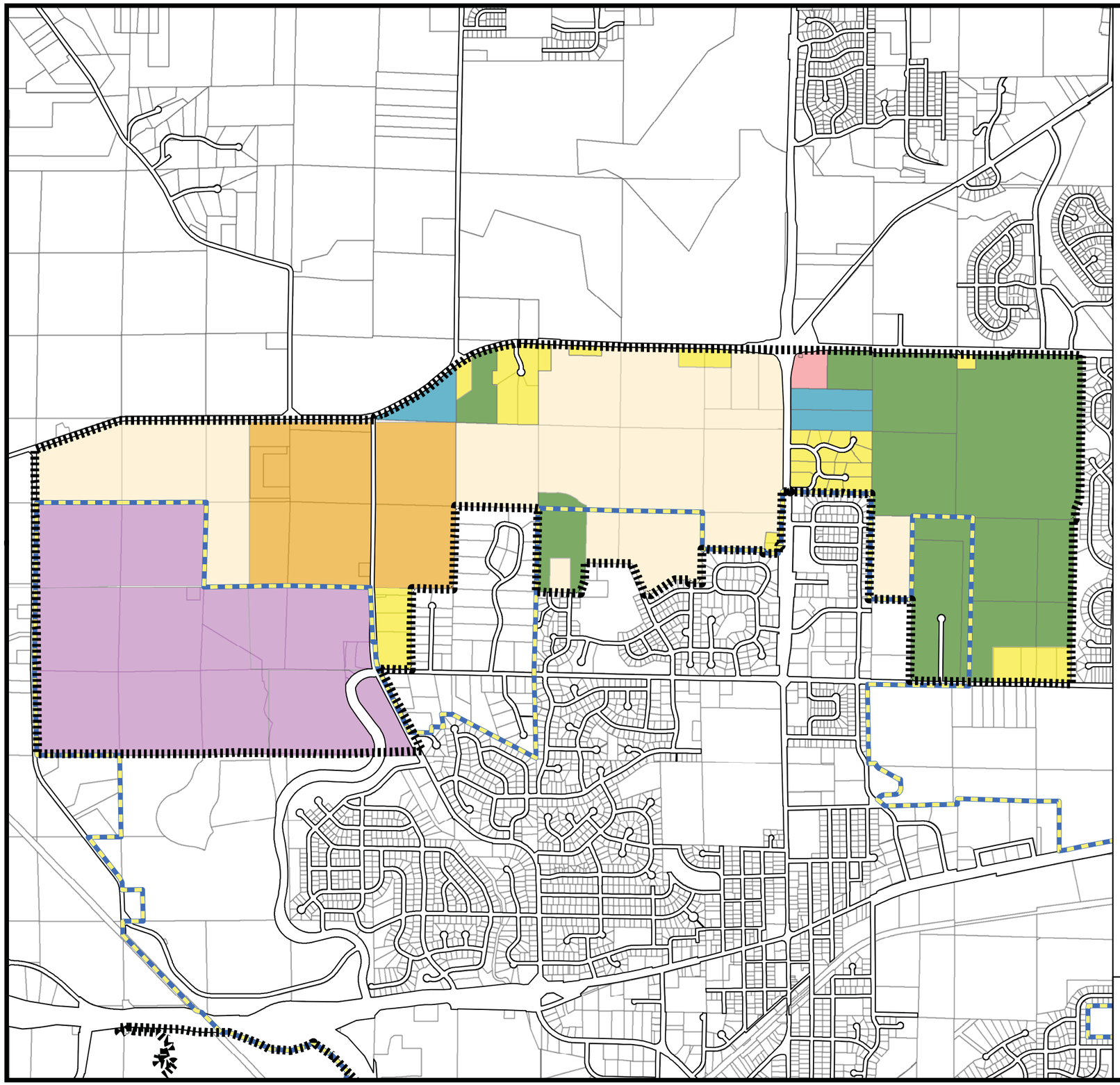
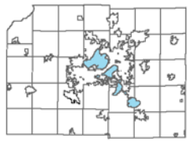
City of Verona North Neighborhood Plan





Existing Land Uses 2014

Legend

- North Neighborhood Boundary
- Verona City Limits
- Agricultural
- Residential
- Woodlands/Other
- Institutional-Church
- Quarry Operation
- Office
- Utility

August 12, 2014

0 0.25 0.5
Miles

N

Source Info:
City of Verona
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Capital Area Regional Planning Commission

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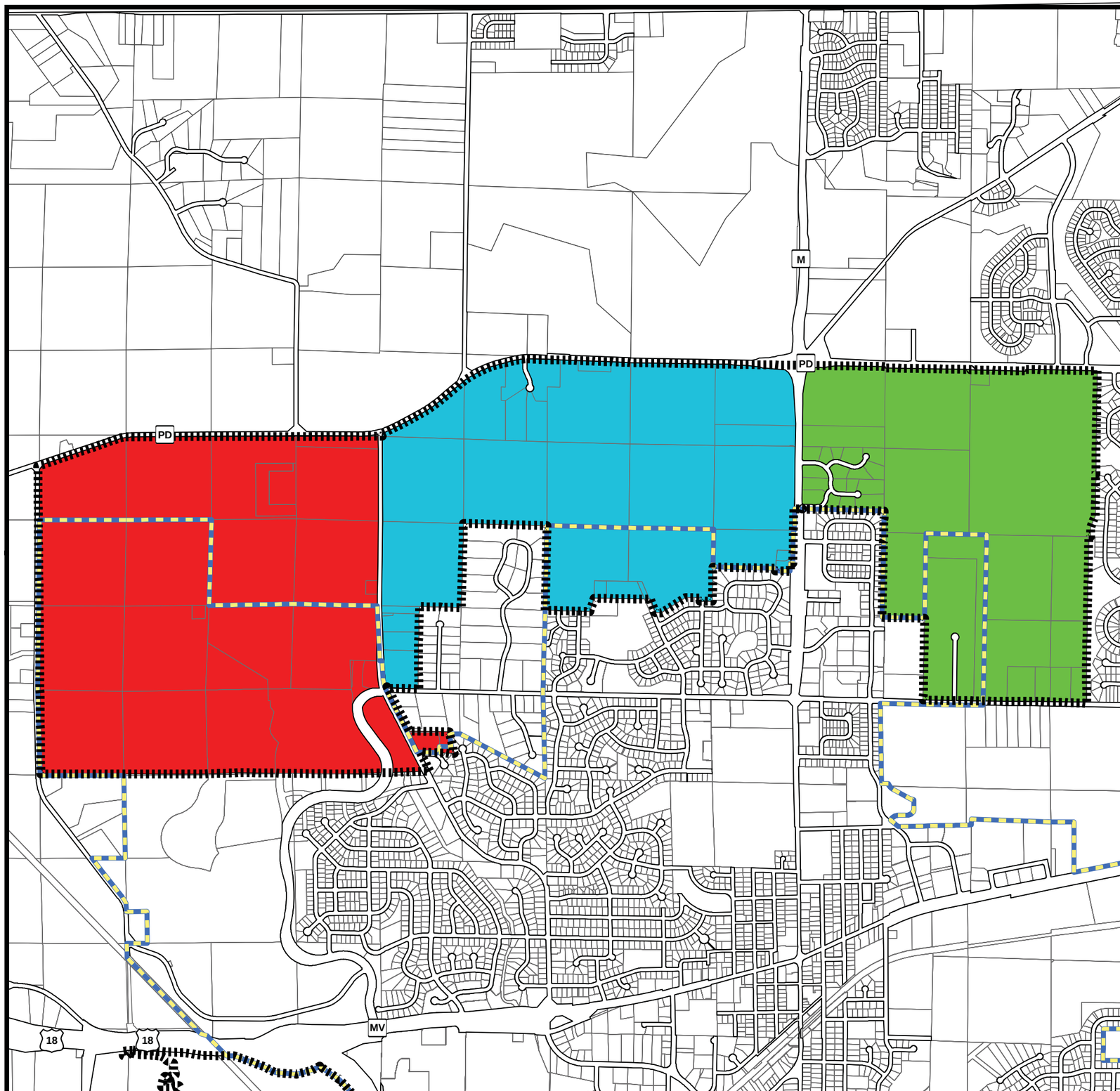
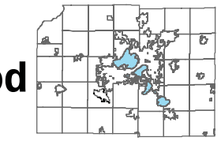
City of Verona North Neighborhood Plan





Sub-Planning Areas

Legend

- North Neighborhood Boundary
- Verona City Limits
- Eastern Planning Area
- Central Planning Area
- Western Planning Area

August 5, 2014

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Miles

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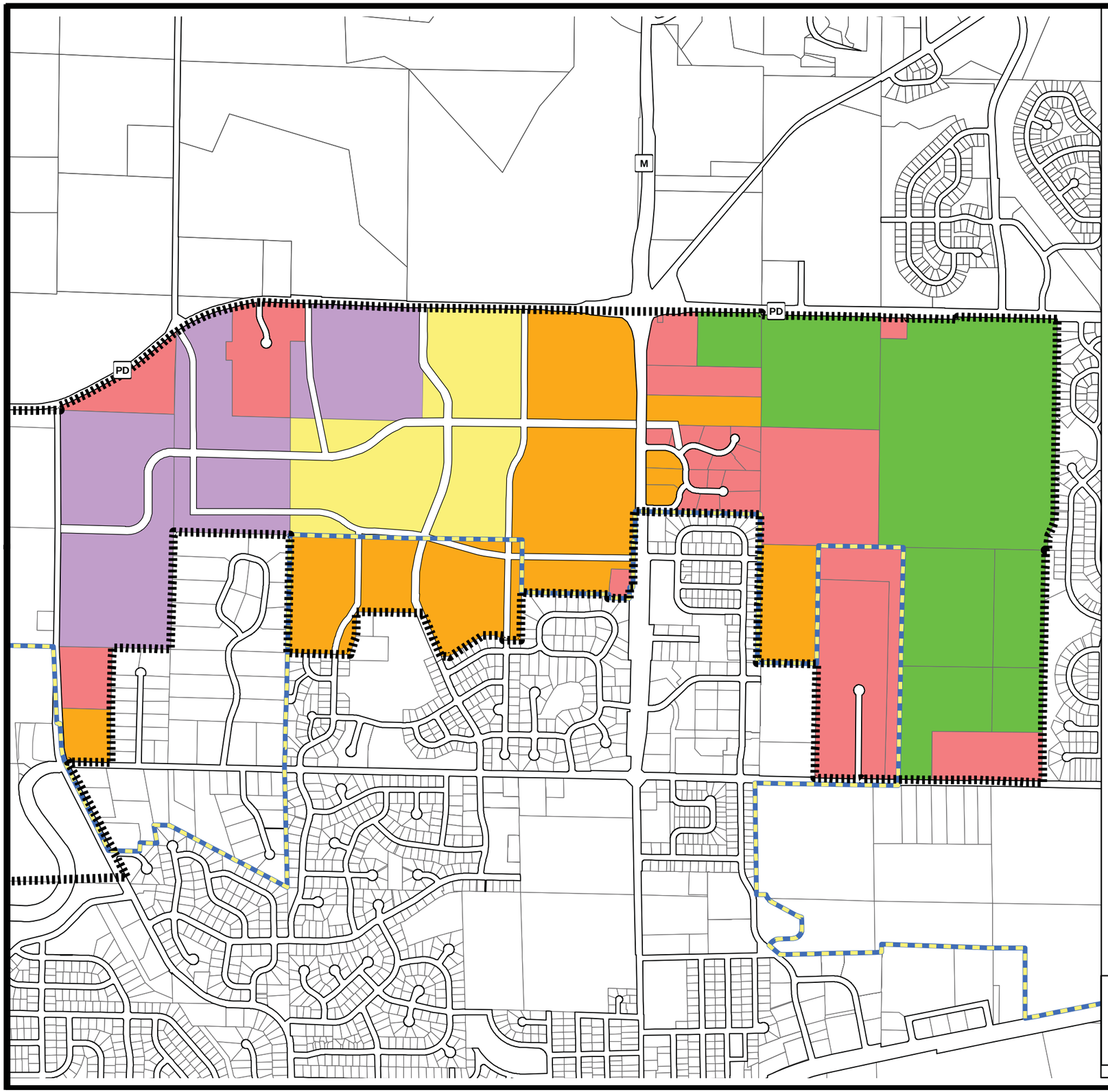
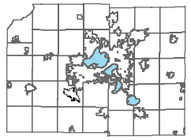
City of Verona North Neighborhood Plan





Phasing Plan

Legend

- North Neighborhood Boundary
- Verona City Limits
- Already Developed
- Phase 1
- Phase 2
- Phase 3
- Open Space

September 4, 2014

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Miles

N

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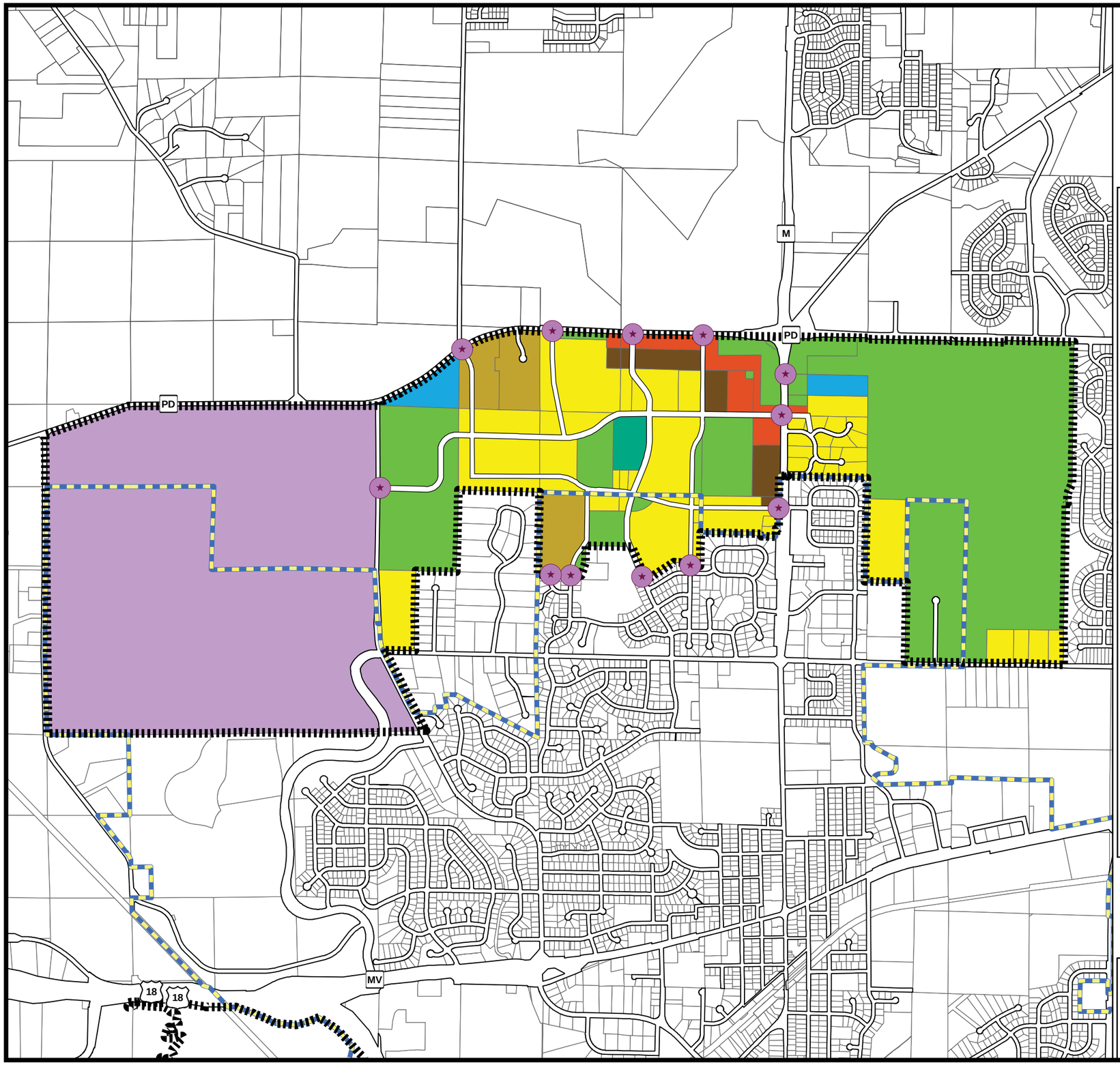
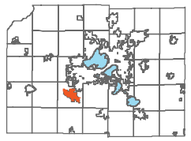
City of Verona North Neighborhood Plan





Future Land Use

Legend

- Access Points
- North Neighborhood Boundary
- Verona City Limits
- Commercial/Mixed Use
- School
- Church
- Office
- Open Space/Wooded
- Wooded Residential
- Suburban Residential
- Multi-Family Housing

November 4, 2014

0 0.5 1
Miles

N

Source Info:
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