

ENVIRONMENTAL ANALYSIS AND DECISION ON THE NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT (EIS)

Department of Natural Resources (DNR)

Form 1600-8 Rev. 6-90

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| District or Bureau Southeast Region |
| Type List Designation |

NOTE TO REVIEWERS: This document is a DNR environmental analysis that evaluates probable environmental effects and decides on the need for an EIS. The attached analysis includes a description of the proposal and the affected environment. The DNR has reviewed the attachments and, upon certification, accepts responsibility for their scope and content to fulfill requirements in s. NR 150.22, Wis. Adm. Code. Your comments should address completeness, accuracy or the EIS decision. For your comments to be considered, they must be received by the contact person before 4:30 p.m., _____ (date).

| | |
|----------------|---|
| Contact Person | Terry Lohr |
| Title | Program Planning Analyst |
| Address | T. Lohr, WT/2 P.O. Box 7921 Madison, WI 53703 |
| Telephone: | (608-267-2375) |

Applicant: Dane County Regional Planning Commission

Address: 217 S. Hamilton St., Suite 403, Madison, WI 53703-3238

Title of Proposal: Sanitary Sewer Service Area for the City and Town of Verona

Location: Dane County, City of Verona and Town of Verona. The Verona Urban Service Area is at present situated in the Lower Mill Creek Watershed in western Dane County. The study area is the City of Verona’s West Side Plan. The amendment site is located within the Westside Neighborhood of the Urban Service Area (USA). The area is bounded by US Highway 18 / 151 on the south, Country View Road on the west, CTH PD on the north, and Nine Mound Road on the east (see Map 1 – Neighborhood Planning Area). This area currently contains land annexed and developed for urban residential uses as well as agricultural and mineral extraction properties currently located in the Town of Verona.

PROJECT SUMMARY

The proposed amendment would add 511.9 acres to the Verona Urban Service Area, including 7 acres of existing development, and 130.8 acres of environmental corridors, for a developable area of 374.1 acres (see attached Maps 1, 2, 5, and Table 1). The proposed amendment is part of the City’s West Side Plan located in the west half of Section 16, the east half of Section 17, and 40 acres in Section 8, T6N – R8E. The amendment includes corporate development (228 acres) and a mix of residential area (Traditional Neighborhood Design; 91 acres). About two-thirds of the amendment is in the City of Verona (345.8 acres) with the remaining in one-third in the Town of Verona (166.1 acres). The residential component of the proposed amendment accommodates 400 housing units at a density greater than the citywide average with nearly 1,200 residents and nearly 300 students. The corporate development component of the amendment area will house the Epic Systems Corporation headquarters with a maximum impervious area of 20 percent of the site (excluding public roadways), typical of office park developments in Dane County.

The purpose of the proposed USA amendment is to allow the City of Verona to provide sanitary sewer, water, and other urban services to lands included within the study area. The amendment incorporates both the Epic site and adjacent properties expected to develop over the next 20 years in accordance with the City of Verona’s West Side Plan.

Under Chapter NR 121, Wisconsin Administrative Code, the delineation of a sewer service boundary includes the identification of areas appropriate for current and future sewered development. Communities may also develop without sanitary sewer by utilizing onsite sewage systems. Where sewer service is available within a reasonable proximity, onsite systems may not provide an equivalent cost-effective and environmentally sustainable option for wastewater management. This environmental analysis focuses on the potential impacts of providing sanitary sewer service within the proposed revised sewer service area boundary.

CONSISTENCY WITH EXISTING PLANS

The proposed urban service area amendment was included as part of the West Side Plan, approved by the DCRPC December 17, 2001 to amend the Dane County Land Use and Transportation Plan, the Dane County Water Quality Management Plan, and the Dane County Farmland Preservation Plan. As described above, the USA amendment is proposed as part of the development of the Epic Systems Corporation (Epic) on approximately 345.8 (including the Country View Road right-of-way) while the remaining 166.1 acres is currently located within the Town of Verona. Nearly all of the land with the proposed amendment area is undeveloped or in agricultural use, with small portions of the area previously mined for top soil or minerals (see Map 2 – Existing Land Use).

Based on the City's West Side Plan, it is anticipated the amendment area will be developed for both corporate and residential development (see Map 5 – USA Future Land Use Plan). The Plan recognizes the intent of Epic to develop a large corporate campus, including the development of several buildings and internal private drives and pedestrian walkways over the next 20 years. The development includes an underground parking structure, building clusters, open space, residential and potential commercial sites. At a typical residential development of 4 to 4.5 dwellings per units per acre, and at about 3 persons per dwelling unit, it is estimated the amendment area will support about 400 dwelling units, with a potential population of about 1,200.

WASTEWATER COLLECTION AND TREATMENT CAPACITY

Wastewater generated in the first phase of residential development will be collected through the extension of the gravity sewer main serving Westridge Estates subdivision southeast of the amendment area in the existing USA. Most of the Epic site will be served by a proposed lift station on the southwest corner of the amendment area. This station would convey wastewater via a force main along Verona Avenue to the City of Verona wastewater collection system. The second phase of residential development will be served by an interceptor to be built along the Lower Badger Mill Creek. The timing of the construction of this interceptor is dependent on the extent of upstream development in the Cities of Madison and Verona. This interceptor is the subject of a comprehensive wastewater collection planning effort covering the Lower Badger Mill Creek watershed. The City of Verona has been participating with the City of Madison, the Madison Metropolitan Sewerage District (MMSD), the Dane County Regional Planning Commission (DCRPC), and the Town of Verona in this planning effort. The Verona USA is served by MMSD Pump station 17. This station pumps wastewater from Verona to the Nine Springs Wastewater Treatment Facility, and highly treated effluence is returned to the Badger Mill Creek to counter the inter-basin transfer of groundwater from the Sugar River watershed to the Yahara watershed. The effluence return has restored the dry weather baseflow of Badger Mill Creek.

The proposed amendment is estimated to generate 180,000 gallons per day (gpd) of wastewater at full development. Pumping Station 17 is forecast to reach capacity in the near future, and portions of the Nine Spring Valley Interceptor are forecast to reach capacity during the next 10 to 15 years. The treatment plant has a design capacity of 50 million gallons per day (mgd) and is estimated to receive 52.6 mgd of wastewater by the year 2020. Pump Station 17 would be upgraded by installing larger pumps or impellers. Pumping stations are typically designed to be upgraded to be upgraded every 5 to 10 years. When the Nine Springs Valley Interceptor reaches capacity, however, the MMSD would have to conduct a detailed facility planning study to find the most cost-effective manner of providing wastewater service to the district. One option expected to be considered is to construct a satellite regional treatment plant to treat wastewater generated in the Sugar River watershed, with effluent discharged to Badger Mill Creek or the Sugar River.

Stormwater Management – The City adopted a comprehensive stormwater management plan in 2000. The plan does not include the amended area, therefore the City is in the process of revising the plan to include the Sugar River Basin where most of the proposed amendment is located. The stormwater plan revision will include more stringent storm management standards to exceed Dane County stormwater standards, and the proposed amendment will be subject to the new standards. The City has been participating in a comprehensive watershed stormwater planning effort which covers the Lower Badger Mill Creek Watershed and eastern edge of the proposed amendment area.

Because a detailed site development plan has not been completed, detailed stormwater facility location and design have not been determined. The City proposes to include best management practices (bmps) in stormwater quality and quantity measures to be installed in the amendment area, and to exceed Dane County stormwater quality standards. The presence of shallow fractured bedrock is likely to complicate stormwater management efforts, limiting areas where ponds and infiltration practices can be located. According to site plan specifications no more than 20 percent of the Epic site will be impervious and the open areas will be planted with deep rooted prairie plants to improve infiltration. Sufficient areas with deep alluvial sub-soils in valleys and drainageways are included to provide stormwater runoff treatment. Rooftop runoff can be infiltrated in the upland areas to help protect groundwater. Maintaining large areas of permanent open space, as proposed by the Plan for the Epic site, will help to protect water quality.

The City's proposal does not mention whether the stormwater facilities will be publicly owned. Because the City is the stormwater management agency within its incorporated area, it is preferable that stormwater facilities and their operation and maintenance fall under its legal control and jurisdiction. Therefore, unless stormwater facilities are publicly owned, they should be put in stormwater easements allowing the City access for maintenance. A legal maintenance agreement between the owner and the City is also needed. The maintenance agreement should clearly outline maintenance measures, frequency, and standards with a clause allowing the City to perform the work and charge the owner if the owner fails to maintain the facility.

Environmental Corridors - Approximately 131 acres have been designated as environmental corridors in the proposed amendment area which satisfies DCRPC USA criteria. Additional environmental corridors may be need to be added to protect archaeological resources areas and stormwater management facilities. The private open space proposed for the Epic

site is not included in the environmental corridors, though it could be added and would fulfill aesthetic open space functions associated with environmental corridors.

Population Projection – The Epic site will house 2000 employees and is expected to grow to 5,000 by the year 2020. The Verona USA 2025 population forecast is 11,916. The Verona USA housing and land use analysis provides for a maximum urban service area of 3,957 acres to be consistent with the 2025 population forecast and existing densities. The current USA is 2,959 acres. Based on this information, the USA has a potential addition of 990 acres. The proposed amendment to the Master Plan would use 374 acres of developable land in the USA, about one-third of the potential addition.

DNR EVALUATION OF PROJECT SIGNIFICANCE

1. Environmental Effects and Their Significance

The potential impacts of urban development are to increase stormwater and runoff rates and volumes, reduce groundwater recharge and introduce additional contaminants into the receiving bodies of water. This occurs from expansion of impervious surfaces. Development can also cause substantial soil erosion siltation from construction activities. The proposed amendment and its environs posed additional constraints to development. The proximity of the Sugar River (within 600 feet of the amendment area), an Exceptional Resource Water and trout stream necessitate protection against thermal pollution from stormwater discharge (in addition to chemical and physical pollution). The presence of shallow bedrock (fractured dolomite) complicates stormwater management measures because of the risk of groundwater contamination from stormwater ponds and infiltration practices, as well as concerns with creating sink holes.

The City of Verona has adopted an erosion and stormwater runoff control ordinance and a comprehensive stormwater management plan, providing means for controlling the adverse impacts of erosion and increased stormwater resulting from development. Further, the City is in the process of revising the stormwater management plan to require more stringent stormwater management standards. The amendment area will have to meet the new standards.

The land use proposed for the amendment area appears to minimize impervious area (by reducing street widths and parking areas) and maintaining large open space areas. Although, not sufficient to address stormwater management concerns of this site by itself, this is a wise approach in light of constraints the amendment area places on development and stormwater control practices. The proposal limits development on the Epic site to a maximum of 20 percent impervious area.

The soils of the area are erodible. To prevent sediment from construction erosion from reaching the Sugar River or it's wetlands, stormwater practices should be in place prior to implementation of land disturbing activities and maintained throughout the development phase.

The amendment will not have additional or unanticipated adverse impacts on the baseflow to the Sugar River or Badger Mill Creek due to groundwater withdrawal. This is due in part because no new municipal wells are proposed as part of this amendment, and because MMSD returns highly treated effluence to the Badger Mill Creek watershed matching the volume of groundwater withdrawn from the watershed. Loss of groundwater recharge due to increased impervious areas is proposed to be mitigated through infiltration measures including deep rooted prairie plants. However, caution is needed in maximizing infiltration in this area because of the presence of shallow fractured bedrock which could result in contaminated groundwater by directing polluted stormwater to the water table. Although clean rooftop runoff can be infiltrated with little risk of groundwater contamination, polluted runoff from road and parking surfaces may cause groundwater contamination. Areas with deeper alluvial sub-soil (stream valleys and drainage ways) should be used for infiltration to protect the groundwater and to prevent adverse thermal impacts on the Sugar River.

Short-Term Impacts of the Proposed Project:

Construction Impacts:

- Noise, dust, congestion (traffic), and habitat disturbance
- Increased quantity of stormwater flow

- Reduced water quality of wetlands and surface waters which may include increased nutrients, solids, bacteria, metals and polycyclic aromatic hydrocarbons (and other organics) from stormwater conveyance from increased development and reduced infiltration
- Possible dredge and fill of wetlands during land disturbance activities and development of hydric soils, which will likely displace the local hydrologic flow and affect regional hydraulics during and subsequent to sewer system development.

Historic/Cultural Area:

Historic properties are located in the area identified to be added to the sewer service area. Archeological information on file at the State Historical Society (SHS) indicates the presence of a prehistoric Archaeological site in the northern 50 acres of the proposed amendment. Most of this area is proposed for phase II of Epic development in Section 8, Town of Verona. The city of Verona proposes to protect this area in a conservation or environmental buffer. The SHS recommends an archaeological survey be conducted in the rest of the amendment areas since it has not been systematically surveyed and it is likely other archaeological sites exists near a known mound site.

Endangered/Threatened Species and Natural Areas:

| Location | Site Name and Species Found | Site Description |
|----------------------------|---------------------------------|------------------|
| Military Ridge State Trail | NAPAE DIOICA (GLADE MALLOW) | |
| Sugar River Wetlands | CALCAREOUS FES (CALCAREOUS FEN) | |
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Ecologically sensitive areas:

Resource Areas

The following are major environmentally sensitive areas that will likely be affected by urban development associated with this amendment. One wetland area was delineated in the southwestern corner of the property, per federal and state guidelines. City, county or municipal planning organization may restrict land use in close proximity to the wetland through setbacks, zoning, buffers or environmental corridors.

The information provided regarded wetland boundaries is an estimate of the wetland inventory boundary and the opinions presented are best estimates of the conditions of the wetland at the time the wetlands were viewed. The ultimate decision on wetland boundaries rests with the US Army Corps of Engineers and, in some cases, the WDNR, or a local unit of government. As a result there may be adjustments to boundaries based upon further agency review. Physical characteristics of the site can change with time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these factors can change the nature and extent of wetlands on site.

| Resource Area and Location | Site Description |
|---|--|
| Upper Sugar River | Classified as an Exceptional Resource Water. |
| S17, T6, R8E – southwest corner of property | Wetland |

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The Verona Urban Service Area is located in the Lower Badger Mill Creek Watershed in western Dane County. Badger Mill Creek supports a cold water fishery downstream of HWY M, and is proposed by the DNR to be classified as a cold water fishery upstream. A small portion of the amendment area is also located in the Upper Sugar River watershed, located west of the Badger Mill Creek Watershed. However, the majority of the amendment area is located in the Upper, located west of the Badger Mill Creek Watershed. Upper Sugar River is classified as an “Exceptional Resource Water” and supports a cold water fishery. Wetlands, intermittent streams, and floodplain areas in the amendment area should be included in environmental corridors.

Major soils in the amendment area are shown in Table 2. Map 4 shows the extent of prime agricultural soils in the amendment area as well as the coverage of soils with severe limitation for development. Nearly 70 percent of the amendment area has soil which pose sever to very severe limitation for development due to shallow bedrock which increases construction costs (buildings, roads, and utilities) and could limit stormwater management options because of potential groundwater contamination.

City, county, or municipal planning organization may restrict land use in close proximity to wetlands through setbacks, zoning, buffers or environmental corridors.

For the reasons stated earlier, all areas identified as environmentally sensitive in the plan should be protected. A closer examination of environmental corridors and isolated resources may be required before development of connection areas occurs. *All efforts to protect the integrity of the corridors should be undertaken.* Also, implementation of stormwater management practices for new and existing development should be encouraged to provide adequate stream protection for water quality.

Other Resource Conditions

Within the amendment area some of the soil tracks pose limitations for residential development. These soils are associated with wetland areas, lakes and riverine floodplains and should be assessed prior to initiation of development plans. Many of these soil tracks are part of environmental corridors. Septic or private sewerage systems serving some of these areas would be better served by connection to public sewers. Inherent limitations of these soils cannot be overcome by enlarging the lot size and will likely result in ponding and runoff of partially treated wastes into surface waters.

Significance of Short-Term Impacts:

Increase in impervious surfaces are relatively permanent. Some urban BMPs can be used during development of roads, driveways, parking lots, and other paved areas to abate degradation of natural resources:

- Onsite stormwater detention/retention facilities should be included in development plans. These facilities should mimic the natural setting as much as possible.
- Wetlands should be used for stormwater treatment but primarily for environmental corridor/natural areas and habitat values; stormwater flows should be slowed before they reach wetland areas - *and buffers of 75 feet or greater should be implemented around wetland areas to protect wildlife and water quality.*
- *Secondary corridors and small headwater streams* should not be used for "economical drainageways", but **should be protected to conserve natural hydrologic flows and groundwater recharge.** Waterbodies and wetlands interconnecting the cluster lakes should be preserved with a sizable buffer to allow free movement of animal species and to slow stormwater flows to prevent scouring and sedimentation in wetland areas.

- All wetlands, floodplains, and steep slopes associated with waterbodies should be off limits for development based on possible impacts to water quality; this protection should be applied despite or regardless of the type of environmental corridor designation.

Department approval of this sewer service area plan amendment allows sewer development in the proposed area. As a single component of the land development process that includes streets, utilities, building construction, parking area construction, etc., sewers are usually located in areas where earthmoving work would occur anyway (i.e., under streets). The sanitary sewer line installation probably has substantially less environmental impact than the coinciding earthmoving work on those sites. The industrial and commercial development that follows the land subdivision process causes an increase in stormwater runoff from roof tops and parking lots, and reduces the amount of groundwater recharge area.

Although the proposed sewer system will replace mainly existing onsite systems, the presence of a sewer system may enhance development in the area, increasing the amount of impervious surfaces in the area. Increases in impervious surfaces are relatively permanent; however, some urban best management practices can be used during development of sewer lines, roads, driveways, parking lots, etc. to abate the degradation of natural resources associated with an increase in impervious surfaces.

Recommended Steps to Reduce the Significance of Short-Term Impacts

- To reduce the significance of wetland alterations, wetlands should not be used for stormwater treatment but primarily for environmental corridor/natural areas and habitat values.
- Erosion control practices should be installed and properly maintained on all areas under development to minimize runoff.
- Implementation of stormwater management practices for new development should be encouraged to provide adequate stream protection for water quality.
- Infilling of vacant lots for future development should be encouraged over the use of existing agricultural or vacant/undeveloped lands on the outskirts of the sewer service area.
- The use of wetlands and railroad right-of-ways should be discouraged, if not prohibited, for sewerline laterals due to the sensitivity of wetlands and the likelihood of rare plant species in railroad right-of-ways.

Long-Term Impacts of the Proposed Project

One major long-term impact of this project will stem from the development of medium and low density residential development. While some of these are partially developed with septic systems, installation of sewers at large lot sizes encourages and legitimates the type of urban sprawl that the Department of Natural Resources is trying to reduce in urbanizing regions. Sprawl and its associated impervious surface areas have been linked to water quality impacts described and documented in numerous publications, public journals, newspaper articles, etc.

- Water quality, quantity, economic, social, and ecological habitat and potential wildlife impacts from hydrologic modifications, including enhanced flashiness of flow regimes and increased pollutant loads from roof drains, street and parking lot runoff, deicers, spills, and oil and grease. Enhanced delivery of total suspended solids, bacteria, metals and organics (polychlorinated aromatic hydrocarbons) to surface waters, with potentially substantial changes to the quality and character of the waterbodies.
- Operational, maintenance and upgrade costs for WWTP and infrastructure development should be anticipated as the treatment plant nears its design capacity.
- Long-term primary impacts include effects from enhanced suburban sprawl over large land areas. Growth of outlying areas versus infill and vertical development of existing urban areas is associated with:

Loss of agricultural land

Loss of existing rural character in the outlying township

Ecological, social and economic costs associated with an increase in air and noise pollution, traffic congestion, waste generation, spills, need for new and enhanced infrastructure in city and outlying areas.

- Air quality impacts from new industrial, commercial and residential land uses could be significant. Individual impacts will have to be addressed on a case-by-case basis through the state air operation permit process. An increase in the accompanying vehicular traffic and associated air pollution emissions is likely from increased commercial and industrial activity.

Significance of Long-Term Impacts:

- Loss of agricultural land is irreversible and permanent for foreseeable future.
- Loss of existing rural character is irreversible and relatively permanent for the foreseeable future.
- Increase in air and noise pollution, traffic congestion, waste generation, spills is relatively irreversible and permanent as long as the industrial, commercial and residential development is implemented as planned.
- Loss of wildlife and extirpation of endangered species and loss of unique communities/habitats is permanent and irreversible.

Significance of Cumulative Effects.

Discuss the significance of reasonably anticipated cumulative effects on the environment (and energy usage, if applicable). Consider cumulative effects from repeated projects of the same type. Would the cumulative effects be more severe or substantially change the quality of the environment? Include other activities planned or proposed in the area that would compound effects on the environment.

The cumulative impacts of the area's growth will include: increased traffic, jobs, air pollution and stormwater runoff with accompanying sedimentation and pollution. The cumulative impacts also include loss of rare and endangered wildlife, wetlands, prime agricultural land, groundwater recharge areas, woodlands, wildlife intolerant to urbanization, and rural community character. The transitional edge between urban and rural land use is pushed out farther from the center of the urban area causing land use speculation and increases in property values.

This SSA Plan public hearing has provided an opportunity for public participation concerning the area's future development. All plans, however, should be reviewed periodically to be sure they represent the most current ideas and knowledge available. Wisconsin Administrative Code, NR 121, requires periodic sewer service area plan updates.

3. Significance of Risk

a. Explain the significance of any unknowns which create substantial uncertainty in predicting effects on the quality of the environment. What additional studies or analysis would eliminate or reduce these unknowns?

The current sewer extension provisions of Chapters NR 110 and ILHR 82, Wis. Adm. Code, provide implementation authority for the plan.

This sewer service area plan by itself does not secure protection of all environmentally sensitive lands within the amendment area. The opportunity for development to create adverse impacts in ignorance of water quality protection rules is diminished because the plan provides notice that the protection of wetlands and shorelands is required through other state and federal laws.

It is highly recommended that communities rezone areas identified as environmentally sensitive to conservancy for their long-term protection.

Wetlands and shorelands represent the major features within the subject environmentally sensitive areas. All wetlands and shorelands within the boundary of the proposed amendment to the sewer service area should be protected through either the implementation of sewer service area plan itself or the Army Corps 404 wetland permit process, water quality standards for wetlands (Wis. Adm. Code, NR 103), and Wisconsin Administrative Code NR 115, the shoreland wetland program for unincorporated areas which are administered locally by counties.

Any development proposal that would have a significant adverse water quality impact on environmentally sensitive lands, requiring a Clean Water Act - Section 404 Permit or a Wisconsin State Statute - Chapter 30 Permit, is required to also obtain DNR water quality certification. WDNR administers Chapter NR 103, Wis. Adm. Code, which specifies state water quality standards. Analysis of whether the proposed project will meet the qualitative standards in NR 103 is required through the water quality certification procedure; this analysis is required of any action affecting a wetland, regardless of the size of that wetland.

Stormwater management plan development is required for any construction site activity disturbing five or more acres of land, pursuant to Chapter NR 216, Wisconsin Administrative Code.

If there were insufficient industrial and commercial lands within the sewer service area to meet demand, it's possible development could occur with onsite sewage disposal systems. Within the relatively high densities of urban area development sanitary sewer generally has less adverse impact on the environment than numerous onsite sewage systems, particularly as onsite systems become old. The delineation and protection of environmentally sensitive areas through the sewer service area planning process is a positive, secondary impact. The Facility Planning and Wastewater Permitting Programs oversee the maintenance of wastewater treatment standards and capacity.

- b. Explain the environmental significance of reasonably anticipated operating problems such as malfunctions, spills, fires or other hazards (particularly those relating to health or safety). Consider reasonable detection and emergency response, and discuss the potential for these hazards.

None.

4. Significance of Precedent

Would a decision on this proposal influence future decisions or foreclose options that may additionally affect the quality of the environment? Describe any conflicts the proposal has with plans or policy of local, state or federal agencies. Explain the significance of each.

The approval of the subject plan provides direction for the community's future growth but does not foreclose future options which could have positive affects on the environment. Sewer service area plans allow amendment procedures to respond to new information and demands relative to providing water quality protection in a development setting. NR 121 requires periodic SSA plan updates.

5. Significance of Controversy Over Environmental Effects

Discuss the effects on the quality of the environment, including socio-economic effects, that are (or are likely to be) highly controversial, and summarize the controversy.

The proposed amendment is large and there is known *public* controversy regarding the environmental effects of this sewer service area plan. However, without a sewer service area plan to exclude the sewered development of environmentally sensitive lands, the adverse impact upon water quality through the development of environmentally sensitive areas could be significant. While SSA planning may not provide positive environmental impacts other than water quality protection (such as air pollution or road development), the net environmental protection measures generated through the community planning process may be broadly beneficial.

ALTERNATIVES

Briefly describe the impacts of no action and of alternatives that would decrease or eliminate adverse environmental effects. (Refer to any appropriate alternatives from the applicant or anyone else.)

Alternatives exist to the proposed action, including the 1) No action scenario, and 2) the proposed action with implementation of a series of recommendations designed to reduce the significance of short and long term water quality impacts.

No Action

The no action plan would require the continued reliance for residential development and treatment of wastewater on private onsite facilities. This scenario, currently in effect, does not include delineation of environmentally sensitive areas and protection measures as enumerated in the proposed SSA plan. Thus, there is potential for local development to occur utilizing onsite sewage disposal systems in some environmentally sensitive areas. The WDNR believes that this alternative is not preferred due to the potential for local development to occur without water quality assessment and protection measures and the likelihood of continued health and environmental problems posed by high groundwater levels and failing septic systems.

Proposed Action - With Recommendations to Reduce Adverse Water Quality Impacts

- To reduce the significance of wetland alterations, wetlands should be used for environmental corridor / natural area and habitat protection, and not used for stormwater treatment.
- Archaeological resources in the planned site area should be investigated and protected if necessary before earth moving activity occurs.
- Water quantity and quality impacts from increased commercial, residential and industrial discharges and stormwater flows should be abated through the following.

Development of a comprehensive stormwater management plan for the entire area. The plan should include the design and development of stormwater retention facilities and use of BMPs (preferably nonstructural) in future growth areas to abate pollutant loads to surface waters during and after construction activities take place, on a landscape or regional scale.

An assessment of water quantity effects from groundwater withdrawals.

Development of a wellhead protection ordinance if an ordinance doesn't currently exist or is inadequate to protect groundwater. A source water protection area for the public water supply should be delineated and protected. Local development plans should be coordinated with any setbacks and/or restrictions in the wellhead protection ordinance.

Update, as necessary floodplain maps, including secondary floodplain impacts on downstream areas; and rezoning land to provide protection for both land owners and the hydrology of the project and downstream area should occur over time.

Development and implementation of construction site erosion control ordinances for construction activities on sites smaller than that regulated under state building code requirements.

If and when the time is necessary, considerable planning should take place among the city, the county, DOT, DNR and DCRPC to design an expanded transportation infrastructure to minimize impacts to surface waters and maximize the utility of designed roads. Care should be taken to avoid the design of highways that cuts off people from their environment and encourages "sprawl".

Special protection should be given to all remaining wildlife and wetlands in the project area and downstream. Pressure will be placed on downstream resources as development is extended out. Fragmentation of wildlife areas and habitat should be minimized. It is highly recommended that communities rezone areas identified as environmentally sensitive to conservancy for their long-term protection.

Infilling of vacant lots for future development should be encouraged over the use of existing agricultural or vacant/undeveloped lands on the outskirts of the sewer service area.

The use of wetlands and railroad right-of-ways should be discouraged, if not prohibited, for sewerline laterals due to the sensitivity of wetlands and the likelihood of rare plant species in railroad right-of-ways.

Summary of Issue Identification Activities

List agencies, citizen groups and individuals contacted regarding the project (include DNR personnel and title) and summarize public contacts, completed or proposed.

| Date | Individual | Action |
|----------|------------|--------------------------|
| 04/05/02 | Terry Lohr | Received plan for review |
| | | |
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| | | |
| | | |
| | | |

On-site inspection or past experience with site by evaluator.

Project Name: Sanitary Sewer Service Area for the City and Town of Verona County: Dane

DECISION (This decision is not final until certified by the appropriate authority)

In accordance with s. 1.11, Stats., and Ch. NR 150, Adm. Code, the Department is authorized and required to determine whether it has complied with s.1.11, Stats., and Ch. NR 150, Wis. Adm. Code.

Complete either A or B below:

A. EIS Process Not Required

The attached analysis of the expected impacts of this proposal is of sufficient scope and detail to conclude that this is not a major action which would significantly affect the quality of the human environment. In my opinion, therefore, an environmental impact statement is not required prior to final action by the Department.

B. Major Action Requiring the Full EIS Process

The proposal is of such magnitude and complexity with such considerable and important impacts on the quality of the human environment that it constitutes a major action significantly affecting the quality of the human environment.

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| Signature of Evaluator <i>Terry Lohr</i> | Date Signed 6/17/02 |
|---|------------------------|

Number of responses to news release or other notice: 0

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|---|------------------------|
| Certified to be in compliance with WEPA | |
| Environmental Analysis and Liaison Program Staff <i>Jim Paul</i> | Date Signed 6/17/02 |

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed.

For judicial review of a decision pursuant to sections 227.52 and 227.53, Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Note: Not all Department decisions respecting environmental impact, such as those involving solid waste or hazardous waste facilities under sections 144.43 to 144.47 and 144.60 to 144.74, Stats., are subject to the contested case hearing provisions of section 227.42, Stats.

This notice is provided pursuant to section 227.48(2), Stats.



NEWS RELEASE

**Wisconsin Department of Natural Resources
101 S. Webster, Madison, WI 53702
Phone: 608-266-0426
E-mail: pardej@dnr.state.wi.us**

FOR RELEASE: May 29, 2002

**CONTACT: Terry Lohr, Planning and Policy Analyst, 608-267-2375,
lohrt@dnr.state.wi.us**

SUBJECT: Sewer Service Area Amendment, City and Town of Verona

Madison, Wis. – The Wisconsin Department of Natural Resources has prepared an environmental assessment for the proposed sanitary sewer service area amendment for the City of Verona and the Town of Verona in Dane county.

The proposed amendment would add nearly 512 acres to the Verona Urban Service Area, including 7 acres of existing development, and about 131 acres of environmental corridors, and a developable area of over 374 acres. About two-thirds of the amendment is in the City of Verona with the remaining in one-third in the Town of Verona.

The purpose of the proposed service area amendment is to allow the City of Verona to provide sanitary sewer, water, and other urban services to lands included within the study area. The amendment incorporates both the Epic corporate site and adjacent properties expected to develop over the next 20 years in accordance with the City of Verona's West Side Plan.

The department's environmental assessment focuses on the potential impacts of providing sanitary sewer service within the proposed revised sewer service area boundary. The goal of the department's plan approval is to protect water resources in the area by directing development away from environmentally sensitive areas and to control water pollution through planned sewer development.

The proposed Department approval of this plan is not anticipated to result in significant adverse environmental effects. The Department has made a preliminary determination that an environmental impact statement will not be required for this action. Copies of the environmental assessment that led to the DNR's preliminary determination can be obtained from Mr. Terry Lohr, Planning and Policy Analyst, Wisconsin Department of Natural Resources, 101 S. Webster Street, Madison, WI 53702, 608-267-2375, lohrt@dnr.state.wi.us.

Public comments, either written or oral, on the environmental assessment are welcome and must be submitted to Mr. Lohr no later than 4:30 p.m. June 14, 2002.