



September 13, 2011

MEETING NOTICE

October 13, 2011

Amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by Revising the Verona Urban Service Area and Environmental Corridors in the Town of Verona

The Capital Area Regional Planning Commission (CARPC) meeting on October 13, 2011 at 7:00 p.m. in Room 351 of the City-County Building, 210 Martin Luther King, Jr. Blvd., Madison, Wisconsin, will include consideration of amendments to the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* revising the Verona Urban Service Area boundary, as requested by the City of Verona. The proposed amendment is in two areas totaling 265 acres. Area E is approximately 188 acres located south of US Hwy 18/151 and east of STH 69. Area W is approximately 77 acres located south of US Hwy 18/151, west of STH 69 and north of Valley Road. Both areas are in the Town of Verona.

The expansion area includes 19.2 acres of existing highway right-of-way. Environmental corridors are proposed for 84.2 acres of floodplain and flood fringe along Badger Mill Creek, including approximately 13 acres of stormwater facilities. An additional 13.9 acres of stormwater facilities in as yet undesignated configuration (will be designated based on final facility designs) outside the identified environmental corridors will also be included in environmental corridors, for a total of 98.1 acres in environmental corridors. The developable area of the proposed amendment is 147.7 acres.

Area E will include 4.5 acres of parks, 12.6 acres of commercial uses west of Badger Mill Creek, and 44.6 acres of residential development east of Badger Mill Creek. The residential area is planned for 128 single family, 32 duplex and 92 multi-family housing units. The total of 252 units will accommodate an estimated 639 persons, including 143 school-aged children.

Area W is proposed to include 2.5 acres of parks, 20.4 acres of institutional development (anticipated to be a medical clinic, hospital, or similar health related land use), and 40 acres for institutional-related residential land use such as age-restricted housing, assisted living or memory-care facilities, Residential Care Apartment Complexes (RCACs), or community-based residential care facilities (CBRFs). The residential development is estimated to have 320 housing units (averaging eight units per acre), accommodating an estimated 430 persons. No school-aged children are anticipated in the institutional-related housing. The amendment proposal suggests that, alternatively, the residential component of Area W may be developed as

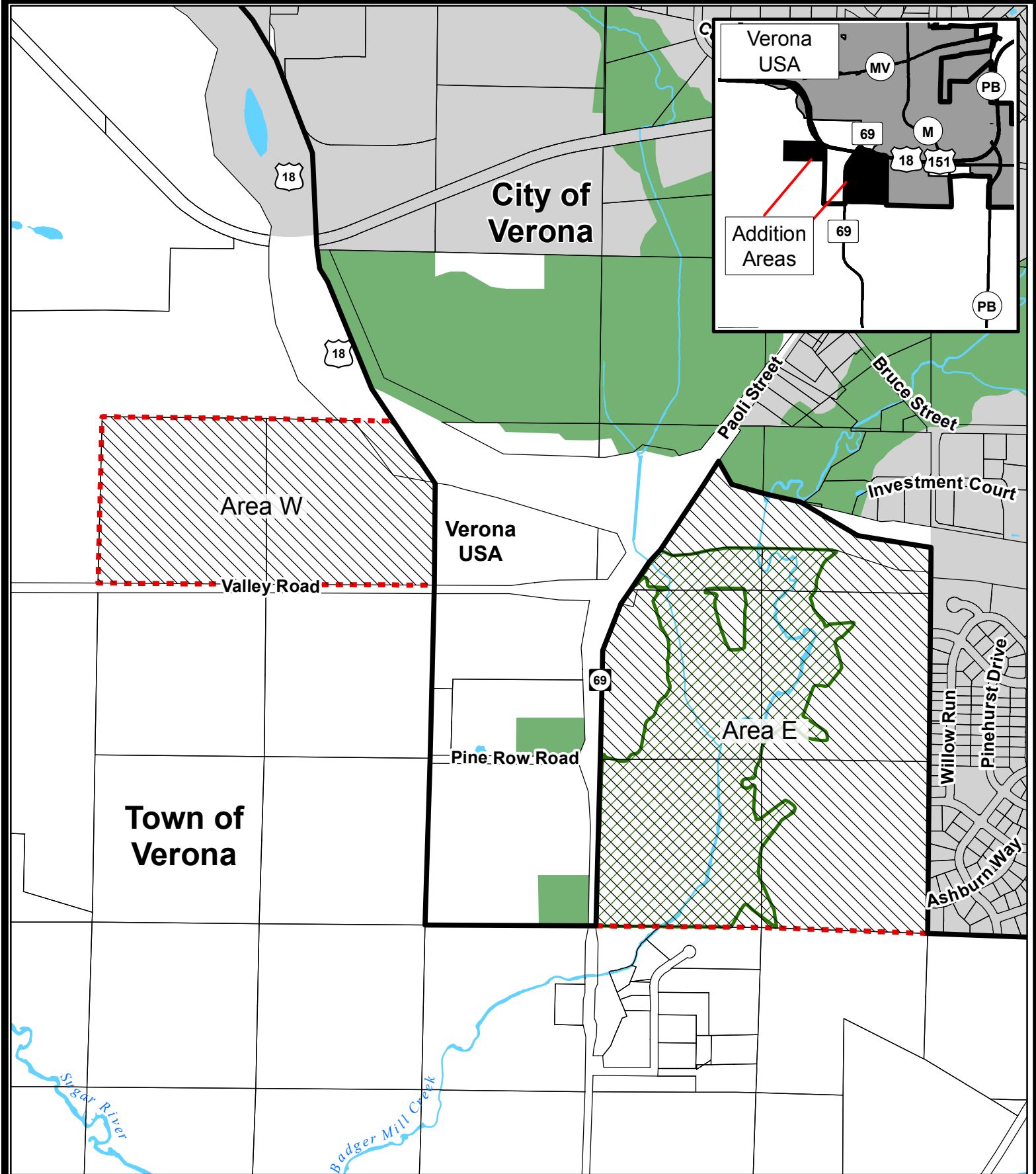
standard residential development at densities similar to or greater than that of Area E (5.65 units per acre).

CARPC held a public hearing on this amendment on August 13, 2009, but took no action at that meeting, pending a report by the Technical Advisory Committee (TAC) in the spring of 2010. The amendment was again taken up by CARPC on April 8, 2010, following the TAC report, and failed to receive sufficient votes for CARPC approval. Due to CARPC bylaws relating to absences of commissioners, the amendment was reconsidered at the May 13, 2010, meeting and again failed to receive sufficient votes for approval. The City of Verona then requested a review by the Wisconsin Department of Natural Resources (DNR). DNR reviewed the amendment request and, in a letter dated August 15, 2011 (attached), directed CARPC to reconsider the application. The DNR letter also notified CARPC that the DNR has reviewed the Montgomery Associates watershed study for Badger Mill Creek, conducted to fulfill the DNR requirement to evaluate limitations to development in the area prior to USA expansions within a watershed context, and has approved its findings and recommendations.







Further information on the proposed amendment may be obtained from Barbara Weber at 266-9113.

Attachments

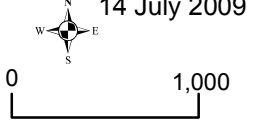
Mailed to: Jon Hochkammer, Mayor, City of Verona
Bill Burns, Administrator, City of Verona
Judy Masarik, Clerk, City of Verona
Bruce Sylvester, Planner, City of Verona
David Combs, Chair, Town of Verona
Rose Johnson, Administrator, Town of Verona
Amy Volkmann, Clerk, Town of Verona
Joseph Parisi, Dane County Executive
Joshua Wescott, Chief of Staff, Dane County Executive
Mike Willett, County Supervisor, District 32
Dean Gorrell, Superintendent, Verona Area School District
Todd Violante, Dane County Planning and Development
Lisa Helmuth, DNR Bureau of Watershed Management
Sue Josheff, DNR, South Central Region
Susan Jones, Dane County Watershed Coordinator
Michael Mucha, Chief Engineer and Director, MMSD
Tom Mugan, DNR, Bureau of Watershed Management
Bob Hansis, DNR, South Central Region
Jim Amrhein, DNR, South Central Region
John Broihahn, State Historical Society
Kevin Connors, Dane County Land Conservation Dept.
Bill Schaefer, Madison Area Transportation Planning Board



Map 1
Amendment to the
Verona Urban Service
Area and Environmental
Corridors in the Town
of Verona

-  Service Area to be added (265 acres)
-  Proposed Environmental Corridor (84.2 acres)
-  Existing Environmental Corridor
-  Incorporated Area
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

14 July 2009



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Prepared by staff
 of the CARPC.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
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TTY Access via relay - 711



August 15, 2011
DC-10-2010

Mr. Kamran Mesbah, Deputy Director
Capital Area Regional Planning Commission
City County Building, Room 362
210 Martin Luther King Jr. Blvd.
Madison, WI 53703



DNR File No.

Subject: Amendment to the *Dane County Water Quality Plan*, revising the Verona Urban Service Area boundary and Environmental Corridors in the Town of Verona

Dear Mr. Mesbah:

The Wisconsin Department of Natural Resources (WDNR) has completed a review of the subject amendment request submitted to WDNR by the City of Verona on October 8th 2010 under the state's Water Quality Management Planning Program, after the amendment request was not approved by the Capital Area Regional Planning Commission (CARPC). Based on this review, the Department is concerned that ch. NR 121, Wis. Adm. Code, does not support CARPC's denial of the amendment request, so we are sending the subject amendment and related materials back to CARPC for further action. We are requesting expeditious review and decision making regarding this proposal.

WDNR is the primary agency responsible for reviewing and administering decisions under the areawide water quality management planning program. The contractual relationship between the WDNR and CARPC is for the purpose of administering the Dane County Water Quality Management Plan. CARPC must adhere to the guidelines and decision criteria for complying with water quality related issues articulated in ch. NR 121, Wis. Adm. Code, and the Dane County Water Quality Management Plan.

The WDNR has reviewed materials relating to the Verona amendment for the Town of Verona (CARPC Resolution No 2009-10) which was initially presented at the August 13, 2009 CARPC meeting, where no action was taken pending a report by the Technical Advisory Committee in the spring of 2010. Subsequently, the amendment was presented on April 8, 2010, where the resolution failed but, due to the number of absentee commissioners, CARPC bylaws required that it be reconsidered. At the May 13, 2010 meeting, no action was taken. WDNR has also reviewed subsequent materials provided in the attached amendment request submitted to the Department on October 8th 2010. These materials include the Montgomery Associates watershed study for Badger Mill Creek, which was conducted to fulfill the WDNR requirement to evaluate limitations to development in the area prior to USA expansions within a watershed context. WDNR has reviewed this study and finds that it satisfies the scope intended by WDNR in the requirement, and that its findings and recommendations meet with WDNR approval.

The Verona amendment appears to meet and exceed state standards for stormwater management as well as the newly promulgated local stormwater controls passed by the Dane County Board as part of Chapter 14 of the county ordinance. The amendment also appears to account for development limitations identified in the Montgomery Associates report.

Therefore, WDNR is sending this amendment and associated materials back to CARPC for reconsideration and resolution in light of recent information and our belief that the proposed amendment adheres to local and state water quality requirements articulated in the Dane County Water Quality Management Plan and in NR 121.

Should you wish to discuss this further, please call Lisa Helmuth at 608-266-7768 or me at 608-266-7420.

Sincerely,



Thomas J. Muga, P.E., Chief
Wastewater Section
Bureau of Watershed Management

cc:

Jon Hochkammer, Mayor, City of Verona, 111 Lincoln Street, Verona, WI 53593-1520

Bill Burns, Administrator, City of Verona

Bruce Sylvester, Planning Director, City of Verona

Ken Johnson – AD/8

Judy Ohm – LC/8

Eric Rortvedt – SCR, Fitchburg

Lisa Helmuth – WT/3

Fran Keally – WT/3