



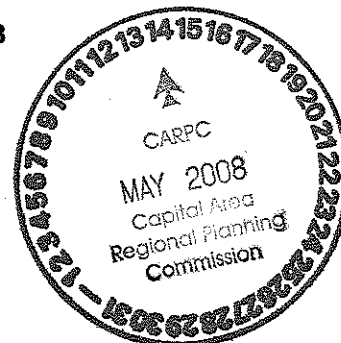
City of Verona

Planning and Development Department
111 Lincoln Street

Verona, WI 53593-1520

Phone: (608) 845-6495 Fax: (608) 845-8613

www.ci.verona.wi.us



May 13, 2008

Barbara Weber
Capital Area Regional Planning Commission
City-County Building, Room 362
210 Martin Luther King Junior Boulevard
Madison, Wisconsin 53703

RE: City of Verona Request to Include the 6.7 acre Dane County Parcel on East Verona Avenue in the Verona Urban Service Area

Dear Ms. Weber:

I am enclosing three (3) copies of our materials for the City of Verona's request to include the 6.7 acre Dane County parcel located in a part of the SE ¼ of the NW ¼ of Section 14, Verona Township—in the City of Verona urban service area.

We hope that this request can be considered by the Capital Area Regional Planning Commission as soon as possible. There is a timing concern that is tied to Dane County's desire to close on the sale of this parcel to a third party developer at an early date, given that the revenue from this parcel has been included in the County budget for 2008. We would like the hearing on this matter to occur no later than the July 2008 CARPC meeting.


Please note that the Verona Common Council has officially requested that the addition of this 6.7 acre parcel *not* 'count against' our 406 acre 'Maximum USA Addition', because:

- The Dane County 6.7 acre parcel is currently located within a Limited Service Area, as part of the Badger Prairie Health Center grounds;
- The parcel in question is already located within the boundaries of the Madison Metropolitan Sewerage District;
- The parcel is already served by *both* City of Verona water and sanitary sewer service.

You should expect to receive a letter from County Executive Kathleen Falk expressing the County's support for our request to *not* count this USA addition against our 'Maximum USA Addition'.

I can be reached at 848-9941 if you have any questions.

Sincerely,


Bruce K. Sylvester, AICP

Bruce.sylvester@ci.verona.wi.us

Enclosed: Urban Service Area Amendment materials

CC: Dan Ward/John O'Connell
Gaylord Plummer

1.0 Plan Consistency.

- 1.1 Enclosed is a copy of the City of Verona 'Future Land Use Map', labeled as Map 1. This map designates the Dane County 6-acre parcel as Commercial.
- 1.2 Enclosed is a copy of Verona Resolution No. 05-08-747, finding that the proposal to include the Dane County 6-acre parcel in the Verona urban service area is consistent with the city's adopted Future Land Use Plan.

2.0 Intergovernmental Cooperation.

- 2.1 Enclosed is a copy of a April 29th, 2008 letter to the Town of Verona informing them of the City of Verona's request to include the Dane County 6-acre parcel in the Verona urban service area.
- 2.2 We have asked the Town of Verona to send us a letter that the Town supports or does not object to our request to include the Dane County 6-acre parcel in the Verona urban service area. If we receive such a letter we will forward it to the CARPC.

3.0 Land Use.

- 3.1 Enclosed is Map 2, showing the Dane County 6-acre parcel to be included in the Verona urban service area. There are no existing rights-of-way within the proposed amendment area. The long narrow lot to the west of the proposed amendment area is a cemetery owned by Dane County, which will be annexed to the City of Verona, but which is not part of the USA amendment area.
- 3.2 Enclosed is the completed Table 1, showing the acreage of proposed land uses for the Dane County 6-acre urban service amendment parcel.
- 3.3 Table 1 also shows the total acres of 'Existing Development', street rights-of-way, and existing improvements.
- 3.4 Enclosed is Map 3 which shows the proposed driveway access to the Dane County 6-acre parcel, and the relationship of the USA amendment area to the retained Dane County Badger Prairie Health Center to the east of the amendment area. The land to the east will remain in the Town of Verona and the present limited service area. The proposed amendment area will not be connected to lands to the west or north, as the land to the north is a park, and the land to the west is a commercial site which has already been planned.
- 3.5 Given the small size of the parcel, it will be developed in one phase, so no phasing is being proposed and no phasing map is included.

4.0 Housing and Economic Development.

- 4.1 There is no housing proposed for the Dane County 6-acre parcel.
- 4.2 There is no housing proposed for the Dane County 6-acre parcel.
- 4.3 The proposed development of the Dane County 6-acre parcel will expand business and employment opportunities in the Verona area. The parcel is located adjacent to a commercial development to the west in the City of Verona, and is a logical expansion of this development area. The land is surplus land for Dane County and would otherwise be idle, and Dane County will be unable to realize the value out of the surplus land without the Urban Service Area amendment. This is an infill project which should be encouraged.

5.0 Agriculture, Natural and Cultural Resources.

- 5.1 Enclosed is Map 4, which shows that there are no Environmental Corridors on the property. Enclosed Table 1 shows that there is no acreage for Environmental Corridors within the property. The stormwater will be managed on adjoining land which Dane County is retaining and is not part of this amendment.
- 5.2 Enclosed is Map 5, showing that there are no wetlands within the property. Also enclosed is Map 6 showing that there are no floodplains within the property. There are no drainage ways within the Dane County 6-acre parcel. See Map 3 for contours. Map 7 shows that *post-development* drainage within the Dane County 6-acre parcel will be managed on the adjoining Dane County retained lands.
- 5.3 See 5.2 above regarding wetlands and floodplains. Regarding stream navigability, the Dane County 6-acre parcel includes no mapped streams.
- 5.4 A public bike trail will be located on Dane County property east of the subject lands, but no trails will be located within the subject property. There are no historic structures nor archaeological areas within the Dane County 6-acre parcel, although there is a cemetery formerly used, and still owned, by Dane County on Dane County land to the west of the subject property. The location of the cemetery and grave sites was confirmed by an archeological examination conducted by Phil Salkin for Dane County. Dane County has a copy of Mr. Salkin's report and findings.

6.0 Utilities and Stormwater Management.

- 6.1 Enclosed is Map 8 showing the public sanitary sewerage system schematic design for the Dane County 6-acre parcel *post development*.
- 6.2 The Nine Springs regional wastewater treatment plant serves the City of Verona and would provide wastewater treatment for development within this amendment area. Capacity information for the Nine Springs treatment plant can be obtained from Gerry Sachs at 222-1201.

If the Dane County 6-acre parcel is developed as non-residential, the maximum anticipated wastewater to be generated from development of the amendment area would then be approximately 600 gallons per acre per day, or 3,600 gallons daily. The existing 8-inch sanitary sewer has a capacity of 0.74 cubic feet per second. The City of Verona sanitary sewer infrastructure can easily handle this waste water flow from this location. The entire property will be drained by gravity into the existing Verona sanitary sewer system and no lift station will be required.

- 6.3 Current average daily flow to the Nine Springs wastewater plant from City of Verona is .829 million gallons per day (March and April, 2007 figures).
- 6.4 Enclosed is Map 8 showing the public water supply/distribution system schematic for the Dane County 6-acre parcel *post development*.
- 6.5 The City of Verona has 600,000 gallons of water storage in our two water towers, and a pumping capacity (wells) of 4,500 gallons per minute.
- 6.6 The amendment area will be served with municipal water from the city's south water tower. This tower has 300,000 gallons of storage divided by 150 minutes (2.5 hours) equals 2,000 gallons per minute of available fire fighting capacity,

plus and additional 1,000 gallons per minute available from the south tower booster station.

The city currently has four (4) wells. Well 1 pumps 450 gallons per minute, Well 2 pumps 1,000 gallons per minute, Well 3 pumps 1,500 gallons per minute, and Well 4 pumps 1,500 gallons per minute. The Water System Master Plan recommends a future well in the Southeast Pressure Zone as well as future elevated storage, but this recommendation does not impact the subject property. The Master Plan also recommends that at least one additional well with a capacity of 1,200 gallons per minute be constructed by 2015. The City water system has adequate capacity to serve the subject lands.

Hydrants will be provided in street terraces throughout this area when it is developed.

- 6.7 Average daily demand is approximately 1 million gallons. Peak hourly demand is 2,700 gallons per minute. (City of Verona Utility Study)
- 6.8 Stormwater requirements for this project will be at least as stringent as the Dane County storm water management requirements. The stormwater will be managed in a regional stormwater management facility on the adjoining Dane County-retained lands to the east of the proposed amendment area, as shown on Map 7. The rights of the owners of the proposed amendment area to use this facility will be protected by an easement from Dane County. The facility will be designed to handle the stormwater from the subject property, along with the Dane County uses on the lands to the east. Dane County will be responsible for the construction and maintenance of the stormwater facility.
- 6.9 In the proposed amendment area, the regional storm water detention basin on the Dane County lands to the east will be utilized to manage storm water. Standards for these basins, as well as erosion control requirements during site grading and other development activities, will be at least as strict as the requirements of the applicable Dane County ordinances.
- 6.10 Storm water management ponds will be installed prior to land disturbing activities.

The issuance of the erosion control and storm water management permit procedures requires the implementation of erosion and storm water management controls as the first step in the construction process. Failure to meet this requirement subjects the contractor to cease work orders and fines.

7.0 Transportation.

- 7.1 The Dane County 6-acre parcel lies adjacent to and north of East Verona Avenue, the former US 18-151, on the east side of the City of Verona. Development of the Dane County 6-acre parcel may be served from East Verona Avenue by a right-in, right out access point, and will be served from East Verona Avenue by a joint driveway easement across the adjoining Dane County lands to the east of the subject property, as shown on Map 3. The driveway will be constructed by the developer of the subject lands, and will be jointly maintained by the developer and the County. It is not anticipated that any additional public streets will be constructed in connection with this development.

- 7.2 Sidewalks will be required along East Verona Avenue abutting this development.
- 7.3 Bicycle facilities will be required within this development as determined by the City of Verona Parks Commission and Plan Commission during the plat and site-development review process. The development will have easy access to the public trail (Ice Age Trail) to be constructed to the east of the development on the Dane County retained lands.

For the foreseeable future, transit service is *not* anticipated to be available to the Dane County 6-acre parcel, but given the large employer on the County retained lands to the east at the Badger Prairie Care Center, transit service in the future could be a possibility. The city's priority for transit service is to continue providing commuter service through the city's central corridor (Verona Avenue). This service provides express commuter service to and from Epic (on the city's west side) and limited stops along Verona Avenue with the west side transfer station at Tokay Boulevard.

- 7.4 The closest bus service is currently available on Verona Avenue at Lincoln Street. Additional bus stops are currently being reviewed at the 'park and ride' lot at East Verona Avenue and Old C.T.H. 'PB', as well as possibly near the new Farm and Fleet project immediately west of the 6-acre parcel. Either one of these potential future bus stops would provide excellent bus service to the 6-acre site.

8.0 Community Facilities.

- 8.1 The number of full-time equivalent police officers is 19.
- 8.2 The shortest distance between the Verona fire station and the Dane County 6-acre parcel 'on street' is approximately 4,000 feet, or 0.8 miles.
- 8.3 The distance 'on street' between the EMS station and the Dane County 6-acre parcel is approximately 7,620 feet or 1.44 miles.
- 8.4 Municipal services to the Dane County 6-acre parcel that will be provided include:
- Police
 - Fire
 - EMS
 - Municipal water and sewer
 - Street maintenance and repair
 - School
 - Library
 - Senior Center
- 8.5 Development of the Dane County 6-acre parcel will be non-residential. Employees within this development will be able to use the nearby Dane County park land.

9.0 Supplemental Information.

- 9.1 Enclosed is Map 8, shows the sanitary sewer and water utilities schematically for the Dane County 6-acre parcel. There are currently utilities at the retail development located immediately to the west of the subject property.

- 9.2 Enclosed is a disc with the City of Verona's recently completed Water Study.
Enclosed is a disc with the City's Sewer Study.

Attachments:

- 1) Resolution No. 05-08-747 finding inclusion of the Dane County 6-acre parcel in the Verona Urban Service Area to be consistent with the Future Land Use Map;
- 2) April 29th Letter to Town of Verona;
- 3) Table One—Dane County 6-acre parcel Urban Service Area Amendment Data;
- 4) Map 1, Future Land Use Map;
- 5) Map 2, Dane County 6-acre parcel proposed to be added to the Verona USA;
- 6) Map 3, Driveway and Contours Map;
- 7) Map 4, Environmental Corridors Map;
- 8) Map 5, Wetland Map *showing no wetlands*;
- 9) Map 6, Flood Plain Map *showing no floodplains*;
- 10) Map 7, Stormwater Management Map;
- 11) Map 8, Water and Sewer Schematic Map;
- 12) Disc containing the final City of Verona Water Study;
- 13) Disc containing the final City of Verona Sewer Study.

CITY OF VERONA
Resolution No. 05-08-747

A Resolution Finding That the Expansion of the Urban Service Area to Include 6.7 Acres of Dane County Property Along the north side of E. Verona Ave. in Section 14 is Consistent With the Future Land Use Map and Directing Staff to Submit a Request for Expanding the Urban Service Area to Include Said Property.

WHEREAS, the City's Urban Service Area (USA) is the area in which denser, urban development is permitted and utilities, such as sewer and water are allowed; and

WHEREAS, Dane County, owner of the property (see attached Exhibit A) has requested that the City's USA be expanded to include this 6.7 acre parcel that was sold as surplus land and annexed into the City in May, 2008; and

WHEREAS, the City's Future Land Use Map has designated this area for Commercial Uses and the proposed development of this property is consistent with this designation; and

WHEREAS, this parcel is currently located within the Badger Prairie Limited Service Area; and

WHEREAS, the proximity of this parcel to a signalized intersection prohibits the provision of an additional access point and will require access via the current entrance to the Badger Prairie Health Care Center campus; and

WHEREAS, Plan Commission recommended approval of expanding the USA to include this 6.7 Acre Dane County surplus property at the May 5, 2008 meeting;

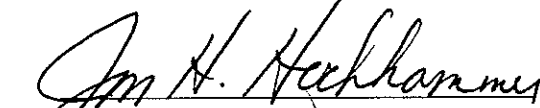
NOW, THEREFORE, BE IT RESOLVED that the City of Verona finds that the expansion of the Urban Service Area to include the 6.7 Acre Dane County Surplus Property is consistent with the Future Land Use Map and furthermore directs staff to submit a request to expand the Urban Service Area to include said property as shown on Exhibit A-Attached.

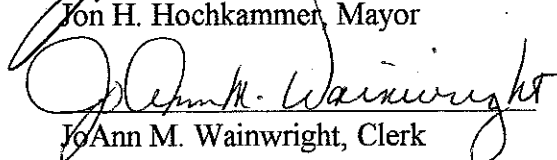
BE IT FURTHER RESOLVED that this request to expand the Urban Service Area shall be contingent upon Dane County providing permanent access to the 6.7 Acre parcel via the existing access point to the Badger Prairie Health Care Center campus.

BE IT FURTHER RESOLVED that the development of this property shall be consistent with the findings and comply with any requirements of the Capital Area Regional Planning Commission.

05-12-2008
Date

05-12-2008
Date


Jon H. Hochkammer, Mayor


JoAnn M. Wainwright, Clerk



City of Verona

Planning and Development Department
111 Lincoln Street
Verona, WI 53593-1520
Phone: (608) 845-6495 Fax: (608) 845-8613
www.ci.verona.wi.us

April 29, 2008

Rose Johnson—Town of Verona
337 North Nine Mound Road
Verona, Wisconsin 53593

FILE COPY

RE: City of Verona request to include 6-acres of County-owned land in the Verona Urban Service Area.

Dear Rose:

The City of Verona will be submitting a request to the Capitol Area Regional Planning Commission to include 6 acres of County-owned land along East Verona Avenue (in Section 14) in the city's urban service area. I am enclosing a location map for this property for your information.

The owner of this property—Dane County—has informed us that they intend to sell this property for development purposes and the county and the potential buyer are working with the City to include this property in the Verona USA.

If you have any questions or comments about our request, please call me at 848-9941. Also—if the Town of Verona objects to or supports our request to include this land in our urban service area, please send me a letter before the end of the month and I will include it with our submission to CARPC.

Thanks Rose.

Sincerely,

A handwritten signature in cursive script that reads "Bruce K. Sylvester".

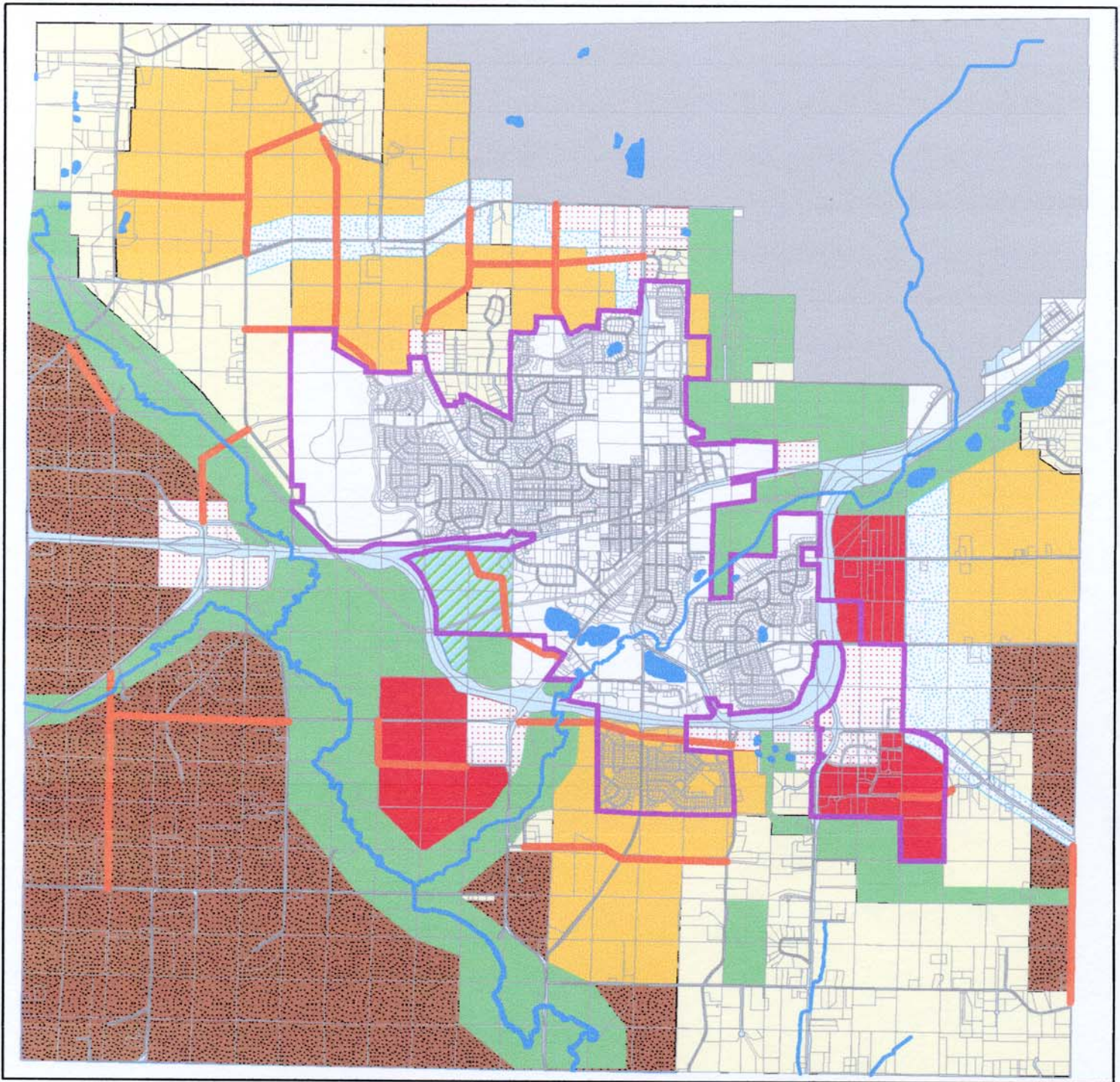
Bruce K. Sylvester, AICP
Bruce.sylvester@ci.verona.wi.us

Enclosed: Location Map.

Table One

Dane County 6-acre Parcel Urban Service Area Amendment Data

Proposed Land Use	Number of Acres			Number of Housing Units
	Total Area	Existing Development	Environmental Corridor	
Single-Family				
Other Type Residential				
Residential Total				
Commercial	6.0			
Industrial				
Street R-O-W				
Parks				
Stormwater Management				
Other Open Space				
TOTAL	6.0			



Legend

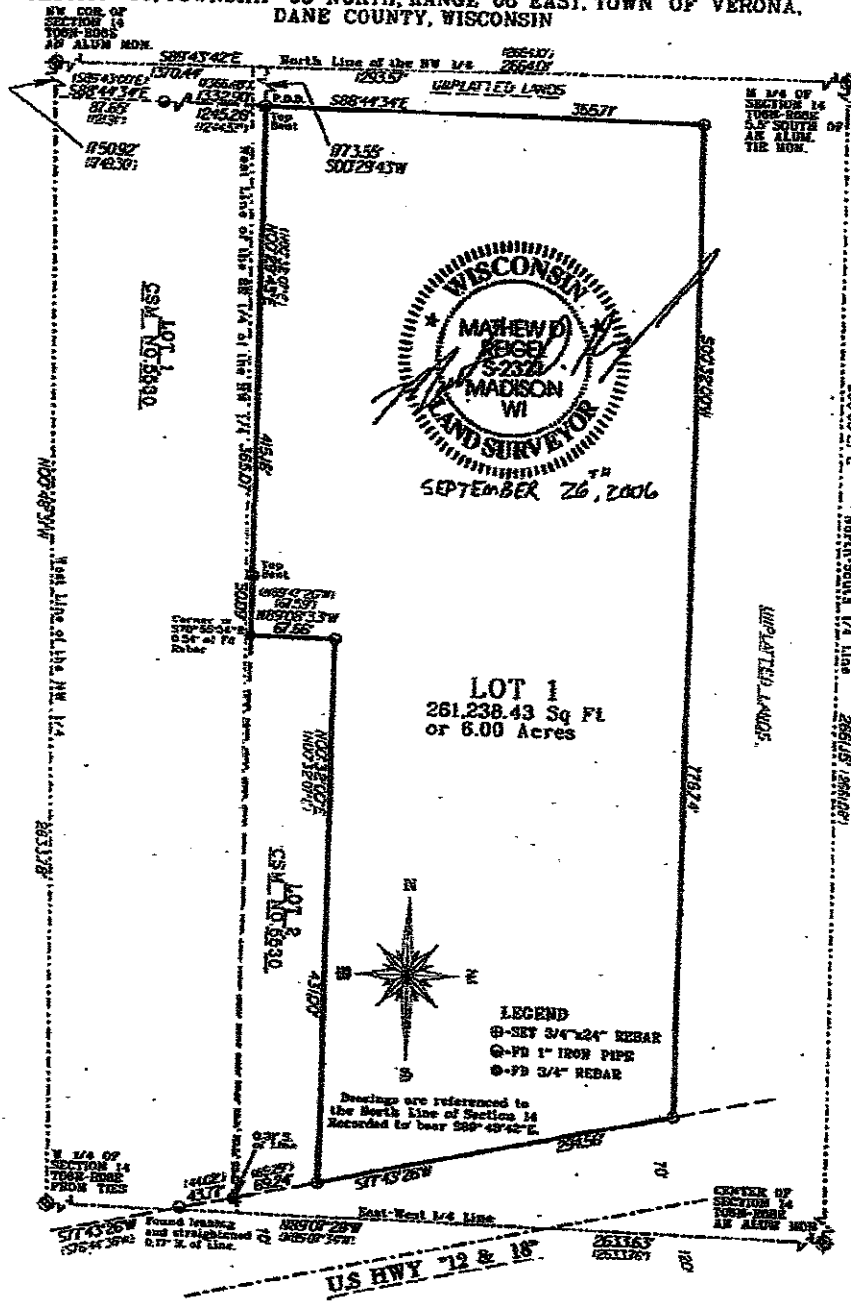
- | | |
|---------------------------|--------------------------------------|
| City-Limits-2007 | Future-Mixed-Use |
| Future Streets | Commercial-Non-Retail Preferred |
| Water | Commercial-Long Term Retail Possible |
| Madison-2007 | Low Density |
| Streets | Future-Urban-Residential |
| Parcels | Farm Preservation |
| Transition-To-Residential | |
| Future Conservancy | |



**City of Verona
Final-Approved
Future Land Use Map
June, 2007**

Map 1

CERTIFIED SURVEY MAP NO. _____
A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 14, TOWNSHIP 08 NORTH, RANGE 08 EAST, TOWN OF VERONA,
DANE COUNTY, WISCONSIN



Owner
 Dane County
 210 Martin Luther King Blvd.
 Room 114
 Madison, WI 53703

A part of:
 Tax Parcel #062/0600-142-9501-7



SCALE 1"=100'

SHEET 1 OF 2

Prepared by:

**HEIGEL
 LAND
 SURVEYING**

3308 High Road
 Middleton, Wisconsin 53562

Phone: 608-720-8767

heigel@landsurveying.com
 Project: 1105-0100001.dwg

Map 2



SCALE: 1" = 40'

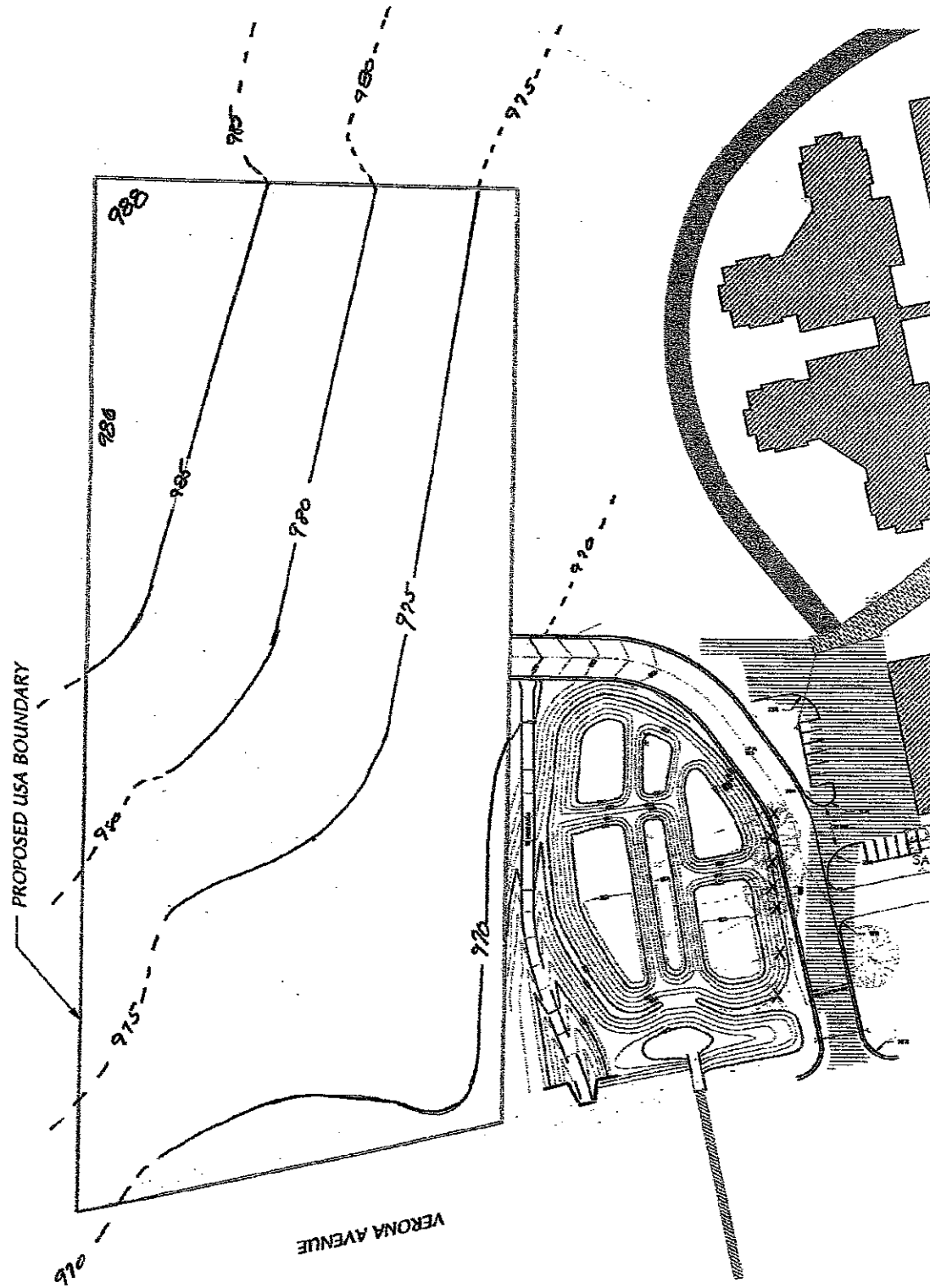
DATE: 07-16-08

VERONA, WISCONSIN
BADGER PRAIRIE

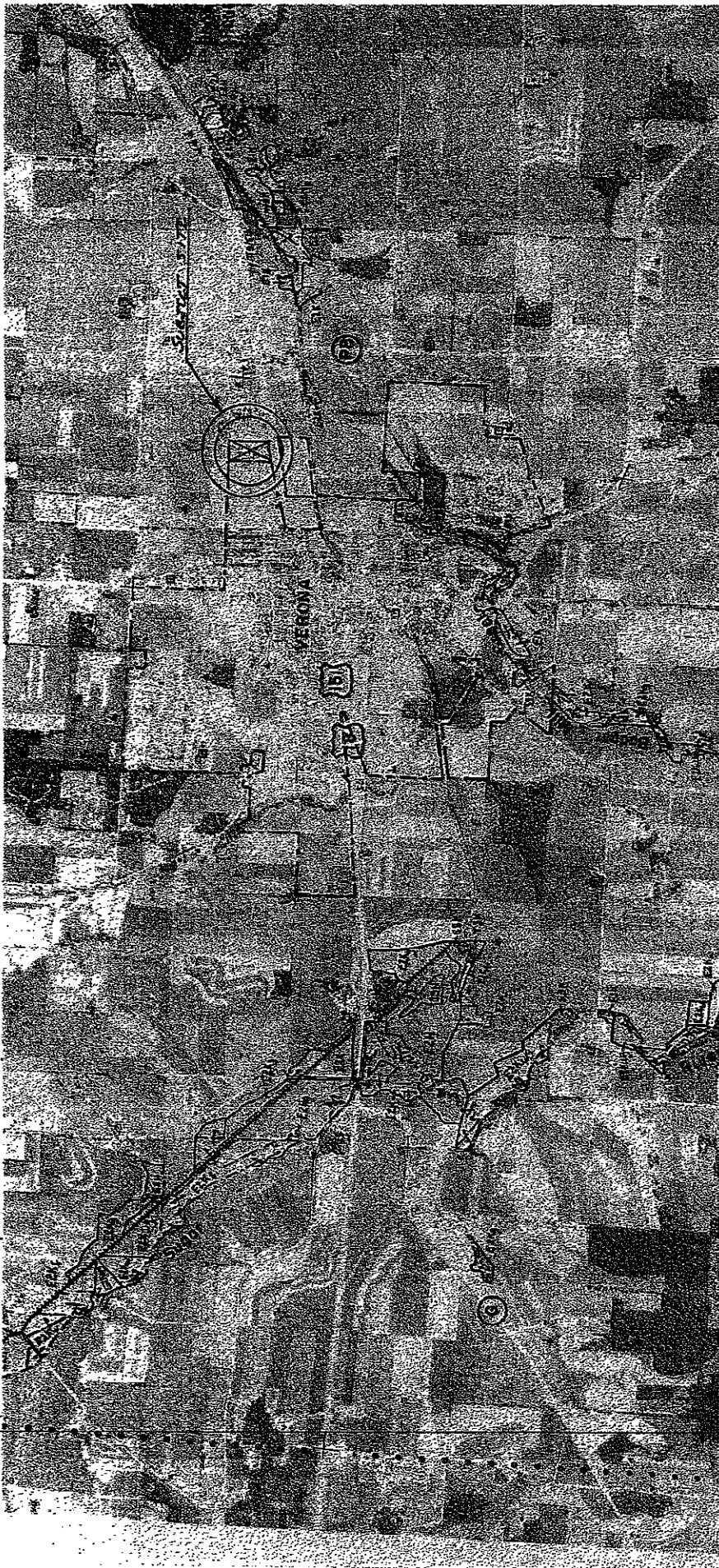
PROPOSED GRADING PLAN

CONCRETE ENTERPRISE AND ASSOCIATES, INC.
7330 WISCONSIN AVENUE - SUITE 200
VERONA, WISCONSIN 53593
PHONE: 262.333.7750 - FAX: 262.333.1050
WWW.CONCRETEENTERPRISE.COM

SHEET 1 OF 1



Map 3



Map 5

STATEMENT TO USERS

This wetland was identified primarily by a visual analysis of aerial photographs taken between 1974 and 1976 (referred to as 1:24,000 data release). While the date of the photo interpretation and the source of the interpreted data are indicated on the map, the delineated wetlands are the interpretation of the interpreter, and are not necessarily the same as the actual wetlands. Wetland conditions existing at the time of the interpretation, visible in the photograph, were identified on the aerial photograph subject on vegetation, visible in the photograph. The program is a wetland classification system based on the U.S. National Wetland Inventory Classification of Wetland and Deepwater Habitat (the United States National Cooperative Wetland and Deepwater Habitat Inventory). National Cooperative Wetland and Deepwater Habitat Inventory data were also utilized in interpreting wetlands.

Wetland Interpretation Information			
INFORMATION	Date: <i>May 20, 1986</i>	Date:	
CONTRACTOR	Source: <i>Remote Sensing Services</i>	Source:	
INTERPRETER	Section: <i>1-36</i>	Section:	
Interpreted by:	<i>GRT</i>	Checked by:	<i>SMF/CJS</i>
Contractor:	<i>Remote Sensing Services, Inc.</i>	Checked by:	<i>GAM - Mizzou</i>
Interpreted by:	<i>GAM</i>	Checked by:	<i>GAM - Mizzou</i>
Contractor:	<i>GeoMetric Engineering, Inc.</i>	Checked by:	<i>WDNR</i>

BASE MAP INFORMATION

Scale: 1:24,000 1" = 2000'
 Date(s) of Photography: 8-12-86
 Date(s) of Revision:
 Plotted by: AERO-METRIC ENGINEERING, INC.
 WDNR

REVISED: 7-9-95

NOTES:

- 1. This map was prepared by the City of Weymouth, Massachusetts, and is not to be construed as a warranty of any kind.
- 2. The information on this map is based on the best available data and is subject to change without notice.
- 3. The City of Weymouth is not responsible for any errors or omissions on this map.
- 4. The City of Weymouth is not responsible for any damages or losses resulting from the use of this map.
- 5. The City of Weymouth is not responsible for any actions taken by any person based on the information on this map.
- 6. The City of Weymouth is not responsible for any actions taken by any person based on the information on this map.
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- 9. The City of Weymouth is not responsible for any actions taken by any person based on the information on this map.
- 10. The City of Weymouth is not responsible for any actions taken by any person based on the information on this map.

NATIONAL FLOOD INSURANCE PROGRAM

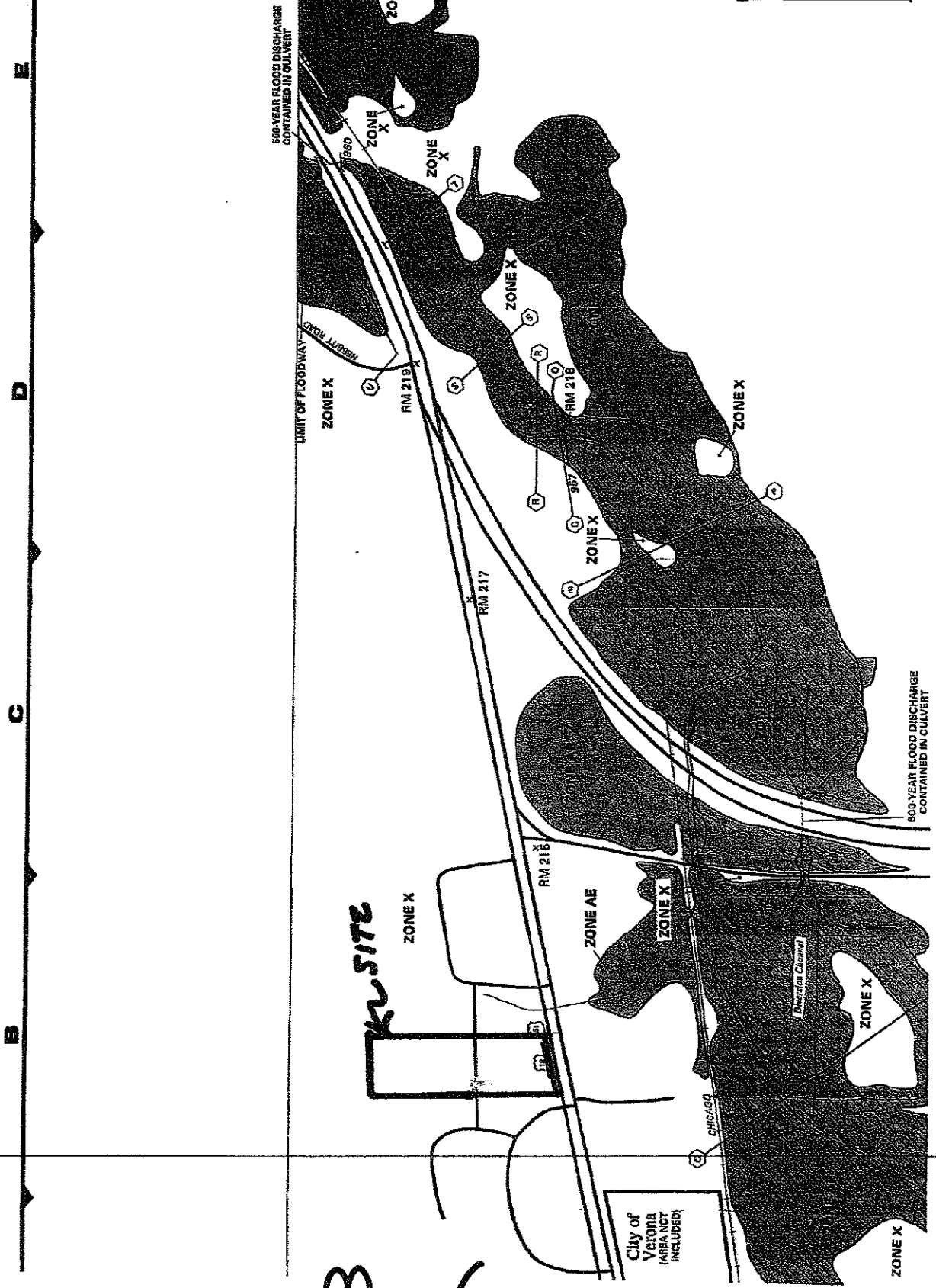
FIRM FLOOD INSURANCE RATE MAP

DANE COUNTY, WISCONSIN (COMMERCIAL AND RESIDENTIAL)

COMMUNITY AREA NUMBER 18007 (01) C

MAP NUMBER 18007C

DATE 11/19/88



Map 6



SCALE 1" = 40'

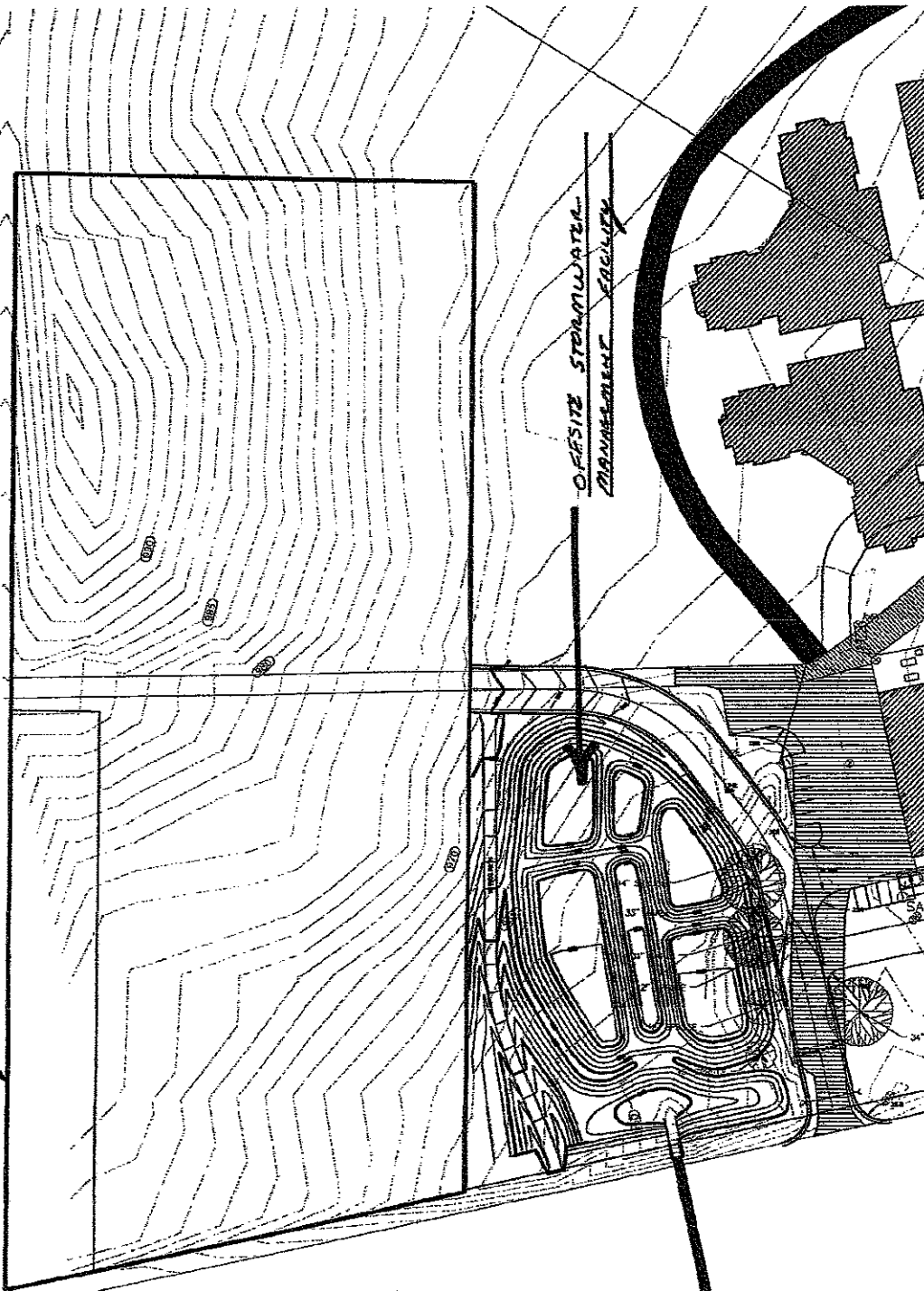
DATE 04-15-08
REV:
R/S 08-04-104

EXISTING CONTROLS, EXISTING STORMWATER
OFF SITE STORM WATER MANAGEMENT FACILITY
VERONA AVENUE
VERONA, WISCONSIN
BADGER PRAIRIE

DOWNSIDE KERRICK AND ASSOCIATES, INC.
7530 Westwood Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1099
FOR FURTHER DESIGN AND DEVELOPMENT

SHEET 1 OF 1

PROPOSED USA BOUNDARY



VERONA AVENUE

Map 7



SCALE 1" = 40'

DATE 04-16-06

DATE 04-16-06

BADGER PRAIRIE

VERONA, WISCONSIN

ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE & PLANNING

7500 Wisconsin Avenue, Madison, WI 53717
Phone: 608.263.7500 • Fax: 608.263.1089

LANDSCAPE ARCHITECTURE AND DEVELOPMENT

SHEET 1 OF 1

PROPOSED USA BOUNDARY

Existing 6" watermain

10" Water (existing) →
Proposed lateral →

Existing sanitary sewer

Verona Avenue

Map 8

