

Resolution CARPC No. 2014-14

Amending the *Dane County Land Use and Transportation Plan* and *Dane County Water Quality Plan* by Revising the Central Urban Service Area Boundary and Environmental Corridors in the City of Fitchburg (North Stoner Prairie Neighborhood)

WHEREAS, the Capital Area Regional Planning Commission has adopted, amended and reaffirmed the *Dane County Land Use and Transportation Plan* and *Water Quality Plan*; and

WHEREAS, said plans delineate urban service areas and environmental corridors as amended through November 2013; and

WHEREAS, the City of Fitchburg has requested an addition to the Central Urban Service Area in the North Stoner Prairie Neighborhood; and has based the request on the *City of Fitchburg Comprehensive Plan* adopted on March 4, 2009, and;

WHEREAS, a staff analysis of the proposed amendment has been prepared, which indicates that the amendment is generally consistent with adopted regional plans and policies.

NOW, THEREFORE, BE IT RESOLVED that in accordance with §66.0309, Wis. Stats., and Sec. 208 of Public Law 92-500, the Capital Area Regional Planning Commission amends the *Dane County Land Use and Transportation Plan* and recommends the amendment of the *Dane County Water Quality Plan* by revising the Central Urban Service Area boundary and environmental corridors, as shown on the attached map.

Adoption of this amendment is based on the land use and urban service plans submitted in support of this amendment, and conditioned on the City of Fitchburg pursuing the following:

CARPC staff recommends approval of this amendment, based on the land uses and services proposed and conditioned on the City of Fitchburg commitment to pursuing the following:

1. Submit a detailed stormwater management plan for CARPC and DCL&WCD staff review and approval prior to any land disturbing activities in the amendment area. The stormwater management plan should include the following:
 - a. Install stormwater and erosion control practices prior to other land disturbing activities. Protect infiltration practices from compaction and sedimentation during land disturbing activities.
 - b. Control peak rates of runoff for the 1, 2, 10, and 100-year 24-hour design storms to "pre-development" levels (i.e. maximum Runoff Curve Number = 68 for agricultural land use and hydrologic soil group B).
 - c. Maintain the post development stay-on volume to at least 90% of the pre-development stay-on volume for the one-year average annual rainfall period, as defined by WDNR.

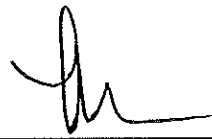
- d. Maintain pre-development groundwater recharge rates from the Wisconsin Geological and Natural History Survey's 2009 report, Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model (an average of 9-10 in./yr. for the amendment area) or by a site specific analysis.
- e. Provide at least 80% sediment control for the amendment area in accordance with existing ordinances.
- f. Stormwater practices should be publicly owned and managed or have perpetual legal maintenance agreements with the City to allow the City to maintain facilities if owners fail to do so.

CARPC also recommends that the village pursue the following:

- 1. Conduct a limited archaeological survey of the amendment area, focusing on those areas matching the topography and landforms matching those suggested by WSHS. (See WSHS response letter, attached) Send three copies of the survey report to CARPC.
- 2. 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 Wisconsin Historical Society should be notified. If human bone is unearthed during any phase of a project, all work must cease, and the Wisconsin Historical Society must be contacted at 1-800-3442-7834 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. Questions concerning the law can be directed to Mr. Chip Brown, 608-264-6508.
- 3. Continue to work with WisDOT and Dane County on the planned reconstruction of McKee Road between Verona Road and Seminole Highway, including improvements to the Commerce Park Drive intersection.
- 4. It is recommended that a detailed street plan for the neighborhood be developed prior to approval of the first preliminary or final plat to ensure desirable routing options are not foreclosed in the future.
- 5. Consideration should be given to a more direct street connection from the planned residential area to the Lacy Heights Neighborhood (via Persimmon Dr. and Scarlet Dr.). The one shown in the conceptual street network in the plan is extremely indirect. The concern about "cut through" traffic is overstated with Schumann Drive just to the north. If the concern is the street crossings of the existing path, improvements can be made (e.g, speed table, signage, street markings) to ensure a safe crossing of the streets for path users.
- 6. Figures 7-1 and 7-6 in the North Stoner Prairie Neighborhood Plan denote different multi-use path alignments near the existing schools, which needs to be clarified. It is recommended that the planned path connect directly to both schools.
- 7. Encourage volume controls in which stormwater is evaporated or transpired.

8. Establish an emergency outlet for the closed basin for times when the infiltration devices are off line. Depending on the outlet location improvements to the downstream conveyance channel may also need improvement.

October 9, 2014
Date Adopted



Larry Palm, Chairperson

Map 1 – North Stoner Prairie

