

Gust Property Urban Service Area Amendment Packet

Amendment Area:

The City of Verona is requesting an Urban Service Area (USA) amendment to add approximately 39 acres to the City of Verona USA through the addition of the southern two-thirds of the Gust Property, located southeast of the Range Trail/County Highway M intersection. Lands included in this amendment are located within the City's Comprehensive Plan and identified for Future Urban Growth as part of the South Urban Growth Area. The northern 1/3 of the Gust Property is part of the City's USA boundary.

Plan Consistency and Need:

While the Gust Property is not included in a neighborhood plan, the property is located within the City's Comprehensive Plan and is identified as Future Urban Growth Area in Area - South¹. The Comprehensive Plan states the following:

“Future Urban—Future City Growth Area—The areas within three miles of the city's limits at the time this plan is adopted that are expected or are likely to annex into the City of Verona and urbanize with either high-intensity or low-intensity urban development during the time covered by this plan. These portions of the Perimeter Area are called the ‘Future Urban or Future City Growth Areas’ and are divided into 6 sub-areas: North, East, Southeast, South, Southwest, and North of CTH ‘PD’. These areas are shown on Map 8-5 and described in more detail in the following Section 6-2 below.”²

These areas are expected to be annexed to the City of Verona and urbanize with either high-intensity or low-intensity urban development. The Gust Property is currently in the Town of Verona, but is currently under discussion for annexation to the City of Verona and rezoning to facilitate urban residential uses on the property.

The proposed USA Amendment is consistent with the adopted Comprehensive Plan.

Intergovernmental Cooperation:

The City and Town of Verona adopted an Intergovernmental Agreement³ allowing both governments to cooperate on issues, including municipal boundaries, and both the City and Town have benefited from the creation of this agreement. The proposed amendment is located in the Town of Verona and is planned for annexation into the City. The Agreement states “the City and Town agree to limit rural development that would make it difficult to efficiently extend urban services to that area in the future”⁴. The Town is aware of the City of Verona USA amendment and has not provided any objections to the application. All of the land being requested is located within areas planned by the City in the Comprehensive Plan.

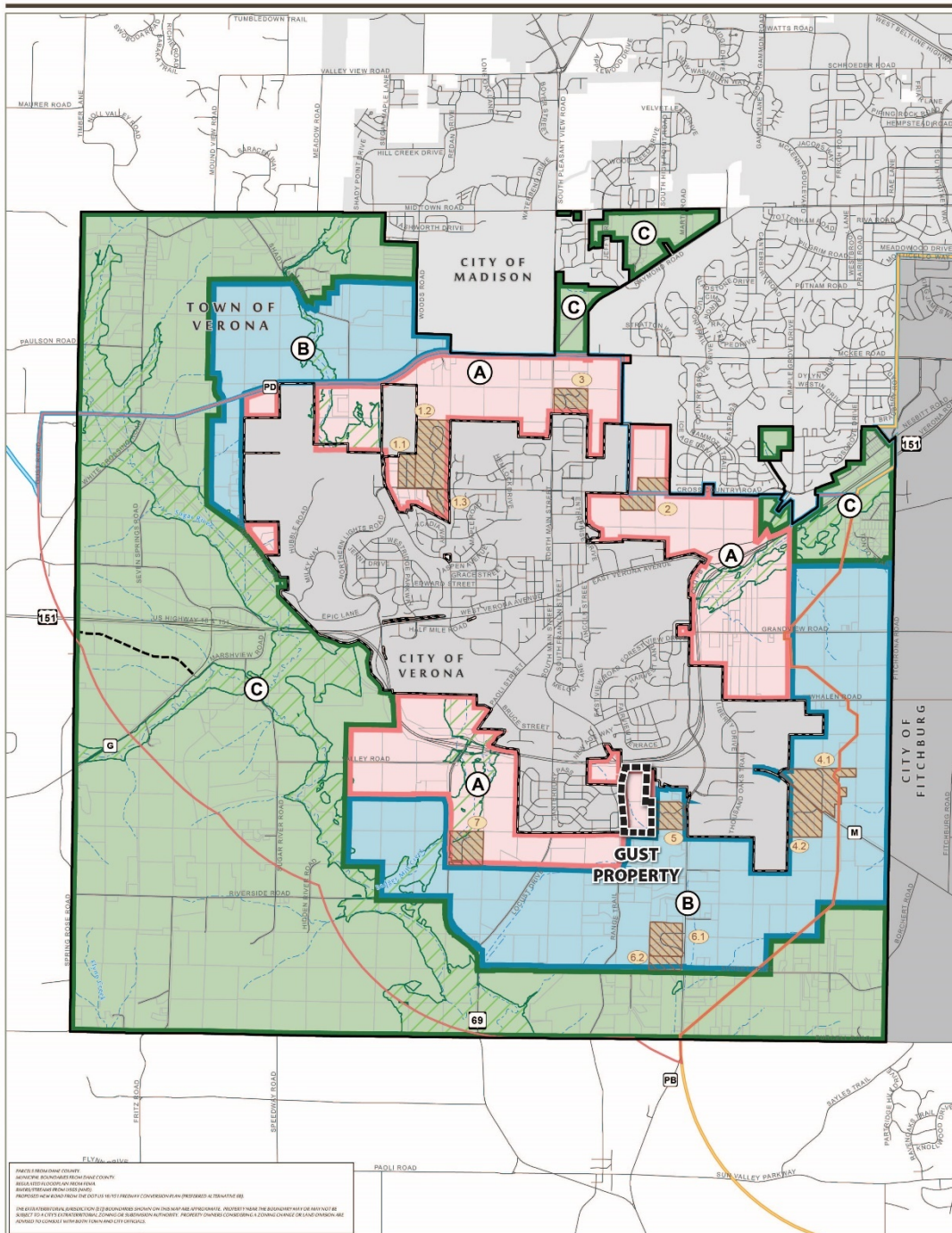
The site is highlighted on the Intergovernmental Agreement map below.

¹ Future Urban Growth Map 8-5, <http://www.ci.verona.wi.us/DocumentCenter/View/544/Map-8-5-City-Future-Urban-Growth-Areas-PDF>

² Chapter 8 Land Use, p. 40, <http://www.ci.verona.wi.us/DocumentCenter/View/539/Chapter-8-Land-Use-PDF>

³ Under Section 66.0301, Wisconsin Statutes, <http://www.ci.verona.wi.us/DocumentCenter/View/1331>

⁴ Under Section 66.0301, Wisconsin Statutes, p. 8



Land Use:

Land uses surrounding the Gust Property is Cathedral Point subdivision to the west, the future Public Works Facility to the northwest, multi-family units are proposed to the north, the Ice Age National Scenic Trail to the east, and farmland to the south. The Gust Property is under discussion with a developer for annexation and rezoning to a mixed residential neighborhood with single family homes and twin homes, per the attached map **3.1: Land Use - Proposed USAA Boundary**. The table below shows the land use breakdown within the amendment area.

Proposed Land Use	Total Area (Acres)	Existing Development	Environmental Corridor (Acres)	Housing Units
Single Family Residential	20.4			132
Other Residential	0.7			8
Public ROW	8.8			
Parks	2.0		2.0	
Stormwater Management	3.6		3.6	
Other Open Space	3.4		3.4	
Total	38.9	0	9.0	140

The attached maps **3.3A: Existing Land Use** and **3.3B: Future Land Use** show existing, future and proposed land uses for the site and surrounding area. The site is currently in agricultural use with a small amount of wooded land within the farm fields. The site is planned for single family residential, two family residential, parks and open space including connections to the existing Ice Age National Scenic Trail.

The Gust property will be a continuation of the adjoining Cathedral Point Neighborhood which is nearing build out and will offer additional urban residential neighborhoods for the City residents including detached and attached single family housing. Attached map **3.4: Land Use - Housing Units** shows the proposed layout of this neighborhood.

This property needs the USA amendment to ensure full build out of the property.

Natural Resources:

The parcels contain various types of loam, silt loam and clay loam soils. Many of these soils are good for farming as are many of the soils in the Verona area. None of these soils are limiting to neighborhood development.

Soil	Farmland Classification	Percent of Site Area
Basco silt loam, 2 to 6 percent slopes, eroded	Statewide Importance	11%
Basco silt loam, 6 to 12 percent slopes, eroded	Statewide Importance	9%
Dodge silt loam, 6 to 12 percent slopes, eroded	Statewide Importance	4%
Gale silt loam, 6 to 12 percent slopes, moderately eroded	Statewide Importance	11%
Kidder loam, 12 to 20 percent slopes, eroded	None	7%
Kidder loam, 6 to 12 percent slopes, eroded	Statewide Importance	4%
McHenry silt loam, 6 to 12 percent slopes, eroded	Statewide Importance	10%
Sable silty clay loam, 0 to 2 percent slopes	None	1%

Soil	Farmland Classification	Percent of Site Area
St. Charles silt loam, 2 to 6 percent slopes	Prime	26%
Troxel silt loam, 1 to 3 percent slopes	Prime	17%

The site includes a small section through the center of the property noted as steep slopes based on the Dane County online GIS mapping. This section is approximately 10-12' of grade change and will be amended as part of the overall construction of the project. There is a small isolated kettle included on the northeast portion of the site that will be preserved as an environmental corridor with a preserved 75' setback and tree preservation area. These features can be found on map **4.1: Natural Resources – Existing Conditions**. The majority of the property is farmed and will continue to be farmed until the neighborhood is constructed. The intermittent waterway on site has been determined by the Wisconsin Department of Natural Resources (DNR) to not be navigable. A wetland delineation for the site is in process.

Proposed stormwater management area and open spaces are depicted on map **4.2: Natural Resources – Parks & Stormwater**. These areas will be designated as environmental corridors as shown on map **4.4: Natural Resources - Proposed Environment Corridors**.

Utilities & Stormwater Management:

Sanitary

The Madison Metropolitan Sewerage District (MMSD) Nine Springs regional wastewater treatment plant serves the City of Verona and will provide wastewater treatment for development within the amendment area. Capacity information for the Nine Springs treatment plant can be obtained from Curt Sauser at 608-222-1201, ext. 269.

Current average daily flow to the Nine Springs wastewater plant from the City of Verona is 0.94 million gallons per day (January to December 2016 figures). The City's 2019 Wastewater Master Plan analyzed future development areas within and adjacent to the City using flow monitoring data and a calibrated model. This model used existing development flows based on selective meter locations to determine average and peak flow rates for area within the City. Projected flows from future develop areas was modelled using the calibrated model and flow data collected. Projected flows for the future development areas were calculated using the future development areas, broken down into subareas and applying average and peak flows from similar developed areas within the City to generate projected average and peak flows. These projected flows were then used to size proposed gravity sewer lines to serve the future development areas and evaluate the impact on the existing collections system at the point of connection and downstream to PS 17. Average and peak flows vary throughout the system based on development types. The proposed future flow for this development area has been calculated at approximately 139 gallons per day/person.

The existing condition of the sanitary sewer collection system based on the current system model shows pipes serving this proposed addition are currently .25 - .50 percent full for ten (10) year –twenty-four (24) hour model event. The existing sanitary sewer system has the capacity to handle the addition of the average daily flow of 75,000 gallons per day without impact to the downstream system upon full development of the site. Current capacity of the collection system will allow for an additional 220 acres of development before any impact on the existing collection system occurs. Developed flows within that 220 acres will vary depending on the density and type of development.

The sanitary sewer for the amendment area for the Gust Property drains to the existing interceptor through this site. The Wastewater Master Plan includes this amendment area as future residential and is included

in the future flows in the plan in the South Basin. The interceptor will be relocated through a portion of the site as shown on the mapping included in this submittal, see map **5.1: Proposed Sanitary Sewer**. The relocated interceptor will be increased in size to conform to the updated Wastewater Master Plan.

Water

The City of Verona has one (1), 100,000 gallons of elevated water storage in three (3) water towers, and 500,000 gallons of ground reservoir storage and a pumping capacity (wells) of 7,670 gallons per minute. The City currently has five (5) wells. Well 1 pumps 450 gallons per minute, Well 2 pumps 1,170 gallons per minute, Well 3 pumps 1,750 gallons per minute, Well 4 pumps 2,000 gallons per minute, and Well 5 pumps 2,300 gallons per minute, which totals 7,670 gallons per minute. The City's pumping capacity with its largest well out of service is 5,370 gallons per minute.

The City's water system is currently composed of three (3) pressure zones. The Central Zone contains all the wells, a 300,000-gallon water tower, and a 500,000-gallon ground reservoir with 2,000 gallon per minute supply booster station. The Southeast Zone contains a 300,000-gallon water tower and 1,000 gallon per minute supply booster station. The North Zone contains a 500,000-gallon water tower and 1,500 gallon per minute supply booster station.

Current average daily demand is approximately 1.20 million gallons. Peak hourly demand is 2,900 gallons per minute. Projected 2040 average daily demand is 3.33 million gallons with a peak hour demand of 8,000 gallons per minute (City of Verona 2015 Water System Master Plan Update).

The Southeast Zone of the water system serves this amendment area. The existing watermain on Range Trail will be extended into this parcel to serve future development. The watermain will be looped back into the existing system on the south side of the amendment area. The developer will be responsible to extend the water mains into the property as development occurs. The Water System Master Plan completed in November of 2015 shows the proposed amendment area as future residential.

Stormwater

The City of Verona has adopted stormwater management requirements that are as stringent as or more stringent than current Dane County stormwater management requirements. The City has a full-time public works employee who is responsible for insuring that private and public stormwater management facilities within the City of Verona are being managed and maintained according to the approved management plans for these facilities. The ownership and management follow the City's development procedures. Stormwater management facilities that are designed at the plat level or certified survey map (CSM) level and located in outlots that are dedicated to the public, are ultimately owned and managed by the City. Facilities that are not dedicated to the City are owned and maintained by the property owner.

The stormwater for the amendment area for the Gust Property drains towards Range Trail. Two (2) storm sewers under Range Trail take the flow of water to existing swales south of United States Highway 18 and 151 and eventually to the Badger Mill Creek. Stormwater management practices will be required for the development of the Gust Property. The proposed development of the parcel will require stormwater management practices to meet current applicable City Ordinances and State Regulations. As a supplement to this application, the Developer has completed a draft Stormwater Management Study to show how the proposed plan will meet current regulations. The DNR Surface Water Data View shows an intermittent stream through the amendment area running from a northwest to southeast across the area. On May 22, 2019, the DNR issued a finding that this is not a navigable waterway and this determination is included in the draft Stormwater Management Study.

The City of Verona has adopted construction site erosion and stormwater run-off control standards in Chapter 15-2 of the Code of City Ordinances⁵. Chapter 15-2 has standards for sediment control, oil & grease control, run off control, infiltration and thermal control for new developments that will occur in the amendment area in accordance with Wisconsin Administrative Code NR 151 and NR 216, and the Dane County Stormwater Management and Erosion Control Ordinance. For new development the standards in the ordinance are summarized as follows:

- Sediment: Retain 3-micron size soil particles resulting from a 1-year storm event.
- Oil & Grease: Treat the first 0.5 inches of run-off using best management practices at commercial and industrial sites.
- Run-Off: Maintain pre-settlement peak run-off rates for the 1, 2, 10- & 100-year storm events.
- Thermal: Stormwater management plans must include provisions and practices to reduce runoff temperatures for sites within the City since the entire City of Verona lies within the Upper Sugar River and Badger Mill Creek Watersheds.
- Infiltration: Infiltrate sufficient runoff volume so that post-development infiltration volume is a least 90% of the pre-development infiltration volume, based on average annual rainfall.

The above standards will reduce the impact of development on the Badger Mill Creek and Upper Sugar River through minimization of sediment in stormwater run-off both during and after construction.

The City's Ordinance is enforced through the issuing of erosion control and stormwater management permits as part of the building permit process. The City Engineer reviews all erosion control and stormwater management permit applications. Often these reviews result in modifications to the proposed plans.

The City has committed to follow up on the approved erosion control plans through the Public Works Staff. Staff follows up on the stormwater management plans that have been implemented and inspects commercial and industrial construction sites for compliance with erosion control plans. The Building Inspector enforces erosion control requirements on residential development.

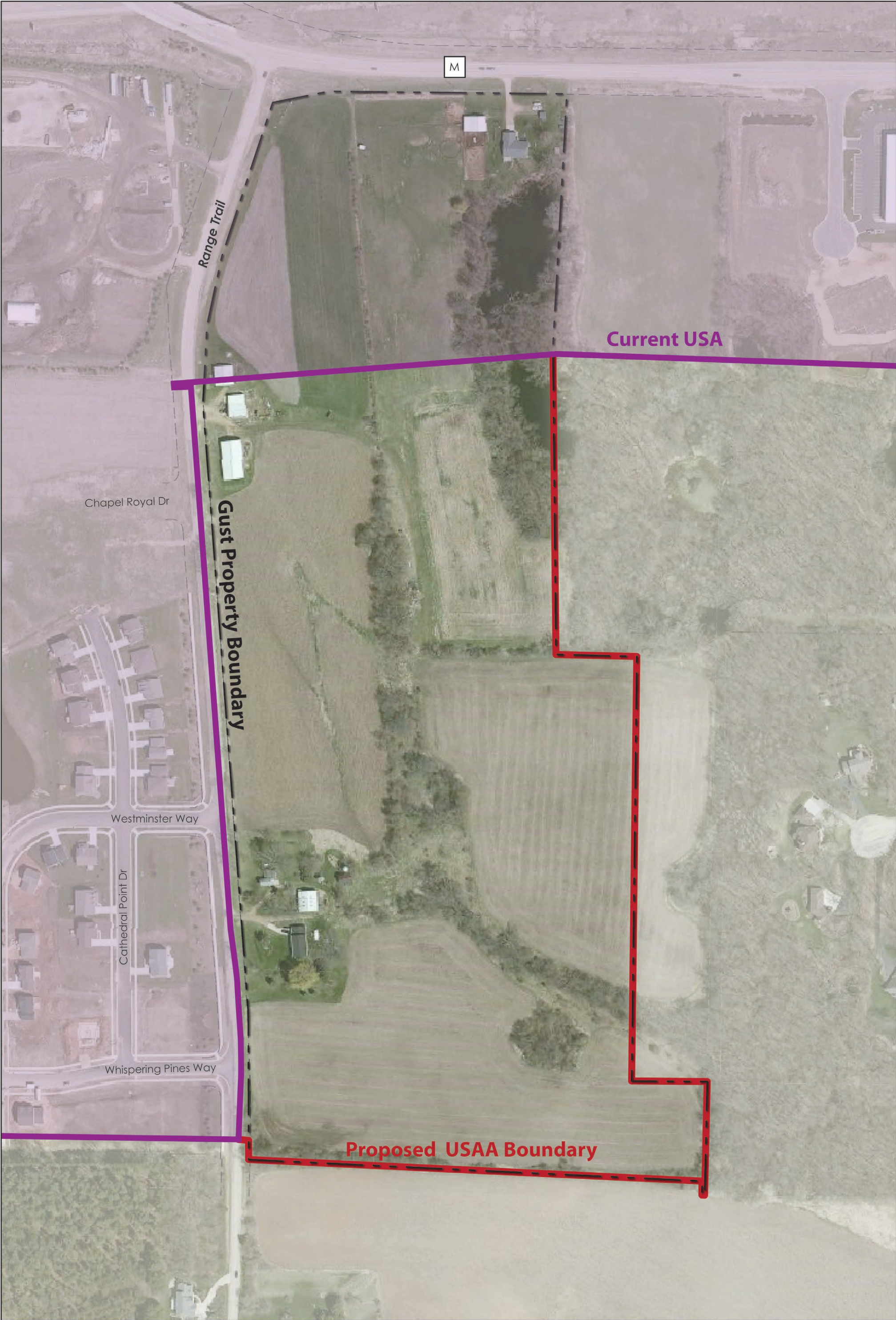
The issuance of the erosion control and stormwater management permits by the City Engineer requires the implementation of erosion and stormwater management controls as the first step in the construction process. Failure to meet this requirement subjects the contractor to cease work orders and fines. The requirement to implement stormwater management controls is enforced by both the Public Works Department and Building Inspection Department Staff.

Purpose of Amendment Request

The City of Verona is requesting to amend the USA boundary to provide additional housing opportunities in the City. The adjoining residential lands are largely built out and the proposed development of the Gust property offers additional residential opportunities while further diversifying the housing available for residents of the City.

⁵ Chapter 15-2,

https://library.municode.com/wi/verona/codes/code_of_ordinances?nodeId=TIT15BUCO_CH2COSIERSTRUCO

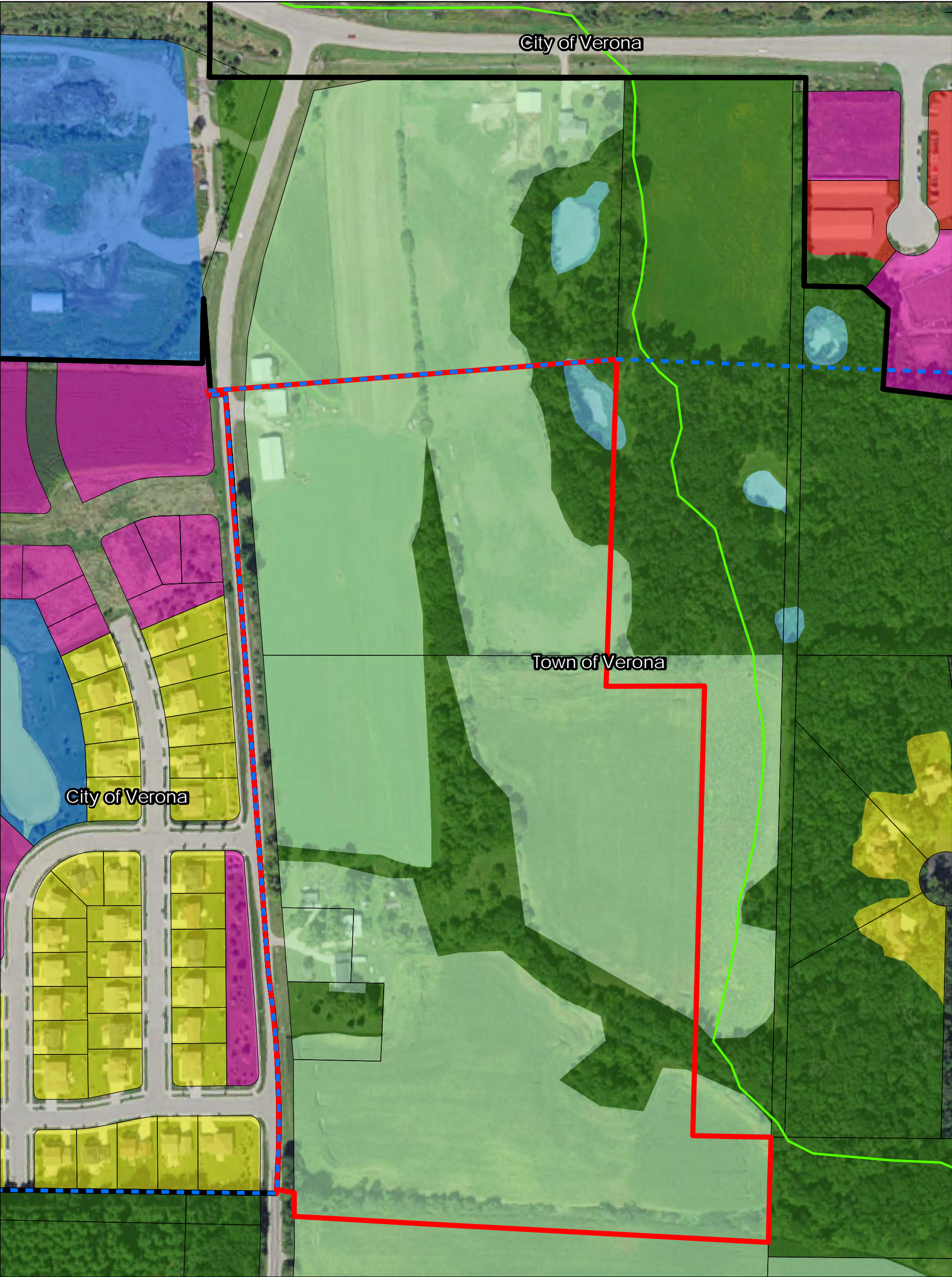


**3.1: LAND USE -
PROPOSED USAA BOUNDARY**

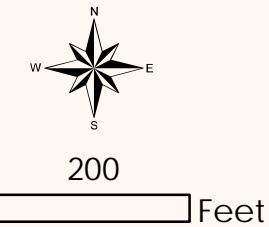
GUST PROPERTY - VERONA, WISCONSIN

0'

200'



Map 3.3A - Existing Land Use
Gust Property USAA Application

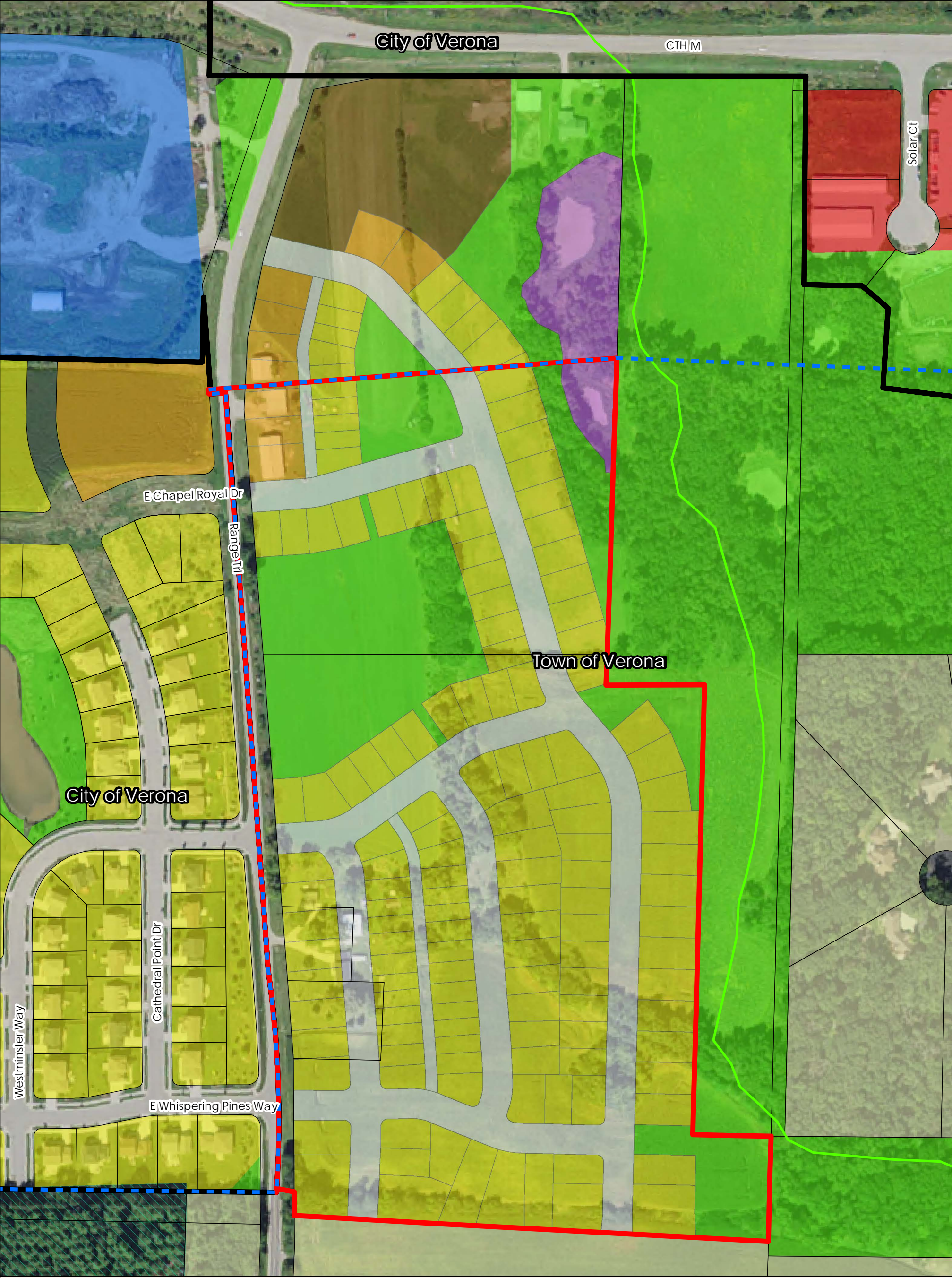


Date: June 13, 2019
Sources: Dane Co. LIO, CARPC, MATPB, NAIP, D'Onofrio Kottke Associates, Veridian Homes, Vandewalle & Associates

- Current Urban Service Area
- Proposed USA Amendment Addition
- Municipal Boundaries
- Ice Age Trail

Existing Land Use

- Agriculture
- Single Family Residential
- Commercial
- Vacant Subdivided Land
- Utility Facilities
- Woodlands and Open Land
- Water



Map 3.3B - Future Land Use
Gust Property USAA Application

- Current Urban Service Area
- Proposed USA Amendment Addition
- Municipal Boundaries
- Ice Age Trail

- Planned Land Use
- Transitional Agricultural
 - Rural Residential
 - Single-Family Residential
 - Two-Family Residential
 - Multi-Family Residential
 - Commercial
 - Natural/Recreational Resources and Open Space
 - Kettle
 - Utility Facilities
 - Right of Way

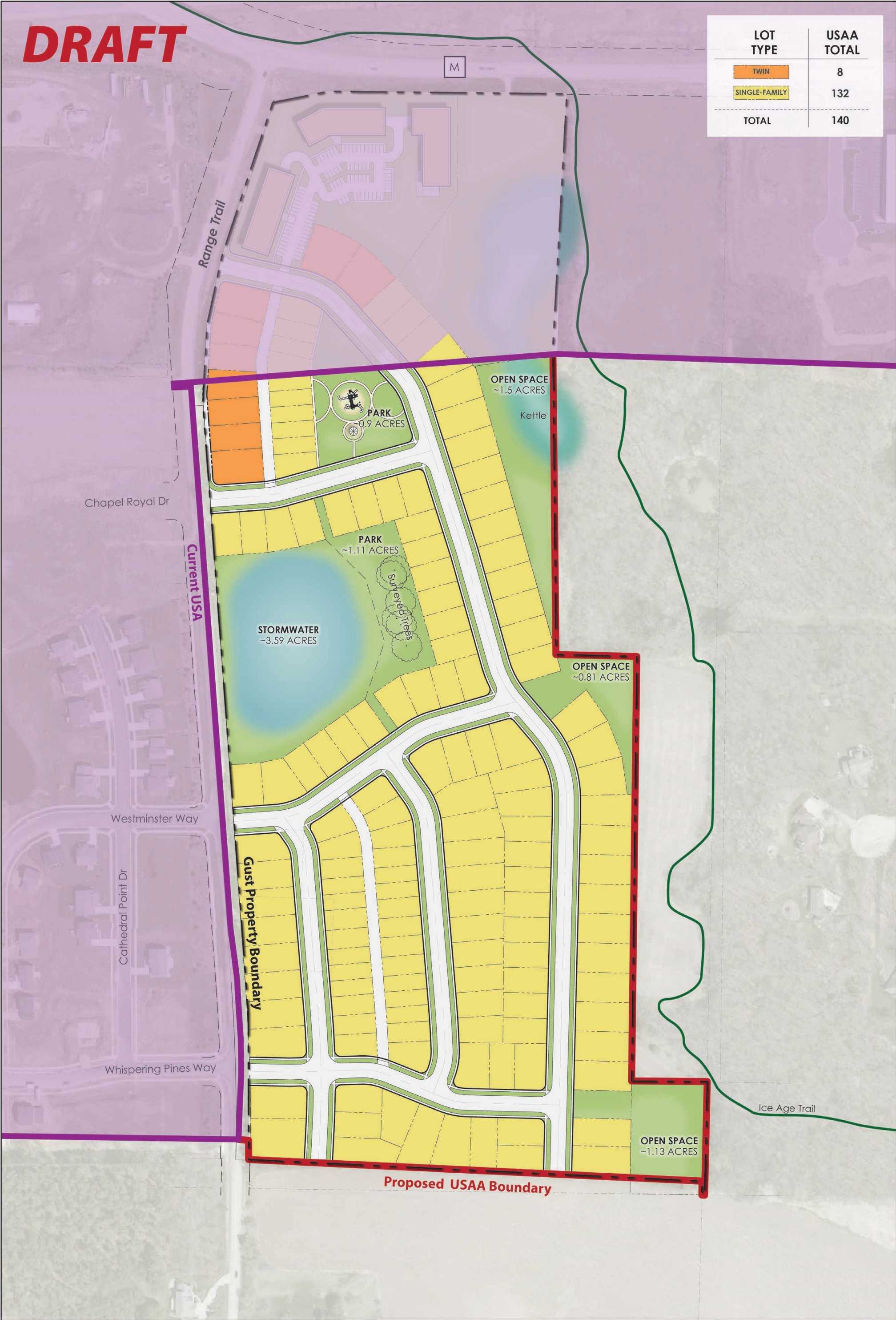


200
Feet

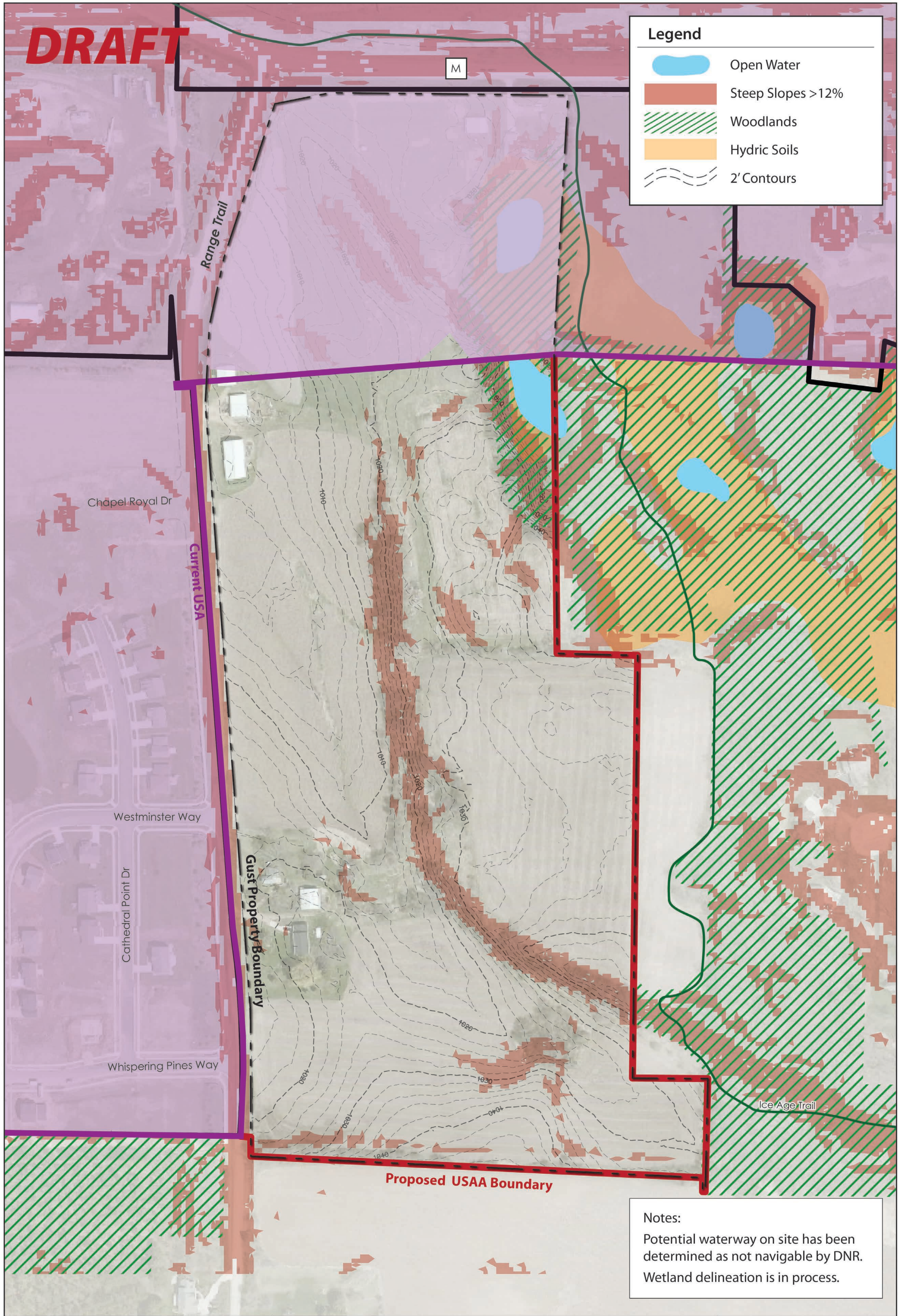
Date: June 13, 2019
Sources: Dane Co. LIO, CARPC, MATPB, NAIP, D'Onofrio Kottke Associates, Veridian Homes, Vandewalle & Associates

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LOT TYPE	USAA TOTAL
TWIN	8
SINGLE-FAMILY	132
TOTAL	140



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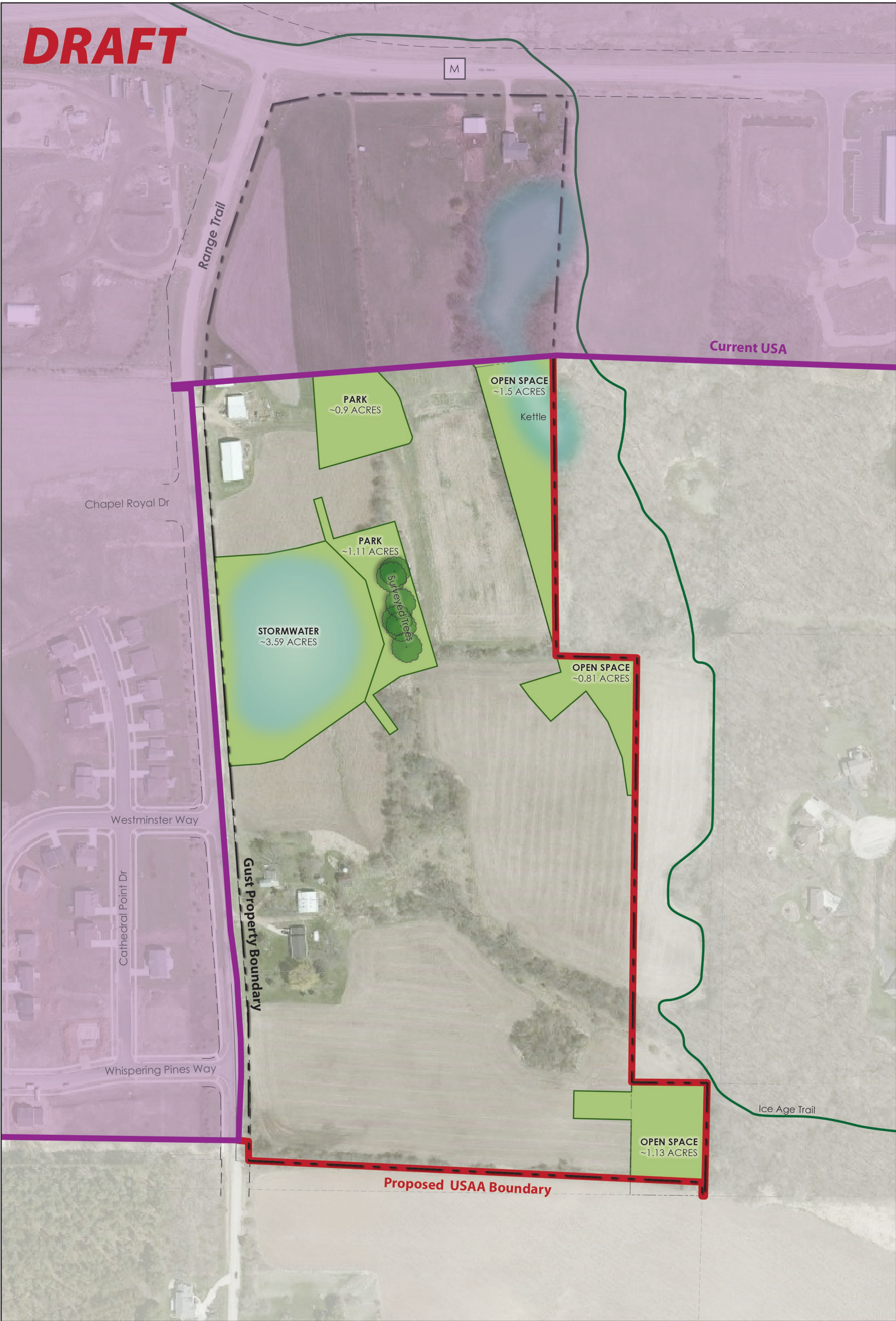


Legend

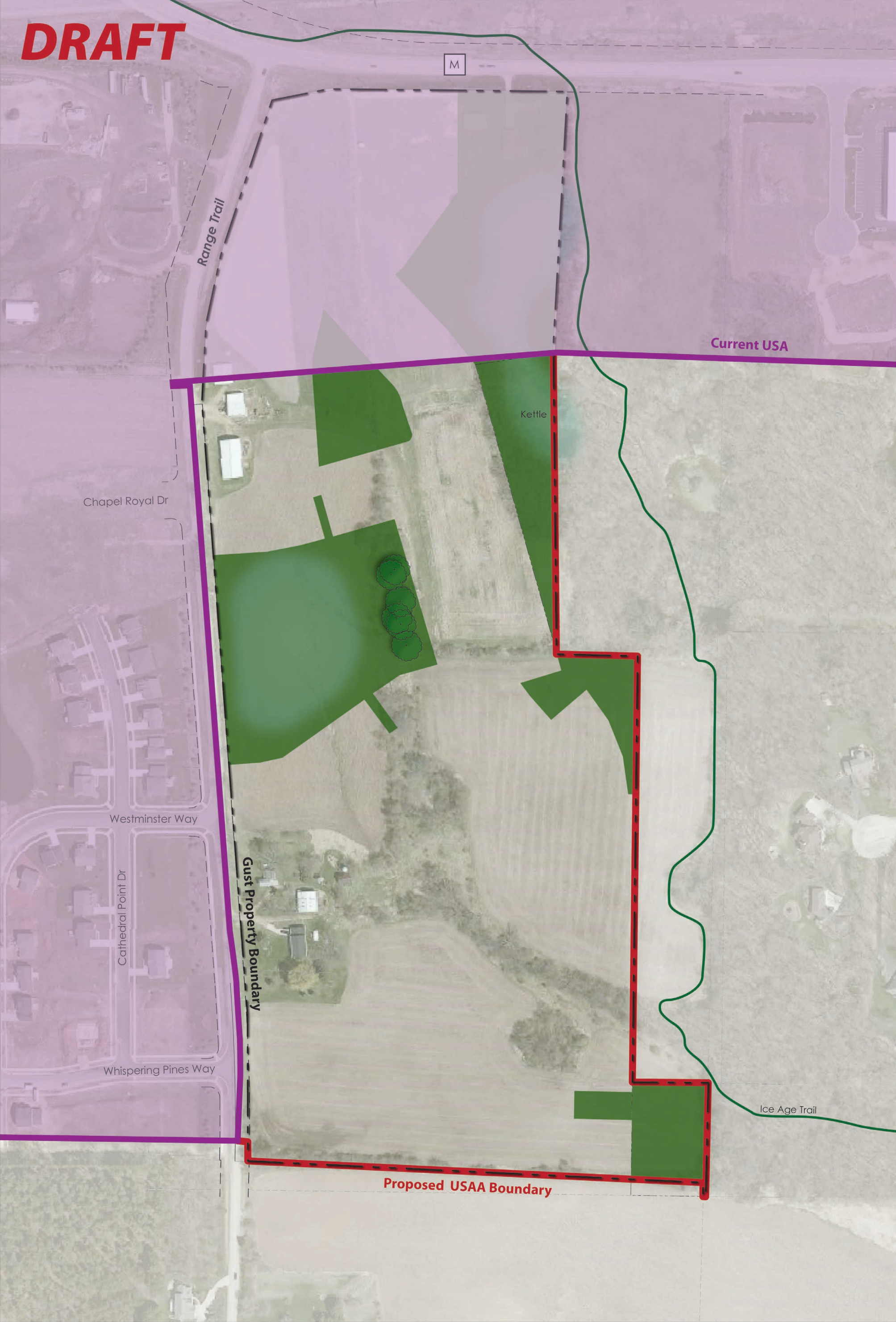
- Open Water
- Steep Slopes >12%
- Woodlands
- Hydric Soils
- 2' Contours

Notes:
Potential waterway on site has been determined as not navigable by DNR.
Wetland delineation is in process.

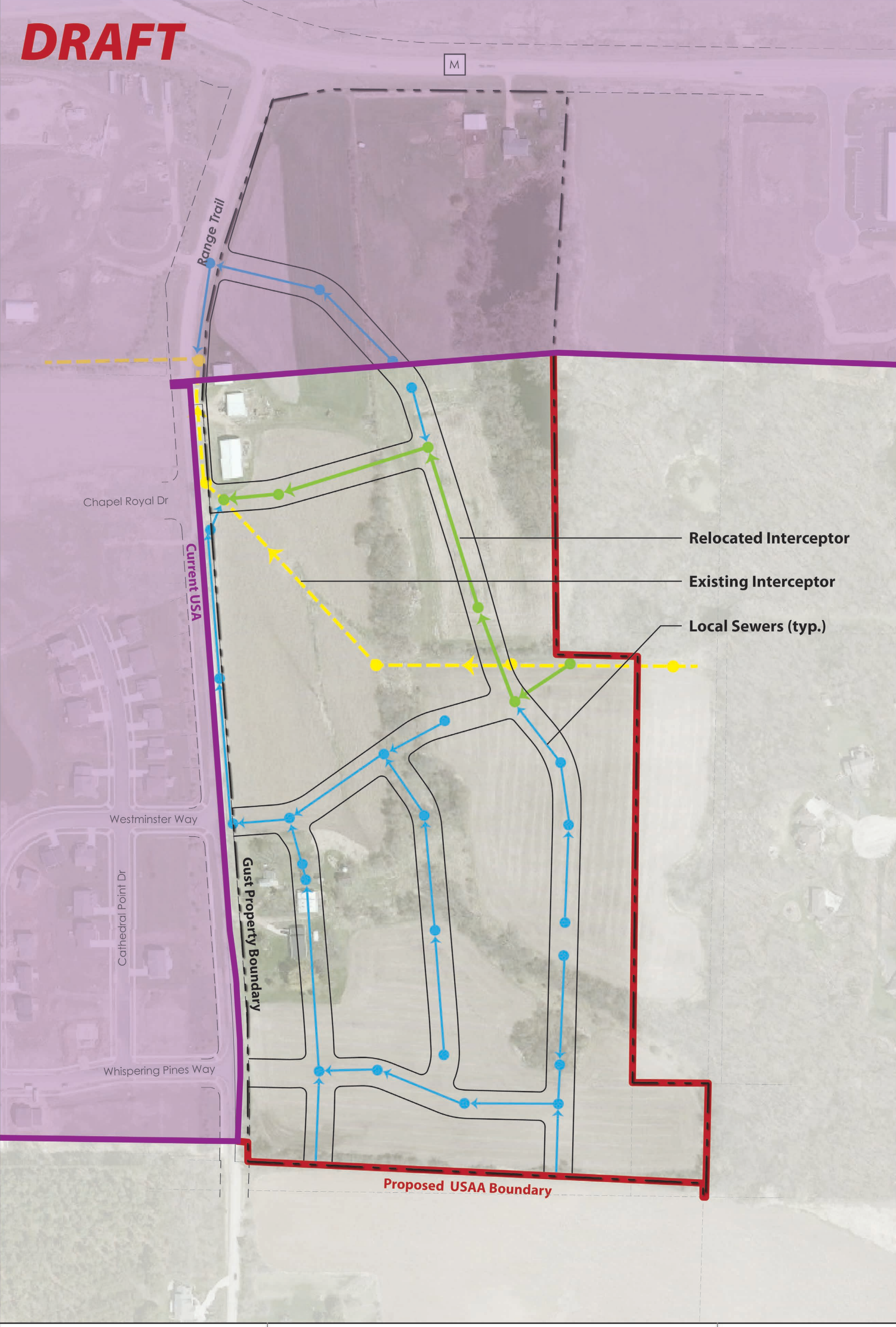
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**5.1: PROPOSED
SANITARY SEWER**

GUST PROPERTY - VERONA, WISCONSIN



EPIC
URBAN SERVICE AREA AMENDMENT APPLICATION
CITY OF VERONA

June 25, 2019

PREPARED BY
D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, Wisconsin 53717

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Amendment Area:

The City of Verona is requesting an Urban Service Area (USA) amendment to add approximately 7.48-acres to the City of Verona USA. The land is located within the City, west of the developed portion of the Epic Campus and owned by Epic Systems Corporation.

Natural Features/Existing Land Use:

The Epic USA amendment is located within Sugar River watershed. The site is ¼ mile from a culvert under Country View Road whose downstream endwall is the start of a mapped intermittent stream. The site generally drains from east to west and runoff will pass through an existing stormwater detention pond. The site is predominantly agriculture with typical slopes found in the area, but, in general, has no significant natural features.

Plan Consistency and Need:

The Epic Campus is part of the North Neighborhood Plan as depicted in Figure 1 and was planned for office uses. The property is also located within the City's Comprehensive Plan and is identified as a Future Growth Area in Area - North¹. The Comprehensive Plan states the following:

“Future Urban—Future City Growth Area—The areas within three miles of the city's limits at the time this plan is adopted that are expected or are likely to annex into the City of Verona and urbanize with either high-intensity or low-intensity urban development during the time covered by this plan. These portions of the Perimeter Area are called the ‘Future Urban or Future City Growth Areas’ and are divided into 6 sub-areas: North, East, Southeast, South, Southwest, and North of CTH ‘PD’. These areas are shown on Map 8-5 and described in more detail in the following Section 6-2 below.”²

The proposed USA amendment will contain a continuation of the adjacent suburban industrial land use that is predominant on the Epic Campus along with open space. The proposed USA amendment is consistent with the City's Comprehensive Plan and continues to support the planned offices uses for the Epic Campus.

¹ Future Urban Growth Map 8-5, <http://www.ci.verona.wi.us/DocumentCenter/View/544/Map-8-5-City-Future-Urban-Growth-Areas-PDF>

² Chapter 8 Land Use, p. 40, <http://www.ci.verona.wi.us/DocumentCenter/View/539/Chapter-8-Land-Use-PDF>

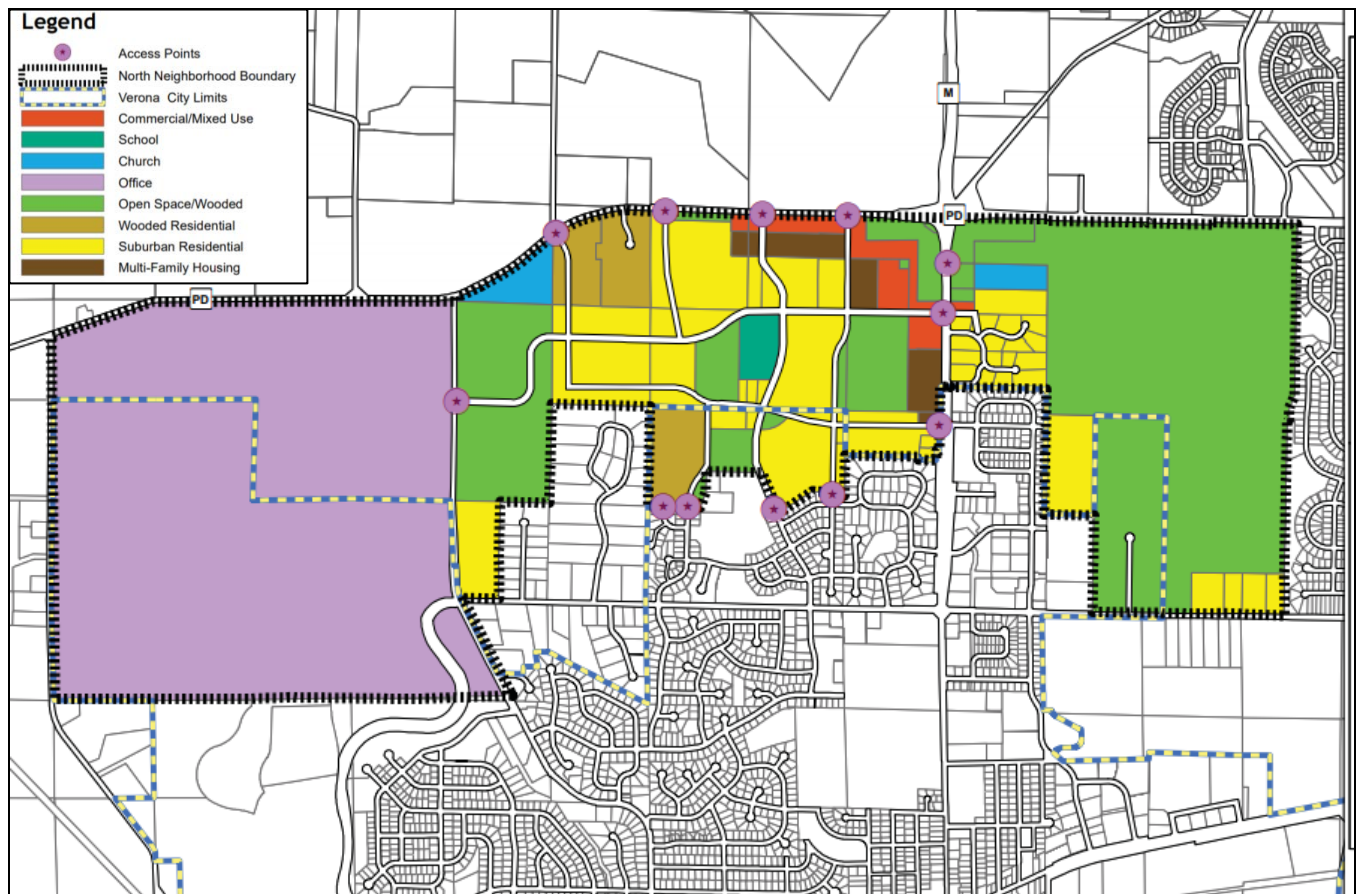


Figure 1 - North Neighborhood future land use plan

Intergovernmental Cooperation:

The City and Town of Verona adopted an Intergovernmental Agreement¹ allowing both governments to cooperate on issues, including municipal boundaries, and both the City and Town have benefited from the creation of this agreement. The proposed amendment is located in the City of Verona within areas planned by the City in the Comprehensive Plan and neighborhood plans as depicted in Figure 2.

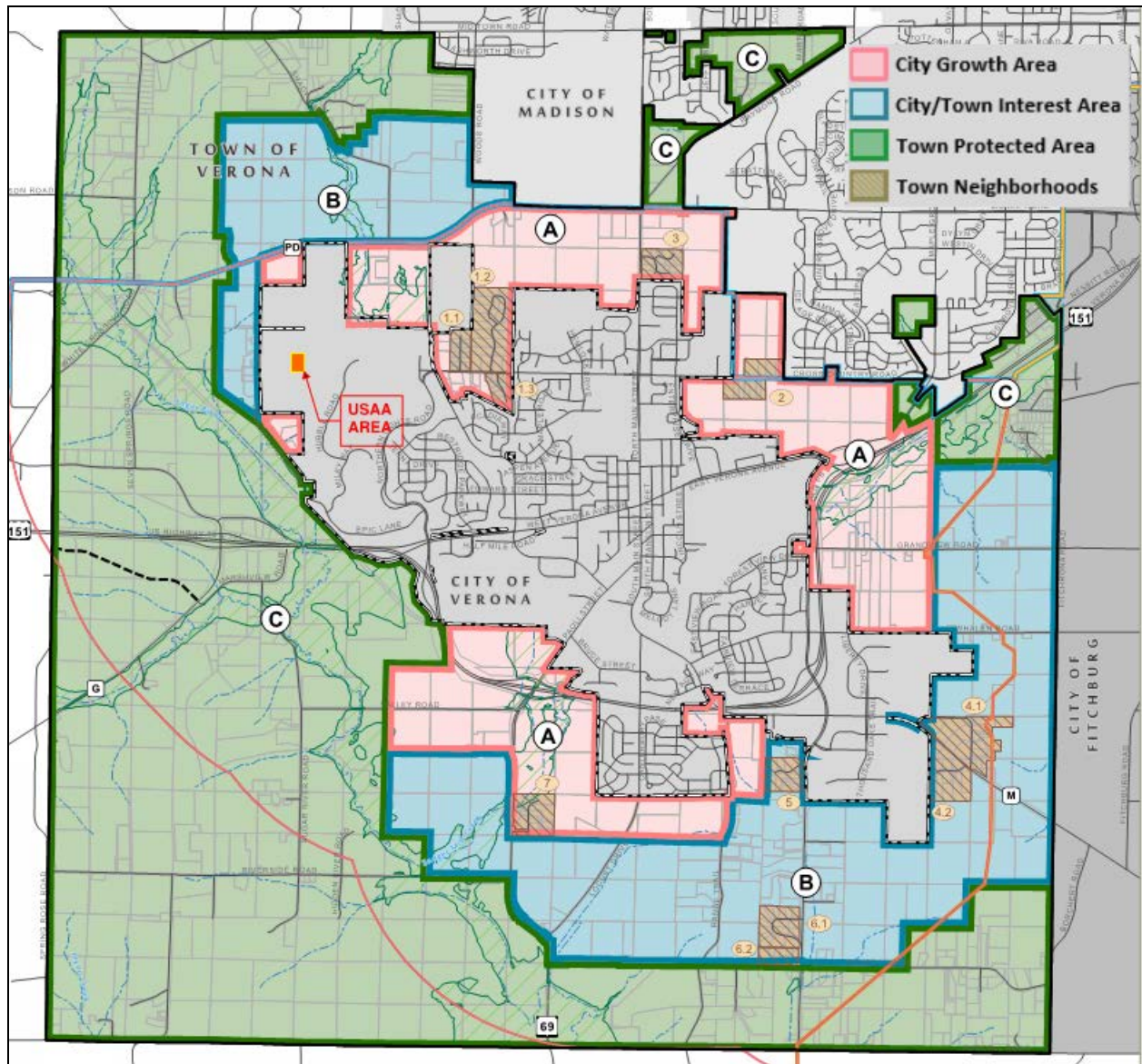


Figure 2 – Boundary agreement and proposed USA amendment area

Land Use:

The Epic USA amendment is located within Sugar River watershed. The area is currently located adjacent to Epic's office campus and is used for farmland. In general, the amendment area has no significant natural features. The amendment area will be used as suburban industrial as shown in Table 1.

Table 1: USA Amendment Area Data				
Proposed Land Use	Number of Acres			Number of
	Total Area	Existing Development	Environmental Corridor	Housing Units
Industrial-Suburban	5	0.11		
Stormwater Management	1.48			
Other Open Space	1			
TOTAL	7.48	0.11	0	0

¹ Under Section 66.0301, Wisconsin Statutes,
<http://www.ci.verona.wi.us/DocumentCenter/View/1331>

Natural Resources:

The Epic USA amendment area is within 650-feet of one (1) catalogued archeological site, the Nine Mound burial site, and is being protected by Epic per agreements with the Wisconsin Historical Society.

The amendment area contains various types of silt loam soils such as Troxel, Gale, and Edmund, which are good for farming. These soils are generally located on twelve (12) percent slopes, with a small portion of Gale silt loam located on 20 and greater percent slopes that are not farmed. Information is based on the DCiMap v3.3 website.

There are no known wetlands, forest, floodplains, or other physical constraints that would lend to an environmental corridor designation at this time.

Utilities & Stormwater Management:

Sanitary:

The Madison Metropolitan Sewerage District (MMSD) Nine Springs regional wastewater treatment plant serves the City of Verona and will provide wastewater treatment for development within the amendment area. Capacity information for the Nine Springs treatment plant can be obtained from Curt Sauser at 608-222-1201, ext. 269.

The sanitary sewer for the amendment area for the Epic Systems Corporation drains to the existing lift station by the Annex Building and then into the sanitary sewer collection system. Sanitary sewer service to the Epic lands that are a part of the USA amendment area will be served by the MMSD Lower Badger Mill Creek interceptor. The interceptor has been extended to County Highway PD. This interceptor is 30-inches in diameter and has a capacity of 12.1 million gallons per day (18.8 cubic feet per second). Epic's future development in this amendment area will utilize this interceptor. Current wastewater flow for Epic is approximately

0.23 million gallons per day, with a peak daily flow of 0.92 million gallons per day which is approximately 7.6% of the interceptor sewer's capacity.

Using an average of 600 gallons per day per acre for commercial development, the estimated wastewater flow is 3,000 gallons per day. The peak flow is 400% of average daily flow, the resulting peak flow is 12,000 gallons per day or 0.019 cubic feet per second.

Water:

The City of Verona has 1,100,000 gallons of elevated water storage in three (3) water towers, and 500,000 gallons of ground reservoir storage and a pumping capacity (wells) of 7,670 gallons per minute. The City currently has five (5) wells. Well 1 pumps 450 gallons per minute, Well 2 pumps 1,170 gallons per minute, Well 3 pumps 1,750 gallons per minute, Well 4 pumps 2,000 gallons per minute, and Well 5 pumps 2,300 gallons per minute, which totals 7,670 gallons per minute. The City's pumping capacity with its largest well out of service is 5,370 gallons per minute.

The City's water system is currently composed of three (3) pressure zones. The Central Zone contains all the wells, a 300,000 gallon water tower, and a 500,000 gallon ground reservoir with 2,000 gallon per minute supply booster station. The Southeast Zone contains a 300,000 gallon water tower and 1,000 gallon per minute supply booster station. The North Zone contains a 500,000 gallon water tower and 1,500 gallon per minute supply booster station.

Current average daily demand is approximately 1.20 million gallons. Peak hourly demand is 2,900 gallons per minute. Projected 2040 average daily demand is 3.33 million gallons with a peak hour demand of 8,000 gallons per minute (City of Verona 2015 Water System Master Plan Update).

The Epic expansion area is in the Central Zone of the water system and will be served by Well 5 and the 500,000 gallon water reservoir including the water mains from the Central Zone that have been extended throughout the area. Current water mains in the area are generally 10-inch to 12-inch diameter. Future water main extensions in the expansion area will range from 12 to 16-inch diameter. The booster station at Well 5 provides 2,000 gallons per minute of firefighting capacity. In addition, the 300,000 gallon Central Zone water tower provides 2,000 gallons per minute of firefighting capacity for a total capacity of 4,000 gallons per minute.

The proposed daily demand for the Epic expansion area is about 840 gallons per day based on the estimated water supply fixtures. The resulting hourly demand is 121 gallons per minute.

Stormwater:

The City of Verona has adopted stormwater management requirements that are as stringent as or more stringent than current Dane County stormwater management requirements. The City has a full-time public works employee who is responsible for insuring that private and public stormwater management facilities within the City of Verona are being managed and maintained according to the approved management plans for these facilities. The ownership

and management follows the City's development procedures. Stormwater management facilities that are designed at the plat level or certified survey map (CSM) level and located in outlots that are dedicated to the public are ultimately owned and managed by the City. Facilities that are not dedicated to the City are owned and maintained by the property owner.

Stormwater management practices will be obligatory for the development as well as erosion control requirements during site grading and other development activities and will be conducted in accordance with the City of Verona's adopted stormwater management and erosion control ordinances. Stormwater management in the Epic expansion area would be through the expansion of existing downstream detention facilities originally installed for the solar field and construction of new infiltration facilities. Each phase of Epic's development submits stormwater management plans and erosion control plans to both the Wisconsin Department of Natural Resources and City of Verona for review and approval. Stormwater from the Epic expansion area will discharge to the Upper Sugar River watershed. All stormwater management facilities on Epic property are privately owned and maintained. The City of Verona does yearly inspections of the privately maintained facilities and Epic's horticulture staff has a vigorous monitoring plan of all stormwater facilities and measures.

The City of Verona has adopted construction site erosion and stormwater run-off control standards in Chapter 15-2 of the Code of City Ordinances³. Chapter 15-2 has standards for sediment control, oil & grease control, run off control, infiltration and thermal control for new developments that will occur in the amendment area in accordance with Wisconsin Administrative Code NR 151 and NR 216, and the Dane County Stormwater Management and Erosion Control Ordinance. For new development the standards in the ordinance are summarized as follows:

- Sediment: Retain 3 micron size soil particles resulting from a 1 year storm event.
- Oil & Grease: Treat the first 0.5 inches of run-off using best management practices at commercial and industrial sites.
- Run-Off: Maintain pre-settlement peak run-off rates for the 1, 2, 10 & 100 year storm events.
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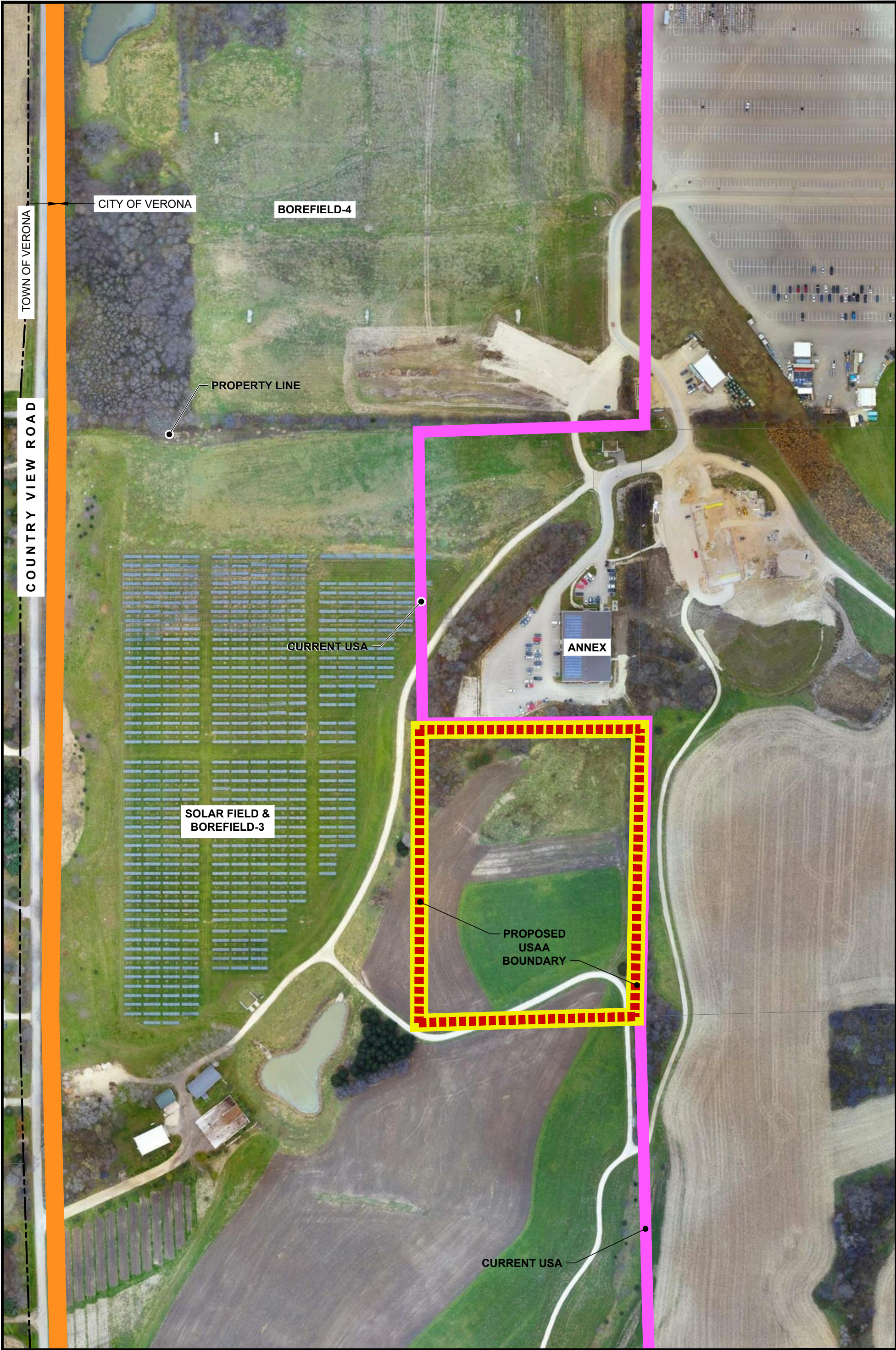
³ Chapter 15-2 https://library.municode.com/wi/verona/codes/code_of_ordinances?nodeId=TIT15BUCO_CH2COSIERSTRU

The above standards will reduce the impact of development on the Badger Mill Creek and Upper Sugar River through minimization of sediment in stormwater run-off both during and after construction.

The City's Ordinance is enforced through the issuing of erosion control and stormwater management permits as part of the building permit process. The City Engineer reviews all erosion control and stormwater management permit applications. Often times these reviews result in modifications to the proposed plans.

The City has committed to follow up on the approved erosion control plans through the Public Works Staff. Staff follows up on the stormwater management plans that have been implemented and inspects commercial and industrial construction sites for compliance with erosion control plans. The Building Inspector enforces erosion control requirements on residential development.

The issuance of the erosion control and stormwater management permits by the City Engineer requires the implementation of erosion and stormwater management controls as the first step in the construction process. Failure to meet this requirement subjects the contractor to cease work orders and fines. The requirement to implement stormwater management controls is enforced by both the Public Works Department and Building Inspection Department Staff.



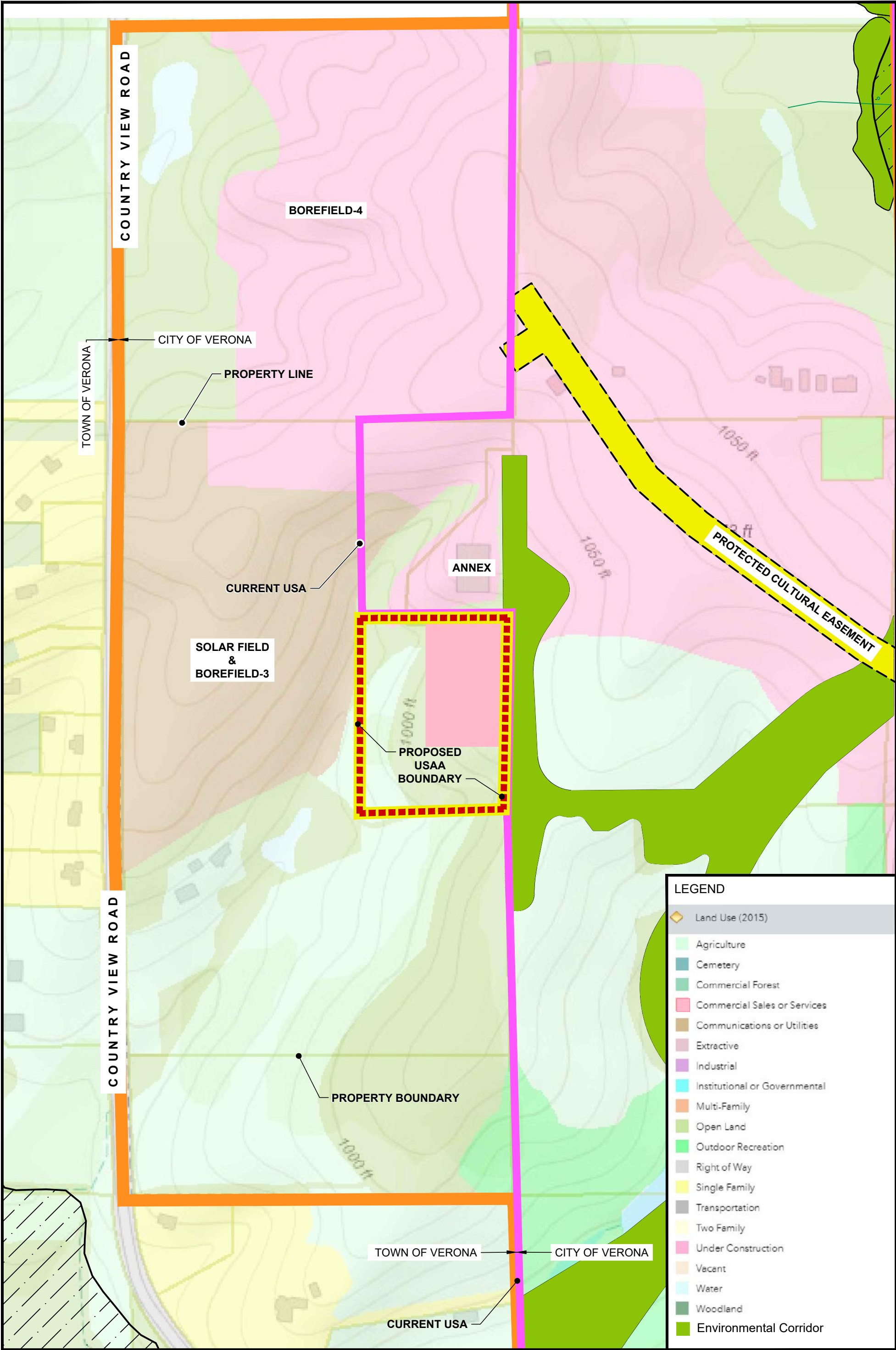
06-25-19
REVISED: REV # DR #
DRAWN BY: YM
FN: 12-05-130

LAND USE
PROPOSED USAA BOUNDARY
EPIC - 2019
CITY OF VERONA WISCONSIN



0 100'

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



06-25-19
REVISED: REV # DR #

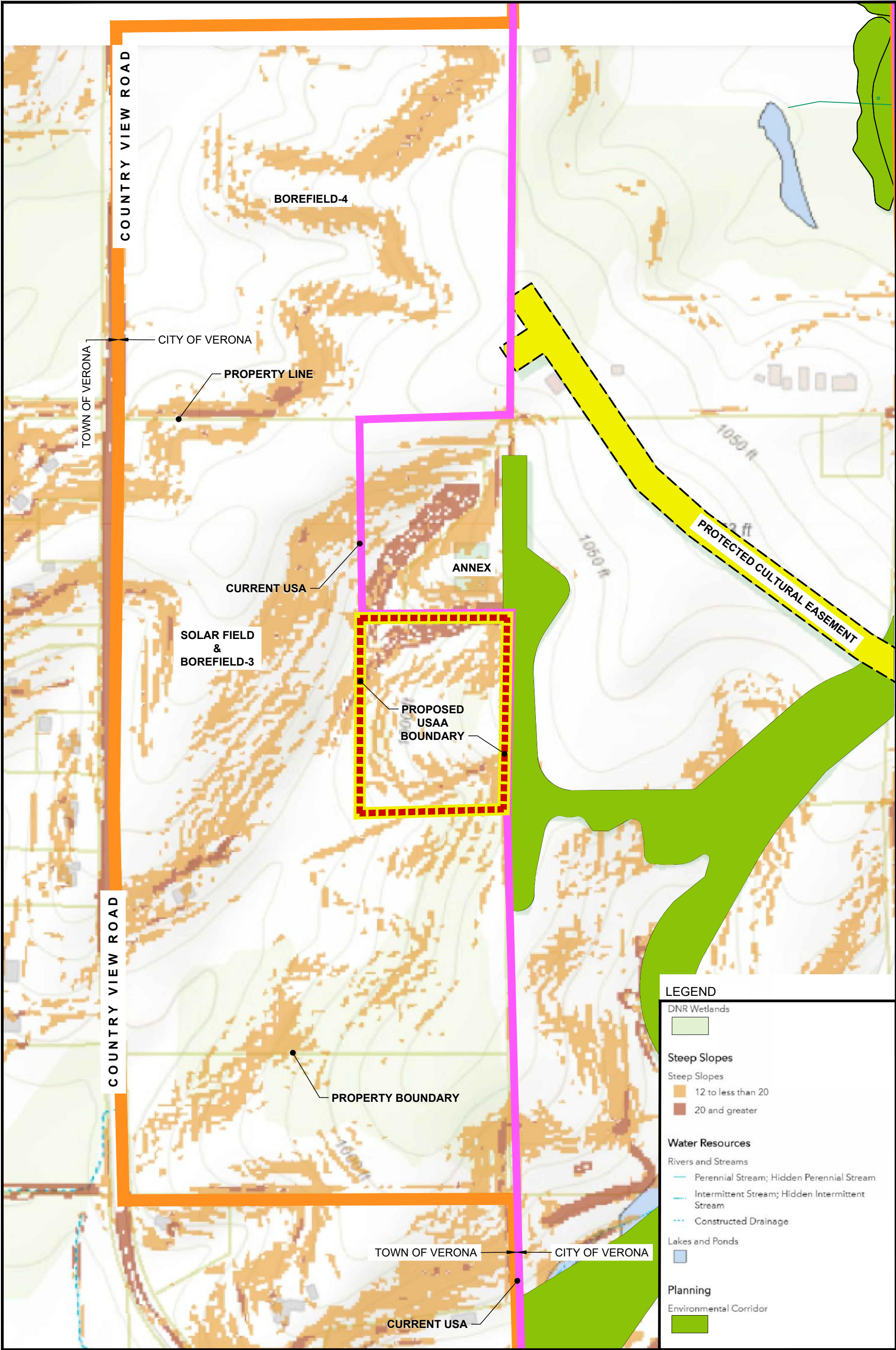
DRAWN BY: YM
FN: 12-05-130

LAND USE
EXISTING & PROPOSED
EPIC - 2019
CITY OF VERONA WISCONSIN



0 150'

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



06-25-19
REVISED: REV # DR #

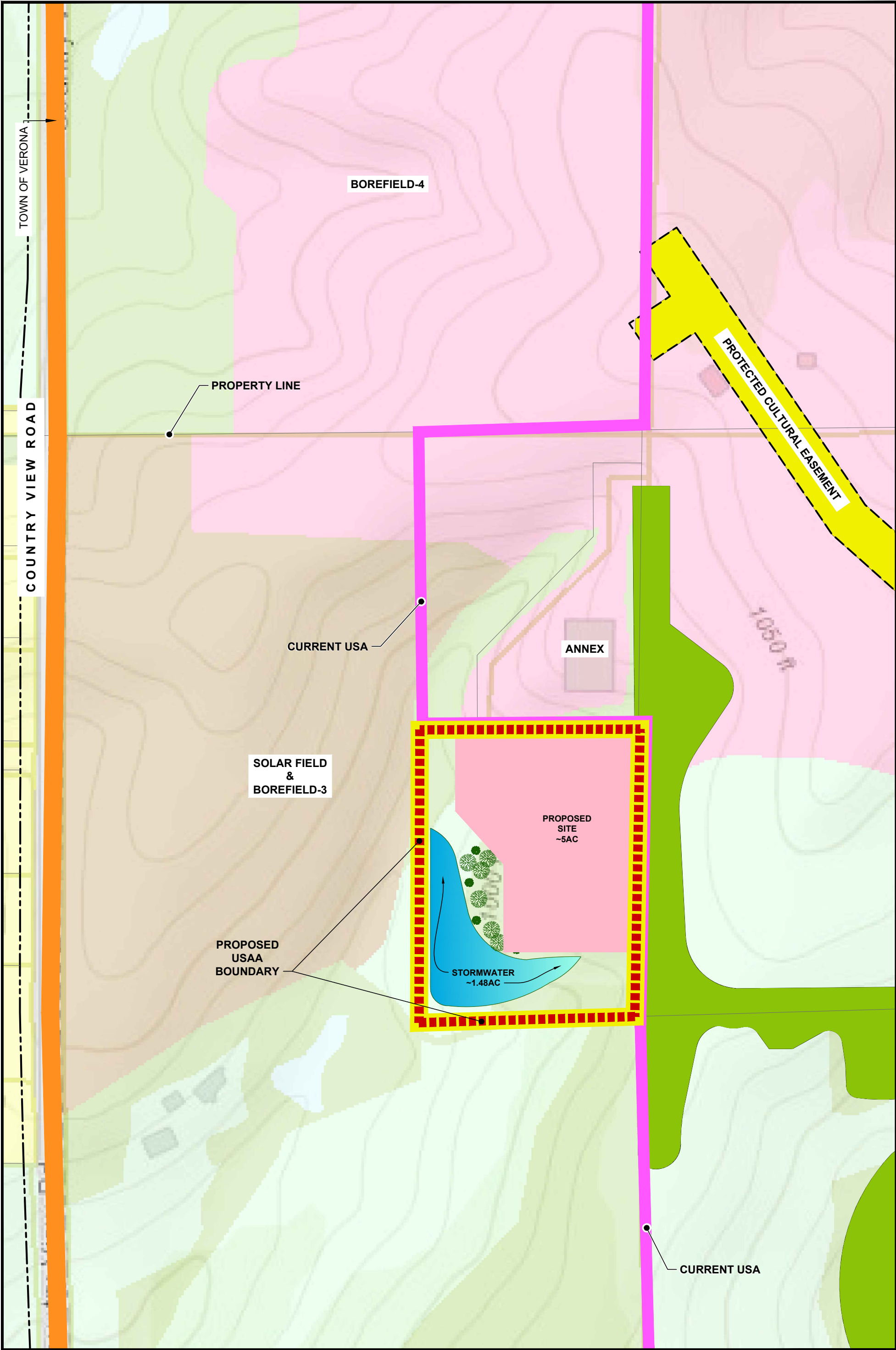
DRAWN BY: YM
FN: 12-05-130

4. ☐ NATURAL RESOURCES
ENVIRONMENTAL CONSTRAINTS
EPIC - 2019
CITY OF VERONA WISCONSIN



0 150'

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4.2 NATURAL RESOURCES
PARKS & STORMWATER

EPIC - 2019

CITY OF VERONA WISCONSIN



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UTILITIES
SANITARY
EPIC - 2019
CITY OF VERONA WISCONSIN



0 300'

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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



06-25-19
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FN: 12-05-130

□ □ UTILITIES
WATER

EPIC - 2019

CITY OF VERONA WISCONSIN



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