

Re: Consideration of Resolution CARPC No. 2008-16 amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by revising the Verona Urban Service Area boundary and Badger Prairie Limited Service Area boundary in the City of Verona

Decision Items:

1. Consideration of Resolution CARPC No. 2008-16

Staff Comment on Item: This proposed amendment is based on Dane County's desire to dispose of surplus property previously part of institutional uses in a Limited Service Area, and the City of Verona's desire to redevelop this property for commercial purposes. The amendment would remove 6.7 acres of institutional land use and 0.4 acres of existing right-of-way from the Badger Prairie Limited Service Area and add it to the Verona Urban Service Area (this differs from the public hearing notice which did not include the existing right-of-way). The amendment adds no developable acres to the Verona Urban Service Area, but six (6) acres of the area are proposed to be redeveloped for commercial use. The other 0.7 acre parcel, a cemetery associated with the previous institutional use, will not be redeveloped. There is no residential component to this amendment.

The proposed amendment is adjacent to existing infrastructure, consistent with CARPC guidelines for contiguity, and supports three CARPC goals for the promotion of compact urban development through redevelopment or infill, the promotion of an economic development strategy that will provide suitable employment opportunities and a stable and diversified economic base, and the protection of agricultural lands by redeveloping land for new commercial uses rather than directing that use to undeveloped agricultural lands.

Stormwater is proposed to be managed through the use of a regional storm water detention basin on the Dane County lands to the east; standards for the basins and erosion control requirements during development activities are proposed by the City of Verona to meet or exceed the requirements of Dane County ordinances.

The staff analysis also outlines potential adverse impacts from the proposed development. These impacts, however, are largely mitigated through proposed standards and measures, and through proposed conditions of approval that will have to be met as part of the final permitting of the development.

Staff Recommendation: Staff recommends approval of the proposed amendment based on the land use and service provision plans provided by the City of Verona as part of the submittal, and conditioned on the City pursuing the following:

1. Submit a detailed stormwater management plan for the amendment area to CARPC staff for review and approval prior to land disturbing activities. The stormwater

management plan should meet the City of Verona stormwater ordinance, and include the following water quality and quantity measures:

- Control post-development stormwater rates of runoff to pre-development rates for all storms up to and including the 100-year event.
- Provide protection against increased erosion and flooding.
- Provide stormwater quality treatment (wet ponds) for all developed areas within the amendment area. Ponds to be designed to capture 80% of the sediment load for events up to and including the 2-year storm.
- Install stormwater ponds prior to other land disturbing activities.
- Provide stormwater infiltration to the maximum extent practicable. Include infiltration of clean rooftop runoff in addition to other approaches to maintain the pre-development runoff volume from the area to the extent practicable.
- Include thermal impact mitigation practices in the design of stormwater management facilities.
- Stormwater facilities to be publicly managed, or managed under a perpetual, enforceable maintenance agreement with the City of Verona.

It is also recommended that the City pursue the following:

- Require the developer to construct a bicycle path connecting to the Ice Age Trail to the east.

Materials Presented with Item:

1. Staff Analysis dated July 2, 2008
2. Draft Resolution CARPC No. 2008-16

Contact for Further Information:

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**Staff Analysis of Proposed Amendment to the
Dane County Land Use and Transportation Plan and Water Quality Plan
Revising the Verona Urban Service Area Boundary and the Badger Prairie Limited
Service Area Boundary in the City of Verona**

1. Applicant: City of Verona

2. Description of Proposal

The proposed amendment would remove 6.7 acres of institutional land use and 0.4 acres of existing right-of-way from the Badger Prairie Limited Service Area and add it to the Verona Urban Service Area. This differs from the public hearing notice which did not include the existing right-of-way. The amendment adds no developable acres to the Verona Urban Service Area, but six (6) acres of the area are proposed to be redeveloped for commercial use. The other 0.7 acre parcel, a cemetery associated with the previous institutional use, will not be redeveloped. There is no residential component to this amendment (see Maps 1, 2, and 3).

Table 1: Urban Service Area - City of Verona

Proposed Land Use	Total (ac.)	% of Total	Existing Develop.	Environ. Corridor	Developable
Commercial	6.0	84.7%	6.0		
Cemetery	0.7	9.9%	0.7		
Right-of-way	0.4	5.4%	0.4		
TOTAL	7.1	100%	7.1	0.0	0.0

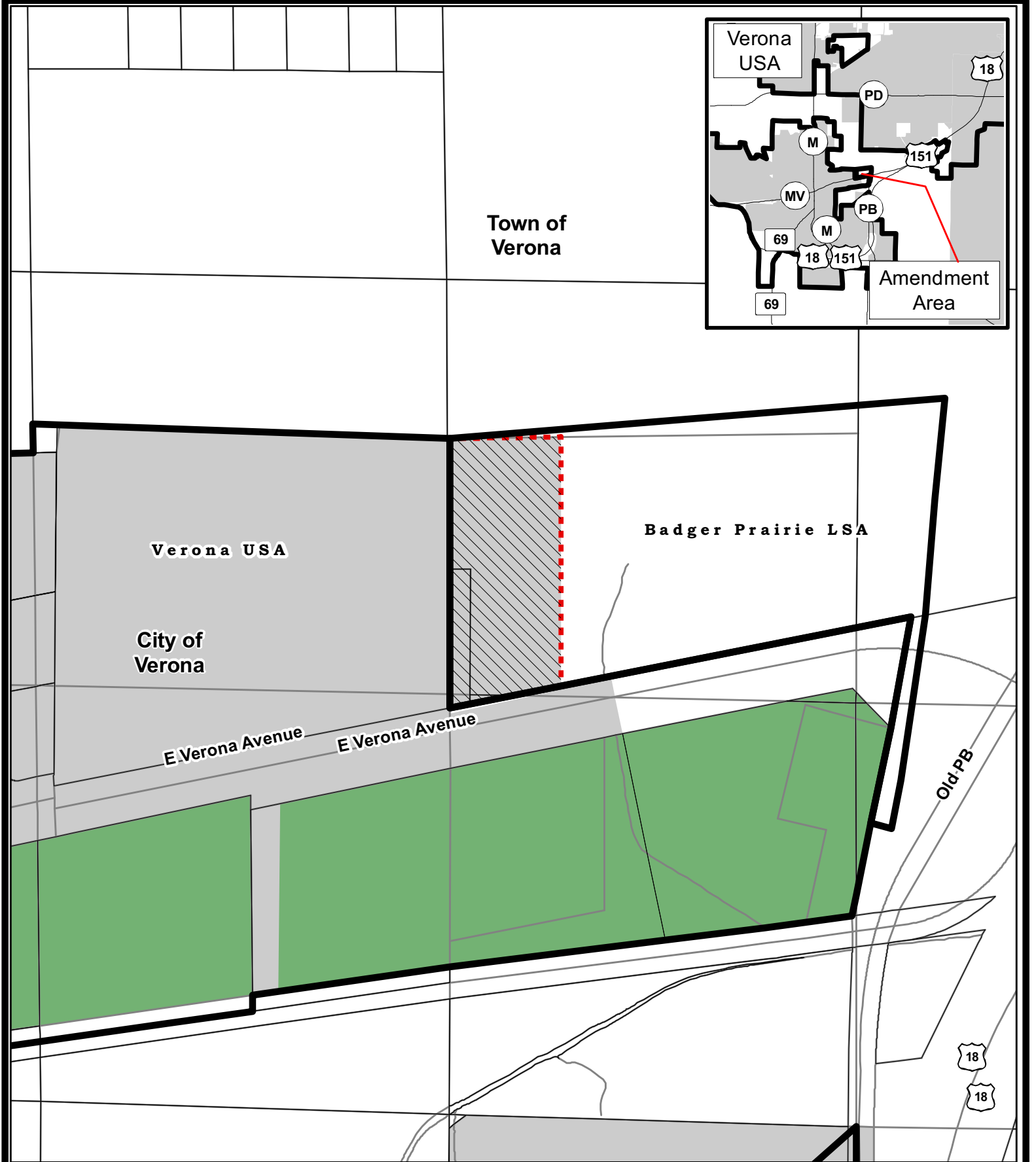
Source: City of Verona Planning Submittal and CARPC

3. Existing Environment






Land Use. The proposed amendment is land owned by Dane County as part of the Badger Prairie Health Care Center facility. The existing cemetery, located in the southwestern part of the amendment area, is associated with the former use of the area for the Dane County Home (Dane County Asylum Cemetery and Poor House Cemetery). Existing land uses adjacent to the amendment area are:

- North: Badger Prairie County Park (Town of Verona)
- East: Dane County Badger Prairie Health Center (Town of Verona)
(Badger Prairie LSA)
- South: Verona Road, Parkland and Outdoor Recreation (City of Verona) (Town of Verona)
- West: Commercial (City of Verona)


Natural Resources. The amendment area is in the Badger Mill Creek watershed, a tributary to the Sugar River, and in the Sugar-Pecatonica River Basin. Badger Mill Creek supports a Warm Water Forage Fishery to the Lincoln Street footbridge, and a Cold Water Fishery downstream to the Sugar River. Sugar River supports a Cold Water Fishery and is an Exceptional Resource Water.



Map 1
Amendment to the Badger
Prairie Limited Service Area
and Verona Urban Service
Area in the City of Verona

-  Existing Service Area
-  Service Area Revised Border
-  Service Area to be Added (6.7 acres)
-  Existing Environmental Corridor
-  City of Verona

10 June 2008



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Prepared by staff
of the CARPC.


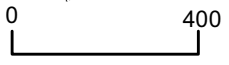


Map 2 2005 Aerial Photograph

Amendment to the Badger Prairie Limited Service Area and Verona Urban Service Area in the City of Verona

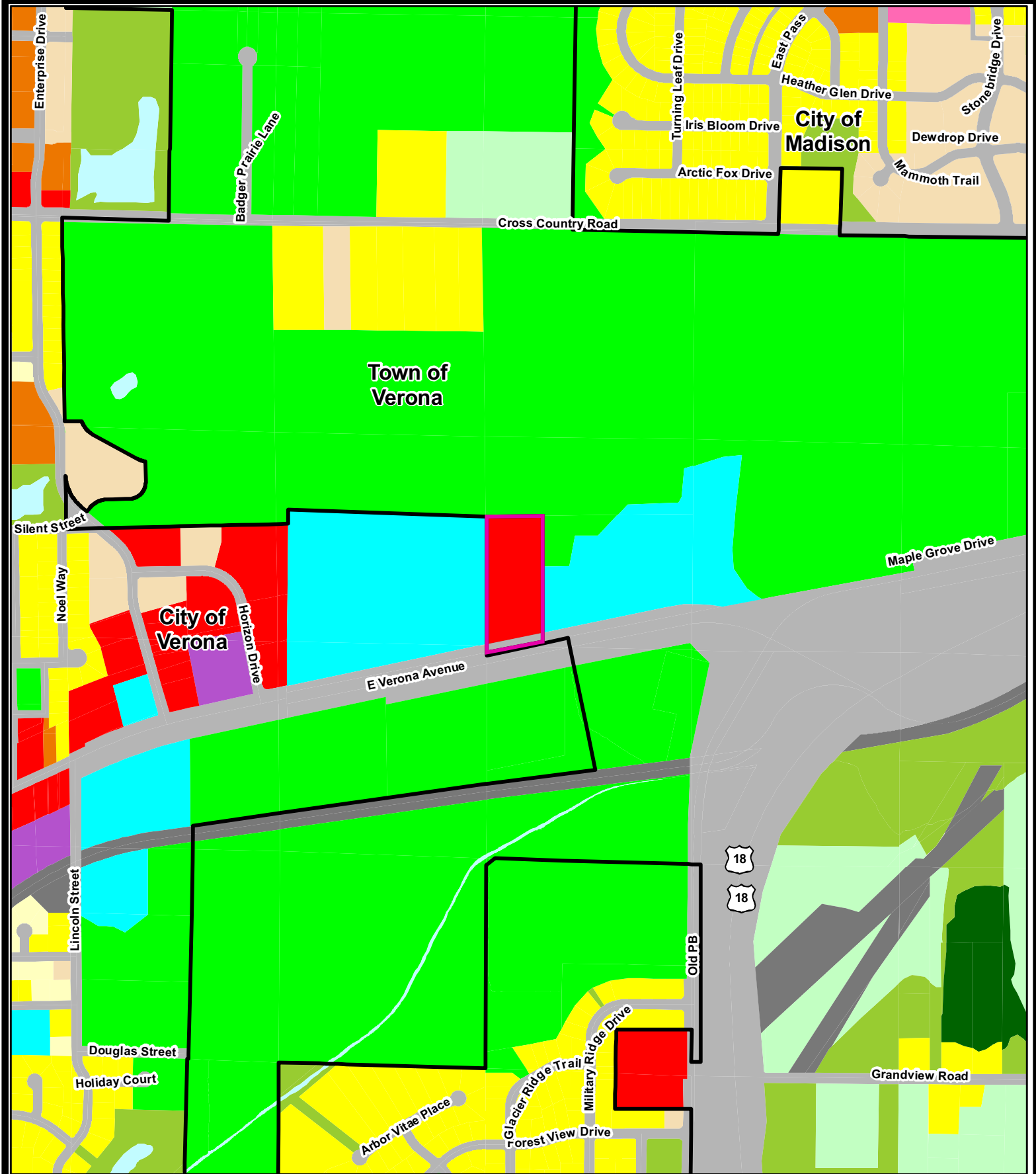
-  Existing Service Area
-  Service Area Revised Border
-  City of Verona

30 June 2008

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Prepared by staff of the CARPC.



Map 3 Planned Land Use
Amendment to the Badger
Prairie Limited Service Area
and Verona Urban Service
Area in the City of Verona

- | | | |
|------------------------------|-------------------------------|--------------------|
| Plan Boundary | Extractive | Single Family |
| City of Verona | Industrial | Transportation |
| Agriculture | Institutional or Governmental | Two Family |
| Cemetery | Multi-Family | Under Construction |
| Commercial Forest | Open Land | Vacant |
| Commercial Sales or Services | Outdoor Recreation | Water |
| Communications or Utilities | Right of Way | Woodland |

11 June 2008

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Prepared by staff of the CARPC.

Drainage is to the east to a tributary stream which crosses under East Verona Avenue, and flows south-southeast about 1,100 feet to Badger Mill Creek. The amendment area is currently included in the Dane County Park and Open Space Plan as part of the Ice Age Junction Natural Resource Area.

The WDNR Bureau of Endangered Resources does not show any record of reported occurrences within the section of the amendment area.

Depth to sandstone bedrock is 10 to 50 feet. Depth to groundwater is 10 to 25 feet. The soils of the amendment area are primarily Ringwood Silt Loam. Prime agricultural soils make up 94 percent of the amendment area. Soil details are summarized in Table 1 (also see Maps 4, 5, and 6).

Table 2 – Soil Characteristics

Soil	Percent of Area	Prime Agricultural Soils?	Characteristics
Ringwood Silt Loam; RnB	85	Yes	Deep, well drained soils on ridgetops and upper side slopes. Soils have high fertility and moderate permeability. Poses slight to moderate limitations for development. 130 Bu/acre corn yield.
Batavia Silt Loam, gravelly substratum; BbB	9	Yes	Deep, well drained soils on high benches. Soils have high fertility and moderate permeability. Poses slight to moderate limitations for development. 150 Bu/acre corn yield.
Cut and Fill Land; Cu	6	No	Fill areas and cut or borrow areas. Surface layer and subsoil have been removed by man and the underlying material is exposed. Limitations for development are variable and can be determined only by onsite investigation.

The graves located in the cemetery are not marked, but are mapped. The cemetery area has been confirmed by an archeological examination of the area outside of the mapped cemetery conducted by archeologist Phil Salkin. The cemetery area will be retained by Dane County and protected. Dane County has provided a copy of the archeological report to the Wisconsin State Historical Society. The report recommends that the Burial Sites Preservation Office of the Wisconsin Historical Society be contacted before land disturbing activities.

Transportation System. The proposed amendment area is adjacent to and north of East Verona Avenue west of the intersection with Nesbitt Road and County Trunk Highway (CTH) PB and the interchange with USH 18/151. East Verona Avenue is an east-west minor arterial, which is a four-lane divided roadway from USH 18/151 past the amendment area to Lincoln Street where it transitions down to two lanes with parking.

There is one Metro commuter bus route (Route 55) that operates on East Verona Avenue. It travels between the West Transfer Point and the Epic Systems campus with 3 a.m. and 3 p.m. weekday peak period trips. The route has limited stops with the nearest stop currently at Lincoln Street, over ¼ mile west of the amendment area. There are currently three state vanpool routes that transport Verona area commuters to the downtown area,



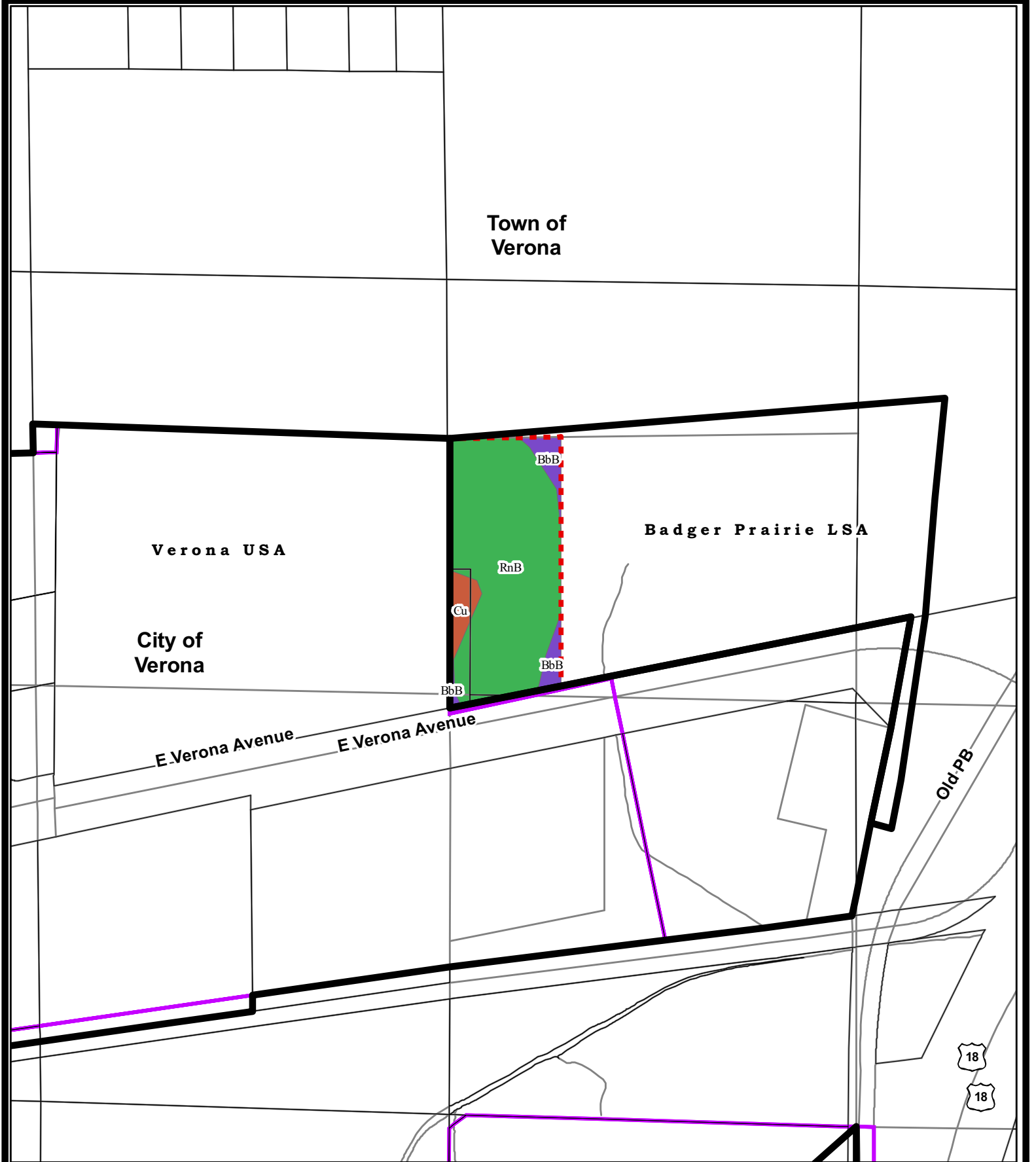
Map 4 Soil Limitations
Amendment to the Badger Prairie Limited Service Area and Verona Urban Service Area in the City of Verona

- Prime Farmland (6.3 acres)
- Severe Limitations to Development (0.0 acres)
- Service Area Revised Border
- Existing Service Area
- City of Verona




30 June 2008

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Prepared by staff of the CARPC.



Map 5 Soil Type
Amendment to the Badger
Prairie Limited Service Area
and Verona Urban Service
Area in the City of Verona

-  Existing Service Area
-  Service Area Revised Border
-  Municipal Boundary

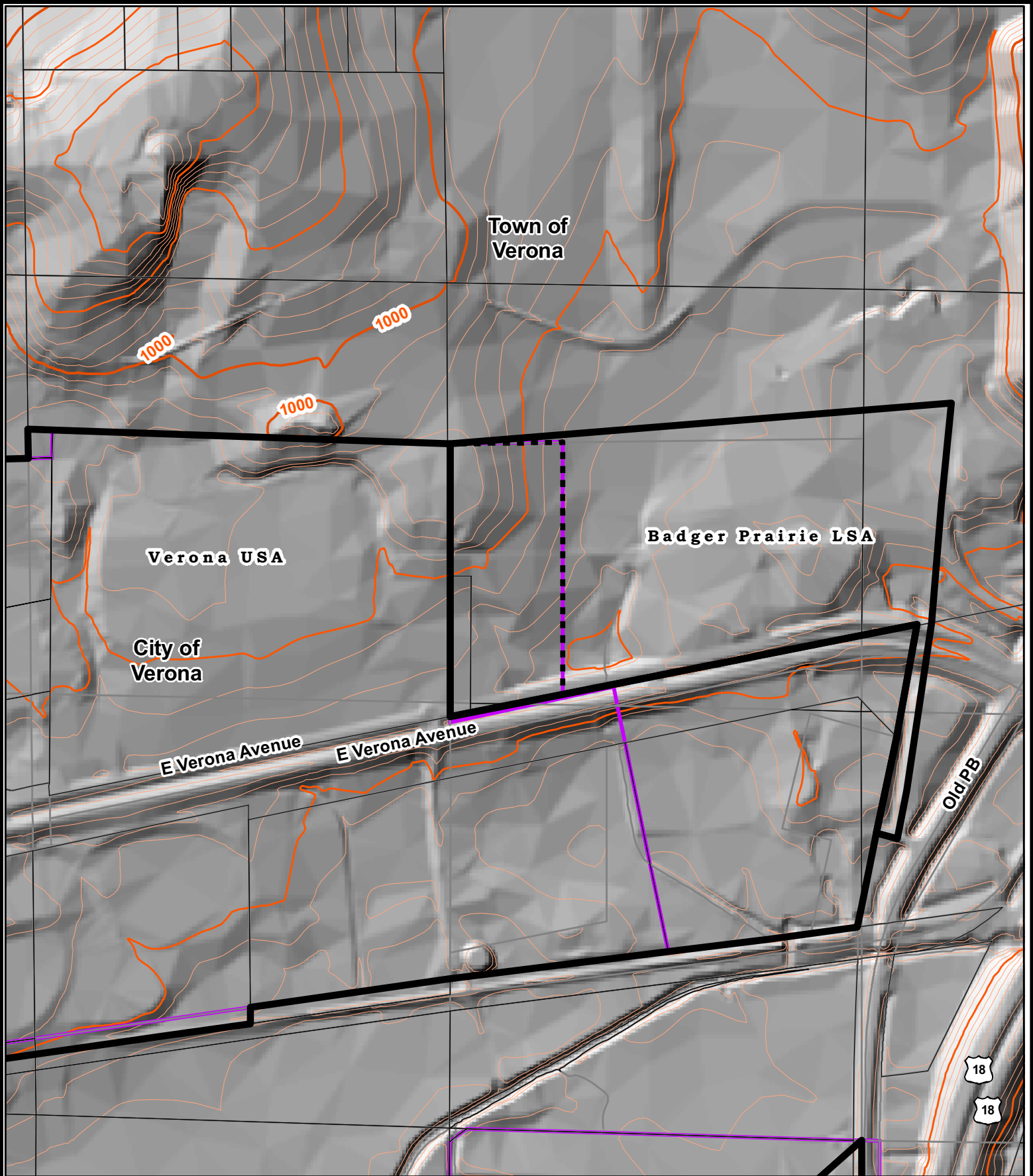
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of the CARPC.



Map 6 Elevation

Amendment to the Badger Prairie Limited Service Area and Verona Urban Service Area in the City of Verona

- 100 Foot Interval
- 20 Foot Interval
- 4 Foot Interval
- Service Area Revised Border
- Existing Service Area
- City of Verona



30 June 2008



Prepared by staff of the CARPC.

State Dept. of Revenue, UW-Madison campus, and West side. The Madison Area Transportation Planning Board's Rideshare Etc. Program provides ride-matching services for individuals interested in car-pooling or vanpooling. Dane County contracts with a private provider, Transit Solutions, for limited group ride service for the elderly and persons with disabilities. The routes serve trips to nutrition sites, senior center activities, adult day care, and shopping. The Retired Senior Volunteer Driver Escort Program (RSVP) uses volunteer drivers to provide individual rides for the elderly, primarily to medical appointments.

The Military Ridge Trail parallels East Verona Avenue and USH 18/151 to the south. It is in a former rail corridor, and provides an off-street bicycle route into the Madison area and to the west. East Verona Avenue has paved shoulders on the four-lane segment east of Lincoln Street. CTH PB also has paved shoulders for bicyclists. Nesbitt Road has bike lanes, providing a suitable bike route to the north.

4. Consistency or Conflict with Adopted Plans and Policies

The proposal is consistent with the City of Verona Future Land Use Map, approved in June, 2007. The City is in the process of developing a Comprehensive Plan.

The Verona Urban Service Area was originally delineated in 1976 and environmental corridors were adopted in 1986. The Badger Prairie Limited Service Area was created in 1987. The LSA area, within the Town of Verona, was owned by Dane County and developed as the Badger Prairie Health Care Center which included the Hospital and Home West. Those facilities were already served by public sanitary sewer connected to the City of Verona. The portion of the original LSA south of Verona Avenue (then USH 18/151) was leased to the Wisconsin DNR for use as the terminus to the Military Ridge State Park Trail and was included in the LSA to provide sanitary sewer to trail related facilities.

In 1989 the Verona Urban Service Area was amended to add 31.3 acres of the western end of the original Badger Prairie LSA, now in commercial use immediately west of the proposed amendment. The Verona Urban service area was amended in April of 2005, adding 19.4 acres including 4.9 developable acres for a library. That amendment also included addition of 13.8 acres for a city park and baseball field, of which approximately 8 acres were in the Badger Prairie LSA. That portion of the amendment in the LSA included Verona Avenue right-of-way and area south of Verona Avenue which was designated as environmental corridor for the recreational use.

The most recent amendment to the Verona Urban Service area was in August 2005 when 564.5 acres (418.1 developable acres) were added in five areas for residential and commercial development.

The proposed amendment area is within the Ice Age Trail Junction Natural Resource Area as shown in the *Dane County Parks and Open Space Plan*. However, the intention of the Plan was not to run the trail through the amendment area property. The trail is in place to the east of the property and, in conjunction with the reconstruction of an underpass to cross Verona Avenue, is being realigned to follow the eastern edge of the amendment area. County departments responsible for the sale of the property and the development of the trail are working together on the trail crossing of the proposed commercial driveway. At the time that the amendment area property is sold, the area is anticipated to be removed from the Natural Resource Area.

Dane County is also working on a Master Plan for Badger Prairie County Park which will incorporate future plans for the Badger Prairie Health Care Facility. The Master Plan, which is expected to be completed in Fall of 2008, is being developed with the knowledge that the proposed amendment area is expected to be sold for commercial use.

Analysis of 2030 land demand, based on 2006 population data, indicates that the Verona Urban Service Area will need 406 additional developable acres to meet the forecast 2030 land demand. This amendment consists entirely of land already identified as developed, and adds no developable acres to the Verona Urban Service Area. Although the proposed amendment is for redevelopment, it is none-the-less critical to evaluate the environmental impacts of the change of land use from institutional to commercial, and to ensure mitigation of any adverse impact consistent with adopted policies and criteria of the CARPC.

The City requests this area be deleted from the Limited Service Area and added to the Urban Service Area so that full urban services can be provided for proposed commercial development of the 6 acre parcel in the amendment area. The land is surplus land for Dane County, no longer needed for the institutional use within the Limited Service Area and proposed for sale and redevelopment. The amendment would allow higher use and more logical infill development of the underdeveloped parcel which is adjacent to a commercial development to the west in the City of Verona.

The proposed amendment area is adjacent to existing infrastructure for service access. Both sewer and water are located within or along the amendment area. It is adjacent to the existing urban service area to the west and south, and is already included in a limited service area. It is therefore a logical expansion of the urban service area and consistent with the contiguity guidelines of the CARPC.

The amendment supports three CARPC goals. First, the City proposes redevelopment of the amendment area to a higher use, supporting the CARPC goal of promoting compact urban development through redevelopment or infill.

Secondly, the proposed commercial use of the property will support the CARPC goal of promoting an economic development strategy that will provide suitable employment opportunities and a stable and diversified economic base by using the amendment area for commercial development in keeping with the City's goals for commercial development in that area.

Although 94 percent of the soils of the amendment area are prime agricultural soils, this amendment poses no conflict with the goal of protecting agricultural lands and limiting non-farm development of agricultural lands. The area is not farmed and is currently part of the developed institutional use as part of the grounds of the Badger Prairie Health Care Facility within the Badger Prairie Limited Service Area. The amendment supports the goal of protecting agricultural lands by redeveloping land for new commercial uses rather than directing that use to undeveloped agricultural lands.

5. Proposed Urban Services

Public Water System. The amendment area is estimated to require 9,000 gallons per day of potable water. Service will be provided through an existing 6-inch water main which traverses the amendment area.

The City of Verona water system provides adequate storage and capacity to meet potable and fire-fighting demands for the City meeting CARPC guidelines. The City requires fire hydrants in street terraces throughout this area when it is developed.

The Water System Master Plan recommends a future well in the Southeast Pressure Zone as well as future elevated storage, and a future well with a capacity of 1,200 gpm to be constructed by 2015 to serve the future needs of the City of Verona.

Wastewater. The amendment area is estimated to generate 9,000 gallons per day of wastewater. Public sanitary service will be provided through a connection to the existing sanitary sewer in Verona Avenue. The area is served by the MMSD Nine Springs Regional Wastewater Treatment Facility. The collection system has adequate capacity to convey wastewater generated from the amendment area to the treatment facility.

Stormwater Management System. Stormwater in the amendment area is proposed to be managed through the use of a regional storm water detention basin on the Dane County lands to the east, by means of an easement from Dane County. Dane County will be responsible for the construction and maintenance of the stormwater facility, which will serve the lands to the east as well as the amendment property. Standards for the basins and erosion control requirements during development activities are proposed by the City of Verona to meet or exceed the requirements of Dane County ordinances. The City's process for issuance of erosion control and storm water management permits requires implementation of erosion and stormwater management controls prior to construction.

Environmental Corridors. Environmental corridors have not been proposed for this amendment. There are no sensitive natural resources in the amendment area requiring protection through environmental corridors.

Public Safety Services. Fire protection for the amendment area will be provided by the City of Verona Fire Department. The City of Verona Fire station is located at 101 Lincoln Street, is approximately 0.8 miles from the amendment area. The ISO rating for the City of Verona is 5, meeting CARPC guidelines.

EMS services are provided by the Fitch-Rona EMS from a station located at 416 Venture Court, approximately 1.44 miles from the amendment area. In addition to serving the City of Verona, the Fitch-Rona EMS also serves the City of Fitchburg and the Town of Verona.

Police service is provided by the City of Verona Police Department, located at 111 Lincoln Street in Verona, approximately 0.8 miles from the amendment area. The department has 19 full-time equivalent police officers

Other City Services. The City of Verona will provide services to the amendment area including street maintenance and repair.

Parks and Open Space. No park areas are proposed in the amendment area. However, the amendment area is adjacent to a large County park, Badger Prairie Park, and across Verona Road from City of Verona park and recreational facilities.

Urban Transportation System. Access to the proposed amendment area parcel will be via a driveway across the adjoining Dane County lands to the east with right-in, right-out access. The developer of the amendment area parcel will have a driveway easement and will construct the driveway, which will be jointly maintained by the developer and the

county. No additional public streets are proposed (Parkland abuts the parcel to the north and east, and there is an already developed commercial business area to the west).

East Verona Avenue is currently being reconstructed to an urban cross-section with bike lanes, sidewalks, and turn lanes. A traffic signal is being added at Enterprise Drive. The Dane County Parks Department is constructing a north-south paved multi-use path, called the Ice Age Trail, through County and City of Madison lands to the east of the amendment area. The path will start at the trailhead parking area south of the intersection of CTH PD (McKee Road) and S. High Point Road and extend south to the Military Ridge Trail with a new underpass at East Verona Avenue. Construction of the path is expected to start later this year. The underpass is being built as part of the street reconstruction project. A bicycle path connection may be constructed from the amendment area to the Ice Age Trail being constructed to the east. Additional bus stops are being considered for Route 55, at the park-and-ride lot south of the intersection of East Verona Avenue and CTH PB and/or the new Farm 'n' Fleet development just west of the amendment area.

6. Impacts or Effects of Proposal

Water Resource Impacts. The potential impacts of urban development on receiving water bodies are to increase stormwater runoff rates and volumes causing hydrologic changes in receiving streams, reduce groundwater recharge and stream base flow, and introduce urban contaminants into the receiving bodies of water. This occurs from the expansion of impervious surfaces (i.e., streets, parking areas, and roofs) and changes in vegetative land cover. Development can also cause substantial soil erosion and off-site siltation from construction activities.

The proposed amendment and its watershed pose additional constraints to development. Stormwater from the amendment area flows to the Badger Mill Creek which is a cold water diverse fishery, and to Sugar River, an Exceptional Resource Water.

The City of Madison, upstream of the amendment area, and the City of Verona downstream have both adopted stringent stormwater management standards to protect these water resources. These higher standards include control of post-development rates of runoff to pre-development rates for all storms up to and including the 100-year storm. Therefore, even though the stormwater facilities serving the amendment area will be constructed on the County land to the east. These facilities should be designed to the higher standards implemented by the Cities of Madison and Verona.

Thermal impacts will be mitigated because of the location of the amendment area in a cold watershed. Because of the need to protect baseflow in Badger Mill Creek, infiltration practices should be included to the maximum extent practicable (above the 60% predevelopment infiltration standard of commercial development) by infiltrating clean rooftop runoff from the development *in addition* to the 60% infiltration standard. This approach will also reduce the need for thermal mitigation.

The stormwater plan proposes to install stormwater facilities prior to land disturbing activities. This should serve to reduce sedimentation associated with construction erosion. The use of polymers should also be part of the erosion control plan, since cold fisheries are particularly susceptible to sedimentation. Water quality ponds should capture 80% of the suspended solids for up to the two-year storm, again to protect the sensitive downstream fisheries.

Transportation System Impacts. The proposed amendment is intended for a total of 6 acres of commercial development. The type of commercial development is not indicated, but the land use map indicates some or all of it could be retail.

The traffic generation characteristics of commercial uses varies widely depending upon the specific type of use. Depending upon the type of use, the amendment area could be expected to generate around 1,000-2,500 one-way vehicle trips on an average weekday when fully developed.

In 2006, the average daily traffic (ADT) volume on East Verona Avenue west of the Nesbitt Road/CTH PB intersection was 11,300. The 2006 ADT volume on Nesbitt Road north of East Verona Avenue was 9,000 and the 2006 ADT volume on CTH PB south of the intersection was 7,500.

There is sufficient capacity on East Verona Avenue and the other streets to handle the expected traffic from the proposed amendment area.

School System Impacts. The proposed amendment is located within the Verona Area School District but has no residential component and will not affect enrollment.

7. Controversies, Comments Received, Unresolved Issues

A public hearing has been scheduled before the Capital Area Regional Planning Commission on July 10, 2008. The Town of Verona has been notified.

CARPC received one letter regarding this amendment, from County Executive Kathleen Falk. Ms. Falk stated support for “the Verona Common Council’s request that addition of the 6.7 acre Dane County parcel locate in part of the SE ¼ of the NW ¼ of Section 14, Town of Verona *not* ‘count against’ the City’s 406 acre ‘Maximum USA Addition’.” (letter attached).

8. Conclusions and Staff Recommendation

The proposed amendment is based on the County’s desire to dispose of surplus property previously part of institutional uses in a Limited Service Area, and the City of Verona’s desire to redevelop this property for commercial purposes. Although the parcel was used as a cemetery and as a tree nursery for the County, it was to accommodate needed expansion of the Badger Prairie Health Care Facility.

The proposed amendment is consistent with recent development in the City of Verona immediately to the west. The proposal supports many of the goals and objectives of the CARPC, especially related to infill and redevelopment and contiguity of infrastructure and other services.

Stormwater facilities are to be constructed on County land immediately to the east, with the intent of meeting Dane County stormwater standards. Development in the watershed has been held to higher stormwater management standards due to the presence of the Cold Water portion of Badger Mill Creek, and the Sugar River which is a Cold Water stream and an Exceptional Resource Water downstream. It is necessary that the facilities planned by the County also meet these higher stormwater management standards. With these higher standards, the water quality impacts of the proposed amendment are expected to be minimal.

The City has requested that the amendment not count as “developable” acreage against the Verona Urban Service Area. It is crucial that such a decision not establish a precedent which would cause problems in other areas of the region. Staff can determine only one justification for a decision not to count the acreage as “developable”, in that the amendment area is *part of an existing developed land use* (even though the land is not built upon). The Commission should carefully consider that even this justification establishes a precedent for other transfers of vacant land from a LSA to a USA, so long that the land is part of an otherwise developed parcel (regardless of size).

Staff recommends approval of the proposed amendment based on the proposed land uses and services and conditioned on the City of Verona pursuing the following:

1. Submit a detailed stormwater management plan for the amendment area to CARPC staff for review and approval prior to land disturbing activities. The stormwater management plan should meet the City of Verona stormwater ordinance, and include the following water quality and quantity measures:
 - Control post-development stormwater rates of runoff to pre-development rates for all storms up to and including the 100-year event.
 - Provide protection against increased erosion and flooding.
 - Provide stormwater quality treatment (wet ponds) for all developed areas within the amendment area. Ponds to be designed to capture 80% of the sediment load for events up to and including the 2-year storm.
 - Install stormwater ponds prior to other land disturbing activities.
 - Provide stormwater infiltration to the maximum extent practicable. Include infiltration of clean rooftop runoff in addition to other approaches to maintain the pre-development runoff volume from the area to the extent practicable.
 - Include thermal impact mitigation practices in the design of stormwater management facilities.
 - Stormwater facilities to be publicly managed, or managed under a perpetual, enforceable maintenance agreement with the City of Verona.

It is also recommended that the City pursue the following:

- Require the developer to construct a bicycle path connecting to the Ice Age Trail to the east.

DRAFT Resolution CARPC No. 2008-16

Amending the *Dane County Land Use and Transportation Plan* and *Dane County Water Quality Plan* by Revising the Verona Urban Service Area Boundary and Badger Prairie Limited Service Area in the City of Verona

WHEREAS, the Capital Area Regional Planning Commission has adopted, amended and reaffirmed the *Dane County Land Use and Transportation Plan* and *Water Quality Plan*; and

WHEREAS, said plans delineate urban service areas as amended through June 2008; and

WHEREAS, the City of Verona has requested an addition to the Verona Urban Service Area, and has based the request in part on the City of Verona Master Plan, adopted in 1998 and as amended, and on the City of Verona Future Land Use Map, adopted in June 2007; and

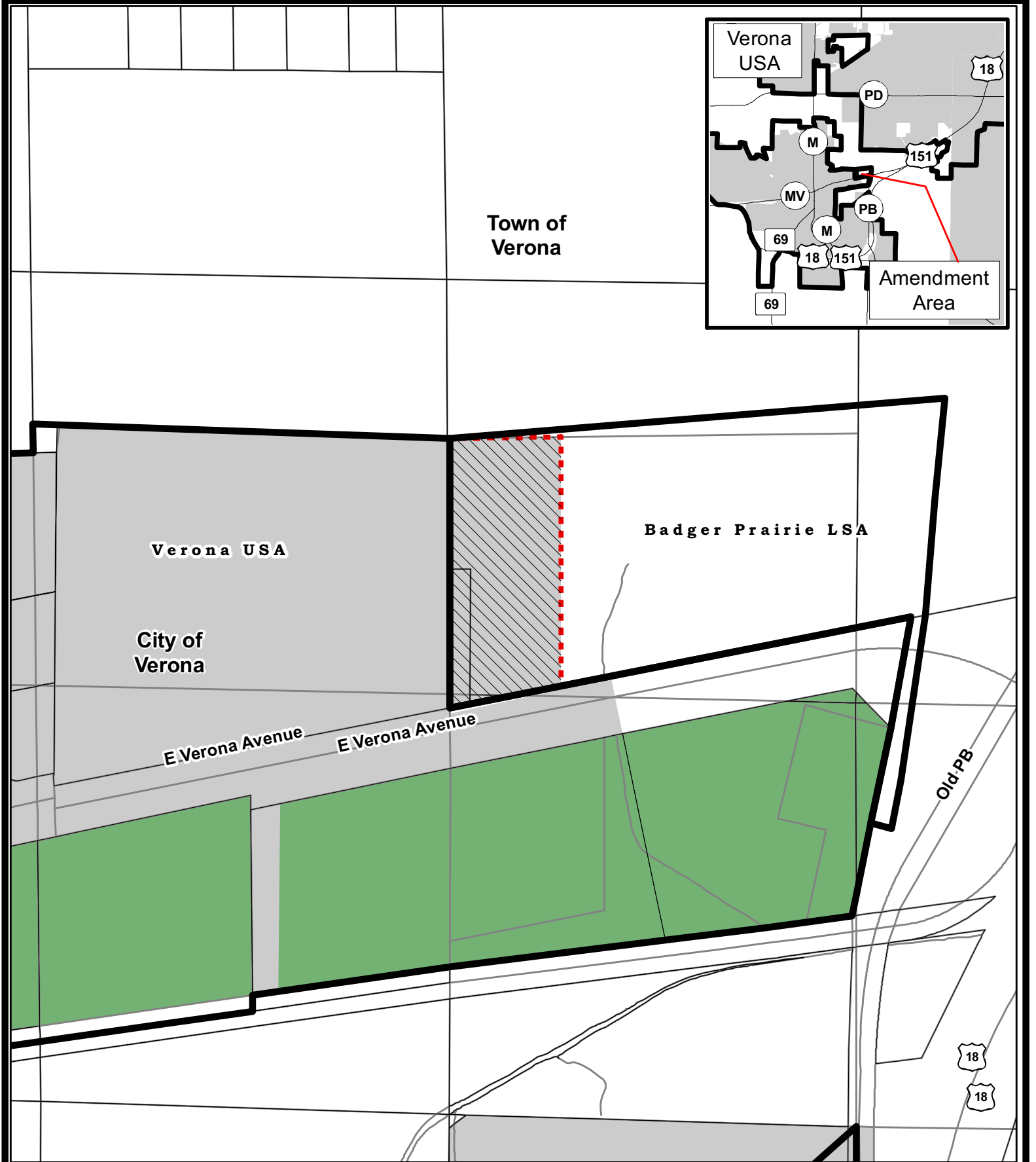
WHEREAS, a staff analysis of the proposed amendment has been prepared, which indicates that the amendment is generally consistent with adopted regional plans and policies;

NOW, THEREFORE, BE IT RESOLVED that in accordance with §66.0309, Wis. Stats., and Sec. 208 of Public Law 92-500, the Capital Area Regional Planning Commission amends the *Dane County Land Use and Transportation Plan* and recommends the amendment of the *Dane County Water Quality Plan* by revising the Verona Urban Service Area boundary and Badger Prairie Limited Service Area as shown on the attached map.






Adoption of this amendment is based on the land use and urban service plans submitted in support of this amendment, and conditioned on the City of Verona pursuing the following:

July 10, 2008
Date Adopted


George Kamperschroer, Vice-Chairperson



Map 1
Amendment to the Badger
Prairie Limited Service Area
and Verona Urban Service
Area in the City of Verona

-  Existing Service Area
-  Service Area Revised Border
-  Service Area to be Added (6.7 acres)
-  Existing Environmental Corridor
-  City of Verona

10 June 2008



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Prepared by staff
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