

## Urban Service Area Amendment (USAA) Application

### 1.0 Plan Consistency

1.1 The Town of Verona Comprehensive Plan is located at:

[www.town.verona.wi.us/land\\_use/Land\\_use\\_plan/Comp%20Plan%2010-03-06.pdf](http://www.town.verona.wi.us/land_use/Land_use_plan/Comp%20Plan%2010-03-06.pdf)

1.2 A letter from Dane County Planning & Development outlining the consistency of the proposed USAA with the adopted Town of Verona/Dane County Comprehensive Plan is attached.

*A RESOLUTION REQUESTING AN AMENDMENT TO THE BOUNDARIES OF THE VERONA URBAN SERVICE AREA TO INCLUDE THE BADGER PRAIRIE HEALTH CARE CENTER PROPERTY* from the Town of Verona is attached to this application.

### 2.0 Intergovernmental Cooperation

A letter from the City of Verona indicating its intention to “continue to support serving Badger Prairie Health Care Center Facility which is currently in the Limited Service Area and the new addition which is currently outside of the Limited Service Area with sanitary sewer and potable water service” is attached.

### 3.0 Land Use

The use of the land proposed for addition to the existing Limited Service Area (LSA) is for a new Badger Prairie Health Care Center facility replacing the existing facility that is in the existing Limited Service Area. The administrative office building and the food service facility in the existing Limited Service Area will remain, but the buildings currently housing the Badger Prairie Health Care Center will be demolished. See attached map and legal descriptions.

Description of nature of project & reason for expansion of limited service area.

Badger Prairie Health Care Center (BPHCC) currently provides nursing home care for Dane County residents mandated by the State not to have sufficient means to take care of themselves. The facility & grounds have been in operation since after the Civil War. This project will replace the existing facility since the cost of upgrading the existing facility to meet current Federal & State requirements & standards is cost prohibitive. Bringing the existing facility up to current standards would not provide any more functionality & modernization. A new facility has to be built before the existing one can be torn down. All effort was made to keep the new facility on the County grounds & as near as possible to the existing facility. The new facility will have 120 beds & will be 114,000 sq.ft.

Description of consideration given to alternative locations.

The site for development was constrained on west by the Consolidated Food Services operation & property owned by a private developer. To the north sits the existing Badger Prairie Park that we did not want to encroach into. This would have taken us further out of our existing MMSD zone. We could not locate to the east due to the

landfill & the DNR requirement of an additional 600' setback from that border. To the south is the existing facility & East Verona Ave. Totally relocating the facility to another site was not chosen due to relocation cost of & availability of developable land.

Description of project status & reason for proceeding.

There are seven connected building that make up the facility; each in different state of completion. Most are enclosed, none are conditioned (heated, cooled or ventilated) yet; stormwater management & erosion control systems have been in place for over a year. The site utilities (natural gas, & electricity) are all in place with only some minor adjustments still to take place. Water & sanitary sewer systems are not connected yet.

The site work & civil engineering consultant for this project sent a letter & the appropriate forms to the City of Verona regarding the scope & timeline of the project. The City did not respond to the letter & the consultant did not follow up with the City to verify the information had been received.

<b>Proposed Use</b>	<b>Total Area</b>	<b>Existing Development</b>	<b>Environmental Corridor</b>
Institutional	2.73 acres	0 acres	0 acres
The entire area requested for addition to the Limited Urban Service Area is currently vacant and in park usage. It is planned for the Badger Prairie Health Care Center building and campus area only with no other types of development. Adjacent uses are a county park, a county-owned food service facility, and a county-owned administrative building for the current Badger Prairie Health Care Center.			

**4.0 Housing and Economic Development**

Not applicable to this amendment application. There is no residential element in this expansion and any additional staffing of the health care facility is expected to be minimal.

**5.0 Agricultural, Natural and Cultural Corridors**

No “Environmental Corridors” exist within the requested addition to the Limited Service Area. Created drainage ways as part of the stormwater management plan are shown on the attached project plans . There are no known historic structures or archeological areas within the proposed expanded LSA. A wetland analysis by Natural Resource Consulting, Inc. with DNR approval to fill a 2900 square foot wetland area within the project boundary, but not in the requested LSA expansion is attached.

**6.0 Utilities and Stormwater Management**

6.1 The City of Verona will provide sanitary sewer services to the new facility. Utility descriptions are outlined with preliminary reviews and approvals in appropriate attachments.

- 6.2 The City of Verona has provided a letter assuring continued services to the new facility within existing municipal capacity. Sanitary Sewer Calculations, including daily flows are attached.
- 6.3 Daily waste water flow calculations are also included.
- 6.4 The City of Verona will provide municipal water to the new facility within its existing capacity. The new facility is replacing an older hospital and the needs are not anticipated to exceed the current water and sewer usages. Water Main Calculations including fire flows are included.
- 6.5 City of Verona capacity to provide water are outlined in an attached memo.
- 6.6 Fire flow calculations are included and illustrated on attached Exhibits. See also project plans attached (C-1 through C-9).
- 6.7 Daily average and peak hourly water demands are calculated and outlined in Exhibits.
- 6.8 Stormwater facilities will continue to be owned, managed, and maintained by Dane County.

Peak flow rate calculations have been performed for the 1-year, 24-hour storm event. The revised **Table 1** summarizes the peak flow rates, including the 1-year, 24-hour storm event. The same assumptions and model (PondPack) used to determine the 2-, 10-, and 100-year storm event peak flow rates were used. Output results from the PondPack model are included in **Attachment A**.

The existing BPHCC facility had no well-defined on-site stormwater management features. The proposed redevelopment of the BPHCC incorporates several stormwater best management practices (BMPs) to control the runoff rate, promote stay-on and recharge, improve water quality, and provide thermal control. Among the BMPs included in the site design are 10 bioretention devices and two detention ponds. Bioretention devices are more innovative approaches to stormwater management versus the traditional single stormwater detention pond design approach. By incorporating bioretention devices throughout the site, runoff can be treated and recharged near the source area. Details on the performance of the stormwater management system for the redevelopment are presented in the memorandum from BT Squared dated April 20, 2010.

- 6.9 The following extranet link:  
[http://www.bt2inc.com/Extranet/CARPC\\_Stormwater\\_Info\\_100420.pdf](http://www.bt2inc.com/Extranet/CARPC_Stormwater_Info_100420.pdf)  
contains a memo and supporting documentation demonstrating compliance with the CARPC stormwater requirements. In order to meet the recharge requirements the size of bioretention devices had to be increased: BR5 (from 200 sf to 750 sf) and BR6 (from 200 sf to 600 sf). These changes are reflected on the plan set C-1 through C-9.
- 6.10 Plans for installation of stormwater ponds and other stormwater management facilities are also included on the attached project drawings C-1 through C-9.

## **7.0 Transportation**

The only public transportation planned near the Limited Service Area addition is a park and ride lot on the south side of Verona Avenue at the site of the Military Ridge Trail Head parking area.

Some transportation is provided by the Badger Prairie Health Care Center facility. A bike and walking trail connecting the Military Ridge Trail to Elver Park in the City of Madison is being constructed across part of the requested Limited Service Area expansion. An attached email from Christopher James to Gaylord Plummer dated May 14, 2010 indicates that “the regional bicycle pedestrian trail corridor remains intact throughout construction” of the new facility.

## **8.0 Community Facilities**

- 8.1 Police services provided to the facility by the Dane County Sheriff’s office.
- 8.2 City of Verona fire station is on Lincoln Street less than one mile from the facility.
- 8.3 EMS service is provided by City of Verona fire department, but the facility itself is staffed with medical personnel.
- 8.4 Solid waste collection services are privately contracted.
- 8.5 The facility is surrounded by Badger Prairie County Park. There are no school-age children needing public schooling resident at the facility.

## **9.0 Supplemental Information**

Utility and stormwater management details are included on the attached plans C-1 through C-9.