

Written comments from March 3, 2008 Retail Forum

Transcribed by Jeremy Charles

Residency key:

- C = City of Verona
- N = Non-resident
- O = Other/Unknown
- T = Town of Verona

1. Do you want more retail development – of any size (large or small) in the City of Verona?

- Yes – I would like more shopping opportunities locally
- No – I prefer to do much of my shopping outside of Verona

17	C	No - I prefer to do much of my shopping outside of in Verona
18	C	(ambiguous scratch-out)
21	C	I already do!
30	C	[circled "small"]
37	C	Small!
61	C	Yes - Locally owned
62	C	No - and I do most of my shopping locally right now
202	C	some
209	C	No big box
214	C	After Hometown Circle and West End, I should be able to do much of my shopping in Verona.
220	C	Undecided.
221	C	I already do 90% of my shopping in Verona!
189	N	East & West Verona Ave
58	T	Not services - small businesses, no more big box than already approved
59	T	No - not until West End is built

2. If there is more Large Retail development in Verona – How much more should there be?

- As much as possible – including what has already been approved, proposed and more beyond these if possible.
- Only what is already approved plus what is proposed (Farm & Fleet, The West End, Clark Street, and AIG/Bergman)
- Only what is already approved but no more (Farm & Fleet and the West End only)

37	C	No more big box! Enough already!
60	C	Depends on where it is.

203	C	[Wrote "good mix" next to both questions 2 and 3]
206	C	Depends?
209	C	and the West End only Not the west end
226	C	Wait until these are open to consider additional.
34	N	What you can afford to support in terms of costs - see paper
39	T	[Selected the "approved plus proposed" option, but crossed out AIG/Bergman]
C	T	Somewhere in between

3. If there is more Small Retail development in Verona – How much more should there be?

- As much as possible – including more smaller retailers that come with ‘Large retail’ developments
- Only small Retail businesses that are independent of/separate from ‘Large Retail’ developments
- None – no more Small Retail businesses are needed in Verona

49	C	[Checked "Only small" and "None" and then indicated "50/50" and on a very limited scale with only small, independent higher-end businesses that are environmentally and ethically tied to the community.]
61	C	Only small - Local business
203	C	[Wrote "good mix" next to both questions 2 and 3]
34	N	A moderate amount to meet market demands
59	T	Only small retail that are independent of large - or small independent stores and non-chain or local

4. If there is more Large Retail development, what kind of Large Retailers – if any – would you like to see:

- Home Improvement (Such as Menards, Home Depot, or Lowes...)
- Department Store (Such as JC Penney or Kohls...)
- Discount Retailer (Such as Target, Walmart, or Kmart...)
- Electronics (Such as Best Buy or Circuit City...)
- Book Store (Such as Barnes and Noble or Borders...)
- Other
- None – I do not want any additional ‘Large Retailers’ in Verona

7	C	None, unless Lowes or JC Penney
18	C	No WalMart
21	C	I see both sides of this issue. It is difficult to accept all these changes.
30	C	None - I do not want any <u>additional</u> 'Large Retailers' in Verona
31	C	[Circled "Lowes"] - Maybe Other: Sporting goods - We're a very active community!
44	C	Home Improvement [circled "Lowes"] Department Store [circled "Kohls"] Book Store [circled "Borders"]

		Other: Not Walmart!
54	C	Other: Cabelas, Office Supply
60	C	Again, depends where it is placed.
64	C	Other: Sporting goods/specialty shops
75	C	<u>Best Buy</u> <u>Barnes and Noble</u>
138	C	Home Improvement – Limited
143	C	Other: Retailers that are not already found in Madison - Lowe's, Baker's Square, etc.
149	C	Menards, Home Depot [circled "Lowe's"] [circled "Barnes and Noble"] Other: Starbucks, child-focused like Little Gym, YMCA, Outdoor Pool, bakery, Hallmark, Trader Joe's, bagel shop, business services (like Kinko's)
149	C	<u>Limited</u> large retail developments with more small retail businesses
201	C	None - or a high-end type department store such as Kohl's
202	C	Wait until we adjust to Farm and Fleet / West End developments.
205	C	[circled "Lowe's"]
206	C	crafts
220	C	Discount retailer: <u>NO!</u>
222	C	OK - Lowe's, Kohls, Best Buy, Circuit City. Yes! - book store. NO!! - Discount retailer. Please <u>no</u> discount retail
224	C	[Circled "Lowe's" "Kohls"]
225	C	Bagel shop
38	N	Sportsmans warehouse
189	N	Discount Retailer: No, too big, can find close to Verona Other: Difficult to answer because I don't know what stores in West End
K	N	[circled "Lowe's"] – only
N	O	YMCA
O	O	Restaurants like Perkins
57	T	Other: Sporting goods
58	T	Department Store: Size restricted so if fails/moves no Walmart, Target, Lowe's styled businesses come in after the fact
59	T	We have all these available not very far away.
145	T	Other: No Wal-Mart Ever
C	T	Ikea, Cabelas, etc.

5. If there is more Small Retail development, what kind of Small Retailers – if any – would you like to see:

- Restaurants
- Banks
- Pharmacy
- Gas/Service Stations
- Small retail businesses such as
- None – I do not want any additional ‘Small Retailers’ in Verona

9	C	Electronics
17	C	Restaurants: Family style
18	C	Garden Center, Clothing Store, Shoe Store
21	C	Restaurant: Not fast food Other: Electronics (small), Small bath store
30	C	Banks, Pharmacy, Gas/Service stations: We already seem well-served with these [Had written "dry cleaner for sure!" and then scratched out and wrote:] (I forgot - Klinke's is coming!) No strong thoughts on.
31	C	Other: Bookstores, sporting goods, clothing, gift, shoes, crafts
49	C	[Indicated "50/50" next to "small retail" and "None"] Restaurants: small independent, no chains Other: small independent only gift shops, book store, gourmet kitchen, etc. other specialty shops.
60	C	Other: Dry Cleaners
61	C	Other: independent bookstores
62	C	Other: small independent bookstore
64	C	Other: Sporting goods/specialty
68	C	Restaurants: especially locally-owned (not chain)
77	C	Other: Specialty
140	C	Other: Such as - Specialty stores - a la Greenway Station
143	C	Other: Such as - Specialty gift shops (similar to Mt. Horeb), craft stores, specialty, clothing
149	C	Restaurants!!!! PLEASE
192	C	Clothing stores - women - jewelry store
201	C	Gift, card, specialty, housewares or boutique style clothing
205	C	Auto repair, tire dealer
206	C	Jewelry
207	C	Bookstore, craft
208	C	Restaurants: <u>NOT FAST FOODS</u> Other: Photographer, florist
209	C	book store, toy store, specialty stores, bike shop, resale shops
212	C	Banks: No more!
214	C	Clothing stores, specialty food stores, misc. retail
215	C	Restaurants: Fazolis, seafood Sporting goods like Rutabaga
219	C	Local retailers & redevelopment.
220	C	Clothing, specialty shops
222	C	Upscale retail if possible... Panera Bread, Red Lobster, Texas Roadhouse, PF Changs
224	C	Shops
225	C	Locally owned such as Sows Ear, Frog Bog, etc.
228	C	Restaurants, coffee shops

229	C	Hobby shop, bookstore.
34	N	antique stores, bookstores
45	N	Music store, spa/massage/chiro
65	N	Locally owned
147	N	Small shops
189	N	Believe with West End and F&F there will be enough
M	O	Banks: Are you kidding! Pharmacy: No Gas/Service Stations: No Clothing, coffee shops, bookstores, good bakery, good specialty, restaurants, boutique
6	T	Food specialty, Arts & Craft - high end.
39	T	Other: service oriented
57	T	Other: Gift shops, antiques, specialty shop
58	T	Other: Boutiques, Specialty Shops
59	T	Other: local/small book store, bakery
148	T	Other: Such as - hobby shops
153	T	Clothing, services
D	T	Copy shop, bread & bagel shop, bike rental & storage shop
H	T	Banks: NO Gas/Service Stations: NO
I	T	Restaurants: Unique - not big chains

6. If there is more retail development in Verona (large or small) – Please mark what you prefer:

- Retail development should be encouraged along Verona Avenue and Main Street and discouraged elsewhere
- Retail development should be allowed outside of Verona Avenue Main Street – including on the edges of the city

21	C	Only because of traffic. I love walking to downtown stores.
30	C	Not sure
60	C	Depends on cities master plan
209	C	small only
147	N	Both

7. What type of commercial development should the city accommodate or encourage (Please mark as many as you wish):

- Office/Business Park
- Retail
- Industrial/Technology Campuses
- Service-oriented businesses (such as oil change/auto repair, dry cleaning, tax preparation, beauty-barber, etc...)
- Other

18	C	Dean Clinic
21	C	Industrial/Technology Campus: Good jobs Service-oriented: <u>oil change/auto repair</u> Other: Dean Clinic
30	C	But no <u>more</u> big boxes!
49	C	again, only small, independent businesses.
60	C	Industrial/Technology: Shortage
61	C	Other: Locally owned downtown business ONLY!
143	C	Other: More variety of restaurants, particularly family-oriented ones
150	C	Other: Sit down breakfast
208	C	[circled "oil change/auto repair"] Other: full service car wash
209	C	Retail: small only spa services, bike repair
214	C	Redevelopment with local (Madison-area) non-chain retail or service businesses.
222	C	Small mostly Industrial [circled "Technology"] Campuses
223	C	None
226	C	Restaurants: Neighborhood centers like Vincenzo Plaza
229	C	Hobby shop
38	N	Sporting goods
P	O	None
58	T	Service-oriented: I don't consider this retail, it's services only.
59	T	Retail – small

Please write any comments below or on the back. Thank you for your thoughts.

#19 – C

We need all the jobs and tax revenue we can get in Verona.

#36 – C

No big box - keep it small retail downtown

#77 – C

Connect M to east to High Point

#210 – C

Do not approve big box retail in the Industrial Park.

#212 – C

Stop. Wait. You have 2 major projects in the works. It would be foolish to authorize more before we see how these two work out.

#213 – C

There are too many places to shop nearby. We don't need another Target/WalMart/Kohls.

#217 – C

The quality of life erodes with urbanization and excess commercial development.

#220 – C

Please come up with a traffic resolution! If big box comes in, it will be a traffic nightmare with streets as-is.

#222 – C

Please try to prevent a Walmart from opening. Do Not develop PD & M - bad traffic there already.

#223 – C

No more retail needed. The infrastructure isn't capable of handling any additional expansion.

#230 – C

What's the rush? Let's see how the West End and Farm & Fl. do & determine what happens with local businesses before barreling ahead.

#30 – C

I was organizing my thoughts before the meeting in case there was a chance to speak out loud, so I jotted them down - rather than copying them - can I just attach them? (Pardon the fat font; I have some visual disabilities and it makes it easier for me to type.)

I think it's great, by the way, that those of us in attendance get the opportunity to complete a survey and to vote!

I'm also pleased that the Plan Commission and Council seem to be remembering that they're the ones holding the power and the ones in charge, not the developers (like Mayor Hockhammer said - "They City's driving the bus"). I've lived in Verona since '81 and many years ago, say 15 or 20, it often seemed as though when developers said jump, the City would ask "How high?" Perhaps I'm being really unfair, but it seems as though the City is much more in charge, and I'm very pleased to see that.

I'm a little baffled abt. the comments abt. "seniors wanting more retail." I'm sympathetic with them wanting more small retail, but when it comes to Big Boxes, I'm about as close, mileage wise to the Junction Road Big Boxes as to the AIG proposed development stores (not that either"batch appeal, frankly).

I'd applaud the Plan Commission's care in approving Farm and Fleet (I recall how much they pressed them on the outside appearance and I think it paid off!)

I really liked what people said about waiting now, giving the community time to absorb what's been approved.

[The following comments were typed up in advance and were attached to the survey.]

After all the time and energy and thought our council has put into improving our downtown to make it more appealing and to attract more business, why would we want to turn around and approve projects to draw business AWAY from the downtown and to HARM it???

I can't begin to count the ways in which our local businesses, e.g. Miller & Sons, are invested in and contribute to our community. And frankly, I cannot see a Big Box store, ANY Big Box store, having that kind of commitment, or adding to the 'feeling' of community in Verona.

I think of every school fundraiser either of my sons were involved in - theatre, band, sports, charity, you name it - and Miller's played a part in it - offering space, providing brats, contributing sheet cakes, even loaning their ovens and their manpower in the form of Carl Miller once when the ovens at the Middle School broke down in the midst of a pizza party.

They donate generously to the local Food Pantry, the Fire Fighters, the community Theatre, the library, and the list goes on and on and on.

And it's much more personal than that. If they're out of their homemade Italian sausage on the very day you need it, they'll send you home with the spice mix they use, free of charge, so you can mix up your own - I've even gotten tips from Carl about where my husband ought to fish for walleyes. Not Carl's fault that they haven't worked out.

I go into the Hometown Pharmacy and Gary always has a smile on his face just like his Dad used to, and if there's ever a problem, he'll bend over backward to help you solve it.

Those are the kind of businesses we value in Verona and I cannot imagine turning around and repaying those sorts of kindnesses by supporting a development that could end up destroying the very businesses and people who do so much for our community.

#49 – C

After the presentation tonight, I believe that there has already been more than enough approved development. I purchased my home in Verona to enjoy a mix of small town country life, green space, low crime, etc. With the growing developments, I can no longer enjoy these things to the extent that I previously planned and still desire.

I attended planning meetings early on (1995, 1996, etc.) and feel that the majority of those attending back then did not approve the rapid city growth and development, yet it was done anyway. We had agreed at that time that Verona would never become a "mini-Madison" or an outgrowth.

When I purchased my home in 1995, my home was near the west edge of the city. I enjoyed quiet, wildlife, etc. Now, I feel that I am in the center of the city. I have to worry about crime, traffic, noise, etc. all the time.

I want to continue to enjoy all the reasons why I purchased my home in Verona: peace and quiet; green space; no crime; proximity to Madison without living there; primary middle class residential population; consideration for the environment and quality of life.

Any future retail must be ethically and environmentally tied to Verona as its community not just its dollar sign.

#62 – C

Verona should consider being an environmental, sustainable leader in this state. We don't need large retail stores that are ten to twenty miles from here. We need to conserve our greenspace, wildlife, water, etc. - things that will be in short supply in twenty years.

And I love the small independent downtown businesses. I'd rather support those than any large store.

We could also consider improving public transportation.

#70 – C

Planning Commission attention:

Re: Parking space size -

I know this is a small factor in the scheme of retail development; however, I consider it a very important issue. Rather than allowing developers the say in the size of parking spaces, I would like you to place some restrictions on how many slots can be squeezed into their allotted area. I personally avoid some area retail e.g. Prairie Oaks because the spaces are minimally sized. Millers listened to their customers when they resurfaced their lot and kept the larger width-sized spaces.

Bear in mind the citizenry is aging but still driving. They feel more comfortable with space the sizes they were once used to. Also, cars are not as small as they were during those downsizing years a decade or two ago.

#143 – C

There should be a balance between large and small development. I would not want large retailers coming into Verona that would compete unfairly with our small retailers and run them out of business... businesses such as Miller's who have been in Verona for several generations. However, I think it is possible to bring in large retailers that would complement the smaller retailers that already exist in Verona, along with future small retailers who may come into our city. I don't think it needs to be one or the other... only small retailers or only large retailers.

#201 – C

I disagree with the notion that Verona residents leave Verona for most shopping. At least 90% of our daily shopping needs are met by existing retailers, e.g. Miller's, Ace Hardware, Walgreens. There are plenty of "destination" shopping opportunities easily accessible to those who want them - Super Target, West Towne, Junction Road area. We would support allowing additional small retail development.

We support the Farm and Fleet project since it brings a type of merchandise that is not now available anywhere nearby, and supports much of our rural neighbors.

P.S. I concur with the comment about "if you can bring in a Kohl's store, go ahead" preferably in West End or other existing development.

#207 – C

Still vacant spots downtown as well as others with approved areas.

Having stores closer is not a time saver or money saver to me. I like making less trips shopping by going to Madison.

When we moved here 14 years ago, the bypass didn't exist. All traffic went through Verona which was a nightmare. Do we want to revert to that again. Let's work with what's been approved - West End & Fleet Farm. See "if we build it, they will come." Will this really happen and then go from there.

#208 – C

This is SMALL TOWN USA, not Big Box heaven.

How are we addressing traffic problems that would come with big boxes.

There is no law currently on the books that requires (the city) to guarantee a developer a profit.

While retail would be desirable to develop more of downtown, at present the traffic both north & south and east & west is horrendous. While you are entertaining AIG & Clark Street proposals, I think it makes it more difficult for the west end to attract tenants. If you feel it is necessary to have AIG & Clark Street at least wait until Farm & Fleet & West End are partially occupied.

Does the city perform "due diligence" on the developers?

#209 – C

Trends in community life are beginning to change... more people are interested in spending money at locally owned businesses. In fact, I and my family make a point to NOT shop at The Mall, Walmart, etc. We would love to be able to continue to spend our money in Verona. We shop at Millers and many of the other locally owned businesses in Verona. We do go into Madison to shop and have dinner, but even there we work to avoid Big Boxes. I think that more people are thinking this way. We would like a local

bookstore, more restaurants, services and shops we can enjoy in Verona. But we are not interested in shopping at Huge Paved Parking lots. We are not interested in the traffic that those types of businesses bring. Greed seems to be a part of the desire to encourage this development.

#214 – C

Don't approve proposals from developers - just from businesses (with the intent of limiting development to small, locally owned businesses.)

At very least, we should table plans until we see how well the West End goes.

Stick with the good, environmentally-sensitive architecture. We don't need giant parking lots or a duplicate of the mall - if we're going to do retail, let's do it well.

#215 – C

Up until now the Plan Commission has done a fabulous job! Epic and Farm & Fleet are great! The West End is great too!

Let's not cut retailers from them by allowing cheaper alternatives.

The state surplus depot is a good example of retail being allowed in the Tech Park - it wouldn't fit in the West End.

Please keep up the good work, but go slow on more big box retailers.

#221 – C

I agree with the many speakers who suggested a "wait and see" policy for approving more retail.

I also have concerns about pedestrian & bicycle options (or even public transportation!) being less available for the Clark Street & AIG proposals. I agree with keeping our shopping close to home whenever we can but let's make it so that shoppers can walk or bike rather than being forced to drive.

#18 – C

Keep Verona as a Hometown instead of another mess as West Madison (Junction Mineral Pt. Rd.) sprall. Get Hemlock Dr. all the way to Hwy PD to take traffic off of Hwy M. Plan should be looking at that plan as the traffic is terrible on Hwy M in the AM and PM. Develop near current schools to save tax money on busing students. Make small retail off of Hemlock north and PD. [sic]

#37 – C

Whenever my husband and I deal with the Madison noise and traffic, when we drive back into Verona we say Hello Bedford Falls! If you're familiar with the movie It's A Wonderful Life, you know why we say this. Verona will soon turn from Bedford Falls into Pottersville. How sad.

#21 – C

Thank you for this opportunity to share. I also appreciate the care you take regarding appearances of buildings. I hate giving up "green space." We are so close to so much retail. How much do we need?

#22 – C

The market will influence what comes into Verona and what stays. I think that the appearance of the stores is most important. Nice looking buildings will please the eye and draw high quality business for many years.

#68 – C

Verona could really use more locally-owned restaurants, esp. downtown. Small local businesses such as The Sow's Ear or Indigo Coffee add tremendous value and charm to our community.

#76 – C

The City should "digest" the retail proposals already approved before we entertain other proposals. Why rush? Retail is looking at a downturn and if Verona is attractive to retailers now, they will still be attractive later.

#150 – C

We need parking in downtown area. City should have purchased the lot where Hardees was for downtown parking instead of Park Bank. And I four lane highway north on M.

#202 – C

Miller's grocery store is the heart and soul of downtown Verona, and no other grocery stores should be included in new developments.

#216 – C

I filled this in before meeting. However after meeting I have changed to thinking Clark Street location is best to develop using T Walls plans. Probably not possible but would actually make me support it.

#225 – C

Insist all development be mixed use including residential. Have long term owners who have a track record of maintaining their properties and be pedestrian & bike access.

#8 – N

Let the market decide

#38 – N

If you build make sure stores are not vacant. i.e. Verona Road. Target center has not filled out.

#52 – N

Approve only existing zoning

#B – N

Retail development will support Tech Campus & TIF district.

#A – N

City of Verona Plan & Councils:

Thank you for the opportunity to provide input for Verona's growth. I own the BP convenience store on the south east side at Vincenzo Plaza. We have been open for 1-1/2 years and have struggled to stay open. There is not enough traffic to support my store to the level that cash flows. We need a destination retail that would draw people to this corner of Verona. Grays Tide House, the school, the day care does draw people to this location but at this time I feel it is not enough to sustain the business there. The Clark Street proposal would do many things. It would provide new jobs, but it would draw people to the southeast corner of Verona. The Clark Street proposal would also enhance the technology park at M & PB. That park has been slow to grow and the Clark Street proposal would help the park grow. Thank you again for the opportunity to comment.

Marc Jones

#K – N

I am moving my office to Verona. I would rather shop in Verona than going into Madison. Also living in Mt. Horeb, Verona would be a better shopping stop than Madison. High end development

#M – O

No more fast foods or banks!

#O – O

Really think some family restaurants would be great.

#N – O

- 1) Why not start with West End... and stop there for now!
- 2) Why not think of the kind of business we want.. like YMCA... as opposed to just consulting developers plan... lets not be as passive.

#47 – T

Do not allow Large Retail in AIG. Do allow Large in Clark Street but wait till Farm and Fleet up and running.

#137 – T

The projects already approved are enough for now. Please wait and work on a master plan.

#151 – T

Cost of fuel important. Want more retail. Need a Kohls or Menards to support this retail. Clark would not cause congestion.

#E – T

Growth is good at a regulated pace. How does this effect taxes and dollars that go back into the city/town?

#59 – T

1) I question the idea that if we have big box stores they wil help local folks who won't have to drive elsewhere (cost of gas) but their success also assumes that others will have \$ for gas to come out to us (may not be true).

2) Please make choices that foster the development of Verona as a community

3) Please hold off on other developers until West End is developed.

4) \$ for better transportation options for people to move to our stores

5) Support planning based on: - Development rights, - Merger of City & Town

6) Appreciate the high end architecture and environmental high requirements and standards.

7) Need low lighting requirements.

#63 – T

Verona has become a place to come home and sleep. My strong preference is small independent businesses where residents can do necessary business (cleaners, car upkeep, ...). Encourage small independent businesses - bookstores, restaurants, art studios, indep theatres. If that can't work - please consider successful existing models in other states and communities (ie. Long Beach Town Center, Irvine Spectrum, Santa Monica's Main Street, Orange Grove, Downtown Delafield).

Mix small town older businesses with mid size shopping retail destinations and provide an entertainment destination. Mixed use with anchor local stores / should be wisc/local anchor stores. Small town identity.

That having been written -

I do not support big box philosophies - big box bussiness:

- Kills small businesses (can Ace survive Farm & Fleet?)
- Low wage employment
- Less health insurance
- Taxes Gov assistance
- Increases market in China - India... Low wage employment, poor working conditions.

- Pride in work - derivation of life meaning in part comes from where we work, what we do, how connected we feel to our jobs, community - working at Target, Wal-mart where people are poorly compensated does 0 for these issues.

Questions:

* Can we have a green plan - where businesses interested in coming here have to meet our "green" plans/restrictions

* Can we have an expected wage - \$10.00 - \$12.00 min per hour - for our comm. members and to keep out unfair practices?

#71 – T

There are plenty of retail opportunities nearby between Madison and Verona. Everyone who has moved to Verona in the last 20+ years could have chose Madison but picked Verona for the small town feel. We are losing that just for the benefit of outside developers who make their money and move on leaving us with the congestion and loss of small town feel. This is our home but is only "low-hanging" fruit for outsiders to pick.

Since Farm and Fleet has already been approved and we should give that a couple years to see how it impacts the community before added dstination retail is approved.

#153 – T

Keep Technology Park dedicated to tech/industry.

Develop the 2 approved developments before approving any more.

At Gray's Tied House, I asked an employee where the majority of staff live. He said Madison. How does this help Verona?

I am concerned with the eventual expanded need for social services if we create many low paying jobs.

County Hwy PB south of M isn't able to handle a lot more traffic without expansion of the hwy corridor. Development that pulls in lots of retail shopping traffic is more suited to the interchanges of 18/151 & 69 or W. Verona Ave.

I am quite happy to drive to Madison for shopping.

Are we encouraging development of the Hwy 69 interchange?

#154 – T

CTH-PB has too much traffic at rush hour. CTH-PB is not safe at rush hour because of the vlume and the speed of the traffic. CTH-M and CTH-PB cannot handle any increase in traffic.

#C – T

The real question is where will you not allow development and preserve the farmland needed to produce food, feed, fiber & now renewable fuel and preserve the open space for aesthetics, recreation and environmental services. I think you also need to plan ahead for how you will accomplish that preservation without trampling on the property rights of landowners. As I see it this will require a very good Purchase of Development Rights Program as well as well thought-out Development/Preservation Plan.

#I – T

Stop approving any development until the comprehensive plan is completed.

Let the citizens determine the development of our area.

We moved to Verona knowing we had to drive to certain amenities. We don't want excessive development under the guise of adding to our quality of life. We have quality of life here because of the small town atmosphere.