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August 12, 2014

NOTICE OF PUBLIC HEARING

September 11, 2014

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

The Capital Area Regional Planning Commission will hold a public hearing on September 11, 2014 at the City of Fitchburg, City Hall, 5520 Lacy Road, Fitchburg, Wisconsin, to take testimony concerning amendments to the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* to revise the Central Urban Service Area boundary and environmental corridors and the Central Urban Service Area, as requested by the City of Fitchburg. The Capital Area Regional Planning Commission meeting convenes at 7:00 p.m.

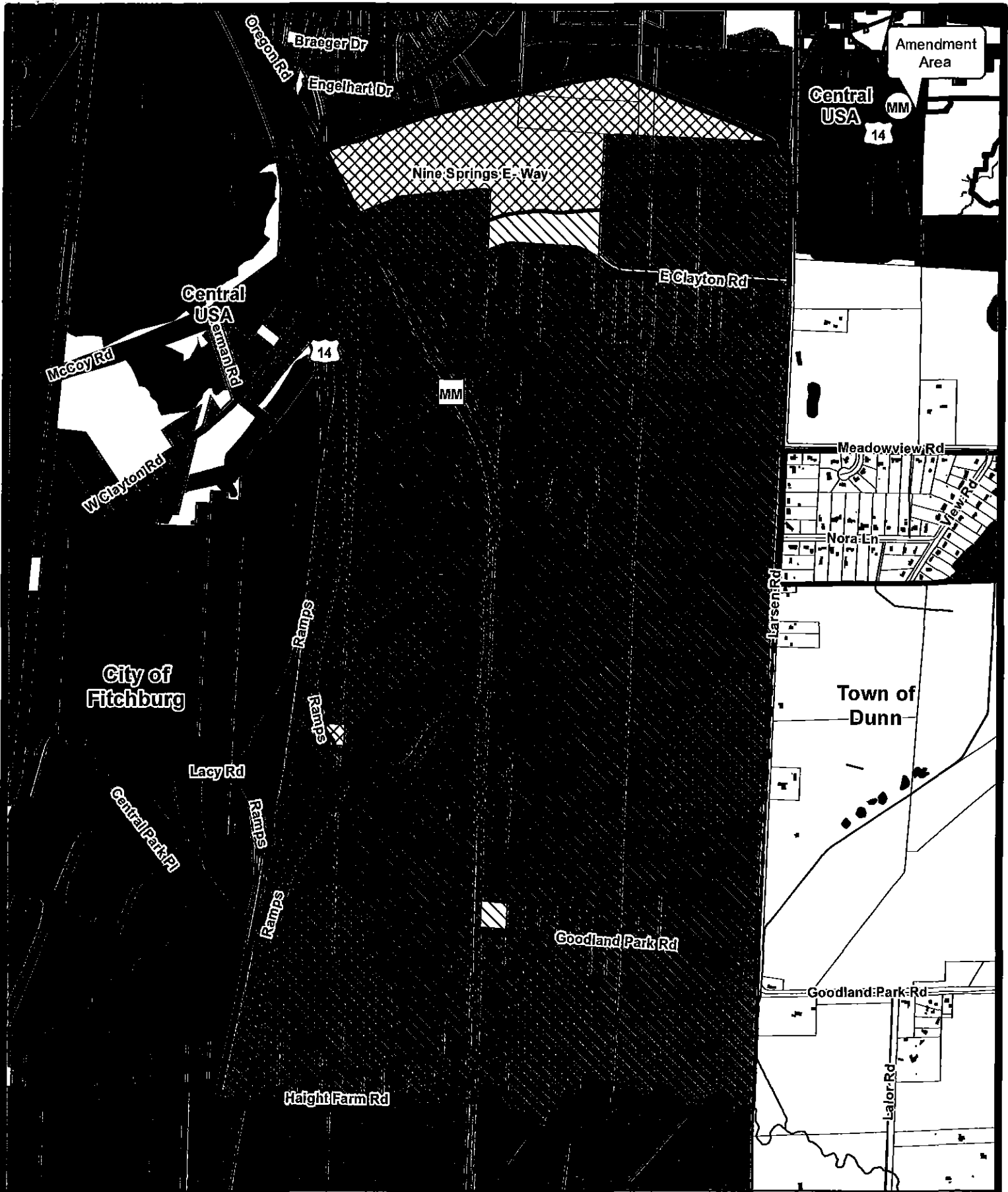
The City of Fitchburg requests an amendment to the Central Urban Service Area adding the Northeast Neighborhood, in the northeast corner of Fitchburg. The neighborhood is bounded by US Highway 14 to the west, Larsen Road to the east, and Nine Springs Creek to the north. The southern boundary is Lacy Road between US Hwy 14 and CTH MM, and Swan Creek from CTH MM to Larsen Road. The amendment totals 985.9 acres, and is primarily in agricultural use. The area includes 176.8 acres of existing development including 86.5 acres of right-of-way, 63.0 acres of residential development (approximately 52 homes), 19.8 acres of mineral extraction, and 7.6 acres of commercial development. Environmental corridors are proposed for 273.5 acres. The amendment would add 542.3 developable acres to the Central Urban Service Area.

Further information on the proposal may be obtained from Sean Higgins at 608-283-1267. The staff analysis and City of Fitchburg submittal are available on the CARPC website here: www.CapitalAreaRPC.org/USA_List.html

Attachment








Mailed to: Shawn Pfaff, Mayor, City of Fitchburg
Patti Anderson, Clerk, City of Fitchburg
Tony Roach, City Administrator, City of Fitchburg

Thomas Hovel, Zoning Administrator/City Planner
Joseph Parisi, Dane County Executive
Todd Violante, Dane County Planning & Development
Sharon Corrigan, Dane County Board Chair
Jenni Dye, Dane County Board Supervisor – District 33
Steve Arnold and Becky Baumbach, Alders, City of Fitchburg, District 4
Susan Jones, Coordinator, Dane County Lakes and Watershed Commission
Kevin Connors, Dane County Land Conservation Department
Lisa Helmuth, WDNR Central Office
Fran Keally, WDNR Central Office
Michael Mucha, Chief Engineer and Director, MMSD
Curt Sauser, MMSD
Bill Schaefer, Manager, Madison Area Transportation Planning Board
Paul Soglin, Mayor, City of Madison
Steven Cover, Director of Planning, City of Madison
Maribeth Witzel-Behl, Clerk, City of Madison
David Combs, Chair, Town of Verona
Amanda Arnold, Administrator, Town of Verona
John Wright, Clerk, Town of Verona
Bob Miller, Mayor, City of Monona
Joan Jandrusz, Clerk, City of Monona
Patrick Marsh, Administrator, City of Monona
Brad Czebotar, President, Village of McFarland
Eric Rindfleisch, Administrator, Village of McFarland
Tracey Berman, Clerk, Village of McFarland
Dwight Johnson, Chair, Town of Blooming Grove
Mike Wolf, Clerk, Town of Blooming Grove
John VanDinter, Chair, Town of Westport
Tom Wilson, Administrator, Town of Westport
Ed Minihan, Chair, Town of Dunn
Cathy Hasslinger, Clerk, Town of Dunn
Eric McLeod, President, Village of Maple Bluff
Sarah Danz, Clerk, Village of Maple Bluff
Judd Blau, President, Village of DeForest
LuAnn Legett, Clerk, Village of DeForest
Steven Fahlgren, Administrator, Village of DeForest
Kevin Viney, Chair, Town of Burke
Brenda Ayers, Clerk, Town of Burke
Kurt Sonnentag, Mayor, City of Middleton
Lori Burns, Clerk, City of Middleton
Mike Davis, Administrator, City of Middleton
Mark Sundquist, President, Village of Shorewood Hills
Karl Frantz, Administrator, Village of Shorewood Hills
Cokie Albrecht, Clerk, Village of Shorewood Hills
Jim Campbell, Chair, Town of Madison
Renee Schwass, Clerk, Town of Madison
Brian Busler, Superintendent, Oregon School District




Map 1 Northeast Neighborhood

Amendment to the Central Urban Service Area and Environmental Corridors in the City of Fitchburg

-  Service Area to be added (985.9 acres)
-  Proposed Environmental Corridor (273.5 acres)
-  Public Land
-  Existing Environmental Corridor
-  Incorporated Area
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

11 Mar 2014



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Feet

Prepared by staff of the CARPC.

Minutes

(As Amended following the October 9, 2014 CARPC Meeting)

Meeting of the Capital Area Regional Planning Commission

September 11, 2014

Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI

6:30pm

RPC Meeting Policies and Deadlines

Registering and Speaking at RPC Public Hearings and Meetings: Persons wishing to speak must register and give the registration form to the meeting recorder before the corresponding "Public Comment..." or Public Hearing item is taken up. Oral comments will not be heard for individual agenda items not designated for public hearing, but will be heard under the "Public Comment..." agenda item. The time limit for testimony by each registrant will be 3 minutes, unless additional time is granted at the discretion of the Chair. However, for public hearings on USA/LSA amendments, applicants are granted a maximum of 15 minutes to testify, and other groups of registrants may pool their time of 3 minutes each up to a maximum of 15 minutes. Commissioners may direct questions to speakers. The RPC may alter the order of the agenda items at the meeting.

Deadlines for Written Communications: Written communications intended to be provided to the Commission and considered as part of the information package for a public hearing or agenda item should be received in the RPC office no later than noon, 7 days prior to the meeting. Written communications received after this deadline will be reported and provided to the Commission at the meeting.

RPC Action Scheduling: If significant controversy or unresolved issues are raised at the public hearing, the RPC will usually defer or postpone action to a future meeting.

Present: Joe Ball, Zach Brandon, Mark Geller, Ken Golden, Eric Hohol, Jason Kramar (arrived at 7:10pm), Peter McKeever, Ed Minihan, Caryl Terrell, Evan Touchett

Absent: Kris Hampton, Warren Onken, Larry Palm

Staff Present: Phil Gaebler, Sean Higgins, Mike Kakuska, Aaron Krebs, Kamran Mesbah, Steve Steinhoff, Laura Thomas

1. Roll Call

Vice-Chair Commissioner McKeever chaired the meeting due to Chair Palm's absence. Commissioner McKeever called the meeting to order at 6:30pm. Roll Call was taken.

2. Approval of amended minutes of the July 10, 2014 meeting (*actionable item*)

Ms. Terrell motioned to approve the minutes of the July 10, 2014 meeting as amended, seconded by Mr. Golden. Motioned passed unanimously.

3. Approval of minutes of the August 14, 2014 meeting (*actionable item*)

Mr. Hohol motioned to approve the minutes of the August 14, 2014 meeting; seconded by Ms. Terrell. Motioned passed unanimously.

4. Review of agenda – no changes were made

5. Public comment on matters not for Public Hearing - there are none.

- 6. Discussion of Budget & Personnel Panel** (*note: any members of BPP present at this meeting are invited to speak and will be included in all discussions under this item*) - No discussion occurred

- 7. Report and Discussion on FUDA planning process and CRSC activities**

No discussion or questions (material was included in packet)

- 8. Approval of the July and August 2014 voucher bills and July 2014 Treasurer's Report** (*actionable item*)

Mr. McKeever informed the Commission that Mr. Kramar had approved the July and August 2014 voucher bills and signed the Treasurer's Report prior to this meeting.

Mr. Golden motioned to approve the July and August 2014 voucher bills and the July 2014 Treasurer's Report; seconded by Mr. Hohol; motion passed unanimously.

- 9. Approval of the September 2014 voucher bills and August 2014 Treasurer's Report**

Mr. McKeever informed the Commission that Mr. Kramar has approved the September 2014 and signed the August 2014 Treasurer's Report prior to this meeting.

Mr. Minihan motioned to approve the September 2014 voucher bills and the August 2014 Treasurer's Report; seconded by Mr. Hohol; motioned passed unanimously.

- 10. Report of Chair / Discussion**

There is no report.

Ms. Terrell asked for an update from the September 8, 2014 Executive Committee on discussion of the CRSC Policy Committee.

Mr. McKeever said that staff has been asked to relook at the role and intentions of the policy committee. He said that discussion was very general and any list was in draft form only and not intended to be complete or final.

Ms. Terrell asked about the liaison between this policy committee and the CARPC and was it discussed that a Commissioner serve on the committee.. Mr. McKeever said this is on the table.

Mr. Mesbah noted that the role of this committee is being defined and then selection of individuals who would best channel this role would be looked at and if appropriate, a member of the CARPC might be asked to serve on the committee.

Ms. Terrell said that if the CARPC had an Executive Director, this person would be suited to serve on the Committee or another CARPC staff member. Ms. Terrell said that she does not want the need for an Executive Director to go away.

Mr. Mesbah added that Chair Palm is going to work with staff to develop a proposal for the Executive Committee to be considered at their next meeting

Ms. Terrell asked if fees were discussed at the meeting; Mr. McKeever replied they were not.

11. Report of Deputy Director / Discussion

Mr. Mesbah said that staff is finalizing the closing documents for the HUD grant, due on September 14.

Mr. Mesbah reported that recruitment is in progress for open staff positions. Interviews have been held for intern positions and selection process is underway. The Community Planner position is posted. Mr. Mesbah hopes to bring requests for proposals for financial services to the next meeting.

Robert Grow, President & CEO of Envision Utah, is coming to Madison in November and will be speaking at conference hosted by 1000 Friends of Wisconsin, "Seismic Shift," on November 7, 2014 at Monona Terrace. CARPC staff is a sponsor of this conference and Commissioners will be asked to participate.

Mr. McKeever announced at 6:45pm a 15 minute break with the completion of the monthly business of the CARPC and before the public hearings.

Mr. McKeever opened the first Public Hearing at 7:00pm.

12. Public Hearing: Amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by Revising the Cambridge Urban Service Area Boundary and Environmental Corridors in the Village of Cambridge

- a. The applicant requested staff presentation to occur before applicant presentation.
- b. **Staff Presentation – Presentation by Sean Higgins, Community Planner and Phil Gaebler, Environmental Engineer**

Mr. Higgins and Mr. Gaebler gave a PowerPoint presentation, introduced by Mr. Higgins. The request from the City of Cambridge is to add 75.7 acres (42.4 developable acres) to the Cambridge urban service area. The area is located between US Highway 12 and 18 and State Highway 134 in the northwest corner of the Village of Cambridge. The Village of

Cambridge currently owns all 75.7 acres of land. Land use for the proposal is a vineyard and other commercial in addition to residential.

Housing projections include 44 new single-family housing units on 15.2 acres (2.9 units/acres), 66 units of high-density residential on 5.0 acres (13.1 units/acre) with a proposal average of 5.4 units/acre.

Mr. Gaebler continued the PowerPoint presentation with the Natural Resources Section.

Mr. Higgins continued the PowerPoint presentation with Advisory Goals. Overall, the amendment proposal supports 7 CARPC goals, conflicts with none of the CARPC goals, and has neutral or off-setting effects for 7 goals. Given the rural nature of the site, there is not mass transit in Cambridge although they are making an earnest effort to connect to CamRock bicycle trail to the south. The village has recently received a grant to extend that trail up to the proposed amendment area. Mr. Higgins said the Village of Cambridge has not worked with CARPC in the FUDA process but from talking with Village leaders, Mr. Higgins said they may be open to this.

Mr. Higgins reviewed CARPC criteria. The application is contiguous to USA and infrastructure and consistent with the Village of Cambridge Smarth Growth 2035 Comprehensive Plan and the Dane County Parks and Open Space Plan.

Mr. Gaebler reviewed the stormwater management information. The proposed amendment area meets or exceeds Wisconsin and Dane County standards. The only concern raised was the drainage to the northeast which flows through an agricultural field before entering a defined channel. There is sufficient water capacity and for wastewater, there is sufficient capacity at the Cambridge treatment plant.

Mr. Golden asked for clarification on the density comparison for the overall proposal compared to the existing Cambridge urban service area. He said the chart seems to imply there is no multi-family housing at all in Cambridge.

Mr. Higgins said that when densities were broken out, it was only broken out into single family vs. multi-family.

Mr. Golden said in the past, this has been averaged and compared to the underlying density and he is not used to seeing this broken out by housing type. He continued to say that if you have a large single family lot at a lower density, you could compensate for that by having higher density resulting in something potentially problematic becomes OK because of the average. Mr. Golden asked for the average.

Mr. Higgins said that 5.4 is the overall residential density. Mr. Golden asked what the overall density in Cambridge is. Mr. Golden said this is

an important consideration and this is a piece of data he will be looking for. Mr. Brandon said we know it's less than 5.6 because of multi-families so it should be an overall increase in density. Mr. Golden said it would not stop him from his vote but it is an important consideration. Mr. Higgins will follow up with information on the overall density of Cambridge.

Mr. McKeever said in talking about a 100 year 24 hour design storm and about 90% stay-on, how much water is the 10% that doesn't stay on and where does this water go? He asked what is known about the differential between how much rain is in a 100 year storm in terms of volume of water and how much water is that other 10%.

Mr. Gaebler said that those criteria are set on two different types of modeling and types of storms. The 100% or the 90% stay-on at an annual average value is based on a continuous simulation that takes the rainfall from an entire year and simulates it through the infiltration system. It is not measured against an individual storm. That is 28 inches of rainfall that stays on a site; a portion of that will evapo-transpire, and a portion of that goes into groundwater. On this site, that is the 9-10 inches of water that is going into the groundwater. The 100 year storm is 6 inches in 24 hours. Most of that is going to leave the site but most of that was leaving the site already.

Mr. McKeever asked if 6 inches is the volume of water.

Mr. Gaebler said that it is the rainfall depth within the time of 24 hours which is the standard for Dane County for a 100 year storm. This is based on statistical analysis with 1986 historical data. Atlas 14 is NOAA's new rainfall depths and distributions. Atlas 14 has added more data and recalculated this in the state of Wisconsin. The 100 year storm will be 6.54 inches and the smaller (1 and 2 year) storms decreased by a fraction of an inch.

Mr. Mesbah added that the Commission had asked about the status of the new data being available. The NRCS is releasing the new data in another month or two in time for the next building season, spring 2015. The software should be updated at about the same time. This new data will be used to design facilities and will be the new frequency distribution for the 100 year storms. Mr. Mesbah highlighted the fact that CARPC conditions of approval do not talk about the year of data, they talk about standards. When the new 100 year standard becomes available, the new data will become applicable in review and design of stormwater facilities. Most of what you are approving, continued Mr. Mesbah, is going to be built five or more years from now and will use the updated storm data which includes data from the late 1800s all the way to 2010.

a. Applicant Presentation

Linda-Begley-Korth, Administrator and Economic Development Director for the Village of Cambridge introduced the team – Steve Struss, Cambridge Village President, Warren Myers, Village Engineer of Town and County Engineering, Jeff Kossman, Chief Operating Engineer, The Vineyards at Cambridge, LLC, Bill Ranguette, Managing Member, The Vineyards at Cambridge, LLC, and Frank Peregrine, Projector Manager, The Vineyards at Cambridge, LLC. (No PowerPoint)
(Preliminary Presentation to Commissioners at March 13, 2014 CARPC meeting)

Mr. Struss provided background information. The village purchased the property when it became available as agricultural land in 1998 with a vision for development but no immediate plans. It has been rented as farmland and in 2004, was annexed onto the village. An Economic Development Committee was formed and identified a UW-Madison graduate student working on a CapStone project who did a comprehensive study of the parcel and recommended a vineyard, community gardens, housing, and commercial use.

Mr. Struss said the village is need of invigorating economics tourism and also in need of good quality high density, affordable housing to attract young families to the school system. The original plans called for estate housing but plans have been modified for mixed housing.

Connectivity is a concern, Mr. Struss continued. He said the grant has been given to the village to extend the CamRock bike path and there will be safe crossings on Highways 18 and 12 with a safe routing provided for children. He said that sanitation and stormwater needs have been addressed by Village Engineer Warren Myers and a new wastewater treatment facilities was built six years ago.

Mr. Kossman said the significant part of the development is to maintain the agricultural aspect in creating the vineyard. The green space will include vines and some of the tillable ground will be cultivated with vines. It also will be part of the streetscape. He is working with DNR to complete an assured wetlands delineation. They are working with the DOT for access points at Highway 134 and its intersections. Mr. Kossman said they are looking at solar street lighting and rain gardens where feasible on residential and commercial lots.

Vice-Chair McKeever asked for questions; there were none.

c. Public Hearing

Vice-Chair McKeever opened the public hearing for registered speakers.

Phyllis Hasbrouck, Madison Ms. Hasbrouck registered in opposition and did not want to speak, but provided a written comment which Vice

Chair McKeever read: *"We need to preserve agricultural land near cities. If cities and villages would develop more densely, doing infill and redevelopment, we could save all of our present farmland. Also, building on high groundwater level land when increased precipitation is coming, is asking for flooded basements"*.

Mary Jo Walters, Madison Ms. Walters registered in opposition. Ms. Walters was called to speak but was not in attendance. No written comment was provided on her registration form.

Christopher Daly, Madison Mr. Daly registered in opposition. Mr. Daly was called to speak but was not in attendance. The following written comment was provided on his registration form: *"The lake and waterways are what make the lake areas worth living in. Developments which do not take preservation into account, by design or accident (and inclement weather can be regarded as a guarantee!) should be approached with great caution."*

Kristine Petersen, Madison Ms. Petersen registered in opposition. Ms. Petersen did not want to speak. She provided the following written comment on her registration form - *"No new developments!"*

Jon Becker, C.R.A.N.E.S., Madison Mr. Becker registered in opposition. He provided a written comment on his registration form - *"Please read letter for full remarks!" (See Addendum I for letter of June 12, 2014 from C.R.A.N.E.S. to CARPC Commissioners)* It is always interesting to C.R.A.N.E.S. to watch the urban service process when it is supposed to be preserving and/or identifying land for a 20 year growth period and developers show up ready to put shovels into the ground. He said it does not matter that this land has been in play since 1998 but where is the limit? Mr. Becker asked the Commission to think about what they are doing in terms of what already exists in the urban service area and in lieu of Mr. Golden's questions on density. In July, (*letter referred to above is dated June 12, 2014*) Mr. Becker said, C.R.A.N.E.S sent a summary of data analyzed by CARPC to the Commissioners to show trends over the entire county for cities' and villages' densities. Mr. Becker said that current density in Cambridge is 3.45 residential units per acre and that is the lowest density in the entire county. He continued to say that the entire county's density in 2010 (the same year Mr. Becker is providing the data for Cambridge) was 4.45. That is similar to what it was in 1970 despite millions of dollars in planning to promote urban planning that meets walkable communities and so forth. The density for Cambridge in 1970 was 4.5 so their current density has dropped in 40 years to the lowest in all of Dane County's cities and villages. When Cambridge comes in with a 2.9 residential density for this urban service area, Mr. Becker continued, it doesn't really matter that they are offsetting it with a small amount of really desirable, excellent, high density multi-family housing.

Mr. Becker said the Commission needs to take a look at the current urban service area and have the staff explain how this relates to the trend for that particular municipality or city and the entire county. Mr. Becker said, the answer is, "not very well."

Mr. Becker continued to say that the other problem is we do not have revised population figures, we don't know how much unplatted acreages could be repurposed for higher density to reflect the findings of last year's market study which shows there are going to be fewer people and fewer children so this would not help fill the schools.

Mr. Becker said there are problems with the water issues given we are using 1980 data. The high groundwater here is a problem based on climate trends. He said he told Waunakee officials when a winery was being proposed along River Road there, the land is so low and wet, he doubted it would be suitable for a vineyard. In Cambridge, he said, there are extremely high groundwater tables. To conclude, Mr. Becker said that Cambridge should check out companies who do research for soils that are best for vineyards.

Vice-Chair McKeever called again for Mary Jo Walters and Christopher Daley; neither were in attendance. There are no additional registrants.

Vice-Chair McKeever closed the public hearing.

d. Consideration of CARPC Resolution 2014-12 (*actionable item*)

Mr. Hohol motioned to approve Agenda Item 12, approval of CARPC Resolution No. 2014-12, amending the *Dane County Land Use and Transportation Plan* and *Dane County Water Quality Plan* by revising the Cambridge Urban Service Area Boundary and Environmental Corridors in the Village of Cambridge, requested by the Village of Cambridge. Mr. Kramar seconded the motion.

Mr. Mesbah said the conditions that are included and recommended by staff will be added to the Resolution with one revision on the conditions of approval. Under CARPC USA, LSA and Environmental Corridor Policies and Criteria, 1 (G) where any major change in the level of service for the use of land in the agricultural portion of the vineyard would have to come to CARPC; it should add "and the DNR" because this is an amendment to the *Dane County Water Quality Plan*. Mr. Mesbah asked if this is acceptable to Mr. Hohol and Mr. Kramar. Both agreed.

Ms. Terrell spoke in support of the recommendations. She said staff pointed out that the proposal would be stronger if designed to integrate with the uniqueness of the winery setting. She said one of the reasons why CARPC staff is involved with the FUDA process is that it is a vehicle for a proposal to come together with ease. With very large lots and very compact multi-family housing, it is very unusual to have such extremes in density right down the street from each other. It will take some

creativity to handle this transition. She asked the applicant to look at the comments being made as it is an interesting scenario.

Mr. Golden said he would like the record to reflect that he disagrees with the remarks about density that were made by Mr. Becker. There are 66 units of multi-family housing and 44 units of single family housing being planned. Although personally, he would prefer higher density in neighborhoods, this is higher than the number provided for the existing USA so it does meet the policy requirements. Mr. Golden applauded the applicant for the multi-family housing, for the sidewalks planned, and for their efforts and said this is worthy of the Commission's support and we don't always see these elements in the outer part of our region.

Mr. McKeever suggested this stormwater management plan, if it is approved, be brought to the Commission as a presentation at the next stage. He said this could be a good learning experience for the Commission.

Mr. Mesbah took a voice vote; motion passed unanimously.

Mr. McKeever informed the registrants, as published earlier, the Commission had decided to adjourn at 11:00pm. He called for a 5 minute break.

13. **Public Hearing: Amending the Dane County Lane Use and Transportation Plan and the Dane County Water Quality Plan by Revising the Central Urban Service Area Boundary and Environmental Corridors in the City of Madison and the Town of Middleton**

a. Applicant Presentation

Mr. McKeever asked if, in the interests of time, the City of Madison could give a "Cliff Notes version" as the Commission has already heard this presentation. (*Preliminary Presentation to Commission at November 14, 2013 CARPC meeting*)

Brian Grady, Planner, introduced Greg Fries, Principal Engineer, Storm and Sanitary Sewer Section, City of Madison. Also in attendance are: Tim Roehl, Town of Middleton; David Shaw, Town of Middleton Administrator; Chad Wuebbem, President, Encore Construction, Middleton; Cari Fuss, Consultant, Encore Real Estate Services, Middleton; and Alek McKenzie, of McKenzie Properties.

Mr. Grady gave a PowerPoint presentation. The amendment area is on the western edge of the city's growth area. There are agricultural research lands, owned by the UW contained in the amendment area with the timing of development on UW land unknown.

Mr. Grady showed surrounding neighborhood development plan areas. He reported *Elderberry Neighborhood Development Plan* recommends a variety of land uses in the amendment area. The Elderberry Neighborhood is mostly residential. About a year ago, a 15 acre property was brought into the urban service area planned for lower density residential with a variety of lot sizes.

b. Staff Presentation – Presentation by Sean Higgins, Community Planner and Phil Gaebler, Environmental Engineer

Mr. Higgins introduced the staff PowerPoint presentation with the context area. He reviewed proposed development – of 149.3 acres, 17.9 acres are existing development (zoned institutional – the Middleton Community Church) and taking out environmental corridors, this leaves 111 developable acres.

There are 15.9 acres of environmental corridors, most of it in stormwater management, 27.4 acres of right of way, and 56.1 acres of residential development. The average density is 7.2 units per acre as compared to 6.9 units per acre in the existing central urban service area. There are 296 low density housing units, 54 low to medium density homes, and 53 medium density homes planned.

Mr. Gaebler continued the PowerPoint presentation, reviewing natural resources, beginning with an overview of the sub watersheds. Mr. Gaebler said that staff was asked to put this property into its regional context for the natural resources as there are not many natural resources within the boundary of this amendment area. The site has 54% of prime agricultural soils and no percentages that would eliminate the opportunity for managing the stormwater properly.

The groundwater flows into a different groundwater shed than the stormwater shed. The amendment area is not in any of the impact site of any of the wells of the zones of contribution and there are no wetlands on this site.

Within lower Badger Mill Creek, Mr. Gaebler continued, there is an overall stormwater master plan. In response to a question asked earlier on in the process about building upstream, all the storm water management will be conducted within this amendment area and in addition to meeting the city's standards, there is an additional provision to control for up to the 10 year design storm which is a stringent standard.

Mr. Gaebler reviewed stormwater management for closed basins. The city has proposed to maintain 100% predevelopment stay-on (instead of 90%) volume control and an emergency overflow pipe has been installed.

Mr. Gaebler said this plan embodies the recommendation of WICI that there needs to be public lands downstream of developments and facilities

so you can have some adaptive management possibilities in the future. The City of Madison is responsible for implementing the plan.

Mr. Higgins said this proposed amendment area supports 5 of CARPC's advisory goals, is neutral or has offsetting effects on eight of the goals, and conflicts with one. The five supported goals are (1) promote balanced communities with a mix of development; (2) promote compact urban development; (3) provide a range of safe and affordable housing choices; (4) provide employment opportunities and a diverse economic base; and (5) promote, conserve and restore water resources.

The CARPC advisory goal in conflict is the protection of agricultural lands by limiting non-farm development in agricultural areas. A large portion of the site is currently in agricultural use.

Mr. Higgins said that while no specific sustainability measures were mentioned for this site, the City of Madison has a sustainability plan that covers many of the issues that might be faced in a neighborhood like this. While the City of Madison has not worked with CARPC for this site in FUDA planning program, the city has worked with CARPC in FUDA planning for other sites.

Mr. Higgins reviewed CARPC criteria. The proposed amendment area is contiguous to USA and infrastructure and consistent with the *Elderberry Neighborhood Plan*, the *City of Madison and Town of Middleton Cooperative Plan*, and the *Dane County Park and Open Space Plan*. A staged development plan is required for areas over 100 acres and the area to the north would be the first to develop in the 0-10 year range.

The currently adopted 2035 projections for the CUSA are 379,411 people and an additional 3,696 developable acres. The proposed amendment area is 111 developable areas.

Mr. Gaebler summarized the criterion for urban services for stormwater management, public water supply, and wastewater management.

Staff recommend approval of this request conditioned on the City of Madison's commitment to pursuing conditions listed.

Mr. Minihan said he is surprised we don't recommend maintenance of the detention ponds. What happens if they are not maintained? Mr. Fries said the City of Madison is required to maintain facilities as part of DNR discharge permit as are all permitted municipalities in the state of Wisconsin. Mr. Minihan asked who monitored this. Mr. Fries replied it is part of report to the DNR on a biannual basis. Mr. Minihan confirmed that reporting is self-monitored.

Mr. McKeever asked if the City of Madison had any easements. Mr. Grady responded that in the City of Madison, the city takes ownership of these devices as long as they are not serving just commercial properties.

Mr. McKeever asked staff how the closed basin is connected to Pheasant Branch. Mr. Gaebler answered that there is a stormwater pipe that was installed as part of the last urban service amendment and allows for the overflow to occur. Mr. McKeever asked how that adds to the base flow of Pheasant Branch. Mr. Gaebler said that this portion is capped at 18 cfs with a 24 inch rcp.

Mr. Mesbah explained to the Commissioners that when the stormwater facilities are not publicly owned, staff recommends a condition of approval for stormwater facilities to be managed by the public entity and safeguarded so that if the owner does not manage them, the public entity can do this and charge back. Mr. Mesbah said that in cases where the facilities are publicly owned and operated, the fallback is on DNR standards of maintenance and reporting.

Mr. McKeever asked for additional questions; there were none. Mr. McKeever opened the public hearing.

Andrew Disch, Madison Builders Association - Mr. Disch supports Agenda Item 13. Mr. Disch urged approval of this proposed amendment. *(Mr. Disch spoke at this time on Agenda Item 14 and his comments were presented to the Commission in the minutes of the 9-11-14 meeting; Commissioners voted to include this text in the 10-9-14 minutes when Agenda Item 14 was presented)(See Addendum to 10-9-14 minutes)*

Mr. Disch said this proposed amendment is consistent with *Elderberry Neighborhood Plan* and the Cooperative Agreement with the Town of Middleton. He asked the Commission to note that the acreage is contiguous to the current urban service area on three sides. He said we hear a lot about infill. On this particular parcel, directly north, south, and east is all urban developed property so when we talk about orderly growth that is not leapfrogging, this is infill. Mr. Disch said we have seen the state legislature preempt certain standards of local control. He believes these bodies and local officials are in the best position to make rules for local development. In our Wisconsin Code, Chapter NR151, the stormwater regulations sets the baseline of 90% stay-on but local bodies can exceed that and we have seen the city of Madison require that developers go above and beyond and in these cases, we have responsible developers that do go above and beyond the 90% stay-on, and with the stormwater retention ponds, 100% of stormwater will stay on these parcels, so essentially, there will be no runoff.

Mr. Disch continued that what is heard about many platted lots being available is not true. He explained that what is actually a platted lot on a map could still be zoned agricultural or it could be a farm field. It could be a lot that in 2008 could have been slated for residential development but given current market trend and market realities, it will never be served with public sanitary sewers.

To conclude, Mr. Disch stated that these applications respect the environment and are thoroughly vetted by planning staff, by the local municipal units and will bring much needed high paying, family supporting, local jobs into our economy.

Ms. Terrell said to Mr. Disch that a longer discussion is needed but not as part of the current hearing. When urban service areas are approved, we approve an expected amount of population in certain kinds of residential densities or commercial development. Public sewers and water are provided to that area so that development can happen. If it doesn't happen as Mr. Disch seems to be forecasting, we have wasted a lot of taxpayers' money even having gone through a planning process. She said that Mr. Disch's comments may be worthwhile to some of the people on the Commission but she thinks we really need to have a discussion about whether or not Mr. Disch is telling the Commission that we are wasting our time doing urban area service planning that includes the exact number of kinds of units in certain kinds of zoning characteristics and commercial. That leads to the next step which is sewer lines being provided by the local municipality and by the regional wastewater utility. Ms. Terrell said, "We need to understand each other about the importance of the urban service area process".

Mr. Disch said he would be happy to talk with Ms. Terrell offline but wanted to clarify that what he was referring to was platted lots, not sewer lots. The applicants today, he continued, want to bring a plat map to the sewer service level because the market demand indicates there is sufficient demand and developable acreage pending. Mr. Disch said he has been hearing allegations of what Mr. Minihan mentioned of all of these areas in the urban service area – just because they are platted and in the urban service area does not mean they have been approved by this Commission within the *Dane County Water Quality Plan* to be hooked up to sewer lines.

Ms. Terrell responded that a discussion is definitely needed. She said "I don't think that is a correct statement" and thanked Mr. Disch for his comments.

Robert Proctor, Madison Area Builders Association, Monona - Mr. Proctor is in support and does not wish to speak.

Mary Jo Walters, Madison – (*Spoke on Agenda Item 14- her text was recorded in 9-11-14 Draft Minutes presented to Commissioners at 10-9-14; Commissioners voted to include her text in the October 9, 2014 minutes when Agenda Item 14 was presented*) (See Addendum to 10-9-14 Minutes)

Kristine Pettersen, Madison – (*Spoke on Agenda Item 14- her text was recorded in 9-11-14 Draft Minutes presented to Commissioners at 10-9-14; Commissioners voted to include her text in the October 9, 2014 minutes when Agenda Item 14 was presented*) (See Addendum to 10-9-14 Minutes)

Jon Becker, C.R.A.N.E.S., Madison – Mr. Becker registered in opposition. Mr. Becker said he did not want to speak but asks that Commissioners please read his letter for his full comments.

Phyllis Hasbrouck, Madison – Ms. Hasbrouck did not indicate whether or not she wanted to speak on her registration form. Mr. McKeever read her written comment - "*Building in closed basins is a bad idea. Emergency pumping systems can fail during blackouts and thunderstorms. Backup systems can fail and then flooding is the result.*"

Mr. McKeever asked for any additional speakers for this Madison agenda item and hearing none, closed the public hearing.

d. Consideration of CARPC Resolution 2014-13 (actionable item)

Motioned by Mr. Brandon to approve CARPC Resolution 2014-13 with staff recommendations, to amend the *Dane County Lane Use and Transportation Plan* and the *Dane County Water Quality Plan* by Revising the Central Urban Service Area Boundary and Environmental Corridors in the City of Madison and the Town of Middleton. Seconded by Mr. Golden.

Mr. McKeever addressed the Commission noting on the staff recommendation portion of the amendment, Item 1(d), there are some words missing although the intention is clear. "Maintain the post development stay-on volume at 90% of the pre-development stay-on volume **'in the portion of'** the amendment area in the Badger Mill Creek watershed." Vice Chair McKeever said "in the portion of" - these words need to be added for consideration of the amendment.

Mr. Mesbah called the roll. All vote "aye" with the exception of Mr. McKeever who voted no. The motion passed.

Mr. McKeever called for a four minute break.

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

a. Applicant Presentation (20 minutes) – Presentation by City of Fitchburg

Mayor Sean Pfaff began the presentation highlighting the central location of Fitchburg in Dane County, adjacent to Madison and minutes from downtown Madison and the 3rd largest community in Dane County with 25,465 people and 35 square miles. Mayor Pfaff spoke on the diversity of the city with more than 30% African-American or Hispanic. He said "we are the new modern Dane County". He spoke on economic and

geographic diversity with urban corridors, suburban neighborhoods, and more than 11,000 acres of active farmland. More than 50% of Fitchburg's housing stock is multi-family. He said that Fitchburg has three school districts – Madison, Oregon, and Verona, and it tries to promote development in each district. The North Stoner Prairie neighborhood is in the Verona school district.

Mayor Pfaff said Fitchburg is the recycling leader in Wisconsin, and proud of the environmental protection and responsible planning they have done for years. He said the City of Fitchburg is prepared for growth in their city, and by 2029, will have 1500 acres which is less than the maximum allowed land area.

Mayor Pfaff introduced Mike Zimmerman, City of Fitchburg Economic Development Director for 20 years; Tom Hovel, Planning and Zoning Administrator for nearly 30 years; Aharay Bizjak, City Transportation Engineer for 10 years; Rick Eilertson, Environmental Sustainability Engineer for 10 years; and Wade Thompson, City Planner for 3 years and a former Planner in Rock County.

Mr. Zimmerman continued the presentation. To complement The *Fitchburg Comprehensive Plan* in 2009, in 2012, he said they launched a public private partnership that culminated with a document, *City in Motion*, which is their focus moving forward. In the *City of Motion* plan, one of the strategic directives was to work on neighborhood plans and North Stoner Prairie Neighborhood is one of those identified neighborhoods.

North Stoner Prairie is on the west side of Fitchburg and is a desirable location where significant investments in public infrastructure are already taking place. West Fitchburg is already home to a number of major employers who are leaders in their specific industries with significant employment and good paying jobs. These businesses have expansion plans but they are becoming landlocked. From an economic development perspective, we always look at how we stay ahead of the curve for our existing businesses to make sure we have available land for clean manufacturing and light industrial uses.

By adding the North Stoner Prairie Neighborhood, that will give the city more inventory to take care of existing businesses and respond to leads for new businesses. Mr. Zimmerman said it might also be possible for them to apply for another certified site through the WEDC program that would be another designation of a manufacturing site. The industrial and residential growth will add tax based growth to the Verona school district.

Mr. Thompson continued the PowerPoint presentation. Mr. Thompson said eight FUDA areas have been identified in the City's comprehensive plan and North Stoner Prairie is one of those neighborhoods. In this area, he said, there are 331 acres, 65 of these acres are protected

through environmental corridors. He said the amendment request reflects many years of planning and reflects not only the common council vision of the neighborhood but an ad hoc committee, stakeholders, city staff, business interests, citizens and a wide variety of interests in the city.

Ms. Bizjak continued the PowerPoint presentation. She said that Primary transportation facilities that serve this development would be Seminole Highway, Lacy Road, and the Badger State Trail. The recommended improvements that came out of the neighborhood plan include widening Seminole Hwy to add a two-way left turn lane and the construction of a roundabout at the intersection of Seminole and Lacy Road. The multi-use paths would be constructed throughout the entire development along Lacy Road, along Seminole Highway and throughout the development. Should transit service be extended to this development, it would likely consist of a commuter route to serve the generated employment base at the west side of Seminole Highway.

From a regional perspective, Ms. Bizjak continued, they will continue to work with WisDOT on the Verona Road improvements, the interchange proposed at McKee Road, and a reconstruction of McKee Road. She said the city is also proceeding with a corridor study of McKee Road based on growth they see in the city.

Ms. Bizjak said the city is planning to drill a new well within the neighborhood just west of the schools in 2015. This would supply the water for the development but is also intended to replace a well they have taken offline just east of this location.

For wastewater collection, Ms. Bizjak continued, it is standard practice for the city to only develop in areas that allow for gravity fed sewer collection and in this case, all of the sanitary sewer system would be gravity fed.

Rick Eilertson, Fitchburg Environmental Engineer, continued the PowerPoint presentation. He discussed existing stormwater drainage patterns as related to closed depressions. Stormwater performance standards are higher in Fitchburg, Mr. Eilertson said, than the state and Dane County standards, requiring that any closed depressions would need to provide the 100% infiltration stay-on volume. He said the city and the developers are prepared to meet all stormwater management conditions and recommendations for the neighborhood as identified in the CARPC staff report.

Mr. Eilertson said that providing incentives to private property owners can help benefit the environment and provide cost savings to municipalities and gave examples of this program in Fitchburg.

Mayor Pfaff commended Mr. Eilertson on his work, and said that Mr. Eilertson is on city staff for the Fitchburg Resource Conservation

Commission. The mayor concluded the presentation discussing the timeline of the process and the approvals given throughout the process. The city of Fitchburg passed a resolution on February 25, 2014 endorsing the amendment of the urban service area to include the North Stoner Prairie neighborhood. Consultation began with CARPC and the application was submitted in March 2014.

Mayor Pfaff stated that there has been an abundance of communication on this application and he highlighted two letters that stood out, one from Sub-Zero and one from the Sheet Metal Workers Union of September 2 and September 3, 2014. We can still have manufacturing jobs in Dane County and these are really family supporting jobs. Sub-Zero was at the table with this plan; they did not own the plan but they worked with us and their union members, and are a great steward of our community.

Mr. McKeever asked for questions from the Commission.

Mr. Minihan asked how deep the proposed new well will be and what will be its capacity. Mr. Eilertson said the proposed new well would be cased down into the Mt Simon aquifer through the Eau Claire shale aquitard roughly about 400 feet down to the bottom of the casing and 1000 feet to the bottom of the well. He said this is what they would anticipate of the test drilling process.

Mr. Minihan asked why the old well was decommissioned.

Mr. Eilertson said they had issues with Well #9 and decided to close it.

Mr. Minihan asked if those issues were water quality related.

Mr. Eilertson said he did not believe it was water quality and referred to Tracy Foss, Fitchburg Utility Project Engineer. Mr. Foss said that the well pumped sand, this was damaging the pump, and after a lot of diagnostic work, it was determined that it could not be fixed.

Mr. Minihan said that if it was pumping sand, there was a zone of depression there.

Mr. Eilertson replied that the city had a number of experts look at this including Ken Bradbury, hydrogeologist for the Wisconsin Geological and Natural History Survey, and the exact cause of the malfunction was not determined, but experts do not believe that we would find similar problems in the proposed well in the North Stoner Prairie neighborhood.

Mr. Golden asked if the city has truck routes.

Ms. Bizjak said, no.

Mr. Golden asked if the city has considered the impact of residential and industrial proximity and the impact trucks may have on the already bad volume problems, particularly McKee Road and possibly Lacy Road and particularly Seminole Highway to the beltline. He asked if the city has considered creating a truck route system with routes that trucks can and cannot be on unless they are delivering to a site.

Ms. Bizjak answered that the city recently restricted truck activity on Seminole Highway north of McKee Road greater than 8000 lbs. She said this was to be consistent with the City of Madison truck routes that do not include Seminole Highway. The City of Fitchburg and City of Madison boundary is midway between the beltline and McKee Road on Seminole Highway. Ms. Bizjak said that Commerce Park Drive serves the North Stoner Prairie neighborhood and is a heavily used route for trucks going to Wolf and to Sub-Zero. She said they have not looked at designating truck routes.

Mr. Golden asked if a friendly recommendation, not a mandate, could be added to the amendment that the city consider analyzing this area and other areas for designated truck routes. He said that this could be put into the amendment as a recommendation. Mr. Golden asked if the Mayor wanted to weigh in on this. Mayor Pfaff replied that he would defer to staff but that it is something that should be looked at.

Mr. Golden asked if there are sidewalks on Lacy Road and if not, will there be?

Ms. Bizjak said their current standards for land division require sidewalks on both sides of streets so any new street would have sidewalks on both sides. She said the city would also look closely to see if roads could provide a shared use for bike lanes.

Mr. Golden said he lives close to Fitchburg and is aware of congestion levels on McKee Road and Verona Road. He said the MPO's problem is that there was no traffic analysis included with the application and the air quality implications of congestion are significant. Staff recommendation #4 recommends a detailed street plan be developed prior to the approval of the first preliminary or final plat. Mr. Golden asked if the city would be comfortable adding a traffic analysis to this condition. This could be something the developers are asked to do.

Ms. Bizjak said that is certainly in line with planning.

Mr. Golden said the residential density is kind of low at 3.3 units per acre and in the CUSA, it is 6.9 units per acre. He said that sometimes when an urban service area request comes in, the density might be low in that segment but part of a bigger plan. He said he does not see the bigger plan and thinks there might be possibilities for raising multi-family housing along Lacy Road. Is there any way that this density can be boosted? Mr. Golden said he does not know the area well, and high

density may be inappropriate for this area, but asked where the city is compensating for this. He added that he appreciates that the city has a pretty decent density overall.

Mr. Hovel said that this was all discussed with the steering committee and there were options that had some multi-family housing in this location. But with the Lacy Heights subdivision and Seminole Forest, there was a pushback. He said they had a desire to keep density at the same level they currently have. He said the city sees this lower density as a transition to the farmland. The city has projects that are in the works and we will probably be adding over 2,000 multi-family dwelling units over the next five years.

Ms. Terrell stated that there are two development proposals from the city of Fitchburg before CARPC. A few years ago, she said, CARPC approved a transit oriented development, McGaw. It looks like Fitchburg is doing three major proposals – the TOD and the two that are up tonight. Is this your intent? The Transit Oriented Development project was complimentary to the MPO plan and provided the kind of housing that some of your potential and existing residents are demanding. These people work at Epic. Could you put into perspective for me what is the overall strategy for doing three major developments and finishing up your comprehensive plan rather rapidly?

Mayor Pfaff replied that none of this will happen overnight. The economy is coming back. Fitchburg has always been criticized for not having a downtown. He said Fitchburg does not have a downtown and but has three main corridors in the city. The North Stoner Prairie neighborhood development came out of discussions with businesses like Sub-Zero who said they would like to have more space. There is also a desire for families to live in the Verona school district of Fitchburg. It is always good to have a healthy tax base in each school district. We have had a lot of growth in the Verona part of our district in 15 years.

Mayor Pfaff continued that the McGaw Park that was approved five years ago was a decision by then Mayor Allen, because of the TOD piece and the Fitchburg Tech Campus. Now we are starting to see the ProMega Tech Campus build up, and other businesses, and the Faheys single and multi-family development. At the southwest corner of Syene and Lacey Road, a new urban development is being seen and the new railway will be activated soon. So, McGaw is taking off. Then when you go over to Northeast Neighborhood, which is just 4 minutes south of the beltline, there is a real desire for single family and multi-family housing in the Oregon school district. He said the city has seen a lot of demand for that and views this as infill development for the county because it is right in the center of Dane County. Mayor Pfaff continued to say that the city also made a decision that has been talked about by three mayors – that an interchange is put in on Highway 14. The city paid for that with the TID district and ProMega's growth. When the city did that, he said they felt that in order to really make uptown go, they should be able to have

the ability to develop both sides of the interchange because the demand is there.

Mayor Pfaff referred to an earlier question by Mr. Minihan on available lots. He said that some farmers don't want to sell their land and that is their choice. Our point is we have organized these plans, we know we have 25 years here -this is our comprehensive plan – this is it. You will see a letter in your packet from John Freiberger, on our Planning Commission for nearly 30 years and Ed Kinney, on our Planning Commission for 20 years and the Kinney family has been in Fitchburg since 1844, both support the Northeast Neighborhood plan because it has been talked about and it meets environmental protection.

Mayor Pfaff said these decisions were not made in a vacuum. Alder Arnold originally supported the Northeast Neighborhood Plan, he was one of the authors of it, but no longer supports it.

Returning to his original point, continued Mayor Pfaff, we are blessed with a fantastic location in Dane County, half way between Epic and downtown/University. Our neighbors to the east have chosen to keep farmland and have a managed growth plan. But people are going to come to the region and we want to be ready for it with a manufacturing base, with a housing base and our commitment to the environment makes this work.

Ms. Terrell said there are other communities that say the same thing and Fitchburg is never going to lose its location advantage. I don't understand, she continued, how CARPC, who is supposed to be managing growth in the entire urban service area, can entertain three proposals for one city that goes up to its maximum in 20 years. One of her major concerns, she said, is about the number of developable acres that already exist for these two proposals.

Mr. Minihan said this area has closed depressions, and you are to be commended for the 100% stay-on but what about emergencies and the 100 year rains we seem to be having about every 3 years?

Mr. Hovel said the large closed depression area was planned to be able handle two back to back 100 year storm events.

Mr. Eilertson said this is an extremely large area for the water draining to it and will be a combination of parks and stormwater facilities.

Mr. Minihan asked if there is an emergency outlet provision.

Mr. Eilertson answered that as this sub-watershed develops, the city would be refining the conceptual stormwater management plan in looking at the actual layouts of the buildings and at the actual impervious surface ratios. Right now, maximums are looking at worse case scenarios. As the plan begins to take shape, the new data will

compare back to the conceptual stormwater management plan. Mr. Eilertson said the city is putting a special provision for Closed Basin #1 to look at two 6 inch rainfall events over 48 hours which is back to back 100 year design storms. At some point in the future, Mr. Eilertson continued, when the new NOAA Atlas 14 analysis is released and distributed to engineers, this data will be referred to.

Mr. Minihan asked where the water would go.

Mr. Eilertson pointed out that if the water rises 6 feet higher than the boundary he showed, it would end up in Closed Depression #5.

Mr. Minihan asked for confirmation that it would end up in another closed basin.

Mr. Eilertson said yes; in both of the areas he referred to, there is water standing in those areas every spring and if there are intense rainfalls, there will be ponding in those areas. He added that there is mention of the Emergency Bypass Plan which depends on the final platting and the final building structures. He said there is a provision that would talk about running a storm sewer lift station for Closed Depression #1 with the anticipation that it would run up to the Southwest Business Park which is connected to the storm system that drains into 9 Springs Creek. This would need careful evaluation of downstream impacts.

Mr. Brandon asked for more information about the opportunities for economic diversity and growth.

Mayor Pfaff answered that we are "we are blessed" with having a manufacturer like Sub-Zero in Fitchburg, who is committed to working with the city. The mayor reiterated that in 2011, the city met with existing businesses that found favor with the city and said they needed more space. This includes General Beverage expanding, Placon to the north, Saris Cycle - things are happening this side of Verona Road north and south of PD. The mayor is pleased to see the opportunity of the development of the industry corridor.

Mr. Zimmerman added that the industry cluster is very diverse from plastics and thermo forming to instrumentation with Thermo Fischer Scientific and Pike Technologies to advance manufacturing with Sub-Zero, and said that all of those companies during the recession told the city they would need to look at expansion plans and facility upgrades. With an improving economy, that's what is happening. Mr. Zimmerman said the city is trying to stay ahead of helping its existing businesses. He said that larger acreage site requests for proposals, over 10 acres, are what the city now receives.

Mayor Pfaff added that Dave Phillips, Director of Economic and Workforce Development for Dane County, has asked Mr. Zimmerman to work with him on getting Dane County employees to use transit more.

Many employees commute from outside Dane County. The employees for the proposed expansion are local. Pat Schramm, Director of the Workforce Development of South Central Wisconsin, the Mayor continued, recently did a presentation showing 26,000 people in Fitchburg and 20,000 jobs. The mayor said "people are living here and working here".

Mr. McKeever questioned the aesthetics and safety of the bike trail. Do you contemplate street crossings on the bike trail and have you considered buffering the bike trail with vegetation? Bicycling through an industrial park and stopping every 100 yards to cross the street detracts from the attractiveness of a bike trail.

Ms. Bizjak answered that the Badger State Trail would remain intact through the development; the path is in the middle of a 100-foot railroad corridor which provides a buffer. An exact street map is not yet available, as the city has been waiting for platting. Ms. Bizjak continued to say that close attention would be paid to those crossings and would use engineering guidelines to treat those - a raised crossing, for example.

Mr. McKeever announced the time at 10:15pm. He said he has 90 registration forms for this hearing, and of those, 16 people want to speak and 74 have written comments. Mr. McKeever asked the Commission for suggestions given the time constraints and that the public has shown up to speak.

Mr. Golden suggested allowing the 16 people to speak and then closing the hearing so the public would not have to return to a continuation of the hearing. The goal is to not have people have to come back a second time. The written comments can be read at the next meeting.

Mr. McKeever said he was reluctant to have people testify when they have not heard the staff presentation.

Mr. Brandon agreed with Mr. Golden, not to have people have to come back.

Mr. McKeever said it will be very late, at least 2:00am, if all speakers (for North Stoner Prairie and for Northeast Neighborhood) are allowed to speak this evening.

Mr. Kramar said at 3 minutes per speaker with 16 speakers, this would be 48 minutes, and then the public hearing could be closed.

Mr. McKeever said we do not have to close the public hearing.

Mr. Brandon stated that the Commission should determine whether the public hearing should be closed.

Mr. McKeever reminded the Commission and the public that it was published in advance of the hearings that an individual would have the opportunity to speak only once per item.

Mr. Brandon asked how will this be controlled.

Mr. McKeever said we have all the registrant slips. Mr. McKeever announced to proceed with the 16 speakers for this hearing, and the remaining registrant slips for this hearing will be written into the public record.

Bill Dunn, Fitchburg – Mr. Dunn registered in support. He said he farms on 2800 S Seminole Highway and is one of the landowners. This is the 93rd year of farming on that land. He used to farm and rent land where Seminole Forest is and one day, a guy knocked on the door and said you have to move your cattle out of there, we are building a subdivision. So he did. He bought another farm and didn't complain. Lacy Heights was developed and he never complained about that. He continued: "But right now, it's hard to farm on Seminole Highway - it's dangerous; there's a lot of traffic. Someone mentioned a no truck route but what would I do if I couldn't haul my crops? Those trucks haul crops. I am in favor of this amendment. I am the only landowner who works their own land; the rest is all rented. I am the only owner of the 265 acres of agricultural land, works my own land, and I am in favor of the amendment. It's been a good run for the farm. My grandfather bought the farm because of its location; it was close to Madison. Now we have location again that is coming up. It is the perfect place to develop land. Good farmland is sometimes worth more than you get out of it for crops. This development process is one of the rare instances where you are expanding from your existing service area which is right there. I believe that Fitchburg is committed to the protection of farmland by encouraging development in areas where it belongs. That's why I support this. We have two depressions on our land and have never had any water in them; the only water that comes on Depression #2 is because water runs down Seminole Highway right into the field; it is not from existing farmland."

Mr. McKeever asked Mr. Dunn to clarify if he owns the land in the North Stoner Prairie area or is he farming both the south and the north.

Mr. Dunn replied that he farms land on 2491 Seminole Highway which is south of Lacy Road, and he also owns the land in the North Stoner Prairie neighborhood. He stated that he is also representing his cousin who owns the land west of the bicycle path. He added that they are very happy to have manufacturing next to them: "Sub-Zero and Payne Dolan are a good union employers."

Mr. Brandon said that in the interest of time, attention will need to be paid to the 3 minute time limit.

Kevin Unbehaun, Sub-Zero Wolf, Inc., Fitchburg – Mr. Unbehaun registered in support. Mr. Unbehaun is the Director of Manufacturing Engineering at Sub-Zero Wolf. He said that Sub-Zero Wolf over the years has been fortunate to experience economic growth in trying economic times. He said they are continuing to expand and grow their business and are running out of space. Sub-Zero Wolf manufactures domestically only in three locations in the U.S. - the Phoenix area, east central Kentucky, and approximately 67 acres in Fitchburg. At the Fitchburg location, operations include customer service, manufacturing and training. Mr. Unbehaun said that Sub-Zero Wolf owns 70 acres in the neighborhood plan area which is undevelopable now. The company has space in Kentucky and Phoenix but their options are limited without being able to expand into the North Stoner Neighborhood. Mr. Unbehaun asked that the Commission approve this request that the city of Fitchburg has made to expand the urban service area.

Commissioner Hohol asked about the number of jobs would be related to this expansion.

Mr. Unbehaun said it depends on the expansion. Currently, 1000 employees work at the Fitchburg campus.

Thomas Thorsten, Lacy Heights Neighborhood Association, Fitchburg – Mr. Thorsten registered in support. Mr. Thoresen is the President of the Lacy Heights Neighborhood Association and served on the committee that worked on the North Stoner Neighborhood plan. He said he wanted to reinforce and strengthen some of the arguments in the CARPC report having to do with protection of farmland and the environment. In his research, he said, citing page 25 in the CARPC Staff Analysis, he ran into similar conclusions as CARPC staff. Mr. Thoresen said it has not been previously brought up that there are 40 acres that are already in the urban service area that could have been developed 25 years ago. The Montgomery Associates Stormwater Management Report that did the initial assessment did a very, very good job. Mr. Thoresen worked for the DNR for almost 30 years, and checked with DNR hydrogeologists who had good things to say about the work of Montgomery and associates. He stated that the report suggests that the area can provide more groundwater recharge if done properly with this plan, and the city is implementing this as part of the plan. He added that the city is going to do additional soil borings where they had not been done before to help identify groundwater. Mr. Thoresen said he appreciates Commissioner Golden's comments on how we need to look at transportation issues. Mr. Thoresen said he also wanted to reinforce what Mr. McKeever said in the first hearing, which is that the 100 year back to back is a good high standard, but is it enough with what we are seeing with climate change?

Alder Steve Arnold, City of Fitchburg, District 4 – Alder Arnold registered in opposition. He urged Commissioners to ask him the question they had asked Andrew Disch about 75 acres of development

per year in the city comprehensive plan, and about the Phil Lewis concept of regional development that is built into the City Comprehensive Plan, and about squaring off the central urban service area, after he is done with his remarks. Mr. Arnold stated that he has been an Alder and working on transportation and land use planning in Fitchburg for nearly 10 years. He reported that many citizens oppose this urban service area amendment request due to traffic congestion, risk of flooding, and the destruction of productive farmland that it brings. In his opinion, the planning process was flawed. Major landowners, Sub-Zero and Payne and Dolan, financed the majority of the study and sat on its steering committee, and their plans are baked into the neighborhood plan. He added that the process violated Fitchburg's Comprehensive Plan by not considering agriculture as a possible future use, giving the steering committee and neighbors a false choice. He noted that neighbors support the residential area east of Seminole Hwy as the lesser of evils, so they support approximately 90 acres of single family development at about 3 dwelling units per acre. He explained that over half of the area drains into shallow closed basins, and under the rather mild precipitation regimes of 1981, 40 acres of stormwater storage and an emergency pumping system are mandated by the plan, yet our climate is becoming even wetter and rain events are becoming more severe. He added that transportation is dependent on roads and the McKee-Verona Road intersection and all the future capacity of that intersection is allocated to other neighborhood plans -- Orchard Point, Arrowhead, and the Commerce Park. He stated that the whole traffic count that was mentioned was papered over in the neighborhood plan. Adding that the land is in the top few percent in agricultural productivity in the world, and is currently in field crops and higher value agricultural field trials. He asserted that if the full Northeast Neighborhood and North Stoner Prairie neighborhood amendments are approved now, Fitchburg will have nearly all of its permitted 25-year supply of development land under the former population projections, yet those projections have been reduced by the state by about 1/3 in the past year. Stating that the approval of the Fitchburg USA amendment requests will result in a 40-year supply of development land. He added that the Commissioners and staff are well aware that the glut of new development land leads to low value development per acre and per mile of infrastructure, and fosters scattered development instead of the compact development which both the *Fitchburg Comprehensive Plan* and the Commission have as their goal. He stated that the threat of this USA amendment is deterring smaller infill development projects along the south side of Lacy Road where water, sewer, and roads are already available. Adding that this land should be reserved for productive agriculture for local markets which is compatible with flooding and generates little traffic. He stated that if Sub-Zero needs expansion land, a more modest amendment could be appropriate. Mr. Arnold asked the Commission to please reject this amendment and the Northeast Neighborhood amendment at this time.

Mr. Golden asked about the 75 acres annual development cap that was referred to, and to elaborate on this.

Mr. Arnold said that it refers to land consumption per year - 375 acres per 5 years is on the table which was on a slide in the City of Fitchburg presentation. He stated that it is the goal of the comprehensive plan, and it refers to a 5-year moving average, a spreadsheet that the city planner maintains, and this is at the point where the City deliberates whether to develop an agricultural area or not, ahead of any decision about expanding the USA or being sold as houses. He explained that the history of the cap goes back to when the city worked on the comprehensive plan; when Fitchburg was urbanizing at about 150 acres per year over the previous two decades. The City agreed on the goal to reduce that rate, so the magic number of 75 acres per year was adopted in the comprehensive plan. However, this maximum became a minimum. Mr. Arnold continued to say that 100% of the 25 year supply of development land is being used; we are proposing to use all 75 acres that we are allowed by our plan to use every year, and this number is not related to the number of dwelling units or amount of businesses. He added that the city removed, over his objections, a floor area ratio intensity requirement for the McGaw Neighborhood which was designed to lower land consumption per year and get the kind of tax base per acre and tax base per mile of infrastructure that is needed to support long term maintenance and sustainability.

Mr. Golden asked Mr. Arnold if he could share that aspect of the *Fitchburg Comprehensive Plan* with staff offline.

Mr. Arnold agreed to do so.

Mr. Golden said this plan is 45 acres at 3.3 units per acre but are you saying that you would prefer 90 acres at 3.3?

Mr. Arnold responded that what he had said was the result of the concern of neighbors (currently Lacy Heights and Seminole Forest are at 3 dwelling units per acre), they requested the land to the south and west of those respective neighborhoods to be at the same density, so the City accepted to develop 90 acres at 3 dwelling units per acre instead of Mr. Arnold's original proposal for higher density and preserving the remainder as farmland.

Mr. Golden said that this application is only for 45 acres.

Mr. Arnold agreed, and said that he was including additional acres he showed on a map.

Mr. Minihan asked Mr. Arnold to tell them about squaring off the urban service area.

Mr. Arnold responded that this was a “non-goal.” He said that the City Comprehensive Plan is underpinned by a regional design concept that was espoused by UW-Madison landscape architect and Professor Emeritus Phil Lewis, to keep development within 1 mile of transportation corridors, railroads and canals, except where they are crossed by environmental corridors. Mr. Arnold showed the Eastern Rail Line and neighborhoods aligned along it, creating “beads on a necklace” of urban area separated by green space. Mr. Arnold identifies a wedge of green space on a map, and stated that this wedge should not be developed as it is hard to drain, it is fabulous farmland, and it will generate transportation demand that does not have a good place to go. He stated that it was the tip of the green space wedge Professor Lewis had advocated. He said he was told that that decision could be made later because the comprehensive plan says when you do a neighborhood plan, you determine whether there should be development and if so, where, and if so, what kind. He feels the process was flawed because the first two questions were skipped. He said it was presented to the Steering Committee that the decision had been made to develop south to Lacy Road and therefore, agricultural preservation in this area was off the table. He believes that the Comprehensive Plan was subverted, both the process and the goal, in terms of a regional design, by developing this area. He stated that additional industrial area may be needed for Sub-Zero, but not this entire area. He added that up in the Arrowhead neighborhood, the city is constructing two new roads at the cost of \$3.7 million dollars to open that area for industrial development. Mr. Arnold indicated on the map that there are five ongoing projects in the City of Fitchburg, referring to Ms. Terrell’s comment earlier that there were 3 big projects; the two currently requested in addition to Uptown, McGaw, and Arrowhead. Mr. Arnold concluded: “We have way more land than we should be putting into play at this time”.

Mr. Brandon said the Mayor had referred to Mr. Arnold supporting this amendment and then against it, and could Mr. Arnold speak to this.

Mr. Arnold answered that he thought the Mayor was talking about the Northeast Neighborhood. Mr. Arnold said he thinks it is important to distinguish between the approval of a plan, and the approval of an urban service area expansion.

Phyllis Hasbrouck, West Waubesa Preservation Coalition, Madison – Registered in opposition. Ms. Hasbrouck is the Chair of the West Waubesa Coalition and noted that the Coalition and 556 petition signers oppose the North Stoner Prairie application. She stated that there is no need for any more land in the Fitchburg urban service area at this time. She read excerpts from a letter she submitted to the CARPC Commissioners dated September 5, 2014 for the benefit of the public (included in Commissioner folders presented at 9-11-14 meeting and attached to as an addendum to the minutes) Ms. Hasbrouck said that one would think that a city would want to use the latest, most up to

date projections for their calculations but, in fact, Fitchburg used the 2003 population projections, when the newest 2013 population projections became available in February, 2014, before Fitchburg submitted its two applications. She reported that Mr. Mesbah, CARPC Deputy Director, had said that the new projections had not been adopted by the Commission yet. She added that she does not understand why not, but even so why wouldn't Fitchburg want to use the most accurate projections? She then read from her letter concerning reduced land demand based on the lower population projections, concluding that the City of Fitchburg only needed 112 more acres than it already has available. She added that despite this the City of Fitchburg is asking to add 1317 acres of rural land, 776 of which are developable, to the urban service area. She continued with two other reasons to oppose the expansion request. First, that this is some of the best farmland in the world, and the proposal would destroy 242 acres of it. Second, about half of this area drains into Closed Depression #1 from which there is no natural exit for the water. She added that emergency pumping systems will be necessary and if they fail due to power outages, Fitchburg will have a flooding problem with urban stormwater filled with petrochemicals, a health problem for anyone exposed to it. She asked the Commission to please reject this application.

Christopher Daly, Madison - Mr. Daly registered in opposition. Mr. Daly said that if this is a 25 year plan, he would like to give a hint of what the next 10-25 years will look like. He said the Mayor's speech was centered on manufacturing and production, but in the next 5-10 years, two things will change the current circumstances: hemp and cannabis. He stated that hemp is a miraculous product in that can be turned into almost anything – concrete, plastic, fabrics and can be used in a multitude of ways. If this farmland is as good as it seems to be, it would be very disadvantageous to give up this very good farmland before the opportunity comes to exploit it for hemp production. Mr. Daly continued to say there should be a great emphasis in sustainability in any City's plan and he believes Dane County is very geared towards sustainability, so the development of highway corridors should not be something we really look forward to; we should be planning for the day when we have a comprehensive mass transit system. If the federal government is unable, and the state is unwilling to provide funds for mass transit, cities should look at coming together to build it themselves. He added that we have seen some major storms and that climate change is real, and we need to be planning to deal with these 100 year storms on a much more frequent basis. He noted that the development being proposed is not taking these things into consideration and is very short sighted. Mr. Daly asked the Commission to take these items into consideration.

Mr. Daly also provided a written comment on his registration form:
(See Addendum III)

Mitchell Brey, Madison – Mr. Brey registered in opposition. He said he came tonight hoping to see the staff presentation but has studied the

proposal and from listening to the City of Fitchburg, he has concerns. He said the closed basin in the middle of the North Stoner Prairie Neighborhood will require pumping and once it fills up, where will the water be pumped that has become polluted by runoff from parking lots and roads? He said it will need to be pumped into a creek and has already been mentioned, this will be done slowly. He continued by saying: "We have seen weeks worth of rain several times in the past few years. In 2008, I-94 flooded and we've seen unprecedented levels of precipitation. The water has to go somewhere; just because a pumping station is placed does not mean this is solved; it will still have to be pumped somewhere else or it will flood. This needs careful consideration. The city may have had 15 meetings to discuss this proposal but how many meetings will be needed after a flood?" Mr. Brey encouraged the City take more time, noting that there is a lot of land in Fitchburg that can be developed. He suggested that if Sub-Zero needs more land to expand, that can be accomplished, but it doesn't need all of this land. He added that "Sub-Zero is not the only entity to consider – they may be a donor to some campaigns and they may be an employer to some people, but you have to look at the entire region and the water we all depend on. This is just more urban sprawl. If we are going to be developing neighborhoods, we should be striving for high density."

Mr. Brey also provided a written comment on his registrant form (See Addendum III)

Emma Czarapata, Madison

Ms. Czarapata registered in opposition and had registered to speak. She was not in attendance when called.

Diane Streck, Fitchburg – Ms. Streck registered in opposition. Ms. Streck is the Chair of Fitchburg Resource Conservation Commission. She stated that the Fitchburg Resource Conversation Commission (RCC) oversees groundwater and stormwater management. The steering committee that was formed to discuss this neighborhood development was charged with determining how this area should be developed and RCC was never asked for its input. She reference the City's presentation regarding emergency pumping, and CARPC staff recommendation on establishing emergency exit for the closed basins. She disagreed with Mayor Pfaff's characterization that Fitchburg is developing in an environmentally sensitive manner. She said that RCC never saw the plan even though they asked for it, and added that she does not think RCC would have approved the plan. She stated that this neighborhood has significant groundwater and stormwater issues, and developing this area is just asking for trouble, with unsuspecting homeowner who discovers their basement keeps flooding and will be wondering why. She noted that Fitchburg already has residents who have this problem. She stated: "I put it to the Mayor and I put it to the staff – whose responsibility is it to look at these lands that are being developed and say, wait a minute, this groundwater is too high, this tables is too high, this is going to cause problems, whose responsibility is it to look out for

these homeowners? Is it the developer? Is it the city? And I didn't get an answer so I put it to you; make it your responsibility. This neighborhood plan does not protect agricultural lands which is a goal of CARPC. In summary, I urge you to deny this request."

Wajid Jenkins, Madison – Mr. Jenkins registered in opposition and to speak, but was not in attendance when called. Mr. Jenkins provided a written comment which Mr. McKeever read aloud:

"Please read my comments if I am unable to stay. Stoner Prairie acreage is small but valuable wetlands. Please do not extend urban services to this area."

Mary Jo Walters, Madison – Ms. Walters registered in opposition and was not in attendance when called to speak.

Christine Hess-Molloy, Oregon, WI – Ms. Molloy registered in opposition and was not in attendance when called to speak. Ms. Hess-Molloy provided a written comment which Mr. McKeever read aloud:

"Please develop Fitchburg contiguously. Please only develop this land if needed and after everything else has been filled in. Our open spaces are precious and the wetlands health is essential to all of our communities.....human and wildlife!"

Dorothy Krause, Fitchburg – Ms. Krause registered in opposition. Ms. Krause has been on the Fitchburg Common Council for two terms and it is her 2nd term as Dane County Supervisor. She said she has won four elections in four years. She expressed support for development of the small 40 acre land already in the USA; she would like to see that get developed. She also stated that she would like to find a way to support the expansion of Sub-Zero. Stormwater is one of her concerns, and wondering how the City will be able to get rid of excess water that would end up in people's basements. She is concerned about pump failure. She stated that she would like to see a better plan for stormwater management. She added that she likes the idea of stay-on water and thinks Fitchburg does a fabulous job overall in ecology work and would like to commend the city for the work they do in this area, but thinks this area needs a lot more attention before it is ready to develop. She also stated that she was concerned about adequate staffing, and reported that city staff have talked about being overstretched and having to prioritize their work.

Mr. Brandon asked if Ms. Krause had supported this plan previously on the Council.

Ms. Krause said she thought the only vote they had was when they had ask for the 2 projects to be separated and sent individually. She stated that she had voted against sending it to CARPC.

Mr. Brandon asked again if Ms. Krause supported the development, stating: "I am just trying to understand why elected officials testify

against it when they have supported it. It is difficult for us because we base it on what the Fitchburg plan is.”

Ms. Krause said that she doesn't know if there has been unanimous support at any time.

Mr. Brandon replied that that is not how democracy works: “I'm asking if you supported it.”

Ms. Krause said that if the majority of the Council votes yes, then it moves ahead, regardless of some who voted no.

Ms. Krause also provided a written comment on her registrant form (See Addendum III)

Theresa Brandenbur – Oregon, WI – Ms. Brandenbur registered in opposition. She was not in attendance when called to speak.

Jon Becker, C.R.A.N.E.S., Madison, WI – Mr. Becker registered in opposition. He was not in attendance when called to speak. He provided a written comment on his registrant form (See Addendum III)

Richard Bloomquist, Fitchburg Alder, Fitchburg Council President, Fitchburg – Mr. Bloomquist registered in support. Mr. Bloomquist is the Fitchburg Alder for District 2, Section 3. He said that it has been talked about – how can Fitchburg do all these projects at the same time? He stated that he has been doing this for six terms and Fitchburg is pretty good at what it does with a balanced approach. He noted that a lot of these plans have been in place for some time and the City is doing what is logical for its growth. He stated that as an Alder, he has listened to the staff and has heard the concerns about water, especially in this development. He added that this development suits the businesses that need to grow to improve the City's tax base. He reported that six alders who have voted consistently in favor of this, and that there is a good reason that the Mayor is a champion of this – because it is good for the City.

He urged the Commission on behalf of himself and the other five alders who have consistently voted for this, to please approve it. He added that the many projects in the City are well thought out, are implemented with developer agreements, and with proper funding. He asked for approval because it represents the logical approach to City growth. He also stated that the Mayor has removed himself from the Plan Commission and staffed it with planners who understood the process “so we have taken the politics out of the plan and have done what we are supposed to do.”

Carol Poole, Fitchburg Alder, and Chair of Fitchburg Plan Commission, Fitchburg – Ms. Poole registered in support. Ms. Poole directed her comments to Ms. Terrell. She said that one of the things Ms. Terrell brought up is all of the different areas of development the City

has going on. Ms. Poole said if the projects are looked at individually, they are all very unique: "North Stoner Prairie has a very high emphasis on manufacturing. A lot of these companies need larger sites. People talk about Fitchburg having a lot of land for developing but the problem, as addressed by Mr. Zimmerman, is that a lot of these companies need larger sites and we can't knit together these smaller pieces and turn them into one site. If you look at Northeast Neighborhood, it is primarily mixed used and single family, it is a different type of development. If you look at North McGaw, it is a transit oriented development. It's a different type of development; it's very dense. We changed a developer's mind from doing standard Euclidean zoning to doing Smart Code Zoning and I believe we are the only city in the state that does Smart Code Zoning which adds to the density and gets it done correctly. When you look at all of these developments, look at the fringe of our city. We are not developing at the corner of to MM and Fitch-Rona Road. We are developing close to the City of Madison; we are keeping things on the transportation corridors; we are knitting our city together. We will be acquiring a large piece of the Town of Madison in the year 2022 or before that, depending upon when they fold. The Northeast Neighborhood adds a piece between those two so we don't have to bridge up to provide services to this area. So I would ask that you please listen to the city staff and to your CARPC staff and please support this plan. It's been very thoroughly vetted and we've looked at it and I guarantee that our RCC committee will see any plan that comes forward. Sometimes with city committees, they can belabor a general plan. We want to bring them the specifics and want to vet those specifics before anything moves forward. I hope you will trust that we are a responsible community because I believe we have shown that."

Ms. Poole had a written comment on her registration form (See Addendum III)

Warren Porter, UW-Madison, Professor of Zoology, Professor of Environment & Toxicology – Fitchburg, WI – Professor Porter registered in opposition. He was not in attendance when called to speak. He provided a written comment on his registrant form which Mr. McKeever read aloud:

"I support all the arguments of the West Waubesa Preservation Coalition. In addition to the arguments they make, I can comment on the significance of the recent downgrade in the growth projection regarding population needs in Fitchburg. The global and local sperm count data in males shows an annual decline since the 1940s of 2-3% per year. At current rates of decline, we project zero population growth by 2035 at the latest. I just presented an open lecture on this today at 3:30pm on the UW campus. Attached are two sheets documenting these trends I would be happy to respond to questions as to why this decline is occurring. There are many factors involved and they are interrelated. Bottom line for Fitchburg: growth will continue to decline and the rate of that decline will accelerate in the coming decade. It would not be wise to saddle the residents with

costs of maintaining infrastructure that will not be needed at least for the rest of this century.” (See Addendum III for attachments).

Mr. McKeever announced the conclusion of registrations the members of the public on the item.

Commissioner Golden asked for a point of order given that the registered speakers for the North Stoner Prairie Neighborhood public hearing are complete. Mr. Golden said that either the Commission recesses the public hearing or closes the public hearing.

Phyllis Hasbrouck asked that the 90 written comments be read aloud.

Mr. McKeever said not at this time.

Mr. Brandon confirmed that if someone had registered to speak for this item, that registrant could not come back and speak again at the next meeting.

Mr. McKeever confirmed. A registrant cannot come back and speak again on the North Stoner Prairie hearing but can speak on Northeast Neighborhood during that hearing. Mr. McKeever noted that this information had been provided to the public prior to the hearings.

Mr. Brandon motioned to close the public hearing; seconded by Commissioner Golden. Motion passed by voice vote.

Commissioner Kramar requested that the comments be written into the record and available for public review, and not read aloud.

Mr. McKeever said that we will see that these comments are prepared and available to the Commission and the public as part of the meeting minutes.

Mr. Golden motioned to refer the remaining agenda items for North Stoner Prairie to the next meeting with the staff presentation beginning the agenda item and that registered public comments are written into the minutes which would become available to the Commission and to the public. Seconded by Mr. Brandon. Motion passed unanimously.

Mr. Golden Motioned that Northeast Neighborhood hearing be opened and recessed to the next meeting, and that the Commission use the remainder of this meeting to review what staff will follow up with and clarify. Motion seconded by Mr. Hohol who made a friendly amendment for Commissioners to send questions to staff. Mr. Golden accepted the motion as friendly. Motion passed unanimously.

Mr. Hohol requested that the next meeting be held at Fitchburg City Hall.

Ms. Terrell asked that the large depression area for stormwater detention and the plan for pumping it to Dunn's Marsh be looked at and more information provided.

Mr. Golden said that there has been a lot of talk about revised population projections. These projections have to be official before they are used. Mr. Golden asked staff to make some comments about what these are and what implications they would have for both of these proposed amendments and whether or not we should use them.

Mr. Golden said that as a Regional Planning Commission, the two proposals combined put Fitchburg at 1871 acres which would mean 126,000 people in the next 20 years. He would like staff discussion about the implications of Fitchburg's growth plan for the next 25 years and how it impacts the central urban service area and the potential population growth in all of the other communities in the central urban service area.

Mr. McKeever said that he would like to see the *Fitchburg Comprehensive Plan* as it relates to the North Stoner Prairie Neighborhood amendment request.

15. Adjournment

Hr. Hohol motioned to adjourn, seconded by Mr. Touchett. The meeting was adjourned at 11:20pm.

Minutes taken by Laura Thomas

Attachments:

- (1)Addendum I – C.R.A.N.E.S. letter to CARPC Commissioners of 6/12/14
- (2)Addendum II – Phyllis Hasbrouck letter to CARPC Commissioners of 9/5/14
- 3)Addendum III – Registrants for Agenda Item 14 -Public Hearing

CRANES

Capital Region Advocacy Network for Environmental Sustainability

On behalf of its member organizations and individuals, advocating collaboratively for the environment of the South Central Wisconsin region (eight counties: Columbia, Dane, Dodge, Green, Iowa, Jefferson, Rock and Sauk) toward a high quality of life; an ecologically sustainable and just culture; and, the celebration of the beauty of this place, both natural and built.

VISION

The Capital area's environment, including water, land, and air resources, will be conserved or restored to ensure the region's quality of life and the beauty of this special place, for all who live or visit here, now and in the future.

PARTNER ORGANIZATIONS

Earth/Arts Resources
Friends of Pleasant Branch Conservancy
League of Women Voters - Dane County
Madison Audubon Society
Stein Club - Four Lakes Group
W. Dane Coalition for Smart Growth & Environment
West Waubesa Preservation Coalition

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11 September 2014

Capital Area Regional Planning Commission (CARPC)
City County Building Room 362
210 Martin Luther King Jr. Blvd.
Madison WI 53703

Dear Commissioners:

The Capital Region Advocacy Network for Environmental Sustainability (CRANES) urges commissioners to vote NO on each of the four Urban Service Area Amendment Applications that you will consider at your September and October meetings. Please register our opposition to the City of Madison and Village of Cambridge USAAAs, as well as the City of Fitchburg's North Stoner Prairie and North East Neighborhood USAAAs.

CRANES is concerned about each of these USAAAs on the basis of water quality.

Stormwater mitigation plans for each of the four USAAAs have been based on out-of-date 1980 conditions. This is dangerous, because publicly funded research of climate disruption trends reveals that future precipitation events will be both flashier and more intense.

The current USAAAs aim only to meet a standard of 90% of pre-development stormwater infiltration/stay-on. Admittedly, that standard is more rigorous than the State of Wisconsin's minimum standards. But that higher standard clearly is not high enough for Dane County's largest watershed, containing the Yahara lakes, which Wisconsin's Department of Natural Resources (WDNR) has now designated as officially impaired. The WDNR had previously identified the Yahara watershed as "hydrologically complex." Each of the four USAAAs fails to make use of the 2013 report from the federally subsidized catalytic study, one of five funded by the CARPC's Capital Regional Sustainable Communities (CRSC) Partnership. As CARPC staff had advocated, that CRSC partner/EPA report confirmed that a 100% pre-development standard was feasible. A supplemental memo requested by CRSC Partner CRANES, added that it was even feasible to achieve the ultimate standard of "natural" hydrological conditions, including 100% of infiltration/stay-on conditions at the time of the Original Survey (1830s).

The Fitchburg North East Neighborhood USAAA is near important surface water natural resources, where considerable public and private money has been invested to preserve critical wetlands. It is particularly important that the forthcoming Dane County ground water model informs CARPC's consideration of this USAAA. Our investment in preservation of natural resources should not be jeopardized or undone by development that perhaps could be accommodated elsewhere, in much less ecologically sensitive locations.

A forthcoming publicly funded University of Wisconsin transposition study will assess the impacts of the 2008 Baraboo/Delton super-storm should it occur over Lake Mendota. There are credible reports of preliminary findings that such a storm will cause overtopping of the Tenney Park dam by about a foot, causing widespread flooding on Madison's Isthmus and downstream communities. However, the threat being explored by the UW's scenario study may actually be much, much larger. In recent years, there have been two storms in WI and one in Iowa that had double the Baraboo/Delton rainfall, and in a significantly shorter period of time. So there's also a need to model transposition of such "mega-storms." Furthermore, this second scenario modeling should also be run with the 'impervious surface' variable set at 100%, to simulate conditions that obtained this spring, when the ground was frozen as much as eight feet deep. Consideration by CARPC of all four USAAAs should take place only after the findings of these three crucial transposition scenarios can be taken into account.

Climate disruption trends also bear on CARPC's consideration of the Madison USAAA and Fitchburg's Stoner Prairie USAAA; each of these has a closed basin that will require complicated stormwater facilities. Complex

systems will be especially challenged by the region's future weather; during the fiercer storms of our future, the failure of facilities designed for closed basins will make very bad situations even worse. These areas with closed basins would be better dedicated as urban open spaces, such as parks or conservancy areas, for the surrounding communities.

There are other CRANES concerns about the four USAAAs that are only indirectly related to water quality.

All four of the municipal USAA applicants largely ignore the findings of yet another federally subsidized CRSC catalytic study. The publicly funded research for the "transit supportive" study found that market demand for large lot single-family residential housing will be significantly less than once thought.

As CRANES has pointed out through an analysis of CARPC staff's data, the average residential density of municipalities in CARPC's service area has not improved since 1970. Indeed, in 2010 the majority of municipalities actually had lower density than they did 40 years prior. Some municipalities, including Fitchburg, have increased their density since 1970, but their starting point was so low that they are still falling far short of densities in comparable Dane County municipalities.

The four USAAA applications coming before CARPC tonight must be considered in light of this finding, which has serious environmental, equity, and municipal fiscal implications.

Each of the four municipal USAAA applicants has unplatted residential and commercial acreage in its existing USA that could be designated for more density. Some developers who have read the market demand study might actually now be motivated to have even their platted acres reauthorized for more density. Instead, each of the four USAA applications assumes densities that were operative years or even decades ago. Madison is proposing density in its USAAA that is far less than its 2012 Northeast Neighborhood USAAA (18 units/acre); the other three applicants are proposing densities that are not significantly more compact than existing comp plan averages for their respective municipalities.

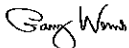
Furthermore, the municipalities submitting the four USAAAs are not making use of downwardly revised 2013 population projections to figure the 20-year land demand. Some analyses of the revised projections indicate that there very likely is sufficient land in the existing USAs to meet forecast demand, even without considering the low densities of unplatted areas or the refill/infill opportunities in the existing USAAAs. If this informal preliminary land demand analysis proves accurate, the four applications coming before CARPC tonight might actually require the applicant municipalities to take acreage out of their existing USAs, as was the done recently by the villages of Dane and Mount Horeb, prior to approval of any new USAAAs.

Taxpayers have paid for the studies and forecasts that are being ignored by the municipalities, or that CARPC has failed to adopt in a timely manner. Some citizens may even begin to wonder if these four USAAA applications are being rushed to avoid the application of newer, better knowledge (or payment of the forthcoming service fees for CARPC staff work on USAAAs).

Before considering any new USAAAs, CRANES urges CARPC and its constituent communities to adopt population projection and land demand projections based on revised 2013 USA census data. CARPC should also quickly adopt policies and criteria based on valid and reliable data in which the public has invested time and money.

Thank you for your careful consideration of our recommendation to vote NO on each of the four September-October 2014 USAAAs.

Sincerely,



Gary Werner
President, CRANES Board of Directors

* NOTE: None of the four USAAAs coming before CARPC tonight was part of another federally subsidized CRSC catalytic project, the sub-regional Future Urban Development Area (FUDA) pilot programs. As Fitchburg's mayor has pointed out in a 10 September 2014 Capital Times opinion piece, the CARPC/CRSC pilot FUDAs were modeled on an element of Fitchburg's comprehensive planning approach, which Fitchburg officials have since identified as a FUDA-like process. Fitchburg officials have also claimed that their "FUDA" obviated the need for participation in the CARPC/CRSC FUDA process. The CARPC staff analysis of Fitchburg's two current USAAAs notes Fitchburg's lack of participation in the CRSC's subregional FUDA pilots, as well as the applicant's claim. Regrettably, CRANES must point out again that all these efforts were both invalid and unreliable, rendering the resulting information useless. Local leaders for both the CRSC FUDA pilots and Fitchburg's FUDA-like effort did not allow their residents to consider significantly more compact future scenarios, nor were any of them fully informed by the 2013 CRSC market demand study (Fitchburg's having taken place in 2010). Municipal leaders involved in the CRSC FUDAs also required that the results would not be binding on their comprehensive plans. CRANES takes the position that a valid and reliable, all-county FUDA process still needs to be completed; only after that work has been completed will the results provide a useful criterion for CARPC's review of USAAAs.

From: Phyllis Hasbrouck <phyllis@terracon.net>
Sent: Friday, September 05, 2014 9:54 AM
To: Mesbah, Kamran
Cc: Thomas, Laura
Subject: letter to commissioners re population projections

Dear CARPC Commissioners,

This letter is to make the case that Fitchburg does not need additional acres to accommodate the expected population increases that the WI Dept. of Administration (DOA) projects for the next 20 years.

The CARPC is supposed to approve Urban Service Area (USA) extensions so that municipalities have enough land to meet their projected population growth for the next 20 years. The municipalities and the CARPC have to use the official WI DOA population projections as the basis for their calculations. The projections project the change in population, in households, and in numbers of people per household, at the county and municipal level.

You would think that a municipality would want to use the latest, most up-to-date projections, but in fact Fitchburg used the WI DOA's 2003 population projections, even though the newest, the 2013 projections, became available in Feb. 2014, before Fitchburg submitted its two USAAA's. (I will attach a copy of the new projections. For Fitchburg's charts, see page 15 of their NEN application, "Table 3: City of Fitchburg: Land Use Demand Projection: 2010 - 2029")

Why does it matter which projections they use? Well, because of the recession that began in 2008, the most recent projections have much lower totals than the 2008 or the 2003 projections. For example, the 2003 projections predicted that in 2030 Fitchburg would have 35,386 inhabitants, whereas the 2013 projections predict 29,620 people. That's 5,766 fewer people, or 16 % lower.

Or let's look at the 2003 projection for 2010: 25,477 people living in Fitchburg. Perhaps because of the recession, actual growth was slower than that: the census revealed that there were 24,438 people in 2010, that's 4% lower.

So the 2003 projections predicted that Fitchburg would need 4171 new residences by 2030, and that is what Fitchburg is saying it needs to accommodate. (Why they use 2030, which is only 16 years after 2014, not 20 years, I do not know.)

But the 2013 projections predict that Fitchburg will need 2768 new residences built between 2015 and 2035, a space of 20 years.

I'm not a demographer, so I don't know exactly how to calculate how much land is needed for this lower number of 2768 residences, but let's assume that since it's 66% of the number of residences that Fitchburg calculated they needed by using out-of-date predictions, that it will take 66% of the land required. Since they say they need 1500 acres that would be $1500 \times .66 = 990$ acres.

Fitchburg currently has 1126 empty, developable acres in its Urban Service Area, so it has more than enough land to accommodate the predicted growth. Fitchburg's application gives itself a 25% flexibility factor, something that the CARPC does not endorse. But even if you agree that they need a flexibility factor, that only makes a total of $990 + 247.5 = 1237.5$ acres, just 112 more than they currently have. The Northeast Neighborhood application is asking for 498 acres of new "developable" land, in a total area of 986 acres.

So what's the harm in going with the higher projections that were made before the recession? For Fitchburg taxpayers, there's a lot wrong with such a course. They will be taking on two more sets of infrastructure to maintain, repair and eventually replace. They will be spreading out their city at a time when all the latest polls show that the Millennial generation prefers walkable, urban neighborhoods. They will find down the line that they don't have the tax income to maintain, repair and replace the crumbling infrastructure.

And there's also a huge downside for the water. By using old projections to propel a proposal for greenfields development on land just 3000 ft. upstream from the Waubesa Wetlands, a delicate ecosystem already partly compromised, Pritchburg increases the likelihood of damage to those wetlands and the lake they protect. For these and many other reasons, I urge the commissioners to reject the Northeast Neighborhood USAAA.
Sincerely,

Phyllis Hasbrouck
Chair, West Waubesa Preservation Coalition

westwaubesa@gmail.com
www.westwaubesa.org
(608) 223-9571

North Stoner Prairie CUSA

Date	Last Name	First Name	Name	Representing	Address	Stance	Spoke	Comments
09/11/2014	Arnold	Nancy	Nancy Arnold	Self	2530 Targhee Street Fitchburg, WI 53711	Oppose	No	My concern is flooding due to change in climate, more severe weather. Land that remains in agriculture can handle the change whereas developed land cannot
09/11/2014	Arnold	Steve	Steve Arnold Alderman	City of Fitchburg District #4	2530 Targhee Street Fitchburg, WI 53711	Oppose	Yes	
09/11/2014	Becker	Jon	Jon Becker	Cranes	PO Box 3413 Madison, WI 53704	Oppose	No	Please see letter for comments.
09/11/2014	Berkowitz	Franklin	Franklin Berkowitz	Self	5440 Caddis Bend #501 Fitchburg, WI 53711	Oppose	No	We need compact cities not sprawl.
09/11/2014	Bloomquist	Richard	Richard Bloomquist Fitchburg Alderman Fitchburg City Council- President	District 2 Seat 3	5743 Wilshire Drive Fitchburg, WI 53711	Support	Yes	
09/11/2014	Books	Steve	Steve Books	Self	211 S. 2nd Street Mount Herb, WI 53572	Oppose	No	Please use existing urban service area.
09/11/2014	Branddabur	Theresa	Theresa Branddabur	Self	2533 Lalor Road Oregon, WI 53575	Oppose	Registered to speak. Not in attendance when called.	
09/11/2014	Brey	Mitchell	Mitchell Brey	Self	1105 Droster Road Madison, WI 53716	Oppose	Yes	Please do not risk the wellbeing of Lake Waubesa for an unneeded development. Please do not proceed with developing NSP with the risk of flooding in this area if pump stations fail.
09/11/2014	Brown	Stewart	Stewart Brown	Self	2806 Jonathan Circle Fitchburg, WI 53711	Support	No	
09/11/2014	Buglass	Bill	Bill Buglass	Payne and Dolan	6295 Lay Road Fitchburg, WI 53593	Support	No	
09/11/2014	Burns	Marilyn	Marilyn Burns	Self	2780 Waubesa Avenue Madison, WI 53711	Oppose	No	
09/11/2014	Camic	Nina	Nina Camic	Self	4812 Goodland Park Road Madison, WI 53711	Oppose	No	
09/11/2014	Carlson	Karen	Karen Carlson	Self	1137 Erin Street #105 Madison, WI 53715	Oppose	No	

North Stoner Prairie CUSA

Date	Last Name	First Name	Name	Representing	Address	Stance	Spoke	Comments
09/11/2014	Chadderdon	Steven M.	Steven M. Chadderdon	Self	5179 Hilltop Road Madison, WI 53711	Oppose	No	I think the opening of the NEN and Stoner Prairie for development sprawls Fitchburg out excessively.
09/11/2014	Cheney	Patrick C.	Patrick Cheney	Self	5211 Kittycrest Fitchburg, WI 53711	Oppose	No	For all I have ever heard, this area relies on an emergency storm water pumping system, but this facility seems to exist only on paper. I have never heard of who is responsible for building this, maintaining it, or operating this system, or how reliable it would be. Thunderstorms are known to often cause power failures.
09/11/2014	Cooke	Kaye	Kaye Cooke	Self	5267 Lacy Road Fitchburg, WI 53711	Oppose	No	
09/11/2014	Czarapata	Emma	Emma Czarapata	Self	3106 Larsen Road Madison, WI 53711	Oppose	Registered to speak. Not in attendance when called.	
09/11/2014	Daly	Christopher	Christopher Daly	Self	Madison, WI	Oppose	Yes	The preservation of critical environments is the responsibility of every citizen, doubly so for elected officials.
09/11/2014	Devries	Keith L.	Keith L. Devries	Self	4421 Noarts Street Madison, WI 53711	Oppose	No	Our concerns apply to Lake Waubesa quality and runoff issues.
09/11/2014	Doheny	Dorothy A.	Dorothy A. Doheny	Self	4421 Noarts Street Madison, WI 53711	Oppose	No	Shows no concern for Lake Waubesa
09/11/2014	Dunn	Bill	Bill Dunn	Self	6055 Whalen Road Fitchburg, WI 53593	Support	Yes	
09/11/2014	Eggleston	Richard	Richard Eggleston	Self	2358 Fitchburg Road Fitchburg, WI 53593	Oppose	No	I had no position until the woman from the city of Fitchburg said the word "roundabout" now I am against it
09/11/2014	Fuss	Cari	Cari Fuss	Self	6210 Winnequah Road Monona, WI 53716	Support	No	
09/11/2014	Gardner	Lorraine	Lorraine Gardner	Town of Dunn Plan Commissioner	1710 Hawkinson Road Oregon, WI 53575	Oppose	No	It is well established that we need healthy wetlands. Development of this area will degrade the Waubesa Wetlands. Fitchburg has a lot of U.S.A not filled in with development. Think of future generations.

North Stoner Prairie CUSA

Date	Last Name	First Name	Name	Representing	Address	Stance	Spoke	Comments
09/11/2014	Gonzales	Jason	Jason Gonzales Fitchburg Alderman	District 3 Seat 5	2800 Crinkle Root Drive #207 Fitchburg, WI 53711	Support	No	
09/11/2014	Grady	Sharon	Sharon Grady	Self	2826 County Road MM Fitchburg, WI 53711	Oppose	No	My concerns are the groundwater issue and what it will do to Lake Waubesa. Also development will affect my taxes that are ridiculously high now.
09/11/2014	Graff	Stacy	Stacy Graff	Self	5196 Sassafras Drive Fitchburg, WI	Oppose	No	
09/11/2014	Hammes	Don	Don Hammes	Yahara Fishing Club Sierra Club	3507 Valley Ridge Road Middleton, WI 53562	Oppose	No	
09/11/2014	Hamrick	Irene	Irene Hamrick MD	Self	5633 Kinsale Drive Fitchburg, WI 53711	Oppose	No	We should not expand development into North Stoner Prairie. The increasing extreme rainfalls cause flooding. We require wetlands for capturing of storm water runoff to prevent flooding in Fitchburg.
09/11/2014	Hanrahan	Sharon	Sharon Hanrahan	Community Outreach Subcommittee of Fitchburg Resource Conservation	5709 Lancasher Court Fitchburg, WI 53711	Oppose	No	Fitchburg currently has over 1,000 acres of developed land suitable for residential neighborhoods. Over development stresses city services and tax base for other purposes.
09/11/2014	Harmrick	Tim	Tim Harmrick MD	Self	5633 Kinsale Drive Fitchburg, WI 53711	Oppose	No	Far too much unused commercial and residential properties are available for development without destroying needed wetland and increasing flooding risks. Not a healthy growth scheme for Fitchburg.
09/11/2014	Hasbrock	Phyllis	Phyllis Hasbrock	West Waubesa Preservation Coalition	3113 View Road Madison, WI 53711	Oppose	Yes	
09/11/2014	Hatcher	Keith	Keith Hatcher	Self	3131 View Road Madison, WI 53711	Oppose	No	

North Stoner Prairie CUSA

Date	Last Name	First Name	Name	Representing	Address	Stance	Spoke	Comments
09/11/2014	Hecht	Sune	Sune Hecht	Self	2524 Targhee Street Fitchburg, WI 53711	Oppose	No	Fitchburg is unique in that rich and productive farmland exists within our community. We still have a choice of using some of our land for development and some for productive farmland and agriculture. It is a simple choice to leave Stoner Prairie as productive farmland for now.
09/11/2014	Hess-Molloy	Christine	Christine Hess-Molloy	Self	2758 Lalor Road Oregon, WI 53575	Oppose	Registered to speak. Not in attendance when called.	Please do not develop Fitchburg contiguously. Please only develop this land if needed and after everything else has been filled in. Our open spaces are precious and the wetlands health are essential to all our communities and wildlife.
09/11/2014	Holtshopp	Mary	Mary Holtshopp	Self	2774 Waubesa Ave Madison, WI 53711	Oppose	No	Lake Waubesa is too beautiful to be destroyed by big money development proposed in Fitchburg.
09/11/2014	Holtshopp	Robert	Robert Holtshopp	Self	2774 Waubesa Avenue Madison, WI 53711	Oppose	No	I'm opposed to the development
09/11/2014	Hovel	Tom	Tom Hovel City of Fitchburg City Planner	City Of Fitchburg	5510 Lacy Road Fitchburg, WI	Support	No	
09/11/2014	Ihlenfeldt	Lee R.	Lee R Ihlenfeldt	Self	5204 Buttonbush Drive Fitchburg, WI 53711	Oppose	No	This is not necessary nor needed. Furthermore it is not economically sound.
09/11/2014	Ihlenfeldt	Mary	Mary Ihlenfeldt	Self	5204 Buttonbush Dr Fitchburg, WI 53711	Oppose	No	
09/11/2014	Jenkins	Laila	Laila Jenkins	Middle School Student	2609 Country Rose Court #3 Madison, WI 53713	Oppose	No	please do not approve extending urban service areas. We need to protect the sensitive wetlands and valuable farmlands close to the city. Fitchburg should practice responsible development.
09/11/2014	Jenkins	Wajid	Wajid Jenkins	Self	2069 Country Rose Court #3 Madison, WI 53713	Oppose	Registered to speak. Not in attendance when called.	Please read my comments if I am unable to stay. Stoner Prairie acreage is small but valuable wetlands. Please do not extend urban service area.
09/11/2014	Jenni	Daniel	Daniel Jenni	Self	6271 Whalen Road Fitchburg, WI 53593	Support	No	

North Stoner Prairie CUSA

Date	Last Name	First Name	Name	Representing	Address	Stance	Spoke	Comments
09/11/2014	Jenni	Doris	Doris Jenni	Self	6271 Whalen Road Fitchburg, WI 53593	Support	No	
09/11/2014	Kinderman	Angela	Angela Kinderman Executive Director FCVBB	Fitchburg Chamber of Commerce	5540 Research Park Drive Fitchburg, WI 53711	Support	No	akinderman@fitchburgchamper.com
09/11/2014	Korn	Edward	Edward Korn	Self	4812 Goodland Park Road Fitchburg, WI 53575	Oppose	No	
09/11/2014	Krase	Dorothy	Dorothy Krase	Self	2105 Apache Drive Fitchburg, WI 53711	Oppose	Yes	I am concerned about the plan for handling storm water via a pump. ON the Verona road project which I've followed very closely, I've learned a lot about retention ponds etc. and want to see a better plan for this.
09/11/2014	Lange	Trent	Trent Lange	Self	1706 Legacy Lane Madison, WI 53719	Support	No	
09/11/2014	Larson	Patricia	Patricia Larson	Self	4757 Goodland Park Road Madison, WI 53711	Oppose	No	Please preserve the wetlands in the Town of Dunn and Lake Waubesa. Vote NO to development so close to these areas.
09/11/2014	Larson	Ronald	Ronald Larson	Self	4757 Goodland Park Road Madison, WI 53711	Oppose	No	Please preserve the wetlands in the Town of Dunn and Lake Waubesa. Vote NO to development so close to these areas. Please refer to my email to all commissioners regarding this issue.
09/11/2014	Lemke	Kathleen	Kathleen Lemke	Self	5424 Lacy Road Fitchburg, WI 53711	Oppose	No	
09/11/2014	Mahling	Barb	Barb Mahling	Self	5196 Sassafras Drive Fitchburg, WI 53711	Oppose	No	
09/11/2014	Marshall	Joanne	Joanne Marshall	Self	72 Pondview Way Fitchburg, WI 53711	Oppose	No	
09/11/2014	Marshall	Tom	Tom Marshall	Self	72 Pondview Way Fitchburg, WI 53711	Oppose	No	
09/11/2014	Molloy	James	James Molloy	Self	2758 Lalor Road Oregon, WI 53575	Oppose	No	
09/11/2014	Montgomery	Bob	Bob Montgomery	Montgomery and Associates	119 S Main Street Cottage Grove, WI 53527	Support	No	

North Stoner Prairie CUSA

Date	Last Name	First Name	Name	Representing	Address	Stance	Spoke	Comments
09/11/2014	Odell	Katherine	Katherine Odell	Self	1415 Vilas Avenue Madison, WI 53711	Oppose	No	As a county resident, I am thoroughly enjoying the land and water resources of Dane County. I am horrified that now when the number of wetlands is declining Fitchburg is considering paving over superb agriculture land all in the major benefit of developers. Vote responsibly and think of the future.
09/11/2014	Olsen	Diane	Diane Olsen	Self	2524 Targhee Street Fitchburg, WI 53711	Oppose	No	Need to slow down development. Too much too fast.
09/11/2014	Park Snider	Kelly	Kelly Park Snider	Self	4711 County Hwy B Oregon, WI 53575	Oppose	No	Put environment and public health before development.
09/11/2014	Petterson	Kristine	Kristine Petterson	Self	25 Sherman Terrace #6 Madison, WI 53704	Oppose	No	No new developments.
09/11/2014	Polich	David	David Polich	Self	5511 Shale Road Fitchburg, WI 53711	Oppose	No	NO way pumps will work if electricity is out. The homeowners to the north are terrified. More water, some have had flooding before without more now permeable surfaces.
09/11/2014	Poole	Carol	Carol Poole Fitchburg Alderman Plan Commission Chair	Self	4518 Crescent Road Fitchburg, WI 53711	Support	Yes	This is responsible growth along our existing USA.

North Stoner Prairie CUSA

Date	Last Name	First Name	Name	Representing	Address	Stance	Spoke	Comments
09/11/2014	Porter	Warren P.	Warren P Porter UW-Madison Prof. of Zoology Prof. of Environmental Toxicology	Self	5806 Ivanhoe Circle Fitchburg, WI 53711	Oppose	Registered to speak. Not in attendance when called.	I support all the arguments of the West Waubesa Preservation Coalition. In addition to that argument they make, I can comment on the significance of the recent down grade in the growth projection regarding population needs in Fitchburg. The global and local sperm count data in males shows an annual decline since the 1940's of 2-3%/year. At current rates of decline, we project zero population growth by 2035 at the latest. I just presented an open lecture on this at 3:30pm on the UW campus. Attached are two sheets documenting these trends. I would be happy to respond to questions as to why this decline is occurring. There are so many factors involved and they are interrelated. Bottom line for Fitchburg; growth will continue to decline and the rate of that decline will accelerate in the coming decade. It would not be wise to saddle the residents with costs of maintaining infrastructure that will not be needed at least for the rest of this century. Attachment Provided
09/11/2014	Roabel Barriolhet	Maria	Maria Roabel Barriolhet	Self	4793 East Clayton Road Fitchburg, WI 53711	Oppose	No	

North Stoner Prairie CUSA

Date	Last Name	First Name	Name	Representing	Address	Stance	Spoke	Comments
09/11/2014	Schueppel	Carolyn M.	Carolyn M. Schueppel	Self	1016J N. Sunnysvale Lane Madison, WI 53713	Oppose	No	This land is "prime" farmland. It is fairly close to an urban area where they are at risk to obtain high quality food, land, and air. We need this open space to continue to enjoy our natural resources. It is unethical to take the best farmland for a few Houses. Water may unintentionally flood as poorly maintained retention basis are not well planned and managed.
09/11/2014	Schulte	Kate	Kate Schulte	Self	429 Engelhart Drive Madison, WI 53713	Oppose	No	Wetlands need buffer zones. Presently development has already moved into Fitchburg Northeast Neighborhood and in the last decade I have seen a loss in this areas species diversity. But the most valuable thing you get from Lake Waubesa wetlands is our groundwater's protection. If the city would stop this expansion, you'd give Waubesa a needed buffer zone.
09/11/2014	Schulte	Kate	Kate Schulte	Self	429 Engelhart Drive Madison, WI 53713	Oppose	No	Fitchburg should develop inwards.
09/11/2014	Schulte	Rick	Rick Schulte	Self	429 Engelhart Drive Madison, WI 53713	Oppose	No	Please do not develop
09/11/2014	Schulz	Amy	Amy Schulz	Self	2304 S Syene Road Fitchburg, WI 53711	Oppose	No	
09/11/2014	Semple	Patrick H.	Patrick H Semple	Self	2906 Melissa Circle Fitchburg, WI 53711	Oppose	No	
09/11/2014	Slack	Lynne	Lynne Slack	Self	3157 View Road Madison, WI 53711	Oppose	No	
09/11/2014	Slack	Shauna	Shauna Slack	Self	3157 View Road Madison, WI 53711	Oppose	No	
09/11/2014	Snider	Carly Catherine	Carly Catherine Snider	Self	4711 County Hwy B Oregon, WI 53575	Oppose	No	
09/11/2014	Snider	Ellison	Ellison Snider	Self	4711 County Hwy B Oregon, WI 53575	Oppose	No	
09/11/2014	Snider	Jan	Jan Snider	Self	4711 County Hwy B Oregon, WI 53575	Oppose	No	
09/11/2014	Snider	Madison	Madison Snider	Self	4711 County Hwy B Oregon, WI 53575	Oppose	No	

North Stoner Prairie CUSA

Date	Last Name	First Name	Name	Representing	Address	Stance	Spoke	Comments
09/11/2014	Staidl	Marianne	Marianne Staidl	Self	20 Baily Way Fitchburg, WI 53711	Oppose	No	We are developing too much land way to fast. Fitchburg should only take its fair share of the country's population growth and develop in an orderly fashion.
09/11/2014	Stanek	Marhsa	Marsha Stanek	Self	469 Game Ridge Trail Oregon, WI 53575	Oppose	No	I lived on Lake Waubesa for 31 years and don't want to see the wetlands ruined.
09/11/2014	Stemple	Mary	Mary Semple	Self	2906 Melissa Circle Fitchburg, WI 53711	Oppose	No	
09/11/2014	Stern	Patrick C.	Patrick C Stern	Self	2969 Bryn Wood Drive Fitchburg, WI 53711	Support	No	Dense contiguous development is responsible development. Letting population drift to exurbs is the surest way to sprawl and ruin.
09/11/2014	Streck	Steve	Steve Streck	Self	3099 Burrington Hills Court Fitchburg, WI 53711	Oppose	No	
09/11/2014	Streck	Diana	Diana Streck	Self	3099 Barrington Hills Court Fitchburg, WI	Oppose	Yes	
09/11/2014	Sveum	Phil	Phil Sveum	Self	5500 E Cherly Parkway Fitchburg, WI 53711	Support	No	
09/11/2014	Thoresen	Thomas	Thomas Thoresen	Lacy Nelons Neighborhood	5874 Persimmon Drive Fitchburg, WI 53711	Support	Yes	
09/11/2014	Unbehaun	Kevin	Kevin Unbehaun	Sub-Zero Wolf Inc	6061 Basswood Drive Fitchburg, WI	Support	Yes	
09/11/2014	Vroman	George	George Vroman	Vroman Family Farm	2353 S. Seminole Hwy Madison, WI 53711	Support	No	
09/11/2014	Walters	Mary Jo	Mary Jo Walters	Self	Madison, WI	Oppose	Registered to speak. Not in attendance when called.	
09/11/2014	Welo	David	David Welo	Self	2304 S Syene Road Fitchburg, WI 53711	Oppose	No	I oppose the development of North Stoner Prairie farmland. I believe the city of Fitchburg has enough land set aside for development for the next 25 years.
09/11/2014	Wuebben	Chad	Chad Wuebben	Self	7860 Autumn Pond Drive Middleton, WI 53562	Support	No	Responsible development is not a crime.



210 Martin Luther King Jr. Blvd. Room 362 Madison, WI 53703 Phone: 608-266-4137 Fax: 608-266-9117 www.CapitalAreaRPC.org info@CapitalAreaRPC.org

September 24, 2014

NOTICE OF CONTINUATION OF PUBLIC HEARING

October 9, 2014

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

The Capital Area Regional Planning Commission will continue a public hearing on October 9, 2014 at the City of Fitchburg Common Council Chambers, Fitchburg City Hall, 5520 Lacy Road, Fitchburg, Wisconsin, to take testimony concerning amendments to the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* to revise the Central Urban Service Area boundary and environmental corridors and the Central Urban Service Area in the Northeast Neighborhood of the City of Fitchburg, as requested by the City of Fitchburg. The Capital Area Regional Planning Commission meeting convenes at 7:00 p.m. This public hearing opened at the Commission's September 11, 2014 meeting, but was recessed.

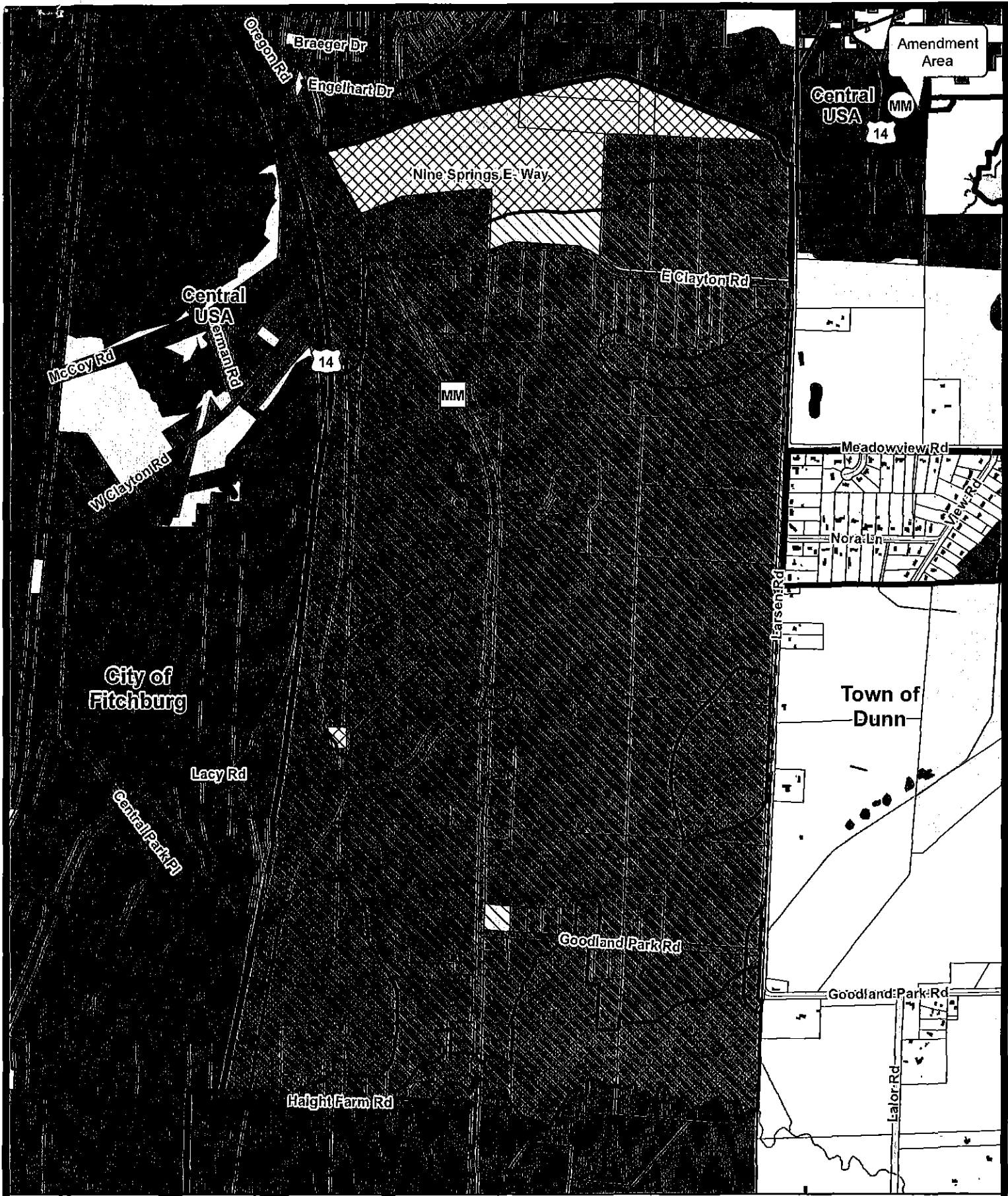
The City of Fitchburg requests an amendment to the Central Urban Service Area adding the Northeast Neighborhood, in the northeast corner of Fitchburg. The neighborhood is bounded by US Highway 14 to the west, Larsen Road to the east, and Nine Springs Creek to the north. The southern boundary is Lacy Road between US Hwy 14 and CTH MM, and Swan Creek from CTH MM to Larsen Road. The amendment totals 985.9 acres, and is primarily in agricultural use. The area includes 176.8 acres of existing development including 86.5 acres of right-of-way, 63.0 acres of residential development (approximately 52 homes), 19.8 acres of mineral extraction, and 7.6 acres of commercial development. Environmental corridors are proposed for 273.5 acres. The amendment would add 542.3 developable acres to the Central Urban Service Area.

Further information on the proposal may be obtained from Sean Higgins at 283-1267. The staff analysis and City of Fitchburg submittal are available on the CARPC website at www.CapitalAreaRPC.org/USA_List.html.

Attachment








E-Mailed to: CARPC Commissioners
Shawn Pfaff, Mayor, City of Fitchburg
Tony Roach, Administrator, City of Fitchburg
Thomas Hovel, Zoning Administrator/City Planner
Patti Anderson, Clerk, City of Fitchburg
Jenni Dye, County Supervisor, District 33
Patrick Miles, County Supervisor, District 34

Steve Arnold, Alder, City of Fitchburg, District 4
Becky Baumbach, Alder, City of Fitchburg, District 4
Todd Violante, Director, Dane County Planning & Development
Sharon Corrigan, Dane County Board Chair
Susan Jones, Coordinator, Dane County Lakes and Watershed Commission
Kevin Connors, Dane County Land Conservation Dept
Lisa Helmuth, WDNR Central Office
Fran Keally, WDNR Bureau of Watershed Management
Michael Mucha, Chief Engineer and Director, MMSD
Curt Sauser, MMSD
Brian Busler, Superintendent, Oregon School District
Jennifer Cheatham, Superintendent, Madison Metropolitan School District
John Broihahn, State Historical Society
Bill Schaefer, Madison Area Transportation Planning Board
Paul Soglin, Mayor of Madison
Joseph Parisi, Dane County Executive
Dane County Clerk
Steven Cover, Director of Planning, City of Madison
Local Clerks and Administrators in the Central Urban Service Area (CUSA)
CARPC Interested Parties




Northeast Neighborhood

Amendment to the Central Urban Service Area and Environmental Corridors in the City of Fitchburg

-  Service Area to be added (985.9 acres)
-  Proposed Environmental Corridor (273.5 acres)
-  Public Land
-  Existing Environmental Corridor
-  Incorporated Area
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

29 July 2014



0 600 1,200

Feet

Prepared by staff of the CARPC.

Re: Consideration of Resolution CARPC No. 2014-15 amending the *Dane County Land Use & Transportation Plan* and *Dane County Water Quality Plan* by revising the Central Urban Service Area (CUSA) Boundary and Environmental Corridors in the Northeast Neighborhood amendment area of the City of Fitchburg, requested by the City of Fitchburg

Decision Items:

1. Consider approval of the Northeast Neighborhood CUSA amendment, Resolution CARPC No. 2014-15.

Summary

The City of Fitchburg requests an amendment to the Central Urban Service Area adding the Northeast Neighborhood, in the northeast corner of Fitchburg. The neighborhood is bounded by US Highway 14 to the west, Larsen Road to the east, and Nine Springs Creek to the north. The southern boundary is Lacy Road between US Hwy 14 and CTH MM, and Swan Creek from CTH MM to Larsen Road. The amendment totals 985.9 acres, and is primarily in agricultural use. The area includes 176.8 acres of existing development including 86.5 acres of right-of-way, 63.0 acres of residential development (approximately 52 homes), 19.8 acres of mineral extraction, and 7.6 acres of commercial development. Environmental corridors are proposed for 273.5 acres, 135 of which exist are wetlands. There are an additional 38.9 acres of agricultural land protected through a reservation of development rights agreement. This agreement constitutes a conservation easement under State of Wisconsin Statutes, and *preserves the acreage in perpetuity* as farmland. This agricultural acreage is included in the proposed amendment area to create a logical boundary that avoids creation holes in the CUSA. The amendment would add 503.4 developable acres to the Central Urban Service Area.

The amendment area is proposed to include residential and mixed-use development, commercial and institutional uses, as well as retaining agriculture, wetland, open space and green space. The residential component consists of a variety of residential uses including low-density, medium--high-density, and mixed use. Mixed use areas include a variety of compatible land uses, including multi-story buildings with retail or service uses on the first floor and residences or offices above. Approximately 65 acres within the amendment area are planned for a variety of commercial uses including a business park, office, retail and services. The proposed business park is intended to be a mixture of professional offices, specialized manufacturing, or other compatible light industrial uses. Institutional uses are proposed for approximately 13 acres on two sites.

Staff Recommendation

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.

It is also recommended that the City pursue the following:

1. Strive to achieve 100% stay-on volumes through stormwater volume controls in which stormwater is reused, evaporated or transpired.
2. Maintain suitable wetland hydrology by controlling the wetland water level bounce for the 1-, 2-, and 10-year, 24-hour design storms to within 0.5 feet of existing conditions and providing a maximum drawdown time within the wetland of 24-hours for the 1- and 2-year, 24-hour storms and 72-hours for the 10- and 100-year, 24-hour storms.
3. Deep till all compacted pervious areas.
4. Have the areas of the amendment not previously surveyed for cultural resources surveyed by a qualified archaeologist, with special attention focused on relocation and evaluation of archaeological site DA-0532, and additional investigations to better define the limits and condition of archaeological site DA-0467. Send three copies of the report to the CARPC.
5. 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.

6. Work with Dane County to plan and budget for improvements (intersections, urban cross-section with pedestrian and bicycle facilities) to the CTH MM corridor in the future as development of the neighborhood occurs.
7. Develop a street and multi-use path plan for the neighborhood prior to approval of platting of the first phases of development so that opportunities for future connections are not lost. In particular, the plans should identify bicycle route(s) not only to the Capital City Trail but also to Haight Farm Road, which provides a safe crossing of USH 14.
8. Conduct additional planning to identify a potential park-and-ride (PNR) facility near the Lacy Road interchange, which would be an excellent location for one. Inform the Wisconsin Department of Transportation (WisDOT) of the city's interest in a facility in this location. WisDOT is currently conducting a Southwest Region PNR study.
9. Add paved shoulders to Goodland Park Road and Haight Farm Road in the future in accordance with the City of Fitchburg's Bike and Pedestrian Plan.

Materials Presented with Item:

1. Draft Resolution CARPC No. 2014-15 with Map
Note: Staff analysis report was posted and noticed by e-mail August 12, 2014.
For a copy of the staff analysis, please visit:
http://danedocs.countyofdane.com/webdocs/PDF/capd/2014_Postings/PHNs/September/V3_Northeast_Neighborhood-Fitchburg_CUSA_Staff_Analysis.pdf
2. Written public comments received during the September 11, 2014 meeting are included in the meeting packet. Verbal comments were not received during the last meeting and will be taken as part of the October 9, 2014 meeting.

Contact for Further Information:

Sean Higgins, Community Planner
283-1267
SeanH@CapitalAreaRPC.org

Additional Dialogue in the Media:

http://host.madison.com/news/opinion/column/spencer-black/spencer-black-speak-up-now-to-protect-waubesa-wetlands/article_9be93400-6f45-5adf-b1a2-4870a53880d2.html

http://host.madison.com/news/opinion/mailbag/bill-horns-fitchburg-is-watching-out-for-waubesa-wetlands/article_ac71fb6e-d6c1-5231-91c1-9113e300931b.html

http://host.madison.com/ct/news/opinion/mailbag/phyllis-hasbrouck-fitchburg-s-plans-don-t-protect-land-or/article_252b0c7c-9fca-53cc-875a-f9fbc422200e.html

Minutes

Meeting of the Capital Area Regional Planning Commission

October 9, 2014

Fitchburg City Hall, 5520 Lacy Road, Fitchburg, WI

7:00pm

RPC Meeting Policies and Deadlines

Registering and Speaking at RPC Public Hearings and Meetings: Persons wishing to speak must register and give the registration form to the meeting recorder before the corresponding "Public Comment..." or Public Hearing item is taken up. Oral comments will not be heard for individual agenda items not designated for public hearing, but will be heard under the "Public Comment..." agenda item. The time limit for testimony by each registrant will be 3 minutes, unless additional time is granted at the discretion of the Chair. However, for public hearings on USA/LSA amendments, applicants are granted a maximum of 15 minutes to testify, and other groups of registrants may pool their time of 3 minutes each up to a maximum of 15 minutes. Commissioners may direct questions to speakers. The RPC may alter the order of the agenda items at the meeting.

Deadlines for Written Communications: Written communications intended to be provided to the Commission and considered as part of the information package for a public hearing or agenda item should be received in the RPC office no later than noon, 7 days prior to the meeting. Written communications received after this deadline will be reported and provided to the Commission at the meeting.

RPC Action Scheduling: If significant controversy or unresolved issues are raised at the public hearing, the RPC will usually defer or postpone action to a future meeting.

Present: Joe Ball, Zach Brandon, Mark Geller, Ken Golden, Eric Hohol, Jason Kramar (arrived at 7:25pm), Peter McKeever, Ed Minihan, Evan Touchett, Larry Palm

Absent: Warren Onken, Caryl Terrell

Staff Present: Phil Gaebler, Sean Higgins, Kamran Mesbah, Steve Steinhoff, Steve Wagner

Others Present: John St. Peter, CARPC Counsel

1. Roll Call at 7:00pm

2. **Approval of minutes of the September 11, 2014 meeting (actionable item)**

Mr. McKeever motioned approval of the minutes with the exclusion of comments pertinent for the Fitchburg Northeast Neighborhood amendment request. Those comments should then become part of the minutes for this meeting. Seconded by Mr. Minihan. Motion passed with one abstention from Mr. Hampton.

3. Review of agenda

4. Public comment on matters not for Public Hearing

Mr. Jon Becker asked to speak. Chair Palm recognized Mr. Becker to speak. Mr. Becker said he hoped all had received the CRANE'S letter of September 11, 2014. (See Addendum A) Included are some items that crossed over the four urban service amendment requests before the Commission at the last two meetings but Mr. Becker said he wanted to speak to a general point. What he has noticed from the last meeting, he said, is that staff has started to present data and compare proposals for the Commission using a "good" and "better" scenario and he suggested a third category could be added. Staff is showing you what the municipality is proposing, how that compares to the baseline, and how it is meeting a higher standard that you may have all agreed to. He suggested that staff could also show the

highest standards, the best approaches for certain categories that research in work with communities like CRSC and other operations show is possible. So, for instance, with stay-on, there's a state level, a Dane County standard, a Fitchburg study which shows 100% stay-on to pre-development is feasible, and a memo on that study that shows 100% of natural stay-on with an adjustment for climate is feasible technically and economically. Mr. Becker suggested the Commission would benefit from having staff doing these reviews to show better, best, superb categories and also continue to develop the graphics that make it possible for the general public to better understand the concepts and comparisons behind each of these measures that are being rated in the criterion review by staff.

5. Discussion of Budget & Personnel Panel (*note: any members of BPP present at this meeting are invited to speak and will be included in all discussions under this item*)

6. Report and Discussion on FUDA planning process and CRSC activities

Updates were included in the packet. Brochure for the upcoming visit by Robert Grow is at Commissioners' places.

7. **Approval of the October 2014 disbursements and September 2014 Treasurer's Report (*actionable item*)**

Motion to approve by Mr. Golden; seconded by Mr. Touchett. Motion passed by voice vote.

8. Report of Chair / Discussion

No report from the Chair

9. Report of Deputy Director / Discussion

Mr. Mesbah reported that interviews have been set up for the Community Planner Position. Commissioner Golden will be on the interview panel. Two proposals for provision of financial services have been received and Mr. Mesbah will have recommendations on these proposals at the next meeting. The result of these proposals will determine the scope of work and qualifications necessary to fill the Administrative Manager position.

The audit was complete at the end of September which contains data that goes into the 2015 budget. Mr. Mesbah will have this at the next meeting so the Commission can discuss it and authorize sending it out for public comments followed by a public hearing in January. (November 13 is the CARPC's last meeting of the year).

10. Amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by Revising the Central Urban Service Area (CUSA) Boundary and Environmental Corridors in the City of Fitchburg (North Stoner Prairie Neighborhood)
 - a. Staff Presentation – Sean Higgins, Community Planner and Phil Gaebler, Environmental Engineer

Mr. Mesbah introduced the presentation informing the Commissioners that this staff presentation was updated following the September 11, 2014 CARPC meeting based on questions and comments Commissioners had during that meeting.

Mr. Higgins reviewed the proposed amendment area, a total of 331.4 acres.

Mr. Gaebler discussed watersheds. The amendment area is divided into three different watersheds. There are a lot of prime farmland soils as this area has been in farmland for 100 years. For pre-development groundwater recharge, the most up to date Wisconsin Geological Natural History survey model is predicting between 9 and 13 inches of recharge per year, a little higher than Dane County averages.

Mr. Higgins reviewed Advisory Goals. The proposal is in support of 5 goals, in conflict with 2 and has neutral or offsetting affects for the remaining. The potential conflicts are with (1) supporting compact urban development as 20% of this area is residential and the housing density is not high; and (2) preservation of agricultural lands although this may lean into the neutral or offsetting category due to Fitchburg's overall efforts in agricultural preservation being the only city in the state with a state certified farmland preservation plan and one of the few that has zoning specifically for agriculture.

Mr. Gaebler said the site is designed to maintain the hydrology with 100% stay-on. This has been studied extensively by Fitchburg and their consultants.

Mr. Higgins continued with the review of CARPC Criteria. The proposal is contiguous to the USA with infrastructure on three sides and is one of eight FUDA neighborhood plans adopted to Fitchburg's Comprehensive Plan. The development phasing would start in the north and move clockwise around the site.

The currently adopted 2035 projections, Mr. Higgins said, for acreage allocations based on DOA 2008 numbers for the CUSA is 379,411 people and an additional 3696 developable acres. Developable acres are well within the anticipated land demand for the CUSA though the overall density is lower than the CUSA average given that less than 20% of the proposed development is residential (40 acres). There are 42 low density single family housing units - 3 housing units per acre - and 92 medium units (mixture of single and multi) at 3-6 housing units per acre.

Fitchburg has set up a development horizon of 20 years out and have stated in their plans that no more than 1875 acres of developable acres land will exist within the CUSA for Fitchburg. The combination of North Stoner Prairie and the Northeast Neighborhood would bring Fitchburg right to that 20 year cap at 1832 acres. Fitchburg currently estimates about 1,000 acres developable land. CARPC is currently updating and improving methodologies for projecting population and what follows, the land demand for urban service areas. The 2013 DOA numbers do indicate slower population growth than the 2008 projections. Fitchburg's imposed acreage cap is based on the 2003 DOA population projections. Historical growth within Fitchburg has been rapid up to 2010 at around 1.85% per year or 466 people per year, 1980-2010. In the past 27 years, or since 1987, there have been four urban service amendment requests from the City of Fitchburg, or an average of 57 acres per year.

Mr. Golden asked if staff knew how many of these acres were for residential. Mr. Higgins said an answer could not be provided without an in-depth analysis.

Mr. Higgins reviewed growth projection graphs, showing that the DOA is fairly conservative with their projections, requiring upward corrections for every census. The differences in these trajectories for populations and allocations for land are small.

Mr. Gaebler continued. The proposal by Fitchburg has stated that this development will control for the peak runoff rate and for total suspended solids. Since this is a closed basin, the site will have 100% stay-on, out of all the rain that falls for the state specified design year, you will have the same amount of runoff before and after development. The same amount of volume will reach your closed depression area post treatment. With a closed basin, there is an additional requirement for storage for back to back 100 year storms. The probability is quite small but equates to 12" rain within 48 hours. There is enough storage in this environmental corridor which includes some of the stormwater management facility to contain the runoff. Questions were asked previous to this meeting about the storage of water - how long is the water going to sit here and what will happen to all this water? Mr. Gaebler looked at the runoff that happens from the 2 to 100 year storms, the volume of water that would have to be ponded here and amount of storage based on the contours. After back to back 100 year storms, this basin is filled with about 5.5 feet of water but within 4 days, it will infiltrate as it is spread out over a large amount of land and much evapotranspiration would happen over this surface area. Mr. Gaebler estimates it would draw down in 4 days and it would have capacity for another 2 year storm (2.9").

There has been discussion of providing an emergency overflow pump. This is not a pump that would be used during storms. This is a pump that is used to expedite the drawdown of the basin for facility repairs, or if you have back to back 100 year storms, and then, for example, a 2 year storm. We require a plan, not necessarily installation, for how to pump down this depression area, and if it needs to be done, the plan can be implemented.

Another issue that has come up in the public hearing, continued Mr. Gaebler, was what happens in the Badger Mill Creek Upper Sugar River watershed? There are currently 16.4 acres in the southwest corner of the proposed amendment area that drain to Badger Mill Creek. Post-development, the area will be reduced dramatically to 7.6 acres and of those, 6.8 of those acres stay in environmental corridors or woods.

The site does not have great soils for rapid infiltration. Having a dispersed volume control approach means at each of the sites up in the watershed, you would work to control the volume of stormwater running off that site. This helps to disperse the infiltration and prevent unintended groundwater rise. It is difficult to think of a scenario where water would be pumped into Dunn's Marsh under peak condition.

Public water supply was discussed at length at the last meeting. This zone is near its supply capacity. Depending on how fast the site develops will dictate when a

planned well will be installed. There is sufficient system capacity for wastewater. Pump Station 11 is in the midst of an upgrade.

Phil reviewed proposed conditions and recommendations.

Mr. Golden asked for clarification on which document to use for the amount of developable acres. Mr. Higgins said 1200 developable acres was the figure used in the staff analysis produced over the summer.

Mr. Golden said he is looking for a baseline. Mr. Golden is looking for the number that would represent how many people Fitchburg can accommodate on its undeveloped residential land based on its current approved land use using the numbers CARPC typically uses, dwelling units per acre and people per dwelling unit. He added that Fitchburg's own land use plans are noticeably absent from this discussion.

Chair Palm asked staff who replied they needed time to confer and would provide an answer later in the meeting.

Mr. McKeever stated he wanted to follow up on Mr. Golden's question. He agreed that the Fitchburg land use plan was absent from this discussion. At the last meeting, Mr. McKeever asked to see the Fitchburg Comprehensive Plan as it relates to the North Stoner Prairie Neighborhood amendment request and he has not seen it. Commissioner McKeever referred to Mr. Zimmerman's memorandum of October 9, 2014, at the bottom of page 4, which states that the current and projected development activity 5 to 7 years as of October 2014 would total 237.50 acres. Mr. McKeever concluded that this does not include either North Stoner Prairie or Northeast Neighborhood and if that is all the projected development in the next 5 to 7 years, that is enough and it is not very much.

Mr. McKeever asked if staff ran any models related to stormwater for any possible design of the USA smaller or different than what the city asked for.

Mr. Gaebler replied, no.

Mr. McKeever said that in some respects, we have an obligation to do that to understand whether or not an entire proposal from a municipality needs to be approved or whether or not a subset of that proposal would be adequate at any point in time. We sometimes take what a municipality proposes as the baseline and we don't do a critical analysis to look at what could be alternatives to that. Mr. McKeever said he would like to know what the numbers would look like in terms of the stormwater issues if looking at your map #26, refer to Phase 2.1. If you ran that northern line straight across to the bicycle trail so you had $\frac{3}{4}$ area of Phase 1.1, what would the impact of that be on the water issues that have been raised?

Mr. Gaebler answered that it would be almost nothing. This proposal has stated that it will do 100% volume control so Phase 1 would be treating its stormwater within Phase 1 as it routes to the closed depression and it would be matching the runoff as if you didn't develop it. If you look at it as a catastrophic failure of all stormwater management facilities, you can calculate the increased runoff volume you would

have to manage and look at that as a level of increased risk. Looking at it through the lens of the DNR standards, it would be almost nothing.

Mr. McKeever asked if only Phase 1.1 were developed as Mr. McKeever described, would the impacts on stormwater be the same as if the whole area was developed?

Mr. Gaebler responded that from the viewpoint of the closed depression, yes.

Mr. McKeever asked if it would be the same amount of stay-on, same amount of run-off, and 100% retention.

Mr. Gaebler replied, yes.

Mr. McKeever asked what is the most current data being used to calculate 100 year and 2 year storms?

Mr. Gaebler said he is using the NRCS approved rainfall and the Atlas 14 adjustments. Newer rainfall distributions will be coming out this winter. If the county approves the new stormwater numbers, we will use those.

Mr. McKeever asked when the NRCS approved numbers were originated.

Mr. Gaebler believes it was 1986. He continued to say that the new projections give a 9% increase and within hydrologic modeling, that is within the margin of error so the change based on the analysis that NOAA did will be minimal when it comes to stormwater mitigation.

Mr. McKeever said we had a lengthy discussion about trends in terms of population but no discussion of trends in terms of rainfall and precipitation. We are making predictions without knowledge of the climate. That concerns me, Mr. McKeever said, when we try and make predictions on a site like this with a closed basin.

Mr. Gaebler said that the NOAA numbers state they have analyzed the rainfall up to 2010 and they have done statistical analyses to see if we are in a stable rainfall pattern. Their conclusion is that we are within a stable rainfall pattern in this part of the country. There is discussion about forcing a nonstable rainfall pattern onto that data but that has not been approved or done.

Mr. McKeever added that he thinks a great many members of the public and scientists would be skeptical of those numbers/trends.

Mr. Golden asked if the Phasing Map could be projected again. (Slide 26) What does it mean to be 1.1 and 1.2? Is there a temporal difference or will Phase 1 happen concurrently? Why is there a decimal point in a phasing plan?

Mr. Higgins said staff would confer with the applicant and return with answer.

b. Consideration of CARPC Resolution 2014-14 (actionable item)

Mr. Kramar motioned to approve the amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by Revising the Central Urban Service Area Boundary and Environmental Corridors in the City of Fitchburg. Seconded by Mr. Hohol.

Mr. McKeever said he understands that one of the primary reasons for this approval is to make it possible for Sub-Zero Wolf to expand and he fully supports that as the jobs are very important. However, Mr. McKeever said he thinks the amendment proposal is much larger than necessary for that expansion and given what we have heard in public testimony, the potential water impact on Dunn's Marsh, Professor Zedler's comments, the lower residential density being contrary to what we usually approve, Mr. McKeever moved to amend the motion to limit the approval to Phase 1.1 of the Phasing Map. Seconded by Mr. Golden.

Mr. Kramar said this is not an amendment to strip the original motion. Chair Palm said it is an amended motion.

Commissioner Brandon said that it seems the whole point of this body is to allow municipalities to apply with what they need and we say yes or no. We don't second guess the city, second guess the staff, second guess their entire process, second guess their elected officials and come in and say we know better. And the idea that we are going to carve out a piece of employment and not have housing runs contrary to what we talk about - having jobs and housing near one another. So you can't make it easy on yourself and say I don't want to be accused of not supporting jobs so I'll take a yes on that - but the people have to live somewhere - so I would encourage my colleagues to reject this amended motion.

Mr. Hohol added that CARPC staff has not reviewed an application that would be restricted to Phase 1.1. Staff recommendations have been based on the project as a full entity. I would vote against the amended motion.

Mr. Golden said that when he was Chair of the Dane County Regional Planning Commission, representatives of towns carved out Madison amendments to exclude town areas. And while it is a different commission, there is precedent for this. He disagreed with Commissioner Brandon about housing. The memo from Mr. Zimmerman includes enough information to discern that there are many areas in Fitchburg where people can live in this part of the central urban service area. I would prefer people live close to work but that is not always the case.

Mr. Golden continued to say that he is comfortable with Phase 1.1 being approved. He said he is not comfortable voting on the application as it stands without knowing what the Phasing Plan is. There is nothing wrong with phasing this as an urban service request.

Mr. Golden said he disagrees with Mr. McKeever on density as it is lower than the USA and normally this would be a red light, but the municipality gave a good answer to having lower density next to more rural areas. We have similar scenario on

Pioneer Road with lower densities but Madison made an agreement with the Town of Middleton.

Mr. Kramar stated that the applicant and staff have done analysis on this amendment request and deserve a vote on it.

Mr. Brandon said the question has been asked and answered many times. What is the water quality impact of the addition to the CUSA and the answer is there is no discernable difference. I'm not sure the amendment solves the problem you have – it's not a water quality question, it's not a jobs question, it's a housing question. The phasing doesn't matter when it comes to water quality.

Mr. McKeever said that someone needs to take a regional perspective as we are a regional planning commission. The Capital Area Regional Planning Commission ought to act and think like one and focus on the big picture because that is what our responsibility is. This is not the only place in the CUSA or the region where development can occur. I don't think it's one of the best places for development to occur. We cannot rubberstamp whatever local municipalities want. Local municipalities compete against each other. We need to think, act, and make decisions as a region. Mr. McKeever is also concerned about the cumulative impact. Some years ago, Holland Hills area was developed in Fitchburg and there were grave concerns that it would impact the arboretum area and Greene Prairie and that has happened. There's plenty of evidence that Holland Hills runoff of pesticides and fertilizers have adversely impacted the arboretum and Greene Prairie. Joy Zedler, world renown professor and expert on wetlands, has submitted scientific data saying that one more cumulative impact will have an adverse effect on the arboretum. The arboretum is a world class gem initiated by Aldo Leopold, a learning tool, a tourist attraction, something we brag about as a firmament to this community and it's getting nibbled to death by cumulative impacts, one after another because we don't take a regional approach. This body has a set of guidelines and criteria which we routinely ignore, ignoring the fact that this is a prime agricultural land which is one of our criteria. I appreciate the fact that Fitchburg has a certified Farmland Preservation Plan but once this land is paved, that will be the last crop.

Mr. McKeever added there is no money in the system to go back and test the predictions and recommendations being made, not just in Fitchburg but in the system. Developers don't come back; municipalities don't come back and see if the plans work.

Mr. Golden asked if there were any answers available to him from earlier in the meeting and if not, could the applicant respond to the question about phasing.

Chair Palm said he has an objection to having an answer from the applicant but will ask the applicant.

City of Fitchburg staff responded that the phasing is a generalized phasing plan. Using decimal points, the phases will be done in that order with the 1s being developed first.

Mr. Golden asked as to the timing of the development.

Fitchburg staff replied that they do not have a timeline developed and are working with a major employer.

Mr. Golden asked if there should be a timeline on the residential part of the plan – when would you put in infrastructure in order to accommodate residential development?

Mayor Pfaff answered that 1.2 is dependent upon 1.1 so they could run independently or concurrently. It is dependent upon development. 1.2 needs to be done before 1.3 due to the sewer interceptor.

Mr. Golden asked that with 1.3 being residential, 1.3 could commence somewhat dependent on Sub Zero but could it also commence unencumbered or dependent upon Phase 1.1 and 1.2?

City staff answered that Phase 1.3 is mostly already in the urban service area. It is the western part of Phase 1.3 that needs the Seminole Hwy interceptor sewer.

Mr. Golden asked what the acreage is between Seminole Hwy and the power line.

City staff answered, less than 20 acres.

Mr. Golden asked for the timing on 2.2?

City staff answered that would need the sewer interceptor to be extended from Phase 1.2 and potentially 1.5. The 20 acres that is Item 9 is the same owner as Item 7a so they would have a plat of about 60 acres and the question would arise on how do we best phase that plat?

Mr. Golden said it is not a phasing plan, then, in his understanding and experience with phasing plans. Maybe we need to be clear, he said, when we ask for phasing whether we are looking for a timeline. I don't like the fact that there is no phasing and this is developer driven.

With no additional questions or discussion, Chair Palm asked for a vote on the amended motion?

The amended motion fails by voice vote.

Discussion goes back to the original motion.

Mr. Minihan asked if we have answers to Dr. Zedler's 4 main concerns.

Mr. Gaebler responded that the primary concern was an increased flow to Dunn's Marsh which would exacerbate existing flooding and possible stream erosion. There would not be pumping during an extreme event as there is enough storage here that you can hold the water in the depression until you would need to pump and draw down during a dry period.

Mr. Higgins has the baseline number Mr. Golden had asked for. Mr. Higgins said that Fitchburg is projecting that by 2029, they will require 596 acres for 4,171 residential units. Depending upon the people per household, that number could be 9,176 at 2.2 persons per household and that is on the conservative end of household sizes or 12,513 people at 3pp per household on 596 acres. That is the estimate on current available less unplatted and redevelopment infill. We are operating under the assumption of 41 acres, 3.3 dwelling units per acre, 2.7 people per household which is 332 people, 648 acres, and the number is 12,832.

Chair Palm called for a roll call vote. The motion passes 9:2. Mr. McKeever and Mr. Minihan voted no.

11. **Public Hearing: Amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by Revising the Central Urban Service Area (CUSA) Boundary and Environmental Corridors in the City of Fitchburg (Northeast Neighborhood)**

a. **Applicant Presentation (PowerPoint Presentation)**

The Mayor welcomed the CARPC back to Fitchburg and introduced the city staff – Mike Zimmerman, Economic Development Director for 20 years; Aharay Bizjak, City Transportation Engineer for 10 years; Wade Thompson, City Planner for 3 years and former Planner in Rock County; Cory Horton, new City Engineer; Tom Hovel, City Planner and Zoning Administrator for 30 years; and Rick Eilertson, Environmental Sustainability Engineer for 10 years.

“Fitchburg is a unique community, 34.8 square miles, located minutes to the State Capital, minutes to the University, and halfway between downtown Madison and Epic. Fitchburg is the 3rd largest community in Dane County with 25,465 people, with a 30% Afro-American and Hispanic population. Fitchburg is comprised of industrial, commercial, urban neighborhoods and suburban neighborhoods, 11,000 acres of farmland, and three school districts. The Northeast Neighborhood is in the Oregon School district. We pride ourselves on our multifamily housing.”

“Fitchburg has a comprehensive plan which passed in April, 2009, and is before you today. Fitchburg has green tier legacy, and are Wisconsin’s recycling leader. This is the 54th meeting on this neighborhood plan. This is an infill development in a city that takes pride in multi-family housing in a county that continues to grow.”

Mr. Zimmerman continued the PowerPoint presentation. He said that the Fitchburg Comprehensive Plan was then complemented by the “Forward Fitchburg” Plan which then resulted in an updated economic development plan entitled “City in Motion.” “Fitchburg has 1,625 multifamily residential housing units either under construction or planned in the next 5-7 years.”

Mr. Thompson spoke to the Northeast Neighborhood plan. “FUDA is the city’s methodology for their planning. Eight neighborhoods came out of Fitchburg’s FUDA planning and Northeast is one of the neighborhoods. The Northeast Neighborhood is surrounded by the Town of Dunn, City of Fitchburg, and City of Madison.”

Ms. Bizjak continued and introduced the primary transportation corridors as County Highway MM, US Highway 14, the Capital City State Trail, and Lacy Road. " All streets would be constructed with sidewalks on both sides; bike lanes would be incorporated based on traffic and plans include several multi-use paths to be throughout the neighborhood connecting with the Capital City State Trail. The MPO did some regional modeling on the impacts of traffic in the Town of Dunn, including Meadow View and Goodland Park Road, at full build out."

Mr. Eilertson discussed environmental corridors and stormwater management. "There is a small section of woodland that supplements the environmental corridors. He reviewed stormwater performance standards. The City of Fitchburg and their private sector partners also agree to explore innovative techniques like evapotranspiration to exceed CARPC requirements." He reviewed the Stormwater Utility Credit Program.

b. Staff Presentation

Mr. McKeever asked the Chair due to time constraints and in order to let the public have time to speak, particularly as many had come a second time to the CARPC meeting, to move the staff presentation to following the public hearing. Chair Palm deferred to the Commissioners who agreed.

Mr. Gaebler asked if he could have 3 minutes to highlight a few key points prior to opening the public hearing on stormwater quality.

Mr. Gaebler said there are wells that exist in the Swan Creek Watershed and based on the future well pumping projections, there is a 1% reduction in base flow for Nine Springs and a 2% to 3% reduction downstream in Swan Creek, a minimal impact. The contributing area is outside of the main impact zone of the Northeast Neighborhood. We have buffers and if we look at the Lake Larsen, a farmed and degraded wetland, the 75 ft buffer is appropriate for the condition it is in now. There is an additional buffer proposed up to 430 ft north and south of it which provides extra habitat and, once it is restored, will provide better water quality treatment than in its current state. There is no destruction of wetland happening on this site, it is preservation and restoration.

Mr. Gaebler spoke on the Meadow View flooding. Having read the report done by EarthTech, who were very conservative as you would be in a flood management plan, the numbers that Fitchburg will be held to are much more stringent than what was used to analyze the flood risk for Meadow View Neighborhood.

Mr. Hohol asked if, in summary, with the restoration that would occur with the wetlands that are within the proposed urban service area, will that improve the wetlands?

Mr. Gaebler responded in the affirmative and stated that there is an additional level of protection from the agricultural land that is there right now. He looked at the analysis done by Fitchburg on the phosphorus reduction and noted that their calculations were appropriately conservative. The 50% phosphorus reduction is

very achievable and the degraded wetlands at the site are not providing a lot of ecological services right now. The wetlands that are providing great ecological service now are Swan Creek and Nine Springs Creek which are getting a 300 foot buffer which far exceeds the DNR standard. I think this is appropriate for those wetlands and Fitchburg has agreed.

Chair Palm reviewed some housekeeping items. There was an agreement with the West Waubesa Preservation Coalition to show a 16 minute video and six registrants in attendance on September 11 who gave their three minutes of speaking time to this video. These registrants are not at this meeting. He asked the Commission whether or not the video can be shown at the end.

Mr. Hohol agreed. Mr. Kramar said he did not agree.

Commissioner Kramar clarified that 3 minutes per speaker are allowed and no minutes are yielded to another speaker. Mr. Brandon made a motion that the Commission reject the 18 minute video, that each registrant receive 3 minutes to speak and there is no yielding of time. Motion seconded by Mr. Kramar.

Mr. McKeever read the information contained on each meeting agenda and reminded Commissioners of their obligation to this.

Registering and Speaking at RPC Public Hearings and Meetings: Persons wishing to speak must register and give the registration form to the meeting recorder before the corresponding "Public Comment..." or Public Hearing item is taken up. Oral comments will not be heard for individual agenda items not designated for public hearing, but will be heard under the "Public Comment..." agenda item. The time limit for testimony by each registrant will be 3 minutes, unless additional time is granted at the discretion of the Chair. However, for public hearings on USA/LSA amendments, applicants are granted a maximum of 15 minutes to testify, and other groups of registrants may pool their time of 3 minutes each up to a maximum of 15 minutes. Commissioners may direct questions to speakers. The RPC may alter the order of the agenda items at the meeting.

Mr. Brandon noted the operative word being "may". Chair Palm called for a voice vote on the motion on the floor. Motion failed by voice vote.

Chair Palm opened the public hearing and granted Professor DeWitt, first speaker, 6 minutes, due to yielding of 3 minutes by another registrant.

Calvin DeWitt, Oregon, WI - Dr. DeWitt registered in opposition. Dr. DeWitt is a Professor Emeritus and Environmental Scientist at the UW and presented to the CARPC on August 8, 2014. This presentation is on the front page of the CARPC website. For 3 decades, he has researched Waubesa Wetlands with his graduate classes. Dr. DeWitt referred to an article written by Spencer Black which summarized Dr. DeWitt's research findings. "On August 20, 2014 in the Capital Times, Mr. Black wrote, "The Waubesa Wetlands have retained their remarkable ecological value. The area has been protected by the Nature Conservancy because of its biological importance and has been designated as a state Natural Area by the Wisconsin Department of Natural Resources. The Wisconsin Wetlands Association names it as one of our state's wetland gems."

Dr. DeWitt said he greatly appreciated the opportunity to provide a scientific context. He said he appreciated the City of Fitchburg inviting him to present during their planning process. This has enabled him "to describe the larger system of

which Waubesa Wetlands is a part, becoming known as the Waubesa Fitchburg Artesian Basin. At the last meeting on September 11, one of the new applicants said they took seriously the work of the Wisconsin Initiative on Climate Change Impacts (WICCI) and is not developing right up to their borders leaving space available for adaptation to unforeseen climate change. I oppose the Northeast Neighborhood for reasons for climate and related factors. I believe it is unwise and unnecessary to press urban development right up to the north and east boundaries in a city of 34.8 square miles whose central core is miles away because this would compromise and eliminate this possibility of climate change mitigation for intensified rainfall and flood events. Also, consequential ecological and financial losses for the City of Fitchburg, the neighbors to the east, to the Holtzman Marsh, to the Waubesa wetland's gem, and very significantly to the water quality of Lake Waubesa and its hundreds of lakeshore residents. In stating my case, I feel it necessary to describe how the World Meteorological Organization (WMO) defines climate normals. The WMO "climate normal" is defined as the arithmetic average of a climate element like rainfall over a 30 year period. A 30 year period is used because it is long enough to filter out inter-annual variations and short enough to show longer climatic trends. The current climate normal period is calculated January 1, 1961 to December 31, 1990. It is a common practice of engineering and planning firms to use this same climate normal to design what they call stormwater management systems and is what the City of Fitchburg used. It is important to note that the WMO uses this as a reference point to compare current climatological records with the past. The firms we employ, however, use this for another purpose - to determine the size of retention and treatment systems. What this means is planning for flood water and stormwater for this site does not take account the actual experience that we have measured for the last 2 decades about the increased intensity of rainfall events. Typically used climate normal for the Madison area for the month of June is 4.5 inches according to the National Weather Bureau. However, in 1996, June rainfall was 2.1 times higher; in 2008, June, rain was 2.4 times higher; in 2013, June rainfall was 2.4 times higher; and in 2014, June rainfall was 2.1 times higher. The usual design is not only based on a 30 year average but is based on only 80% of that figure according to best management practice. This means rainfall would have exceeded the capacity of design retention by 2.7 times for June in 1996 and for 2008 and 2013, June rainfall would exceed the design capacity by a factor of 3. And in 2014, it exceeded design capacity by 2.6."

"Today what I am saying is climate change is not something we just predict but something we are measuring and we are using standards of rainfall that widely are out to date. And we are making no provision for accommodating mitigation and we are going to have to do it. The best way to do it is to keep buffer zones such as the wetland that is on this particular site and the wetland across the road, the Holtzman Marsh, which are great mitigation areas. If we develop these areas the way we are proposing right up to these boundaries, we don't give ourselves sufficient buffer to actually realize the success of mitigating climate change. I am not dealing with climate models but with measurements."

Mr. Minihan asked if he could conclude the information on rainfall data. Dr. DeWitt referred Mr. Minihan to the first page of the CARPC website.

Carol Landal, Fitchburg, WI would have been next registrant to be called but yielded her 3 minutes to Dr. DeWitt above. She registered in opposition. (Please see Addendum A for Ms. Landau's written comments)

Richard Bloomquist, Alder, Fitchburg, WI – Mr. Bloomquist registered in support. Mr. Bloomquist has been an Alder for Fitchburg for 11-1/2 years. “This is a neighborhood plan near the City of Madison – it buffers Dunn and it will fill in a needed growth area for Fitchburg. I realize some of you have vested interests and you will be asked tonight to approve this. The stormwater side of this has been reviewed. Early on in the process, I was very worried about the water, the groundwater and the aquifers but the science is out there now. The people who have come forward in the last 4 years have proven to us that we can do this, we can do this safely, and we can protect our natural resources.”

Don Hammes, Middleton, WI – registered in opposition. Mr. Hammes is past President of the Dane County Conservation League, Past Vice President of the Yahara Fishing Club, Advisor to the Friends of Cherokee Marsh, member of Sierra Club and other organizations. “If you approve this development, this lake and this watershed will die. Over 1100 people signed a petition to tell you that – Professor DeWitt, Professor Zedler, the West Waubesa Preservation Coalition, and The Wisconsin Wetlands Association – are you listening? I'd like to talk about stormwater retention. The whole basis for this development is a stormwater management plan that is based on retention ponds. Retention ponds are just that – they retain water, sediment, debris, and chemicals but some of it goes down to Nine Springs, to Swan Creek and to Lake Waubesa.”

“Secondly, retention ponds stop working the first day they start working. They are 100% effective Day One but every day after that, they become less effective as they continue to fill up with sediment so you can't have 100% standards for 100% of the time but only for Day One. After 2 years, 5 years, the sediment builds up and the retention ponds are no longer effective until they are dredged out which costs \$50-100,000 each time you do that and who will pay for that? The developer? Think about how ineffective retention ponds are for stormwater management. They don't work.”

Diane Streck, Fitchburg, WI - registered in opposition. “I am Chair of Fitchburg's Resource Conservation Commission. The City of Fitchburg and the Resource Conservation Commission have approved this plan but my question today is - Why develop it now? At the time the plan was approved, there were serious concerns about the Waubesa Wetlands. When this was discussed, it was my understanding and it is referenced in the Northeast Neighborhood plan, there would be updated groundwater models available that could be taken into account before this area was developed. The groundwater model has been delayed the Waubesa Wetlands is critical enough to wait for the groundwater model. The predecessors of CARPC have said that the Waubesa Wetlands is a #1 priority wetland and every effort should be used to protect it. There is no compelling reason to develop now rather than wait for the groundwater model.”

“Because of the development you just passed, there are 6-7 developments going on in Fitchburg. Why not wait for the new groundwater model? Why not use updated

storm event data? Why not conduct a full analysis of the impact on the full development? Water does not recognize a municipal boundary – you need to consider the affect on the whole region. We need to be good stewards of the environment. It would be irresponsible to move ahead without updated data. I hope you agree it is worth waiting a little bit longer for updated information.”

Phil Sveum, Fitchburg, WI – registered in support. He agreed with Mr. McKeever that this is a regional planning commission. He stated that Fitchburg has proven itself with this neighborhood plan but some have not read or understood the plan. “The Commissioners are representing constituents. You debate and vote on the information you have been given. At the end of the day, it should all be treated with respect. The Fitchburg staff and I have been at all 54 meetings. The science has been implemented in this plan. In 2008, when we had all that rain in May and June, and there were homes floating down the Wisconsin River, I ran into Dr. DeWitt and he complimented me on the stormwater management of Oak Meadow and Swan Creek, and I told him, ‘Compliment the City of Fitchburg. They are the ones who put the standards in place.’”

McKeever asked Mr. Sveum if he was one of the primary developers. Mr. Sveum said he was a member of Fitchburg Land, LLC . Mr. McKeever asked if there was any follow up built into the plans and if Mr. Sveum would be willing, as one of the developers, to put some money in escrow to be used in the future to see if commitments made and the plans actually work - to see if we have 100% stay on, to see if we maintain the water quality in the wetland and to see that we don’t have flooding in Meadow Wood attributable to this project. “Do you agree with my premise there is no money to do that?”

Mr. Sveum replied that he is not prepared to answer this question and does not think it is a fair question, but he is committed to looking at ways of doing things that no other neighborhoods are doing dealing with stormwater and infiltration practices.

Mr. McKeever asked if his assertion that we don’t know if these things will work is fair.

Mr. Sveum replied that if you look at the neighborhoods in Fitchburg, it does work.

Jon Becker, Madison, WI – registered in opposition. He is representing CRANES. I was a Planning Commissioner Chairman in Grand Traverse County, Michigan, for 3 years, Vice President and Co-Chair of the Comp Plan. He pointed out that “ it’s a little odd to be doing population density calculations on the fly and makes it very difficult for the public to respond and critique.” He stated that a few people have called this infill development. “It is not.” He said he was trained as a plan commissioner by Mark Wyckoff, President of APA. “It is edge development. Infill development would occur with the existing urban service area and would make use of unplatted and plated acres and would try to meet market demand that’s out there. Conditions have changed. You can have 52 meetings over several years and things change. Household aggregation has changed, increasing of the number of people in each unit. We are faced with climate change. We have a new study that showed market demand for gas has shifted and the proposal from Fitchburg does

not address that. This proposal asks for 7 units per residential acre. Madison's Northeast neighborhood two years ago asked for 18 units per residential acre. This municipality was at 1.2 units per acre in 1970 that rose in 1980 to 3.45 units per acre and it is now about the same at 3.95 units per acre so the Commission should have been asking the municipality to do infill with its existing urban service area.

He disagreed with staff in the ability to imagine a scenario to overwhelm the proposed stormwater facilities for these urban service area amendments. "Some of us did imagine these scenarios and took them to the UW," he said. Mr. Becker continued to say, "Even though Fitchburg hopes the stormwater plan is going to work, the worse possible conditions have already happened in the past 4 years. There is no way evaporation is going to work and there will be no place to pump to - the ground will be frozen. If conditions are the same as they have been 2008-2010, this won't work. To the north, people are approving systems to drain closed basins. You need to put together cumulative affects across the watershed. We're falling short of imagining the future that is coming our way."

Joy Zedler, Oregon, WI – registered in opposition. Dr. Zedler stated she lives across the road from Fitchburg. She has spent the last 17 years studying Wisconsin wetlands and the last 10 years, living downstream from a Fitchburg farm. "We all owe a great deal to wetlands for helping to purify our waters. It is well documented that wetlands provide ecosystems benefits, yet we have drained more than half of our wetlands for agriculture. And the remaining half cannot provide all of the missing services that benefit people. A very few of the remaining wetlands are real gems that cannot tolerate further pollutions. Waubesa Wetlands is such a gem that needs special protection from polluted runoff. My sedge meadow was once a gem but nutrient rich runoff from a Fitchburg farm caused reed canary grass to invade and kill my native vegetation. A graduate student documented that the weed killed half of my native plant species and is continuing to do so. Another graduate student tried herbiciding but that is not effective. Reed canary grass has really earned the title of Wisconsin's worst wetland weed. The same will happen to wetlands downstream from the Northeast Neighborhood. It's already happening. The damages are irreversible. The only protective measure is not to discharge the nutrients in the first place. Only you can prevent their degradation. Your staff replied to one of my comments that Fitchburg has an agricultural TMDL but it doesn't say who enforces it or how reducing just phosphorus loads will prevent the rest of the nutrients from despoiling downstream wetlands. I'd like to see some evidence that just having a TMDL protects downstream wetlands. EPA has a new vision for managing dirty runoff. To achieve TMDL credits, their new vision is to conserve and restore wetlands upstream to protect waters downstream. I say, BRAVO. Before authorizing the Northeast Neighborhood urban service area amendment request, I urge you to reconsider how to be a good neighbor to the Waubesa Wetlands. You have a great opportunity to restore and enlarge a wetland west of Larsen Road. This would reduce phosphorus and also reduce nitrogen which is responsible for the damage to the wetlands. We haven't heard a word about nitrogen in any of these plans to improve the water quality. It is the nitrogen that fosters the growth of weeds that kills the native vegetation. An environmentally sound development plan would protect downstream wetlands and the lakes. It would be based on worst case rainfall projections as you have heard from Dr. DeWitt and the previous speaker because we will have more extreme

floods, we'll have them more often, and you'll need to go beyond the current regulations to reduce phosphorus. Reducing phosphorus isn't good enough to protect wetland gems like the Waubesa Wetlands; they need nitrogen reduction as well. I recommend the CARPC Commissioners acknowledge that wetlands provide more benefits to people than their very small areas indicate, that you appreciate the many benefits that come from the wetlands and accept the moral obligation to protect them. I suggest you focus more on than just phosphorus load into lakes and think about nitrogen load into wetlands, it's just as serious a problem and the current traditional TMDL is not sufficient. I suggest you follow the new EPA vision. Before adding new development, I urge you to find all the places where Fitchburg land leaks nutrients and plug those leaks with wetlands. An environmentally sound plan to enlarge the wetlands west of Larsen Road would go a long way to protect wetlands downstream. I think it is premature to approve this urban service area until there is real evidence that you can protect downstream waters."

Mr. Golden asked what TMDL means.

Dr. Zedler answered, "It is Total Maximum Daily Load. It is the regulation for the amount of phosphorus measured as total surrogate suspended solids and the phosphorus is assumed to go along with the reduced sediment because the phosphorus attaches to the sediment. It does not include the dissolved sediment and the nitrogen that slip through the system. It does not include other pollutants that slip through the system."

Nancy Vidlak, McFarland, WI – registered in opposition. "I love the idea of how much is too much and do we have enough land set aside for future development? Isn't it enough that you have just approved North Stoner Prairie Neighborhood and that would give us enough housing into 2029 and that would give us more time to do studies on what the water condition is in the lakes. After 60 years of better sewage treatment in Lake Waubesa, let's not go backwards for these new homes. Given the problems we have in all the lakes with blue algae, if we cut down on the water flow into the lakes, that has to affect that. I heard 1% reduction in water in Nine Springs and 2-3% reduction in Swan Creek but even a 2-5% reduction in water flow through the lake is going to affect it. With 54 meetings in 5 years, wouldn't it have passed already if it was a good idea?"

Gene Curtis, Madison – registered in opposition. "A lot of notes I have had have been previously covered. I have been in the construction industry in a variety of different roles for my entire working career, so normally, when I hear development, that is great news for me. But this one concerns me – it is right across the road from me and I echo the concern on measurement/validation of water. I know when we get heavy rains, we get standing water. If this system doesn't work as planned, if there is no verification of it working over the years, it will flood and who will take care of that?"

Mr. Curtis continued, "Secondly, one of my big concerns is traffic. I attended some early meetings and I don't recall there are connecting roads to the Town of Dunn – there may be – but I see roads connecting to Meadow View, Larsen, and Goodland Park. These are narrow, old roads and I am concerned about those roads handling the traffic volume. I drive them everyday. They are not major thoroughfares."

The other concern Mr. Curtis stated is "I have is we have talked about 2008 population growth numbers and the 2013 population growth numbers and it looks to me like the new numbers shaved 10 years off the need. With all the current land approved in Fitchburg, why does that land have to go now? That land isn't needed today. I understand the appeal to live in this great area but there is already plenty of land approved in Fitchburg, the population numbers are down. Look at this in the future and if there is a proof of need, evaluate it at that time."

Robert Nauta, Oregon, WI - registered in opposition. Mr. Nauta is a professional hydrologist, practicing over 27 years. He said he spoke in opposition to this project to the City of Fitchburg while working for the Town of Dunn. "The Town of Dunn recognized this would be a groundwater problem for their residents. This is something the City of Fitchburg has not addressed and CARPC staff has not addressed it. If this is still the document we are working with, what they did was they threw a bunch of maps together and in most cases, didn't tell you what the maps were. I will just take a few examples where you have data that hasn't been addressed or doesn't make sense." He referred to the CARPC Staff Analysis showing a Soils Map and a Steep Slope Map. What we have talked about in terms of recharge is based on an infiltration model called the Dane County Recharge Model. Two of the parameters you have to input relate to slope and soil type. Here's the Recharge Map. What's wrong with this picture? It's all green. I showed you all the different soils and all the different slopes we've got. There is no variation in this map for recharge and there is a good reason for that. Just like the groundwater model, this is a Dane County model. It has to be generalized to get that done and it is generalized for the Dane County groundwater model. What you have to do with a regional package, in groundwater modeling, is called a telescopic mesh reduction, TMR. The existing model gives us our starting point for a more detailed model of the area we are looking at. What we have heard is the Town of Dunn already has high groundwater and it is going to get worse. I talked to Ken Bradbury of the State Geological Survey and from the studies I have done, it looks like a lot more groundwater will be driven down to those homes (Town of Dunn)."

Mr. Golden asked if the flooding was the result of surface runoff?

Mr. Nauta said, "No, induced by groundwater because of the recharge."

Mr. Golden asked if there is too much recharge.

Mr. Nauta said, yes. "I am not talking about wells at all but what will happen with the shallow aquifer when this gets done because Ken Bradbury told me they actually ran historical climate data through it and they are amazed at how much additional recharge was caused by a fairly insignificant amount of rain."

Mr. Golden asked if Mr. Nauta is saying the stormwater plan, the stay-on is not enough.

Mr. Nauta answered that the stormwater plan is addressing runoff, not infiltration, what is going into the aquifer.

Mr. Golden asked where this extra water is coming from if not from runoff.

Mr. Nauta answered that "the authors of the Climate Change Report have said that there will be more precipitation contrary to what your staff thinks. More precipitation resulted in a lot more groundwater recharge according to the report."

Mr. Golden asked if this amendment is rejected and not developed, and we had more precipitation, would Dunn still have the problem.

Mr. Nauta replied, probably, but not as bad because of being directed.

Mr. Golden asked what is the increment: if no development, Dunn's problem; with development, Dunn's bigger problem.

Mr. Nauta said, "That is the problem. Nobody has looked at groundwater issues."

Mr. Golden asked, but your claim is that there is an increment? An increment that the stormwater won't handle because precipitation is constant, groundwater or no groundwater and so the stormwater plan interrupts a certain amount of that, right? An increment that will put additional pressure on Dunn over and above that they would not have even with the weather?

Mr. Nauta answered, "A previous speaker said that the sciences have been applied but the sciences have not been applied - not the groundwater science. You can change groundwater flow conditions from a development, you can take some of what may have gone to Swan Creek and now it's not going there anymore, you can take some of what may have gone to another surface body of water and it's not going there anymore. A development can deflect the direction of the water. This is a situation where a groundwater model should be done, and in the model, you can input buildings, roads, etc."

Mr. Golden asked for clarification from staff on the 2% impact on Swan Creek.

Mr. Gaebler answered that the 2% number was the August base flow of Swan Creek which utilizes the most up to date regional groundwater model.

Mr. Nauta said, "It is a regional model that does not give us the data we need on this area and there is a need for a more micro study to be done - regional data is not applicable here."

Steve Racchini, Fitchburg, WI - registered in opposition. "I don't think Fitchburg needs to develop this land right now and we should not be jeopardizing wetlands for development. I don't think it is the case that we know what's going on with Fitchburg's wastewater and stormwater. I had a meeting recently here where the Fahey people were announcing they would be turning farmland into property and the biggest concern voiced was about problems they are currently having with increased water due to storms. I don't think the city has a real good idea what they are doing from what I am hearing from my neighbors. It's not like doing a development in Swan Creek where everything is down low; this development is at the top of a hill. We talk about protecting our lakes and cleaning our lakes in Dane

County so we cannot allow another wetland to be desecrated and destroyed in the act of progress, especially when we really don't need the land now in the City of Fitchburg."

Nina Camic, Fitchburg, WI - registered in opposition. Dr. Camic is a retired faculty member at the University of Wisconsin and is strongly opposed to this urban service area amendment. "Every scientist I have heard speak says the same thing: It is not possible to proceed with development here without damaging the wetlands and the streams that feed Lake Waubesa. Yes, you can mitigate the damage but you cannot avoid it. I want to cite to you David Beckman, Former Director of the Water Program at the Natural Resources Defense Council - "We need a water management approach that uses natural systems like wetlands to reduce runoff, enhance water supply and improve community aesthetics". It is too late to talk about mitigating techniques, they haven't worked. Mitigating measures that were thought to work in 1980 have been shown to be dismally ineffective. Good farming practices are not enough. Decreasing detergent phosphates in everyday use is not enough. Here we are now with a real threat with a dead zone in our Lake Waubesa and we are talking about lessening impact of development runoff. We should be discussing how to proceed with the restoration of the vulnerable springs that feed Lake Waubesa and not how to lessen further damage. Every year, we appear to be losing the battle to keep our lakes clean and fresh. Despite this, our mayor writes "both Fitchburg neighborhood plans excel in meeting our requirements based on the topographical and aquifer conditions in each of these areas." New data comes in all the time about the quality of our lakes and it has been discouraging. Why go here? There are plenty of concentrated areas much more in demand where development can proceed in Fitchburg. I respectfully ask you to vote no to the development in the Northeast neighborhood."

Steve Arnold, Alder, Fitchburg, WI - registered in opposition. He has been an Alder for nearly 10 years in District 4, Fitchburg. "Hundreds of citizens have petitioned the city to reject or delay the development until more studies can be made of climate change and groundwater, until emergency services can be provided, and until unplatted land in the urban service area is more fully developed. I chaired the committee that produced the plan for this neighborhood. It says little about timing over my objections whether absolute or relative to other areas of the city. It does set some pre conditions for development. The plan assumes that our new Northeast Fire and EMS Station would have opened in 2005 which has been pushed back to 2017. No new occupancy permits should be granted before this opens. EMS response from our current stations to County Trunk Highway MM is about 14 minutes. Water management is on a knife edge. We need to recharge enough precipitation to nourish the Waubesa Wetlands but not too much that Meadow View is flooded. In light of our changing climate, the plan requires that development be analyzed using the new Dane County Groundwater model while we wait for the fire station to be built. I asked the Commission to follow the approved neighborhood plan with respect to these two issues. If the full Northeast Neighborhood is approved now, Fitchburg will have nearly all of its permitted 25 year supply of development land under the former population projections. But the DOA, this year, reduced these projections by about one-third so if you approve this, Fitchburg will have nearly a 40 year supply of development land. This leads to low value development both per acre and per mile of infrastructure which fosters scattered

rather than compact development which is the goal of the Commission and the Fitchburg Comprehensive Plan. The threat of this urban service area is deterring 5 to 20 acre infill development projects along the south side of Lacy Road where water, sewer and roads are already available. This development should wait until more of the current USA is developed. Please reject this USA amendment at this time."

Mr. Brandon asked if Mr. Arnold supported the plan as Mr. Arnold had stated that he chaired the Committee that put the plan together.

Mr. Arnold answered, yes.

Mr. Brandon asked why Mr. Arnold stands before the Commission today in opposition.

Mr. Arnold responded that he is not saying to throw away the plan but not to develop it today. "If you develop a neighborhood plan, it is often thought that it means it should happen right now, but that's not the case."

Mr. Brandon asked that if we approve this tonight, does it not have to come back before Fitchburg.

Mr. Arnold replied, yes.

Mr. Hohol asked Mr. Arnold how he would vote then.

Mr. Arnold replied at this time, he would vote no because he does not think we should be developing in that area yet but he does think the plan should be followed when Fitchburg does develop.

Mr. Golden asked, could you comment on the 1800 acres and your sense of the appropriateness of this?

Mr. Arnold replied, "When the comprehensive plan was developed, there was a thought that Fitchburg was consuming land too fast and should develop more compactly so they took an average of the land consumption over the previous 2 decades and cut it in half so that's where the 75 acres per year comes from. It doesn't come from the amount of population we have to handle at a certain density. There seems to be an urge to get all of that land permitted. Having too much land in play leads to the creation of too much infrastructure for the intensity of the development we will get, getting an area fully developed or the level of intensity of the development."

Mr. Minihan asked if this is going to cost the taxpayers of Fitchburg a fair amount of money if we don't engage in compact development.

Mr. Arnold said that he believes the plan calls for sufficiently intense development to cover the cost of the infrastructure that will be needed within the area. "The kind of subsidy we provide to new development would come in either in extending services over vacant land or the development of infrastructure in too many

neighborhoods so they can't assimilate fast enough so that you have a lot of vacant land that's fully developed with curb, gutter, snowplowing, etc. That's my worry for having too much land in play and that's what could cost the Fitchburg taxpayer if we don't get the absorption of the new development land that we might if there were less land in play."

Jay Allen, Fitchburg, WI -registered in opposition. "Fire service is an issue Fitchburg has been struggling with. The first page of what I handed out to you shows a highlighted paragraph (See Addendum A) which says that "Given the existing fire station locations, response time for a small section of the eastern portion of the planned Business Park and associated environmental corridor within the Amendment area falls outside of a desired 5 minute response time." This is not true. In 2009, the city did a fire station location study and one of the maps is shown on the 2nd page. Fire Station #1 would be required for this neighborhood and it is a 4 minute response time. None of the Northeast Neighborhood falls within a 5 minute response time from our current fire stations. During this study, part of an existing subdivision, Swan Creek, did not follow within the 5 minute response time. I think this fire issue is a very important issue. I don't know how fire service will be provided to this area. There is a new study that has come out and a plan to build a new fire station. Given the current situation with Fitchburg's fire department, I don't see any way Fitchburg can provide fire service."

Mr. Brandon asked why Mr. Allen think's it is the Commission's responsibility to address fire safety issues.

Mr. Allen replied that it is because it is governmental services in the statute.

Holly Adams, Fitchburg - registered in opposition. Ms. Adams is long time 36 year resident in Fitchburg and a homeowner in the Northeast neighborhood. "I worked with Professor Phil Lewis to construct a live scale topographical map of the E Way that makes the north portion of the Northeast Neighborhood. I participated in the planning process for the Northeast Neighborhood and as much as I supported the plan that was created as a compromise, I am adamant against extending urban services to this area. There are empty cornfields with roads built to nowhere. I am concerned with the plan that we decided on 10 years ago. By the time Fitchburg really needs these services; the plan will be 25 years old. In my childhood, we valued big houses on big lots and big garages but the next generation will not favor urban sprawl. If we truly had infilled all the land we have in the urban service area, we may need to develop this, but we have not. It's empty. Let's leave the plan on the shelf and extend services to this neighborhood when the services are needed."

Peter Young, Madison - registered in opposition. "I used to work for a wind power developer and one of the environmental issues with wind power was bird mortality. It was often the position that the developer put aside money to monitor environmental impact so follow up does happen sometimes, to address Commissioner McKeever's earlier concerns. I live at the mouth of Swan Creek off of Beale St and oppose this development. The wetlands are worth protecting. Algae blooms currently affect fishing with effects similar to after a heavy rainfall. Goodland Park Beach quite often will be closed because of algae blooms and I'm

concerned there will be more of that if this development goes forward. Development is important but if there's any risk, it should be taken very seriously."

Jim Welsh, Madison, WI - registered in opposition. Mr. Welsh is the Executive Director of Natural Heritage Land Trust, a local nonprofit organization started 31 years ago to help protect some of the great places in and around Dane County like Waubesa Wetlands: "We have been active in this area since 1997 helping to protect some of the great farm and wetland resources in the vicinity of the east side of the Northeast Neighborhood. We hold, with the Town of the Dunn, two conservation easements that permanently protect some of the land directly adjacent to the proposed urban area service expansion and between the urban service area proposed expansion and Lake Waubesa. We have been involved in protecting 744 acres of land. We have worked with wonderful landowners and with the support of many government and state agencies, and funders, both local and private investors. Waubesa Wetlands is the probably the highest quality wetland in the Yahara Chain of Lakes and in Dane County so the stakes here are very high. CARPC's own *Dane County Wetland Resource Management Guide* in 2008 puts Waubesa Wetlands in a Group 1 which is the most valuable in Southern Wisconsin and says "every effort should be made to protect them". It also has been designated as a state natural area. The extensive wetlands and high quality of the water contribute significantly to the water quality of Lake Waubesa."

Mr. Welsh continued, "My first comment is the context which we are operating in - when you see the maps of the City of Fitchburg and you see the Northeast Neighborhood on the map at the corner of the city, it does look like infill but you have to step back, zoom out and take a regional look and that is what regional planning is about. It may be infill to the city of Fitchburg, but to the rest of the community, it is on the boundary of one of our most important natural resources. This must be kept in mind when considering this proposal."

Mr. Welsh's other comment is about climate change. "There is a 2013 report by the Dane County Climate Change Action Council called "Dane Climate Change and Emergency Preparedness. The state is likely to continue its trend toward more precipitation overall. The projected increase in annual rainfall and more intense rainstorms heighten the potential for significant soil erosion affecting water resources. The CARPC Staff Analysis talks about how the fens and sedge meadows in places like Waubesa Wetlands will be susceptible to changes in water levels and flooding and the creeks that flow into Waubesa Wetlands will be vulnerable to bank erosions, sediment, and scour above and beyond what currently exists. How will we protect these places? The CARPC Staff Analysis anticipates these answers saying the risk of flooding in residential areas needs to be balanced with protection of stream banks and downstream wetlands. When the heavier storms come, it's not hard to predict which way the balance will tip. They will tip towards protecting the residential property values and not our natural values. We are trying to do good resource management protection here, but as with many of our other natural resources, we are slowly whittling away and degrading them and the end result is not something we are going to be proud of."

Phyllis Hasbrouck, Madison, WI - registered in opposition. Ms. Hasbrouck is President of the West Waubesa Preservation Coalition. (Speaking for 12 minutes)

based on registrants yielding time) "In two petitions in the last year, we collected 1133 signatures against this amendment. I invite you to ask me questions from the presentation at the September 11, 2014 public hearing when I laid out how Fitchburg does not need any additional land for development when they used outdated population projections. And also ask me about flooding in Lake Larsen."

Ms. Hasbrouck continued, "You have heard from two wetland scientists who are experts on the Waubesa Wetlands and they have told you that wetlands will suffer greatly if this is built. If we want to be a successful metropolitan area in the future, we must restore our lakes to health. Lake Erie's waters show what happens when people become complacent. Every action we take in the Yahara Watershed makes a difference and the urban service area amendment is a huge action. At the September 11 meeting, Mr. Kamran Mesbah told us that the new federal storm definitions will be used for planning starting next year. But what if you approve developments now using the old storm definitions and then you realized in 2015, these areas were inappropriate due to increasing precipitation? It would be too late."

"Much has been made of the fact that there was a lengthy approval process for the Northeast Neighborhood. I was there and know it was lengthy. But listening to expert testimony is not the same thing as valuing testimony and promising to control stormwater is the same thing as actually controlling stormwater. The Village of Oregon built Bergamont and the result was flooding on Florida Avenue. I'm sure the Oregon officials assured everyone in advance they were following all regulations but Florida Ave was flooded and six homes had to be bought out for a total of \$1.1 million. I live in Meadow View which may become the next Florida Avenue. If the Northeast Neighborhood stormwater plans don't work as planned, those of us downhill may be flooded by surface waters, but if they manage to infiltrate as much as the developers' engineers say they can, the groundwater level will rise and we will be flooded from beneath. Who will then have to pay to buy us out if the developers' engineers are wrong? The developer told us tonight that he is not willing to risk his money. Whose money should be put at risk? Fitchburg has 1126 developable acres in the urban service amendment area. It only takes 6 "no" or absent votes to stop a proposal but I hope that all of you will vote your conscious and reject this amendment."

Ms. Hasbrouck continued by reading a statement prepared by Sally Kefer, Fitchburg, WI (not in attendance) (See Addendum A)

Ms. Hasbrouck continued with a photo of Lake Larsen contained in a memo from **Rich Eggeleston, Fitchburg, WI (not in attendance) (See Addendum A)** "This is a lot more water than the picture Mr. Gaebler showed and is more typical."

Ms. Hasbrouck continued to say, "In Fitchburg's presentation on population projections, they showed Dane County went up in population but didn't mention Fitchburg went down. In the 2003 population projections that they used, it said the city of Fitchburg would have 35,386 inhabitants but the new projections which came out in February, now predict 29,620, which is 5,766 fewer people or 16% lower. About the 75 foot buffer on the southwest edge of Lake Larsen that Mr.

Gaebler thinks is sufficient, Professor Zedler does not think it is sufficient. She told the CARPC that several years ago.”

Harry Read, Madison, WI – registered in opposition: “The notion that this is infill seems like a silly statement. It’s off by itself, it is not contiguous to existing development with little relation to the downtown of Fitchburg, and it’s not going to be served by public transit as far as I can see. This doesn’t look like good development to me. Given the population projections, it seems premature and you are putting a very high quality wetland at risk. I would encourage you to put it off for now.”

Mr. Mesbah said he received a phone call today from **Julie Bourden** who advocates rejection of the amendment due to her concerns about flooding, about recharge, and the impact on wetlands.

Chair Palm said is passed around the written comments (See Addendum B)

Mr. McKeever thanked all who came out, whether for or opposed, as it is the essence of democracy and people need time to share their ideas. Input can provide ideas.

Mr. Brandon concurred and thanks all for coming and testifying. But democracy requires we be efficient. Many of us give up many things for many years but it also requires the respect flow the other way because the rules necessitate efficiency.

Mr. Kramar said that he is not a fan of 3 minute democracy but we agreed to it ahead of time and we need to abide by this and stay stringent to it so that everyone in the audience has an equal opportunity for an equal say. Giving 3 minutes to another person for 6 minutes makes the 6 minutes more important when all are equally important.

Mr. Golden thanked everyone for coming out and added, “Nothing good happens after midnight and we aren’t efficient if we go too late. We had to invent a process tonight and I think the Chair handled it very well but we have never yielded things like this in the past and we need to review this. We need to act efficiently, I agree with Mr. Brandon.” Mr. Golden had to leave at 11:00pm due to an early morning flight.

McKeever motioned to close the public hearing; Mr. Brandon seconds. Chair Palm said if the public hearing is closed, the video will not be shown. Mr. McKeever withdrew the motion. Mr. Kramar moved to close the public hearing. Motion failed due to no second.

Chair Palm directed to queue up the video but checked to make sure a quorum was in the room before starting the video.

(Video played)

Mr. Hohol motioned to close the public hearing; seconded by Mr. Kramar. Motion passed by voice vote.

Mr. Hohol motioned to table the agenda item until the next meeting. Seconded by Mr. Touchette.

Chair Palm called for a Roll Call Vote. Commissioners Brandon, Geller, Kramar, McKeever, Minihan and Palm voted "no". Mr. Hohol stated that he has to get to work by 5:00am and had to leave at 11:25pm.

Mr. Kramar motioned to table the agenda item until the next meeting. Seconded by Mr. Touchette. Motion passed by voice vote.

Mr. Kramar motioned to adjourn; seconded by Mr. Hampton. Motion passed by voice vote.

Meeting was adjourned at 11:40pm.

Minutes transcribed by Laura Thomas

ADDENDUM A – Written comments provided to Commissioners at the October 9, 2014 meeting

ADDENDUM B – Registrants for October 9, 2014 meeting

ADDENDUM A

**Public Comments presented to Commissioners
at the 10-9-14 meeting**

Read into the record by Phyllis
Hasbrouck at 10-9-14 Meeting)
(Copies provided to
Commissioners at 10-9-14
meeting)

CARPC meeting 10/9/14

Comments on the Northeast Neighborhood

Respectfully submitted by Sally Kefer, Fitchburg, WI

I'm sorry I can't be there, due to an injured ankle. I have 30 years with the Department of Natural Resources in watershed management, community planning, and climate adaptation. I served on the CARPC from 2007 to 2009.

Urban development planned through the lens of our changing climate would consider a number of impacts. These comments focus on the hydrologic impacts of the Northeast Neighborhood, specifically, how more frequent and intense storms and resulting runoff will affect existing and future residential, agricultural and commercial areas and environmental quality.

Consideration should be given to the impacts on Lake Waubesa and neighboring residents near waterways and wetland areas who've been significantly impacted by storm systems in the past such that homes and businesses have been flooded for periods of time and in some cases destroyed. There were at least 5 summers of "no wake" on part of all of the Madison lakes including 1993, 2000, 2007, 2008, and 2013 with increasing occurrences of localized urban flooding due to regional storm systems (e.g., this summer's flooding of Williamson Street and University Avenue in Madison and Main Street in Verona).

As we add impervious surfaces we will see more down gradient problems. Wisconsin stormwater management law does not account for the size of storms we have been experiencing for the past 50 years nor what expert climate scientists anticipate for the next 50 years. The result is that urban projects such as the NE Neighborhood may set predevelopment peak discharge rates as a basis for post development rates (up to the 100 year, 24 hour event).

Until we actually project where excess flows will go beyond the 100 year storm event, we are not doing planning that protects the interests of existing and future property owners. We should not assume in the face of a 986-acre development that the boundaries of the low area north of Goodland Park Road which informally holds large amounts of stormwater will not be significantly expanded and in fact will overflow to local waterways, the lake and wetlands.

The size of storms that are used to plan the stormwater routing, holding and infiltration systems don't reflect the magnitude of storms we actually experience every few years. Using our lakes, rivers and wetlands as final "holding systems" for large storm events is what contributes to major property damage and significant water quality and wetland deterioration. I encourage the commission and the city to consider whether the number of units in this development is realistic relative to the need for stormwater facilities on much of that same acreage. Amending the scale of the development based on a hydrologic assessment that reflects actual and anticipated larger storms will ensure public safety.

Oct. 7, 2014

To: Capital Area Regional Planning Commission (CARPC)

From: Rich Eggleston
2358 Fitchburg Rd.
Fitchburg, Wis. 53593

Re: Proposed addition of "northeast neighborhood" of Fitchburg to urban service area.

I am a resident of Fitchburg and coincidentally a member of the board of directors of the Wisconsin Wetlands Association, though I submit these comments as an individual. I regret that a previous commitment prevents me from attending this rescheduled hearing.

I urge CARPC to reject the proposed addition as unneeded to accommodate urban growth, detrimental to nearby landowners and detrimental to the water quality of Dane County.

- Fitchburg already has ample undeveloped land in its urban service area based on overly optimistic population growth projections.



A 2010 consultant's report projected an increase of up to half a foot in the groundwater level of the surrounding area if the "northeast neighborhood" were developed. This area is already plagued by poor drainage, as this picture taken by a neighbor of "Lake Larsen" along Larsen Road shows.

Development of the "northeast neighborhood" would exacerbate problems caused by unwise development in the past.

"I've got four sump pumps running now; what more do you want me to do?" neighbor Barb LaVoie of View Road told me.

- The environmental consequences of development of the proposed "northeast neighborhood" are potentially significant. The Waubesa wetlands into which the area drains is "one of the more diverse wetlands complexes remaining in southern Wisconsin," the Wisconsin Wetlands Association reports. Runoff from urban development and agriculture has already harmed water quality in the wetlands, the association said.

The Dane County Regional Planning Commission — CARPC's predecessor — considered a development proposal for the "northeast neighborhood" in 1977 but took no action on it. Discussion at that time apparently centered on whether the area was needed to accommodate anticipated growth. That time around, the commission took no action. In 2014, I and other Wisconsin citizens concerned about water quality ask CARPC to unequivocally reject the proposal.

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Arboretum
UNIVERSITY OF WISCONSIN-MADISON

7 October 2014

CARPC Commissioners and Kamran Mesbah, PE, Director of Environmental Resources Planning, Capital Area Regional Planning Commission, City County Building

Dear Commissioners,

At the 9/11/2012 hearing about the North Stoner Prairie USL proposal, I heard CARPC staff indicate that a closed basin would discharge excess water downstream into Dunn's Marsh. It was clarified that this would be from pumping, not passive overflow (per transcribed description* below).

Here are four concerns that are relevant to the Arboretum mission to conserve and restore Arboretum lands:

- (1) Augmented flows into Dunn's Marsh would exacerbate flooding and weed invasions in the Arboretum.
- (2) Ponded water already blocks emergency vehicle access to a fire lane, so UW has to raise the roadbed to accommodate flooding; however, planning for *sustainable* repairs would require detailed information on proposed augmentation of flows upstream.
- (3) Larger streamflow pulses would further stress existing channels and pollute Nine Springs Creek, which is already designated by DNR as an impaired waterway.
- (4) A vote by CARPC to increase stormflows is contraindicated, since another arm of the County has already paid for restoration of eroded areas in lower Grady Tract.

The Arboretum Committee, which advises the UW-Madison Administration, shares these concerns. The Arboretum Committee previously adopted the management values and principles reiterated below.

For CARPC to allow urban services to the North Stoner Prairie area before resolving major issues downstream (flooding in the Arboretum and impaired water in Nine Springs Creek) would be both untimely and unwise.

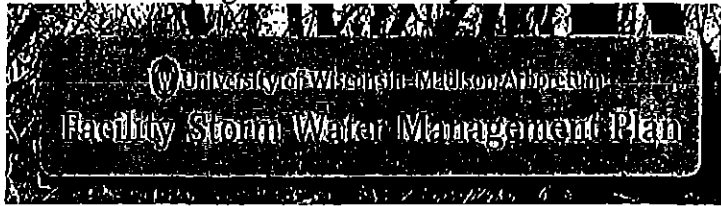
Sincerely,

Joy Zedler, Professor of Botany and Aldo Leopold Chair of Restoration Ecology

Rick Ellertson's testimony: recorded by P. Hasbrouck

*One other thing, There is mention too of the Emergency Bypass Plan. It kind of depends on what the final platting comes up with and the final building structures. We do have a provision that would talk about basically running an underground, a lift station somewhere probably in Closed Depression #1, a storm sewer lift station, depending on the exact design, and whatever uncertainties that we need to make sure we're not having flooding concerns with adjacent to structures, the anticipation is that that would be run up to our to FB business park wet pond, right here, it's basically the southwest corner of FB Business park, and that is then connected into the storm system that drains into the Nine Springs Creek via Dunn's Marsh. But again that would be just basically bleeding that water out during a period of time, or if there's really a decisive need to pump it out fast, it could potentially be a very large station, but I don't anticipate... We'd want to really carefully evaluate any downstream impacts by basically changing those watersheds, even for one or two isolated major events.

Excerpt from pages 5-6 of the July 2006:



Storm Water Management Values

Through the storm water planning process, the Arboretum has acknowledged its role as one of many stewards of the land and water resources in the Lake Wingra and Lake Waubesa watersheds. Notably, management of UW-Arboretum lands employs a system of values that often differs from those applied to managing the surrounding urban watershed.

To better guide the Arboretum storm water planning process, and to provide criteria for making decisions about future storm water management options, the UW-Arboretum Committee adopted (2004) the following management values, which represent ideals to be achieved:

- Managing storm water on UW-Arboretum property should attempt to maintain (or restore) conditions of storm water transport and infiltration, that best serve Arboretum restoration objectives, while protecting the environment.
- Flows of storm water runoff onto Arboretum property resulting from the surrounding urban areas should be controlled to pre-settlement levels to the extent possible, and managed for minimum impact upon Arboretum ecosystems.
- The quality of storm water runoff (e.g. nutrients, solids, temperature) entering Arboretum ecosystems and draining to surface waters, should be consistent with pre-settlement quality.
- Any construction of storm water management infrastructure (e.g. detention ponds and dikes) on Arboretum property should serve and enhance Arboretum restoration, teaching, research and outreach objectives.
- UW-Arboretum should encourage wise storm water management practices throughout the surrounding watershed community, by example and through education.

Throughout this plan, these values influence the criteria used to evaluate a range of storm water management options, and they guide decisions made for implementation of storm water management practices.

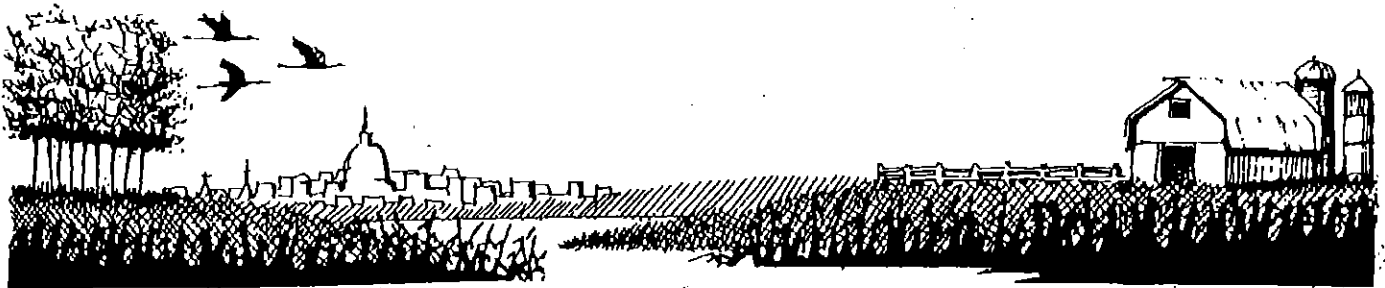
Guiding Principles for Storm Water Management

During the development of this storm water management plan, Arboretum staff and UW-Campus faculty have expressed strong opinions about past, present and future approaches to storm water management. These opinions reflect their day-to-day experience with the impacts of storm water on Arboretum ecosystems, in light of the values expressed above.

As a result, a series of guiding principles have emerged that govern the implementation of storm water management practices on Arboretum property, and are intended to influence the adoption of practices elsewhere in the watershed:

1. Storm water is best managed where the rain falls, before runoff can accumulate. This requires both on-site and off-site approaches. While this plan specifies storm water management within the boundaries of the Arboretum, it also advocates improved storm water management by the municipalities, businesses and homeowners in the surrounding watershed.
2. While a goal of this plan is to minimize the impact of storm water runoff on Arboretum ecosystems, any changes in storm water management practices must not lead to further degradation of groundwater, downstream ecosystems or surface waters.
3. The Arboretum, by virtue of its low topographic situation and urban watershed, has a larger burden of storm water runoff than an equivalent area in an un-urbanized watershed. Reducing inflows of urban runoff is key to restoring damaged ecosystems. The Arboretum sets forth the following ten-year runoff reduction goals that apply to each of the sources of runoff from the surrounding watershed:

- A 25% reduction in the volume of runoff entering the property;
 - A 40% reduction in total suspended solids (TSS), nutrients and other contaminants in storm water entering the property.
4. Improvements in the Arboretum storm water management system will be measured, to demonstrate progress toward achieving goals and to support research and education. Measures of improved storm water management practices will include physical, chemical, and biological parameters that describe direct and indirect effects.
 5. Runoff management and infrastructure on Arboretum lands will be configured to support both research and restoration objectives, and serve a dual purpose: Treatment of storm water to reduce the volume entering receiving waters, and reduced loading of sediment and other pollutants; Education (both academic and outreach) to increase awareness about storm water impacts and disseminate ideas about improved practices.
 6. Numerous properties adjoining the Arboretum contribute storm water runoff that is not conveyed by the storm water management infrastructure. Runoff from these incidental sources will be managed to minimize their impact upon Arboretum ecosystems.
 7. The Arboretum abuts both a commercial/ industrial corridor and a major highway. The potential for catastrophic spills of chemicals from these sources is real. All adjoining businesses and municipalities need spill control/response plans in place to minimize the potential for spills to enter the Arboretum. Any modifications to storm water outfalls will incorporate methods of controlling or capturing spills of chemicals before they enter the Arboretum storm water management system. Ponds and conveyances will be designed to minimize the impact of chloride-bearing winter runoff.
 8. Infiltration of runoff will be implemented wherever feasible, to restore depleted groundwater levels and reduce discharge to receiving waters.
 9. Outflows of detention ponds, detention basins and other structures will be designed to disperse flows in order to prevent down-gradient scouring and erosion.
 10. Storm water infrastructure will be designed to accommodate long-term maintenance and periodic rehabilitation.



TOWN OF DUNN - 4156 COUNTY ROAD B, McFARLAND, WI 53558

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October 9, 2014

To: CARPC Commissioners, Kamran Mesbah, and Staff

We have reviewed the CARPC staff analysis dated September 2, 2014, and wish to formally request the following edits:

1. Map 10 (p 19). Groundwater Contours in Upper Aquifer: The contour interval (in feet or meters) needs to be given, and some of the contour lines need to have actual elevations given.
2. The analysis says that "The WDNR and The Nature Conservancy have purchased 538 acres in and around the Waubesa Wetlands. This fails to recognize new information, and information on the other partners in this venture. The Dane County Parks and Open Space Plan 2012-2017 heads one of its paragraphs with "SOUTH WAUBESA MARSH Natural Resource Area (Town of Dunn, 2,069.1 acres)" with this being also the name for Waubesa Wetlands.
3. The resolution adopting the Dane County Parks & Open Space Plan concludes with the sentences: "Participation by private land owners or local units of government to carry out any of the resource protection initiatives or park and trail development projects outlined in the plan is on a voluntary basis. This plan is not a land use plan or created for the purpose of guiding future zoning decisions," However, this does not require neglect of this plan. Neither does it say that Fitchburg is not a local unit of government that might wish "to carry out some of the Plan's resource protection initiatives."
4. The **HOLTZMAN Natural Resource Area** is shown on maps in the staff analysis but is not identified as such. Neither does it clearly show its connection to the proposed development area across Larsen Road in Fitchburg. Moreover, Holtzman Marsh, which is the part of this area that is indicated as wetland in maps in the staff analysis report, should be identified as "Holtzman-Marsh."
5. On page 1 of the Plan it is stated, "The amendment proposal designates approximately 69 acres north of East Clayton Road for agricultural use. The City has chosen this designation to continue the pastoral setting for this portion of the Nine Springs E-Way and wetland complex, and to meet the desires of the private landowner farming the eastern portion of the area." This statement must be edited to recognize that this land is under a conservation easement and may not be developed under conditions established in the Sinalko-Nine Springs E-Way Project, by the Town of Dunn 1997 and the Natural Heritage Land Trust.
6. Map 5 needs better definition of the stream that runs from Holtzman Marsh south toward the junction of Goodland Park and Larsen roads and into Swan Creek.
7. A reference needs to be given for the "MARS stream assessment" (p 10).
8. The CARPC staff analysis should give full recognition by appropriate and substantial citations to the Dane County Parks & Open Space Plan 2012-2017 generally, and more specifically to the following text.
9. Recognition may also be given to the resolution adopting this plan, including the statement that "This plan is not a land use plan or created for the purpose of guiding future zoning decisions" but should not implicitly cut out Fitchburg as a potential contributor to the goals of the Dane County Plan as a voluntary act. The resolution is as follows as well.

NATURAL RESOURCE AREAS

PRIORITIES

1. Preserve lands adjacent to urban areas that improve water and wetland quality and quantity.
2. Through partners acquire or fund natural resource area acreage that increases overall size and connectivity of existing natural resource areas.
3. Focus on projects that involve and foster multiple partnerships.
4. Continue to expand existing and create new natural resource areas that provide a variety of regional functions, including nature-based recreation uses, water quality improvement, and other environmental services, trail connectivity and habitat improvement.
5. Continue and increase restoration efforts to the extent possible on woodlands, wetlands, prairie and savanna ecosystems.

POLICIES

1. Communicate project area resource protection priorities to partnering agencies and non-profit groups to provide a common vision and work plan.
2. Work with partnering agencies and groups toward creation of larger landscape-scale parks and natural resource areas.
3. Plan and implement greenway connections that enhance non-motorized public access from population centers to existing public lands and regional trails.
4. Plan, implement and partner on projects that provide environmentally sensitive access to Dane County lakes, streams and rivers, including water-based trails and shore fishing.
5. Acquire buffer lands to Dane County water and wetland areas to reduce flooding and enhance water quality.
6. Allow low-impact, nature-based recreation development and use of natural resource areas that include overlook areas for natural and scenic views.
7. Where advantageous, undertake alternative land lease, rental or sustainable resource management practices that could generate revenues for future operation, maintenance and development of natural resource areas.
8. Stabilize streambanks, shorelines and other areas of erosion through

coordinated planning efforts on County-owned parklands, working jointly with adjacent property owners as necessary to ensure permanent stabilization.

9. Consider both working and non-working farm lands as a complementary component of natural resource (p 59)

HOLTZMAN Natural Resource Area (Town of Dunn, 63.2 acres)

This property is located just south of the Capital Springs Recreation Area and is currently included in operation and maintenance agreements with the WDNR for the Recreation Area. The property was donated to Dane County with the intent that it be considered a nature preserve. Because the property is not located along a roadway, access can only be obtained by permission from one of the surrounding landowners. **Recommendations:**

- Consider acquiring property that would provide public access if the opportunity becomes available. (P 64)

SOUTH WAUBESA MARSH Natural Resource Area (Town of Dunn, 2,069.1 acres)

South Waubesa Marsh is located on the southwest end of Lake Waubesa and includes segments of Swan and Murphys Creek. The marsh includes deep peat deposits and major springs and seepages that provide water to Lake Waubesa. A Friends of Lake Waubesa group has been working on some wetland restoration and enhancement projects within the project area. The Nature Conservancy and WDNR are the primary public landowners.

Recommendations:

- Upon completion of the hydrologic study of this region and review of the study by Dane County (or appropriate agency), the local units of
- Expand project boundary west to include additional headwater areas of Murphys Creek and east of Murphys Creek to include undeveloped Lake Waubesa hillside and shoreline adjacent to State Natural Area.
- Expand project boundary west to include additional headwater areas of Swan Creek and the moraine edge geologic feature. (P 68)

And recognition may also be given to the resolution adopting this plan, including the statement that "This plan is not a land use plan or created for the purpose of guiding future zoning decisions" but should not implicitly cut out Fitchburg as a potential contributor to the goals of the Dane County Plan as a voluntary act. The resolution is as follows::

Res. 300, 2011-2012

Adopting the 2012-17 Dane County Parks and Open Space Plan

For more than thirty years the Dane County Parks and Open Space Plan has provided the foundation for preservation of key cultural, natural and historic resources that enhance the quality of life in Dane County. The Dane County Parks & Open Space Plan Advisory Sub-Committee has completed an update of the County Parks and Open Space Plan for the period of 2012-2017. The plan must be updated every five years in order to be eligible to apply for a variety of grants including land acquisition and park development funding through the Wisconsin Department of Natural Resources Knowles-Nelson Stewardship grant program.

The planning process included seven public informational meetings, an interactive website, a Facebook page and nearly fifty individual meetings with local units of government, non-profit conservation organizations, and other state and federal agencies for the purpose of soliciting input on recommendations to be included in the updated plan. The plan is used by the Dane County Park Commission as a guide for making future resource protection and park development decisions over the next five years. It also provides the vision to guide future land acquisition through the Dane County Conservation Fund. Participation by private land owners or local units of government to carry out any of the resource protection initiatives or park and trail development projects outlined in the plan is on a voluntary basis. This plan is not a land use plan or created for the purpose of guiding future zoning decisions.

11 September 2014

Capital Area Regional Planning Commission (CARPC)
City County Building Room 362
210 Martin Luther King Jr. Blvd.
Madison WI 53703

Dear Commissioners:

The *Capital Region Advocacy Network for Environmental Sustainability* (CRANES) urges commissioners to vote NO on each of the four Urban Service Area Amendment Applications that you will consider at your September and October meetings. Please register our opposition to the City of Madison and Village of Cambridge USAAAs, as well as the City of Fitchburg's North Stoner Prairie and North East Neighborhood USAAAs.

CRANES is concerned about each of these USAAAs on the basis of water quality.

Stormwater mitigation plans for each of the four USAAAs have been based on out-of-date 1980 conditions. This is dangerous, because publicly funded research of climate disruption trends reveals that future precipitation events will be both flashier and more intense.

The current USAAAs aim only to meet a standard of 90% of pre-development stormwater infiltration/stay-on. Admittedly, that standard is more rigorous than the State of Wisconsin's minimum standards. But that higher standard clearly is not high enough for Dane County's largest watershed, containing the Yahara lakes, which Wisconsin's Department of Natural Resources (WDNR) has now designated as officially impaired. The WDNR had previously identified the Yahara watershed as "hydrologically complex." Each of the four USAAAs fails to make use of the 2013 report from the federally subsidized catalytic study, one of five funded by the CARPC's Capital Regional Sustainable Communities (CRSC) Partnership. As CARPC staff had advocated, that CRSC partner/BPA report confirmed that a 100% pre-development standard was feasible. A supplemental memo requested by CRSC Partner CRANES, added that it was even feasible to achieve the ultimate standard of "natural" hydrological conditions, including 100% of infiltration/stay-on conditions at the time of the Original Survey (1830s).

The Fitchburg North East Neighborhood USAAA is near important surface water natural resources, where considerable public and private money has been invested to preserve critical wetlands. It is particularly important that the forthcoming Dane County ground water model informs CARPC's consideration of this USAAA. Our investment in preservation of natural resources should not be jeopardized or undone by development that perhaps could be accommodated elsewhere, in much less ecologically sensitive locations.

A forthcoming publicly funded University of Wisconsin transposition study will assess the impacts of the 2008 Baraboo/Delton super-storm should it occur over Lake Mendota. There are credible reports of preliminary findings that such a storm will cause overtopping of the Tenney Park dam by about a foot, causing widespread flooding on Madison's Isthmus and downstream communities. However, the threat being explored by the UW's scenario study may actually be much, much larger. In recent years, there have been two storms in WI and one in Iowa that had double the Baraboo/Delton rainfall, and in a significantly shorter period of time. So there's also a need to model transposition of such "mega-storms." Furthermore, this second scenario modeling should also be run with the 'impervious surface' variable set at 100%, to simulate conditions that obtained this spring, when the ground was frozen as much as eight feet deep. Consideration by CARPC of all four USAAAs should take place only after the findings of these three crucial transposition scenarios can be taken into account.

Climate disruption trends also bear on CARPC's consideration of the Madison USAAA and Fitchburg's Stoner Prairie USAAA; each of these has a closed basin that will require complicated stormwater facilities, Complex

CRANES
Capital Region
Advocacy Network
for Environmental
Sustainability

On behalf of its member organizations
and individuals, CRANES is a
collaborative for the environment of
the South Central Wisconsin region.
As a coalition of citizens, Dane County
Green Jobs, Fitchburg, Rock and Sauk
County, we are committed to working
toward a high quality of life and
ecologically sustainable and
resilient future. We believe in the
beauty of this place, both natural and
built.

VISION
To ensure that the natural resources
of the region are protected and
restored, and that the quality of life
of the region is enhanced through
the use of sustainable practices.

PARTNER ORGANIZATIONS
Dane County Green Jobs
Fitchburg
Rock County
Sauk County

BOARD OF DIRECTORS
Dane County Green Jobs
Fitchburg
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systems will be especially challenged by the region's future weather; during the fiercer storms of our future, the failure of facilities designed for closed basins will make very bad situations even worse. These areas with closed basins would be better dedicated as urban open spaces, such as parks or conservancy areas, for the surrounding communities.

There are other CRANES concerns about the four USAAAs that are only indirectly related to water quality.

All four of the municipal USAA applicants largely ignore the findings of yet another federally subsidized CRSC catalytic study. The publicly funded research for the "transit supportive" study found that market demand for large lot single-family residential housing will be significantly less than once thought.

As CRANES has pointed out through an analysis of CARPC staff's data, the average residential density of municipalities in CARPC's service area has not improved since 1970. Indeed, in 2010 the majority of municipalities actually had lower density than they did 40 years prior. Some municipalities, including Fitchburg, have increased their density since 1970, but their starting point was so low that they are still falling far short of densities in comparable Dane County municipalities.

The four USAAA applications coming before CARPC tonight must be considered in light of this finding, which has serious environmental, equity, and municipal fiscal implications.

Each of the four municipal USAAA applicants has unplatted residential and commercial acreage in its existing USA that could be designated for more density. Some developers who have read the market demand study might actually now be motivated to have even their platted acres reauthorized for more density. Instead, each of the four USAA applications assumes densities that were operative years or even decades ago. Madison is proposing density in its USAAA that is far less than its 2012 Northeast Neighborhood USAAA (18 units/acre); the other three applicants are proposing densities that are not significantly more compact than existing comp plan averages for their respective municipalities.

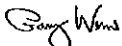
Furthermore, the municipalities submitting the four USAAAs are not making use of downwardly revised 2013 population projections to figure the 20-year land demand. Some analyses of the revised projections indicate that there very likely is sufficient land in the existing USAs to meet forecast demand, even without considering the low densities of unplatted areas or the refill/infill opportunities in the existing USAAAs. If this informal preliminary land demand analysis proves accurate, the four applications coming before CARPC tonight might actually require the applicant municipalities to take acreage out of their existing USAs, as was the done recently by the villages of Dane and Mount Horeb, prior to approval of any new USAAAs.

Taxpayers have paid for the studies and forecasts that are being ignored by the municipalities, or that CARPC has failed to adopt in a timely manner. Some citizens may even begin to wonder if these four USAAA applications are being rushed to avoid the application of newer, better knowledge (or payment of the forthcoming service fees for CARPC staff work on USAAAs).

Before considering any new USAAAs, CRANES urges CARPC and its constituent communities to adopt population projection and land demand projections based on revised 2013 USA census data. CARPC should also quickly adopt policies and criteria based on valid and reliable data in which the public has invested time and money.

Thank you for your careful consideration of our recommendation to vote NO on each of the four September-October 2014 USAAAs.

Sincerely,



Gary Werner
President, CRANES Board of Directors

* NOTE: None of the four USAAAs coming before CARPC tonight was part of another federally subsidized CRSC catalytic project, the sub-regional Future Urban Development Area (FUDA) pilot programs. As Fitchburg's mayor has pointed out in a 10 September 2014 Capital Times opinion piece, the CARPC/CRSC pilot FUDAs were modeled on an element of Fitchburg's comprehensive planning approach, which Fitchburg officials have since identified as a FUDA-like process. Fitchburg officials have also claimed that their "FUDA" obviated the need for participation in the CARPC/CRSC FUDA process. The CARPC staff analysis of Fitchburg's two current USAAAs notes Fitchburg's lack of participation in the CRSC's subregional FUDA pilots, as well as the applicant's claim. Regrettably, CRANES must point out again that all these efforts were both invalid and unreliable, rendering the resulting information useless. Local leaders for both the CRSC FUDA pilots and Fitchburg's FUDA-like effort did not allow their residents to consider significantly more compact future scenarios, nor were any of them fully informed by the 2013 CRSC market demand study (Fitchburg's having taken place in 2010). Municipal leaders involved in the CRSC FUDAS also required that the results would not be binding on their comprehensive plans. CRANES takes the position that a valid and reliable, all-county FUDA process still needs to be completed; only after that work has been completed will the results provide a useful criterion for CARPC's review of USAAAs.

The process of adding routes to the Madison Metro Transit System begins with residents that live in the proposed route area. As additional transit routes create added expenses for the City, residents requesting these new routes would need to contact their alderperson and work with the City's Transportation and Transit Commission to initiate this process.

An unutilized north-south rail corridor, jointly owned by the City and the Village of Oregon, is located along the east side of South Syene Road approximately 0.5 miles west of the Amendment Area. This corridor continues north to the City of Madison's downtown, including the Monona Terrace and State Capitol, and on to the Dane County Regional Airport. This corridor extends south into the Village of Oregon and beyond into the City of Evansville. The City envisions a future rail/bus rapid transit line along this corridor, connecting Oregon and Fitchburg to the City of Madison.

Map 13 identifies the Amendment Area's transportation network.

City Fire Department and Emergency Medical Service (EMS)

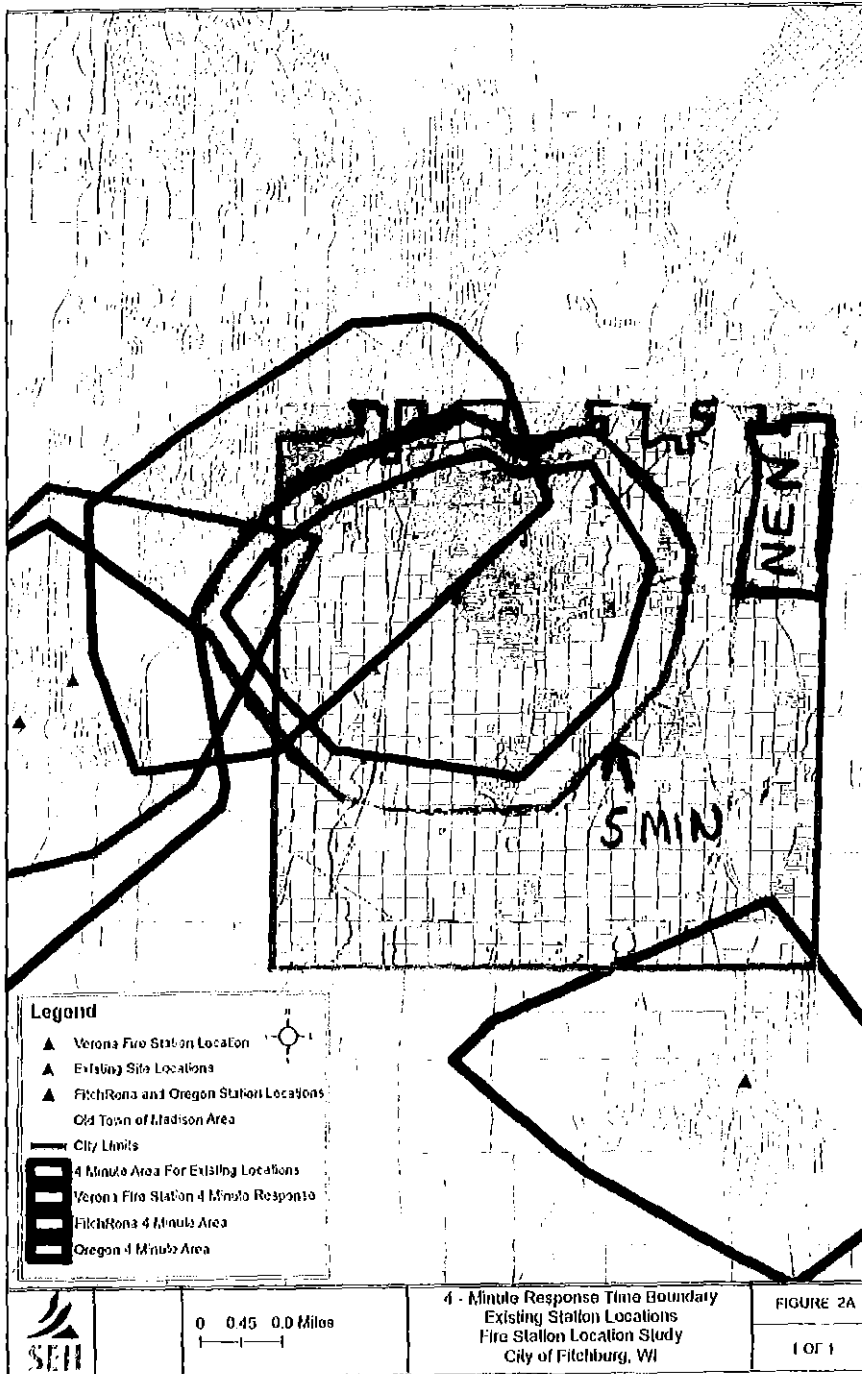
The City Fire Department and Fitch-Rona Emergency Medical Service (EMS) offers a wide variety of emergency and non-emergency services to the City, including but not limited to fire protection, vehicle rescue, ATV rough terrain rescue, emergency medical assist/support, mass casualty response, wild land fire-fighting, hazardous materials support, public fire education, plan review, and fire prevention inspections.

The Fire Department provides services out of two 24-hour staffed fire stations, Fire Station One also housing the Department's administrative headquarters and located at 5791 Lacy Road, and Fire Station Two located at 5415 King James Way.

EMS in the City is provided by the City Fire Department, operating as the first response agency for life-threatening calls, with Fitch-Rona EMS providing transport and paramedic services. Fitch-Rona EMS currently operates out of two locations, Fitchburg Fire Station Two/Fitch-Rona EMS at 5415 King James Way and 416 Venture Court in the City of Verona.

A Fire Station and EMS Unit Location Study was completed in early 2009 for the City by Short Elliott and Hendrickson. The study recommended that both existing fire stations be relocated, with Fire Station Two relocated first to a location in the vicinity of McKee Road and the Badger State Trail. A Fire Station Oversight Committee was created in the fall of 2013 and confirmed station relocations in January 2014. Construction of a relocated Fire Station Two, to be known as the Northwest Station, is expected to occur in 2015-2016 at the earliest. Fire Station One is expected to be relocated sometime between 2016 and 2018, in the area near South Syene Road, between McCoy and Lacy Road, and will be known as the Northeast Fire Station. Station relocation timing is subject to change. Additionally, a third EMS station will be needed to provide service to the Amendment Area, likely housed at the Northeast Fire Station. EMS response time to the Amendment Area will improve from the existing response time with a new/relocated Northeast fire station. A decision regarding providing a third manned ambulance by Fitch-Rona EMS has not yet been made.

Given the existing fire station locations, response time for a small section of the eastern portion of the planned Business Park and associated environmental corridor within the Amendment Area falls outside of a desired five minute response time. Once the Northeast Station is constructed, the entire Amendment Area should be within the City's goal of a 5-minute fire serve response time and 8-minute EMS response time. The City currently has a Fire Insurance (ISO) Rating of 3 for lands within the CUSA and 6 for lands outside of the CUSA but within five miles of a City or automatic aid fire station.





Policy 1: The City will seek to develop transit-oriented development along the eastern rail corridor, and existing bus routes, by planning high density mixed-uses around current or future transit stops.

Policy 2: Transit-oriented development will be focused within the SmartCode or other appropriate zoning districts and traditional neighborhood designs.

Policy 3: Provide for adequate connectivity of all mode choices among residential areas, employment centers and commercial areas.

Objective 7: Control the rate of new development outside the current urban service area.

Policy 1: A decision to precede with any new neighborhood plan needs to consider complications that may be presented to the overall growth policies (on average a max of 75 acres per year) in place.

Purpose: Best way to limit conflict and to assure the ability to service is to develop on a neighborhood basis and therefore it may be appropriate to limit the number of approved neighborhood plans at any one point.

Policy 2: Provide for a 20-year urban service boundary with a 5-year flexibility factor at a 75 acre per year development rate. This boundary will be reviewed every 5 years for adjustments.

Purpose: To guide planners, developers, and City officials as to where the City will be expanding services and developing in the future.

Policy 3: Limit new development to within the urban growth boundary and at an average 75 acre per year rate through an urban service adjustment process. As an example, growth should be no more than 375 acres in the 5 year review period.

Purpose: To control the phasing of neighborhoods and their related urban service area adjustments, this will help limit sprawl and help manage the City's ability to provide cost effective public service to the new developments.

Policy 4: Neighborhood Plans need to recognize anticipated phasing of other approved neighborhoods. To bypass conflict of phasing in Neighborhoods and to manage development on an average 75 acre per year rate, the Planning Commission and Common Council need to evaluate phasing proposal applications based on the following criteria:

1. Contiguity with existing urban development
2. Relative location to sanitary and water lines/hooksups
3. Anticipated costs for major public infrastructure
4. Demand for specific land use
5. Ability to service (police, fire, EMS, etc.)

Purpose: To manage development on a 75 acre per year rate and to set parameters for establishing neighborhood phasing processes.



regarding population, development trends, and the plans for a school within the City.

Policy 1: The City and school districts will continue to cooperate for mutual benefit in locating schools and parks adjacent to one another within a residential neighborhood.

Objective 3: Work to meet the library materials need of the citizens of the City of Fitchburg

Policy 1: Work with the Library Board to meet the local library service needs of the citizens.

Policy 2: Work with the South Central Library System on promotion of area libraries and bookmobile service.

Objective 4: Continue to provide a high level of police and fire services.

Policy 1: Continue the training and practices of officers and firefighters to enhance both departments' needs in meeting a high level of service.

Policy 2: The City of Fitchburg Police Department will analyze the need of neighborhood precincts and community policing as the urban areas expand.

Policy 3: When considering extension of the urban service area, the City will evaluate the cost of providing additional police fire, and EMS protection against the benefit of development pressure.

Objective 5: Provide and maintain facilities and services to support the senior population in the City.

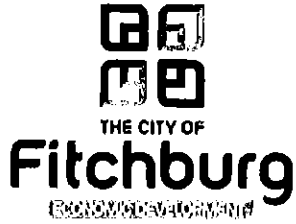
Policy 1: Work with the Commission on Aging to meet the service needs of the Senior Citizens.

Policy 2: Provide facilities and services with the intention of promoting and maintaining a reasonable independent quality of life for the senior population within the City.

Policy 3: Conduct a Program Needs Feasibility Study to be used as a guide for planning new facilities or renovating existing facilities that accommodates shortage of space needs.

Objective 6: To provide a communications vehicle for the city and its residents that is an open invitation to share information for purposes of educating, entertaining and creating a more cohesive community through locally produced television programming.

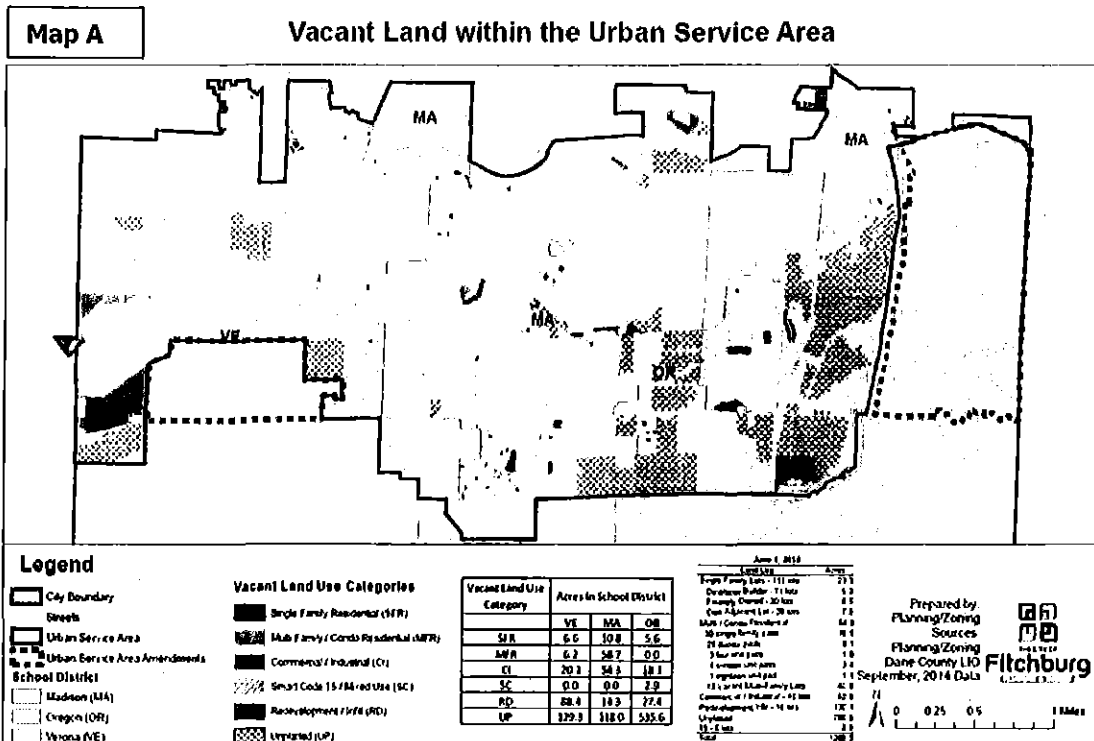
Policy 1: : Incorporate upstream and downstream video signals and



Economic Development
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 Fax: (608)270-4212
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Date: **October 9, 2014**
 To: CARPC
 From: Michael Zimmerman
 Subject: **Vacant Land & Development Activity within the Urban Service Area**

There have been some questions and comments from CARPC members related to the amount of vacant land currently available within Fitchburg's urban service area. This memo is intended to provide some insight beyond the sheer number of acres as to what is actually available from a development ready stand point as well as the level of development activity currently under construction and planned for the next five to seven years.



Amount of Acreage – Availability & Timing

The availability and timing of development is the reason why the comprehensive plan allows a 20 year + f year flexibility factor for growth. As of June 1, 2014, there are 1098 acres of vacant land in Fitchburg's urban service area. See Map A above. However, that amount of acreage does not mean all of that land throughout Fitchburg is available at this time for development. Of the 1098 acres, 102 are allocated to the Hartung Company seed corn operation at the corner of Syene Road and Haight Farm Road; 91 acres are part of the Fitchburg Center development reserve along East Cheryl Parkway, 28 acres in the Fish Hatchery Road corridor are owned by Bowman Farms and not marketed for development, 46 acres south of Lacy Road is still under mineral extraction by Payne & Dolan, and 10 acres will be preserved as parks/open space by Thermo Fisher on the east side of the Badger State Trail, leaving 811 acres of vacant land currently available. There are 608 net buildable acres for development when you factor in 25% allocated for roads and infrastructure.

The 811 acres of vacant land includes areas identified as unplatted on the June 1, 2014 vacant land map that have since been platted. For example, Promega Corporation has purchased 21 acres (includes 5 acres of ROW) on the south side of the Nobel Drive extension for a \$30 million facility that is already under construction that launched the fifty seven acre second phase of the Fitchburg Technology Campus (FTC II). We have two other technology companies looking at purchasing 5 acres each in that same development. FTC II includes 17 single family lots.

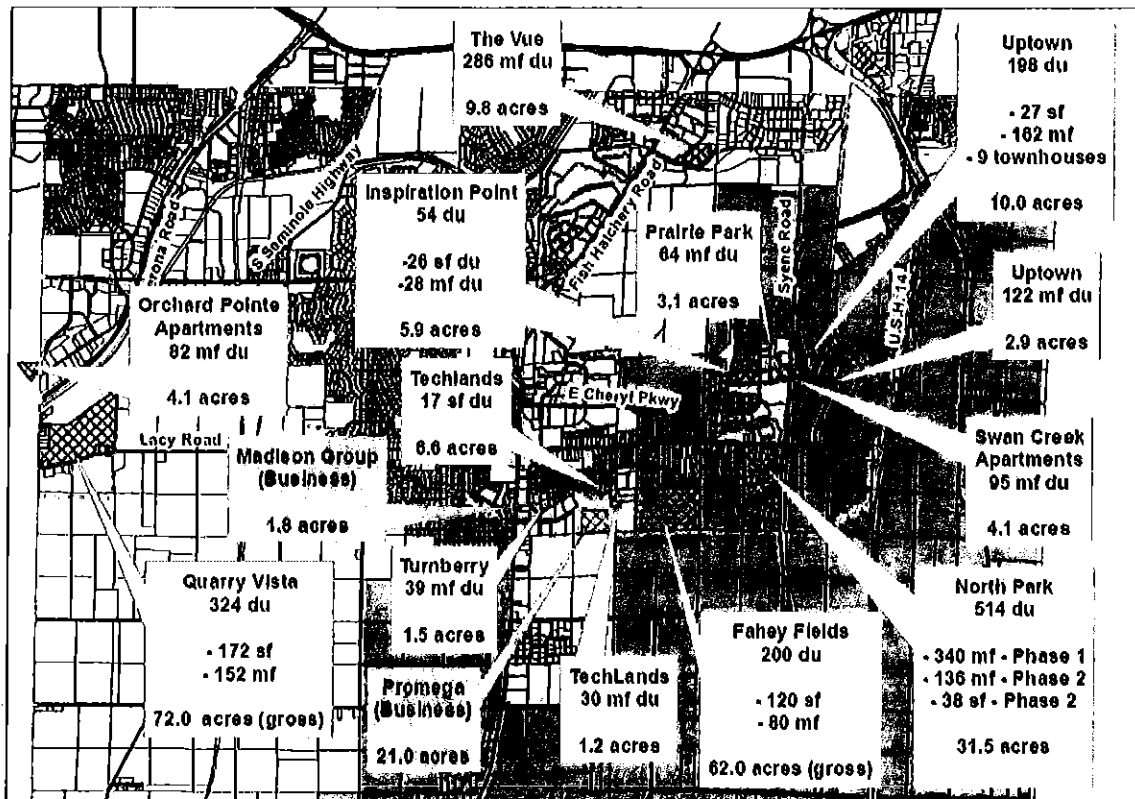
The newly platted land also includes the North Park development at the southwest corner of Syene Road and Lacy Road that will have a total of 514 dwelling units with 476 multi-family (mf) units (340 mf Phase I & 136 mf Phase II) and 38 single family dwelling units. In addition, with the Nobel Drive extension, the City of Fitchburg is expecting to see a comprehensive development plan this Fall for the sixty-two acres Fahey Fields that will include 200 dwelling units with 120 single family and an estimated 80 multi-family.

The unplatted area on the June 1, 2014 Vacant Land Map in the Oregon School District includes a good portion of the 376 acre Uptown Fitchburg neighborhood between U.S. Highway 14 and Syene Road north of Lacy Road. Uptown is envisioned to be a high density urban development that is the first Smart Code Zoned community within the State of Wisconsin. Smart Code is based on a grid like street system and regulates zoning within transect zones (T-Zones) based on form and site conformity of development rather than its actual use that transitions from a higher to less intense density across the T-Zones. After the storm water and natural areas are accounted for the actual net developable acreage within Uptown is 254 acres of the total 376 acres. Allocating for roads and infrastructure results in 196 net buildable acres of the 608 total referenced above.

The map below shows the development activity already under construction or proposed throughout Fitchburg's urban service area at this time.

Map B

Development under Construction or Planned



2014 development parcels School District

- City of Fitchburg
- Urban Service Area
- Streets
- Madison Metropolitan
- Oregon
- Verona Area

du = residential dwelling units
 mf = multi-family residential dwelling units
 sf = single-family residential dwelling units



** All dwelling units and acres identified herein are approximate.

Development under Construction or Planned

These current or proposed developments identified on Map B, including some of the projects mentioned above, encompass 237.5 acres. This accounts for 3.17 years of Fitchburg's comprehensive plan policy of seventy-five acres of development absorption per year and is within the five year rolling average of 375 acres.

This development activity includes a total of 2025 dwelling units under construction or planned within the next five to seven years with 1625 multi-family units (80%) and 400 single family lots (20%). The City of Fitchburg along with the City of Madison is providing much of the higher density multi-family housing stock to meet the needs of the region's population growth. With the significant number of multi-family units already under construction or planned it is important that Fitchburg maintain a balanced multi-family to single family housing ratio. Fitchburg currently has a housing ratio of 52% single family to 48% multi family. The land for single family homes envisioned as components of both the North Stoner Prairie and Northeast Neighborhood Plans would help to provide that housing ratio balance. This land would also maintain an ample supply of lots for new single family home construction, as Fitchburg has averaged eighty-four single family permits annually for the past fifteen years including the housing boom and bust, to meet market demand. The proposed single family lots in these developments on Map B and existing lots provide approximately a five year supply of inventory in Fitchburg. With the time it takes for platting and utility extensions it is important to get other subdivisions like North Stoner and Northeast in the pipeline for additional single family home lot inventory as absorption occurs.

Need for Land for Business and Industrial Development

When I started with Fitchburg, nineteen years ago, we positioned our community with three business and industrial parks; Fitchburg Center, Fitchburg Business Park, and Fitchburg Commerce Park. Each of these business and industrial parks had their own niche that provided an inventory and continuum of space and land to meet the needs of various end users and companies that reflected different industry clusters, size and architectural/building material requirements. Some company end users like Bruker AXS were compatible with the Fitchburg Center development model while others like Sub-Zero/Wolf had site and building needs more suited for the Fitchburg Commerce Park type product. It is important that we have that variety and inventory of land available to meet the site and space needs across a spectrum of industries. Today, Uptown Fitchburg under Smart Code offers a completely different development model compared to the Fitchburg Technology Campus II, while the future extension of the Fitchburg Commerce Park and Sub-Zero/Wolf Campus offers a third option.

West Fitchburg is already home to numerous major employers who are leaders within their industries with significant employment and family supporting jobs. Many of them have expansion and facility upgrade needs but are becoming land locked on their existing sites. From an economic development perspective, it is essential that we stay ahead of the needs of our existing major employers by making additional land available for larger foot print clean manufacturing and light industrial facilities. We are currently in discussions with multiple major employer existing businesses regarding their need for expansion.

Land in the north Stoner Prairie will also enable Fitchburg to respond to leads generated by MadREP and WEDC that are usually looking for larger sites, 10+ acres, than we currently have available for new business locations. It will also provide the opportunity for another WEDC certified site for manufacturing here in Dane County.

Fitchburg Location – Choice of School District

Residents and families decide to live in Fitchburg because of our central location that offers easy access and proximity within the greater Madison urbanized area. Once they decide on Fitchburg as a location, they also make another location decision about what school district to either purchase a home or find multi-family housing. Due to Fitchburg being part of three school districts, it is important that we offer an available supply of multi-family and single family housing stock within each of these districts as families make decisions about where to live based on the school district that meets their family's individual needs. These respective neighborhood plans, one in the Verona School District and the other the Oregon School District helps us accomplish that goal. See *Map B for developments by School District.*

Vacant Developable Land Summary

Vacant Developable Land Gross Acreage - 6/1/14	1098 acres	
Not Available - Hartung Company <i>Corner of South Syene & Haight Farm Road</i>	(102) acres	Existing Seed Corn Business
Not Available – Fitchburg Center Development Reserve <i>East Cheryl Parkway</i>	(91) acres	Reserved for future long term development plans for Fitchburg Center & Promega Corporation
Not Available – Bowman Farms, Fish Hatchery Road <i>Along North Fish Hatchery Road – East Side</i>	(28) acres	Not being marketed for sale, evaluating long term future use of former milking parlor and adjacent property
Not Available – Payne & Dolan, <i>South of Lacy Road at Fitchrona Road</i>	(46) acres	Mineral Extraction
Not Available – Thermo Fisher, <i>East of Badger State Trail North of McKee Road</i>	(20) acres	Being dedicated as open space
Vacant Developable Land Available Acreage =	811 acres	
Vacant Developable Land Buildable Acreage = <i>Factoring 25% for roads and infrastructure</i>	608 acres	

Development Activity – Map B

Residential Dwelling Units – Under Construction or Planned	Total Units	Multi Family	Single Family	Acres
	2025	1625 (80%)	400 (20%)	214.7
Commercial Projects – Under Construction Promega Corporation The Madison Group				22.8
				237.50

Current & projected development activity 5 to 7 years as of October 2014

Total Acres

237.50 total acres = 3.17 years of Fitchburg's comprehensive plan policy of 75 acres per year absorption and within the five year 375 acres

ADDENDUM B

Registrants at 10-9-14 Meeting

Registrants at 9-11-14 Meeting

Northeast Neighborhood CUSA								
Date			Name	Representing	Address	Stance	Spoke	Written Comments
10/9/2014	Adams	Holly	Holly Adams	Self	4801 E. Clayton Road Fitchburg, WI 53711	Opposed	Yes	
9/11/2014	Allen	Jay	Jay Allen	Self	2881 Commerce Park Dr Fitchburg, WI 53719	Opposed	N/A	This proposal is not complete and should not be approved.
10/9/2014	Allen	Jay	Jay Allen	Self	2881 Commerce Park Dr Fitchburg, WI 53719	Opposed	Yes	
10/9/2014	Amlie	Eric	Eric Amlie	Self	5139 Irish Lane Fitchburg, WI	Opposed	No	
9/11/2014	Arnold	Nancy	Nancy Arnold	Self	2530 Targhee Street Fitchburg, WI 53711	Opposed	N/A	There is no compelling reason to bring this area into the urban service area. There is plenty of other land available for development.
9/11/2014	Arnold	Steve	Steve Arnold Alderman	City of Fitchburg	2530 Targhee St Fitchburg, WI 53711	Opposed	N/A	
10/9/2014	Arnold	Steve	Steve Arnold, Alderman	City of Fitchburg, District 4	2530 Targhee St Fitchburg, WI 53711	Opposed	Yes	
9/11/2014	Barriolhet	Maria	Maria Rosabel Barriolhet	Self	4793 East Clayton Rd Fitchburg, WI 53711	Opposed	N/A	It is travesty of all city planning processes that this development project in the NE neighborhood is even being considered.
9/11/2014	Becker	Jon	Jon Becker	Cranes	PO 3413 Madison, WI 53704	Opposed	N/A	For full comments refer to letter.
10/9/2014	Becker	Jon	Jon Becker	Cranes	PO 3413 Madison, WI 53704	Opposed	Yes	Please see September letter for details
9/11/2014	Bemling	Wanda	Wanda Bemling	Self	4688 Nora Lane Madison, WI 53711	Opposed	N/A	I own a home in the Meadow View subdivision on Nora Lane and am convinced that if NEN development is contracted there will be negative consequences to the groundwater supply for my neighborhood and runoff that poses a real threat to Lake Waubesa.
9/11/2014	Berkowitz	Franklin	Franklin Berkowitz	Self	5440 Caddis Bend #501 Fitchburg, WI 53711	Opposed	N/A	The Waubesa Wetland is an ecological gem and we need to preserve it. Also Leopold said that it was critical to save the part (with greater whole) and Waubesa Wetlands is just an essential part.
10/9/2014	Berkowitz	Franklin	Franklin Berkowitz	Self	5440 Caddis Bend #501 Fitchburg, WI 53711	Opposed	No	Since Fitchburg already has 7 areas comprising 1126 acres within 15 current Urban Service Area that are vacant and pending for development, burdening the taxpayers with two more sets of infrastructure to maintain makes no sense.

Northeast Neighborhood CUSA								
Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Bloomquist	Richard	Richard Bloomquist Fitchburg Aldermen / Council President	District 2; Seat 3	5743 Wilshire Dr Fitchburg, WI 53711	Support	N/A	
10/9/2014	Bloomquist	Richard	Richard Bloomquist Fitchburg Aldermen / Council President		5743 Wilshire Dr Fitchburg, WI 53711	Support	Yes	
9/11/2014	Books	Steve	Steve Books	Self	211 S. 2nd St. Mount Horeb, WI 53572	Opposed	N/A	Additional development would damage wetlands in the Yahara River basin.
10/9/2014	Borodin	Julie	Julie Borodin	Self	1134 E. Miffiin St Madison, WI 53707	Opposed	No - Phoned Mr. Mesbah on 10/9/14	Has concerns on: Fitchburg's policy on infill - should be more of a priority; the qualities of development, i.e., mixed uses, incorporate sustainable practice; overall effect on recharge, sediment and nutrient loads, as well as possible groundwater-induced flooding. Additionally, do not let this be a missed opportunity to create a world class natural area.
9/11/2014	Brad	Krause	Brad Krause, Lake Liaison	Waubesa Beach Neighborhood Association	2847 Berkah St Fitchburg, WI 53711	Opposed	N/A	I oppose NE neighborhood because it would harm the Lake Waubesa Watershed.
9/11/2014	Brandabur	Theresa	Theresa Brandabur	Self	2533 Lalor Rd Oregon, WI 53575	Opposed	N/A	More development will ruin our area in every way that matters.
10/9/2014	Brandabur	Theresa	Theresa Brandabur	Self	2533 Lalor Rd Oregon, WI 53575	Opposed	No	
10/9/2014	Branson	Dave	Dave Branson	Building Trades Council of Southern Wisconsin	1610 Park St Madison, WI	Support	No	
9/11/2014	Broad	Judith	Judith E. Broad RN, PhD	Self	5786 Schumman Dr Fitchburg, WI 53711	Opposed	N/A	There is avialbe land for development in Fitchburg without disturbing the wetlands in NE Fitchburg. There are fiscal implications of the proposal which cuold result in expenses to Fitchburg citizens.
9/11/2014	Brown	Stewart	Stewart Brown	Self	2896 Jonathan Circle Fitchburg, WI 53711	Support	N/A	

Northeast Neighborhood CUSA								
Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Brunna	Mariynn	Mariynn J Brunna	Self	2780 Waubesa Ave Madison, WI 53711	Opposed	N/A	Lake Waubesa is already negatively impacted by the development in surrounding areas especially Fitchburg! Little is being done to protect our wetlands and lakes, more effective to take care of what we have than to try to restore or remediate! There is already enough area set aside for development.
9/11/2014	Brussock	Kitty	Kitty Brussock	West Waubesa Preservation	6214 South Ct McFarland, WI 53558	Opposed	N/A	Based on studies done by Dr. Cal DeWitt, I believe that developments planned/proposed for the NE neighborhood would adversely impact the water supply and water quality of a major tributary of Lake Waubesa - Swan Creek
10/9/2014	Brussock	Kitty	Kitty Brussock	Lake Waubesa Conservation Coalition	6214 South Ct McFarland, WI 53558	Opposed	No	Giving her 3 minutes to speak to Phyllis Hasbrouck
9/11/2014	Caitly	Yunis	Caitly Yunis Educator	Self	2609 County Rose Court #3 Madison, WI 53713	Opposed	N/A	
9/11/2014	Camic	Nina	Nina Camic Professor	Self	4812 Goodland Park Rd Fitchburg, WI 53575	Opposed	N/A	
10/9/2014	Camic	Nina	Nina Camic	Self	4812 Goodland Park Rd Fitchburg, WI 53575	Opposed	Yes	
9/11/2014	Carlson	Karen	Karen Carlson	Self	1137 Erin St #105 Madison, WI 53715	Opposed	N/A	
9/11/2014	Chadderdon	Steven	Steven M Chadderdon	Self	5179 Hilltop Rd Madison, WI 53711	Opposed	N/A	I think the opening of the NEN and Stoner Prairie for development sprawls Fitchburg out excessively.
9/11/2014	Cheney	Patrick	Patrick Cheney	Self	5211 Kittycrest Fitchburg, WI 53711	Opposed	N/A	I wish to yield my time to WWPC; From the contour maps I have seen, and hearing of past flooding, it seems like something of approximately half of this area will be subject to flooding often. Ok and acceptable for farm fields and infiltration but not tolerable for residents and basements.
9/11/2014	Clark	Anita	Anita Clark	Self	2358 Fitchburg Road Fitchburg, WI 53593	Opposed	N/A	Please listen to the UW scientists and protect the waters of Nine Springs, Lake Waubesa, and the wetlands. This is your regional responsibility that transcends municipal development plans.
10/9/2014	Coberly	Catherine	Catherine Coberly	Self	2580 Lalor Road Oregon, WI 53575	Opposed	No	

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Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Culles	Darren	Darren Culles	Self	3098 Larsen Rd Madison, WI 53711	Opposed	N/A	I live across the street from this proposed development and am concerned about the effects this will have on runoff towards my home. I also have issues with the effect on Lake Waubesa and its wetland. There are already water issues with things as they are (Lake Larsen) putting a development here will not help.
9/11/2014	Curtis	Gene	Gene Curtis	Self	4735 Nora Lane Madison, WI 53711	Opposed	N/A	I am very concerned about the potential for flooding and ground water impacts to wells.
10/9/2014	Curtis	Ann	Ann Curtis	Self	4735 Nora Lane Madison, WI 53711	Opposed	No	
10/9/2014	Curtis	Gene	Gene Curtis	Self	4735 Nora Lane Madison, WI 53711	Opposed	Yes	
9/11/2014	Czarapata	Emma	Emma Czarapata	Self	3106 Larsen Rd Madison, WI 53711	Opposed	N/A	Protecting the water quality of Lake Waubesa is of the utmost importance in a time when the water quality of our lakes and streams is degrading each year.
10/9/2014	Czarapata	Emma	Emma Czarapata	Self	3106 Larsen Rd Madison, WI 53711	Opposed	No	
9/11/2014	Darling	Connie	Connie Darling	Self	5481 Irish Ln Fitchburg, WI 53711	Opposed	N/A	
9/11/2014	Darling	John	John P Darling	Self	5481 Irish Ln Fitchburg, WI 53711	Opposed	N/A	
9/11/2014	Day	Christopher	Christopher Day	Self	Madison, WI	Opposed	N/A	The beauty of the lakes and waterways is what makes our community so special. Any potential damage to the wetlands should be prevented at all costs.
10/9/2014	De Luna	Raul	Raul De Luna	Self	71 Wood Brook Way Fitchburg, WI 53711	Opposed	No	I am opposed to this development that will put some of our remaining wetlands at risk.
10/9/2014	Devine	Edith	Edith Devine	Self	5853 Park Hill Circle Fitchburg, WI 53711	Opposed	No	
9/11/2014	Devries	Keith	Keith L Devries	Self		Opposed	N/A	Concerns are applicable to maintaining the quality of Lake Waubesa.
9/11/2014	DeWitt	Calvin	Calvin B DeWitt	Self	2508 Lalor Rd Oregon, WI 53575	Opposed	N/A	
10/9/2014	DeWitt	Calvin	Calvin B. DeWitt	Self	2508 Lalor Rd Oregon, WI 53575	Opposed	Yes	
10/9/2014	DeWitt	Ruth	Ruth DeWitt	Self	2508 Lalor Rd Oregon, WI 53575	Opposed	No	
9/11/2014	Doheny	Dorothy	Dorothy Doheny	Self	4421 Noart	Opposed	N/A	Shows no concern for Lake Waubesa.

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Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Eggleston	Richard	Richard Eggleston	Wisconsin Wetland Association	2358 Fitchburg Rd Fitchburg, WI	Opposed	N/A	In 1977, the Dane County Regional Planning Commission staff outlined three alternatives for the Northeast neighborhood, including disapproving an urban service expansion in part because it would be more efficient to serve growth within existing boundaries. I believe that this is still the case.
10/9/2014	Eggleston	Richard	Richard Eggleston		2358 Fitchburg Road Fitchburg, WI 53593	Opposed	No	
9/11/2014	Emerson	Anneliese	Anneliese Emerson	Self	6407 Bridge Rd #201 Madison, WI 53713	Opposed	N/A	I wish to yield my time to WWPC.
10/9/2014	Faber	Monique	Monique Faber	Self	5688 Whalen Road Fitchburg, WI 53575	Opposed	No	It's a shame that a wonderful city like Fitchburg would even consider killing an ecosystem for capital gain. The financial payoff is not a guarantee; but the permanent damage to the wetlands would be.
9/11/2014	Fieber	Paul	Paul J Fieber	Self	2815 Jacquelyn Dr Fitchburg, WI 53711	Opposed	N/A	I wish to yield my time to WWPC.
9/11/2014	Fuss	Auri	Auri Fuss	Self	6210 Winnequal Rd Monona, WI 53716	Support	N/A	
9/11/2014	Gardner	Lorraine	Lorraine Gardner Plan Commissioner	Town of Dunn		Opposed	N/A	It is well-established that we need healthy wetlands. Development of Northeast Neighborhood will degrade the Waubesa Wetlands. Fitchburg already has a lot of U.S.A not filled in with development. Think future generations.
9/11/2014	Gobel	Josie	Josie Gobel	Self	102 Northlight Way Fitchburg, WI 53711	Opposed	N/A	Please, please - let us not compromise or threaten in any way our precious water resources.
9/11/2014	Gonzalez	Jason	Jason Gonzalez City of Fitchburg City Alderman	City of Fitchburg Council District 3; Seat 5	2800 Crinkle Root Dr #207 Fitchburg, WI 53711	Support	N/A	
9/11/2014	Grady	Sharon	Sharon Grady	Self	2826 County Road MM Fitchburg, WI 53911	Opposed	N/A	I am concerned about the ground water effect and what it will do to Lake Waubesa if development is permitted to take place in the NorthEast area. Also I am concerned about a raise in my taxes that are already ridiculously high.
9/11/2014	Graff	Stacy	Stacy Graff	Self	5196 Sassafras Dr #302 Fitchburg, WI 53711	Opposed	N/A	

Northeast Neighborhood CUSA								
Date			Name	Representing	Address	Stance	Spoke	Written Comments
10/9/2014	Gutknecht	Kurt	Kurt Gutknecht	Self	2784 Ledgemont St Fitchburg, WI 53711	Opposed	No	
9/11/2014	Hammes	Don	Don Hammes	Dane County Conservation League	3507 Valley Ridge Rd Middleton, WI 53562	Opposed	N/A	
10/9/2014	Hammes	Don	Don Hammes	Self	3507 Valley Ridge Rd Middleton, WI 53562	Opposed	Yes	Past President of Dane County Conservation League; Past Vice President Yahara Fishing Club, Advisor- Friends of Cherokee Marsh, Member, Sierra Club
9/11/2014	Hamrick	Irene	Irene Hamrick MD	Self	5633 Kinsale Dr Fitchburg, WI 53713	Opposed	N/A	We have plenty of empty lots and should not develop our precious wetlands until those lots are sold and built. The housing trend is for denser housing, we should await the housing needs report before destroying our wetlands.
9/11/2014	Hamrick	Tim	Tim Hamrick MD	Self	5633 Kinsale Dr Fitchburg, WI 53713	Opposed	N/A	No economic sense for the good of the community given already existing unused and available land. No environment sense whatsoever in allocating wetlands and also increasing flood risk.
9/11/2014	Hanrahan	Sharon	Sharon Hanrahan	Community Outreach Subcommittee of Fitchburg Resource Conservation	5709 Lancasher Court Fitchburg, WI 53711	Opposed	N/A	The wetlands of Lake Waubesa are a natural resource we cannot afford to subject to more development.
10/9/2014	Hashbrouck	Phyllis	Phyllis Hashbrouck	West Waubesa Preservation Coalition	3113 View Rd Madson, WI 53711	Opposed	Yes	Will speak for 12 minutes
9/11/2014	Hashbrouck	Phyllis	Phyllis Hashbrouck	West Waubesa Preservation Coalition	3113 View Rd Madson, WI 53711	Opposed	N/A	
9/11/2014	Hatcher	Keith	Keith Hatcher	Self	3131 View Rd Madison, WI 53711	Opposed	N/A	I wish to yield my time to WWPC.
9/11/2014	Hatcher	Leah	Leah Hatcher	Self	3131 View Rd Madison, WI 53711	Opposed	N/A	I'm concerned about Lake Waubesa water quality and my concern is that the area and street that I live on will have flooding. There is already a problem with water flow and my house will experience flooding from the ecological change from the development.

Northeast Neighborhood CUSA

Date			Name	Representing	Address	Stance	Spoke	Written Comments
10/9/2014	Hauser	Kathleen	Kathleen Hauser	Self	2680 Granite Circle Fitchburg, WI 53711	Opposed	No	Please do not approve development of the Northeast Neighborhood. Any development produces run off and pollution. The areas receiving this cannot handle more. Additional development is irresponsible.
9/11/2014	Hayes	Lucy	Lucy Hayes Taylor Lasseter	Self	2913 Walnut Wood Court Fitchburg, WI 53711-5106	Opposed	N/A	Save the wetlands! Look at the areas that can be used for living spaces without sacrificing and moving into natural wetland areas. Once lost animal habitats are destroyed, it is hard to get them back. Much land has already been approved develop that first.
10/9/2014	Haynes	Betsy	Betsy Haynes	Mother Earth	504 Owen Road Monona, WI 53716	Opposed	No	Giving her 3 minutes to speak to Phyllis Hasbrouk
9/11/2014	Hecht	Anne	Anne Hecht	Self	2524 Targhee Street Fitchburg, WI 53711	Opposed	N/A	This is not all about development. It is about wise and appropriate use of our land. There are choices - some land is appropriate for development and growth; some land is appropriate for special gems, like wetlands. We in Fitchburg have a simple choice a clear choice. It's easy!
9/11/2014	Herm	John	John Herm	Self	2533 Lalor Rd Oregon, WI 53575	Opposed	N/A	
9/11/2014	Hess-Mollay	Christine	Christine Hess-Mollay	Self	2758 Lalor Rd Oregon, WI 53575	Opposed	N/A	Our wetlands are truly beautiful and greatly aid the health of our environment. This development and its need for water will certainly threaten the waters that feed the Waubesa and the entire lake system.

Northeast Neighborhood CUSA								
Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Hill	Matthew	Matthew Hill	Self	4302 Rutland Dunn Townline Rd Oregon, WI 53575	Opposed	N/A	Much of my childhood was spent swimming and enjoying Lake Waubesa. I am now 30 and intend to start a family in the area soon I sincerely hope that we can protect Lake Waubesa to our utmost ability, so that the children I intend to have may enjoy this ecological treasure as I have so enjoyed it over the years. The proposed Northeast neighborhood threatens this dream, as it closely follows the edge of Swan Creek, which runs directly into Lake Waubesa. By risking the eutrophication of the lake and the upper watershed, we threaten the ecological and economic gem that all of us value (and what attracted us to this area in the first place). Please do not approve the Northeast Neighborhood as proposed.
9/11/2014	Hodgson	Jeff	Jeff Hodgson	Waubesa Beach Neighborhood Association	2985 Waubesa Ave Madison, WI 53711	Opposed	N/A	
9/11/2014	Holtshoppie	Mary	Mary Holtshoppie	Self	2774 Waubesa Ave Madison, WI 53711	Opposed	N/A	The wonderful video done by Cal Dewitt and others at UW should explain why the development in Fitchburg should be voted down.
9/11/2014	Holtshoppie	Robert	Robert Holtshoppie	Self	2774 Waubesa Ave Madison, WI 53711	Opposed	N/A	The runoff will definitely affect Lake Waubesa.
10/9/2014	Horton	Cory	Cory Horton	City of Fitchburg	5520 Lacy Road Fitchburg, WI 53711	Support	Presenter/ Applicant	
9/11/2014	Hovel	Tom	Tom Hovel City Planner	Fitchburg	5520 Lacy Road Fitchburg, WI 53711	Support	N/A	
10/9/2014	Hovel	Tom	Tom Hovel City Planner	City of Fitchburg	5520 Lacy Road Fitchburg, WI 53711	Support	Presenter/ Applicant	
10/9/2014	Hui	Carolyn	Carolyn Hui	Self	308 Whispering Pines Way Fitchburg, WI 53713	Opposed	No	
9/11/2014	Ihlenfeldt	Mary	Mary Ihlenfeldt		5204 Duttonbush Drive Fitchburg, WI 53711	Opposed	N/A	
9/11/2014	Ihlenfeldt	Lee	Lee R. Ihlenfeldt	Self	5204 Duttonbush Drive Fitchburg, WI 53711	Opposed	N/A	This is not needed or a prudent investment. It is short sighted as adequate lots are existing.

Northeast Neighborhood CUSA

Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Jenkins	Laila	Laila Jenkins, Middle School student	Self	2609 County Rose Court #3 Madison, WI 53713	Opposed	N/A	Please protect our water. Please do not approve extending urban services to these areas. We need to protect sensitive wetlands and valuable farmland close to the city. Fitchburg should practice responsible development and utilize the substantial urban acreage it is already developing.
9/11/2014	Jenkins	Wajid	Wajid Jenkins	Self	2609 County Rose Ct #3 Madison, WI 53713	Opposed	N/A	Please read my comments if I am unable to wait; Please do not extend services to the NEN. I am a resident of Town of Madison by Rimrock, soon to be Fitchburg. I work in auto repair by E Cheryl Pkwy and have lived and worked in Fitchburg for 15 years. The current development at this corner is going well. The new apartments are a great new market for local businesses like mine. However, developing the NEN is not responsible development. It encompasses precious water and wetlands that cannot be replaced or remediated once municipal wells and impervious surfaces are installed. The farmland, woodland habitat and open space make the area a treasure. Please do not threaten these resources with yet another round of urban development. This water and these wetlands are borrowed from the future generations. Additionally, Fitchburg will have substantial added urban areas when the town is absorbed in 10 years. Let Fitchburg grow responsibly with a focus on preserving its irreplaceable natural resources while building densely in the existing urban areas like southside and E. Cheryl Parkway.

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Date			Name	Representing	Address	Stance	Spoke	Written Comments
10/9/2014	Jenkins	Wajid	Wajid Jenkins	Self	2609 County Rose Ct #3 Madison, WI 53713	Opposed	No	I live in the Town of Madison in the Southdale-Rimrock area. It is a dense neighborhood that will be part of Fitchburg in a short few years. I work in the S. Syene Road area in an auto repair shop. I am raising my family in what will be one of the most urban corners of Fitchburg. We have long supported efforts to preserve the rural patchwork of the Northeast Neighborhood. I have worked in the neighborhood in organic vegetable farming, habitat restoration and now auto repair. I appreciate the establishment of dense urban neighborhoods. But I also deeply value the rare wetland and woodland habitat found here. It is literally irreplaceable. Dr. Cal DeWitt and others have given us abundant evidence that the wetlands that feed southern Lake Waubesa are going to be impacted by new municipal wells and impervious surfaces in its watershed. Fitchburg has ample territory in current urban services areas adjacent to the NEN to fill into. Including the existing urban areas of the Town of Madison yet to be annexed, please let that be enough. Our clean water is too precious to risk.
9/11/2014	Jensen	Joanne	Joanne Jensen	Self	Syene Rd Fitchburg, WI	Neutral	N/A	
10/9/2014	Jensen	Joanne	Joanne Jensen	Self	Syene Rd Fitchburg, WI	Support	No	
10/9/2014	Kaseman-Wold	Beth	Beth Kaseman-Wold	Self	4404 Goodland Park Madison, WI 53711	Opposed	No	
10/9/2014	Keyos	Ted	Ted Keyos	Self	96 Burroughs Drive Fitchburg, WI 53713	Opposed	No	Not looking forward to more rain impervious surfaces carrying runoff into wetlands. Likewise, not looking forward to the increased traffic going up Rimrock Road past my street.
10/9/2014	Kinney	Ed	Ed Kinney	Self	5390 Whalen Road Fitchburg, WI 53575	Support	No	In support of these items
10/9/2014	Kmiotek	Linda	Linda Kmiotek	Self	572 Park Lane Madison, WI 53711	Opposed	No	Please save the wetlands - do not develop the Northeast Neighborhood

Northeast Neighborhood CUSA

Date			Name	Representing	Address	Stance	Spoke	Written Comments
10/9/2014	Knickmeier	Dan	Dan Knickmeier	Self	4346 S. Jordan Drive McFarland, WI 53558	Opposed	No	Any decision that negatively affects the Waubesa Wetlands, or Lake Waubesa is bad policy. Decisions on this topic should only <u>improve</u> Waubesa Wetlands and Lake Waubesa.
10/9/2014	Kominiak	Robert	Robert Kominiak	Self	4324 Jordan Drive McFarland, WI 53558	Opposed	No	
9/11/2014	Korn	Edward	Edward Korn	Self	4812 Goodland Park Madison, WI 53711	Opposed	N/A	
9/11/2014	Krause	Dorothy	Dorothy Krause	Self	2105 Apache Dr Fitchburg, WI 53711	Opposed	N/A	As County Board Supervisor on The Land Conservation Commission, I learned concern about stormwater runoff and am very concerned about the impacts of runoff from this development.
10/9/2014	Kubai	Louis	Louis Kubai	Self	5690 Whalen Road Fitchburg, WI 53575	Opposed	No	Giving 3 minutes to WWPC
10/9/2014	Landahl	Carol	Carol Landahl	Self	5690 Whalen Road Fitchburg, WI 53575	Opposed	No	I wish to yield (3 minutes) to Cal DeWitt. Our state of Wisconsin proudly claims both John Muir and Aldo Leopold as part of our heritage. I believe both of these pioneers in forward-looking environmental thinking would be deeply distressed that we are still considering approval of the Northeast Neighborhood development plan, which should have been abandoned long ago. Preserving our wetlands is of critical importance for us and for generations to come.
9/11/2014	Larson	Patrice	Patrice Larson	Self	4757 Goodland Park Road Madison, WI 53711	Opposed	N/A	Please preserve the wetlands in the Town of Dunn and Lake Waubesa. Vote no to the development so close to both of these.
9/11/2014	Larson	Ronald	Ronald Larson	Self	4757 Goodland Park Road Madison, WI 53711	Opposed	N/A	Vote no to developing the areas so close to Town of Dunn wetlands and Lake Waubesa. Please refer to my email to all commissioners regarding this.

Northeast Neighborhood CUSA								
Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Latsch	Jennifer	Jennifer Latsch	Self	64 Waunona Woods Ct Madison, WI 53713	Opposed	N/A	My concerns are many regarding the proposed "Northeast Neighborhood". Run-off into Swan Creek will have long term consequences to the balance of the ecosystem from the wetlands to Lake Waubesa. Residents bordering these areas will also need to cope with an increase in flooding probability. Wildlife, both in the lake/creek and on land, will bear a large burden of the continual urban sprawl.
9/11/2014	Leorke	Kathleen	Kathleen Leorke	Self	5454 Lacy Rd Fitchburg, WI 53711	Opposed	N/A	I oppose development of the area. I wish to protect the wetlands.
9/11/2014	Long	Lucianne	Lucianne Long	Self	3022 HWY MM Fitchburg, WI 53711	Opposed	N/A	The wetlands will be destroyed if this unnecessary development takes place.
9/11/2014	Long	Patricia	Patricia Long	Self	3022 HWY MM Fitchburg, WI 53711	Opposed	N/A	No reason for development at this time. There is plenty of space approved for such development for the desired purpose.
10/9/2014	Long	Lucianne	Lucianne Long	Self	3022 HWY MM Fitchburg, WI 53711	Opposed	No	There is plenty of land that can be developed already. Stop the unnecessary and costly new "development"
10/9/2014	Long	Patricia	Patricia Long	Self	3022 HWY MM Fitchburg, WI 53711	Opposed	No	Burden on the taxpayer
9/11/2014	Lunge	Trent	Trent Lunge	Self	1706 Legacy Ln Madison, WI 53719	Support	N/A	
9/11/2014	Mahling	Barb	Barb Mahling	Self	5196 Sassafras Dr Fitchburg, WI 53711	Opposed	N/A	
9/11/2014	Maldegen	Kathlyn	Kathlyn S. Maldegen	Self	4314 Nakoma Rd Madison, WI 53711	Opposed	N/A	I watched the videos featuring Cal DeWitt explaining why the Waubesa Wetlands are as special, useful, and important to preserve without sending suburban stormwater into them. Keep Lake Waubesa from going eutrophic and filling up with nutrients/sediments. Please preserve the wetlands and ask the city of Fitchburg to set a new development elsewhere.
9/11/2014	Marohdl	Tom	Tom Marohdl	Self	72 PondView Way Fitchburg, WI 53711	Opposed	N/A	
9/11/2014	Marshall	Joanne	Joanne Marshall	Self	72 PondView Way Fitchburg, WI 53711	Opposed	N/A	

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Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Martino	Anne	Anne Martino		2864 Lakeside Street Madison, WI 53711	Opposed	N/A	
9/11/2014	McGav	James	James A McGav	Self	5217 Lacy Rd Fitchburg, WI 53711	Opposed	N/A	Too much development now.
9/11/2014	McGav	Pat	Pat McGav	Self	2579 Curly Oaks Lane Fitchburg, WI 53711	Opposed	N/A	Too much development now.
9/11/2014	Molloy	James	James Molloy	Self	2758 Lalor Rd Oregon, WI 53575	Opposed	N/A	
9/11/2014	Montgomery	Rob	Rob Montgomery	Montgomery Associates	119 S. Main St Cottage Grove, WI 53527	Support	N/A	
10/9/2014	Montgomery	Rob	Rob Montgomery	Self & Montgomery Associates	119 S. Main St Cottage Grove, WI 53527	Support	No	
10/9/2014	Nauta	Robert	Robert Nauta	Self	4631 County Road A Oregon, WI 53575	Opposed	Yes	
10/9/2014	O'Brien	William	William O'Brien	Self	2404 S. Syene Road Fitchburg, WI 53711	Opposed	No	
9/11/2014	Odell	Katharine	Katharine Odell	Self	1415 Vilas Ave Madison, WI 53711	Opposed	N/A	As a county resident, I do enjoy the land and water resources of Dane County. I am horrified that Fitchburg plans to promote the destruction of both land and wetlands. Any value that might accrue to Fitchburg from these developments will be negatively balanced by land and water degradation. Vote responsibly!!!
9/11/2014	O'Donnell	Tim	Tim O'Donnell	Self	3106 Larsen Road Madison, WI 53711	Opposed	N/A	There is no economic necessity for the public expenses, only private gain. The potential for environment damage is real and there is no public need to run that risk of harming the watershed.
10/9/2014	O'Donnell	Tim	Tim O'Donnell	Self	3106 Larsen Road Madison, WI 53711	Opposed	No	This project is economically unnecessary. It would require significantly more public investment than the jobs and tax base will generate. The environmental danger to the watershed makes it not worth the risk to provide private gain.
10/9/2014	Ohana	Yigal	Yigal Ohana	Self	2820 Mickelson Pkwy Fitchburg, WI 53711	Opposed	No	
9/11/2014	Olson (Isian)	Dian	Dian Olson (Isian)	Self	2524 Targhee Street Fitchburg, WI 53711	Opposed	N/A	Need to slow down development.

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Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	O'Riley	Sally	Sally O'Riley	Self	3022 HWY MM Fitchburg, WI 53711	Opposed	N/A	The wetlands will be irreparable if such development occurs.
10/9/2014	O'Riley	Sally	Sally O'Riley	Self	3022 HWY MM Fitchburg, WI 53711	Opposed	No	Why are we leapfrogging?
9/11/2014	Parks Snider	Kelly	Kelly Parks Snider	Self	4711 County HWY B Oregon, WI 53575	Opposed	N/A	Put environment and public health before development.
10/9/2014	Pastor	Susan	Susan Pastor	Self	2502 Green Ridge Drive Madison, WI 53704	Opposed	No	I yield my 3 minutes to Joy Zedler
9/11/2014	Petterson	Kristine	Kristine Petterson	Self	25 Sherman Terrace #6 Madison, WI 53704	Opposed	N/A	Water is life. We need to think about future generations and make sure to protect the water.
9/11/2014	Plainbeck	Judy	Judy Plainbeck	Self	2986 Waubesa Ave Madison, WI 53711	Opposed	N/A	When we moved to Dane County over 20 years ago, Lake Waubesa was great but weedy and dirty. County changes to prevent runoff have helped and this summer Waubesa was beautifully clear and nearly weed free. It would be a shame if poor planning decisions by one city in Dane County caused environmental damage to this beautiful valuable county, state, region, and lake.
9/11/2014	Polich	David	David Polich	Self	5511 Shale Rd Fitchburg, WI 53711	Opposed	N/A	I believe this is a very sensitive area that would really be harmed with too much development. The DNR has precautions for only a 50 year flood. We have had more than four 50 year floods in the last ten years even over a 100 year flood 3 years ago. This type of flood would really set back vitality. With this development, not enough safeguards are proposed.
9/11/2014	Poole	Carol	Carol Poole Fitchburg Ald., Plan Commission chair	Self	4518 Crescent Rd Fitchburg, WI 53711	Support	N/A	Fitchburg has carefully planned our growth along our transportation corridors, close to the most dense area of the county. We have enacted a farmland preservation act that preserves the best farmland in the country.

Northeast Neighborhood CUSA

Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Porter	Warren	Warren P Porter Prof of Zoology Prof of Environment Toxicology, UW Madison	Self	5806 Ivanhoe Circle Fitchburg, WI 53711	Opposed	N/A	I support all the arguments of the West Waubesa Preservation Coalition. In addition to the argument they make, I can comment on the significance of the recent downgrade in the growth projections regarding population needs in Fitchburg. The global and local male sperm count data shows an annual decline since the 1940's of 2-3% per year (see attached two data sheets) At current rates of decline, we projected zero global population growth by 2035 at the latest. Because of the population structure, this decline will accelerate sharply in the next decade. I just presented an Open University lecture on all this at 3:30pm today on campus. Attached are two sheets documenting these trends from multiple papers in the open peer reviewed scientific literature. I would be happy to respond to questions as to why this is occurring and why the decline will likely continue through the end of the century. There are many factors involved and they are interrelated. Bottom line - Fitchburg growth will continue to decline and the rate of decline will accelerate in the coming decade. It would not be wise to saddle the residents with costs of maintaining infrastructure that will not be needed at least for the rest of this century.
10/9/2014	Porter	Warren	Warren P Porter Prof of Zoology Prof of Environment Toxicology	Self and family	5806 Ivanhoe Circle Fitchburg, WI 53711	Opposed	No	
10/9/2014	Potter	Thomas	Thomas Potter	Self	80 Burroughs Drive Fitchburg, WI 53713	Opposed	No	
9/11/2014	Racchini	Steve	Steve Racchini	Self	5402 Lacy Rd Fitchburg, WI 53711	Opposed	N/A	
10/9/2014	Racchini	Steve	Steve Racchini	Self and wife	5402 Lacy Road Fitchburg, WI 53711	Opposed	Yes	

Northeast Neighborhood CUSA

Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Read	Harry	Harry Read	Self	2545 Van Hise Ave Madison, WI 53705	Opposed	N/A	The development proposed is not needed at this time. It is not contiguous with existing development. These are legitimate concerns over the effects of stormwater runoff on the adjacent, high quality, wetland complex. Question: If this development is approved and built out, and stormwater and nutrient sediment runoff cause measurable degradation in the watershed, will anyone be held responsible?
10/9/2014	Read	Harry	Harry Read	Self	2545 Van Hise Ave Madison, WI 53705	Opposed	Yes	(1) The "Northeast Neighborhood" proposal is not needed to meet Fitchburg's growth expectations as they already have ample land in the urban service area. Fitchburg recently added two substantial areas to the USA. (2) The Northeast Neighborhood is not contiguous with any existing urban areas - it is off by itself - so I consider it to be urban sprawl; new development should border existing development (3) The development may impact a high quality wetland; it is likely that the wetland will be degraded as a result of urban runoff.
9/11/2014	Ricker	Barb	Barb Ricker	Self	2860 Lakeside Street Madison, WI 53711	Opposed	N/A	The articles I have been reading explain why it is important to oppose the change to the Northeast Neighborhood. I do so!
9/11/2014	Rolfsmeyer	Chuck	Chuck Rolfsmeyer	Madison Fishing Expo	6503 Lewis Lane	Opposed	N/A	
10/9/2014	Rowe	Lenore	Lenore S. Rowe	Self	2368 Hwy AB McFarland, WI 53558	Opposed	No	This is not the place for development. Haven't we lost enough wetlands? Profits will disappear, but the wetlands damage will remain - unrecoverable.
9/11/2014	Russell	JoAnn	JoAnn Russell	Self	5436 Lacy Fitchburg, WI 53711	Opposed	N/A	I am opposed for environmental reasons.

Northeast Neighborhood CUSA								
Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Santulli	Teresa	Teresa Santulli	Self	5390 Lacy Rd Fitchburg, WI 53711	Opposed	N/A	I am firmly opposed to development in the "N.E.N." It is an important wetland that should be preserved. Further, I urge the city of Fitchburg to take a much stronger approach toward sustainable building and development. Siting and design can conserve resources and create jobs.
9/11/2014	Schueppel	Carolyn	Carolyn M Schueppel	Self	1016 N. Sunnyvale Lane Madison, WI 53713	Opposed	N/A	This land development will threaten important land that is protected already and water could drain to that as well as Lake Waubesa if retention basins fail or are not maintained as they usually are not. Lake Waubesa is terribly overdeveloped alongside the shoreline on the west side. Developing the land threatens the entire wetland and lake.
9/11/2014	Schulz	Amy	Amy Schulz	Self	2304 S. Syene Rd Fitchburg, WI 53711	Opposed	N/A	Attached letter
9/11/2014	Semple	Maryls	Maryls Semple	Self	2906 Melissa Circle Fitchburg, WI 53711	Opposed	N/A	
9/11/2014	Semple	Patrick	Patrick M Semple	Self	2906 Melissa Circle Fitchburg, WI 53711	Opposed	N/A	
9/11/2014	Sieling	Jerry	Jerry Sieling	Self	2586 Nutone Court Fitchburg, WI 53711	Support	N/A	
9/11/2014	Sieling	Jeanie	Jeanie Sieling	Self	2586 Nutone Court Fitchburg, WI 53711	Support	N/A	
9/11/2014	Simmon	David	David Simmon	Self	3113 View Road Fitchburg, WI 53711	Opposed	N/A	I oppose urban service for NE neighborhood - Save Lake Waubesa.
10/9/2014	Simmon	David	David Simmon	Self	3113 View Road Fitchburg, WI 53711	Opposed	No	

Northeast Neighborhood CUSA

Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Slack	Lynne	Lynne Slack	Self	3157 View Rd Madison, WI 53711	Opposed	N/A	
9/11/2014	Slack	Shauna	Shauna Slack	Self	3157 View Rd Madison, WI 53711	Opposed	N/A	
9/11/2014	Snider	Carly	Carly Catherine Snider	Self	4711 County HWY B Oregon, WI 53575	Opposed	N/A	
9/11/2014	Snider	Ellison	Ellison Snider	Self	4711 County HWY B Oregon, WI 53575	Opposed	N/A	
9/11/2014	Snider	John	John M Snider	Self	4711 County HWY B Oregon, WI 53575	Opposed	N/A	Put environment and public health before development.
9/11/2014	Stadler	Judith	Judith Stadler	Self	5629 Nutone St Fitchburg, WI 53711	Opposed	N/A	
9/11/2014	Staidl	Marianne	Marianne Staidl	Self	20 Bailey Way Fitchburg, WI 53711	Opposed	N/A	We are developing too much land way too fast. Fitchburg should only develop what the land can handle to prevent flooding and to take care of our wetlands.
9/11/2014	Stanek	Marsha	Marsha Stanek	Self	469 Game Ridge Oregon, WI 53575	Opposed	N/A	
9/11/2014	Stern	Patrick	Patrick C Stern	Self	2969 Bryn Wood Dr Fitchburg, WI 53711	Support	N/A	
9/11/2014	Streck	Diane	Diane Streck	Self	3099 Barrington Hills Ct Fitchburg, WI 53711	Opposed	N/A	There is no pressing reason to develop the NE neighborhood now. Wait to develop until updated groundwater models are available and use those and updated storm events data to make sure there is no negative impact on the Waubesa wetlands. Every effort should be made to protect those wetlands.
10/9/2014	Streck	Diane	Diane Streck	Self	3099 Barrington Hills Ct Fitchburg, WI 53711	Opposed	Yes	
9/11/2014	Streck	Steve	Steve Streck	Self	3099 Barrington Hills Ct Fitchburg, WI 53711	Opposed	N/A	
9/11/2014	Sveum	Phil	Phil Svehm	Self	5500 E. Cheryl pkwy Fitchburg, WI	Support	N/A	

Northeast Neighborhood CUSA								
Date			Name	Representing	Address	Stance	Spoke	Written Comments
10/9/2014	Sveum	Phil	Phil Sveum	Self	5500 E. Cheryl pkwy Fitchburg, WI 53711	Support	Yes	
9/11/2014	Trimbom	Sharon	Sharon T Trimbom	Self	5786 Schumman Dr Fitchburg, WI 53711	Opposed	N/A	I believe we need to develop land that has already been identified as Fitchburg owned before taking on additional land which will raise taxes. Thank You.
9/11/2014	Uphoff	Bob	Bob Uphoff	Uphoff Ham and Bacon Farm	4561 Meadowview Rd Madison, WI 53711	Opposed	N/A	
10/9/2014	Upshaw	Mary	Mary Upshaw	Self	2679 Richardson St. Fitchburg, WI 53711	Opposed	No	
9/11/2014	Van Ruyuen	Dee	Dee Van Ruyuen	Self	2886 Waubesa Ave Madison, WI 53711	Opposed	N/A	
10/9/2014	Verba-Green	Emely	Emely Verba-Green	Self & Spouse	4877 E. Clayton Rd Fitchburg, WI 53711	Opposed	No	Please oppose this premature and costly expansion of urban development!
10/9/2014	Vidlak	Nancy	Nancy Vidlak	Self	4318 Jordan Dr. McFarland, WI 53558	Opposed	Yes	
9/11/2014	Walters	Maryin	Maryin Walters	Self	Madison, WI	Opposed	N/A	
9/11/2014	Ward	Barb	Barb Ward	Self	4816 Goodland Pk Rd Fitchburg, WI 53575	Opposed	N/A	I wish to yield my time to WWPC.
9/11/2014	Ward	David	David Ward	Self	4816 Goodland Pk Rd Fitchburg, WI 53575	Opposed	N/A	I wish to yield my time to WWPC.
9/11/2014	Welo	David	David Welo	Self	2304 S. Syene Rd Fitchburg, WI 53711	Opposed	N/A	I oppose the development of the Northeast Neighborhood. I am asking the CARPC not to approve there proposed developments. Development of this land should be systemic and controlled, taking into account the needs of repopulation as well as best preserving the natural environment of the state. Most recent population predictions indicate the city of Fitchburg will have more then enough land to accomodate the projected growth for the next 25 years. Please oppose the proposed development.
9/11/2014	Welsh	Jim	Jim Welsh	Natural Heritage and Land Trust	303 S. Paterson St. #6 Madison, WI 53703	Opposed	N/A	
10/9/2014	Welsh	Jim	Jim Welsh	Natural Heritage Land Trust	303 S. Paterson St. #6 Madison, WI 53703	Opposed	Yes	

Northeast Neighborhood CUSA

Date			Name	Representing	Address	Stance	Spoke	Written Comments
9/11/2014	Wood	David	David D Wood	Self		Support	N/A	After over 50 meetings we have vetted this long enough.
9/11/2014	Wuebben	Chad	Chad Wuebben	Self	7860 Autumn Pond Trail Middleton, WI 53562	Support	N/A	
9/11/2014	Young	Peter	Peter Young	Self	4491 Beale St Madison, WI 53711	Opposed	N/A	
10/9/2014	Young	Peter	Peter Young	Self	4491 Beale St. Madison, WI 53711	Opposed	Yes	
9/11/2014	Zedler	Joy	Joy Zedler, Dr.	Self	2402 Lalor Rd Oregon, WI 53575	Opposed	N/A	
9/11/2014	Zedler	Paul	Paul H Zedler Professor	Self	2402 Lalor Rd Oregon, WI 53575	Opposed	N/A	I wish to yield my time to WWPC.
10/5/2014	Zedler	Joy	Joy Zedler	Self	2402 Lalor Rd Oregon, WI 53575	Opposed	Yes	Susan Pastor yields me her 3 min.

Addendum

Oral Comments Received during the October 9,
2014 Public Hearing for the Northeast
Neighborhood Urban Service Area Amendment

Northeast Neighborhood CUSA

Date			Spoke	Written Comments	Oral Comments
10/09/2014	Curtis	Gene	Yes		"A lot of notes I have had have been previously covered. I have been in the construction industry in a variety of different roles for my entire working career, so normally, when I hear development, that is great news for me. But this one concerns me – It is right across the road from me and I echo the concern on measurement/validation of water. I know when we get heavy rains, we get standing water. If this system doesn't work as planned, if there is no verification of it working over the years, it will flood and who will take care of that?" Mr. Curtis continued, "Secondly, one of my big concerns is traffic. I attended some early meetings and I don't recall there are connecting roads to the Town of Dunn -- there may be -- but I see roads connecting to Meadow View, Larsen, and Goodland Park. These are narrow, old roads and I am concerned about those roads handling the traffic volume. I drive them everyday. They are not major thoroughfares." The other concern Mr. Curtis stated is "I have is we have talked about 2008 population growth numbers and the 2013 population growth numbers and it looks to me like the new numbers shaved 10 years off the need. With all the current land approved in Fitchburg, why does that land have to go now? That land isn't needed today. I understand the appeal to live in this great area but there is already plenty of land approved in Fitchburg, the population numbers are down. Look at this in the future and if there is a proof of need, evaluate it at that time."
10/09/2014	Allen	Jay	Yes		"Fire service is an issue Fitchburg has been struggling with. The first page of what I handed out to you shows a highlighted paragraph (See Addendum A) which says that "Given the existing fire station locations, response time for a small section of the eastern portion of the planned Business Park and associated environmental corridor within the Amendment area falls outside of a desired 5 minute response time." This is not true. In 2009, the city did a fire station location study and one of the maps is shown on the 2nd page. Fire Station #1 would be required for this neighborhood and it is a 4 minute response time. None of the Northeast Neighborhood falls within a 5 minute response time from our current fire stations. During this study, part of an existing subdivision, Swan Creek, did not follow within the 5 minute response time. I think this fire issue is a very important issue. I don't know how fire service will be provided to this area. There is a new study that has come out and a plan to build a new fire station. Given the current situation with Fitchburg's fire department, I don't see any way Fitchburg can provide fire service." Mr. Brandon asked why Mr. Allen think's it is the Commission's responsibility to address fire safety issues. Mr. Allen replied that it is because it is governmental services in the statute.
10/09/2014	Racchini	Steve	Yes		"I don't think Fitchburg needs to develop this land right now and we should not be jeopardizing wetlands for development. I don't think it is the case that we know what's going on with Fitchburg's wastewater and stormwater. I had a meeting recently here where the Fahey people were announcing they would be turning farmland into property and the biggest concern voiced was about problems they are currently having with increased water due to storms. I don't think the city has a real good idea what they are doing from what I am hearing from my neighbors. It's not like doing a development in Swan Creek where everything is down low; this development is at the top of a hill. We talk about protecting our lakes and cleaning our lakes in Dane County so we cannot allow another wetland to be desecrated and destroyed in the act of progress, especially when we really don't need the land now in the City of Fitchburg."
10/09/2014	Vidlak	Nancy	Yes		"I love the idea of how much is too much and do we have enough land set aside for future development? Isn't it enough that you have just approved North Stoner Prairie Neighborhood and that would give us enough housing into 2029 and that would give us more time to do studies on what the water condition is in the lakes. After 60 years of better sewage treatment in Lake Waubesa, let's not go backwards for these new homes. Given the problems we have in all the lakes with blue algae, if we cut down on the water flow into the lakes, that has to affect that. I heard 1% reduction in water in Nine Springs and 2-3% reduction in Swan Creek but even a 2-5% reduction in water flow through the lake is going to affect it. With 54 meetings in 5 years, wouldn't it have passed already if it was a good idea?"
10/09/2014	Young	Peter	Yes		"I used to work for a wind power developer and one of the environmental issues with wind power was bird mortality. It was often the position that the developer put aside money to monitor environmental impact so follow up does happen sometimes, to address Commissioner McKeever's earlier concerns. I live at the mouth of Swan Creek off of Beale St and oppose this development. The wetlands are worth protecting. Algae blooms currently affect fishing with effects similar to after a heavy rainfall. Goodland Park Beach quite often will be closed because of algae blooms and I'm concerned there will be more of that if this development goes forward. Development is important but if there's any risk, it should be taken very seriously."
10/09/2014	Hammes	Don	Yes	Past President of Dane County Conservation League; Past Vice President Yahara Fishing Club, Advisor-Friends of Cherokee Marsh, Member, Sierra Club	"If you approve this development, this lake and this watershed will die. Over 1100 people signed a petition to tell you that – Professor DeWitt, Professor Zedler, the West Waubesa Preservation Coalition, and The Wisconsin Wetlands Association – are you listening? I'd like to talk about stormwater retention. The whole basis for this development is a stormwater management plan that is based on retention ponds. Retention ponds are just that- they retain water, sediment, debris, and chemicals but some of it goes down to Nine Springs, to Swan Creek and to Lake Waubesa. Secondly, retention ponds stop working the first day they start working. They are 100% effective Day One but every day after that, they become less effective as they continue to fill up with sediment so you can't have 100% standards for 100% of the time but only for Day One. After 2 years, 5 years, the sediment builds up and the retention ponds are no longer effective until they are dredged out which costs \$50-100,000 each time you do that and who will pay for that? The developer? Think about how ineffective retention ponds are for stormwater management. They don't work."
10/09/2014	Bloomquist	Richard	Yes		"This is a neighborhood plan near the City of Madison -- it buffers Dunn and it will fill in a needed growth area for Fitchburg. I realize some of you have vested interests and you will be asked tonight to approve this. The stormwater side of this has been reviewed. Early on in the process, I was very worried about the water, the groundwater and the aquifers but the science is out there now. The people who have come forward in the last 4 years have proven to us that we can do this, we can do this safely, and we can protect our natural resources."
10/09/2014	Camic	Nina	Yes		Dr. Camic is a retired faculty member at the University of Wisconsin and is strongly opposed to this urban service area amendment. "Every scientist I have heard speak says the same thing: It is not possible to proceed with development here without damaging the wetlands and the streams that feed Lake Waubesa. Yes, you can mitigate the damage but you cannot avoid it. I want to cite to you David Beckman, Former Director of the Water Program at the Natural Resources Defense Council – "We need a water management approach that uses natural systems like wetlands to reduce runoff, enhance water supply and improve community aesthetics". It is too late to talk about mitigating techniques, they haven't worked. Mitigating measures that were thought to work in 1980 have been shown to be dismally ineffective. Good farming practices are not enough. Decreasing detergent phosphates in everyday use is not enough. Here we are now with a real threat with a dead zone in our Lake Waubesa and we are talking about lessening impact of development runoff. We should be discussing how to proceed with the restoration of the vulnerable springs that feed Lake Waubesa and not how to lessen further damage. Every year, we appear to be losing the battle to keep our lakes clean and fresh. Despite this, our mayor writes "both Fitchburg neighborhood plans excel in meeting our requirements based on the topographical and aquifer conditions in each of these areas." New data comes in all the time about the quality of our lakes and it has been discouraging. Why go here? There are plenty of concentrated areas much more in demand where development can proceed in Fitchburg. I respectfully ask you to vote no to the development in the Northeast neighborhood."

Northeast Neighborhood CUSA

Date			Spoke	Written Comments	Oral Comments
10/09/2014	Zedler	Joy	Yes	Susan Pastor yields me her 3 min.	<p>Dr. Zedler stated she lives across the road from Fitchburg. She has spent the last 17 years studying Wisconsin wetlands and the last 10 years, living downstream from a Fitchburg farm. "We all owe a great deal to wetlands for helping to purify our waters. It is well documented that wetlands provide ecosystems benefits, yet we have drained more than half of our wetlands for agriculture. And the remaining half cannot provide all of the missing services that benefit people. A very few of the remaining wetlands are real gems that cannot tolerate further pollutions. Waubesa Wetlands is such a gem that needs special protection from polluted runoff. My sedge meadow was once a gem but nutrient rich runoff from a Fitchburg farm caused reed canary grass to invade and kill my native vegetation. A graduate student documented that the weed killed half of my native plant species and is continuing to do so. Another graduate student tried herbiciding but that is not effective. Reed canary grass has really earned the title of Wisconsin's worst wetland weed. The same will happen to wetlands downstream from the Northeast Neighborhood. It's already happening. The damages are irreversible. The only protective measure is not to discharge the nutrients in the first place. Only you can prevent their degradation. Your staff replied to one of my comments that Fitchburg has an agricultural TMDL but it doesn't say who enforces it or how reducing just phosphorus loads will prevent the rest of the nutrients from despoiling downstream wetlands. I'd like to see some evidence that just having a TMDL protects downstream wetlands. EPA has a new vision for managing dirty runoff. To achieve TMDL credits, their new vision is to conserve and restore wetlands upstream to protect waters downstream. I say, BRAVO. Before authorizing the Northeast Neighborhood urban service area amendment request, I urge you to reconsider how to be a good neighbor to the Waubesa Wetlands. You have a great opportunity to restore and enlarge a wetland west of Larsen Road. This would reduce phosphorus and also reduce nitrogen which is responsible for the damage to the wetlands. We haven't heard a word about nitrogen in any of these plans to improve the water quality. It is the nitrogen that fosters the growth of weeds that kills the native vegetation. An environmentally sound development plan would protect downstream wetlands and the lakes. It would be based on worst case rainfall projections as you have heard from Dr. DeWitt and the previous speaker because we will have more extreme floods, we'll have them more often, and you'll need to go beyond the current regulations to reduce phosphorus. Reducing phosphorus isn't good enough to protect wetland gems like the Waubesa Wetlands; they need nitrogen reduction as well. I recommend the CARPC Commissioners acknowledge that wetlands provide more benefits to people than their very small areas indicate, that you appreciate the many benefits that come from the wetlands and accept the moral obligation to protect them. I suggest you focus more on than just phosphorus load into lakes and think about nitrogen load into wetlands, it's just as serious a problem and the current traditional TMDL is not sufficient. I suggest you follow the new EPA vision. Before adding new development, I urge you to find all the places where Fitchburg land leaks nutrients and plug those leaks with wetlands. An environmentally sound plan to enlarge the wetlands west of Larsen Road would go a long way to protect wetlands downstream. I think it is premature to approve this urban service area until there is real evidence that you can protect downstream waters." Mr. Golden asked what TMDL means. Dr. Zedler answered, "It is Total Maximum Daily Load. It is the regulation for the amount of phosphorus measured as total surrogate suspended solids and the phosphorus is assumed to go along with the reduced sediment because the phosphorus attaches to the sediment. It does not include the dissolved sediment and the nitrogen that slip through the system. It does not include other pollutants that slip through the system."</p>
10/09/2014	Arnold	Steve	Yes		<p>He has been an Alder for nearly 10 years in District 4, Fitchburg. "Hundreds of citizens have petitioned the city to reject or delay the development until more studies can be made of climate change and groundwater, until emergency services can be provided, and until unplatted land in the urban service area is more fully developed. I chaired the committee that produced the plan for this neighborhood. It says little about timing over my objections whether absolute or relative to other areas of the city. It does set some pre conditions for development. The plan assumes that our new Northeast Fire and EMS Station would have opened in 2005 which has been pushed back to 2017. No new occupancy permits should be granted before this opens. EMS response from our current stations to County Trunk Highway MM is about 14 minutes. Water management is on a knife edge. We need to recharge enough precipitation to nourish the Waubesa Wetlands but not too much that Meadow View is flooded. In light of our changing climate, the plan requires that development be analyzed using the new Dane County Groundwater model while we wait for the fire station to be built. I asked the Commission to follow the approved neighborhood plan with respect to these two issues. If the full Northeast Neighborhood is approved now, Fitchburg will have nearly all of its permitted 25 year supply of development land under the former population projections. But the DOA, this year, reduced these projections by about one-third so if you approve this, Fitchburg will have nearly a 40 year supply of development land. This leads to low value development both per acre and per mile of infrastructure which fosters scattered rather than compact development which is the goal of the Commission and the Fitchburg Comprehensive Plan. The threat of this urban service area is deterring 5 to 20 acre infill development projects along the south side of Lacy Road where water, sewer and roads are already available. This development should wait until more of the current USA is developed. Please reject this USA amendment at this time." Mr. Brandon asked if Mr. Arnold supported the plan as Mr. Arnold had stated that he chaired the Committee that put the plan together. Mr. Arnold answered, yes. Mr. Brandon asked why Mr. Arnold stands before the Commission today in opposition. Mr. Arnold responded that he is not saying to throw away the plan but not to develop it today. "If you develop a neighborhood plan, it is often thought that it means it should happen right now, but that's not the case." Mr. Brandon asked that if we approve this tonight, does it not have to come back before Fitchburg. Mr. Arnold replied, yes. Mr. Hohol asked Mr. Arnold how he would vote then. Mr. Arnold replied at this time, he would vote no because he does not think we should be developing in that area yet but he does think the plan should be followed when Fitchburg does develop. Mr. Golden asked, could you comment on the 1800 acres and your sense of the appropriateness of this? Mr. Arnold replied, "When the comprehensive plan was developed, there was a thought that Fitchburg was consuming land too fast and should develop more compactly so they took an average of the land consumption over the previous 2 decades and cut it in half so that's where the 75 acres per year comes from. It doesn't come from the amount of population we have to handle at a certain density. There seems to be an urge to get all of that land permitted. Having too much land in play leads to the creation of too much infrastructure for the intensity of the development we will get, getting an area fully developed or the level of intensity of the development." Mr. Minihan asked if this is going to cost the taxpayers of Fitchburg a fair amount of money if we don't engage in compact development. Mr. Arnold said that he believes the plan calls for sufficiently intense development to cover the cost of the infrastructure that will be needed within the area. "The kind of subsidy we provide to new development would come in either in extending services over vacant land or the development of infrastructure in too many neighborhoods so they can't assimilate fast enough so that you have a lot of vacant land that's fully developed with curb, gutter, snowplowing, etc. That's my worry for having too much land in play and that's what could cost the Fitchburg taxpayer if we don't get the absorption of the new development land that we might if there were less land in play."</p>

Northeast Neighborhood CUSA

Date			Spoke	Written Comments	Oral Comments
10/09/2014	Becker	Jon	Yes	Please see September letter for details	<p>He is representing CRANES. I was a Planning Commissioner Chairman in Grand Traverse County, Michigan, for 3 years, Vice President and Co-Chair of the Comp Plan. He pointed out that "it's a little odd to be doing population density calculations on the fly and makes it very difficult for the public to respond and critique." He stated that a few people have called this infill development. "It is not." He said he was trained as a plan commissioner by Mark Wyckoff, President of APA. "It is edge development. Infill development would occur with the existing urban service area and would make use of unplatted and plated acres and would try to meet market demand that's out there. Conditions have changed. You can have 52 meetings over several years and things change. Household aggregation has changed, increasing of the number of people in each unit. We are faced with climate change. We have a new study that showed market demand for gas has shifted and the proposal from Fitchburg does not address that. This proposal asks for 7 units per residential acre. Madison's Northeast neighborhood two years ago asked for 18 units per residential acre. This municipality was at 1.2 units per acre in 1970 that rose in 1980 to 3.45 units per acre and it is now about the same at 3.95 units per acre so the Commission should have been asking the municipality to do infill with its existing urban service area. He disagreed with staff in the ability to imagine a scenario to overwhelm the proposed stormwater facilities for these urban service area amendments. "Some of us did imagine these scenarios and took them to the UW," he said. Mr. Becker continued to say, "Even though Fitchburg hopes the stormwater plan is going to work, the worse possible conditions have already happened in the past 4 years. There is no way evaporation is going to work and there will be no place to pump to – the ground will be frozen. If conditions are the same as they have been 2008-2010, this won't work. To the north, people are approving systems to drain closed basins. You need to put together cumulative affects across the watershed. We're falling short of imagining the future that is coming our way."</p>
10/09/2014	Streck	Diane	Yes		<p>I am Chair of Fitchburg's Resource Conservation Commission. The City of Fitchburg and the Resource Conservation Commission have approved this plan but my question today is - Why develop it now? At the time the plan was approved, there were serious concerns about the Waubesa Wetlands. When this was discussed, it was my understanding and it is referenced in the Northeast Neighborhood plan, there would be updated groundwater models available that could be taken into account before this area was developed. The groundwater model has been delayed the Waubesa Wetlands is critical enough to wait for the groundwater model. The predecessors of CARPC have said that the Waubesa Wetlands is a #1 priority wetland and every effort should be used to protect it. There is no compelling reason to develop now rather than wait for the groundwater model. Because of the development you just passed, there are 6-7 developments going on in Fitchburg. Why not wait for the new groundwater model? Why not use updated storm event data? Why not conduct a full analysis of the impact on the full development? Water does not recognize a municipal boundary – you need to consider the affect on the whole region. We need to be good stewards of the environment. It would be irresponsible to move ahead without updated data. I hope you agree it is worth waiting a little bit longer for updated information."</p>
10/09/2014	Nauta	Robert	Yes		<p>Mr. Nauta is a professional hydrologist, practicing over 27 years. He said he spoke in opposition to this project to the City of Fitchburg while working for the Town of Dunn. "The Town of Dunn recognized this would be a groundwater problem for their residents. This is something the City of Fitchburg has not addressed and CARPC staff has not addressed it. If this is still the document we are working with, what they did was they threw a bunch of maps together and in most cases, didn't tell you what the maps were. I will just take a few examples where you have data that hasn't been addressed or doesn't make sense." He referred to the CARPC Staff Analysis showing a Soils Map and a Steep Slope Map. What we have talked about in terms of recharge is based on an infiltration model called the Dane County Recharge Model. Two of the parameters you have to input relate to slope and soil type. Here's the Recharge Map. What's wrong with this picture? It's all green. I showed you all the different soils and all the different slopes we've got. There is no variation in this map for recharge and there is a good reason for that. Just like the groundwater model, this is a Dane County model. It has to be generalized to get that done and it is generalized for the Dane County groundwater model. What you have to do with a regional package, in groundwater modeling, is called a telescopic mesh reduction, TMR. The existing model gives us our starting point for a more detailed model of the area we are looking at. What we have heard is the Town of Dunn already has high groundwater and it is going to get worse. I talked to Ken Bradbury of the State Geological Survey and from the studies I have done, it looks like a lot more groundwater will be driven down to those homes (Town of Dunn)." Mr. Golden asked if the flooding was the result of surface runoff? Mr. Nauta said, "No, induced by groundwater because of the recharge." Mr. Golden asked if there is too much recharge. Mr. Nauta said, yes. "I am not talking about wells at all but what will happen with the shallow aquifer when this gets done because Ken Bradbury told me they actually ran historical climate data through it and they are amazed at how much additional recharge was caused by a fairly insignificant amount of rain." Mr. Golden asked if Mr. Nauta is saying the stormwater plan, the stay-on is not enough. Mr. Nauta answered that the stormwater plan is addressing runoff, not infiltration, what is going into the aquifer. Mr. Golden asked where this extra water is coming from if not from runoff. Mr. Nauta answered that "the authors of the Climate Change Report have said that there will be more precipitation contrary to what your staff thinks. More precipitation resulted in a lot more groundwater recharge according to the report." Mr. Golden asked if this amendment is rejected and not developed, and we had more precipitation, would Dunn still have the problem. Mr. Nauta replied, probably, but not as bad because of being directed. Mr. Golden asked what is the increment: if no development, Dunn's problem; with development, Dunn's bigger problem. Mr. Nauta said, "That is the problem. Nobody has looked at groundwater issues." Mr. Golden asked, but your claim is that there is an increment? An increment that the stormwater won't handle because precipitation is constant, groundwater or no groundwater and so the stormwater plan interrupts a certain amount of that, right? An increment that will put additional pressure on Dunn over and above that they would not have even with the weather? Mr. Nauta answered, "A previous speaker said that the sciences have been applied but the sciences have not been applied - not the groundwater science. You can change groundwater flow conditions from a development, you can take some of what may have gone to Swan Creek and now it's not going there anymore, you can take some of what may have gone to another surface body of water and it's not going there anymore. A development can deflect the direction of the water. This is a situation where a groundwater model should be done, and in the model, you can input buildings, roads, etc." Mr. Golden asked for clarification from staff on the 2% impact on Swan Creek. Mr. Gaebler answered that the 2% number was the August base flow of Swan Creek which utilizes the most up to date regional groundwater model. Mr. Nauta said, "It is a regional model that does not give us the data we need on this area and there is a need for a more micro study to be done - regional data is not applicable here."</p>

Northeast Neighborhood CUSA

Date			Spoke	Written Comments	Oral Comments
10/09/2014	Welsh	Jim	Yes		<p>Mr. Welsh is the Executive Director of Natural Heritage Land Trust, a local nonprofit organization started 31 years ago to help protect some of the great places in and around Dane County like Waubesa Wetlands: "We have been active in this area since 1997 helping to protect some of the great farm and wetland resources in the vicinity of the east side of the Northeast Neighborhood. We hold, with the Town of the Dunn, two conservation easements that permanently protect some of the land directly adjacent to the proposed urban area service expansion and between the urban service area proposed expansion and Lake Waubesa. We have been involved in protecting 744 acres of land. We have worked with wonderful landowners and with the support of many government and state agencies, and funders, both local and private investors. Waubesa Wetlands is the probably the highest quality wetland in the Yahara Chain of Lakes and in Dane County so the stakes here are very high. CARPC's own Dane County Wetland Resource Management Guide in 2008 puts Waubesa Wetlands in a Group 1 which is the most valuable in Southern Wisconsin and says "every effort should be made to protect them". It also has been designated as a state natural area. The extensive wetlands and high quality of the water contribute significantly to the water quality of Lake Waubesa." Mr. Welsh continued, "My first comment is the context which we are operating in - when you see the maps of the City of Fitchburg and you see the Northeast Neighborhood on the map at the corner of the city, it does look like infill but you have to step back, zoom out and take a regional look and that is what regional planning is about. It may be infill to the city of Fitchburg, but to the rest of the community, it is on the boundary of one of our most important natural resources. This must be kept in mind when considering this proposal." Mr. Welsh's other comment is about climate change. "There is a 2013 report by the Dane County Climate Change Action Council called "Dane Climate Change and Emergency Preparedness. The state is likely to continue its trend toward more precipitation overall. The protected increase in annual rainfall and more intense rainstorms heighten the potential for significant soil erosion affecting water resources. The CARPC Staff Analysis talks about how the fens and sedge meadows in places like Waubesa Wetlands will be susceptible to changes in water levels and flooding and the creeks that flow into Waubesa Wetlands will be vulnerable to bank erosions, sediment, and scour above and beyond what currently exists. How will we protect these places? The CARPC Staff Analysis anticipates these answers saying the risk of flooding in residential areas needs to be balanced with protection of stream banks and downstream wetlands. When the heavier storms come, it's not hard to predict which way the balance will tip. They will tip towards protecting the residential property values and not our natural values. We are trying to do good resource management protection here, but as with many of our other natural resources, we are slowly whittling away and degrading them and the end result is not something we are going to proud of."</p>
10/09/2014	Adams	Holly	Yes		<p>Ms. Adams is long time 36 year resident in Fitchburg and a homeowner in the Northeast neighborhood. "I worked with Professor Phil Lewis to construct a live scale topographical map of the E Way that makes the north portion of the Northeast Neighborhood. I participated in the planning process for the Northeast Neighborhood and as much as I supported the plan that was created as a compromise, I am adamant against extending urban services to this area. There are empty cornfields with roads built to nowhere. I am concerned with the plan that we decided on 10 years ago. By the time Fitchburg really needs these services; the plan will be 25 years old. In my childhood, we valued big houses on big lots and big garages but the next generation will not favor urban sprawl. If we truly had infilled all the land we have in the urban service area, we may need to develop this, but we have not. It's empty. Let's leave the plan on the shelf and extend services to this neighborhood when the services are needed."</p>
10/09/2014	Hasbrouck	Phyllis	Yes	Will speak for 12 minutes	<p>Ms. Hasbrouck is President of the West Waubesa Preservation Coalition. (Speaking for 12 minutes based on registrants yielding time) "In two petitions in the last year, we collected 1133 signatures against this amendment. I invite you to ask me questions from the presentation at the September 11, 2014 public hearing when I laid out how Fitchburg does not need any additional land for development when they used outdated population projections. And also ask me about flooding in Lake Larsen." Ms. Hasbrouck continued, "You have heard from two wetland scientists who are experts on the Waubesa Wetlands and they have told you that wetlands will suffer greatly if this is built. If we want to be a successful metropolitan area in the future, we must restore our lakes to health. Lake Erie's waters show what happens when people become complacent. Every action we take in the Yahara Watershed makes a difference and the urban service area amendment is a huge action. At the September 11 meeting, Mr. Kamran Mesbah told us that the new federal storm definitions will be used for planning starting next year. But what if you approve developments now using the old storm definitions and then you realized in 2015, these areas were inappropriate due to increasing precipitation? It would be too late." "Much has been made of the fact that there was a lengthy approval process for the Northeast Neighborhood. I was there and know it was lengthy. But listening to expert testimony is not the same thing as valuing testimony and promising to control stormwater is the same thing as actually controlling stormwater. The Village of Oregon built Bergamont and the result was flooding on Florida Avenue. I'm sure the Oregon officials assured everyone in advance they were following all regulations but Florida Ave was flooded and six homes had to be bought out for a total of \$1.1 million. I live in Meadow View which may become the next Florida Avenue. If the Northeast Neighborhood stormwater plans don't work as planned, those of us downhill may be flooded by surface waters, but if they manage to infiltrate as much as the developers' engineers say they can, the groundwater level will rise and we will be flooded from beneath. Who will then have to pay to buy us out if the developers' engineers are wrong? The developer told us tonight that he is not willing to risk his money. Whose money should be put at risk? Fitchburg has 1126 developable acres in the urban service amendment area. It only takes 6 "no" or absent votes to stop a proposal but I hope that all of you will vote your conscious and reject this amendment." Ms. Hasbrouck continued by reading a statement prepared by Sally Kefer, Fitchburg, WI (not in attendance) Ms. Hasbrouck continued with a photo of Lake Larsen contained in a memo from Rich Eggeleston, Fitchburg, WI (not in attendance) "This is a lot more water than the picture Mr. Gaebler showed and is more typical." Ms. Hasbrouck continued to say, "In Fitchburg's presentation on population projections, they showed Dane County went up in population but didn't mention Fitchburg went down. In the 2003 population projections that they used, it said the city of Fitchburg would have 35,386 inhabitants but the new projections which came out in February, now predict 29,620, which is 5,766 fewer people or 16% lower. About the 75 foot buffer on the southwest edge of Lake Larsen that Mr. Gaebler thinks is sufficient, Professor Zedler does not think it is sufficient. She told the CARPC that several years ago."</p>
10/09/2014	Sveum	Phil	Yes		<p>registered in support. He agreed with Mr. McKeever that this is a regional planning commission. He stated that Fitchburg has proven itself with this neighborhood plan but some have not read or understood the plan. "The Commissioners are representing constituents. You debate and vote on the information you have been given. At the end of the day, it should all be treated with respect. The Fitchburg staff and I have been at all 54 meetings. The science has been implemented in this plan. In 2008, when we had all that rain in May and June, and there were homes floating down the Wisconsin River, I ran into Dr. DeWitt and he complimented me on the stormwater management of Oak Meadow and Swan Creek, and I told him, 'Compliment the City of Fitchburg. They are the ones who put the standards in place.'" McKeever asked Mr. Sveum if he was one of the primary developers. Mr. Sveum said he was a member of Fitchburg Land, LLC. Mr. McKeever asked if there was any follow up built into the plans and if Mr. Sveum would be willing, as one of the developers, to put some money in escrow to be used in the future to see if commitments made and the plans actually work - to see if we have 100% stay on, to see if we maintain the water quality in the wetland and to see that we don't have flooding in Meadow Wood attributable to this project. "Do you agree with my premise there is no money to do that?" Mr. Sveum replied that he is not prepared to answer this question and does not think it is a fair question, but he is committed to looking at ways of doing things that no other neighborhoods are doing dealing with stormwater and infiltration practices. Mr. McKeever asked if his assertion that we don't know if these things will work is fair. Mr. Sveum replied that if you look at the neighborhoods in Fitchburg, it does work.</p>

Northeast Neighborhood CUSA

Date			Spoke	Written Comments	Oral Comments
10/09/2014	Read	Harry	Yes	<p>(1) The "Northeast Neighborhood" proposal is not needed to meet Fitchburg's growth expectations as they already have ample land in the urban service area. Fitchburg recently added two substantial areas to the USA. (2) The Northeast Neighborhood is not contiguous with any existing urban areas - it is off by itself - so I consider it to be urban sprawl; new development should border existing development (3) The development may impact a high quality wetland; it is likely that the wetland will be degraded as a result of urban runoff.</p>	<p>The notion that this is infill seems like a silly statement. It's off by itself, it is not contiguous to existing development with little relation to the downtown of Fitchburg, and it's not going to be served by public transit as far as I can see. This doesn't look like good development to me. Given the population projections, it seems premature and you are putting a very high quality wetland at risk. I would encourage you to put it off for now."</p>

Re: Consideration of Resolution CARPC No. 2014-15 amending the *Dane County Land Use & Transportation Plan* and *Dane County Water Quality Plan* by revising the Central Urban Service Area (CUSA) Boundary and Environmental Corridors in the Northeast Neighborhood amendment area of the City of Fitchburg, requested by the City of Fitchburg

Decision Items:

1. Consider approval of the Northeast Neighborhood CUSA amendment, Resolution CARPC No. 2014-15.

Summary

The City of Fitchburg requests an amendment to the Central Urban Service Area adding the Northeast Neighborhood, in the northeast corner of Fitchburg. The neighborhood is bounded by US Highway 14 to the west, Larsen Road to the east, and Nine Springs Creek to the north. The southern boundary is Lacy Road between US Hwy 14 and CTH MM, and Swan Creek from CTH MM to Larsen Road. The amendment totals 985.9 acres, and is primarily in agricultural use. The area includes 176.8 acres of existing development including 86.5 acres of right-of-way, 63.0 acres of residential development (approximately 52 homes), 19.8 acres of mineral extraction, and 7.6 acres of commercial development. Environmental corridors are proposed for 273.5 acres, 135 of which exist are wetlands. There are an additional 38.9 acres of agricultural land protected through a reservation of development rights agreement. This agreement constitutes a conservation easement under State of Wisconsin Statutes, and *preserves the acreage in perpetuity* as farmland. This agricultural acreage is included in the proposed amendment area to create a logical boundary that avoids creation holes in the CUSA. The amendment would add 503.4 developable acres to the Central Urban Service Area.

The amendment area is proposed to include residential and mixed-use development, commercial and institutional uses, as well as retaining agriculture, wetland, open space and green space. The residential component consists of a variety of residential uses including low-density, medium--high-density, and mixed use. Mixed use areas include a variety of compatible land uses, including multi-story buildings with retail or service uses on the first floor and residences or offices above. Approximately 65 acres within the amendment area are planned for a variety of commercial uses including a business park, office, retail and services. The proposed business park is intended to be a mixture of professional offices, specialized manufacturing, or other compatible light industrial uses. Institutional uses are proposed for approximately 13 acres on two sites.

Staff Recommendation

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.

It is also recommended that the City pursue the following:

- 1. Strive to achieve 100% stay-on volumes through stormwater volume controls in which stormwater is reused, evaporated or transpired.
- 2. Maintain suitable wetland hydrology by controlling the wetland water level bounce for the 1-, 2-, and 10-year, 24-hour design storms to within 0.5 feet of existing conditions and providing a maximum drawdown time within the wetland of 24-hours for the 1- and 2-year, 24-hour storms and 72-hours for the 10- and 100-year, 24-hour storms.
- 3. Deep till all compacted pervious areas.
- 4. Have the areas of the amendment not previously surveyed for cultural resources surveyed by a qualified archaeologist, with special attention focused on relocation and evaluation of archaeological site DA-0532, and additional investigations to better define the limits and condition of archaeological site DA-0467. Send three copies of the report to the CARPC.
- 5. 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.

6. Work with Dane County to plan and budget for improvements (intersections, urban cross-section with pedestrian and bicycle facilities) to the CTH MM corridor in the future as development of the neighborhood occurs.
7. Develop a street and multi-use path plan for the neighborhood prior to approval of platting of the first phases of development so that opportunities for future connections are not lost. In particular, the plans should identify bicycle route(s) not only to the Capital City Trail but also to Haight Farm Road, which provides a safe crossing of USH 14.
8. Conduct additional planning to identify a potential park-and-ride (PNR) facility near the Lacy Road interchange, which would be an excellent location for one. Inform the Wisconsin Department of Transportation (WisDOT) of the city's interest in a facility in this location. WisDOT is currently conducting a Southwest Region PNR study.
9. Add paved shoulders to Goodland Park Road and Haight Farm Road in the future in accordance with the City of Fitchburg's Bike and Pedestrian Plan.

Materials Presented with Item:

1. Draft Resolution CARPC No. 2014-15 with Map
 Note: Staff analysis report was posted and noticed by e-mail August 12, 2014.
 For a copy of the staff analysis, please visit:
http://danedocs.countyofdane.com/webdocs/PDF/capd/2014_Postings/PHNs/September/V3_Northeast_Neighborhood-Fitchburg_CUSA_Staff_Analysis.pdf
2. Written public comments received during the September 11, 2014 meeting are included in the meeting packet.
3. Verbal comments received as part of the October 9, 2014 meeting are included in the meeting packet.
4. Copy of an email message from Brian Busler, Superintendent of the Oregon School District to Fitchburg's City Administrator, Tony Roach.
5. Copy of a petition, "CARPC: Protect our waters by rejecting risky new development," mailed to the CARPC office with two signatories.

Contact for Further Information:

Sean Higgins, Community Planner
 283-1267
 SeanH@CapitalAreaRPC.org

Additional Dialogue in the Media:

http://host.madison.com/news/opinion/column/spencer-black/spencer-black-speak-up-now-to-protect-waubesa-wetlands/article_9be93400-6f45-5adf-b1a2-4870a53880d2.html

http://host.madison.com/news/opinion/mailbag/bill-horns-fitchburg-is-watching-out-for-waubesa-wetlands/article_ac71fb6e-d6c1-5231-91c1-9113e300931b.html

http://host.madison.com/ct/news/opinion/mailbag/phyllis-hasbrouck-fitchburg-s-plans-don-t-protect-land-or/article_252b0c7c-9fca-53cc-875a-f9fbc422200e.html

MINUTES

Meeting of the

Capital Area Regional Planning Commission

November 13, 2014

City-County Building, Room 201, 210 MLK Jr Blvd, Madison 7:00pm

RPC Meeting Policies and Deadlines

Registering and Speaking at RPC Public Hearings and Meetings: Persons wishing to speak must register and give the registration form to the meeting recorder before the corresponding "Public Comment..." or Public Hearing item is taken up. Oral comments will not be heard for individual agenda items not designated for public hearing, but will be heard under the "Public Comment..." agenda item. The time limit for testimony by each registrant will be 3 minutes, unless additional time is granted at the discretion of the Chair. However, for public hearings on USA/LSA amendments, applicants are granted a maximum of 15 minutes to testify, and other groups of registrants may pool their time of 3 minutes each up to a maximum of 15 minutes. Commissioners may direct questions to speakers. The RPC may alter the order of the agenda items at the meeting.

Deadlines for Written Communications: Written communications intended to be provided to the Commission and considered as part of the information package for a public hearing or agenda item should be received in the RPC office no later than noon, 7 days prior to the meeting. Written communications received after this deadline will be reported and provided to the Commission at the meeting.

RPC Action Scheduling: If significant controversy or unresolved issues are raised at the public hearing, the RPC will usually defer or postpone action to a future meeting.

Present: Joe Ball, Zach Brandon, Marc Geller, Ken Golden, Kris Hampton, Eric Hohol (arrived at 8:04pm and was excused by Chair Palm to leave at 10:00pm), Jason Kramar, Peter McKeever, Ed Minihan, Caryl Terrell, Evan Touchett

Staff Present: Phil Gaebler, Sean Higgins, Kamran Mesbah, Steve Steinhoff, Laura Thomas

1. Roll Call at 7:04pm; Chair Palm called the meeting to order at 7:04pm.

2. Approval of minutes of the October 9, 2014 meeting (*actionable item*)

Mr. Hampton moved approval; Seconded by Mr. McKeever. Motion carried.

3. Review of agenda – no changes made

4. Public comment on matters not for Public Hearing

Chair Palm reported that he has 16 registrants to speak on the topic of Item 6 who have registered to speak as Agenda Item 4.

Mr. Brandon confirmed that the Public Hearing for Item 16, Fitchburg Northeast Neighborhood, has been closed. Mr. Kramar added that the Commission is ready for the staff presentation on Northeast Neighborhood and asked if Agenda Item 4 could move further down in the agenda. Chair Palm replied this would have been under Item 3.

Chair Palm said with no motion on the floor, he will call the registrants to speak on Agenda Item 4.

Ed Kuharski, Madison, WI – Registered in opposition - "In the spirit of this interpretation of Item 4, speaking generally, the CARPC has done its best with prudence and environmental

protection of our municipalities. I understand and hope you would stand up and be a body that stands for what its' charge and mission is. You are one of our bastions of local and county government who is left to protect us from the invasion outside. In memory of John Muir, Aldo Leopold, and Gaylord Nelson, please do good politics tonight".

Kate Schulte, Madison, WI – Registered in opposition - Does not wish to speak; Ms. Schulte said Mr. Kuharski covered the information

Cassandra Dixon, Madison, WI – Registered in opposition - Does not wish to speak

Matt Rothschild, Oregon, WI - Registered in opposition - "I oppose development and have just moved to the area. I live in Town of Dunn in Oregon on 7-1/2 acres which butts up to the protected wetlands and am a birdwatcher. I am worried about the wetlands and the wildlife and don't understand why development has to happen here."

Jon Enders, Madison, WI – Registered in opposition - Is not present

Anita Clark, Fitchburg, WI – Registered in opposition - Does not wish to speak

Judy Plainbeck, Madison, WI – Registered in opposition - Does not wish to speak

Nina Camic, Fitchburg, WI – Registered in opposition - Does not wish to speak

Ed Korn, Madison – Registered in opposition - Does not wish to speak

Julie Borodin, Madison, WI – Registered in opposition - Does not wish to speak

Roger Peterson, Fitchburg, WI – Registered in opposition - Does not wish to speak

Jeanie Larsen, Madison, WI – Registered in opposition - Is not present

Ron Larsen, Madison, WI – Registered in opposition - Is not present

Patricia Larsen, Madison, WI – Registered in opposition - "For decades, the town of Dunn has tried to protect our natural resources, farmlands, wetlands, prairies and control development. I don't see why Fitchburg with all its land and its township, has to pick this area right next to the town of Dunn that is trying to preserve so much that so many people are trying to enjoy and value. Why not building somewhere else? There are three big culvers where they are trying to build homes. This will all run into one creek and then into Lake Waubesa. Margaret Lalor would have said, 'I won't have it!'"

Steven Chadderdon, Madison, WI – Registered in opposition - "I am a remodeling contractor and carpenter, a small concern, and believe there is a lot better land to develop. We should trust science, preserve the wetlands, and protect Lake Waubesa. I have lived in Madison for 30 years."

Calvin DeWitt, Oregon, WI – Registered in opposition - Does not wish to speak

Betsy Haynes, Madison, WI – Registered in opposition - Does not wish to speak

Katharine Odell, Madison, WI – Registered in opposition - Does not wish to speak

Mitchell Brey, Madison, WI – Registered in opposition - “I came to the CARPC hearing 2 months ago and was not able to come last month. I am interested in the staff presentation tonight. I noticed two months ago, there were a number of goals CARPC were meant to consider when approving or disapproving urban service area amendments and not very many of those goals were met or exceeded; in many cases, the goals were simply neutral and I think we can do better. This land is a fragile ecosystem; a fishery is there and we will put a lot of pressure on that population if we change the environment. There’s plenty of land to be developed and we don’t need to do this.”

Christopher Daly, Madison, WI – Registered in opposition - “I spoke 2 months ago. Much has been said about the need to clean up our lakes by local organizations and the city and county leadership so the fact that this is being considered is surprising as there is a lot of other land zoned for development. The ecological science is clear. If you risk dirtying Lake Waubesa, the entire chain of lakes will be in danger. We need to focus on preserving these places for the next generations. If I want to live in Madison for next 20-30 years, I want to live in a place that’s respectful of the environment. We know runoff from these developments will potentially dirty these waters and with the intensity of the storms we’re been having, especially over the last 2 years, there’s a high likelihood of flooding in this area. It’s a counter-intuitive move to allow for large scale development here. I emailed the council about 2 months ago. I urge you to reject the idea of allowing development here. Not only will the waters be muddied, but also the name of this Council.”

Phil Salkin, Madison WI – Registered in support - “I am not here representing the Realtors Association but as an individual who has been involved with CARPC for almost 30 years, former mayor of Verona, work with the Realtors Association and as an archeologist. There are two important points to remember: (1) When you expand an urban service area, it does not imply that development will happen the next day. The worse thing you ever want to face as a mayor or a village president is getting down to one lot left and opportunity is out the door. As in Fitchburg, there is land in Verona to develop and slowly, over time, it will develop when the situation is correct and when there is demand. You don’t want to wait on this because the process takes time. (2) The one thing we’ve always agreed on is that there is a wonderful staff at CARPC. These are the professional, technical staff and not elected officials or advocates. I think it behooves the Commission to take seriously the staff recommendations. The USA amendment request does meet the statutory requirements that created the CARPC and if you cannot follow your staff, why not disband?”

Bill Horns, Fitchburg, WI – Registered in support - “I was on the Fitchburg City Council when we developed our plan and I thought I knew a lot about the water issues. This development is no more threatening or risky for these wetlands than no development. Point 1 – we are comparing the issue of water quality with the impact of development vs. the impact of no development. We have a history in Dane County of ag lands being problematic in many cases for aquatic resources. Point 2 - I don’t think the point has been made strongly enough what Fitchburg is doing in the areas of environmental protection. We have long

term growth planned in Fitchburg built around 4 principles: (1) To protect the best agricultural land; (2) to protect the best groundwater recharge lands; (3) to protect the wetlands; and (4) to favor development along existing corridors. I am upset and impatient to listen to casual implications and observations that Fitchburg is not doing its job. Fitchburg is doing its job.”

5. Discussion of Budget & Personnel Panel (*note: any members of BPP present at this meeting are invited to speak and will be included in all discussions under this item*)

Jon Becker, Madison, WI - “I hope at some point soon, we will get an explanation of who is supervising staff. For 7 years, we have an interim Deputy Director who has graciously stepped in to direct the department. There’s been good staff coming in and leaving. It’s up to the Executive Committee, the Commissioners, and to some extent, the BPP to shepherd the work plan and for instance, why have you not yet adopted the standard of stormwater infiltration of your own study, 100% pre-development stay-on? That report was out in draft in 2012 and done by 2013. Why aren’t those standards adopted, being applied to applicants? Why aren’t they being told as they apply? Tax payers have paid for them. Staff leaves and we get excuses that we can’t get work done without staff. But when staff leaves, that frees up salary money. Why wasn’t a consultant hired, for example, to finish up the work on population studies? That might have revealed that there was no need beyond the 2025 land demand for this property.”

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

- a. Staff Presentation- Sean Higgins, Community Planner and Phil Gaebler, Environmental Engineer

Mr. Higgins introduced the staff presentation. The proposed addition is a total of 985.9 acres. Existing land use is mostly agricultural with 308 acres woodland and open space. Proposed land use includes 312.5 residential acres comprised of 944 -1,570 new residential units. An archaeological survey is recommended for areas not already surveyed.

Mr. Gaebler reported on natural resources. The amendment area is split between two subwatersheds: Nine Springs Creek (47%) and Swan Creek (53%). The majority of new development will occur in the Swan Creek watershed. Pre-development groundwater recharge is 9.5 inches per year. The groundwater model is a regional model containing averages as any regional model would. There was criticism in the public hearing over the details in this input due to the use of a regional model. A large Madison well will be pulling groundwater from the northeast corner of the Northeast Neighborhood. Looking at groundwater flow, the contributing areas for the great fen and Waubesa wetlands is to the southwest of this development and not in this development.

Mr. Gaebler reviewed regional wetlands and buffers identified in the amendment area. He specifically reviewed Wetland 6 – a disturbed/farmed wetland north of Goodland Park Road and just west of Larsen Road. On behalf of Mr. McKeever, Mr. Gaebler looked into research on migratory birds in farmed wetlands – very little nesting occurs but food and forage is available. During the wetland delineation survey, soil borings have occurred.

There is a vegetative buffer proposed equivalent to 300 feet. The photo on Slide 28 shows some standing water, but not enough to prevent farming.

Mr. Higgins continued with CARPC criteria. In June, Fitchburg estimated 1,098.3 acres of available developable land in Fitchburg. Fitchburg has its own self imposed cap based on 2003 DOA population projections which are more conservative than 2008 projections. Looking at both North Stoner Prairie and Northeast Neighborhood, the development would bring this up to Fitchburg's self imposed cap of 1875 acres. The approximate maximum number of people who could be accommodated by the lands planned for residential development and currently within Fitchburg's portion of the CUSA is approximately 9,546. The Northeast Neighborhood could accommodate an additional 3,611 residents. There is a range of 944 to 1,570 housing units planned with the lower end of the range resulting in 3.9 units per acre. Based on the 2010 census, this would equate to 520 school-aged children. All existing, possible, and proposed housing could accommodate approximately 12,883 new residents over 26 years of growth.

With current fire station locations, there is a section in the Northeast Neighborhood where the fire response time is not within the 5 minute goal. But plans are in place for relocation of existing fire stations and the addition of a Northeast station to enable the entire amendment area to have expected response times within the City's goal of 5-minute fire response.

Mr. Gaebler reviewed stormwater management goals which meet or exceed Wisconsin, Dane County, and Fitchburg standards. There has been discussion on whether or not we are using the appropriate rainfall depths. NOAA has done extensive analysis to incorporate current rainfall patterns. They specifically looked at Madison rainfall 1896 through 2010. NOAA did this for the entire Midwest and analyzed 1200 rain gages. They did not find that for a region as a whole that we are shifting into a different rainfall pattern yet and have done minimal incremental shifts to our rainfall depths.

For designing detention basins, for smaller, more frequent storms, there will not be much necessary change in design. For the larger storms, 25 years and up, they will get a bit larger. If Dane County adopts the Atlas 14 rainfall distributions, Fitchburg will mirror the county's ordinances and there will be some slight changes in how detention basins are designed.

There is a concern of flooding in the Meadowview Neighborhood. The Town of Dunn commissioned a report from Earth Tech which Mr. Gaebler reviewed. Conservative runoff numbers were used for analyzing the flooding problems using Curve numbers of 77 and 78. They also estimated 261 acres draining through Meadowview. If you look at what the Northeast Neighborhood is going to be held to, they have to match peak flows to 68 for agricultural lands and 58 for woodlands. Additionally, when he re-delineating the watershed, he found it does not drain to the east but drains to the south and to the west. The peak flows that will be coming to Meadowview after the development of Northeast Neighborhood will be less than what was in the report and the recommendations in the report are still valid.

A question was raised as to why we are not doing 100% stay-on. If you achieve 100% stay-on in the smallest footprint possible, it will always increase the amount of groundwater recharge over existing conditions with the potential for groundwater induced flooding. 90% stay-on can be achieved in a way that will match current

groundwater recharge which will protect ground water resources and reduce the risk of mounding and groundwater induced flooding. The current stay-on is the 9.5 we are holding Fitchburg to match that recharge rate. The difference between 100% and 90% stay-on is approximately 2.9 inches of stay-on per year. With the density of this development, the 90% stay-on can be achieved which is the Dane County and the CARPC standard. The question was raised at the public hearing – what if we aren't picking the right recharge number? Mr. Gaebler spoke with Ken Bradbury on this, who suggested a sensitivity analysis as part of setting the recharge standard for the stormwater management on this site.

Fitchburg has also discussed with developers and consultants the use of low impact development strategies. Fitchburg has gone above and beyond in phosphorus reduction modeling a 50% reduction in total phosphorus. Questions have been raised on how stormwater management facilities are maintained. City staff performs inspections of all of their publicly owned facilities and these facilities will be publicly owned.

Ms. Terrell asked if the restrictive standards in the last slide are now incorporated in the City of Fitchburg's conditions.

Mr. Gaebler said this question would need to be asked of the City of Fitchburg.

Mr. Minihan asked how the infiltration rates will be monitored after this is built.

Mr. Gaebler answered that the City of Fitchburg will monitor their devices to make sure they are functioning and if they do not show signs of failure, the assumption would be that they are meeting the modeling that was done. CARPC staff will approve the designs but CARPC would not monitor the operations unless there is need for evaluation.

Mr. Ball asked where the water would go if the basins fail.

Mr. Gaebler said that water, depending on which portion you are in, will overflow and go into Swan Creek, into the wetland across Larsen Road, or into Nine Springs Creek.

Mr. Brandon asked for clarification on Mr. Gaebler's statement -"this could easily contain the 2008 flood waters as proposed".

Mr. Gaebler answered that the environmental corridor around the wetland near Larsen Road can provide vegetative buffers that could be designed to contain the flood water from the 2008 storm.

Mr. Brandon asked if that is equal to a 300 foot buffer.

Mr. Gaebler answered that the habitat area would be equal to a 300 foot buffer but hydrologically speaking, the entire buffer area would not be needed to contain flood waters.

Mr. Minihan asked how many USA analyses Mr. Gaebler has done for CARPC. Mr. Gaebler answered, "5".

Mr. Higgins continued with the review of the CARPC Advisory Goals. The proposal supports 9 goals, conflicts with 2 goals and is neutral or offsetting for 3 goals. The proposal conflicts with the goal of promoting compact urban development in that it comes in at 6.4 dwelling units per acre whereas CUSA is 6.9 dwelling units per acre with the lower end of densities of single family dwelling units being 3.9 dwelling units per acre. It conflicts with the goal of protecting agricultural lands, although there are offsetting affects here – 44% of the amendment area (434 acres) are prime agricultural soils. There is a requirement that the 69 acres to the northeast remain in farming. Fitchburg is the only city in Wisconsin that has a farmland preservation zoning certified by the State.

Mr. Gaebler said that the City of Fitchburg's application shows that environmental functions are being preserved.

Mr. Higgins reviewed conditions and recommendations for approval of this amendment.

Mr. Golden asked why the approximately 160 green or undeveloped acres that are non-agricultural lands are not in the environmental corridors. Green space is 217 acres and only 98 acres are in environmental corridors.

Mr. Higgins said that in some cases, there are lands in the proposal that are not suitable for development because of steep slopes or it being a drumlin area but they are not required to be in environmental corridors. Mr. Gaebler added that we have recommended, and the City of Fitchburg has agreed, to put the steep wooded slopes within the corridors but there are wooded areas within the acreage that are not in environmental corridors.

Mr. Golden said there could be changes in development plans after CARPC's involvement and asked if this would come back to CARPC if it affects the stormwater system that is currently being considered.

Mr. Higgins said, as an example, there is around 30 acres that Fitchburg staff indicated might be subject to future development because it is not in public hands. Any development in these areas would be subject to review by Commission, a required zoning change, and coverage area requirements. Mr. Mesbah added that CARPC would become aware of this through the sewer extension review process and would evaluate its impact. This could be brought back to CARPC if it is determined there is change to the land use with substantive impact.

Mr. Golden asked how approving roughly 500 developable acres out of the 3,600 plus acres allowed in the CUSA affects the potential plans of other communities in the CUSA. Is this more than Fitchburg's "share"? The plans call for residential development but there is no timeline given.

Mr. Higgins said that the CUSA is not subdivided. Mr. Higgins said he does not think this acreage is out of line with the annual growth rate of Fitchburg, and what the Census data has shown, approximately 12,000 new residents over 26 years of growth.

Mr. Golden said that 2.3 people per dwelling unit sounds high given population trends and asked for clarification of this number. "In the past few decades, we have gone from 50% of our households to being two parent families to 25% of our households being two

parent families. Elders are living longer as single member families. There are 56 acres of multi-family units planned at 11.4 per acre yet multi-family is generally lower than single family. Economics is also driving down the size of families.”

Mr. Higgins said the 2.3 people per dwelling unit is consistent with DOA projections for 2040. The analysis that the 2.3 looked at all the unbuilt lots and the population multiplier on those lots was 2.8 - 1.8 in areas of high residential units and 2.3 in the medium density residential units. Based on the mixture of housing units, the number ends up to be 2.3.

Mr. Golden asked about the discrepancy in the figures used in the analysis - 4.6 dwelling units per acre - when the Northeast Neighborhood Plan reads that the density recommendations in the plan is a “minimum average of 5 dwelling units per acre”. Why is this?

Mr. Higgins said the plan may not be accounting for environmental corridors or right of way acres.

Mr. Golden added that the density for single family homes at 4.6 per acre makes it impossible to generate sufficient transit ridership. Mass transit requires higher density. There still are substantial residences that will be more than 1/4 mile from transit.”

Mr. Golden said “there is a beltline PDL environmental linkage study going on right now with public hearings currently being held around the county. Fitchburg should make their feelings known about park and rides and this could be included in the recommendations to invigorate transportation planning.”

Mr. Higgins said this could be added to the CARPC recommendations.

Mr. Hampton asked what “open land” referred to?

Mr. Higgins answered that those may be publicly or privately held lands that are woodland or forest. The categories that CARPC looks at and the Neighborhood Plan do not always sync up. Mr. Higgins added that “open lands” in our land use survey could have been applied to a fallow field where the surveyors could not ascertain the land use.

Mr. Hampton asked if the Uphoff Farm could ever be more than agricultural land. Mr. Higgins said that the preservation language would need to be interpreted and from a non-attorney point of view, he said he thought the land use would have to be agriculturally related.

Mr. Hampton said stream flow was talked about for 2030. Do we not look beyond that?

Mr. Higgins said that when that study was done, that was the farthest population window that we had and the pumping rates were based on that DOA population.

Mr. Hampton asked if we always depend on a municipality to tell us what their estimate of undeveloped land is.

Mr. Higgins said in this case, we asked for this in their application. Mr. Higgins said he did get the GIS layer from Fitchburg city staff and it is accurate, and is in line when compared to our own land use inventory.

Mr. Hampton said it does bother him that Fitchburg does not meet the CUSA average of 6.9 dwelling unit/acre and is lower at 6.3. Mr. Hampton asked, citing (f) in the proposed Resolution conditions, if all stormwater practices are publicly owned in cities?

Mr. Higgins said, they are. This is standard language. There are situations, however, where privately held infiltration basins can be next to commercial properties.

Mr. Hampton cited (10) in the proposed Resolution recommendations and said he would recommend that the City of Fitchburg take over CTH MM at the time of development so that it is not a county road. The needs of development and changes for MM could then be at Fitchburg's expense and not a county expense.

Mr. Kramar cited Staff Recommendation #1 in the proposed resolution referring to stormwater management. He asked if this is included because Fitchburg uses Dane County as their designated stormwater agency or is that something CARPC asks for.

Mr. Mesbah answered that CARPC asks for this to make sure there is coordination on the stormwater review process between CARPC and the Dane County Land and Water Resources Division. The county operates the lakes and the dams on the lakes so they can see things we don't see and vice versa so we coordinate with each other to make sure that all of our plans are consistent. It is at CARPC's request and started in preparation for the dissolution of the previous RPC because it was not clear who would be able to review the stormwater plans as the Commission requires. Benefits were then recognized aside from dissolution and the practice has been continued. It is a joint review.

Regarding the City of Fitchburg farmland preservation plan, Mr. Minihan said there are only two municipalities in the state of Wisconsin that have a farmland preservation program – the Town of Bayfield and the Town of Dunn. There are no conservation easements, Mr. Minihan said, that he knows of, that the City of Fitchburg has, other than the ones the Town of Dunn holds. What they have is a zoning plan and that can change with the whim of the staff and the City Council.

Mr. Higgins said he wishes to clarify his earlier statement by saying it (City of Fitchburg) is certified at the state level for the purposes of receiving state monies related to farmland preservation.

Mr. Minihan said that conservation easements are not subject to a great deal of interpretation.

Ms. Terrell said that that the CARPC Commission had invited testimony in July by Professor DeWitt who provided an extensive presentation about rainfall data which was also posted on the CARPC website. "How did staff make use of Dr. DeWitt's information?"

Mr. Gaebler said he looked at climate change rainfall impacts from the WICCI report and the NOAA document. He did not incorporate information from the source Dr. DeWitt

used. Mr. Gaebler explained that he went down the path that is driving the ordinances that would be enforceable by CARPC and that is the NOAA data.

Ms. Terrell asked about the conclusions and how data was rectified, and whether or not the stormwater management designs would take care of the rainfall figures Dr. DeWitt presented.

Mr. Gaebler said that the water quality component of rainfall runoff is pushed down to smaller, more frequent storms. This information indicates that we would have larger storms in a more frequent interval, with a shift in the time in which we get more of the rain, shifting more to the spring season. When we look at the amount of water that would get filtered through an infiltration basin and treated to the water quality standards inside detention basins, we are still able to treat those smaller storms - the 1 year storm up to 2.9 inches of rainfall - within that basin for 80% TSS, and then in an infiltration basin designed to infiltrate it.

Mr. Gaebler continued to say that more frequent storms will wash off a lot of the pollutants from street surfaces so it is not as critical to run larger storms through as stringent a treatment. With the larger storms, we are more concerned with whether or not we have designed flood control properly. If we get up to 6.5 inches of rainfall in a detention basin to match the peak flows before development, then even if we have more frequent occurrences of the storms between the 1 year and the 6 year, we have adequate capacity to manage peaks properly.

Ms. Terrell said there are several factors that people are talking about given the impact of climate change on the ability of traditional stormwater devices to manage the runoff. There may be times when the treatment facility has not had a chance to drain down.

Mr. Gaebler agreed. There may be an increased risk that back to back large storms could occur within the Dane County standard 72 hour draw down, 48 hours for infiltration basins, or a smaller storm right after a large storm, resulting in less than full treatment. This is something we need to address regionally for stormwater management in an adaptive measure for climate change. We cannot apply new water quality storm standards as a regional planning commission. The DNR standards dictate how to achieve water quality goals. There is no easy tweak to apply for the possible risk that Dr. DeWitt raised.

Ms. Terrell said that if you are looking just at the land in the Northeast Neighborhood, that statement might be OK. "But if you are looking at where any water overtops a detention basin or whatever stormwater management plans are in place and it is going into creeks going through the West Waubesa Wetlands, are you taking into consideration the impacts if they are overtopped on Swan Creek and the West Waubesa Wetlands?"

Mr. Gaebler said that is a very difficult analysis.

Ms. Terrell said she thinks it is critical not to just look at "what is inside the lines of the plan" but what kind of impact this or any plan has on the neighboring areas. "You need to also look at what is downstream. If there is a failure of the required stormwater detention, what will be the consequences to neighboring areas? Professor DeWitt talked about one of the streams' failure to perform its wetland functions and sediment was

coming into the stream. This development will have some impacts on Swan Creek. How did you incorporate this into your analysis and requirements?"

Mr. Gaebler said he looked at the NOAA data and the frequency and volume of water quality for the 1 year storm. That volume of rainwater is not changing. The standard we use right now is that these storms are not getting treated to 100% and they won't in the future. Fitchburg is going above and beyond the state treatment standard by requiring 60% TSS reduction for the 5 year storm. The philosophy behind not having to treat larger storms to 80% TSS reduction is that by the time all that water comes through from an urban area, there is little sediment load coming off surfaces. In an agricultural setting, this is different, since gullies can form which produce massive amounts of sediment.

Mr. Mesbah added that the DNR has sent guidance and said the risk of failure is not something for us to worry about. We assume these facilities are maintained by the municipality (the designated management agency). There was a similar situation in Verona three years ago when the Commission was having concerns about failures.

Mr. Brandon asked if staff would recommend, without reservation, approval with staff recommendations and conditions.

Mr. Gaebler said with the staff recommendations for the additional soil borings and the additional sensitivity analysis which will set the WGNS recharge number, yes.

Mr. Kramar motioned to approve the amendment request with staff recommendations; Seconded by Mr. Brandon.

Mr. Mesbah clarified that 8 supporting votes are needed to pass the amendment. If it gets 7 votes to pass, it will automatically come back for a revote because one member is absent (resigned). This is what the bylaws read.

Discussion followed.

Mr. Minihan said he agreed that Fitchburg is looking ahead. He said that Ms. Terrell indicated we only look at waterways within the USAs and that we don't look downstream. Mr. Minihan said we also don't look upstream and referred to a memo he distributed at the meeting (Attachment A: Memo to Mr. Minihan from Mr. Kollenbroich) The area is a bridge located less than one mile from the proposed Northeast Neighborhood development and the reporting engineer indicated that the design of the culverts will allow higher discharges into Swan Creek.

Ms. Terrell spoke on the value of the West Waubesa Wetlands. "Fitchburg is developing around and to the north of the West Waubesa Wetlands. Presenters have told us that even though the West Waubesa Wetlands are partially protected by the Nature Conservancy, the West Waubesa Wetlands Association, Dane County, and other organizations, damage has been done to the West Waubesa Wetlands due to stormwater runoff carrying nutrients and sediments into Swan Creek. This was dramatically shown by Dr. DeWitt in July. The canary reed grass invasion comes from the intrusion of sedimentation and excess stormwater. One of the other things was the unique groundwater flow through West Waubesa Wetlands and in that same presentation, he showed the impairment of Swan Creek not being able to perform a very

important wetland service to Lake Waubesa by the flow of groundwater and the creek supplying cold water that acts as a flushing mechanism to help keep Lake Waubesa healthy. Dr. DeWitt showed us flooding from August, 2007 from Murphy Creek and Deep Springs Creek were still providing those services to Lake Waubesa. The development the Northeast Neighborhood will further impair the very important flushing and cleansing services that water entering West Waubesa Wetlands, particularly from Swan Creek, has been providing over the years.”

Ms. Terrell continued to say that research was provided to the Commission by Dr. Zedler about the impact of excess nutrients and excess sedimentation on wetlands and on stormwater management practices. “Because many of the presentations were short, links were provided to research papers which clearly show why many stormwater management swales fail. It is a lack of science looking at how they actually work and the importance of knowing what kind of substrate there is and what kind of biota is growing in the swale. This information needs to be used sooner rather than later. We are talking about protecting the West Waubesa Wetlands which has always been a priority #1 wetland area in Dane County, designated in 1974 by the Dane County Regional Planning Commission and repeated in the 2008 wetland document the Regional Planning Commission produced. If there’s any place we should be trying our utmost to protect, it is our water and what it is carrying – sediment, excess nutrients, invasive species. I’m concerned we are even considering this development with the potential for damage to West Waubesa Wetlands. I am concerned that some of the research being presented is not even being considered as conditions for how the stormwater detention plans are going to be approved. I am concerned we are using state of the art but not successful stormwater best management practices and just assuming they will rise to the occasion and protect the West Waubesa wetlands.”

Ms. Terrell concluded that the CARPC has failed to make adequate use of the testimony given. “I am voting against this proposal. I will provide my notes to the record as I don’t want this information lost and want to make sure people who are trying to protect West Waubesa Wetlands have access to this information. (NOTE: The information is already part of the record of the amendment as part of the meeting materials). The conditions and recommendations in the CARPC resolution will not adequately protect the West Waubesa Wetlands. We need to take responsibility for stewardship of this resource and if we approve development next to it, we should be setting the highest standards, not just the ordinary stormwater management requirements.”

Mr. Minihan said the possibility of failure here really does need to be taken into account. Dr. Zedler told us all about detention basins. “The Town of Dunn has four detention basins in this area. They are a pain to maintain. It is very difficult to make sure these detention basins are operating properly. I liked Mr. Touchett’s first question at his first meeting earlier this year which was, “And who is going to enforce this?” This was my first question at my first meeting. We had a regional director from the DNR come in from Mazomanie and tell the Commission they don’t have the staff to enforce it and they aren’t going to enforce it. So, if we are depending on the DNR to ensure working operations, even with all of the indications of failure we have been warned of, I will be voting against this. Failure of this kind of resource has all kind of repercussions. This will affect the economy. Senior management from EPIC Systems live around Lake Waubesa. It is the major geographic feature of this area that draws residents to this area and makes it one of the best places to live in our state and in the United States. The chance of failure is too great.”

Mr. Brandon said he “has always looked at the role of the Commission as being that of balancing growth and protecting the environment and understands the sense of stewardship that accompanies this. The work that is done by our staff is tremendous and I have never in six years felt any inclination to second-guess the work our staff has done. We look at growth in population, schools, and the need, both economic and social, and growth is a reality of what we do. Otherwise, there would not be a commission. The fact that the appointing authorities, the majority of the municipalities in this county have created this entity, have chosen to create this entity, we have a tough responsibility balancing growth and protecting the environment.”

“We are not at the bare minimum (Stormwater Standards) when I see the 90%. We are pushing the envelope; we are setting a higher standard and the applicant has agreed to that. I continue to hear about engineering failures without real cause to set this alarm. I continue to hear - what if it doesn't work? If we did this in all walks of life, we would be incapacitated. I have great respect for my fellow Commissioners who lean towards the preservation side rather than the growth side. I have faith in the staff; I have faith in the engineering. I agree the West Waubesa Wetlands is a key signature gem of our region.”

Mr. Brandon continued, “I keep hearing the question of who is responsible for the upkeep. It is the same as the upkeep for a road, a culvert, or a bridge. You either believe you can trust in the engineering, the science and the technology, or you don't. It's not about who is good or bad, or that some people believe in protecting natural resources. It is about believing in what the engineering produces and can be designed to protect this interest. I think the answer is unequivocally, yes. We are the cutting edge that sets high standards and pushes municipalities to the brink of what we are doing.”

“If this amendment request fails, it will go to the DNR for appeal. I don't blame the applicant for exercising their right to appeal. The outcome is pre-ordained. A victory here tonight risks less preservation and less stewardship. I know it is a tough choice. But I ask fellow Commissioners to consider what the outcome will be on appeal and in good conscious, to support this amendment request.”

Mr. McKeever spoke. “I believe I was appointed to this body not to represent the views of my appointing authority or just echo the opinions of the staff. I think I was appointed to exercise my independent judgment. I have worked in land use and land conservation since 1989 and one of the first places I worked was in the area of the Waubesa Wetlands. I believe I have knowledge and experience that qualifies me to exercise this judgment.”

“I find the science we have heard absolutely persuasive,” continued Mr. McKeever, “from Dr. Zedler, Dr. DeWitt, Dr. Nauta, former Commissioner Sally Kiefer, just to name a few, with scientific credentials who spoke of the risks to this area. I don't think there is any justification to playing roulette with this in any way. I've read all, each one, of the comments provided from the public. The comments reflect how this community values water quality. The public opinion in this case supports the science.”

“Science and technology are different. Science is based on research and theory, going out and finding results, peer reviewing and publishing results. Technology is based on - let's try it. I am not concerned about failure; I think the standards we are asking for are simply not adequate to protect this wetland. As an independent agency, we are charged

with leading the protection of water quality with using our own judgment and discretion. I believe it would be very difficult to develop in this area and protect this wetland. This wetland may be one of the highest quality wetlands in our state. The West Waubesa Wetlands add richness to our community.”

Mr. McKeever continued, “In the number of years I have been here, this is the most important project we have faced and to some extent, determines why we are here. We could otherwise simply let staff make decisions. The science here is persuasive. I would hope we will turn this down and let the process run its course. Whether or not Brandon is right on appeal, the message we send is important. Some places are not worth playing roulette with and we cannot play roulette with this.”

b. Consideration of CARPC Resolution 2014-15 (*actionable item*)

Chair Palm confirmed discussion was over and called for a vote.

Mr. Touchett – Yes; Mr. Ball – No; Mr. Brandon – Yes; Mr. Geller – Yes;
Mr. Golden – No; Mr. Hampton – No; Mr. Hohol – Yes; Mr. Kramar – Yes;
Mr. McKeever – No; Mr. Minihan – No; Ms. Terrell – No; Mr. Palm – abstained.

Motion failed.

7. Report and Discussion on FUDA planning process and CRSC activities

Steve Steinhoff, Director Community and Regional Development Planning, gave a brief report. FUDA updates include completion of the Stoughton project to incorporate this into part of the FUDA study. FUDA outreach includes communication with the City of Madison on new FUDA areas either to the west, southwest or to the east, southeast as part of the overall plan for completing the environmental conditions report for the CUSA.

CRSC updates include working to reschedule a visit from Robert Grow in the spring. His visit was part of doing outreach and recruitment to government, non-profit, and business leaders in the region and to lay the groundwork for the update of the regional development plan that CARPC is charged with.

Mr. Steinhoff is working on finalizing the Indicators Report based on the priorities developed by the CRSC. The indicators have been selected and baseline measures have been developed. HUD requires this document as one of the last remaining deliverables from the HUD grant.

Matt Covert from 1000 Friends will join CARPC staff as a Community Planner next week. Goals are being developed for 2015 and beyond. One goal is to develop a mini-FUDA, perhaps over a 3 month period, to make the FUDA product easier to use. Another goal is to develop CARPC revenue sources. Mr. Steinhoff is doing an analysis of grant options. Another goal is to extend relationships with surrounding counties.

Mr. McKeever noted that the entire Commission has not had an opportunity to discuss the leadership team and suggested this as a future agenda item for the Commission – a briefing on its concept, what is intended, and how its role differs from the Commission.

8. Presentation of the 2013 Financial Audit and Report by Schenck Business Solutions

Mike Konecny from Schenck gave an overview on the December 31, 2013 CARPC Annual Financial Report. Copies were available at Commissioners' place settings. An audit of federal monies received was also performed.

Mr. Golden asked if there was anything Mr. Konecny would recommend for the CARPC to do differently than is being done,

Mr. Konecny said, yes. The recommendation was included in the management letter, Page 4, referring to revising the chart of accounts to record costs by project. Mr. Mesbah added that with the upcoming outsourcing of financial services, Schenck is preparing this change. The results of the HUD audit indicates no specific findings or non-compliance items.

Mr. Golden said when we accumulate costs per program, wouldn't that give us the basis to more easily identify where we need funds.

Mr. Mesbah said that is essentially what we did when we came up with urban service amendment fees. This will be in place for 2015.

Mr. McKeever asked Mr. Konecny to comment on the situation in recent years where we were borrowing from future liabilities and how we have done with it. How can we avoid getting there again?

Mr. Konecny said, "You had -\$12,000 in your equity at the end of 2012. In 2013, we were projecting to have close to \$200,000 in deficit until the Commission addressed this. The HUD grant helped in recovery".

Mr. Mesbah said there was also savings in vacant positions and staff turnover zeroing sick leave balances.

Chair Palm said the communication document from Schenck will go out to Commissioners.

9. **Consideration of Authorizing the Deputy Director to execute a financial services contract for 2015 (*actionable item*)**

The packet containing two proposals were provided, one from Johnson Block and Company, and one from the Southwest Wisconsin Workforce Development Board. The Executive Committee recommended the Workforce Board. The SWWDB has worked with the Southwest Wisconsin Regional Planning Commission, have come highly recommended and come at a slightly lower cost.

Mr. Kramar motioned to proceed with the Southwest Wisconsin Workforce Development Board; seconded by Mr. Hampton.

Mr. Kramar asked if CARPC is liable on the contract if the Commission dissolves. Mr. Mesbah said, no.

Motion carried unanimously by voice vote.

10. Consideration of Draft 2015 Work Program and 2015-2020 Overall Program Design and Draft 2015 Budget to be disseminated to local units of government for comment (*actionable item*)

Mr. Golden motioned approval of the version as revised and recommended by the Executive Committee; seconded by Mr. Hampton.

Mr. Golden reported that the work program stays as is. An Executive Summary was created by assembling information from page 11 and rearranging to make it a more readable, streamlined document. The general content is the same; the layout will be more user friendly with sections retitled.

Mr. Golden spoke on the budget. The current version of the budget has a \$39,000 deficit. One of the members of the Executive Committee asked why we are saying this is a deficit. In the 2014 budget, we were able to save a considerable amount of money due to staff vacancies during 2014. The Committee was confident that \$39,000 is a manageable amount for the Commission to monitor and created a "Salary Savings" line item which then shows a balanced budget. There are other opportunities to see savings in the future, one example being Legal Services budgeted at \$25,000 which is required in the budget but ordinarily not entirely used.

Mr. Palm added that when speaking of salary savings, this is not to undo salary structure adjustment but in delayed hiring of vacant positions.

Mr. McKeever added that one other change made by the Executive Committee on the budget, not changing the numbers but in the presentation, is to move Line Item 46 to the summary page for a more prominent posting of fees.

Mr. Brandon said he has appreciated that we have not done the Salary Savings item in the past but asked to clarify that the vote here is whether or not to send this out for public comment.

Chair Palm clarified that is the purpose of the vote

Mr. Mesbah said that one recommendation from Mr. Konecny is what the reserves should be. \$100,000 is what the BPP wanted CARPC to have – 15% of \$1.2 million is \$180,000, and we are not at that level with our reserve funds.

Motion passed unanimously by voice vote.

11. Consideration of hiring Schenck Business Solutions to conduct 2014 financial audit (*actionable item*)

Mr. Mesbah said he is hoping the 2014 audit will be complete by February or March of 2015 because most of the audit work on 2014 HUD expenses had already been done as part of the 2013 audit.

Motioned by Mr. Kramar; seconded by Ms. Terrell.

Mr. McKeever noted that it is common practice to put auditing services out for bid every three years or so. He said this is not being said in light of the quality of the work being done and the continuity of the current work, but asked when the last time auditing services was put out to bid. Mr. Mesbah said it was five years ago. Mr. McKeever asked that auditing services be put out to bid next year as the prudent way to operate.

Motion passed unanimously by voice vote.

12. Approval of the November 2014 disbursements and October 2014 Treasurer's Report (*actionable item*)

Mr. Kramar motioned to approve; seconded by Mr. McKeever. Motion passed unanimously.

13. Consideration of publishing CARPC 2013 Annual Report (*actionable item*)

Mr. Golden motioned to defer this for one month; Seconded by Mr. McKeever

Mr. Golden said he thinks this can be improved. It really benefits these reports when Commissioners give input and additional perspective. It should be a collaboration between the Commission and staff.

Mr. Mesbah said action can be taken in January.

Ms. Terrell said it would be helpful to have a deadline.

Mr. Brandon motioned to refer this to the Executive Committee without bringing it back to the Commission and those on the Commission interested in participating should attend that Executive Committee; Seconded by Mr. Golden.

Substitute motion passed unanimously.

14. Consideration of CARPC 2015 Meeting Calendar (*actionable item*)

Mr. McKeever motioned approval; seconded by Mr. Kramar. Motion carried.

15. Update to the 2010 CARPC "Databook"

Mr. Higgins gave a presentation. The "Databook" is a periodic document issued by CARPC on the update to the census. The Dane County land use inventory was finalized in the spring and it became time to publish the data sources alongside each other to assist area governments and planners. The inclusion of the American Community Survey has been put in place to take the place of the long form Census. It is issued on a more regular interval so there is no longer a 10 year wait interval to get accurate data. The 5 year estimates were first available in 2010. Sun Prairie and Fitchburg have 3 and 5 year intervals of data availabilities. Dane County and Madison have 1, 3, and 5 year intervals. All the remaining cities and towns are on a 5 year basis.

Mr. Golden asked if there is any information on people with disabilities.

Mr. Higgins said, yes, this is included in the American Community Survey.

Mr. Golden asked if it is simply one number or cross tabulations. Does it include physical and mental abilities? The County Board of Supervisors should be interested in this and it would be wonderful to present this to them and suggested this be considered.

Mr. Higgins said there is some cross tabulation in the data.

Mr. Higgins said that he is very concerned this resource is useable and that it be made available digitally. It is also about improving services to our constituents. It is about making data timely and making sure we and our resources are seen as valuable and useable. There is still footwork to be done and the next stage of the project is headed digitally.

Ms. Terrell said she was under the impression that the servers in this building were overloaded with clients and maybe we need to test the strength of it.

Mr. Gaebler said this is hosted offsite. One of the great things about GIS online is that you piggy back off their data housing. It's also free to publish.

16. Consideration of directing Chair to sign Memorandum of Understanding with Dane County to continue receiving GIS services from Aaron Krebs in 2015 (*actionable item*)

Motion by Mr. McKeever; seconded by Mr. Hampton. Motion passed unanimously.

17. Consideration of authorizing Deputy Director to receive and expend funds from WisDOT for CARPC Work Program activities, including pass-through funds for MPO transportation analyses for USA amendments and FUDA planning (*actionable item*)

Motioned by Mr. Golden; seconded by Mr. Hampton. Motion passed unanimously.

18. Report of Chair / Discussion – No report

19. Report of Deputy Director / Discussion – No report

20. Future Agenda Items

21. Adjournment

Mr. Hampton moved to adjourn, Seconded by Mr. Golden. Motion passed unanimously. The meeting was adjourned at 11:00pm.

Attachments to Minutes

Addendum A – November 11, 2014 Memo to Ed Minihan from Benjamin Kollenbroich

Addendum B – Management Communications Document from Schenck CPAs (12-31-13)

Addendum C – MEMO FROM: Caryl Terrell, CARPC Commissioner (11-13-2014)

Minutes transcribed by Laura Thomas

ADDENDUM A to November 13, 2014 Minutes

Memorandum

Date: November 11, 2014
To: Edmond Minihan
From: Benjamin Kollenbroich
Regarding: Haight Farm Bridge

**Distributed by Mr. Minihan at
11-13-14 Meeting**

Existing Conditions

- Bridge built in 1930, widened in 1950.
- Single-span flat slab structure.
- Existing structure was deficient and functionally obsolete – 49.2 rating in 2012.

Original Proposal

- Original plans for the bridge were submitted on November 12, 2012.
- Proposed as a single-span reinforced concrete bridge
- DOT reviewed plan and because the estimated 100-year peak flow was fairly low, the DOT requested that pipe and culvert alternatives be further investigated.

Revised Plans

- The consultant coordinated with the DNR and revised plans were submitted to the DOT.
- Four alternatives to the existing bridge were proposed
 - 1. A concrete single-span flat slab structure
 - 2. Corrugated steel culvert pipes
 - 3. Nested set of precast concrete culvert pipes
 - 4. A three-cell cast-in-place reinforced concrete box culvert

Approved Plans

- The City went with Alternative 2 because:
 - Beam guard would not be required on either side of the structure which would simplify the issue with the driveway in the northwest quadrant.
 - The structure would be constructed so any future sidewalk work can be accommodated by regrading the fill slopes along the sides of the roadway.
 - At the outlet end of the structure streambed realignment would not be required.
 - Wetland impacts and right of way purchase would be minimized at the outlet end of the structure.
 - The structure is the least costly alternative.
- 100 year flood would bring water in existing and proposed bridge to around 869 feet. Flow is identical at 650 CFS but velocity decreases in the culvert from 8.51 FPS to 6.93 FPS
- Culverts measure at 66 inch diameter for 2 side culverts and 83 high x 28 inch wide culvert in center. According to engineer, 100 year storm will bring water within 1 foot of concrete opening.
- Bridge is less than one mile from the proposed Northeast Neighborhood development.

Sources

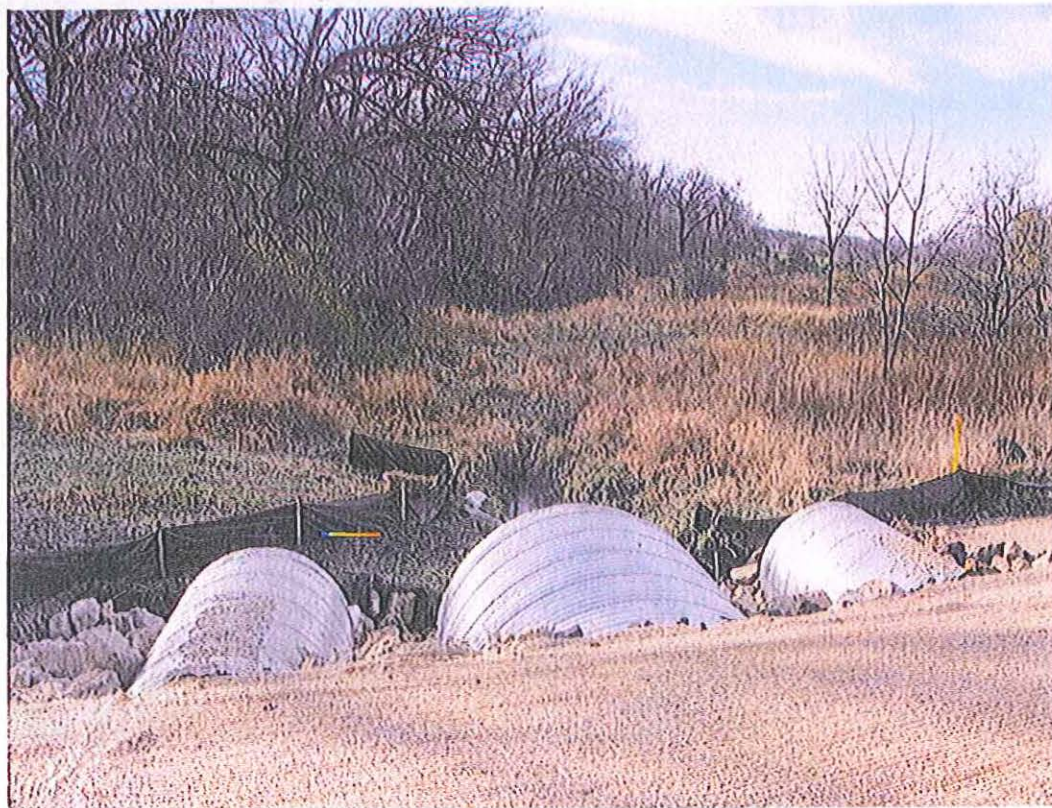
Brett Biver, Bridge Engineer from Snyder-Associates
Eric Heggelund, DNR
Najoua Ksontini, DOT

SUMMARY OF STRUCTURE ALTERNATIVES

A comparison of the hydraulics of the existing structure vs. the proposed structure alternatives is summarized as follows:

	Existing Structure (P-13-0933)	Proposed Structure			
		Clear Span Bridge	Steel Culvert Pipes	Concrete Culvert Pipes	Concrete Box Culvert
		(Alt. 1)	(Alt. 2)	(Alt. 3)	(Alt. 4)
DRAINAGE AREA (SQ. MI.)	5.3	5.3	5.3	5.3	5.3
DESIGN 100-YEAR DISCHARGE (CFS)	650	650	650	650	650
DESIGN 100-YEAR HIGH WATER (FT.)	868.95	868.39	868.86	868.94	868.58
FLOW THROUGH STRUCTURE (CFS)	650	650	650	650	650
VELOCITY THROUGH STRUCT. (FPS)	8.51	6.31	6.93	7.92	6.19
FLOW AREA THROUGH STRUCTURE (SQ. FT.)	76.4	103.00	96.6	83.9	105.0
STRUCTURE OPENING AREA (SQ. FT.)	130.6	187.41	105.6	91.0	126
OVERFLOW FREQUENCY (YRS.)	> 100 YRS.	> 100 YRS.	> 100 YRS.	> 100 YRS.	> 100 YRS.
DESIGN 2-YEAR DISCHARGE (CFS)		220	220	220	220
DESIGN 2-YEAR HIGH WATER (FT.)		866.37	866.11	865.95	865.88







ADDENDUM B to November 13, 2014 Minutes

Capital Area Regional Planning Commission
1000 West 11th Street, Suite 1000
Austin, Texas 78701

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Capital Area Regional Planning Commission

1000 West 11th Street, Suite 1000
Austin, Texas 78701

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MANAGEMENT COMMUNICATIONS
CAPITAL AREA REGIONAL PLANNING COMMISSION
DECEMBER 31, 2013

CAPITAL AREA REGIONAL PLANNING COMMISSION
December 31, 2013

Page No.

COMMUNICATION TO THE COMMISSION

1 - 3

STATUS OF PRIOR YEAR COMMENTS AND OBSERVATIONS

1. Revise Chart of Accounts to Accumulate Costs by Projects

4

APPENDIX

Management Representation Letter



Schenck

CPAs AND SO MUCH MORE.

To the Commission
Capital Area Regional Planning Commission
Madison, Wisconsin

We have completed our audit of the basic financial statements of Capital Area Regional Planning Commission (the "Commission") for the year ended December 31, 2013. The Commission's financial statements, including our report thereon dated September 24, 2014 are presented in a separate audit report document. Professional standards require that we provide you with the following information related to our audit.

Our Responsibilities Under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter, our responsibility, as described by professional standards, is to plan and perform our audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement and are fairly presented in accordance with accounting principles generally accepted in the United States of America. Because an audit is designed to provide reasonable, but not absolute, assurance and because we did not perform a detailed examination of all transactions, there is a risk that material errors, fraud, noncompliance with the provisions of laws, regulations, contracts and grants or other illegal acts may exist and not be detected by us.

In planning and performing our audit, we considered the Commission's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide assurance on the internal control over financial reporting. We also considered internal control over compliance with requirements that could have a direct and material effect on major federal and state programs in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133 and the *State Single Audit Guidelines*.

As part of obtaining reasonable assurance about whether the Commission's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit. Also in accordance with OMB Circular A-133 and the *State Single Audit Guidelines*, we examined, on a test basis, evidence about the Commission's compliance with the types of compliance requirements described in the "U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement" and the *State Single Audit Guidelines* applicable to each of its major federal and state programs for the purpose of expressing an opinion on the Commission's compliance with those requirements. While our audit provides a reasonable basis for our opinion, it does not provide a legal determination on the Commission's compliance with those requirements.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our correspondence about planning matters.



Significant Audit Findings

Consideration of Internal Control

In planning and performing our audit of the financial statements of the Commission as of and for the year ended December 31, 2013, in accordance with auditing standards generally accepted in the United States of America, we considered the Commission's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control. Accordingly, we do not express an opinion on the effectiveness of the Commission's internal control. Our report on internal control over financial reporting and on compliance and other matters is presented on pages 13 – 14 of the annual report.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and therefore there can be no assurance that all such deficiencies have been identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented, or detected and corrected on a timely basis. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control, that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in the Commission's internal control to be significant deficiencies:

Finding 2013-001	Segregation of Duties
Finding 2013-002	Adjustments to the Commission's Financial Records
Finding 2013-003	Financial Reporting for Federal and State Financial Assistance

These findings are described in detail in the schedule of findings and questioned costs on pages 24 - 25 of the report on Federal and State awards.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the Commission are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2013. We noted no significant transactions entered into by the Commission during the year for which there is a lack of authoritative guidance or consensus. To the best of our knowledge, all significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates included in the financial statements were:

Management's estimate of the depreciable life of the capital assets is based upon analysis of the expected useful life of the capital assets. We evaluated the key factors and assumptions and the consistency in these factors and assumptions used to develop the depreciable life in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of accumulated sick leave is based upon analysis of the employees sick leave balance. We evaluated the key factors and assumptions and the consistency in these factors and assumptions used to develop the liability in determining that it is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. The financial statements reflect all accounting adjustments proposed during our audit. Copies of the audit adjustments are available from management.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated September 24, 2014. The management representation letter follows this communication.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Commission's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to conducting the audit. These discussions occurred in the normal course of our professional relationship and, to the best of our knowledge, our responses were not a condition to our retention.

In addition, during our audit, we noted certain other matters that are presented for your consideration. We will review the status of these comments during our next audit engagement. Our comments and recommendations are intended to improve the internal control or result in other operating efficiencies. We will be pleased to discuss these matters in further detail at your convenience, perform any additional study of these matters, or assist you in implementing the recommendations. Our comments are summarized in the status of prior year comments and observations section of this report.

This communication, which does not affect our report dated September 24, 2014 on the financial statements of the Commission, is intended solely for the information and use of the Commission and management, and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,



Certified Public Accountants
Green Bay, Wisconsin
September 24, 2014

STATUS OF PRIOR YEAR COMMENTS AND OBSERVATIONS

The following comments and observations have been discussed in prior year management letters. Progress has been made on the recommendations and additional progress is scheduled in the upcoming year. Detailed below is a summary of our prior year comments, along with the current status.

1. Revise Chart of Accounts to Accumulate Costs by Projects

In 2012, the Commission made revisions to its chart of accounts to separate most costs of the U.S. Housing and Urban Development (HUD) grant into separate accounts. Other revisions were made to the chart of accounts to more clearly report other revenue and expenses of the Commission.

Salaries for the HUD grant were not recorded in separate accounts, but were maintained separately on grant spreadsheets. Costs for other projects and grants were also continued to be accumulated on separate grant reporting worksheets and not recorded separately in the accounting records.

Although progress was made on the chart of account revisions, we continue to recommend that further revisions be considered to separate out project and grant costs directly on the accounting records without relying on separate independent worksheets.



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APPENDIX

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210 Martin Luther King Jr. Blvd. Room 362 Madison, WI 53703 Phone: 608-266-4137 Fax: 608-266-9117 www.CapitalAreaRPC.org info@CapitalAreaRPC.org

September 24, 2014

Schenck SC
2200 Riverside Drive
P.O. Box 23819
Green Bay, WI 54305-3819

This representation letter is provided in connection with your audit of the financial statements of Capital Area Regional Planning Commission (the "Commission"), which comprise the respective financial position of the Commission as of December 31, 2013, and the results of its operations and cash flows for the year then ended, and the related notes to the financial statements for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items in No. 41 are considered material based on the materiality criteria specified in OMB Circular A-133 and the *State Single Audit Guidelines* issued by the Wisconsin Department of Administration. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of September 24, 2014, the following representations made to you during your audit.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated [Date of Engagement letter], including our responsibility for the preparation and fair presentation of the financial statements and for preparation of the supplementary information in accordance with the applicable criteria.
2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the Commission as required by generally accepted accounting principles to be included in the financial reporting entity.
3. In regards to accounting estimates:
 - The measurement processes used by management in determining accounting estimates is appropriate and consistent.
 - The assumptions appropriately reflect management's intent and ability to carry out specific courses of action.
 - The disclosures related to accounting estimates are complete and appropriate.

- No subsequent event has occurred that would require adjustment to the accounting estimates or disclosures included in the financial statements.
4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
 5. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
 6. Significant assumptions we used in making accounting estimates are reasonable.
 7. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
 8. All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed. No events, including instances of noncompliance, have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements or in the schedule of findings and questioned costs.
 9. We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the Commission's accounts.
 10. We are not aware of any pending or threatened litigation, claims or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements, and we have not consulted a lawyer concerning litigation, claims, or assessments.
 11. Guarantees, whether written or oral, under which the Commission is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

12. We have provided you with:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d. Minutes of the meetings of the Commission or summaries of actions of recent meetings for which minutes have not yet been prepared.
13. All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedules of expenditures of federal awards and state financial assistance.

14. We made an assessment of the risk that the financial statements may be materially misstated as a result of fraud. We have disclosed the results of our assessment as follows:
 - a. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - i. Management,
 - ii. Employees who have significant roles in internal control, or
 - iii. Others where the fraud could have a material effect on the financial statements.
 - b. We have no knowledge of any allegations of fraud or suspected fraud affecting the Commission's financial statements communicated by employees, former employees, regulators, or others.
15. We have disclosed to you all known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
16. We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements, and we have not consulted a lawyer concerning litigation, claims, or assessments.
17. We have disclosed to you the identity of the Commission's related parties and all the related party relationships and transactions of which we are aware.

Government - specific

18. We have made available to you all financial records and related data.
19. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
20. We have taken timely and appropriate steps to remedy fraud, violations of laws, regulations, contracts, or grant agreements, or abuse that you have reported to us.
21. We have a process to track the status of audit findings and recommendations.
22. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
23. We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.
24. The Commission has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, deferred inflows/outflows of resources, or equity.
25. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts, or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.

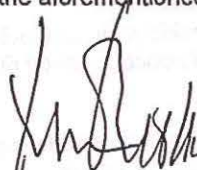
26. There are no violations or possible violations of budget ordinances, laws and regulations (Including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
27. As part of your audit, you assisted with preparation of the financial statements and related notes, the schedule of expenditures of federal awards, and the schedule of state financial assistance. We have designated an individual with suitable skill, knowledge, or experience to oversee your services and have assumed all management responsibilities. We have reviewed, approved, and accepted responsibility for those financial statements and related notes, the schedule of expenditures of federal awards, and the schedule of state financial assistance.
28. We understand that as part of your audit, you prepared the adjusting journal entries necessary to convert our cash basis records to the accrual basis of accounting and acknowledge that we have reviewed and approved those entries and accepted responsibility for them.
29. The Commission has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
30. The Commission has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
31. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
32. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
33. Components of net position (net investment in capital assets, restricted, and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.
34. Provisions for uncollectible receivables have been properly identified and recorded.
35. Deposits and investment securities and derivative transactions are properly classified as to risk and are properly disclosed.
36. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
37. We have appropriately disclosed the Commission's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position were properly recognized under the policy.
38. We acknowledge our responsibility for presenting the supporting schedules and statistical data (the supplementary information) in accordance with accounting principles generally accepted in the United States of America, and we believe the supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

39. Receivables recorded in the financial statements represent valid claims against debtors for transactions arising on or before the balance sheet date and have been appropriately reduced to their estimated net realizable value.
40. Capital assets have been evaluated for impairment as a result of significant and unexpected decline in service utility.
41. With respect to federal and state award programs:
 - a. We are responsible for understanding and complying with and have complied with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations* and the *State Single Audit Guidelines* issued by the Wisconsin Department of Administration, including requirements relating to preparation of the schedule of federal awards and the schedule of state financial assistance.
 - b. We acknowledge our responsibility for presenting the schedule of expenditures of federal awards (SEFA) in accordance with the requirements of OMB Circular A-133 §310.b and the schedule of state financial assistance (SSFA) in accordance with the requirements of the *State Single Audit Guidelines* and we believe the SEFA and SSFA, including their form and content, are fairly presented in accordance with the Circular and the Guidelines. The methods of measurement or presentation of the SEFA and SSFA have not changed from those used in the prior period and we have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the SEFA and SSFA.
 - c. If the SEFA and SSFA are not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the SEFA and SSFA information no later than the date we issue the SEFA and SSFA and the auditors' report thereon.
 - d. We have identified and disclosed to you all of our government programs and related activities subject to OMB Circular A-133 and the *State Single Audit Guidelines* and included in the SEFA and SSFA made during the audit period for all awards provided by federal and state agencies in the form of grants, federal cost-reimbursement contracts, loans, loan guarantees, property (including donated surplus property), cooperative agreements, interest subsidies, insurance, food commodities, direct appropriations, and other direct assistance.
 - e. We are responsible for understanding and complying with, and have complied with, the requirements of laws, regulations, and the provisions of contracts and grant agreements related to each of our federal and state programs and have identified and disclosed to you the requirements of laws, regulations, and the provisions of contracts and grant agreements that are considered to have a direct and material effect on each major federal and state program.
 - f. We are responsible for establishing and maintaining, and have established and maintained, effective internal control over compliance requirements applicable to federal and state programs that provide reasonable assurance that we are managing our federal and state awards in compliance with laws, regulations, and the provisions of contracts and grant agreements that could have a material effect on our federal and state programs. We believe the internal control system is adequate and is functioning as intended.
 - g. We have made available to you all contracts and grant agreements (including amendments, if any) and any other correspondence with federal and state agencies or pass-through entities relevant to federal and state programs and related activities.
 - h. We have received no requests from a federal or state agency to audit one or more specific programs as a major program.

- i. We have complied with the direct and material compliance requirements, (except for noncompliance disclosed to you) including when applicable, those set forth in the *OMB Circular A-133 Compliance Supplement* and the *State Single Audit Guidelines*, relating to federal and state awards and have identified and disclosed to you all amounts questioned and all known noncompliance with the requirements of federal and state awards.
- j. We have disclosed any communications from grantors and pass-through entities concerning possible noncompliance with the direct and material compliance requirements, including communications received from the end of the period covered by the compliance audit to the date of the auditors' report.
- k. We have disclosed to you the findings received and related corrective actions taken for previous audits, attestation engagements, and internal or external monitoring that directly relate to the objectives of the compliance audit, including findings received and corrective actions taken from the end of the period covered by the compliance audit to the date of the auditors' report.
- l. Amounts claimed or used for matching were determined in accordance with relevant guidelines in OMB Circular A-87, *Cost Principles for State, Local, and Tribal Governments*, and OMB's *Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments*.
- m. We have disclosed to you our interpretation of compliance requirements that may have varying interpretations.
- n. We have made available to you all documentation related to compliance with the direct and material compliance requirements, including information related to federal and state program financial reports and claims for advances and reimbursements.
- o. We have disclosed to you the nature of any subsequent events that provide additional evidence about conditions that existed at the end of the reporting period affecting noncompliance during the reporting period.
- p. There are no such known instances of noncompliance with direct and material compliance requirements that occurred subsequent to the period covered by the auditors' report.
- q. No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies in internal control over compliance (including material weaknesses in internal control over compliance), have occurred subsequent to the date as of which compliance was audited.
- r. Federal and state program financial reports and claims for advances and reimbursements are supported by the books and records from which the financial statements have been prepared.
- s. The copies of federal and state program financial reports provided you are true copies of the reports submitted, or electronically transmitted, to the respective federal and state agency or pass-through entity, as applicable.
- t. We have monitored subrecipients to determine that they have expended pass-through assistance in accordance with applicable laws and regulations and have met the requirements of OMB Circular A-133 and the *State Single Audit Guidelines*.

- u. We have taken appropriate action, including issuing management decisions, on a timely basis after receipt of subrecipients' auditors' reports that identified noncompliance with laws, regulations, or the provisions of contracts or grant agreements and have ensured that subrecipients have taken the appropriate and timely corrective action on findings.
 - v. We have considered the results of subrecipient audits and have made any necessary adjustments to our books and records.
 - w. We have charged costs to federal and state awards in accordance with applicable cost principles.
 - x. We are responsible for and have accurately prepared the summary schedule of prior audit findings to include all findings required to be included by OMB Circular A-133 and the *State Single Audit Guidelines* and we have provided you with all information on the status of the follow-up on prior audit findings by federal and state awarding agencies and pass-through entities, including all management decisions.
 - y. We are responsible for and have accurately prepared the auditee section of the Data Collection Form as required by OMB Circular A-133.
 - z. We are responsible for preparing and implementing a corrective action plan for each audit finding.
 - aa. We have disclosed to you all contracts or other agreements with service organizations, and we have disclosed to you all communications from the service organizations relating to noncompliance at the service organizations.
42. We have evaluated and classified any subsequent events as recognized or nonrecognized through the date of this letter. No events, including instances of noncompliance, have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements or in the schedule of findings and questioned costs.

Signed:


Kamran Mesbah, Deputy Director

ADDENDUM C to November 13, 2014 Minutes

MEMO TO: Official Record on the Fitchburg Northeast Neighborhood USA AA
FROM: Caryl Terrell, CARPC Commissioner
DATE: Nov. 13, 2014
SUBJECT: Some References from Public Input that are Technical Challenges to CARPC staff Water Quality Analysis, Fitchburg NEN USA AA

Fellow Commissioners;

You may have felt, like me, that we were inundated by very good testimony for and against approving the NEN USA AA. I spent a good deal of time reviewing the record and have culled some specific research on water quality and wetlands for this memo. The main points (in Boldface) are followed by references to the scientific papers and testimony in the public record on this USA.

Dr. Joy Zedler is Professor of Botany and Aldo Leopold Chair of Restoration Ecology, University of Wisconsin-Madison.

Dr. Cal DeWitt is a Professor Emeritus and Environmental Scientist at UW-Madison. See slide 2 for further information on his background.

http://danedocs.countyofdane.com/webdocs/PDF/capd/2014_Postings/Misc/DeWitt_Presentation_CARPC_07-10-14.pdf

Unless marked as direct quotations, the summary statements are written by Caryl Terrell who apologizes for any inaccuracies. Readers are directed to the actual testimony referenced.

My Conclusion: CARPC's recommended Stormwater Management and Best Management Practices (BMPs) are inadequate to protect the West Waubesa Wetlands.

If there was ever a location in Dane County where the science of stormwater management and performance in actual situations must be exemplary, it would be the wetland gems of West Waubesa Wetlands. This is not a time to learn from our mistakes. The proposed CARPC wetland buffers are not adequately protective and water quality will be impaired in the wetlands and Lake Waubesa. CARPC needs to be a stewardship leader and protect this resource, designated as Priority #1 Wetlands by the 1974 Dane County RPC, from the impacts of further development.

1. Testimony demonstrated that existing Stormwater Management Standards and BMPs have failed resulting in flooding and unacceptable impacts to surface waters and wetlands.

See Dr. Joy Zedler's letter of Oct. 7th and another letter received immediately following the Sept. 11th CARPC meeting. Dr. Zedler describes her observations of stormwater damage in the UW Arboretum's Grady Tract and Greene Prairie from inadequate stormwater management.

Phyllis Hasbrouck and Rich Eggleston also submitted photos of flooded fields in the area bordering NEN as existing conditions. To prevent this flooding requires more than the generally required stormwater management.

Prof. DeWitt's invited presentation of the West Waubesa Wetlands includes details of stormwater runoff damage and the distribution of reed canary grass on conservancy lands. See slides 60-62
http://danedocs.countyofdane.com/webdocs/PDF/capd/2014_Postings/Misc/DeWitt_Presentation_CARPC_07-10-14.pdf

2. Interdisciplinary research of four parallel swales was submitted to show that Best Management Practices designed to trap nutrients and sediments in swales and wetlands that do not incorporate the role of biota may have the exact opposite impact. This research explains the reasons for the failures of many BMPs found throughout Dane County.

Dr Zedler submitted links to two UW Arboretum research publications: Leaflets 27 *How Ponded Runoff and Invasive Cattails Reduced Wetland Ecosystem Services in Three Experimental Wetlands* and 28 *How Ponded Cattail Marshes Can Export Phosphorus: A Conceptual Model* at uwarboretum.org/research/ and in the published article, Doherty et al. (2014) in the peer-reviewed journal, *Ecosystems*.

The advice in Leaflet 27 states (fully quoted):

(1) “Anticipate substrate heterogeneity in glacially-complex substrates, and develop plans that can accommodate conditions ranging from well-drained to ponded;
(2) Expect weedy monocultures in wet, nutrient-rich sites. Test all seed for viability before sowing;
(3) Avoid ponding and cattail invasion in designing/managing swales for nutrient removal;
(4) Manage treatment wetlands for their ecosystem services, not just their appearance. A visual judgment of ‘thick vegetation’ does not indicate the capacity of a wetland to treat stormwater; and
(5) Vascular plant cover, leaf area and biomass should not be considered proxies for five ecosystem services; stormwater retention, peak-flow attenuation, soil stabilization, nutrient removal, or diversity support. On the contrary, dense cattail litter indicated erodible muck and potential for nutrient export.”

“Overall message: Assessments of wetland services in general –and stormwater treatment facilities in particular – need to become more science-based. Interdisciplinary research can reveal complex hydrological, ecological and physio-chemical linkages among wetland functions.”

3. The CARPC recommendations do not reflect the impacts of increased sedimentation and nutrient loadings on wetlands and Lake Waubesa, despite research submitted by Prof. DeWitt on wetland systems including specifically the West Waubesa Wetlands and by Dr. Joy Zedler.

See Prof. Cal DeWitt on the impact of sedimentation and flooding on the ability of the groundwater flows in the West Waubesa Wetlands to provide a crucial wetland service – cleansing and flushing Lake Waubesa. See slides 69-73

http://danedocs.countyofdane.com/webdocs/PDF/capd/2014_Postings/Misc/DeWitt_Presentation_CARPC_07-10-14.pdf

The pictures show that during the August 2007 flooding, Swan Creek was unable to perform these services while the other two creeks, Murphy Creek and Deep Spring, which enter Lake Waubesa at different locations, were able to provide clear groundwater and surface flows to flush Lake Waubesa. “Swan Creek’s ecosystem service clearly is being compromised by upstream run-off over barren soil.” (slide 72)

See also Dr. Joy Zedler’s letter received immediately following the 9/11/2014 CARPC meeting.

4. The buffers proposed by CARPC staff do not provide adequate protection for the West Waubesa Wetlands from unforeseen climate change. Specifically, the proposed development eliminates the possibility of climate mitigation for intensified rainfall and flood events by developing potential mitigation sites and building right up to the boundaries of wetlands on site and across the road, the Holtzman Marsh.

See Prof. Cal DeWitt testimony to the CARPC Commission on Oct. 9, 2014, as reported in the proposed Oct. 9, 2014 minutes page 13 of 26 of the Nov. 13, 2014 CARPC Packet. Also previously presented to the CARPC Commission on July 10, 2014 slides 39-44 in

http://danedocs.countyofdane.com/webdocs/PDF/capd/2014_Postings/Misc/DeWitt_Presentation_CARPC_07-10-14.pdf

Excerpts: by Terrell: The City of Fitchburg and others used the World Meteorological Organization (WMO) as a tool to determine the size of stormwater retention and treatment systems. The WMO defines climate

normal as the arithmetic average of a climate event over a 30 year period. The current climate normal is calculated January 1, 1961 to December 31, 1990. The usual design of stormwater retention and treatment systems is not only based on the WMO 30 year average but is based on only 80% of that figure according to best management practice. He provided actual rainfall data for the Madison area for several years since 1996. His conclusion is: "This means rainfall would have exceeded the capacity design retention by 2.7 times for June 1996 and for 2008 and 2013, June rainfall would exceed the design capacity by a factor of 3. And in 2014, it exceeded design capacity by 2.6."

See additional climate science findings on slides 45-55 of the July 10, 2014 CARPC presentation. http://danedocs.countyofdane.com/webdocs/PDF/capd/2014_Postings/Misc/DeWitt_Presentation_CARPC_07-10-14.pdf

5. No one countered Dr. Zedler's science-based prediction that dissolved Phosphorus slips through stormwater treatment systems and that Nitrogen also slips through stormwater basins and threaten the Waubesa Wetlands and Lake Waubesa.

See Dr. Joy Zedler's letter of Sept. 5, 2014 to all Commissioners.

6. Phosphorus is not the only nutrient of concern. Concerns about nitrogen pollution and toxic algal blooms have not been addressed. Also nitrogen pollution of wetland gems has not been addressed.

See Science 10 October 2014, Vol. 346 Issue 6206 pages 175-6, www.sciencemag.org World-renowned expert Prof. Hans Paerl indicates that adding nitrogen can trigger the toxic algal blooms, because the toxic bluegreen alga Microcystis, which often dominates in nutrient sensitive systems despite P-focused controls, cannot fix its own nitrogen.

7. Groundwater flow, springs, peat mound and fens in the West Waubesa Wetlands add to the complexity of this outstanding resource. The CARPC analysis and conditions for the NEN do not adequately address protection of groundwater and unique wetland features, endangered and threatened plant species, and water quality of wetlands as distinct from surface waters.

See Slide 12 map from The Wetlands of Dane County by Bedford-Zimmerman-Zimmerman Slide 13 "Twelve Major Subsystems of Waubesa Wetlands", Recognition by DNR Scientific Area #114 designated in 1974, The Nature Conservancy- "one of Wisconsin's most studied and valued wetlands" TNC is protecting 232 acres, Wisconsin Wetlands Association Wetland Gem SE #13 and Dane County Regional Planning Commission 1974 designation as Priority 1 Wetlands, slides 84-93 as well as other slides found in http://danedocs.countyofdane.com/webdocs/PDF/capd/2014_Postings/Misc/DeWitt_Presentation_CARPC_07-10-14.pdf

See Testimony by Diane Streck, Fitchburg, at Oct. 9, 2014 public hearing, chair of Fitchburg's Resource Conservation Commission. "When this was discussed, it was my understanding and it is referenced in the Northeast Neighborhood Plan, there would be updated groundwater models available that could be taken into account before this area was developed. The groundwater model has been delayed. The Waubesa Wetlands is critical enough to wait for the groundwater model....There is no compelling reason to develop now rather than wait for the groundwater model...It would be irresponsible to move ahead without updated data." (page 14 of 26 Minutes of October 9, 2014 in the CAPRC packet for Nov. 13, 2014 meeting).

In addition to issues of Water Quality, CARPC has a standard to provide adequate land for population growth projected by DOA for the next 20 years. Yet the City of Fitchburg application, which is not challenged by CARPC staff, uses inflated population growth and therefore inflated land acreage

needed for the next 20 years. The City application gives itself a 25% flexibility factor, something that CARPC rejected as a standard in Feb. 2008. An excess of 1126 developable acres exists in the City of Fitchburg and lower projected population by DOA was not considered.

See Phyllis Hasbrouck email 9/05/2014 to Kamran Mesbah and all Commissioners, subject: letter to commissioners re population projections