

**City of Verona
Planning Submittal**

**For Consideration of A Proposed Amendment to the City of
Verona Urban Service Area**

**And the
Dane County Water Quality Plan;
Dane County Land Use and Transportation Plan;
Dane County Farmland Preservation Plan.**

For Amendment of the EPIC Properties

2010

For Consideration by the State of Wisconsin Department of Natural Resources,
And by
The Capital Area Regional Planning Commission

Verona Common Council

Jon Hochkammer, Mayor
Louis Eifert
Jeremy Charles
Steve Ritt
Scott Manley
William Mac McGilvray
Clark Solowicz
Clark Solowicz
H. Brad Stiner
Richard Streich

Verona Plan Commission

Jon Hochkammer
Steve Ritt
Janie Ritter
Jeremy Charles
Jeff Horsfall
Jack Linder
Patrick Lytle

City Staff

Bill Burns, City Administrator
Bruce Sylvester, Director of Planning and Development
Ronald Rieder, Director of Public Works
David Walker, Director of Parks and Urban Forestry
Robert Gundlach, City Consulting Engineer

Prepared by: D'Onofrio, Kottke and Associates, Inc.
City of Verona Department of Planning and Development

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
1.0 PLAN CONSISTENCY	3
1.1 Local Community or Neighborhood Plan	3
1.2 Local Plan Commission Documentation	3
2.0 INTERGOVERNMENTAL COOPERATION	3
2.1 Document Notification of Adjacent Local Governmental Units	3
2.2 Adjacent Local Governmental Unit Objections or Support	4
3.0 LAND USE	4
3.1 Proposed USAA Boundary and Rights-of-Way	4
3.2 Acreage of Proposed Land Uses for USAA	4
3.3 Total Acreage of Existing Development	4
3.4 Land Uses Surrounding the USAA	5
3.5 10-Year Staging Boundaries	5
4.0 HOUSING & ECONOMIC DEVELOPMENT	5
4.1 Housing Type and Number of Units	5
4.2 Affordability of Proposed Housing	5
4.3 Business Expansion and Increased Employment	5
5.0 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES	5
5.1 Environmental Corridors	5
5.2 Wetlands, Floodplains and Drainage Ways	5
5.3 Stream Navigability and DNR Concurrence	5
5.4 Environmental Corridor Designations	6
5.5 Environmental Corridor Criteria	6
5.6 Historic Structures or Archeological Areas	6
6.0 UTILITIES AND STORMWATER MANAGEMENT	6
6.1 Public Sanitary Sewerage System	6
6.2 Wastewater Plant/Interceptor Capacity	6
6.3 Current Average Daily Flow to the Wastewater Treatment Plant/Interceptor	6
6.4 Proposed Public Water Supply and Distribution System	7
6.5 Public Water System Current Capacity	7
6.6 Public Water System Fire Fighting Capacity	7
6.7 Current Average Daily and Peak Hourly Water Demand	7
6.8 Stormwater Facility Management and Ownership	7
6.9 Stormwater Management Measures and Standards	7
6.10 Stormwater Ponds	8
7.0 TRANSPORTATION	9
7.1 Urban Transportation System and Proposed Facilities	9
7.2 Sidewalks and Other Pedestrian Facilities	9
7.3 Facilities for Bicycles	9
7.4 Bus Route, Taxi and/or Carpooling Measures	9
7.5 Areas Planned for Transit Facilities	9
8.0 COMMUNITY FACILITIES	9
8.1 Local Police Officers	9
8.2 Distance to Fire Station and Response Time	10
8.3 Distance to EMS Station and Response Time	12
8.4 Municipal Services to be Provided	12
8.5 Distance to Parks and Schools	12
9.0 SUPPLEMENTAL INFORMATION	13
9.1 Purpose of Proposed Amendment	13
9.2 Utilities and Stormwater Management Maps	13
9.3 Engineering Reports	13

Appendix A

List of Maps:

Map 1.1: Urban Service Area Amendment & Surrounding Properties

Map 3.1: Proposed Urban Service Boundary and Existing ROW

Map 3.2: Existing Land Uses

Map 3.3: Planned Land Uses

Map 5.1: Environmental Corridors

Map 5.2: Wetland, Floodplains and Drainage-ways

Appendix B

List of Attachments:

Attachment 1: City of Verona Administrative Policy #48 for USA Expansion

Attachment 2: Plan Commission minutes from June 7, 2010 showing that Proposal is
Consistent with Comprehensive Plan

Attachment 3: Common Council Resolution 6-10-800 approving the proposal to expand the
Verona Urban Service Area

Attachment 4: Letter to the Town of Verona dated June 1st, 2010 providing
notification of proposed USA amendment

Attachment 5: Letter to Barb Weber dated August 25th, 2010 requesting that the
Verona Urban Service Area be amended

Attachment 6: Public Sanitary Sewerage System Schematic

Attachment 7: Public Water System Schematic

Attachment 8: Storm Water Management

EXECUTIVE SUMMARY

This Urban Service Area Amendment (USAA) request is for 10.00 acres of land located in the northwest quadrant of Verona. The land is owned by EPIC and has been annexed to the City. It is currently zoned Rural Agricultural (RA) and will be rezoned to Suburban Industrial (SI) as is the rest of the EPIC campus. The land is directly adjacent to land within the Verona Urban Service Area.

There are no wetlands, floodplains, drainageways, environmental corridors, existing buildings, or roads within this parcel.

Inclusion of this 10 acres in the USA will allow the land to be utilized as part of the expansion of the EPIC Campus, which is consistent with the City of Verona Comprehensive Plan.

1.0 PLAN CONSISTENCY

1.1 Local Community or Neighborhood Plan

Requirement: Include a copy of the local community or neighborhood plan with the submittal.

The planned land-uses for this area include office and corporate campus land-uses, as well as a temporary 'Contractor's Building'. These land-uses are consistent with the City's adopted Comprehensive Plan. Specifically, this area is included in the 'North Future Urban Growth Area'. Page 45 of Chapter 8 of the Comprehensive Plan states that this area is planned for non-residential development, including "...the western portion of the 'North' Future Urban Growth area, where expansions of the existing corporate campus are anticipated as well as commercial land-uses ancillary to the existing/expanded corporate campus (EPIC) on the City's west side."

A copy of the City's Comprehensive Plan is on file with CARPC, and CARPC staff has agreed that a 'neighborhood plan' is not required for this proposed urban service area expansion.

1.2 Local Plan Commission Documentation

Requirement: Document a finding by the local Plan Commission that the proposal is consistent with its plan.

On June 7, 2010 the Verona Plan Commission found the proposed Urban Service Area amendment to be consistent with the City's adopted Comprehensive Plan and voted unanimously to recommend that the Common Council adopt a resolution approving the proposed amendment. A copy of these minutes is provided in Attachment 2. The Common Council subsequently adopted Resolution 6-10-800 finding that the proposal is consistent with the City's adopted Comprehensive Plan and supporting the proposal to amend the Verona Urban Service Area to include these lands. A copy of this resolution is provided in Attachment 3.

2.0 INTERGOVERNMENTAL COOPERATION

2.1 Document Notification of Adjacent Local Governmental Units

Requirement: Document notification of adjacent local governmental units.

The City of Verona notified the Town of Verona about this proposed amendment to the Verona Urban Service Area on June 1st, 2010. A copy of the letter containing this notification is provided in Attachment 4.

2.2 Adjacent Local Governmental Unit Objections or Support

Requirement: Note any adjacent local governmental unit(s) objections or support of the proposal.

The City of Verona will forward to the Capital Area Regional Planning Commission any comments we receive from the Town of Verona regarding this proposal.

3.0 LAND USE

3.1 Proposed USAA Boundary and Rights-of-Way

Requirement: Prepare Map 1 including the proposed USAA boundary and existing rights-of-Way (ROW).

Please refer to Map 3.1 for map displaying the proposed USAA boundary and existing rights-of-way.

3.2 Acreage of Proposed Land Uses for USAA

Requirement: List on Table 1 the acreage of proposed land uses for the USAA only; list ROW separately.

See Table 3.1 below for the acreage of proposed land uses for the USAA. The property owner currently uses these 10 acres for over 20 construction trailers (mobile homes modified for office use), port-a-potties, and gravel parking for hundreds of on-site construction workers, engineers, architects, and others that are working on near-by construction. Massive construction is anticipated to continue for at least the next 3-5 years and possibly longer, and so the property owner has requested—and the City of Verona has approved—the construction of a semi-permanent construction and contractor’s office building and associated utilities, parking and landscape areas on these 10 acres. Once construction activities are completed at some (currently unknown...) time in the future, the property owner may remove the temporary building or may chose to use it for other uses—perhaps equipment storage, meeting space, food service, or other (currently unknown) use. Since it is not known at this time what these other, future uses may be, the City wishes to maintain maximum flexibility by designating all 10 acres as being fully developed.

Proposed Land Use	Number of Acres			# of Housing Units
	Proposed Development	Existing Development	Environmental Corridor	
Single Family Residential	0	0	0	0
Other Residential	0	0	0	0
Total Residential	0	0	0	0

Commercial	0	0	0
Industrial/Office	10.0	0	0
Institutional	0	0	0
Street ROW	0	0	0
Parks	0	0	0
Stormwater Management	0	0	0
Other Open Space*	0	0	0

Grand Total	10.0	0	0
-------------	------	---	---

3.3 Total Acreage of Existing Development

Requirement: List total area (in acres) of “Existing Development” in Table 1: street ROW and lots with improvements.

See Table 3.1 in the previous section for the total acreage of existing development.

Revised resolution RPC No. 952 added 340 acres of EPIC property to the Verona Urban Service Area. To date, there has been construction of Campus 1, the Training Campus, and Campus 2, resulting in a total impervious area of 36 acres, which is 10.6% of the total site. With the proposed 10 acre amendment, it is anticipated that the impervious area could go up to 40 acres, which would bump the site up to 11.4% impervious.

3.4 Land Uses Surrounding the USAA

Requirement: Show the land uses (existing and planned) surrounding the USAA on a map.

Please refer to Map 3.2 for Existing Land Uses and Map 3.3 for Planned Land Uses.

3.5 10-Year Staging Boundaries

Requirement: For proposals larger than 100 developable acres, show 10-year staging boundaries on a map.

The proposed area is less than 100 developable acres.

4.0 HOUSING & ECONOMIC DEVELOPMENT

4.1 Housing Type and Number of Units

Requirement: Describe proposed housing and list the number of proposed units by type in Table 1.

There are no residential uses in the proposed USAA area.

4.2 Affordability of Proposed Housing

Requirement: Describe the affordability of proposed housing and whom it serves: families, seniors & persons with disabilities.

There are no residential uses in the proposed USAA area.

4.3 Business Expansion and Increased Employment

Requirement: If the proposal would expand business and/or increase employment, describe.

EPIC is preparing plans to expand their campus, and the 10 acres is needed to accommodate additional office space/employees.

5.0 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

5.1 Environmental Corridors

Requirement: Show “Environmental Corridors” on Map 1 and list acreage in Table 1.

Map 5.1 shows that there are no designated environmental corridors in the proposed amendment area.

5.2 Wetlands, Floodplains and Drainage Ways

Requirement: Identify wetlands, floodplains and drainage ways.

Map 5.2 shows that there are no wetlands, drainage ways, nor areas identified as having potential hydric inclusions on site. There are no floodplains in the proposed amendment area.

5.3 Stream Navigability and DNR Concurrence

Requirement: Include detailed wetland and floodplain mapping, stream navigability determination, and DNR concurrence.

There are no wetlands, floodplain, nor drainage ways within the amendment area.

5.4 Environmental Corridor Designations

Requirements: Make sure that environmental corridor designations meet criteria as developed by the Dane County RPC.

There will not be any environmental corridors within the amendment area.

5.5 Environmental Corridor Criteria

Requirement: Indicate whether the proposal surpasses minimum environmental corridors criteria requirements.

There will not be any environmental corridors within the amendment area.

5.6 Historic Structures or Archeological Areas

Requirement: List any known historic structures or archaeological area in the USAA.

There are no structures on the site.

Consistent with the Dane County Regional Planning Commission’s 2002 Revised Resolution RPC No. 952 – which approved the West Side Neighborhood urban service area amendment (the area adjacent to this 2010 urban service area amendment proposal...) – the City of Verona will require that an archeological survey be conducted by a qualified archeologist in areas proposed for development, and two copies of the report be submitted to the State Historical Society. Phil Salkin – a qualified archeologist – has already conducted extensive research in this area and there are no known archaeological sites within the amendment area.

6.0 UTILITIES AND STORMWATER MANAGEMENT

6.1 Public Sanitary Sewerage System

Requirement: Describe the proposed USAA public sanitary sewerage system and provide schematics.

The City of Verona has conducted a complete long-term plan for future sanitary sewer service as it grows in the future. This plan includes details for future sanitary sewer service for the proposed amendment area. A complete copy of this ‘Waste Water Master Plan’ with further information is available on-line and the City of Verona has provided a copy of this plan to the Capital Area Regional Planning Commission. See Attachment 6 for a sanitary sewer schematic.

The proposed amendment area is located within the Lower Badger Mill Creek Basin identified in the Waste Water Plan. Local 8" sanitary sewer extensions will be made from the existing MMSD interceptor (which currently terminates at the NW corner of the Cross Point Plat) to serve the amendment area.

Based on an estimated 300 employees within the amendment area, at 20 gallons per day per employee, the water use and wastewater generation will be approximately 6000 gallons per day.

6.2 Wastewater Plant/Interceptor Capacity

Requirement: Describe the wastewater plant/ interceptor capacity to serve USAA.

MMSD's Lower Badger Mill Creek interceptor has been sized to serve the EPIC sub-basin. This interceptor drains to the MMSD pumping station No.17 on the City of Verona's southwest side and is pumped to the Nine Springs Wastewater Treatment Facility.

6.3 Current Average Daily Flow to the Wastewater Treatment Plant/Interceptor

Requirement: Provide current average daily flow to the wastewater plant/ interceptor.

The Verona Sewer Utility service area encompasses approximately 6.3 square miles with approximately 48 miles of interceptor and collector sewers; along with one 0.54 million gallons per day (mgd) sewage pumping station.

All sewerage from the Verona Sewer Utility service area is collected at the Madison Metropolitan Sewerage District Pumping Station No. 17 on the City of Verona's southwest side and pumped to MMSD's Nine Springs Valley interceptor for transport to MMSD's Nine Springs Wastewater Treatment Facility.

6.4 Proposed Public Water Supply and Distribution System

Requirement: Describe the proposed USAA public water supply/ distribution system and provide schematics.

Public water service will be provided to the proposed amendment area by the Verona Water Utility. A 12" public watermain will be extended through the amendment area from the existing EPIC Campus and looped back to the City system on Northern Lights Road. See Attachment 7 for a water system schematic.

6.5 Public Water System Current Capacity

Requirement: Describe the current capacity of the water system.

The Verona water distribution system consists of four groundwater supply wells, three elevated water storage tanks, two booster pump stations, three pressure zones, and approximately 52 miles of transmission and distribution water mains ranging in size up to 12 inches in diameter. The existing towers allow water service to an elevation of 1,110 feet. The existing pumping capacity of 4,000 to 4,500 gallons per minute is more than adequate for anticipated development. Existing pumps, water towers, and water mains are sufficient to provide the necessary pressure, capacity, and supply for the anticipated development of the amendment area.

6.6 Public Water System Fire Fighting Capacity

Requirement: Describe the adequacy of the public water system to provide 2,000 gpm for 2.5 hours for fire fighting.

Within this planned water distribution system for the Amendment service area, it is anticipated that the water pressure rate under average day demand will range from 60 psi to 70 psi. It is anticipated that the available fire flows under maximum day demand will exceed 2,500 gpm for a minimum of 2.5 hours. This will provide adequate fire flow for the Amendment service area.

6.7 Current Average Daily and Peak Hourly Water Demand

Requirement: Provide current average daily and peak hourly water demand.

Average daily water demand is between 850,000 to 900,000 gallons a day during the winter and 1,000,000 to 1,500,000 gallons a day during the summer.

Peak hourly water demand ranges between 150,000 to 300,000 gallons per hour.

6.8 Stormwater Facility Management and Ownership

Requirement: Explain how the stormwater facilities are to be managed or owned.

There are 5 existing stormwater basins on the EPIC Campus, all of which are owned and maintained by EPIC.

6.9 Stormwater Management Measures and Standards

Requirement: Specify the proposed stormwater management measures and standards.

Development within the Amendment Area will be designed to meet the most restrictive requirements for stormwater management and erosion control as outlined in the State of Wisconsin Administrative Code section NR 216 and NR 151, Dane County's Code of Ordinances, Chapter 11 and 14, and the City of Verona's Code of Ordinances, Chapter 2.

In an effort to protect the natural resources in and downstream of the Amendment Area, the following stormwater standards have already been constructed for the proposed Urban Service Area:

1. Post-development peak runoff shall not exceed the pre-development peak runoff rate for the 2-year (2.9"), 10-year (4.2") and 100-year (6.0") 24-hour design storm events. The development runoff rates for the entire Amendment Area will be controlled by an existing wet stormwater detention pond located in the northwest quadrant of the EPIC site. Discharges from outlets shall have a stable channel capable of carrying designed flow at non-erosive velocities.
2. Infiltration standards will be exceeded due to the large amount of greenspace on the campus and incorporation of an infiltration cell at the northwest stormwater basin.
3. Total suspended solids (TSS) load shall be controlled to retain 80% of .05 micron solids resulting from a one-year 24 hour design storm event, according to approved procedures. Sediment control standards will be achieved for the entire Amendment Area via the Northwest Wet Detention Pond.
4. Oil and grease control will be provided as each individual building is developed. The first half inch (.5") of run-off will be treated using oil and grease removal technology currently available. Devices used to trap oil and grease shall be cleaned at least once every 3 months. Pumped liquids from cleaning shall be discharged to a licensed wastewater treatment plant.
5. The site is located within a watershed identified by the Wisconsin DNR requiring thermal control of storm water runoff. Thermal control will be implemented using a thermal ring around the northwest stormwater basin, which will receive the first flush of runoff leaving impervious surfaces.
6. Erosion control measures will be implemented to prevent gully and bank erosion and limit total off site erosion to less than 7.5 tons per acre per year.

The existing stormwater detention facility labeled on Attachment 8 is designed for peak and sediment control to accommodate 36.5 acres of impervious area. The existing watershed, including source areas from Campus 2 and the Training Campus total 17 acres of impervious. The basin was originally oversized in an effort to anticipate future growth. With the addition of the Amendment Area, total impervious contribution is anticipated to be approximately 21 acres, which will put this basin at less than 60% of its maximum capacity.

Volume control is partially met by an infiltration cell incorporated in the existing detention facility. Additionally, stay on volume for the watershed is very high since the impervious coverage of 21 acres

within a 139-acre watershed is quite sparse. The commission's adopted volume control standard can be met by low imperviousness, coupled with existing devices.

Stormwater conveyance to the existing detention facility is by engineered grassed waterways.

6.10 Stormwater Ponds

Requirement: Indicate plans for the installation of the stormwater ponds prior to land disturbing activities.

Stormwater ponds described in this USAA Application are already in place.

7.0 TRANSPORTATION

7.1 Urban Transportation System and Proposed Facilities

Requirement: Describe the urban transportation system and proposed facilities.

Verona's Comprehensive Plan addresses transportation needs in this area. No public roads are proposed within the USAA.

7.2 Sidewalks and Other Pedestrian Facilities

Requirement: Note sidewalks or other pedestrian facilities.

Sidewalks will be provided along all new rights-of-way constructed within the City. The EPIC Campus has a network of sidewalks connecting all of the buildings, and tying into City sidewalks and the Military Ridge Bike Trail.

7.3 Facilities for Bicycles

Requirement: Note facilities for bicyclists.

The City of Verona comprehensive plan identifies bike routes throughout the City, including along Northern Lights Drive through the EPIC Campus, and connections to the Military Ridge Bike Trail.

7.4 Bus Route, Taxi and/or Carpooling Measures

Requirement: Describe bus route, taxi, and/or carpooling measures.

Mass transit service is available in the City of Verona via the City of Madison's Metro Transit. The existing service is the 'commuter' Route 55, which provides weekday morning and evening rush-hour service between Verona Avenue and the Epic System's campus on the City's west side and the west transfer station in the City of Madison. The City intends to continue this route as a valuable component of the City's transportation system to both provide alternative modes of travel and to minimize congestion on local roadways.

7.5 Areas Planned for Transit Facilities

Requirement: Show or describe areas planned for transit or taxi service or park & ride facilities.

The proposed amendment area is located within the service coverage area for Madison Taxi, Badger Cab Company, and Union Cab of Madison. There are no planned capital improvements (transit shelter, park and ride facilities, etc.) for the proposed amendment area.

8.0 COMMUNITY FACILITIES

8.1 **Local Police Officers**

Requirement: Provide the number of full time equivalent local police officers.

The City of Verona provides police protection to all city properties and also provides first-responder services to unincorporated areas outside of the City. Police protection will be provided to the amendment area upon development. The City's Police Department is located at 111 Lincoln Street.

The Verona Police Department is staffed by 18 full-time sworn officer, including the Police Chief, as follows:

1	Chief
1	Lieutenant
2	Sergeants
1	Detective
12	Patrol

In addition to these 18 full-time sworn officers, 2 part-time sworn officers are available as necessary to cover shifts and insure 24-7 coverage. The ratio of sworn officers to population in the City in 2008 was 1.7 officers for every 1,000 residents. National and State averages for this ratio are typically 2.2 sworn officers for every 1,000 residents, although these higher figures include larger metropolitan police forces. The Dane County average for communities similar to Verona was 1.8 sworn officers/1,000 residents. The City of Verona's population is expected to grow to at least 18,000 by the year 2030, requiring additional officers to be hired. Non-sworn staff for the police department includes:

3	Office staff, including an Office Manager, Full-time records clerk, and Part-time records clerk.
---	--

Existing Program/Service

The Verona Police Department provides public safety services to the City of Verona 24 hours a day, 7 days a week throughout the year. The Verona Police Department receives and responds to over 8,000 call for service annually. Police services in the City of Verona are substantially higher in Verona than in larger cities. For example-persons in non-injury automobile accidents in the City of Madison must self-report the accidents, while such accidents in Verona receive an officer on the scene. Similarly-residential burglaries in Madison in which the burglar has left the premise do not receive officers on the scene and the victims must self-report, while in Verona officers go to the scene to investigate and take a report.

Other services provided by the police include:

- Educational and community events such as car seat inspections, bike helmet use promotion, National Night Out, and block parties;
- Special events support for events such as Home Town Days, Home Town Days parade, Badger State games and the Iron Man competition;
- Special crime awareness publicity in response to localized crime such as neighborhood theft from vehicles or crimes targeted at businesses;
- Special enforcement efforts such as seat-belt checks and drunk-driving enforcement campaigns;
- Crossing guard services for children walking to school;
- Participation in the Dane County Narcotics and Gang Task Force;
- Animal control;
- Crime investigational services
- Testimony services at municipal and circuit court trials;

8.2 Distance to Fire Station and Response Time

Requirement: Note the distance of the fire station to the USAA and response time.

Verona Joint Fire Department and the Verona Fire District

Fire protection services in the City of Verona are not provided directly by the City itself, but rather are provided by the Verona Joint Fire Department. The Verona Joint Fire Department is comprised of the City of Verona, the Town of Verona and the Town of Springdale, which fund its operation based on property values. These three municipalities entered into an intergovernmental agreement to establish the Verona Fire District, within which the Verona Joint Fire Department provides fire protection and related services. The Verona Fire District includes an area covering approximately 30 square miles and 14,000 people. The Verona Joint Fire Department is governed by the Verona Fire District Commission, which is comprised of 7 members, including 3 representatives each from the Town and City of Verona and 1 representative from the Town of Springdale.

Existing Facilities: The Verona Fire Station:

The fire station is located at 101 Lincoln Street at the corner of East Verona Avenue and Lincoln Street and was built in 1976. This location is approximately 2.8 miles from the proposed amendment area. The 10,248 square foot building provides four drive-through bays that can accommodate up to 8 vehicles (See 'Existing Equipment' below...). The fire station provides space as outlined below:

Table 5 Verona Fire Station	
Room	Notes
Garage	4 drive-through bays to accommodate up to 8 vehicles
Meeting Room	Training, meeting, and educational space
Offices	4 offices
Day Room and Kitchen	Includes lounge area
Radio Dispatch	Radio communications
Out-building	Museum Weight Room

Existing Staff:

The Verona Joint Fire Department employs 3 full-time fire fighters-one of whom is the Assistant Fire Chief. In addition to these full-time employees, 24 paid on-call fire fighters and 4 retired on-call volunteers are available to respond to calls for service as necessary.

Existing Programs and Services:

The Verona Joint Fire Department provides the following services and programs:

- Fire and emergency response
- Fire prevention education
- Sprinkler and fire alarm 'Plan Review' for proposed commercial and multi-family buildings
- Code Compliance review for existing commercial and multi-family buildings.
- Daily apparatus and equipment maintenance and repair

Level of Service:

The Insurance Services Office (ISO) rates communities on the basis of fire protection for national insurance companies. Verona currently has a rating of "4" on a scale of 1 to 10 (1 being best and 10 being worst). A rating of 5 is the best rating a community with a volunteer fire department can receive. This rating suggests that the level of fire service has been very good in the Verona Fire District. In general, every one-point decrease in a community's fire rating results in a 20% decrease

in property insurance rates for local homeowners and businesses (or, conversely, a 1 point increase produces a 20% increase in insurance costs).

Response Time:

2008 Response time for the Verona Fire District is:

Table 6-Verona Fire District 2008 Response Times			
Time Period	Average Response Time	Range	Response Over 10 Minutes
8 a.m. – 4 p.m. Monday-Friday	5 minutes, 16 seconds	1-21 minutes	7.4%
4 p.m. – 8 a.m. Monday-Friday	7 minutes, 42 seconds	1-18 minutes	22.4%
Saturday-Sunday	8 minutes, 36 seconds	3-15 minutes	37.0%

Response time is the time from the alarm to arrival on location. Times are variable depending on the location of the call for service.

Call Volume:

Besides a drop in 2006, calls for service to the Verona Joint Fire Department have generally increased as the population in the District has grown.

Calls for Service:

2005:	417	2006:	353
2007:	489	2008:	495

8.3 Distance to EMS Station and Response Time

Requirement: Note the distance of the EMS station to the USAA

The Fitchburg-Verona (Fitch-Rona) Emergency Medical Services operates two stations—one is located at 5415 King James Way in Fitchburg, near the intersection of U.S. Highway 18/151 and McKee Road while the second one is on Venture Court on Verona’s south side near the intersection of STH 69 with USH 18-151.. The approximate distance from the site to the Fitch-Rona Emergency Medical Services station on Venture Court is 2.42 miles along the shortest route. According to the Fitch-Verona EMS, response time will be 10 minutes or less for emergency medical services.

8.4 Municipal Services to be Provided

Requirement: List municipal services, including said waste collection services, to be provided.

A full range of municipal services will be extended to the amendment area: sanitary sewer, public water, fire department, and police department.

Owners of commercial, industrial, and residential properties with more than 4 dwelling units are required to contract directly with the trash-hauling service of their choice. The City puts out competitive bids for new trash-hauling contracts every 5 years and awards the contract to the winning proposal based on established criteria and cost. Residents pay for this city-contracted trash hauling service with their annual property tax bill as a separate charge. In 2008, the city contracted with Waste Management and charged a rate for this service of \$133.00 per year per residential unit in the city.

Curb-side recycling services are provided by the same private waste-hauling firm that receives the trash-hauling contract.

8.5 Distance to Parks and Schools

Requirement: Describe the distance to parks and schools, which would serve the USAA.

The area to be included in the urban service area amendment will be part of the EPIC Campus, and thus will not generate use of local schools. The nearest existing City park is in the Meister Addition Plat, just east of Northern Lights Drive. Additionally the Military Ridge Bike Trail runs along the western boundary of the EPIC Campus.

9.0 SUPPLEMENTAL INFORMATION

9.1 Purpose of the Proposed Amendment – Needs Assessment

EPIC continues to grow and the 10 acres of land that were annexed in 2005 now need to be included in the Verona USA to accommodate EPIC’s planned expansion. The City’s approved comprehensive plan calls for continued office uses on EPIC Systems Lands – including these 10 acres.

9.2 Utilities and Stormwater Management Maps

Requirement: Provide one copy of detailed utilities and stormwater management maps for the USAA.

See Attachment 6 & 7 for utility schematics and Attachment 8 for a storm water management map.

9.3 Engineering Reports

Requirement: Supply a copy of any pertinent engineering reports.

The text, maps, and attachments describe the proposed amendment, along with the City’s on-line reports as described here-in.

Appendix A

Maps

Appendix B

Attachments