



Dane County Regional Planning Commission

217 S. Hamilton Street, Suite 403, Madison, Wisconsin 53703-3238
Telephone: 608/266-4137 Fax: 608/266-9117 E-Mail: dcrpcadm@execpc.com



August 26, 2002

Mr. Terry Lohr
Bureau of Watershed Management
Wisconsin Department of Natural Resources
101 S. Webster, WR/2
Madison, WI 53707

RE: Amendment to the Dane County Water Quality Plan, Revising the Central Urban Service Area Boundary and Environmental Corridors in the City of Fitchburg.

Dear Mr. Lohr:

We are submitting an amendment to the *Dane County Water Quality Plan*, revising the Central Urban Service Area boundary and environmental corridors in the City of Fitchburg, for Department review and approval.

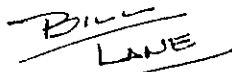
This amendment was requested by the City of Fitchburg. The amendment adds 41 acres to the Central Urban Service Area, including 13.3 acres of existing development and 22.6 acres of environmental corridors, for a net developable area of 5.1 acres.

Enclosed are two copies of the following supporting materials: (1) request letter dated June 13, 2002 and supporting materials; (2) public hearing notice dated June 18, 2002; (3) staff analysis of the proposed amendment dated July 12, 2002; (4) minutes of the July 18, 2002 public hearing and DCRPC meeting; and (5) Resolution RPC No. 963, adopting the amendment.

Please note that the adopted resolution includes stormwater conditions to protect the water quality of receiving water bodies.

We would appreciate your review and approval of this amendment to the *Dane County Water Quality Plan*. If you have any questions or need additional information or assistance in reviewing this amendment, please do not hesitate to contact me.

Sincerely,



William N. Lane, PE, AICP
Acting Executive Director

WNL:KM:cg

cc: Mr. Mark Vivian, Mayor, City of Fitchburg
cc/enc.: Ms. Ruth Johnson, DNR, Horicon Office

RPC

**Staff Analysis of Proposed Amendment to the
Dane County Land Use and Transportation Plan and Water Quality Plan
Revising the Central Urban Service Area Boundary and Environmental Corridors
in the City of Fitchburg**

1. Applicant: City of Fitchburg**2. Description of Proposal**

The amendment would add 41.0 acres to the Central Urban Service Area, including 22.6 acres of environmental corridors and 13.3 acres of existing development, for a net added developable area of 5.1 acres. The amendment area is located in the City of Fitchburg south of Lacy Road in the Dommers View area. The proposed amendment includes a combination of an existing 18-lot residential subdivision (Dommers View), a portion of a city park (McGaw Park), and 14 planned residential lots. The amendment area would accommodate a total of 32 housing units for a potential population of 85.

**Table 1
Central Urban Service Area
Requested by the City of Fitchburg**

Proposed Land Use	Density		Total (ac.)	% of Total	Housing Units	No. of Persons	No. of Students	Existing Develop.	Environ. Corridor	Develop- able
	Proposal	CUSA								
Existing Res.	1.96	4.20	9.2	22.4%	18	54	11	9.2		0.0
Proposed Res.	3.26	14.47	4.3	10.5%	14	31	5			4.3
Residential Total	2.37	6.62	13.5	32.9%	32	85	16	9.2	0.0	4.3
Street R-O-W			4.9	12.0%				4.1		0.8
Open Space			22.6	55.1%					22.6	0.0
Total Amendment			41.0	100.0%				13.3	22.6	5.1

Single Family Portion of Residential: 100%

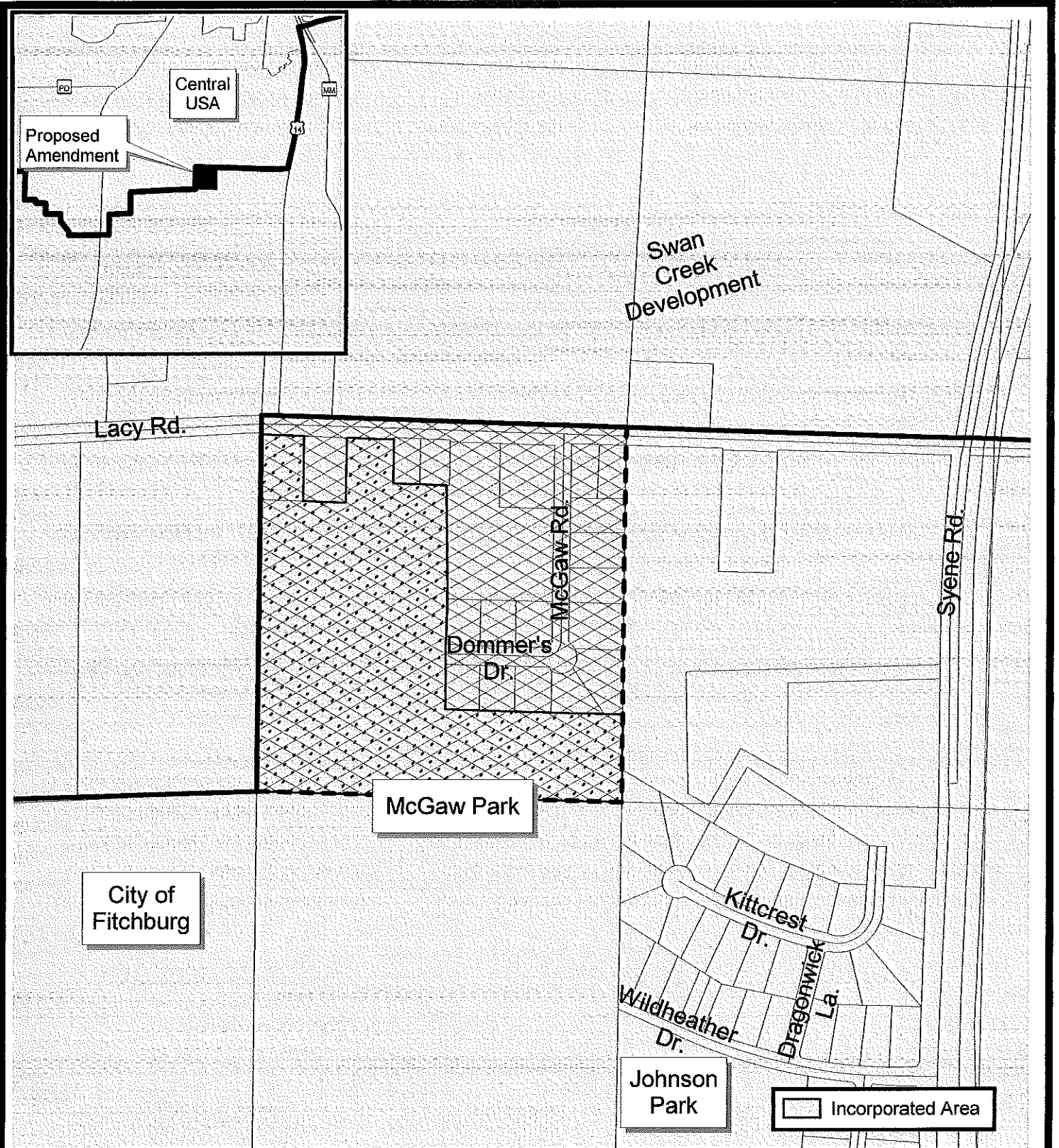
Source: City of Fitchburg Planning Submittal and Dane County Regional Planning Commission

Rev. 6/22/02

3. Existing Environment

Land Use. The proposed amendment area is presently in recreational or residential use (see air photo). Land uses adjacent to the proposed amendment are:

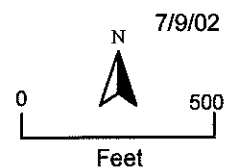
North: Agriculture (City of Fitchburg)
 East: Agricultural and Residential (City of Fitchburg)
 South: McGaw Park (City of Fitchburg)
 West: Agricultural (City of Fitchburg)



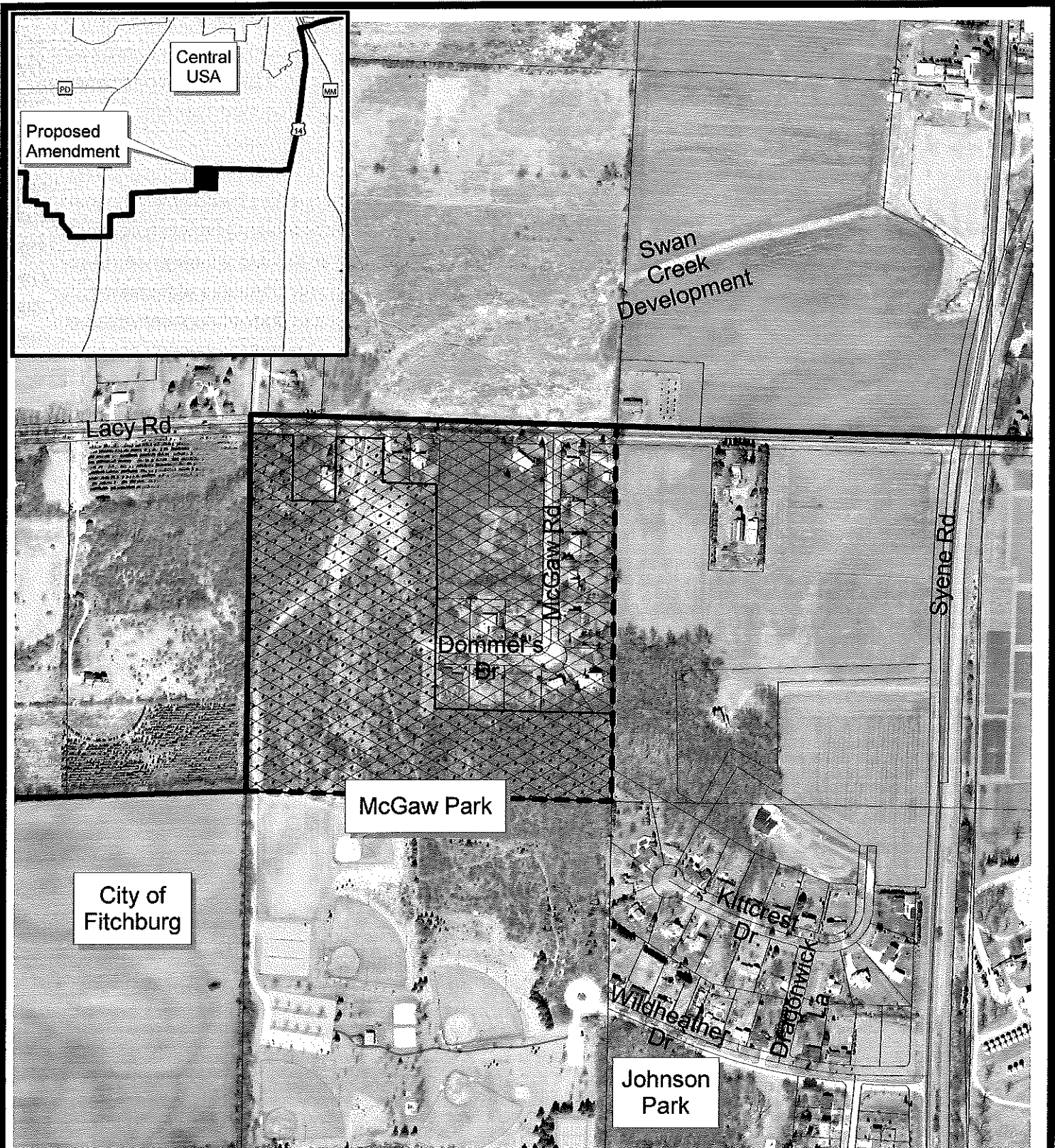
Map 1

Central Urban Service Area in the City of Fitchburg

-  Service Area to be added
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary
-  Environmental Corridor to be added



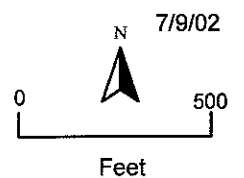
Prepared by staff
to the DCRPC.



Map 2

Central Urban Service Area in the City of Fitchburg

-  Service Area to be added
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary
-  Environmental Corridor to be added



Prepared by staff
to the DCRPC.

DOMMER'S VIEW
Proposed Urban Service
Area Expansion

Map 3

ENVIRONMENTAL CORRIDORS

LEGEND

Streets

Parcels

Urban Service Area

USA Expansion

Environmental Corridor

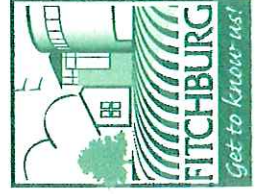
Existing

Proposed

Scale: 1" = 300'



Prepared by: Planning Department
 04/19/02



Central Urban Service Area Amendment in the City of Fitchburg



**View of McGaw Road area from
intersection with Dommer's Drive.**



**View of McGaw Road area from
Lacy Road.**



Existing development on Lacy Road.

Natural Resource Features. The proposed amendment area drains to Swan Creek, which supports a warm water forage fishery. Swan Creek flows to Lake Waubesa about 3 miles downstream from the amendment area.

The geology of the area is dominated by ground moraine and till deposited during the most recent Wisconsin glaciation. Depth to groundwater is over 25 feet in the amendment area. The bedrock type is generally fractured dolomite, which is found at a depth of 10 to 50 feet.

The major soil association in the area is Plano-Ringwood-Griswold. This association is composed of moderately well drained and well drained, deep silt loams and loams underlain by sandy loam glacial till. Table 2 summarizes the soil characteristics of the amendment area (also see Map 4).

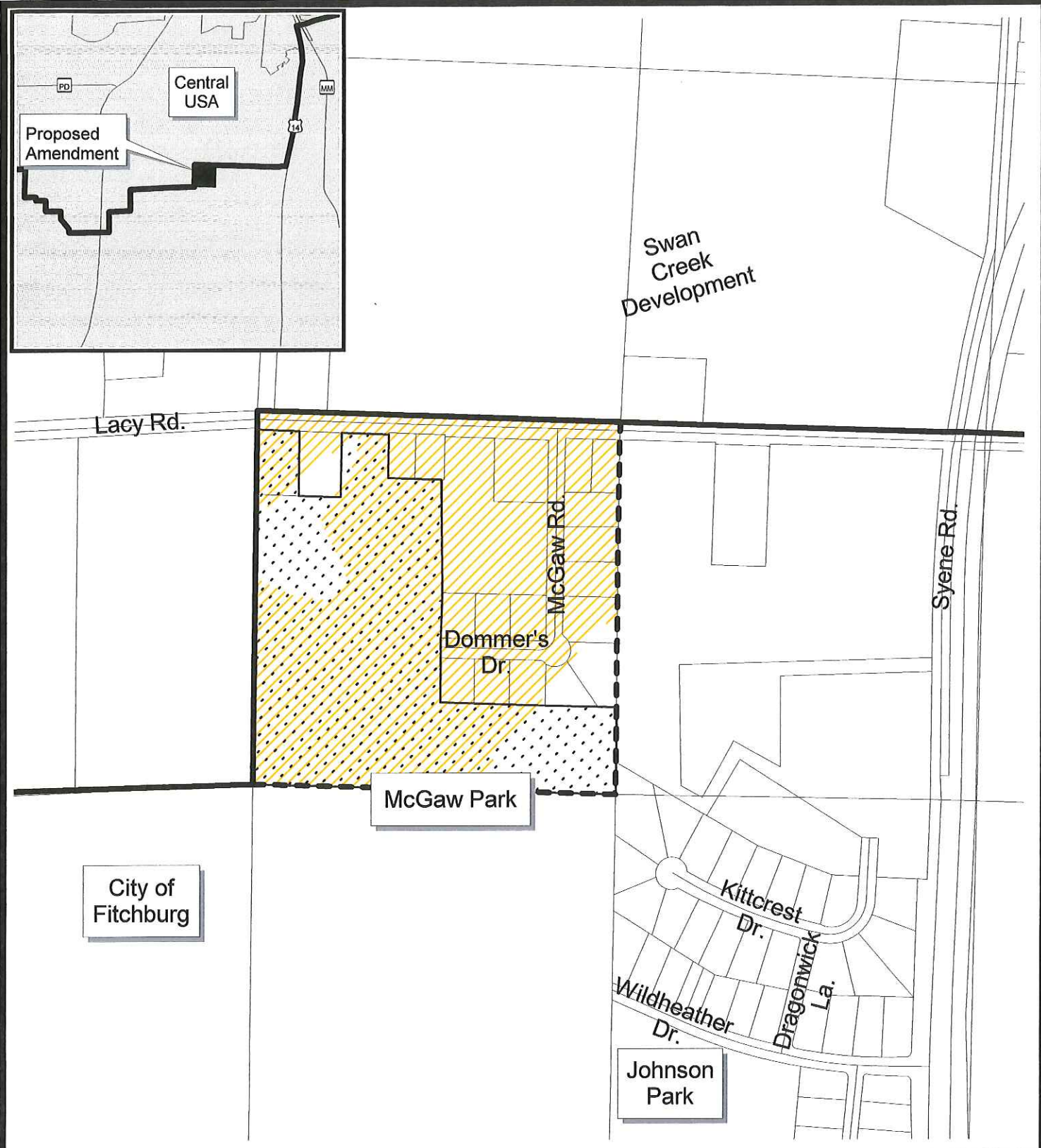
There are no streams, wetlands or floodplains in the amendment area.

Archeological information on file at the RPC does not indicate the presence of prehistoric cultural sites within the proposed amendment area. Existing development in the area makes it unlikely that any archaeological resources survive in the area. The DNR Bureau of Endangered Resources does not show the presence of rare or threatened species in and near the amendment area.

Table 2

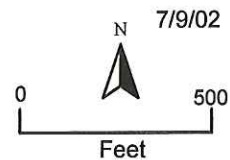
Soil Classification

Soil	% of Area	General Characteristics
Ringwood Silt Loam; RnB	45	Deep, well drained soils on glaciated uplands underlain by sandy loam glacial till. Prime agricultural soil, 120 Bu/acre corn yield. Slight limitation for development.
Plano Silt Loam; PnB	40	Deep, well drained soils formed on benches in stream valleys over sand and gravel outwash. Substrate has rapid permeability. Prime agricultural soil, 140-150 Bu/acre corn yield. Slight to moderate limitation for development.
Griswold Loam; GwC	15	Deep, well drained soils formed on glaciated uplands. Poses severe hazard of erosion, but moderate limitation for development. Not a prime agricultural soil.



Map 4 **Central Urban Service Area** **in the City of Fitchburg** **Soil Characteristics**

-  Prime Agricultural Soils
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary



Prepared by staff
to the DCRPC.

Existing Transportation System. The major roadways serving the proposed amendment area are: Lacy Road, a two-lane east-west collector; and Syene Road, a two-lane north-south collector.

There is no public transit service currently available in the vicinity of the amendment area. The only Madison Metro bus route serving central Fitchburg is Route 48, which terminates just south of the intersection of Fish Hatchery Road (CTH D) and McKee Road (CTH PD), around two miles northwest of the area. The Madison Area MPO's Rideshare Etc. Program provides a ride matching service for individuals interested in carpooling. Dane County contracts with a private provider for limited elderly group ride service, called Group Access Service, for persons aged 60 and over. Trips served include nutrition sites, senior center activities, adult day care, and shopping. The Fitchburg Senior Center also contracts for some limited elderly transportation service as well.

Bicycle travel to/from the proposed amendment area is accommodated primarily through the shared use of roadways by bicyclists and motor vehicles. Lacy Road and Syene Road both have paved shoulders/bike lanes and relatively low traffic volumes, resulting in moderately high bicycle compatibility levels. In addition, the Capital City Trail intersects Syene Road north of the area. Both Lacy Road and Syene Road have rural cross-sections without sidewalks. There are no sidewalks along the streets in the existing residential subdivision.

4. Consistency or Conflict with Plans

The Central Urban Service Area Analysis, adopted by the RPC in 1989, includes a list of criteria to be met by proposed amendments to the service area, including:

- preparation of an area plan which encompasses the proposed amendment
- a description of proposed land uses
- an evaluation of consistency with adopted plans
- methods of protecting environmental corridors
- an evaluation of urban services to be provided, including transportation, water, sewer, police, fire, solid waste, storm drainage and neighborhood facilities

The City of Fitchburg has addressed these criteria through information presented in the City's CUSA amendment proposal, dated June 2002, for the CUSA amendment for the Dommers View Area.

Table 3 presents the goals achievement checklist for the eleven major goals of the Vision 2020 *Dane County Land Use and Transportation Plan*. The proposed amendment is supportive of one goal: develop a system of open space corridors. The environmental corridors portion of the amendment is part of McGaw Park. The amendment is neutral or has offsetting effects for ten goals.

5. Description of Urban Services

Public Water System. The City proposes to extend the water system to the amendment area from the water main proposed for Lacy Road as part of the Swan Creek development north and northeast of the amendment area. Fire hydrants will be provided. The City water system is comprised of 6 wells with a total pumping capacity of 5,150 gallons per minute (gpm) and a total storage capacity of 1.5 million gallons. The City plans to replace one of its older wells (either #7 or #8, depending on which one fails first) and add a seventh well near

Table 3
Dane County Land Use and Transportation Plan
Goals Achievement Checklist

Goals	Strongly Conflicts	Conflicts	Neutral or Offsetting Effects	Supports	Strongly Supports
Promote balanced communities with a mix of development.			X		
Promote compact urban development.			X		
Promote distinct communities and neighborhoods with a mix of uses.			X		
Provide a range of housing types.			X		
Provide an integrated, all-mode transportation system.			X		
Concentrate employment and activity centers along transit corridors.			X		
Maintain Downtown Madison as the region's major activity center.			X		
Provide employment opportunities and a diverse economic base.			X		
Protect agricultural lands by limiting non-farm development in agricultural areas.			X		
Protect environmental, cultural and historic resources.			X		
Develop a system of open space corridors to preserve environmental functions, scenic value, and recreational opportunities.				X	

Proposal: Amendment to the Central Urban Service Area

**Applicant &
 Submittal Date:** City of Fitchburg, June 2002.

Syene Road. The total pumping capacity of the system in the future with these changes will be 6,950 gpm. Additional storage is also planned in the next 3 to 5 years, bringing total storage capacity to 2 million gallons. Present average water demand is 1.9 mgd, expected to increase to 2.62 mgd by 2020. The system has adequate capacity at present, and is expected to maintain adequacy with proposed improvements in the future, providing a fire flow of about 3,000 gpm for 3 hours.

Wastewater. The amendment area would generate about 6,400 gallons per day (gpd) of wastewater. Sewer service to the amendment area will be provided through gravity sewer connections to a newly constructed gravity sewer main on Lacy Road (as part of the Swan Creek development). The sewer main discharges into MMSD's Nine Springs Valley Interceptor (NSVI). The NSVI is forecast to reach capacity by 2016. MMSD will initiate a comprehensive facility planning project in the near future to assess the most efficient and cost-effective manner of providing wastewater service to its service area. The feasibility of satellite treatment plants will be evaluated as part of this facility planning.

Stormwater Management System. The amendment area is included in the City's comprehensive stormwater management plan for the Nine Springs Neighborhood covering the eastern portion of the City. The plan outlines and recommends best management practices, policies and guidelines that, if implemented, would reduce the adverse water quality and quantity impacts of the proposed development. These include maximizing infiltration, reducing impervious areas, managing pesticide and herbicide application to lawn areas, and constructing grass swales, infiltration basins, and wet retention ponds and constructed wetlands. The amendment area is in two sub-basins. The area east of McGaw Road drains to a new stormwater facility in the Swan Creek development immediately north of Lacy Road. The area west of McGaw Road drains to a low area immediately northwest of the amendment area south of Lacy Road. A regional stormwater facility is planned for this low area.

The City has adopted a construction site erosion and runoff control ordinance.

Urban Transportation System. There is no proposed plat for the site, but the submittal indicates that two local streets will be constructed to serve the new houses -- one probably running from Lacy Road southeast to McGaw Road and another possibly taking access off of the McGaw Park entrance for the property west of the park. There are no major roadway improvements planned in the vicinity of the amendment area at this time.

Development of the Nine Springs Neighborhood north of Lacy Road will provide the necessary concentration of development to make bus transit service feasible in the vicinity of the amendment area in the future. The City has indicated its intent to provide bus service to the Nine Springs Neighborhood once it is sufficiently built out.

A multi-use trail/path is planned connecting McGaw Park (located within the amendment area) north across Lacy Road to the proposed Swan Creek residential development within the Nine Springs Neighborhood and the Capital City Trail. The submittal does not indicate whether sidewalks will be provided, although the city's subdivision ordinance or regulations generally require them.

Environmental Corridors. About 22.6 acres of land are designated as environmental corridors, composed of a portion of McGaw Park. There are no other sensitive resources requiring designation as environmental corridors.

Public Areas and Facilities. The amendment area contains more than 22 acres of McGaw Park, and abuts 40 additional acres of the park south of the area.

Public Safety Services. General police and fire services are currently provided by the City of Fitchburg. The Fitchburg Police Department includes 37 full-time officers, which is 1.8 police officers per 1,000 population, exceeding the DCRPC minimum standard of 1 police officer for every 1,000 population. The water system proposed for the amendment area provides fire hydrants and adequate flow and storage for fire-fighting purposes at the present time. The City of Fitchburg has a fire rating of 3, exceeding the DCRPC minimum standard of 6. Paramedic services are provided by Fitchrona EMS, an intergovernmental service of the Cities of Fitchburg and Verona and the Town of Verona. Fire protection is provided by the City of Fitchburg Fire Department and is within a mile of the amendment area.

Other Urban Services. Other urban services, including solid waste collection, will be provided through the City's existing delivery system.

6. Impacts or Effects of Proposal

Surface and Ground Water Impacts. The potential impacts of urban development are generally to increase stormwater runoff rates and volumes, reduce groundwater recharge, and increase the pollutant load of receiving water bodies. Most of the proposed amendment is already developed or planned to remain in open space. Therefore, stormwater impacts of the amendment are expected to be small.

The City has adopted an erosion and stormwater runoff control ordinance that limits post-development runoff to predevelopment levels. The ordinance exceeds Dane County stormwater standards and provides a means for reducing the adverse impacts of erosion and increased runoff from development. The City has also prepared a stormwater management plan for the amendment area that proposes to utilize a comprehensive combination of practices to provide water quality and quantity protection for Swan Creek and its wetlands.

Sewerage System Impacts. The City of Fitchburg is estimated to generate nearly 3.0 million gallons of wastewater per day (MGD) by year 2020. The capacity of several stretches of MMSD interceptors, downstream from Fitchburg, will be exceeded by 2016. These facilities were constructed in the early 1960s and will have reached their expected design life by then. The Nine Springs wastewater treatment facility receives the generated wastewater from Fitchburg. The facility has a design capacity of 50 MGD and a year 2020 forecast flow of 52.6 MGD, above its capacity. Treatment capacity may require expansion by 2016 and satellite treatment plants will be considered as part of comprehensive facility planning.

Transportation System Impacts. The proposed amendment is intended for five acres of residential development, consisting of fourteen (14) single-family houses. The amendment area also includes nine acres of existing residential development and existing McGaw Park.

In 1999, the average daily traffic (ADT) volume on Lacy Road west of Syene Road was 2,000. Syene Road had a 1999 ADT volume of 2,300 north of Lacy Road.

When fully developed, the proposed amendment area can be expected to generate 125 additional one-way vehicle trips on an average weekday. Lacy Road and Syene Road have sufficient capacity to handle the traffic expected from the proposed CUSA amendment.

School System Impacts. Currently, the Oregon School District is looking at its facility needs for its rapidly growing enrollment. From 1991 to 2002, Oregon experienced the seventh-fastest enrollment increase in Dane County (31%). The proposed amendment would ultimately increase enrollments by only 5 students.

7. Alternatives

The process of amending the City's Master Plan examined the alternative locations for future development, taking into consideration protection of environmentally sensitive areas. The revised Master Plan provides for development of vacant lands in the City that are contiguous to existing developing areas and needed for proposed residential and commercial growth, and which represent a cost-effective extension of City services.

8. Controversies, Comments Received, Unresolved Issues

A public hearing before the Regional Planning Commission is scheduled for July 18, 2002. No controversies are noted and no comments have been received to date.

9. Conclusions and Staff Recommendations

The proposed amendment is generally consistent with adopted plans and policies and with criteria for urban service area amendments. Resolution RPC No. 963 has been drafted for the Commission's consideration. The resolution includes a stormwater quality and quantity management condition and a recommendation that right-of-way for pedestrian/bicycle connections from the residential areas to McGaw Park and the proposed multi-use path/trail be considered when the plats for these areas are approved.



WISCONSIN
HISTORICAL
SOCIETY

Headquarters Building
816 State Street
Madison, WI 53706-1482
608-264-6400

8 July 2002

K. Mesbah
Dane County Regional Planning Commission
217 S. Hamilton St.
Ste. 403
Madison, WI 53703

RE: Amending the Dane County Land Use and Transportation Plan and Water Quality Plan: Revising the Central Urban Service Area Boundary and Environmental Corridors, City of Fitchburg.

Dear Mr. Mesbah:

No previously reported archaeological sites or burials sites have been identified within the project area.

However, none of the land within the revised Central Urban Service Area Boundary and Environmental Corridors has been systematically investigated for the presence of archaeological sites and burial areas. Considering the presence of drainages and wetlands, and the results of other surveys in the vicinity, we recommend that all areas of the proposed development be surveyed by a qualified archaeologist to locate and evaluate the significance of any archaeological deposits that may be present. Please note that cultivation and urban development does not always completely destroy archaeological sites. It is not uncommon to find houses, storage areas, burials, and other undisturbed deposits underneath the tilled layer in farm fields or in urban settings. When the work is completed, please provide us with two (2) copies of the archaeologist's report.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. If anyone suspects that a Native American burial mound or an unmarked or marked burial is present in an area, the Burial Sites Preservation Office should be notified. If human bone is unearthed during any phase of a project, **all work must cease**, and the Burial Sites Preservation Office **must be contacted** at 1-800-342-7834 to be in compliance with Wis. Stat. 157.70 which provides for the protection of all human burial sites. **Work cannot resume until the Burial Sites Preservation Office gives permission.** If you have any questions concerning the law, please contact the Coordinator of the Burial Sites Preservation Program at the Wisconsin Historical Society, Dr. Leslie Eisenberg at 608-264-6503.

If you have any questions, or if you need additional information, please feel free to contact me.

Sincerely,

John H. Broihahn
Office of the State Archaeologist
Assistant State Archaeologist
608-264-6496
jhbroihahn@mail.shsw.wisc.edu
(asi searches/Dane/Fitchburg)

