

**CITY OF VERONA 2010 COMPREHENSIVE PLAN**  
**CHAPTER FOUR—UTILITIES AND COMMUNITY FACILITIES**

**Adopted by the City of Verona Common Council**  
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**Prepared by the City of Verona Comprehensive Plan Committee**

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## **Section One—Introduction**

Whether they are aware of it or not—the citizens of the City of Verona are owners—collectively—of a dizzying array of community facilities, including such diverse resources as:

- The city streets that we drive on;
- The city parks we and our children play in;
- Two water towers and related wells and pump stations;
- The underground pipes that bring potable water into our homes and that carry sewage away;
- A fleet of trucks, plows, lawn mowers, and other maintenance equipment;
- Police squad cars and related public-safety equipment<sup>1</sup>
- Baseball and softball diamonds, playgrounds, and other recreational complexes;
- Public storm water management facilities including storm sewer pipes and detention basins;
- Street lights and traffic signals;
- Fireman’s Park swimming facility;
- The Verona library, Verona senior center, Verona public works garage, and Verona city hall;

Note: Verona police squads and other equipment are City of Verona facilities, while Verona fire engines and the fire station belong to the communities of the City of Verona, the Town of Verona and a portion of Springdale Township. Similarly, the Fitchrona EMS ambulances and the two EMS stations/garages belong to the communities of the City of Verona, the Town of Verona, and Fitchburg.

All of these community-owned resources require careful maintenance and upkeep to insure that people can move about the city—even after blizzards; that parks are clean and attractive; that our water is safe to drink; that flooding is prevented and our local surface waters such as Badger Mill Creek are protected; and that the up-front investment of public tax dollars into buildings, park facilities, and infrastructure provides a solid ‘return on investment’ to our community for as long as possible. In addition to maintaining these existing facilities, we must also plan for future needs.

This chapter seeks to 1) provide a comprehensive overview of these existing ‘public facilities’ that are paid for by citizens of the City of Verona—and that belong to and benefit these same citizens, and 2) provide a plan for new or additional facilities that will be needed as the city grows. The goal of this chapter is to plan for adequate community facilities and adequate and efficient public services for the use of the residents and businesses of the City of Verona in the form of sites, buildings, or other improvements which are considered either essential for municipal operation or the public interest. Community facilities are broken into four broad categories in this chapter: Infrastructure, Buildings and Equipment, Parks, and ‘Miscellaneous’, followed by an outline of the city’s goals, objectives, policies, and programs related to utilities and community facilities and maps showing the location of existing and planned utilities and community facilities.

## Organization of Chapter 4—Utilities and Community Facilities

### **1. Infrastructure**

One type of ‘community facility’ is particularly important when planning for the future of the City—infrastructure. Infrastructure is the ‘table upon which the lives of citizens conduct their lives’. It is often unseen (as is the case with below-ground pipes) or so common that most citizens rarely consider it (as is the case with streets). Infrastructure is—literally and figuratively—the foundation upon which a city is built. Deciding *where* infrastructure is provided determines where the city will grow. And deciding *how* infrastructure is built has significant impacts on *how* the city will grow and the built environment that future citizens will live in. Furthermore, infrastructure functions as a “magnet” for urban growth. This is particularly true of facilities that are actually placed on the land during or prior to the development process: sanitary and storm sewers, water supply, streets and highways. Because these ‘public works’ belong to the public, it is the responsibility of the community—through their city government—to direct public investments for these types of infrastructure in such a way that they result in the maximum public benefit. This means creating efficient infrastructure systems with capacities reasonably sized to anticipate population growth, and installing infrastructure systems in locations that make long-term economic and social sense. Economic efficiency is a key consideration in the area of public services inasmuch as it is important to avoid waste and to avoid spending large sums of public money in a manner that would not provide any broad public benefit. Social values are also a key consideration since the decisions a community makes about where and how public infrastructure is provided will determine where and how the community will grow.

In the Verona area as in most urban areas, the availability of public sanitary sewer is probably the single most important infrastructure decision influencing the commitment of land to urban use. We must know the utilization of existing capacities and to what extent they can accommodate anticipated growth.

### **2. Infrastructure and Urban Service Areas**

Cities and villages (aka ‘incorporated municipalities’) are the dense population centers which require infrastructure to deal with the centuries-old challenge of how to handle human waste in urban areas. (Note—there are also a few ‘unincorporated’ townships in Dane County that also have densely-populated areas and the associated sanitary sewer systems, but these areas are rare.) While these incorporated communities (and again—a small handful of dense unincorporated areas...) must provide public infrastructure to deal with the human waste their citizens produce, in Wisconsin these communities do not have unilateral authority to decide for themselves when, where, and how much sanitary sewer infrastructure they will build. Instead, these communities must coordinate their infrastructure planning and construction with both regional and state agencies. In Dane County, the regional agency that oversees planning for sewer infrastructure is called the Capital Area Regional Planning Commission, while the state agency is the Department of Natural Resources.

Through the coordinated effort of a) local units of government (such as the City of Verona); b) the regional planning agency (for Dane County—the Capital Area Regional Planning Commission); and c) the State of Wisconsin (through the DNR)—areas that can be provided with sewer infrastructure are officially identified and designated. These officially designated areas where sewer infrastructure can be provided are called ‘Urban Service Areas’, or ‘USA’s. See [Map 4-1](#) for the location of the current Verona USA. Ultimately, it is the DNR who has final authority over deciding what lands are or are not included in a community’s USA, although in county’s with a regional agency such as Dane County, the DNR relies heavily on the recommendations of the regional planning agency and is typically deferential to the recommendations from that agency. The urban service area, as established and approved by the Capitol Area Regional Planning Commission (CARPC) and the Wisconsin Department of Natural Resources (DNR), delineates the USA boundary surrounding the City with sufficient land area to accommodate projected growth and development in the City for the next 20 to 30 years.

Because urban growth relies on the provision of sewer and other infrastructure—the designation of urban service areas is critical to accommodate population growth in dense urban areas. The *first half* of the ‘Infrastructure’ section of this chapter of the Comprehensive Plan provides a detailed analysis of the existing

urban service area—including a) undeveloped lands that are currently within the current USA and b) developed lands within the current USA that may be suitable for redevelopment—and provides policy recommendations concerning the expansion of the city’s urban service area to best direct future urban growth of the City of Verona in an efficient and cost effective manner. Note that Chapter 8—Land Use—will also discuss many of these same topics. The *second half* of the ‘Infrastructure’ section of this chapter of the Comprehensive Plan then provides specific recommendations for sewer, water, and other urban service infrastructure.

**3. Buildings and Equipment**

A second type of ‘community facility’ that belongs to the citizens of the City of Verona are buildings and equipment, ranging from a municipal well to City Hall and from a million dollar fire engine to a 50 dollar weed trimmer. The Buildings and Equipment portion of this chapter of the Comprehensive Plan provides specific recommendations concerning existing and future buildings and equipment in the City of Verona.

**4. Park Facilities**

A third type of ‘community facility’ that belongs to the citizens of the City of Verona are public parks and open space throughout the city. The ‘City of Verona 2007 Parks and Open Space Plan’ is hereby adopted and fully incorporated in its entirety into this ‘Community Facilities’ chapter as part of this Comprehensive Plan. Please see [Appendix 4-1](#) for the complete ‘City of Verona 2007 Parks and Open Space Plan’ document. This Parks and Open Space Plan was created by the Parks Board with broad citizen participation and is updated once every 5 years.

**5. Miscellaneous Community Facilities**

A fourth and final type of ‘community facility’ includes private or ‘quasi-public’ resources. These facilities are not necessarily owned and controlled by the citizens of Verona through their elected city government, but are valuable resources that serve important community functions. Examples include: public and private schools (See Chapter 7—Intergovernmental Relations), health and child care facilities, telecommunication facilities, power-generating plants and transmission lines, and cemeteries.

The following is a list of current City of Verona utility and community facility reports, plans, or studies:

<b>Table 4-1: City of Verona Plans</b>		
<b>Plan Name</b>	<b>Date</b>	<b>Appendix</b>
Parks and Open Space Plan	2007	<a href="#">4-A</a>
Wastewater Master Plan	2007	<a href="#">4-B</a>
Water System Master Plan	2006	<a href="#">4-C</a>
Storm Water Management Plan	2000	<a href="#">4-D</a>
Storm Water Management Plan Addendum No. 1	2002	<a href="#">4-E</a>
Storm Water Management Plan Addendum No. 2	2003	<a href="#">4-F</a>
EMS 5-Year Plan	2006	<a href="#">4-G</a>
Badger Mill Creek-Sugar River Area Pre-USA Study	2007	<a href="#">4-H1 and 4-H2</a>

## Comprehensive Plan Survey Results

The 3 surveys that were used to obtain community input for the creation of this comprehensive plan included several questions dealing with utilities and community facilities.

When asked which ‘community facilities’ they use most frequently—survey respondents indicated that they used local community facilities in the following order of frequency:

1. Verona Library
2. City Parks
3. Public Works Compost/Brush drop-off
4. Military Ridge State Bicycle/Recreational Trail
5. Ice Age Trail
6. Park Shelters
7. Fireman’s Park Beach
8. Eagle’s Nest Ice Rink
9. Senior Center

When asked “What kind of community facilities are most needed in Verona”, 53% of survey respondents stated that “Additional park lands/open space” are needed, while 29% stated that various additional “Recreational facilities” are needed in the city.

When asked to rank a variety of city-issues in order of importance—community facilities ranked low in general relative to non-community facility goals, with “Improving outdoor ice skating rinks” ranking last and “Constructing and Outdoor Pool” ranking second-to-last.

When asked whether *new* residential subdivisions should have more narrow streets (A ‘new urbanism’ idea that recommends narrow streets to a) calm traffic and b) reduce impervious surface areas...) 79% stated “New streets in residential areas should continue to be wide to allow parking and insure emergency vehicle access” while only 21% stated “New streets should be more narrow to calm traffic and create less storm water run-off, even if parking or emergency vehicle access is diminished.”

When asked *how* to raise money to pay for the costs of storm-water management systems (a financial issue perhaps more than a ‘utilities’ issue...), 7 percent of survey respondents preferred “When the portion of the system serving your lot gets upgraded, charge a portion of those costs to you via a special assessment”; 45% preferred “Create a ‘Storm Water Utility’ that spreads all storm water costs across the entire City—including tax-exempt properties— based on impervious surface area”; and 48% preferred “Continue to use property taxes to fund the City’s storm water system, which spreads the costs across the entire city’s taxable properties”.

More information about the surveys that were conducted as part of this comprehensive planning process—include survey results and copies of the survey instruments—is available in [Appendix 1-F](#).

## **Section Two—Service Areas, Utilities, and Infrastructure**

### **Section Two-A: Urban Service Area (USA) and Limited Service Area (LSA)**

Urban service areas represent one of the most important elements in planning and growth management in Dane County and are used to locate future development in specific areas planned for urban growth. Control and extension of urban services, primarily sanitary sewer service, is among the tools used to manage the direction and timing of planned urban development.

The Dane County Water Quality Plan, an area wide water quality plan adopted under NR 121, Wisconsin Administrative Code, limits public sewer service to designated Urban Service Areas or Limited Service Areas. Urban service areas (USAs) are those areas in and around existing communities that are most suitable for urban development and capable of being provided with a full range of urban services. Limited service areas (LSAs) are those where only one or a few urban services are to be provided to special or unique areas, and additional urban development is not anticipated. Currently, a small portion of the City is located within the Badger Prairie LSA, with the bulk of this LSA being located in the Town of Verona. Local communities cooperate with the Capital Area Regional Planning Commission and the Wisconsin Department of Natural Resources in delineating and revising boundaries of urban service areas. On May 2, 2007, Governor James Doyle signed Executive Order #197, which created the Capital Area Regional Planning Commission (CARPC) and charged it with adopting, updating and maintaining the Dane County Water Quality Plan. In developing the Dane County Water Quality Plan, the CARPC must;

1. Comply with all requirements of NR 121, Wisconsin Administrative Code;
2. Give priority to areas of the highest environmental sensitivity and growth pressure
3. Consider other factors, including the impacts on natural and built systems, the efficient use of land urban densities, and efficiently provided services to support the development and farmland preservation planning.

The Verona Urban Service Area (USA) includes the City of Verona and small parts of the Town of Verona. See [Map 4-1](#) for the Verona Urban Service Area. Note that most of the urban service area is within the city's corporate limits, although some of the city's USA are currently outside of the city limits (shown in red on [Map 4-1](#)). These areas will need to be annexed into the city before urban development can proceed because city policy prohibits parcels outside of the city limits from hooking-up to city utilities. Conversely, some areas within the city are currently *not* included in the city's USA (shown in yellow on [Map 4-1](#)). These areas will need to be added to the city's USA before urban development can proceed.

The city plans to continue to require properties to be within the city (annexed...) before they can hook-up to city infrastructure such as municipal water or sanitary sewer service.

In addition to the Verona Urban Service Area, there is one Limited Service Area (LSA) in the city's Periphery Planning Area (Please see Chapter 8 for a definition of Periphery Planning Area). This LSA is the 'Badger Prairie' LSA, which encompasses the Dane County Badger Prairie Health Care Facility on East Verona Avenue. Additionally—the *portion* of the Central Urban Service Area (which encompasses Madison, Fitchburg, Middleton and other cities...) containing the Goose Lake Neighborhood along Fitchrona Road is also in the City of Verona's Periphery Planning Area.

Some changes—such as additions, deletions, and delineation of environmental corridors (1985 and 2002)—have been made to both the Verona Urban Service Area and the near-by Limited Service Area since these original service areas were adopted in 1977. Changes to the Verona USA and near-by LSA continue to be proposed by the City and considered by the regional planning agency

Note that the Definitions section included in Chapter 8—Land Use—of this plan provides the following definitions:

Urban Service Area (USA). An area that has been approved by the Department of Natural Resources to be served with utilities to allow high-intensity urban development. To avoid confusion between low-intensity *urban* development—which is allowed outside of urban service areas—and high-intensity *urban* development—which is not allowed outside of urban service areas—this plan recommends that the term ‘utility service area’ be utilized rather than the more confusing ‘urban service area’, since urban development can occur both within and outside of urban service areas.

Utilities/Urban Services. Infrastructure that provides ‘service’ to High Intensity Urban Development (See ‘Service/Served’, ‘Infrastructure’, and see also ‘Development—Urban’...). Utilities/Urban Services are of two basic types, both of which are typically publicly-owned and managed: 1) Municipal potable water systems including wells, towers, pumps and mains that provide potable water to high-intensity urban development. 2) Municipal sanitary sewer systems to remove and ultimately treat human waste from high-intensity urban development. Note: In Dane County—utilities are often referred to as ‘urban services’. Because low-intensity urbanization does not require (what are confusingly-called...) ‘urban services’—even though it is a form of ‘urban development’—this Plan recommends use of the term ‘utilities’ rather than ‘urban services’ specifically to clarify that low-intensity urban development which is not on ‘urban services’ (but is rather served by private well and septic systems...) is nonetheless a form of ‘urban development’.

See the ‘Definitions’ section of Chapter 8—Land Use—for more information.

Urban service areas depict those areas planned for urban development and where it is intended that a full range of urban services be provided within the planning period. Urban services include: public sanitary sewerage systems, public water supply and distribution systems, higher levels of fire protection (with public water) and local police protection, solid waste collection, urban drainage facilities and streets with curbs and gutters, street lights, neighborhood facilities such as parks and schools, and urban transportation systems such as transit. Delineating the Verona urban service area and using it in a growth management decision-making process permits the City to plan the orderly extension of utilities and public services. The delineation of the USA involves the following steps: 1) identifying areas unsuitable for development, such as wetlands, floodplains and steep slopes; 2) locating potential boundaries for the USA, such as natural or constructed barriers to development, drainage area boundaries or other logical service boundaries; 3) determining the amount of vacant land needed for development throughout the planning period based on forecasts; and 4) developing the specific USA delineation satisfying these criteria.

As part of this Plan, a number of changes are proposed to amend the Verona USA. Specific objectives of this Urban Services portion of Chapter 4 are to:

1. Analyze the existing Urban Service and Limited Service Areas;
2. Examine recent patterns, densities and rates of urban development in the Verona USA;
3. Update forecasts of land use and development;
4. Determine whether there is sufficient vacant developable land in the Verona USA to accommodate future development needs; and
5. Examine the characteristics of potential future growth areas which might be added to the service area.

### Verona Urban Service Area

The Verona USA currently contains 3,991 acres. The Capital Area Regional Planning Commission (CARPC) 2005 Land Use Inventory reveals that the Verona USA has 1,994.1 acres which are developed and 715.9 acres, which could be developed. The CARPC 2030 population forecast for the Verona USA is 15,685. This forecast will be revised as new population projecting data become available. Until the revisions are completed, additions to or amendments to the Verona USA are currently limited to about 400 acres. [Table 4-1](#) on the following page provides a summary of the Verona USA.

**Table 4-1  
City of Verona Land Need Analysis for Urban Service Area Planning**

Data Item	Within the Municipality					Forecast	
	Census			Est. 1/2005	Change 1980-2005	Need 2005-2030	Need by 2030
	1980	1990	2000				
<b>Total Population</b>	3,336	5,374	7,052	9,103	5,767	<b>6,582</b>	<b>15,685</b>
Population / Housing Units	2.75	2.75	2.65	2.39	2.22		2.39
<b>Total Housing Units</b>	1,212	1,954	2,664	3,813	2,601	<b>2,757</b>	<b>6,570</b>
Percent of Total Housing Units					59%	60%	
<b>No. of Single Family Units</b>	805	1,393	1,835	2,340	1,535	<b>1,654</b>	<b>3,489</b>
Percent of Total Housing Units					41%	40%	
<b>No. of Multifamily Units</b>	407	557	829	1,473	1,066	<b>1,103</b>	<b>1,932</b>
<b>SINGLE FAMILY RESIDENTIAL</b>	<b>254.4</b>	<b>409.1</b>	<b>552.6</b>	<b>711.5</b>	457	492.6	1,204.1
<b>No. of Single Family Units</b>	805	1,393	1,835	2,340	1,535	1654	
Housing Density (Units per acre)					3.4	3.4	
<b>2 &amp; MULTIFAMILY RESIDENTIAL</b>	<b>32.9</b>	<b>50.0</b>	<b>81.4</b>	<b>138.6</b>	106	109.3	247.9
<b>No. of Multifamily Units</b>	407	557	829	1,473	1,066	1103	
Housing Density (Units per acre)					10.1	10.1	
<b>COMMERCIAL</b>	<b>46.5</b>	<b>98.2</b>	<b>116.9</b>	<b>216.7</b>	170	194.2	410.9
Acres / 1,000 Persons					29.5	29.5	
<b>INDUSTRIAL</b>	<b>25.8</b>	<b>42.5</b>	<b>74.7</b>	<b>103.9</b>	78	89.1	193.0
Acres / 1,000 Persons					13.5	13.5	
<b>RIGHT OF WAY</b>	<b>126.0</b>	<b>191.4</b>	<b>371.3</b>	<b>528.1</b>	402	438.9	810.2
Acres / 1,000 Persons					50%	50%	
<b>TRANSPORT, COM. &amp; UTILITIES</b>	<b>27.2</b>	<b>14.3</b>	<b>22.9</b>	<b>23.7</b>	(4)	-4.0	19.6
Acres / 1,000 Persons					-0.6	-0.6	
<b>INSTITUTIONAL/GOVERNMENTAL</b>	<b>72.7</b>	<b>74.3</b>	<b>147.3</b>	<b>196.3</b>	124	141.1	337.4
Acres / 1,000 Persons					21.4	21.4	
<b>OUTDOOR RECREATION</b>	<b>26.6</b>	<b>71.5</b>	<b>78.5</b>	<b>110.6</b>	84	71.7	182.3
Acres / 1,000 Persons Standard						10.9	
<b>TOTAL DEVELOPED AREA</b>	<b>612.1</b>	<b>951.3</b>	<b>1,445.6</b>	<b>2,029.3</b>	1417.2	<b>1,533.0</b>	3,405.6
ENVIRONMENTALLY SENSITIVE	38.7	46.6	146.9	362.4			
<b>TOTAL "URBANIZED" AREA</b>	<b>650.8</b>	<b>997.9</b>	<b>1592.5</b>	<b>2391.7</b>			
<b>TOTAL AREA IN CITY OF VERONA</b>	<b>979.9</b>	<b>1,237.5</b>	<b>2,187.0</b>	<b>3,040.3</b>			
<b>Analysis of Vacant Land Available for Development</b>					Years Supply of Acreage	Developed Acres Needed per Year	Complete Build Out by Year
VACANT PLATTED LANDS	141.5	131.1	280.0	370.3	6.0	<b>61.3</b>	2010
<b>AGRICULTURE &amp; WOODLANDS</b>	<b>187.6</b>	<b>108.5</b>	<b>314.5</b>	<b>278.3</b>	4.5		
<b>TOTAL DEVELOPABLE AREA</b>	<b>329.1</b>	<b>239.6</b>	<b>594.5</b>	<b>648.6</b>	10.6		2015
OTHER DEVELOPED AREA IN USA				351			

Source: Dane County Regional Planning Commission, CARPC and City of Verona

### Examination of Recent Patterns, Densities, and Rates of Urban Development

As shown in [Table 4-1](#) on the previous page, 1,417 acres were developed in the City of Verona during the past 25 years. Residential developed accounted for 563 acres or 40% of all development. Expansion of street and highway rights-of-way also accounted for 402 acres or 28% of all development. Commercial and industrial development accounted for 248 acres.

Development in the 1990's increased by 95 acres per year, compared to an annual increase of 26 acres per year in the 1980's. From 2000 to 2005, the development area in the City increased by 171 acres per year.

Over the past 25 years, new housing has developed at 3.4 housing units per net acre for single family housing and 10.1 housing units per acre for other types of housing development. Net acreage is the private lot area, exclusive of public right-of-way or parks. The highest density of housing development actually occurred in the 1990's for both single family units (3.8 units / acre) and multifamily units (8.8 units / acre). However, the 2000 decade saw a slight increase in single family lots and a much higher density for multifamily lots.

### Updated forecasts of land use and development

CARPC forecasts will be revised as population projection data becomes available and possibly to the year 2035. The 2005 land use inventory data will be incorporated into the analysis of housing and land use for Verona's urban service area.

### Determine whether there is sufficient vacant developable land in the Verona USA to accommodate future development needs

[Map 4-2](#) shows where significant areas of vacant land currently exist within the City of Verona. Note that these areas are divided into three distinct categories: Developable with development initiated or planned; Developable with no development planned currently, and Non-developable. These areas include:

#### Vacant but developable with development planned or initiated:

- 1) The West End site
- 2) Technology Park
- 3) Scenic Ridge
- 4) Cathedral Point
- 5) Cross Point
- 6) Reinke lands on the city's southeast side

#### Vacant but developable with no development currently planned:

- 1) The Erbach property
- 2) 'Stewart's Woods' property

#### Vacant and non-Developable:

- 1) Matt's (floodplain)
- 2) Tsunehiro's (waterbody)
- 3) Epic Campus (CARPC-imposed limitations on development)
- 4) Coating Place (formerly Barth) (floodplain)
- 5) Parkland through out the city.

These areas will be reviewed and discussed in more detail in Chapter 8—Land Use.

Potential future growth areas and USA expansion planning

It is proposed in this Comprehensive Plan to add lands to the urban service area only in those areas that are contiguous to the existing municipal limits and existing urban service area, and to only add lands to the urban service area in response to known, anticipated, and short-term development. The City of Verona does not wish to add more lands to the city’s urban service area than can realistically be developed and urbanized within a few years. See **Map 4-3** for areas recommended for study to include in the city’s Urban Service Area, including:

- 1) The ‘Southwest’ Area (Badger Mill Creek-Sugar River Study Area);
- 2) The ‘East’ Area (Burke property); and
- 3) The ‘North’ Area (Midthune)

Badger Prairie Limited Service Area

The only ‘Limited Service Area’ that exists within the area covered by this Comprehensive Plan is the Badger Prairie Limited Service Area (LSA), which encompasses the Dane County Badger Prairie Health Care facility and the former Dane County landfill on East Verona Avenue. This LSA may eventually be absorbed into the Verona Urban Service Area, as the City of Verona continues to grow and at which point the City of Verona intends to provide ‘full urban services’ to the property in the current LSA. This would be accomplished by amending the LSA into the Verona USA as part of the Dane County Water Quality Plan, which is part of the Wisconsin Water Quality Plan.

<b>Table 4-2: Badger Prairie Limited Service Area (LSA)*</b>		
<b>Housing and Land Use</b>		
<b>Data Item</b>	<b>2000</b>	<b>2007</b>
Total Population	117	84
Group Quarters Population	117	84
Housing Units	0	0
Group Quarters (acres)	6.3	
Dane County Landfill part (acres)	20.2	
Open Space (acres)	9.4	
Developed Area (acres)	35.9	
Environmental Corridor	4.1	
* The Badger Prairie LSA was established to serve an institution (Dane County Badger Prairie Health Care facility...) and a landfill		
Source: U. S. Census Bureau & Capital Area Regional Planning Commission		

## URBAN SERVICE AREAS AND ENVIRONMENTAL CORRIDORS

Environmental corridors are continuous systems of open space that include environmentally sensitive lands requiring protection from disturbance and development. Environmental corridors in Verona include wetlands, floodplains, drainage ways, detention basins, parks, wooded steep slopes and proposed parks and greenways.

Environmental corridors are mapped to identify land within the urban service area and surrounding areas, which may be included in the urban service area at some future date. Environmental corridors do not necessarily prohibit the installation of public sewer and water services, since such corridors are often the logical locations for such services. However, sanitary sewer extensions are not permitted to serve development within the designated environmental corridor. Development includes buildings, parking lots and roads, but sanitary sewer service is permitted within parklands in the environmental corridor, and roads are permitted to cross over environmental corridors, primarily at locations that will cause the least disruption.

In Verona, the environmental corridor system is quite extensive, especially along the Badger Mill Creek and the Dry Tributary to the Badger Mill Creek—the two surface water bodies that run through the City. Additionally, the City will grow to the south and west and city development will increasingly be located in close proximity to the Sugar River. Maps of Verona-area environmental corridors are available from the Capital Area Regional Planning Commission.

## **Section Two—Service Areas, Utilities, and Infrastructure**

### **Section Two-B: Utilities and Infrastructure Details**

#### **Sanitary Sewer Service**

As part of the Urban Services section of the Comprehensive Plan, the City of Verona should address specific future improvements to public infrastructure within the Verona USA. The recommended improvements would include long-range capital expenditures. The location, condition, and capacity of the City's sewer system will play an important role in the amount of growth, location and type of growth in the City Urban Service Area. After extensive and exhaustive planning for future sanitary sewer system needs, in February of 2007, the City adopted the 'City of Verona Wastewater Master Plan'. Please refer to this document for details. This document is provided in [Appendix 4-B](#). This Comprehensive Plan adopts and incorporates in its entirety this 2007 'City of Verona Wastewater Master Plan' as part of this Utilities and Community Facilities chapter.

The City of Verona has over 48 miles of sanitary sewer pipes to collect and convey sewage for over 3,720 sewer utility customers within the city. Sewage from the City of Verona is collected and conveyed to Madison Metropolitan Sewer Districts (MMSD's) Pump Station 17 (located on Bruce Street between Paoli Street and Investment Court) where it is pumped via a force-main to MMSD's Nine Springs Valley Interceptor. The Nine Springs Valley Interceptor transports the sewage to the Nine Springs regional wastewater treatment plant in the City of Madison. Please see [Map 4-4](#) for more information about the city's sanitary sewer system, Pump Station 17, and the force-main to the Nine Springs Valley Interceptor. The force-main from Pump Station 17 to the Nine Springs Valley Interceptor currently transports approximately 950,000 gallons of sewage per day and has an ultimate capacity of approximately 7.2 million gallons per day. The ultimate capacity is dependent on Pump Station 17 pumping characteristics and the characteristics of the force main itself. The Nine Springs Valley Interceptor, on average, is transporting between 4.5 million and 5 million gallons per day to MMSD's Pump Station 12 located on Fitchrona Road just south of the Military Ridge State Trail. Approximately 950,000 gallons of that flow is from the City of Verona and the remaining 3.55 to 4.05 million gallons per day are from other communities within the Sugar River watershed that also send sewage to the Nine Springs Valley Interceptor—primarily Madison to the north. The Nine Springs regional treatment plant currently treats approximately 42 million gallons of sewage per day for the entire region it serves—including Madison and many surrounding communities—and the plant has a capacity of 53 million gallons per day. MMSD is continuously planning for future expansions of the plant to insure that it has adequate capacity to meet projected demand for sewage treatment in the area it serves, and is currently preparing completing a 50 -year Master Plan that may call for a treatment facility in the Sugar River watershed.

Where sewage cannot be conveyed to Pump Station 17 via gravity due to the presence of a hill or ridge, a 'lift station' is required to force sewage over the ridge before it can then flow via gravity again. Such 'lift stations' require both up-front capital expenditures as well as on-going maintenance and replacement expenditures. For these reasons, good planning and cost-control practices encourage growth and development to occur where lift stations are not required. Some communities—such as Mount Horeb—are located in areas where many lift-stations—and their accompanying costs—are inevitable. Due to the topography of the Verona-area and past planning practices, all but one sewer service area within the city uses gravity to convey sewage to Pump Station 17. The location of the city's only lift station is shown on [Map 4-4](#). As the city grows in the future, and as the areas where growth can occur without lift stations are developed, additional lift stations will be required, as shown on [Map 4-4](#).

Sewage from the City of Verona is generated by both residential and non-residential (commercial, public and industrial) users. Approximately 61 % of City of Verona sewage is generated by residential customers, and the remaining 39 % is from commercial, industrial and public customers.

The MMSD Nine Springs wastewater treatment facility is located within the Yahara River watershed, while the City of Verona (and parts of Madison that will ultimately send sewage to Pump Station 17...) is located

within the Sugar River watershed. When sewage is pumped from Pump Station 17 to the Nine Springs Valley Interceptor and ultimately to the Nine Springs treatment plant, water that has been withdrawn from the Sugar River watershed is being directed to the Yahara River watershed. Due to concerns that this arrangement was creating a 'water imbalance' between the two watersheds, MMSD has selected to return an amount of treated effluent (sewage that has been treated at the Nine Springs treatment plant) from the Nine Springs plant back to the Sugar River watershed approximately equal to the amount of sewage that is withdrawn from the Sugar River watershed on a daily basis. The amount that is returned is currently about 3.3 million gallons of treated effluent daily. This treated effluent is piped from the Nine Springs plant to a release point on the Badger Mill Creek. Please see [Map 4-4](#) for the location of this treated effluent out-fall. This treated effluent return accounts for approximately 50% of the water flowing in the Badger Mill Creek. During some hot and dry periods during the summer, the risk is present that Badger Mill Creek's base flow could not maintain the aquatic life that now is present in the stream if not for the return of treated effluent from the Nine Springs treatment plant.

## **Section Two—Service Areas, Utilities, and Infrastructure**

### **Section Two-B: Utilities and Infrastructure Details**

#### **Water Supply System**

As part of the Utilities chapter of the Comprehensive Plan, the City of Verona should address specific future improvements to public infrastructure within the Verona USA. The recommended improvements would include long-range capital expenditures. The location, condition, and capacity of the City’s water system will play an important role in the amount of growth, and location and type of growth in the City Urban Service Area.

Groundwater supplies nearly all of the water for domestic, commercial and industrial uses in Dane County. Water supplies are drawn from the upper sandstone and unconsolidated aquifers. The deep sandstone aquifer is a source of water for nearly all of the deep municipal wells in the county. Most of this water is returned to surface water (lakes, streams, and rivers) after use (see ‘Sanitary Sewer Service’ section, above).

Public water supplies are regularly sampled and tested by local management agencies and by the state. Since municipal wells in the County obtain water from the deep sandstone aquifer, the quality is generally quite high and safe for use. There have been a small number of municipal wells where VOCs have been detected and corrective action taken.

After extensive and exhaustive planning for future municipal water system needs, in September of 2006 the City adopted the ‘City of Verona Water System Master Plan’. Please refer to this document for details. This document is provided in [Appendix 4-C](#). This Comprehensive Plan adopts and incorporates in its entirety this 2006 ‘City of Verona Water System Master Plan’ as part of this Utilities and Community Facilities chapter.

The City of Verona municipal water system consists of four groundwater supply wells, two elevated water storage tanks, two booster pump stations, three pressure zones, and nearly 52 miles of transmission and distribution water mains ranging in size up to 12 inches in diameter. Each of these facilities is briefly described below. For more information on any of these items, please consult the 2006 ‘City of Verona Water System Master Plan’.

#### **Groundwater Supply Wells.**

The City of Verona municipal public water system has four wells which pump a combined average of over 1 million gallons of water daily. [Table 4-3](#) provides details on each of these four wells.

<b>Table 4-3: Municipal Water Wells—City of Verona</b>				
<b>Well Number</b>	<b>Year Built</b>	<b>Rated Capacity(gpm), 2005, 2005 (Gallons per minute)</b>	<b>Location</b>	<b>Depth (Feet)</b>
1	1932	400	S.200 South Shuman Street	771
2	1959	1,000	200 Factory Street (Vacated)	1153
3	1975	1,500	N.315 North Nine Mound Road	1033
4	1992	1,500	300 West Cross Country Road	1148
Total:		4400		

See [Map 4-5](#) for the location of these four existing municipal wells.

Of the approximate average of 1 million gallons of water that are used in the City of Verona each day, approximately 61 percent is used by residential customers of the City of Verona Water Utility, 17 percent by commercial customers, 14 percent by industrial customers, and 8 percent by public users.

As provided in the 2006 ‘City of Verona Water System Master Plan’, the city plans future additional municipal wells to accommodate projected future demand. [Map 4-5](#) shows the approximate locations for these planned future wells.

The affects of ground-water pumping for Dane County communities is currently being addressed on a regional basis.

Well-head Protection Areas

The City of Verona began a well head protection program in late 2008. This program identifies areas around existing and planned future well head areas and imposes land-use restrictions which seek to protect water quality. See [Map 4-5](#) for the location of well head protection areas.

Elevated Water Storage Tanks

The City of Verona municipal water system includes 2 water towers that each contain 300,000 gallons of water. [Map 4-5](#) shows the location of and [Table 4-4](#) provides details for each of these two water towers.

<b>Table 4-4: Municipal Water Towers—City of Verona</b>				
<b>Tower</b>	<b>Year Built</b>	<b>Capacity</b>	<b>Location</b>	<b>Height</b>
Central	1974	300,000 gallons	408 West Verona Avenue	148.5 feet
Southeast	2000	300,000 gallons	South Main Street 825 County Highway ‘M’	176 feet
North	Pending	500,000 gallons	North of Country View Elementary School	TBD

The city has included in the 2009 Capital Budget funds for a third above-ground water tower with a 500,000 gallon capacity, to be located immediately north of Country View Elementary School. This planned tower will allow additional growth to the north of the current city limits. Please refer to [Map 4-5](#) for the approximate location of this planned water tower.

Booster Pump Stations and Pressure Zones

The City of Verona municipal water system includes 3 pressure zones—the Central, Southeast, and North. All three pressure zones are served by both water towers. The Central pressure zone requires no booster pumps to maintain minimum required water pressure, while the Southeast pressure zone is pressurized by the Southeast Booster Station located on South Main Street and the North pressure zone is pressurized by North Booster Station located on Cross County road just north of the Badger Ridge middle school. See [Map 4-5](#) for the location of these two municipal water system booster stations.

Transmission and Distribution Water Mains

The 52-plus miles of water distribution mains in the City of Verona are in good condition and serve about 3700 customers. See [Map 4-5](#) for the location of water mains throughout the city. Approximately 2.5 miles of new water main are installed in the City of Verona each year.

### Water Quality

Water quality for Verona's municipal water is regulated by the Wisconsin Department of Natural Resources and by the Federal Environmental Protection Agency, and is monitored constantly by the staff from the Verona Water Utility. To protect and promote public health, the City of Verona Water Utility treats the municipal water supply with fluoride and chlorine. Fluoride has been proven to enhance dental health, while chlorine serves as a disinfectant. Water age can be used as the basis for evaluating water quality. Generally, the water in the distribution system should have an age not exceeding 5 to 7 days. The Verona water distribution system has low water age in the Central Pressure Zone, less than 2 days and only dead end mains and the extremities of the water distribution system in the North Pressure Zone and Southeast Pressure Zone have water age exceeding 5 days.

### Fire Protection

Part of the Water Supply System includes fire protection through fire hydrants. (See the 'Buildings and Equipment—Fire Protection' Section of this chapter below for more information regarding fire protection within the city...)

There were 635 fire hydrants in the city in 2008, and the city adds approximately 25 new fire hydrants each year. See [Map 4-5](#) for the location of fire hydrants throughout Verona. The available fire flows within the city range from approximately 900 gallons per minute (g.p.m.) to 3500 g.p.m. under maximum day water demand conditions.

### Explanation of the City of Verona 'Utilities'

The Verona sanitary sewer and municipal water systems are owned and managed by two separate utilities—the City of Verona Sewer Utility and the City of Verona Water Utility. Officially, these utilities are distinct entities from the City of Verona—although both are governed by the Common Council of the City of Verona. Unlike other community facilities described in this chapter, such as the city's streets and parks, the sanitary sewer and municipal water systems are funded by the rate payers who use these facilities rather than by tax payers through property taxes. Rate payers are not necessarily tax payers, as is true with local schools and churches that pay for utility services but who do not pay property taxes. Conversely, tax payers may not necessarily be utility rate payers, as is the case with the owner of a vacant piece of land with no water or sewer service who pays property taxes but not utility payments.

Utility rates are regulated by the Department of Natural Resources for sanitary service and by the Public Services Commission for water service.

### Operating and Maintenance Expenses for the Two Utilities.

Pumps in the city's deep wells are pulled and repaired on average once every 10 years at a cost of approximately \$50,000 each. Given that there are 4 wells currently in the city, this equates to approximately \$20,000 each year just to maintain the pumps used in the city's wells. The water towers require painting approximately every 20 years at approximately \$100,000 per each, which adds an additional \$10,000 per year in maintenance costs.

### Capital Expenses for the Two Utilities.

In addition to maintenance expenses, the two Verona utilities must also plan for future capital costs. While the city requires developers to build utilities within new developments and then turn-over those improvements to the city for ownership and maintenance, expenditures for capital expenses beyond new facilities are still required. Capital expenses for the water utility include expenses such as constructing new wells, water towers, and booster stations as well as replacing old mains as necessary. Capital expenses for the sewer utility include replacing the existing lift station and spot sanitary sewer repairs and complete sewer replacement for sanitary sewers that have structural failures that cannot be repaired through the use of spot repair methods or replacement of sanitary sewers that have had their capacity exceeded.

Customers of all public water systems receive annual Consumer Confidence Reports from their water supplier. The report is mandated by the federal Safe Drinking Water Act and Environmental Protection

Agency rules. The reports provide consumers with clear, concise, and accurate information about the quality of their drinking water. See Chapter 5—Natural and Cultural Resources—for more information about ground water resources.

Please see [Appendix 4-I](#) for a copy of the most recent City of Verona Consumer Confidence Report for municipal water.

## **Section Two—Service Areas, Utilities, and Infrastructure**

### **Section Two-B: Utilities and Infrastructure Details**

#### **Stormwater Management Systems**

Of all the city’s infrastructure systems, storm water management might be simultaneously the most simple and the most complex. Basically, storm water management infrastructure consists of pipes, channels, and storage areas that collect and direct rainwater runoff from what engineers like to call ‘storm events’. This system serves three basic functions, the first of which—flood control—was the original purpose; followed by a function that was added later—protecting water quality of local surface waters such as the Badger Mill Creek; and finally followed by a function that in recent years has been added on top of the first two purposes—recharging ground water. Each of these 3 basic functions of the city’s storm water management infrastructure system is described in greater detail below, including policy issues related to each of these 3 functions. As with all of the facilities described in this chapter—the city’s storm water management infrastructure is a community facility that belongs to everyone in the City of Verona, and which is in turn maintained by and paid for by the tax payers of the city.

#### **Flood Prevention.**

Prior to human settlement and prior to the ‘urbanization’ of the city with human creations such as paved streets, buildings and their roofs, and paved parking lots and driveways, most rainfall infiltrated into the ground and very little rainfall ‘flowed’ across the surface of the land. (See the section below regarding ‘Ground Water Recharge’ for more information on this topic...) As the city was developed and paved streets, parking lots, and buildings were constructed, a decreasing amount of rainfall infiltrated into the ground and an increasing amount flowed across the surface of the land—accumulating in low-lying areas and causing these areas to flood. Initial storm water management practices were simple and merely provided storm water pipes to collect this rain water that was flowing off-of streets, parking lots, and buildings and channel it to the closest river or stream. These pipes were located under city streets and collected rain from adjacent properties and from the streets themselves before carrying the water to the closest stream or river. For many decades—this was the extent of storm water management—collect storm water in pipes and direct it to the closest stream.

In August of 2007, over 15 inches of rain fell in Verona, the highest amount of rainfall in decades. The city’s system of storm water management performed its flood prevention duties remarkably well, with only one area within the city being flooded during the heaviest of rains. And that area—along Meadowside Drive in the Prairie Crest subdivision—only flooded because debris washed into the city from the township clogged a culvert under Locust Road causing waters to back-up and flood adjacent properties.

#### **Flood Plains.**

The Federal Emergency Management Agency (FEMA) is responsible for maintaining maps that indicate areas that will flood in a large rain storm (called the ‘100-year storm’, which is more accurately called the ‘storm with a 1% chance of happening in any given year’...). In 2008, FEMA released updated flood maps for the City of Verona. See [Map 4-6](#) for existing flood plains as of 2009.

#### **Water Quality of Surface Waters.**

As explained above, for many years storm water was simply collected and directed to the closest surface water (a stream or river...) to prevent flooding in the urbanized area. Usually—the collected storm water was discharged from a pipe directly into the stream, which caused multiple problems:

- Great amounts of erosion were caused to the stream banks where the water was discharged;
- Great amounts of sediment were washed into the pipes throughout the city—sand, grit, and other pollutants—and these sediments were then discharged from the pipe into the stream or river. This sediment was combined with the eroded stream bank at the point of discharge to create even larger amounts of sediment in the stream/river;
- The volume of water in the local stream or river was greatly increased after a storm. This ‘peak’ or

'flash' of volume damaged the stream or river by eliminating many of the natural features that are important to the health of the stream or river;

- The water that was collected from all of the pavement within the city was warmer than the water in the stream—so when it was channeled to the stream or river it increased the temperature of the water, which in turn made the stream or river uninhabitable for some species.

For all of these reasons—storm water management systems that were constructed to *prevent flooding* were harming the water quality of the rivers and streams that received the storm water. To address this problem, rules and regulations were created. Perhaps the most significant change to the storm water management system was the creation of 'detention' basins. Rather than directing accumulated rain run-off directly into a stream or river, the water was first channeled into a storage area known as a detention basin. From the detention basin—the water was then allowed to trickle-out into the local stream or river directly—or into a pipe that lead to the local stream or river—via a system of engineered release mechanisms such as weirs and pipes. Sediment that had been washed into the storm sewer pipes was allowed to settle-out of the water, as well. These detention basins solved 3 of the major problems with the system: erosion (no explosive discharge); 'sediment loading' (sediment settled-out), and 'flashiness' (the volume of water was released at a trickle rather than an explosion). Detention basins had mixed success addressing the issue of water temperature. Some detention basins, especially the variety known as 'wet' basins, did not improve water temperature at all—and in some instances may have even made the water that eventually made its way to the local stream or river warmer—while other detention basins, such as 'dry basins', did not raise the temperature of water before it reaches the stream or river.

In addition to leading to the proliferation of storm water storage areas, the attempt to eliminate sediment from ending-up in local surface waters has also lead the city to more diligently sweep the city's streets in an attempt to prevent sediment from entering the storm water management system in the first place. Other activities the city performs to protect surface waters include: cleaning-out catch basin 'sumps' located in the street gutter inlets; picking-up yard waste from property owners, requiring and enforcing 'erosion control' measures on open construction sites; mowing public detention/retention basins; and periodically cleaning-out accumulated sediments from public detention/retention basins. Additionally, the city enforces maintenance agreements that require the owners of the 16 private detention/retention basins to maintain their facilities so they accomplish their purpose. These methods for protecting water quality illustrate that while storm water run-off from areas such as Verona is a 'non-point' type of pollution—it becomes a 'point-source' when it is collected and concentrated into pipes that ultimately discharge at limited points. For this reason—treating storm water run-off to prevent pollution can be done with both 'point' methods ('downstream' after water has been collected and stored...) and 'non-point' methods ('upstream', before water enters the collection and conveyance system.)

### Ground Water Recharge

Having solved the problem of *flood control*, and having subsequently addressed many of the *water quality* problems that came with those flood control measures, in the 1990s communities including the City of Verona began addressing a separate set of problems related to storm water management. As explained above in the section entitled "Water Supply System", the urban areas such as the City of Verona pump water out of the deep aquifer that lies far below the surface of the city. Prior to human settlement, most rain water infiltrated into the ground, where it replenished or 'recharged' the underlying water table and deeper aquifers. The storm water management technique of collecting and directing storm water run-off to *surface* waters such as streams and rivers prevents rain water from infiltrating and 'recharging' *ground waters*. The naturally-occurring balance of rain to surface to ground water was (and is) being disturbed. To address this disequilibrium, communities such as Verona began implementing storm water management techniques that cause water collected in storm water detention basins to be infiltrated into the ground before the remaining water is discharged to local surface waters such as the Badger Mill Creek. Infiltration in Verona is particularly challenging because soil conditions are highly variable and include large areas of clay or bedrock—areas in which infiltration is impossible. The City also promotes smaller, private strategies to increase the amount of rain water that infiltrates into the ground rather than being directed to local surface

waters, such as city education and support for rain gardens. The link between storm water run-off (and discharge to surface waters) and ground water recharge—and maintaining the balance between the two—will become an increasingly large component of the city’s storm water management efforts in the years to come.

#### Infrastructure Details.

The City of Verona has over 26 miles of publicly-owned and maintained storm water pipes throughout the city, ranging in size from 12-inch diameter pipes located under many street-gutter inlets to 60-inch diameter pipes located at the ‘end of the line’ at the point of discharge. A map of storm water pipe locations and sizes is provided in [Map 4-7](#). In some areas of the city, storm water runoff can be managed with above-ground swales and drainage ways rather than (the more expensive) below ground pipes. Swales are smaller in size and convey smaller amounts of water short distances, while drainage ways—which are located in the naturally-occurring low areas such as valley bottoms where water was naturally directed even before urbanization—carry larger amounts of water further distances. Drainage ways can be natural or engineered. An example of a more natural surface drainage way on the west side of the city is the ‘Dry Tributary to Badger Mill Creek’ located just west of Nine Mound Road/Thompson Street north of West Verona Avenue, while an example of an engineered surface drainage way on the east side of the city is the (unnamed) drainage way that lies just east of Military Ridge Drive. Storm water run off enters these pipes at multiple inlets located in the curbs along city streets. These pipes and swales discharge collected storm water run-off to over 44 publicly-owned storm water detention basins (Note—in addition to these 44 publicly-owned storm water detention basins, there are over 16 privately-owned and maintained storm water detention basins, usually in commercial or industrial developments. Epic Systems alone owns and maintains 5 of the 16 private detention facilities.) Publicly-owned storm water detention basins are shown on [Map 4-7](#).

**Definition:** Detention versus Retention Basins: Detention and retention basins are both ‘storage areas’ for accumulated storm water run-off. Detention basins slowly release water, while retention basins only release water in emergencies.

**Definition:** Wet versus Dry Basins: Wet basins are intended to address the water quality goal of removing sediments from collected storm water run-off before the water is discharged to local surface waters—for which dry basins are less effective. However, wet basins also cause the water that is discharged to local surface waters to be warmer than the water discharged from dry basins. Sediment control and ‘thermal’ control are conflicting sub-goals under the ‘water quality’ aspect of storm water management.

The storm water storage areas are increasingly-sophisticated and highly engineered devices that seek to accomplish the—sometimes conflicting—goals outlined above. For example—newer ponds *combine* both wet and dry pond technologies to remove sediments (wet portion) and cool water before releasing it (dry portion).

#### Discharge Points and Drainage Basins.

Just as naturally-occurring rivers and streams have ‘watersheds’ that include all of the lands that drain to those surface waters, so too does the city’s storm water management infrastructure have ‘Drainage Basins’ that include all of the land that drain to specific ‘Discharge Points’. Please see [Map 4-7](#) for the various drainage basins within the City of Verona.

After storm water is collected and detained—as described above—within each of the city’s drainage basins, it is ultimately discharged to local surface waters. In Verona, there are two large points of discharge and several smaller points. One of the two larger points consists of a 60-inch diameter pipe located at the south side of Edward Street south of Thompson Park. This discharge pipe drains approximately 1/3 of the City into the Dry Tributary of Badger Mill Creek. The second of the two larger points consists of three 36-inch diameter and one 42-inch diameter pipe that are located north of the Military Ridge State Trail and west of Lincoln Street that discharge to the drainage way that flows under Lincoln Street and south of City Hall. These discharge pipes drain approximately 1/3 of the City into the Badger Mill Creek. The remaining

smaller discharge points drain the remaining 1/3 of the city. Note that with the exception of a small portion of the West Side Neighborhood (containing Epic Systems and a portion of the Meister Addition to Westridge Estates subdivision, which drain directly to the Sugar River...), all of Verona storm water run-off drains to the Badger Mill Creek either directly or via the Dry Tributary to the Badger Mill Creek, which then flows to the Sugar River. While the City of Verona is the largest totally-contained city within the Sugar River watershed, the City of Madison has more area and more population within this watershed and contributes more storm water run-off to the Sugar River than does the City of Verona.

#### Costs.

In is not inexpensive to design, construct, and maintain the increasingly-sophisticated storm water management systems that address the three primary purposes outlined above—flood control, surface water quality protection, and ground water recharge. In 2008, the City of Verona spent over \$221,000 on storm water management-related expenses, up from \$140,000 as recently as 2005. The goal of protecting environmental quality is increasingly expensive. To meet the increasing demands of maintaining the city's storm water management infrastructure (and enforcing private maintenance agreements for private infrastructure...) the City hired a full-time staff person in the public works department to insure that the existing facilities are being maintained in good repair, to plan for future storm water management infrastructure, and to provide public education on this complex but important topic. Please see [Appendices 4-J1, 4-J2, and 4-J3](#) for examples of the public education that the city has provided.

To pay for these increasing costs, the city currently uses general revenue funds—paid for by property taxes in the city. Tax exempt properties within the city—such as schools and churches—therefore do not contribute toward the expense of creating and maintaining the city's storm water management infrastructure. Many communities have shifted the costs for maintaining storm water management facilities *off* of the general levy and *into* a utility, similar to sanitary sewer and water utilities (See 'Sanitary Sewer Service' and 'Municipal Water Supply' sections above...). Paying for storm water management infrastructure through a utility rather than with general revenue funds shifts the burden *away from* residential property-owners—such as most city residents—and *toward* commercial and institutional property owners—such as businesses, schools, and churches. As this plan is being finalized (2009), the city is in the process of investigating the possibility of creating a storm water management utility.

#### Storm Water Management Plans.

The City created a storm water management plan in 2000, with an updated in 2002 for the West Side (Epic) development and a second update in 2003 for the lower Badger Mill Creek. These reports are attached in [Appendices 4-D; 4-E; and 4-F](#) and are incorporated into this Plan.

City-wide storm water management standards which address the quantity and quality of the water that runs off of areas under construction in the city are included in city ordinance. The ordinance also provides flexibility for landowners in how they meet those standards, in recognition of the unique characteristics of each project and every site.

**Section Two—Service Areas, Utilities, and Infrastructure**  
**Section Two-B: Utilities and Infrastructure Details**  
**Streets, Sidewalks, Public Parking Areas, and Street Lights**

The City of Verona owns and maintains over 55 miles of publicly-owned streets. Many—but not all—of these streets have sidewalks adjacent on at least one side. Please see [Map 4-8](#) for a Street and Sidewalk Map of the City. All city streets are paved and, with the exception of portions of Northern Lights Road, all city streets include curb and gutter. (Note—Northern Lights Road was constructed with curb and gutter on only one side for aesthetic purposes...) Most city streets are a minimum of 36 feet wide and are located within a right-of-way that is at least 66 feet wide. Interestingly, due to how it was laid-out and its subsequent history—one of the most heavily-trafficked streets within the city—North Main Street from Verona Avenue to Harriet Street—is 36 feet wide but is within a narrower-than-usual 49 feet of right-of-way. This ‘narrower-than-usual’ right-of-way will make expansion of this segment of North Main Street more expensive/difficult. See Chapter 3—Transportation—for more information.

As [Map 4-8](#) shows, many areas of the city are not provided with sidewalks, although current city policy requires sidewalks on both sides of new streets. The City of Verona budgets funds each year for new sidewalks. Current city policy is to not assess adjacent property owners for the installation of new sidewalks, but to rather use levy funds for new sidewalks, especially when such new sidewalks are installed to benefit the larger community rather than the adjacent property owner. Sidewalk maintenance, however, is performed by the owners of the adjacent property, with the notable exceptions of ‘back-yard’ sidewalks (such as those found along the south side of Cross Country Road west of North Main Street...) and sidewalks along parks or other public property.

As the city expands and annexes land from adjacent unincorporated areas, streets are converted from ‘rural’ cross sections—with gravel shoulders, swales for drainage, and no sidewalks or street lights—to ‘urban’ cross sections—with curb and gutter, any necessary storm water facilities (such as inlets and pipe), sidewalks and street lights. Recent examples of such ‘rural to urban’ road conversions include East Verona Avenue in 2007-2008 and the planned conversion of Locust Drive south of 18-151 in approximately 2013.

The cost for maintaining and improving these public streets and sidewalks is a significant portion of the city’s operating budget, comprising approximately 80% of the Public Works Department annual budget. Streets must be repaired (e.g. filling pot-holes) or resurfaced (e.g. seal-coating) periodically and occasionally they must be completely re-constructed—especially when utilities beneath the street must be replaced as was the case with West Lawn Avenue in 2006. Furthermore, streets must be plowed of snow, which can be a substantial expense for the City. For example—in the winter of 2007-2008, during which over 100 inches of snow fell (a new record...), the Public Works Department spent significant numbers of man-hours keeping streets clear at a significant cost to tax-payers. In the more compact downtown business area—in the first few blocks in all directions from the intersection of Main Street and Verona Avenue—the Public Works Department must load and remove snow in dump-trucks. It is not inexpensive to maintain public streets to allow the public to move about freely—even in severe weather.

See Chapter 3—Transportation for details regarding plans for future public street improvements within the current city limits and within the Perimeter Area.

Private Streets.

In addition to over 55 miles of publicly-owned streets, there are also approximately 4 miles of privately-owned streets within the City. Technically speaking, private streets are not truly ‘community facilities’, since they are neither owned nor paid for by the public, but are instead privately owned and maintained. Please see [Map 4-8](#) for the location of these streets. Because city standards require streets to be at least 36 feet wide and within a 66 foot wide right-of-way, private streets have often been proposed and approved where a city-standard street would have prevented a proposed development. For example—Depot Drive in the 200 block of South Main Street is a private street that services a mixed-use

redevelopment that replaced a former lumber yard along the Military Ridge bicycle trail. Providing a 36-foot wide street was not possible, and so the city approved the creation of a much narrower private street. Other private streets were allowed to promote a particular aesthetic goal—such as the landscaped boulevard area within Prairie Way Boulevard in Prairie Oaks—or to accommodate a particular development proposal—such as West End Circle within the West End development along West Verona Avenue.

#### Public Parking Areas.

Currently, the only publicly-owned parking lots within the City are those associated with other public facilities such as parks, City Hall, and the Senior Center. There are no publicly-owned parking lots specifically for the downtown area, although the parking lot adjacent to Hometown Junction park (adjacent to the Military Ridge State Bicycle Trail...) does serve as a public parking lot for some of the businesses in the immediate vicinity. Please see the Transportation (3) and Land-Use (8) Chapters for more information regarding planned future public parking lots to serve the downtown area.

#### Street Lighting

The City of Verona provides street lights along streets within the city to promote vehicular and pedestrian safety. Most street lights throughout the City are owned and operated by Alliant Energy—the private electric utility in the Verona area. (Note—the blue decorative light poles that were installed along East and West Verona Avenue starting in 2006 and the decorative light poles along Northern Lights Road are owned by the City...) The City of Verona pays a fee to Alliant Energy each year for the use of each light/pole and the electricity used by each light. In 2008, the average annual fee per pole paid to Alliant Energy was \$116.00. There are approximately 700 Alliant-owned street light poles throughout the city, and the annual cost to the city for these poles was approximately \$134,300 in 2008.

## **Section Two—Service Areas, Utilities, and Infrastructure**

### **Section Two-B: Utilities and Infrastructure Details**

#### **Solid Waste Disposal and Recycling**

The City of Verona stopped providing curb-side trash hauling services to Verona residents in 1972. Since that time, the City has contracted with private waste-hauling firms to provide curb side trash hauling services to residential properties with up to 4 dwelling units within the city. 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.

Because city residents are not allowed to burn leaves or brush within the city limits, the City also provides brush pick-up and leaf removal during specified times during the year. This service is not provided by contract with private firms but is instead provided directly by employees of the City and is paid for by general property tax revenues. Brush that is picked-up by the city is chipped into mulch, which is then available free of charge for city residents for lawn and garden use.

Household refuse does not include recyclables, vehicle batteries, animal waste, and household hazardous waste. Curb-side recycling services are provided by the same private waste-hauling firm that receives the trash-hauling contract.

#### **Dane County Landfill**

The Dane County landfill, located at 7102 US Highway 12, accepts household refuse from all Dane County residents.

## **Section Two—Service Areas, Utilities, and Infrastructure**

### **Section Two-B: Utilities and Infrastructure Details**

#### **On-site Wastewater Treatment Facilities**

Until 2009, the City of Verona prohibited on-site wastewater treatment facilities, such as septic systems, within the city limits. In response to urban service area policies adopted by CARPC in early 2008—which significantly reduced the amount of land that is available for dense, urban development on sanitary sewer service—in 2009 the City of Verona began considering residential development that utilizes on-site wastewater treatment facilities in precisely prescribed situations. The city considered allowing on-site wastewater treatment facilities within the City for several reasons, including a) as described in Chapter 8—Land Use—residential development utilizing on-site waste water treatment facilities and typically utilizing 1 to 2 acre lots is a form of urbanization and such development should be accommodated as a form of urban development within incorporated municipalities rather than in unincorporated rural areas; b) the city believed that anticipated Verona population growth would not be sufficiently accommodated within the limited amount of USA-designated land that CARPC made available to the city; c) the city believed that the adopted CARPC policies would push urban development outside of incorporated municipalities and into unincorporated rural areas and that the city would be at a competitive disadvantage for capturing some of this development if it continued to prohibit on-site wastewater treatment facilities within the city; and d) the city determined that there are areas within the city that can not be easily or cost-effectively provided with urban services such as sanitary sewer but which should be allowed to develop within the city without having utility services provided to them.

Criteria for the location, density, and construction of on-site waste-water treatment systems will be established for use within the city. These criteria will be used to prevent environmental damage that such systems may cause—especially if they are installed without the necessary amount of land area needed to support their proper operation.

Maintenance requirements will be imposed on the owners of such on-site waster water treatment facilities, similar or identical to what are required for such systems in rural areas throughout the state.

To date—no development with on-site waste water treatment facilities has been allowed within the City of Verona, but the City has determined that such development *may* be determined to be appropriate in the future. Please see Chapter 8—Land Use—for more information and for the locations where the city has determined development *within the city* with on-site waste water treatment facilities may be allowed in the future.

**Section Three—Buildings and Facilities**  
**Fire Protection**

**Introduction**

When someone in Verona calls 911 to report a fire—the call goes to the Dane County Public Safety Communication Center—or ‘Com Center’—in downtown Madison. The Com Center then pages all emergency responders in Verona and, if the reported incident requires, emergency responders in adjacent communities as well. In 2008, between 8 a.m. and 4 p.m. weekdays the emergency responders in Verona include 3 full-time fire fighters and paid on-call volunteers as available. During hours other than 8 a.m. to 4 p.m. weekdays, the paid on-call volunteers are the emergency responders. All Dane County fire protection services operate under a mutual aid pact, which requires inter-departmental cooperation and mutual backup. A new automatic alarm system (“CAD or box system”) automatically sets off alarms for back-up assistance when needed.

**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 population. A map of the Verona Fire District is provided in [Map 4-9](#). 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. See [Map 4-10](#) (Community Facilities) for the location of the fire station. 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:

<b>Table 4-5: Verona Fire Station</b>	
<b>Room</b>	<b>Notes</b>
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

Some notable spaces that are not provided for in the current Verona Fire Station include: overnight sleeping quarters, locker rooms, and hose tower. Storage and office space is also lacking.

Existing Fire Protection Equipment:

<b>Table 4-6: Verona Fire District Equipment</b>		
<b>Equipment</b>	<b>Model and Year</b>	<b>Specifications</b>
Engine 1	2003 Pierce	2,000 g.p.m. pump and a 1,000 gallon tank
Engine 2	1983 E1	1,500 g.p.m. pump and a 1,000 gallon tank
Ladder Truck	1997 Pierce	105 foot ladder, 1,500 g.p.m. pump and 300 gallon tank
Heavy Rescue/Squad	2000 Pierce	Carries vehicle extraction ('Jaws of Life'), breathing apparatus, HazMat, and other equipment. 'Tool box on Wheels'
Engine 4 'Quick Attack'	2004 Pierce	500 g.p.m. pump and 300 gallon tank. Can enter structured parking ramps. Donated by Epic Systems in 2005.
Tanker 1	1985 GMAC/Monroe Truck	100 g.p.m. pump and 1,800 tank
Tanker 2	1986 Ford/Monroe Truck	500 g.p.m. pump and 3,200 gallon tank
Brush Truck	1992 GMC Sierra	500 g.p.m. pump and 300 gallon tank
ATV with Trailer	1999 Ranger	6 x 6 for off-road rescue
Dane County Emergency Management Decontamination Trailer		1 of 5 County-owned Hazardous Materials trailers. The other 4 are kept in other communities.
Fire District car, truck, and suburban.		3 non-emergency vehicles.
Antique International		1926 fire engine kept in the Fire District museum.
Small equipment.		Hoses, fittings, couplings, nozzles, coats, hats, boots, breathing apparatus, ladders, power tools, etc...

Existing Fire Protection 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. At the time this plan is being written, the Verona Fire District Commission is debating whether or not to fill the vacant position of Fire Chief.

Existing Fire Protection 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:

<b>Table 4-7: Verona Fire District Response Times</b>			
<b>Time Period</b>	<b>Average Response Time</b>	<b>Range</b>	<b>Response Over 10 Minutes</b>
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%
Source: Verona Fire District Chief, 2009			

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:

Calls for service to the Verona Joint Fire Department have steadily increased as the population in the District has grown. This increase in calls for service has resulted in the need for improvements to and expansions of the current facilities, equipment, and staff, as described below under ‘Future Needs’.

Calls for Service:

2005	417
2006	353
2007	489
2008	495

**Future Needs**

According to the Dane County Fire Chief’s Association, although stricter local building codes have reduced fire risks for new construction, growing communities such as Verona will continue to require expanded fire services. The Fire Chief’s Association is considering developing a strategic plan to encourage greater cooperation and resource sharing among departments to meet such challenges. The City of Verona and the Verona Fire District Commission are also evaluating how to best meet current and future needs for facilities, equipment, and staff.

The plans for future urban growth presented in the Verona Comprehensive Plan suggests that significant growth will occur on all sides of Verona, and to a significantly lesser extent in the rural area surrounding the City. Most of the residential development is proposed for the south, east and north sides; retail commercial is proposed for the Verona Avenue and Main Street corridors; and light industrial and non-retail commercial development is proposed for the City’s southeast and southwest sides.

Future Facilities Needs:

The current Verona Fire Station is in need of significant upgrading to create additional garage bay space for fire trucks and other equipment; sleeping quarters to accommodate over-night staff; a ‘hose and training’ tower; and more storage and office space. Improved radio/dispatch facilities are also needed.

The National Board of Fire Underwriters has developed standards for the location of fire stations. These standards suggest a fire station should be located so that residential district response distances are no greater than two miles if the district requires less than 4,500 gpm fire flow. High-density commercial district response distances should be no greater than one and one-half miles, if the district requires less than 4,500 gpm fire flow.

Anticipated urban residential, commercial and industrial development on Verona’s east side is all expected to be within the two-mile limit suggested by the National Board of Fire Underwriters. Urban

development on the west side may begin to be further away than this suggested two-mile limit. Therefore, within the 20 year period covered by this plan, the need for a second fire station on the city's west-side may arise.

Discussion regarding expansion of the existing fire station or the creation of a west-side station will need to take into account space needs for Fitchrona EMS as well (See 'Emergency Medical Service', below...).

Future Equipment Needs:

Existing equipment must continue to be maintained and repaired, and several large pieces of equipment will need to be replaced during the period of time covered by this plan. Specific equipment that will likely need to be replaced include: 2 tankers, 1 ladder truck, 1 engine, and 1 brush unit. An additional fire engine above and beyond the existing engines may also be needed.

Future Staff Needs:

Volunteer fire departments face particular challenges providing daytime coverage, since volunteers typically work during the day. Also, in Verona as in the rest of the nation it is increasingly difficult to recruit and retain volunteer fire fighters. At the time this plan is being written—the Fire District has capacity and authorization for up to 40 paid on-call fire fighters but only 24 volunteers for these positions. Lastly, the Verona Fire District Commission is evaluating future staffing needs, including how to fill the vacant Fire Chief position.

Fire Hydrants and Fire Protection:

Fire protection services in urban areas require a supply of water provided by the system of water towers, pumps, mains and hydrants. Please see the 'Water Supply System' section above for more information about fire hydrants and the water main system.

*Water pressure* is vitally important when fire fighters connect their fire fighting hoses to the hydrants. Most fire hydrants in the City of Verona can provide between 70 and 85 pounds of pressure per square inch. *Water quantity* that the water mains can provide is also vitally important for fighting fires—especially since modern fire engines and pump trucks can actually suck water mains dry—resulting in water being withdrawn from the toilets and laterals of properties within the area if the fire fighters attempt to pump more water from the mains than the water mains can provide. Verona's fire hydrants are capable of delivering between 900 and 3,500 gallons of water per minute—depending upon the location within the system and city-wide water demand conditions during the time water for fire fighting is needed—and a system-wide average of 2,000 gallons of water per minute for fire-fighting purposes.

**Section Three—Buildings and Facilities**  
**Police and Public Safety**

The City of Verona police department provides 24 hour a day, 7 day a week public safety protection for the citizens of the community. In addition to public protection, the police provide criminal investigation, support services such as crossing guards and the police-school liaison, and safety education. The City participates in Mutual Aid agreements with other Dane County communities.

**Police Station**

In 2008, the City completed its new 43,200 square foot City Hall and Police Station, which includes 9,200 square feet of administrative office space, 26,600 square feet of police and public safety space—including an enclosed garage area for squad cars—and 5,500 square feet of municipal court, council chambers and mechanicals space. (Note: Please see the ‘Buildings and Equipment—City Hall and Municipal Court’ section below for more information about the City Hall and Municipal Court portion of this building.) The Police Station is located at 111 Lincoln Street. See **Map 4-10** (Community Facilities Map) for the location of the Police Station.

**Existing Facilities**

<b>Table 4-7: Verona Police Station</b>	
<b>Space</b>	<b>Notes</b>
Garage	Indoor storage for 15 squad cars and secure storage for large evidence
Sally Port	Secure prisoner transport between garage and booking
Booking/Interview	Finger-printing, photographing, etc...
Evidence Drop, Inventory, Processing, and Storage	Evidence area.
Locker Rooms (2) and Fitness Room	Male and Female locker rooms
Multi-Purpose Rooms	Conference room doubles as a ‘Major Case’ command center Training room doubles as a ‘Emergency Operations’ center
Office—enclosed	11 enclosed offices for chief, sergeants, lieutenants, etc...
Office—cubicle	15 cubicles comprise the ‘Patrol Room’ for briefings and roll call.
Community Room	Space available for local Explorer Post and other groups
Soft Interview	Interview space intended for victims rather than suspects
Armory/Arms Cleaning	
Storage	Storage for both general and secure items is provided.
Clerical/Reception	
Break Room	
Meeting Rooms	
Copy Room/Report Preparation	

Note that the police station does *not* include cells or jail space. For liability and cost reasons, the City of Verona contracts with the Dane County Jail in the City of Madison for incarceration services. Temporary suspect holding space is available in the Booking/Interview rooms. Existing facilities will provide sufficient space for Verona’s public safety needs for the entirety of the period covered by this plan.

**Existing Equipment**

The Verona Police Department owns and operates a variety of equipment, as outlined below:

<b>Table 4-8: Verona Police Equipment</b>	
<b>Equipment</b>	<b>Notes</b>
4 Squad cars	Patrol
1 Squad car	Detective
1 Undercover Car	Patrol
1 Sedan	Administrative
1 Sport Utility Vehicle	Evidence and Emergency
2 Bikes	Community Oriented Policing
Weapons	Pistols, tazers, etc...
Vests	Protective gear
Radars	Speed limit enforcement
Evidence Processing Equipment	
Cameras and Surveillance	
911 Dispatch and radio center	

As the City grows, additional equipment will be purchased as necessary.

**Existing Staff.**

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

- 1 Chief
- 1 Lieutenant
- 3 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 population of Verona is expected to grow to at least 18,000 by the year 2030 (See Table 1-10), 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 calls 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 take 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 as 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;

### **Future Needs**

Additional staff and equipment will be necessary as the city grows. As the size of the city grows, it is expected that the police department will be responsible for conducting more services ‘in-house’ rather than relying on the Dane County Sheriff’s or City of Madison’s departments for services such as major-case investigations.

### **Public Safety Communications (9-1-1)**

The Dane County Communications Center provides 911-emergency and after hours dispatch operations for the City of Verona police department, the volunteer fire department, and the EMS district.

Dane County and the City of Madison have adopted a policy which establishes a County-operated consolidated dispatch-center; using computer aided dispatch and enhanced 911. A staff of 65 operates this center to provide quality public safety communications services for 83 user agencies and all of the visitors and residents of Dane County.

**Section Three—Buildings and Facilities**  
**Emergency Medical Services (EMS)**

Emergency Medical Services—or EMS—is provided in Verona by the Fitchrona EMS District. The Fitchrona EMS District is a joint municipal entity consisting of the City of Fitchburg, the City of Verona, and the Town of Verona and is governed by the 9-member Fitchrona EMS Commission, which is comprised of 3 representatives from each of the communities served. Approximately fifty percent of Fitch-Rona’s funding is generated by the department directly from Ambulance calls. The remaining funds are budgeted from each of the three participating communities based proportionally based on equalized value. Based on equalized value, Fitchburg provides approximately 61% of the funding, the City of Verona provides approximately 32% of the funding, with the Town of Verona providing the remainder.

The Fitchrona EMS District encompasses all of the City of Fitchburg, the City of Verona, and the Town of Verona. [Map 4-9 \(EMS and Fire District Service Area Map\)](#) for the ‘Primary Response Area’ for the Fitchrona EMS.

County-wide, under Chapter 15.21 of the Dane County Code of Ordinances, the Dane County Emergency Medical Services (EMS) Commission has the authority and responsibility to ensure the provision of emergency medical services in Dane County. The emergency medical services system includes the arrangement of personnel, facilities, and equipment for the effective and coordinated delivery of health care services under emergency conditions. Dane County and its EMS Commission, through cooperative contractual agreements with local municipalities and respective EMS districts, provide citizens with quality pre-hospital emergency medical service. The Dane County EMS system is one of the largest cooperative regional programs of its type in the country with more than 1,700 volunteer and paid EMS personnel providing out-of-hospital patient care.

**Existing Facilities**

The Fitchrona EMS operates two EMS stations—one located in Fitchburg Fire Station Number 2 at 5415 King James Way and one located in the City of Verona at 416 Venture Court. Please see [Map 4-10 \(Community Facilities\)](#) for the location of these facilities.

<b>Table 4-9: Fitchrona EMS Facilities</b>		
<b>Space</b>	<b>5415 King James Way (Fitchburg Fire Station #2)</b>	<b>416 Venture Court</b>
Vehicle Storage	1-bay	1-bay
Kitchen/Meeting/Dining	Yes	Yes
Office	Yes	Yes
Day-space	Yes	Yes
Sleeping Area	Yes	Yes
Storage/Equipment/Shelving	Yes	Yes

Current Fitchrona EMS space is adequate for OSHA/DWD regulations.

**Existing Equipment**

Fitchrona EMS owns and operates 3 ambulances. 2 of these ambulances are kept at the Verona facility while one is kept at the Fitchburg facility. In addition to these major pieces of equipment, the Fitchrona EMS owns and maintains standard medical and rescue equipment. A non-emergency truck is also kept at the Verona facility.

**Existing Staff.**

Fitchrona EMS is staffed by 14 full-time paramedics (the highest level of training and education available for emergency medical service...) plus a full-time deputy chief/daytime shift supervisor and a part-time chief.

**Existing Program/Service**

The Fitchrona EMS provides emergency medical services to the City of Verona 24 hours a day, 7 days a week throughout the year.

Typically 2 ambulances are in service at any given time, with the 3<sup>rd</sup> ambulance being rotated into use as necessary and when the other ambulances require maintenance or service. 3 ambulances are put into service for special events such as the locally-held Iron Man competition.

**Future Needs**

The Fitchrona EMS completed and approved a 5-year plan in 2006. This plan provides recommendations for future facilities, equipment, staffing, and program needs. Please [Appendix 4-G](#) for a copy of this plan.

**Section Three—Buildings and Facilities**  
**City Hall and Municipal Court (City Center)**

**New City Hall, Police Station and Municipal Court Building (City Center)**

In 2008, the City completed its new 40,900 square foot City Hall, Police Station, and Municipal Court. The building includes 9,200 square feet of administrative office space, 26,600 square feet of police and public safety space—including an enclosed garage area for squad cars—and 5,500 square feet of municipal court, council chambers and mechanicals space. See **Map 4-10 (Community Facilities Map)** for the location of the City Hall and Municipal Court building. Please see the ‘Buildings and Equipment—Public Safety’ section above for more information about the Police Department portion of this building.

**Existing Facilities**

<b>Table 4-10: Verona City Hall and Municipal Court Building 111 Lincoln Street</b>	
<b>Space</b>	<b>Notes</b>
Common Council/Municipal Court Chambers	Location of meetings of the Common Council, Municipal Court, Plan Commission, and other groups.
Administration offices	Offices for City Administrator, City Clerk, Finance, Planning and Development, Building Inspections, and Assessor.
Municipal Court offices and conference room.	Offices and conference room for the Judge and Clerk of Courts.

Existing facilities will provide sufficient space for Verona’s administration and municipal court needs for the entirety of the period covered by this plan.

**Existing Equipment**

Office and clerical equipment is the only equipment for City Hall and the municipal court building.

**Existing Staff**

Verona City Hall is staffed by the following staff:

- City Administrator
- City Clerk
- Director of Finance
- Finance Assistant
- Administrative Assistant/Receptionist
- Director of Planning and Development
- Assessor
- Building Inspector
- Assistant Building Inspector

Verona Municipal Court is staff as follows:

- Part-time municipal judge
- Part-time Clerk of Courts

**Existing Program/Service**

A variety of services are provided to the community at City Hall, including running elections; elected and appointed officials support; property assessment and taxes; planning, zoning and development; building inspections; and general city administration. The municipal court provides court services for municipal level cases.

**Future Needs**

As the size of the city continues to grow, one identified need will be an information-technology, or information technology (IT), staff person.

**OLD CITY HALL BUILDING**Old City Hall, Police Station and Municipal Court Building

Until 2008, the Verona City Hall, Police Station, and Municipal Court Building was located in the building located adjacent to the new City Hall building.

The Old City Hall building was re-addressed to 109 Lincoln Street when the new City Hall opened in 2008. It is currently being used for document storage, parks and recreation programs, and other miscellaneous uses. The City intends to maintain this building for these and other uses such as the community Food Pantry program until other uses are identified or other plans are made.

**Section Three—Buildings and Facilities**  
**Public Library (New)**

In 2006, the City completed its new 33,000 square foot library building at 500 Silent Street, serving the City and the Town of Verona, as well as other municipalities and townships in the area. See Map 4-10 (Community Facilities Map) for the location of this facility. The Verona Public Library was designed to accommodate growth of the collections for at least 20 years. Close attention will need to be paid to the growth of library usage as increases in usage are currently outpacing a 20 year obsolescence schedule.

The library is a member of the South Central Library System, and as a library in Dane County, it has agreements with the Dane County Library Service which affords Verona citizens greater and more varied services than would otherwise be available. The facility is governed by the Verona Public Library Board, which is comprised of community members appointed by the Mayor of the City of Verona.

The library offers a range of public library services. In addition to the books, music CDs, DVDS, audio books, magazines, newspapers, and other library materials, the library also offers meeting and study room space, wireless computer access, a computer lab, and programming for all ages and interests including a dynamic summer reading program. The library also conducts outreach to daycare centers, schools, senior centers, service groups, business organizations, and other community organizations.

From 2006-2008 the library was open to the public an average of 63 hours per week, and operated by 9.95 full-time equivalent (FTE) employees in 2006 to 12.5 FTEs in 2008. In 2006, the library had a circulation of 382,635 items checked out to users at this City of Verona facility. In 2007, circulation from the Verona Public Library increased by 30.5% to 499,380. In 2008, this increase was another 6.65% over the previous year to 532,568. In two years, library circulation rose 39.2%. 2009 shows no sign of this trend diminishing. Furthermore, from 2006 through 2008, to meet community needs, the library increased its program offerings by 57.8%, from 308 to 486. Attendance at library programs followed with a 95.7% increase, from 10,534 to 20,616 during that same time. While staffing levels have increased from 2006 to 2008, they have not matched the rate of growth in library usage. The library plans to install Radio Frequency Identification (RFID) technology to automate circulation to some degree, planned for 2010. While RFID will help minimize personnel needs, the library may require future, albeit fewer, additional FTEs to maintain the high level of service the community expects.

The structural condition of the library is excellent. The existing space use is as follows:

<b>Verona Library—500 Silent Street</b>	
<b>Space</b>	<b>Area (Square Feet)</b>
Collection space (shelving)	19,000
Seating, lounge, and reading space	4000
Staff work space	3600
Special Use Space	4400
Unassigned Space	0
Meeting and community-use space	2000
Total:	33,000

In 2008, the library had over 69,000 books, over 8,300 electronic books, over 5,900 audio materials, over 5,100 video materials, and over 3,800 electronic audio (downloadable) materials. The library also subscribes to 159 periodicals and newspapers and provides access to 21 databases. 212,656 visits were made to the Verona Public Library in 2008.

### **Dane County Library Service**

The Dane County Library Service offers a range of public library services to residents of Dane County. Direct service is provided via the Bookmobile, which currently serves twelve communities with weekly service. The Bookmobile carries a collection of adult and children's library materials and conducts programs, including a summer reading program. Residents of areas taxed by the county for library service are also free to use municipal public libraries through a system of statutory reimbursement programs and annual contracts. The Bookmobile provides library programs and borrowing opportunities to users who find it difficult to access traditional public library locations. Age-appropriate books and curriculum kits are provided to licensed and registered daycare centers through a partnership with those providers. Specialized outreach services and library materials are available to any county resident. Materials are delivered to residents of nursing homes, other residential care facilities, and those who are homebound.

### **South Central Library Service**

The South Central Library System (SCLS) is a consortium of 52 public libraries in the South-Central region of Wisconsin. Member libraries include the Dane County Library Service and all municipal libraries in Dane County, as well as all public libraries in Adams, Columbia, Green, Sauk, and Wood Counties. SCLS provides a variety of services to its members, including an inter-library loan program, coordinated online catalogs, computer and networking maintenance, and library management assistance. More information is available online at: <http://psw.scls.lib.wi.us/>

### **Public Library (Old)**

Until 2006, the library was located at 101 East Harriet Street. When the library moved into its new building at 500 Silent Street, the city began leasing the old library building to a local church and using the basement level for operation of the community's food pantry service. At the time this plan is being written—the City intends to continue these two uses of the building. The city may decide to sell the building in the future.

**Section Three—Buildings and Facilities**  
**Senior/Community Center**

**Inventory of Existing Facilities**

The City of Verona constructed a new, 10,800 square foot Senior Center at 116 Paoli Street in 2002. See [Map 4-10 \(Community Facilities Map\)](#) for the location of this community facility. The facility includes 3 fully accessible entrances—including 2 covered drive-through entrances; a back entrance with a deck overlooking the Military Ridge State Bicycle Trail; and a well-lit parking lot for 62 cars. The majority of Verona’s Senior Citizen’s programs are held at this facility.

<b>Table 4-12: Verona Senior Center</b>		
<u>Functional Space</u>	<u>Capacity</u>	<u>Notes</u>
Main assembly and dining area	300	Serves as dining area for Senior meals, as well as accommodating many community events and gatherings. Also provides special audio equipment for hearing impaired persons.
Full Kitchen	10	Includes all appliances, plus food service equipment and materials for providing meals for up to 80 people and other large events.
4 small special-purpose and meeting rooms	Between 15 and 45 per room	
2 enclosed offices and 2 cubicle offices	4 employees	
Lounge with fireplace	20	“Cozy!” according to the center director...
Medical exam area with 2 rooms	4	
Miscellaneous storage space	N/A	

**Guidelines**

Guidelines for a community/senior center recommend that five functional areas be provided in the center: meeting rooms, storage space, dining and kitchen area, special purpose rooms and offices. As shown in the table above, the Verona Senior Center provides all of these functional areas as recommended.

**Staffing:**

The Verona Senior Center is staffed by 3 full-time and 1 half-time employees.

**Programs:**

The City of Verona's Senior Citizen programs include:

- Information and assistance to older adults and their families on all aspects of aging;
- Daily lunch provided on a donation basis for anyone age 60 and above;
- Geriatric case management to assist with financial resources, serving as a patient advocate at physician appointments, conduct family planning meetings, and assist with health care directives and durable power of attorney documents for health care services;
- Staff nurse available one day each week for blood pressure monitoring, glucose tests, nutrition counseling, and health information on a drop-in basis;
- Subsidized van transportation with mechanical lift available daily between 10:00 a.m. and 2:00 p.m.;
- Transportation services provided for shopping in Madison provided twice each month;
- RSVP drive escort for transportation by car to medical and dental appointments;
- Diabetic foot care available once a month;
- Massage therapy by certified massage therapist by appointment twice each month;
- Caregiver support groups;
- Loan Closet for adaptive equipment such as wheelchairs and walkers;
- Movies and popcorn twice each month;
- Wii Sports;
- Recreational facilities on-site such as pool table and ping-pong;
- Recreational programs such as card leagues, crafts, and field trips.

### **Section Three—Buildings and Facilities** **Public Works Garage**

#### **Public Works Garage:**

The City of Verona completed construction of the 32,000 square foot public works garage—located at 410 Investment Court—in 2002. See [Map 4-10 \(Community Facilities Map\)](#) for the location of this community facility. This facility provides approximately 28,000 square feet of garage space for the fleet of vehicles for the Public Works Department, the Parks Department, and the two City Utilities (water and sewer). The facility also provides about 4,000 square feet of office space for employees from the Public Works, the Parks, the Recreation, and the Building Inspections Departments, as well as for staff for the Water and the Sewer Utilities. All equipment used by the Public Works Department and by the two city Utilities—as described below—is stored in the Public Works Garage.

#### **Equipment:**

The eleven full-time employees who work in the Public Works Department or the Water or Sewer Utilities operate a wide variety of equipment to keep the city’s streets, utilities, storm water management facilities functional. See [Appendix 4-K](#) for a complete list of the city’s public works equipment.

#### **Standards:**

The standards for the public works garage are a function of the services the City offers and the equipment needed to provide those services. The existing space provides adequate storage area.

**Section Four—Parks and Open Space**  
**Existing Parks, Recreation, and Conservancy Areas**

**City of Verona Parks**

The City of Verona operates and maintains a system of over 30 parks, natural resource areas and trail corridors, with almost 1,000 acres of land for the citizens of and visitors to Verona. These parks are in addition to the many school district play-grounds, state natural areas, and county park facilities in the Verona area. Please see [Map 4-11](#) for the location of these facilities and [Table 4-13](#) for an inventory of these parks.

The park system provides diverse resources for quality outdoor recreation opportunities, special activities, resource protection, preservation of natural and cultural heritage, and an interconnected recreational resource system through a network of trail corridors. The Parks Department develops 5-year updates to the Parks & Open Space Plan to recommend park system expansion, rules and policies to accommodate changing recreational and environmental protection needs of City of Verona residents. The latest version of this plan was adopted in 2007 and is incorporated into this Comprehensive Plan. See [Appendices 4-A and 4-A1 through 4-A6](#) for a complete copy of this—the Parks and Open Space portion—of this comprehensive plan.

**Table 4-13: Verona Park and Recreational Resources Inventory**

<b>Park Name</b>	<b>Park (in acres)</b>	<b>Park Total (by type)</b>	<b>Park Name</b>	<b>Park (in acres)</b>	<b>Park Total (by type)</b>	
Fireman's	18.4		Sugar Creek Elementary School	3.5		
Harriet	6.1		Legion Street Field	5.0		
Hometown USA	40.2		Verona Area HS Mid/Elem School	60.0		
Veteran's	15.0		Country View Elementary	12.7		
<b>Community Parks</b>		<b>79.7</b>	St. Andrew's Playfield	3.7		
Behnke	3.6		Glacier Edge Elementary School	1.8		
Cross Country	5.0		Savanna Oaks Middle School	10.0		
Kay	1.0		Stoner Prairie Elementary School	10.0		
Prairie View	2.2		Wildcat Softball Park	2.1		
Raywood	1.0		<b>School Properties</b>			<b>108.8</b>
Vande Grift	1.9		Badger Prairie County Park	466.0		
Westridge	2.6		Prairie Moraine County Park	151.0		
Zinng	5.4		Military Ridge State Trail	-		
Harmony Hills	1.2		Ice Age National Trail	-		
Neff	2.5		University Ridge Golf Course	-		
Tollefson	7.1		<b>Non-City Publicly Held Resources</b>		<b>617.0</b>	
Tower	2.5	MAYSA Soccer Fields	40.5			
Meister	3.1	Verona Little League Park	8.0			
Cross Point	3.5	Eagle's Nest Ice Arena	-			
<b>Neighborhood Parks</b>		<b>42.6</b>	Gateway Estates Retention Basin	3.0		
Palmer	3.7		<b>Privately Owned Non-Profit Recreational Areas</b>		<b>51.5</b>	
Central	0.5					
Thompson	0.5					
Hometown Junction	0.5					
<b>Mini-parks</b>		<b>5.2</b>	<b>Total Non-City Park and Recreational Areas</b>		<b>777.3</b>	
East View Heights Nature Sanctuary	6.0		<b>Total City of Verona Parks</b>		<b>193.7</b>	
West	1.4					
Kettle Creek Detention Basin	7.4		<b>Total Verona Area Park &amp; Recreational Areas</b>		<b>971.0</b>	
Silent Street Pond	4.5					
Military Ridge Reserve	27.0					
Prairie Oaks Pond	7.0					
Ice Age Conservancy Area	3.1					
South Main	9.8					
<b>Special Use Areas</b>			<b>66.2</b>			

Source: 2006 City of Verona Parks, Recreation & Open Space Plan

## **Section Five—Other Community Facilities**

### **Power plants, electrical substations, and electrical transmission lines**

Energy consumption continues to increase in Dane County. A growing population and number of businesses account for a portion of this increase, and the rest is due to increased usage. Causes of increased usage include computers and computer systems, air conditioning, electronics/appliances and larger homes. Energy conservation efforts can offset some, but not all, of the increased demand. The City of Verona is supplied with electrical power by Alliant Energy's utility subsidiary, Wisconsin Power and Light (WPL). WPL estimates that 54% of their power comes from coal generation, 39% from purchased power, 6% from natural gas, and 1% from other sources. Electrical power is brought into local electrical substations in the community via transmission lines owned and operated by American Transmission Company (ATC).

See [Map 4-12](#) for the location of power sub-stations and high-voltage power transmission lines within the City of Verona and the Perimeter Area.

### **Telecommunication Facilities**

During the 1990's, a rapid rise in demand for and availability of cellular telephone technology led to a commensurate increase in the number of towers and other antenna facilities for transmission and reception. The Federal Telecommunications Act of 1996 established national standards for local regulation of communications facilities. To limit visual and other impacts of towers, Dane County has chosen to pursue a strategy of encouraging co-location of antenna arrays wherever possible. Several incorporated cities have adopted communications tower regulations modeled after Dane County's ordinance. Recent industry consolidation and technological changes may require Dane County to address new issues, such as:

- Accommodations for new, smaller, and less-visible antenna technologies;
- Co-location on non-communication structures, such as silos, to reduce visual impact, and;
- Safety provisions, such as fall-radius analysis, or air navigation concerns.

### **Fiber Optic Facilities**

The City of Verona will work with telecommunication companies that serve the Verona Area to describe the capacity of fiber optic facilities serving the City of Verona and to map the location of these facilities.

## **Section Five—Other Community Facilities**

### **Private Utilities**

As with private streets (above) private utilities are not purely ‘community facilities’, but they are privately-owned resources that provide valuable services to the citizens of Verona. Most of the infrastructure for these private utilities is located within private right-of-way.

NATURAL GAS—Madison Gas and Electric provides natural gas to residents and businesses in the City of Verona.

ELECTRIC—Alliant Energy provides electricity to residents and businesses in the City of Verona.

TELEPHONE—TDS provides telephone service to the City of Verona.

CABLE—Charter Communications provides cable television service to the City of Verona.

VHAT—Cable Access Television. The City of Verona provides community-content cable broadcasting via Channel 12. This cable access television station provides coverage of local government and local events of community interest.

INTERNET. Internet service is provided to the City of Verona by a variety of private utility companies, including TDS (telephone) and Charter Communications (cable).

### **Health Care Facilities**

#### **Dane County Badger Prairie Health Care Center**

An important county community facility is the Dane County Badger Prairie Health Care Center (BPHCC). Its mission and residents have changed throughout its 160-year history. Currently it is designated and licensed by the state as a skilled nursing home facility and is home to approximately 115 residents. It serves residents who are medically complex and behaviorally challenging. They are geriatric and/or psychiatric residents who are not accepted at other private nursing homes in the county. Over time, the facility was expanded with several additions. A 3-story addition, built in 1960, is the only area of the facility where residents currently live. Operational costs, market acceptance and staff efficiency of the current facility (for example, high energy costs) hurt Badger Prairie’s financial performance. Charged with evaluating future facility needs, the Facility Planning Task Force for Badger Prairie Health Care Center was created in 2003. Key findings and recommendations from their report concluded that the county should continue to operate a skilled nursing facility, but due to the poor condition of the physical plant, no more money should be invested in the structure as a nursing home. As this plan is being prepared (2009) the County is commencing construction of new facilities on this site and plans to demolish some of the existing facilities on this site as well.

#### **Hospitals**

There are eight hospitals serving all or portions of Dane County, including:

- Mendota Mental Health Institute, 301 Troy Drive, Madison;
- Meriter Hospital at 202 S. Park Street, Madison;
- St. Mary’s Hospital Medical Center at 707 S. Mills Street, Madison;
- The U.W. Hospital and Clinics at 600 Highland Avenue, Madison;
- The U.W. Children’s Hospital located at 600 Highland Avenue, Madison;
- The Veterans Administration Hospital at 2500 Overlook Terrace, Madison;
- Edgerton Hospital and Health Services, 313 Stoughton Road, Edgerton;
- Stoughton Hospital, 900 Ridge Street, Stoughton.

Some of these hospitals have undergone significant expansions during recent years with several ongoing expansion projects.

## Child Care Facilities

Availability of quality childcare is an important factor in the economy and quality of life. Finding and paying for quality childcare can be challenging for families. For child care providers, finding and retaining quality staff, and dealing with fluctuating enrollment levels can be a challenge. Overall the area is fortunate to have a fairly good supply of quality childcare. In March 2005, there were 646 family child care homes in Dane County (a decrease of 10 since 2004). Of these, 45% were state licensed, 36% were fully certified, and 19% provisionally certified for Dane County by Community Consolidated Child Care (4-C). 2.5% were both licensed and certified. There are also a few small group centers (centers in rented spaces staffed not by the homeowner but by staff hired by outside agencies) that are licensed as family child care homes.

## Public Schools

### Verona Area School District (VASD)

The City of Verona’s school-age children are served by the Verona Area School District. Please see [Map 4-13](#) for the location of public schools within the City of Verona. Please also see [Map 4-13](#) for the boundaries of the Verona Area School District, including school buildings that are located outside of the City of Verona.

<b>Table 4-14 Public School Facilities—Verona Area School District</b>			
<b>Name of School</b>	<b>Grades Served</b>	<b>Number of students (2008)</b>	<b>Capacity of School</b>
High School <sup>1</sup>	9-12	1,440	300 Richard Street = 250,000 s.f. 100 classrooms  K-Wing = 74,000 s.f. 36 classrooms
Badger Ridge <sup>2</sup>	6-8	559-137	135,000 s.f. 52 classrooms
Core Knowledge Charter <sup>2</sup>	6-8	137	(Part of Badger Ridge)
Country View	K-5	564	86,000 s.f. 33 classrooms
Glacier’s Edge	K-5	441	82,400 s.f. 33 classrooms
Sugar Creek	K-5	309	73,000 s.f. 43 classrooms
Core Knowledge Charter <sup>2</sup>	K-5	239	(Part of Badger Ridge)
New Century Charter	K-5	95	8 classrooms
Note 1: High School figures do not include Natatorium nor Administration building			
Note 2: Badger Ridge and Core Knowledge schools are in the same building.			

In addition to these Verona Area School Districts that are located within the area covered by this Plan—there are two additional VASD schools located in the City of Fitchburg: Stone Prairie Elementary and Savanna Oaks Middle Schools.

See Chapter 7—Intergovernmental Relations for more information about the Verona Area School District.

### Private Schools

There are no private schools serving students in grades K-12 in the area covered by this Plan.

## **Section Five—Other Community Facilities** **Cemeteries**

In 2008, there are two cemeteries in Verona, adjacent to each other and located on the east side of North Main Street between Silent Street and Llanos Street. The Verona cemetery is 15.75 acres in size and is adjacent to the St. Andrews cemetery. The Verona cemetery is managed by the Verona Cemetery Association, while the St. Andrews cemetery is managed by St. Andrews Catholic church. According to the Verona Cemetery Association, the Verona cemetery was established in 1848 and in 2008 had 2,291 burials. The Association also reports that the cemetery includes a ‘large area that is platted and ready for sale as burial sites, and another substantial area that is not platted and to be used for future growth’. According to the Cemetery Association’s estimates, the platted area is sufficient for at least forty or fifty years and the un-platted portion for another 20 years beyond.

In the Periphery Area (See Chapter 8 for the definition of ‘Periphery Area’), there is one cemetery, covering about 10 acres of land. [Map 4-10](#) shows the location of these cemeteries.

### **Post Office**

The City of Verona is served by the U.S. Post Office located at 100 Enterprise Drive, just north of East Verona Avenue. Please see [Map 4-10](#) for the location of this facility.

### **Chamber of Commerce**

The City of Verona is served by the Verona Area Chamber of Commerce located at 205 South Main Street. Please see [Map 4-10](#) for the location of this facility. The Chamber provides a variety of services to businesses in the Verona Area and serves, including acting as an informal information center for people seeking information about the community.

### **Historical Society**

The City of Verona is served by the Verona Area Historical Society, which was first formed in the 1980s and re-activated in the spring of 2007. The Society meets at the Verona Public Library on the 3<sup>rd</sup> Wednesday of each month at 6:30 p.m. The Society has one small meeting room at the library which houses some historical artifacts such as plaques, news clippings, pictures, and file cabinets with materials. Bound copies of the Verona Press are also available. The society has plans to produce a brochure if volunteers and funding can be found. The society also hopes to find a larger space in which to display some of their historical materials for the public. The society is particularly concerned with the loss of historical items as the city continues to grow so quickly and as early residents either pass-away or leave the community.

**Section Five—Other Community Facilities**

**Community-Based Residential Care Facilities (CBRFs); Residential Care Apartment Complexes (RCACs); Adult-Family Homes; and Other Community Living Arrangements.**

There are 8 adult Community-Based Residential Facilities (C.B.R.F.s), Residential Care Apartment Complexes (R.C.A.C.s) or family group-homes in the City of Verona, as shown in the following [Table 4-15](#):

Please see [Map 4-14](#) for the location of these facilities, and the distances at least 2,500 feet around each facility.

Table 4-15 (Same as Table 2-10): City of Verona Group Quarters Population in 2007			
Name	Type	Verona Address	Population
FOUR WINDS MANOR	nursing home	303 SOUTH JEFFERSON	66
HOMETOWN VILLAGE <sup>1</sup>	assisted living	760 EAST VERONA AVENUE	34
AUTUMN LIGHT HOME	CBRF	1003 TAMARACK WAY	8
FOUR WINDS LODGE	CBRF	309 SCHWEITZER DRIVE	26
ORCHID HOME	CBRF	1013 GATEWAY PASS	8
WILLOW POINTE MEMORY CARE LLC	CBRF	143 PRAIRIE OAKS DR	20
SONRISAS ASSISTED LIVING	adult family home	315 LLANOS ST	4
SONRISAS II	adult family home	317 LLANOS ST	4
TOTAL Group Quarters Population			170
Note 1: Hometown Village closed during 2007 and is no longer an assisted living facility in the Verona area...			
Smaller capacity group quarters in city are not tracked annually			
Source: Wisconsin Dept. of Administration, Demographic Services Center			

## **Section Six—Goals, Objectives, and Policies for Chapter 4—Utilities and Community Facilities**

Based on community surveys, community open houses, comment cards received, testimony during ‘public comment’ periods during meetings of the Comprehensive Plan Committee, and a review of past trends and current conditions in the City of Verona—and in consultation with the Plan Commission and Common Council during a January, 2009 review of the draft comprehensive plan—the Comprehensive Plan Committee developed the following Goals, Objectives, Policies, and Programs for Chapter 4—Utilities and Community Facilities:

### **U & C-F Goal One: Provide high quality community facilities.**

#### **Objective 1-A: Continue to provide first-class community facilities.**

Policy: Continue to support the Library.

Policy: Continue to support the Senior Center.

Policy: Continue to provide Parks in close proximity to residential development.

Policy: Investigate the possibility of creating an aquatic center in Verona.

Policy: Reserve lands for regional trail systems as the city grows, especially along the Ice Age Trail, Sugar River, and Badger Mill Creek.

Policy: Investigate the need for upgrades to the existing Fire Station or new, additional fire stations and coordinate this investigation with planning for future EMS facilities.

### **U & C-F Goal Two: Provide high quality public services to the city.**

#### **Objective 2-A: Fire Protection.**

Policy: Explore replacing the current fire protection arrangement with a new structure that provides more consistent funding, guidance and communication between the fire department’s internal structure and the government(s) that it interacts with.

Policy: Support community fire safety and prevention education efforts.

#### **Objective 2-B: Police Protection.**

Policy: Continue to provide high levels of customer service and community protection through the Verona Police Department.

Policy: Support community safety education and crime prevention efforts.

#### **Objective 2-C: Emergency Medical Service (EMS).**

Policy: Continue to participate in the intergovernmental ‘Fitchrona EMS’ program.

Policy: Continue to support the location of an EMS station within the City of Verona.

Policy: Continue to support a highly-capable Paramedic level of staffing in our EMS.

#### **Objective 2-D: Solid Waste Disposal and Recycling.**

Policy: Continue to provide high-quality waste disposal and recycling services to the city.

#### **Objective 2-E: Administrative Services.**

Policy: Continue to provide high-quality administrative services—including assessment and tax collection, election management, city planning and zoning administration, building inspections, and financial management—to the city.

**Objective 2-E: Municipal Court Services.**

Policy: Continue to provide high-quality municipal court services to the city.

**U & C-F Goal Three: Provide high-quality and cost-effective utilities and infrastructure**

**Objective 3-A: Streets**

Policy: Direct traffic away from residential areas

Policy: Consider allowing more narrow streets in low-traffic areas while balancing the need to accommodate emergency vehicles—especially in the winter.

Policy: Investigate use of alternative, non-salt de-icing technologies as a means to keep streets clear in the winter while minimizing environmental impacts.

Policy: Continue to provide high-quality street maintenance, snow removal, repair and replacement.

**Objective 3-B: Sidewalks**

Policy: Require sidewalks in all new developments, including residential, commercial, and industrial developments.

Policy: Continue to provide high-quality sidewalk maintenance, repair and replacement. Continue to provide assistance with removing snow from downtown sidewalks and select other sidewalk locations throughout the city.

**Objective 3-C: Sanitary Sewer**

Policy: Provide sanitary sewer service in areas that can be most cost-effectively served.

Policy: Plan for future expansions of the Verona urban service area (USA) to comply with new CARPC policies. Consider accommodating low-intensity urban development within the City to preserve available USA area.

See Also: Chapter 8—Land Use.

**Objective 3-D: Water Service**

Policy: Provide water service in areas that can be most cost-effectively serviced.

Policy: Promote water conservation to limit the amount of water that is withdrawn from deep aquifers to meet City of Verona water demands.

See Also: Chapter 5—Natural and Cultural Resources.

Policy: Ensure adequate fire protection water flow to all areas of the City in accordance with the typical square footage of buildings in each area.

**Objective 3-E: Storm Water Management Systems (Storm Sewers and Basins)**

Policy: Provide storm water management systems to protect surface water quality and to provide ground water recharge.

See Also: Chapter 5—Natural and Cultural Resources

Policy: Require storm water detention/retention facilities to be attractively maintained.

See Also: Chapter 5—Natural and Cultural Resources.

Policy: Evaluate strategies for funding maintenance and upgrades of the City’s stormwater management systems.

See Also: Chapter 5—Natural and Cultural Resources

**Objective 3-F: Private Utility and Infrastructure Coordination**

Policy: Continue to coordinate with private utility providers (local and regional electric transmission, gas transmission, cable t.v., fiber-optic networks, telephone networks, etc...) to plan for and accommodate growth in a manner that reduces costs to private utility rate-payers.