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JUN 30 2015

WT/3 - WY/3 - OGL/3



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

Wednesday, June 24, 2015  
Mr. Thomas Mugan, PE  
Bureau of Watershed Management  
Wisconsin Department of Natural Resources  
101 S. Webster, WT/3  
Madison, WI 53707

RE: Recommended amendment to the *Dane County Water Quality Plan*, Revising the Central Urban Service Area Boundary and Environmental Corridors for "Grove Parcel" Located in the City of Middleton

Dear Mr. Mugan:

We are submitting a proposed amendment to the *Dane County Water Quality Plan*, revising the Central Urban Service Area boundary and environmental corridors in the City of Middleton for Department review and approval. The Capital Area Regional Planning Commission adopted Resolution CARPC No. 2015-09 at its June 11, 2015 meeting. This resolution recommends approval based on the land uses and services proposed and the conditions of approval indicated in the adopting Resolution.

This amendment was requested by the City of Middleton, and adds approximately 0.4 acres to the Central Urban Service Area; the amendment area consists of one single-family residential lot and its associated right-of-way; there are no proposed environmental corridors.

Enclosed, please find a copy of the following supporting materials: (1) Email from the City of Middleton dated March 12, 2015 indicating the amendment request, and supporting application materials; (2) public hearing notice dated May 11, 2015; (3) CARPC staff analysis of the proposed amendment dated June 4, 2015; (4) agenda item Cover Sheet /Executive Summary of the June 11, 2015 public hearing; and (5) Signed Resolution CARPC No. 2015-09. No public comments were received regarding this amendment. *Please note that the minutes of the June 11, 2015 meeting will be forwarded to the WDNR following their approval at the July 9, 2015 CARPC meeting.*

We appreciate your review and approval of this amendment to the *Dane County Water Quality Plan*. If you have questions or need additional information or assistance in reviewing this amendment, please do not hesitate to contact me at 283-1267.

Sincerely,

Per pro. Sean Higgins, AICP

Kamran Mesbah, PE, AICP  
Deputy Director, and Director of Environmental Resources Planning

cc: Kurt Sonnentag, Mayor, City of Middleton  
Eileen Kelly, Director, City of Middleton Planning  
Bill Kolar, Chair, Town of Middleton  
David Shaw, Administrator, Town of Middleton

cc/enc.: Greg Searle, WDNR South Central Office (minutes and resolution only)  
Michael J. Sorge, WDNR South Central Office (minutes and resolution only)  
Lisa Helmuth, WDNR Bureau of Watershed Management (minutes and resolution only)  
Fran Keally, WDNR (minutes and resolution only)  
Josie Lathrop, WDNR Central Office

**Higgins, Sean**

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**From:** Eileen Kelley <ekelley@ci.middleton.wi.us>  
**Sent:** Thursday, March 12, 2015 12:43 PM  
**To:** Higgins, Sean; Mesbah, Kamran  
**Cc:** Marilyn Mosigin  
**Subject:** Grove parcel CUSA  
**Attachments:** CUSA Application 2015-03-12.pdf

Hi Kamran and Sean – here is the revised application for the Grove parcel. I slightly modified 6.8. plus added Appendix F. Let me know if you think I need to change the wording for that section and/or other sections. Thanks for all of your help!

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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](http://www.CapitalAreaRPC.org) [info@CapitalAreaRPC.org](mailto:info@CapitalAreaRPC.org)

May 11, 2015

## NOTICE OF PUBLIC HEARING June 11, 2015

### **Amending the *Dane County Water Quality Plan*, and the *Dane County Land Use and Transportation Plan* by Revising the Central Urban Service Area and Environmental Corridors Boundaries in the City of Middleton (Grove, 0.4 Acre Single Family Residential Lot)**

The Capital Area Regional Planning Commission will hold a public hearing on June 11, 2015, in Rm 351 of the City-County Building, 210 Martin Luther King Jr. Blvd., Madison, Wisconsin, to take testimony concerning amendments to the *Dane County Water Quality Plan* and the *Dane County Land Use and Transportation Plan* to revise the Central Urban Service Area boundary and environmental corridors, as requested by the City of Middleton. The Capital Area Regional Planning Commission meeting convenes at 7:00 p.m.

The proposed amendment is located on the west side of the City of Middleton, south of Airport Road and north of Evergreen Road, contiguous on two sides to the Central Urban Service Area. The City of Middleton proposes to add one single-family residential lot to the Central Urban Service Area. The lot is 17,435 sq. ft. (0.40 acres). The addition will also include a small area of residential right-of-way. The lot is a part of a residential subdivision platted in the 1970s. The lot in question is adjacent the Hidden Oaks development, added to the CUSA in 2007.

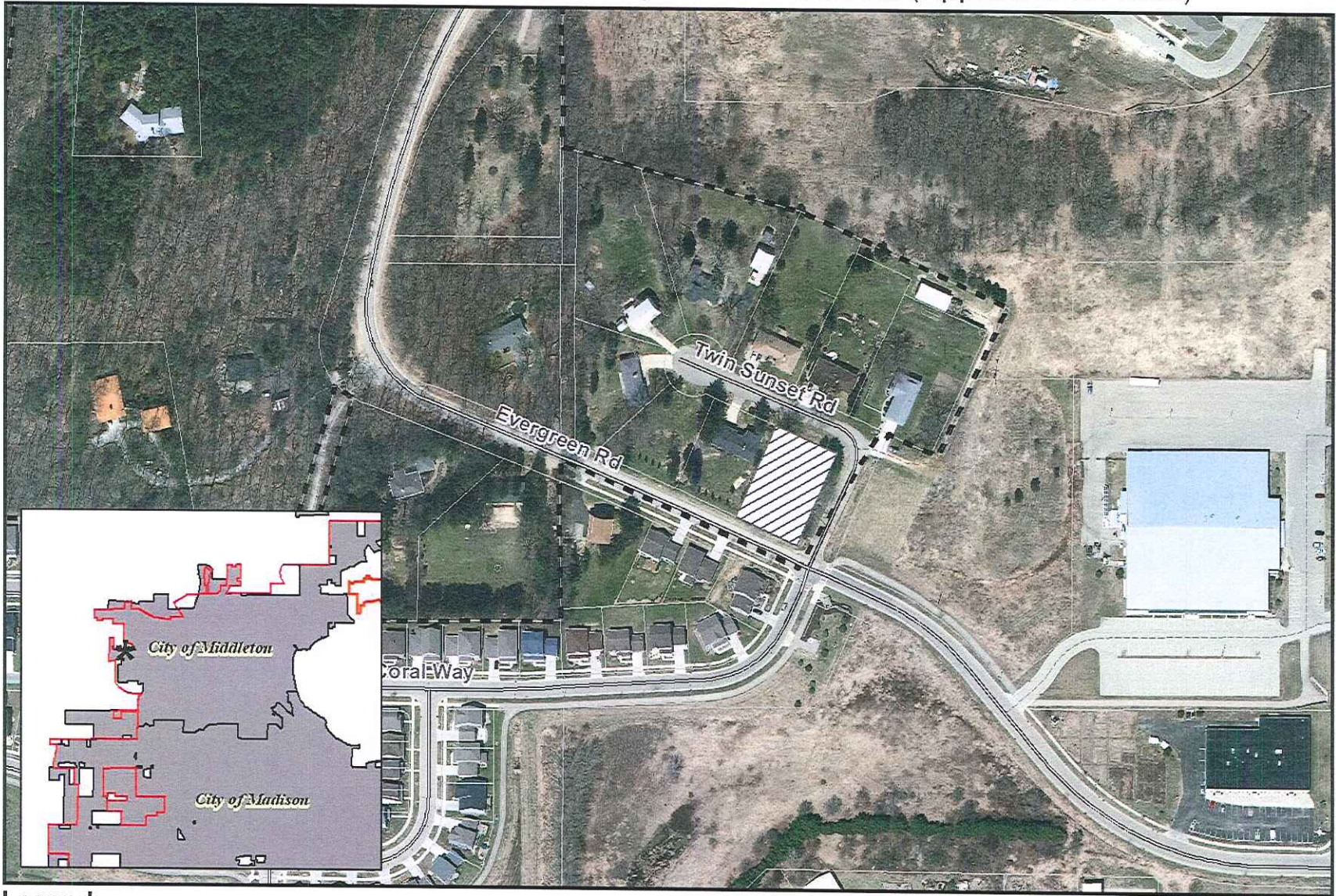
*Further information on the proposal may be obtained from Sean Higgins at [SeanH@CapitalAreaRPC.org](mailto:SeanH@CapitalAreaRPC.org) or 608-283-1267. The staff analysis and City of Middleton submittal are available on the CARPC website at [www.capitalarearpc.org](http://www.capitalarearpc.org).*

#### **Attachment: Proposed Urban Service Area Amendment Area Map**

**Emailed to:** Kurt Sonnentag, Mayor, City of Middleton  
Eileen Kelly, Director, City of Middleton Planning  
Bill Kolar, Chair, Town of Middleton  
David Shaw, Administrator, Town of Middleton  
Joseph Parisi, Dane County Executive  
Sharon Corrigan, Chair, Dane County Board of Supervisors  
Bill Schaefer, Manager, Madison Area Transportation Planning Board  
Todd Violante, Director, Dane County Department of Planning and Development  
Michael Mucha, Director and Chief Engineer, MMSD  
Curt Sauser, Sewer Connections and Extensions, MMSD  
Kevin Connors, Director, Dane County Land and Water Resources Department  
Susan Jones, Coordinator, Dane County Lakes and Watershed Commission  
Lisa Helmuth, WDNR Central Office  
Fran Keally, WDNR Central Office  
Josie Lathrop, WDNR Central Office  
Greg Searle, WDNR Fitchburg Service Center  
Jim Amrhein, WDNR Fitchburg Service Center  
Don Johnson, Superintendent, Middleton-Cross Plains Area School District  
John Broihahn, Wisconsin Historical Society



# "Grove Parcel," City of Middleton Proposed Amendment (Approx. 0.40 Acres)



## Legend

 Urban Service Area Boundary  Amendment Area

0 65 130 260 390 520 Feet





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

**1. Applicant:** City of Middleton

**2. Description of Proposal**

The proposed amendment is located on the west side of the City of Middleton, south of Airport Road and north of Evergreen Road, contiguous on two sides to the Central Urban Service Area. The City of Middleton proposes to add one single-family residential lot to the Central Urban Service Area. The lot is 17,435 sq. ft. (0.40 acres). The addition will also include a small area of residential right-of-way. (see Table 1, and Maps 1, 2, and 3). The lot is a part of a residential subdivision platted in the 1970s. Two lots in the Town of Middleton portion of the plat (one of which is the "Grove" parcel) were not developed. Due to the parcel's size, development with a septic system is not permitted; the minimum required lot size is 20,000 sq. ft.

The lot in question is adjacent the Hidden Oaks development, which included 93 housing units and had an estimated population of 235 persons at the time of its addition to the CUSA in 2007. Density for the development was 6.9 units per acre, greater than the CUSA density of 6.6 units per acre at that time.

**Table 1: Central Service Area, "Grove Parcel" (1501)  
Requested by the City of Middleton**

Proposed Land Use	Total acreage	% of Total	Existing Develop.	Environ. Corridor	Develop-able acres	Housing Units	Density		No. of Persons	No. of Students
							Proposed u/develop.ac	Existing CUSA u/ac		
Single Family Residential	0.40	100	0	0	0.40					
<b>Residential Total</b>	<b>0.40</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0.40</b>	<b>2.5</b>	<b>6.8</b>	<b>n/a</b>	<b>n/a</b>	
Stormwater Management Other Park & Open Space Street R-O-W										
<b>TOTAL</b>	<b>0.40</b>									

Source: City of Middleton Planning Submittal and CARPC Staff Analysis

**3. Existing Environment**

**Land Use.** Existing land use in the proposed amendment area is open vacant land. Existing land uses adjacent to the amendment area are:

- North: Residential, woodland (Town of Middleton)
- East: Residential and Industrial (City of Middleton)
- South: Residential and Industrial (Town and City of Middleton)
- West: Residential (Town of Middleton)

\*A significant portion of adjacent lands have been designated as environmental corridors.

**Natural Resources.** The area proposed for addition is in the Wisconsin River watershed and the Black Earth Creek sub-watershed for both surface water and groundwater. Drainage on the lot is to the east/southeast, across Twin Sunset Road and Evergreen Road, and to an existing regional stormwater detention facility. The detention facility is composed of two pond areas with an outfall structure that releases the stormwater to an existing channel which drains to a low area in a neighboring County-owned property. Highway 14 dams the water in this low area. The previous owners of the parcel had installed a pump near Highway 14 to lift the collected water over the highway and to the tributary of the black Earth Creek on the south side of the highway. This pump remains, and the County has been operating it since it purchased the land.

There are no wetlands or floodplain in the proposed amendment area. However, the County-owned land to the south includes wetlands and areas of prior converted wetlands (used for agricultural production). The County is planning to restore the prior-converted wetlands in this area.

The area drains to an intermittent tributary of the Upper Black Earth Creek. The headwaters tributary is located approximately 6,000 feet from of the south edge of the proposed amendment area, on the south side of Highway 14. The subject property is not within the proposed "Black Earth Creek Headwater Protection Zone" as designated in the City's updated Southwest Quadrant Plan. The protection zone is based on the intergovernmental agreement between the City and Town of Middleton to protect the undeveloped portion of the headwater area of the Black Earth Creek watershed from intensive development. The Southwest Quadrant Plan envisions a mixed use redevelopment of the industrial park and the quarry area to the south. In this context, the City views the proposed amendment as an infill development that fits in the proposed Quadrant plan.

Depth to water table in the amendment area is over 6 feet, and depth to the sandstone bedrock is over 50 feet.

The soils of the amendment area are in the Batavia-Houghton-Dresden Association. These soils are formed in outwash material and they are well-drained and poorly drained deep silt loams and mucks that are underlain by silt, sand, and gravel. There are no prime agricultural soils in the amendment area. Soil details are summarized in Table 2 (also see Map 3).

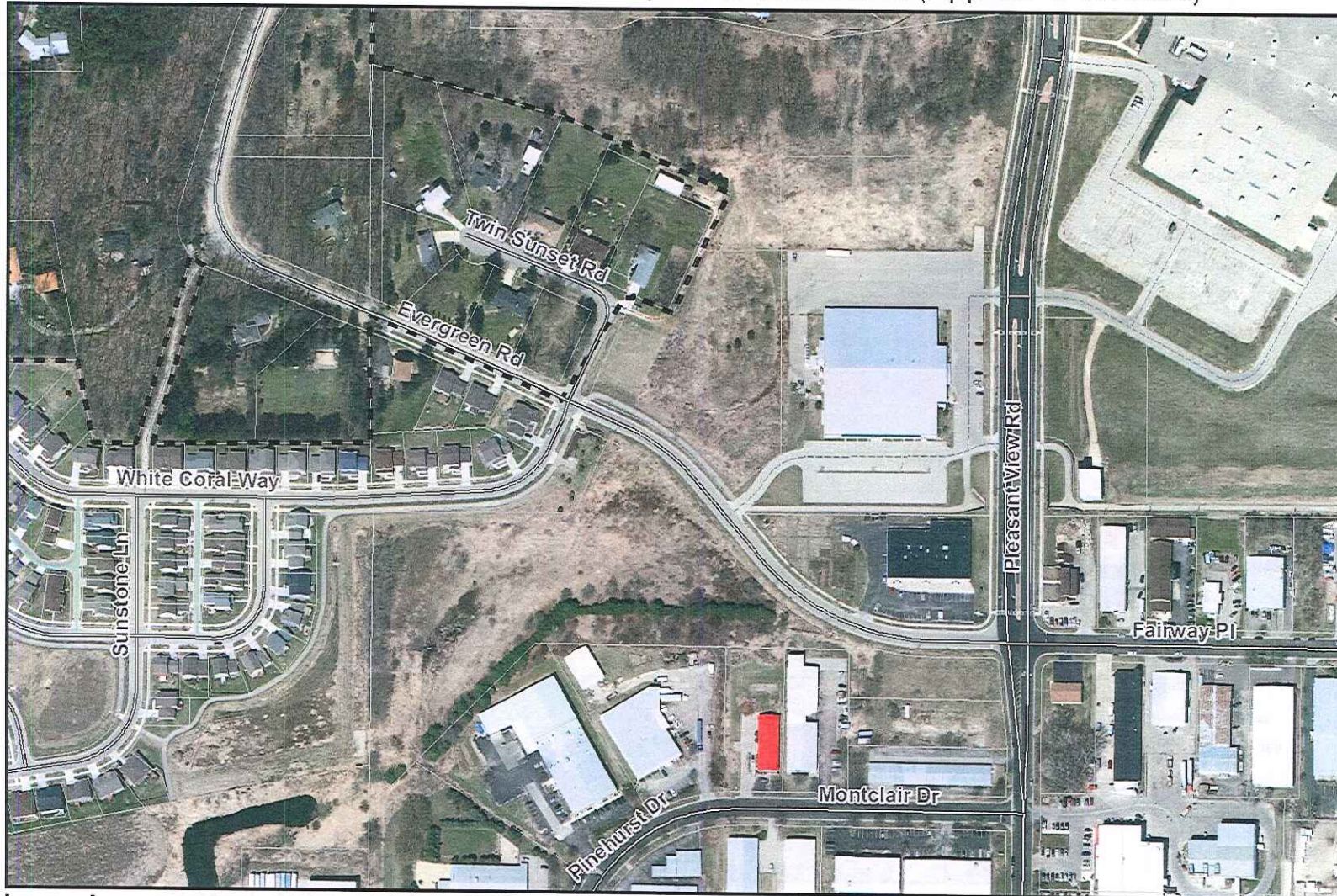
**Table 2 – Soil Characteristics**

Soil	Percent of Area	Prime Agricultural Soils	Characteristics
Boyer Sandy Loam, eroded; BoD2	100	No	Well-drained soils on side slopes of benches on outwash plains. Soils have low fertility. Permeability is moderately rapid in the surface layer and subsoil and rapid in the substratum. Subject to severe erosion. Can pose severe limitations to dwellings with basements where excessive slope is present.

Source: Soil Survey of Dane County; USDA



"Grove Parcel," City of Middleton Proposed Amendment (Approx. 0.40 Acres)



Legend

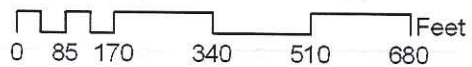
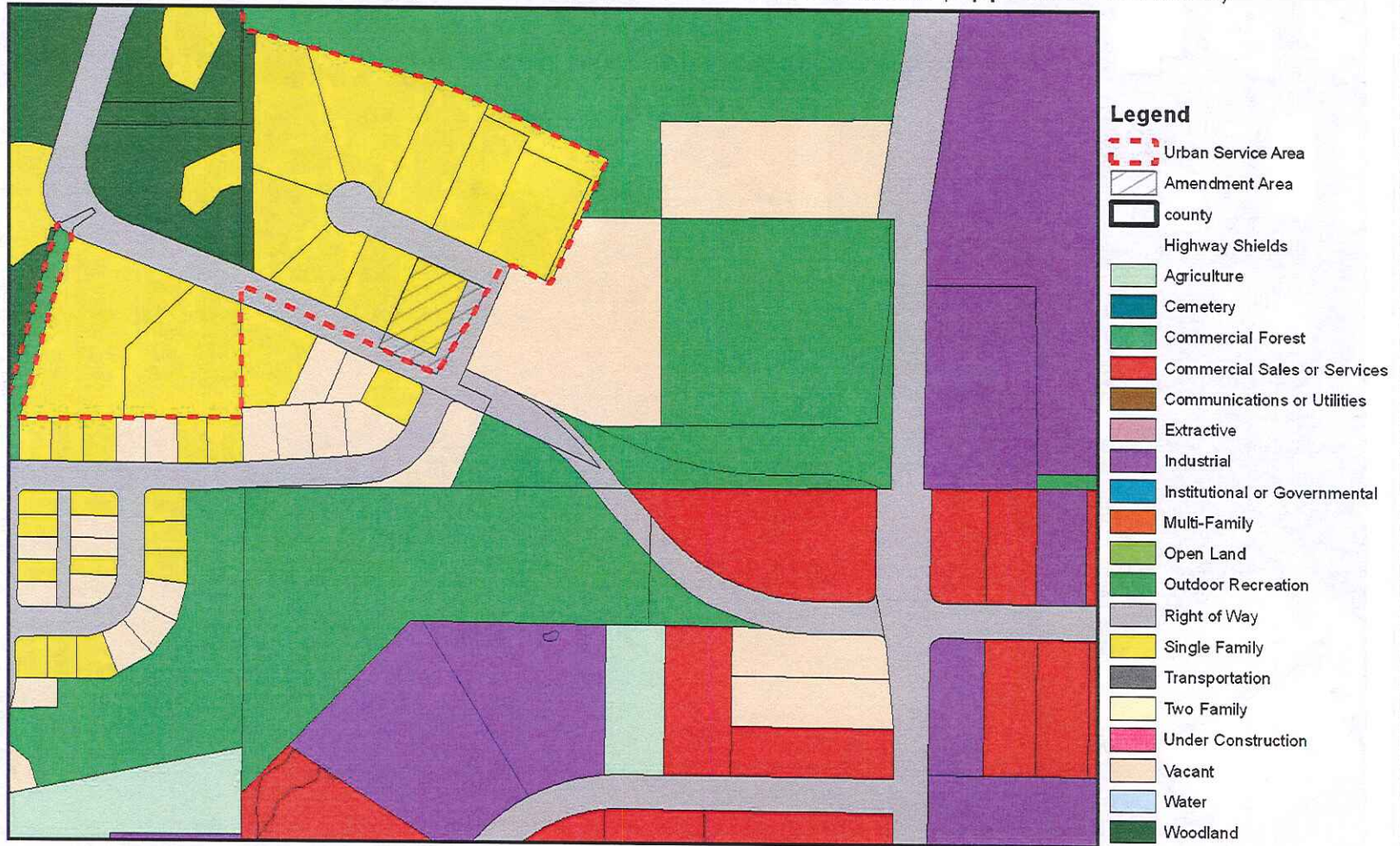
 Urban Service Area Boundary  Amendment Area

0 85 170 340 510 680 Feet



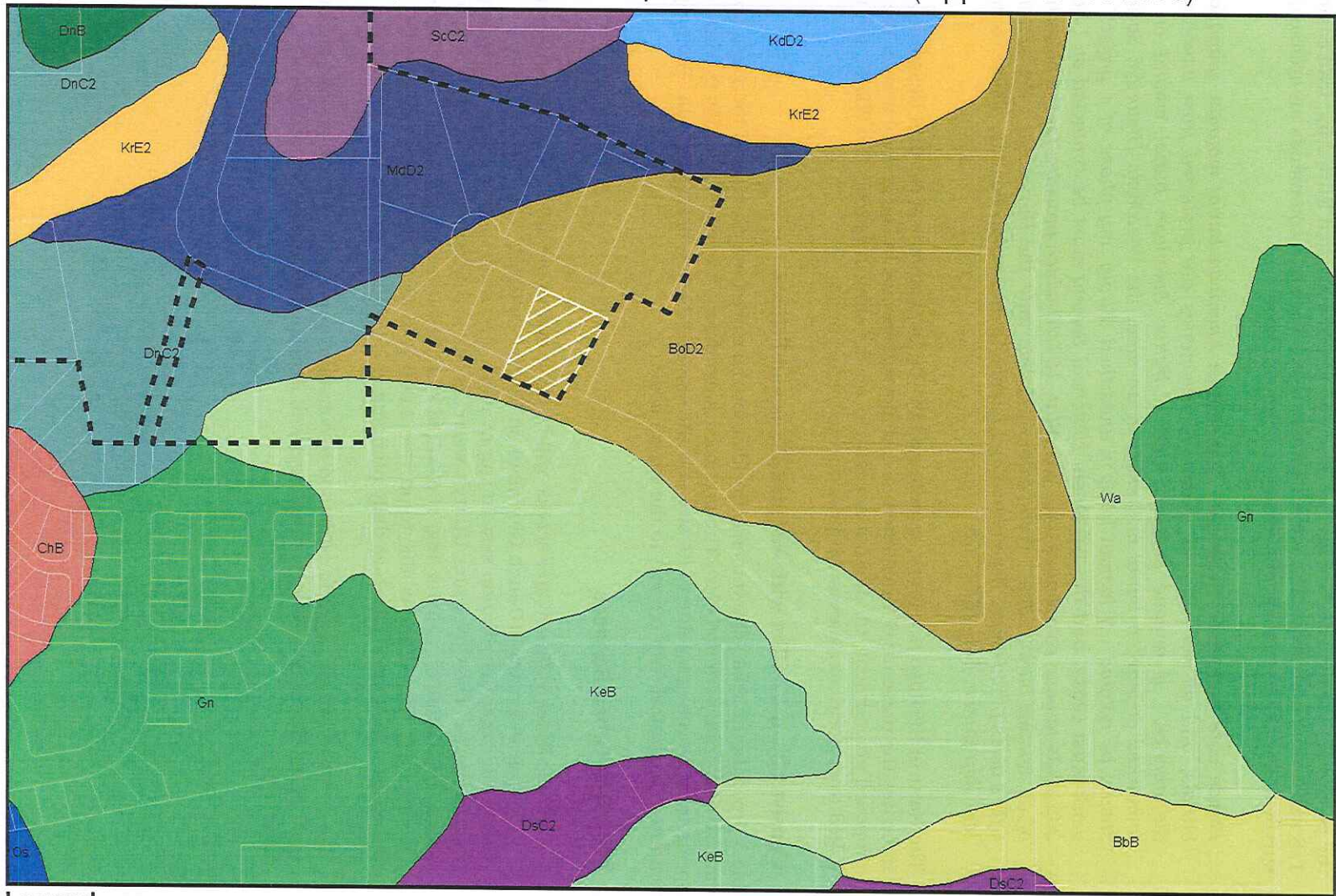


### "Grove Parcel," City of Middleton Proposed Amendment (Approx. 0.40 Acres)





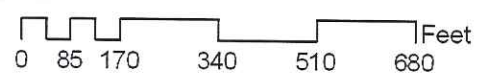
### "Grove Parcel," City of Middleton Proposed Amendment (Approx. 0.40 Acres)



5

#### Legend

- Urban Service Area Boundary
- Amendment Area



No previously recorded archeological sites or cemeteries are located within the boundary of the proposed amendment. The nearest reported site is a marked Euro-American cemetery 1/8 mile to the northwest. The Wisconsin Historical Society recommends an archaeological survey of the site to rule out the presence of similar sites.

*Please note that 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 1-800-342-7834 to be in compliance with Wis. Stat. 157.70 which provides for the protection of all human burial sites. Work cannot resume until the Burial Sites Preservation Office gives permission. If you have any questions concerning the law, please contact Mr. Chip Brown, 608-164-6508.*

The Natural Heritage Inventory, maintained by the Department of Natural Resources, indicates the presence of threatened or endangered species in the general area of the proposed amendment, though not necessarily on the subject parcel. The WDNR should be asked to perform an assessment prior to site disturbance.

#### **4. Consistency or Conflict with Adopted Plans and Policies**

Table 3 presents the goal achievement checklist for the eleven major goals of the *Dane County Land Use and Transportation Plan*. The proposed amendment has negligible effects with respects to all eleven goals due to its size and the singular nature of its program. The proposed amendment is neutral with respect to the eleven goals.

#### **5. Proposed Urban Services**

**Public Water System.** Water service will be extended to the amendment area through a connection to existing 10-inch City main on Evergreen Road. The current City of Middleton water distribution system can meet the necessary domestic and fire protection requirements. The City Water Utility's well capacity is 5,600 gallons per minute (gpm). There is 1.25 million gallons (mg) of elevated storage and an additional 1.1 mg of ground level storage. The Utility is able to provide 2,000 gpm for 2.5 hours for firefighting purposes. The current average daily pumping is 2.1 million gallons per day (mgd).

The proposed amendment is estimated to consume approximately 500 gallons per day (gpd) of potable water. No new municipal well is needed to supply the proposed amendment.



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

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

**Proposal:** Grove parcel addition to Middleton-Hidden Oaks in the Central Urban Service Area

**Applicant and Submittal Date:** City of Middleton, March 2015

**Groundwater Pumping and Wastewater Diversion Impacts.** The Dane County Regional Hydrologic Model estimates that the baseflow of the Upper Black Earth Creek above the Village of Cross Plains (measured at the Capitol Sand and Gravel Quarry outfall) has decreased from 1.7 cubic feet per second (cfs,  $Q_{80}$ ) in pre-settlement conditions, to 0.6 cfs ( $Q_{80}$ ) currently, and expected to decrease to 0.19 cfs ( $Q_{80}$ ) by 2030 (under current development plans). This reduction has been the result of municipal groundwater withdrawal and diversion through public sanitary sewers, and loss of natural recharge in the Central Urban Service Area and the Cross Plains Urban Service Area.

Aggressive stormwater infiltration measures (well beyond minimum standards, and to include retrofit infiltration practices with proper consideration of potential groundwater quality impacts), protection of natural groundwater recharge, reduction of water use through aggressive conservation practices, and judicious placement and management of municipal wells and groundwater withdrawal in the entire urban and urbanizing area will be needed to mitigate these adverse impacts.

This amendment will not generate *additional* adverse impacts on the base flow of Black Earth Creek due to groundwater withdrawal. This is because no new municipal wells are proposed as part of this amendment and that the stormwater plan includes infiltration practices.

**School System Impacts.** The proposed amendment is in the Middleton Cross Plains Area School District. The amendment area is currently in the attendance areas for Sunset Ridge Elementary School (3 miles away), Glacier Creek Middle School (6 miles away), and Middleton High School (2.5 miles away).

## **7. Controversies, Comments Received, Unresolved Issues**

No comments have been received to date by CARPC staff.

## **8. Conclusions and Staff Recommendation**

The proposed amendment would add 0.40 developable acres to the Central Urban Service Area, well within the additional 3,685 developable acres called for in the latest CARPC land demand calculations. The amendment is neutral or has offsetting effects with respect to all eleven goals.

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

1. Submit a detailed bioretention design for the residential lot for CARPC and DCL&WCD staff review and approval prior to any land disturbing activities in the amendment area or approval of a building permit. The bioretention facility should provide adequate capacity to infiltrate the average annual precipitation series as defined by WDNR.

It is also recommended that the City pursue the following:

1. Conduct a limited archaeological survey of the amendment area, focusing on those areas matching the topography and landforms matching those suggested by WSHS. (See WSHS response letter, attached) Send three copies of the survey report to CARPC.
2. Consult with the WDNR Bureau of Endangered Resources to determine whether the proposed development would have adverse impacts on any such resources.



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**CARPC AGENDA COVER SHEET**  
**Executive Summary**

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**June 11, 2015**  
**Item 6**

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**Re: 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 Middleton (Grove, 0.4 Acre Single-Family Residential Lot)**

**Decision Items:**

1. Consider approval of the Middleton USA amendment, Resolution CARPC 2015-09

The City of Middleton requests an amendment to the Central Urban Service Area. The proposed amendment is located on the west side of the City of Middleton, south of Airport Road and north of Evergreen Road, contiguous on two sides to the Central Urban Service Area. The City of Middleton proposes to add one single-family residential lot to the Central Urban Service Area. The lot is 17,435 sq. ft. (0.40 acres). The addition will also include a small area of residential right-of-way. The lot is a part of a residential subdivision platted in the 1970s. The lot in question is adjacent the Hidden Oaks development, added to the CUSA in 2007. The lot was recently annexed to the City from the Town of Middleton.

**Materials Presented with Item:**

1. Draft Resolution CARPC No. 2015-09 with Map  
Note: Staff analysis report was posted and noticed by e-mail on May 11, 2015.  
For a copy of the staff analysis, please visit:  
[http://danedocs.countyofdane.com/webdocs/PDF/capd/2015\\_Postings/PHN/Middleton\\_1501\\_StaffAnalysis.pdf](http://danedocs.countyofdane.com/webdocs/PDF/capd/2015_Postings/PHN/Middleton_1501_StaffAnalysis.pdf)

**Contact for Further Information:**

Sean Higgins, Community Planner  
608-283-1267  
SeanH@CapitalAreaRPC.org



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

**Resolution CARPC No. 2015-09**

**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 Middleton**

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

WHEREAS, said plans delineate urban service areas and environmental corridors as amended through December 2014; and

WHEREAS, the Town of Middleton has requested an addition to the Central Urban Service Area; and

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

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

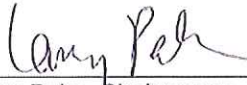
Adoption of this amendment is based on the land use and urban service plans submitted in support of this amendment, and conditioned on the City of Middleton pursuing the following:

1. Submit a detailed bioretention design for the residential lot for CARPC and DCL&WCD staff review and approval prior to any land disturbing activities in the amendment area or approval of a building permit. The bioretention facility should provide adequate capacity to infiltrate the average annual precipitation series as defined by WDNR.

It is also recommended that the City pursue the following:

1. Conduct a limited archaeological survey of the amendment area, focusing on those areas matching the topography and landforms matching those suggested by WSHS. Send three copies of the survey report to CARPC.
2. Consult with the WDNR Bureau of Endangered Resources to determine whether the proposed development would have adverse impacts on any such resources.

June 11, 2015  
Date Adopted

  
Larry Palm, Chairperson



**City of Middleton**  
**Request for Urban Service Area Amendment for**  
**a 17,435 sq. ft. parcel**  
**March 12, 2015**

The City of Middleton is submitting this request for an Urban Service Area Amendment (USAA) for a 17,435 sq. ft. parcel, recently annexed to the City. The parcel was platted in the 1970's, and is part of a small residential subdivision. The parcel was deed restricted when it was created, to require sewer and water service in order to be built on. All of the lots created by the plat 40 years ago are developed except two within this existing Town of Middleton subdivision. The City of Middleton supported the parcel owner's desire to remain in the Town of Middleton and build a single family house on the property, which would have been served by an on-site septic system and private well. The Town was also supportive of that approach, however, because the parcel was less than 20,000 sq. ft. the County could not allow it to utilize a septic system. Therefore, the only alternative for development of what is essentially an "in-fill" lot in an existing subdivision is annexation to the City and extension of sewer and water services to the site, so a single family home can be constructed on this existing lot.

### **PLAN CONSISTENCY**

The Middleton Plan Commission found that the development of this parcel in the City and the application for an Urban Service Amendment, is consistent with the City's 2006 Comprehensive Plan in the following ways:

- A goal in the 2006 Comprehensive Plan to "maintain the mutually beneficial intergovernmental relationships with surrounding jurisdictions."
- A goal in the 2006 Comprehensive Plan to "link the approval of new housing developments to the availability of infrastructure (including streets, schools, and utilities) to serve the housing."
- A goal in the 2006 Comprehensive Plan to "encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure."

#### **1.1 Local Community or Neighborhood Plan**

The City of Middleton Comprehensive Plan was adopted in 2006, and is available on-line at <http://www.ci.middleton.wi.us/City/Departments/planning/plans/plans.htm>.

#### **1.2 Local Plan Commission Documentation**

The City of Middleton Plan Commission and the Common Council both found this amendment request to be consistent with the City's 2006 Comprehensive Plan. On December 9, 2014 the Plan Commission passed a motion to submit this application, with the consistency findings noted above. The Common Council voted in favor of the submittal on December 16, 2014. The minutes of those meetings are included in Appendix A.



## **2.0 INTERGOVERNMENTAL COOPERATION**

The City of Middleton has Intergovernmental Agreements with each of its three (3) neighboring townships, Westport, Middleton, and Springfield. The property that is the subject of this amendment was annexed from the Town of Middleton, and although the Town has not commented on this request, and no formal submittal has been made to the Town, this amendment request is consistent with the City's annexation of this lot, as the most efficient way to allow a house to be built within an existing subdivision.

### **2.1 Document Notification of Adjacent Local Government Units**

Capital Area Regional Planning Commission (CARPC) staff will notify the appropriate governmental units of this urban service area amendment (USAA) application.

### **2.2 Adjacent Local Government**

CARPC staff will compile objections and support of the project.

## **3.0 LAND USE**

The proposed USAA will add a 17,435 sq. ft. parcel of land to the Central Urban Service Area. The lot is currently vacant. Table 1 summarizes the existing and proposed land uses in the USAA.

As shown in Map 1, in Appendix C, the USAA land will access existing Town and City streets, and is contiguous to the current Central Urban Service Area (CUSA) boundary. It is also adjacent to existing infrastructure, which is located within Evergreen Road. Evergreen Rd. is the same street that residents of an existing 118 lot subdivision in the City of Middleton utilize for access to their neighborhood. It is also adjacent to existing development to the south and east. To the south of this parcel is the Hidden Oaks residential subdivision, with 118 single family homes in the City of Middleton. To the east and northeast is the City of Middleton Business Park, with major employers such as Electronic Theater Controls, American Girl, UPS distribution, UW Provisions, and Frank Liquor. To the west is existing residential development in the Town of Middleton.

### **3.1 Proposed USAA Boundary and Rights-of-Way**

Map 1 shows the proposed USAA Boundary. No additional roads are needed or planned for this parcel, as access will be from existing streets.

### 3.2 Acreage of Proposed Lands Uses for USAA

The proposed land use in the USAA is one single family house. Table 1 shows the proposed land use by acre. There is no existing developed portion. Due to the nature and size of the parcel, and the characteristics of the land itself, which does not include any resources appropriate for inclusion in an environmental corridor, there is no proposed environmental corridor area.

**Table 1**

Proposed Land Use	Number of Acres			Number of Housing Units
	Total Area	Existing Development	Environmental Corridor	
Single Family Residential	0.40 acres			
Other Type Residential				
<b>Residential Total</b>				
Commercial				
Industrial				
Institutional/Municipal				
Street R.O.W				
Parks				
Stormwater Management/Environmental Corridor				
Other Open Space				
<b>Total</b>	0.40 acres			

### 3.3 Total Acreage of Existing Development

There is no existing development on this approximately 0.40 acre parcel.

### 3.4 Land Uses Surrounding the USAA

Map 2 in Appendix D shows the existing and planned land uses on and adjacent to the proposed USAA. The proposed USAA parcel is adjacent to existing development on all sides. To the south of this parcel is the Hidden Oaks residential subdivision, with 118 single family homes in the City of Middleton. To the east, north, and northeast is the City of Middleton Business Park, with major employers such as Electronic Theater Controls, Natus Neurology, American Girl, UPS distribution, UW Provisions, and Frank Liquor. To the west is existing residential development in the Town of Middleton.



### **3.5 20-year Staging Plan**

The amendment size is only 0.40 acres; therefore a 20-year staging plan is not needed.

## **4.0 HOUSING and ECONOMIC DEVELOPMENT**

### **4.1, 4.2 and 4.3 Proposed Housing, Affordability and Economic Development**

This is a single parcel/use request with only one single family house proposed. The lot was platted more than thirty-five years ago, and is adjacent to housing in both the Town and the City, as well as within walking distance of the City of Middleton Business Park.

## **5.0 AGRICULTURAL, NATURAL and CULTURAL RESOURCES**

This lot was created by a subdivision plat that was approved by the Town of Middleton and the County in the late 1970's. There are no known historic structures, archaeological areas, wetlands, floodplains, natural resource areas or drainage ways within the proposed USAA parcel. This parcel is at the edge of the City/Town of Middleton boundary, and is consistent with the City/Town intergovernmental agreement.

## **6.0 UTILITIES and STORMWATER MANAGEMENT**

This parcel will have the full range of utility services, and will meet required stormwater management and erosion control standards for construction of a single family house.

### **6.1, 6.2 Proposed USAA Public Sanitary Sewerage System and Capacity**

This parcel will have a sanitary sewer lateral extended from the existing 8 inch sanitary sewer main that was installed as part of the adjacent Hidden Oaks development. The City does not have a wastewater treatment plant. Treatment is provided by the Madison Metropolitan Sewerage District.

### **6.3 Current Average Daily Flow**

The current average daily City flow is 1.8 MGD. CARPC has data from the Madison Metropolitan Sewerage District on treatment plant flow.

### **6.4 Proposed USAA Public Water Supply and Distribution System**

This parcel will be served by a 1-1/2" water service connected to an existing 10" public water main that has the capacity to serve this residential lot.

## **6.5 Current Capacity of the Water System**

The current capacity of the Middleton Water System is 5600 gpm, or 8.0 MGD with the largest well out of service.

## **6.6 Adequacy of the Public Water System for Fire Fighting**

The City's recently completed draft Utility Master Plan update shows adequate flows for maximum day demands plus fire protection.

## **6.7 Current Average Daily and Peak Water Demand**

The current average daily water demand is 2.1 MGD, and the peak daily water demand is 4.0 MGD based on 2011 actual data supplied to the Public Service Commission.

## **6.8, 6.9, 6.10 Stormwater Facilities and Stormwater Management Plan**

The construction of a house on this lot will be required to meet all necessary standards for stormwater, and will also meet or exceed all required standards for erosion control. Appendix F shows the amendment area in context with an existing City of Middleton detention basin. In addition to the stormwater runoff from this lot draining to a culvert under Evergreen Rd., and passing through to the regional detention pond, the City could require, as a condition of extending the urban service boundary, a rain garden on the lot to be built and maintained as part of the single family house construction.

## **7.0 TRANSPORTATION**

No additional roads are needed or planned for this parcel, as access will be from existing local streets.

## **8.0 COMMUNITY FACILITIES**

Police protection and services will be provided to this lot at a level appropriate for the proposed single family house construction. The City of Middleton is part of a Fire District that encompasses all of the City of Middleton, plus the Town of Middleton and portions of the Towns of Springfield and Westport. The EMS station is adjacent to the Fire District fire station and this lot is within their service area.

The City of Middleton provides weekly, curbside solid waste and recycling collection along all residential streets within the community. Future residents of the house to be built on this lot will be served by the Middleton-Cross Plains Area School District. Other community facilities, including the Middleton Public Library, Middleton Senior Center, and the Aquatic Center, are located between 2.0 and 2.5 miles from this property.



# APPENDIX A

## Plan Commission and Common Council Minutes

5. Central Urban Service Area (CUSA) Amendment Findings – Grove Parcel, Twin Sunset Rd. (PC 2430)

Moved by Hilbert, seconded by Hubbard, to recommend approval of the amendment to the Common Council and find that the proposed amendment is consistent with:

- A goal in the 2006 Comprehensive Plan to “maintain the mutually beneficial intergovernmental relationships with surrounding jurisdictions.”
- A goal in the 2006 Comprehensive Plan to “link the approval of new housing developments to the availability of infrastructure (including streets, schools, and utilities) to serve the housing.”
- A goal in the 2006 Comprehensive Plan to “encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure.”

Motion carried 7-0.

6. Central Urban Service Area (CUSA) Amendment Findings – Gerfen Parcel, 8850 Blackhawk Rd. (PC 2429)

Moved by Zellers, seconded by Hubbard, to recommend approval of the amendment to the Common Council and find that the proposed amendment is consistent with:

- The City of Middleton’s Intergovernmental Agreement with the City of Madison, which states that properties north of Blackhawk Rd., if annexed, will annex to the City of Middleton. The recently amended agreement also allows the developer of the Gerfen property to extend City of Madison water and sewer service for the anticipated development.
- A goal in the 2006 Comprehensive Plan to “expand housing opportunities and allow for flexibility in residential development and promote affordable quality housing, a range of housing options, and a suitable living environment for all residents.”
- A goal in the 2006 Comprehensive Plan to “support design of residential neighborhoods with mixed land use at a scale appropriate to residential development and with convenient access to a neighborhood shopping area or to larger commercial areas. Residential development located near commercial areas or commercial uses in a residential neighborhood helps meet day-to-day needs of residents.”
- A goal in the 2006 Comprehensive Plan to “encourage the development of housing to meet the needs of all the people who work in Middleton, so that they can have good housing choices closer to their jobs.” This property is within walking distance of the Greenway Center area, with thousands of jobs in many sectors of the economy. The property is also adjacent to a large business park in the City of Madison.
- A goal in the 2006 Comprehensive Plan to “assure that new growth is balanced, and encourage the development of both rental and ownership housing for a range of incomes.”
- A goal in the 2006 Comprehensive Plan to “encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure.”

Motion carried 7-0.

7. Reapproval of the Cardinal Crest Planned Development District (PDD) – Specific Implementation Plan (SIP) (PC 1567)

Moved by Wexler, seconded by Barmore, to recommend reapproval of this Planned Development District – Specific Implementation Plan to the Common Council. Motion carried 7-0.



# Common Council Minutes

Tuesday December 16, 2014 7:30 PM  
City Council Chambers

## Call to Order Regular Council Meeting

Mayor Sonnentag called the meeting to order at 7:45 p.m.

## Roll Call

Present: Teal, Wexler, Brar, West, Hilbert, Sullivan, Richard, Share

## Comments from Citizens Present (Limited to 3 minutes per speaker)

Van Nutt, Middleton Chamber of Commerce, thanked Council for their efforts in 2014. He recognized the great working relationship the Chamber has with the City.

Ellen Steinhauer, 8905 Blackhawk Road, Middleton, asked Council not to approve a development agreement for the Gerfen property at this time. She stated the proposed development would reduce the quality of life of the area and asked Council to proceed with caution. She asked to wait until Pleasant View Road is redeveloped before approving any plans for the area.

## Approval of Consent Agenda

Moved by Wexler, seconded by Brar, to approve the consent agenda items as follows:

- Common Council Minutes - December 2, 2014.
- Audit of Bills Paid

Motion Passed. 8-0.

## Proclamations

- 1.) 75th Anniversary of Springs Window Fashions

Moved by Wexler, seconded by Brar, to approve the Proclamation recognizing the 75th Anniversary of Springs Window Fashions. Motion Passed. 8-0.

## Miscellaneous

- 1.) International Exchange with Timor-Leste (City Administrator)

Moved by Sullivan, seconded by Brar, to approve Mike Davis, City Administrator's, travel plans to Timor-Leste as part of the International Exchange program with funding provided by the State Department. Motion Passed. 8-0.

## Ordinances - First Reading (Final Action may be taken upon approval of motion to suspend rules under Section 1.07, Middleton Gen. Ords.)

- 1.) An Ordinance to amend Section 15.03(1) Relating to Stop Sign Locations. Additional Location: Charis Trail at High Road.(PWC 11/24/14, L&O 12/09/14).

Moved by Teal, seconded by Richard, to approve the first reading of An Ordinance to amend Section 15.03(1) Relating to Stop Sign Locations adding Charis Trail at High Road. Motion Passed. 8-0.

## Planning/Zoning

- 1.) Central Urban Service Area (CUSA) Amendment Findings - Grove Parcel, Twin Sunset Rd. (PC 2430) (PC 12/09/14)

Moved by Hilbert, seconded by Wexler, to approve the Central Urban Service Area (CUSA) Amendment Findings for the Grove Parcel, Twin Sunset Rd. Motion Passed. 8-0.

- 2.) Central Urban Service Area (CUSA) Amendment Findings - Gerfen Parcel, 8850 Blackhawk Rd. (PC 2429) (PC 12/09/14)

Moved by Hilbert, seconded by Wexler, to approve Central Urban Service Area (CUSA) Amendment Findings for the Gerfen Parcel, 8850 Blackhawk Rd. Motion Passed. 8-0.

- 3.) Reapproval of the Cardinal Crest Planned Development District (PDD) - Specific Implementation Plan (SIP) (PC 1567) (PC 12/09/14)

Moved by Wexler, seconded by Hilbert, to re-approve the Cardinal Crest Planned Development District (PDD) Specific Implementation Plan (SIP). Motion Passed. 8-0.

Middleton Common Council Minutes

# APPENDIX B

## Subdivision Plat 1975



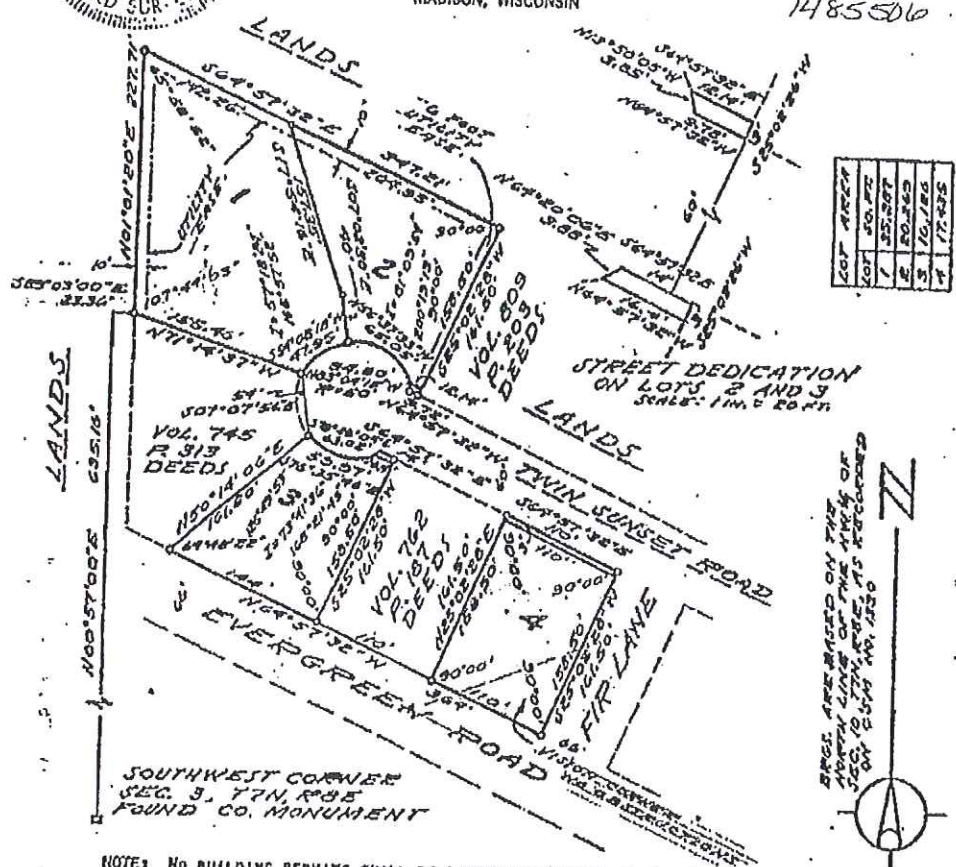
EXHIBIT B



CERTIFIED SURVEY NO. 1897  
DOCUMENT NO. 1454148

RETURN Plat of Survey  
D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.  
MADISON, WISCONSIN

Affidavit  
V. 721 P. 155  
1485506



NOTES: NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS 2, 3, AND 4 UNTIL PUBLIC SANITARY SEWER IS AVAILABLE TO SERVE THOSE LOTS.

APPROVED FOR RECORDING PER DANE COUNTY AGRICULTURE, ZONING, PLANNING AND WATER-RESOURCES COMMITTEE ACTION OF December 23, 1975.

ROBERT SCRIBNER *[Signature]*  
AUTHORIZED REPRESENTATIVE

RECEIVED FOR RECORDING THIS 30th DAY OF December, 1975, AT 3:05 O'CLOCK P. M., AND RECORDED IN VOLUME 7 OF CERTIFIED SURVEYS ON PAGE 3604361.

*Harold K. Hill*  
HAROLD K. HILL, DANE COUNTY REGISTER OF DEEDS

APPROVED FOR RECORDING PER PLAN COMMISSION ACTION OF 11-25-1975.

*Don E. Mayo*  
DON E. MAYO, SECRETARY, BIDDLETON PLAN COMMISSION

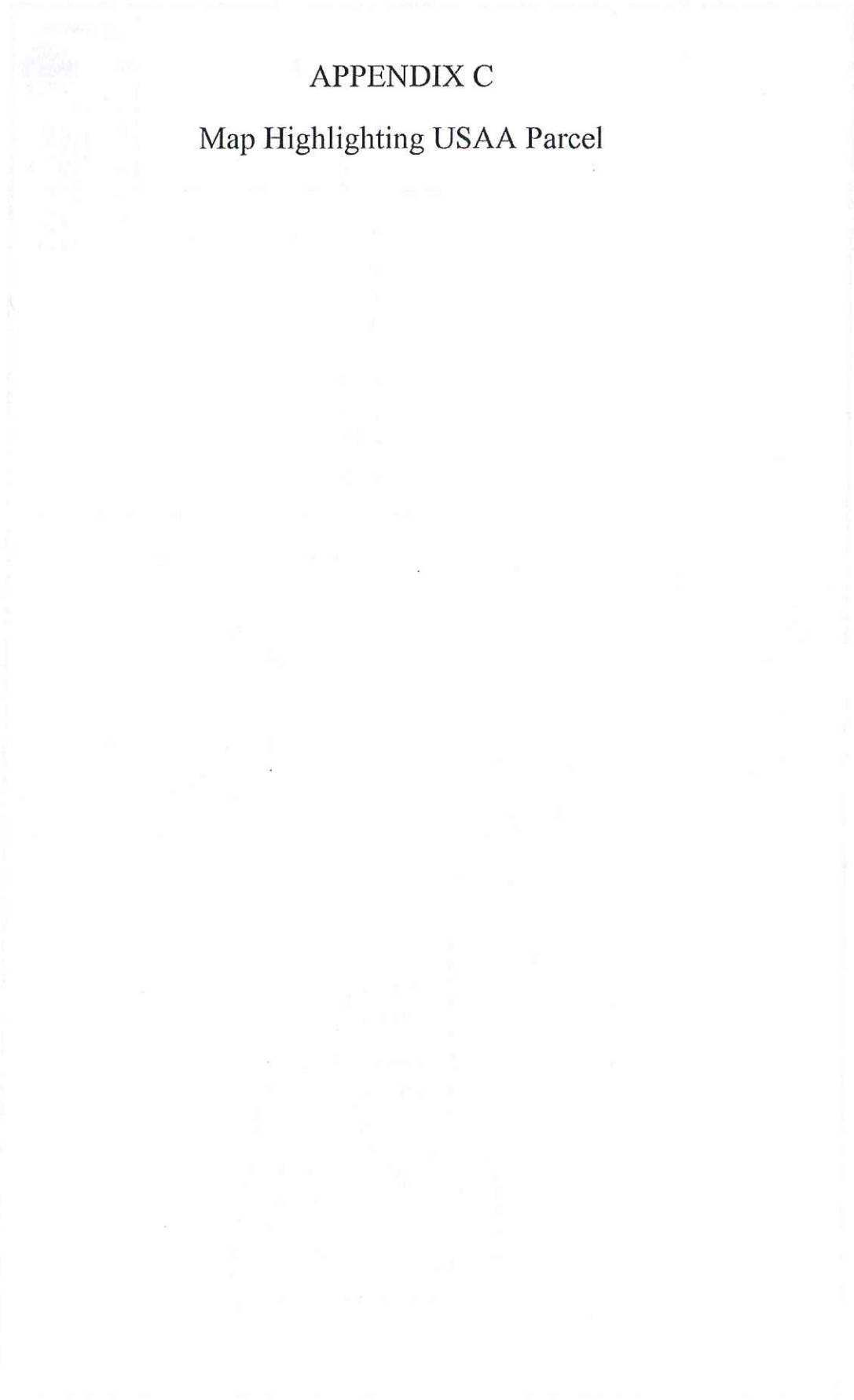
I hereby certify that I have made a survey according to the description furnished to me and that the plat drawn above is a true representation of that survey. I ALSO CERTIFY THAT I HAVE COMPLIED WITH CHAPTER 236.34, WISCONSIN STATUTES.

*David M. Kottke*

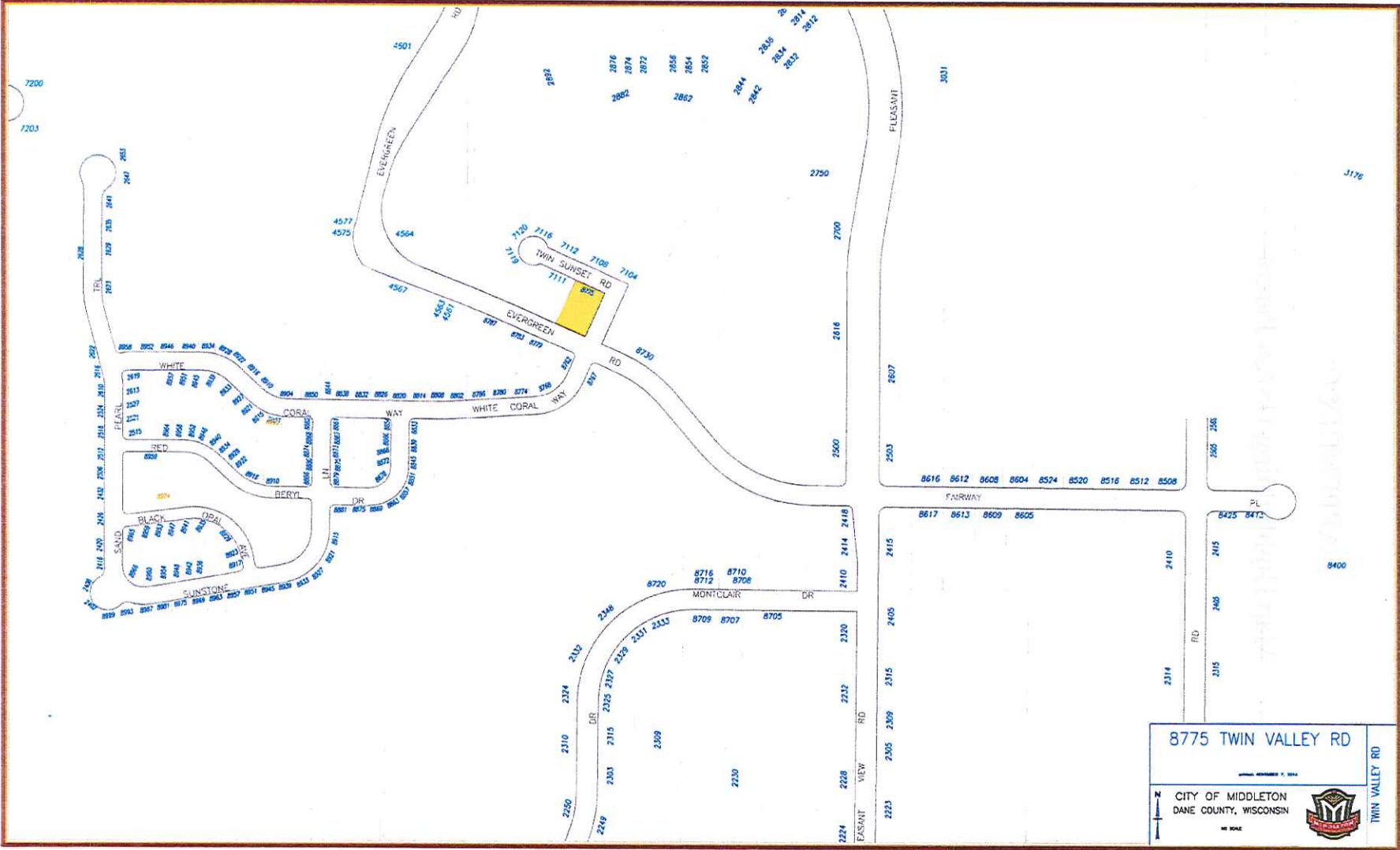
- Iron Stake Found
- Iron Stake Placed, 3/4" x 24", 1.5 #/wt.
- Scale: 1 INCH = 100 FEET
- Date: NOVEMBER 3, 1975
- No. 75-7-143
- REVISED DEC. 23, 1975

APPENDIX C

Map Highlighting USAA Parcel







**8775 TWIN VALLEY RD**

OFFICIAL RECORDING 7, 2014  
**CITY OF MIDDLETON**  
**DANE COUNTY, WISCONSIN**  
NO SCALE

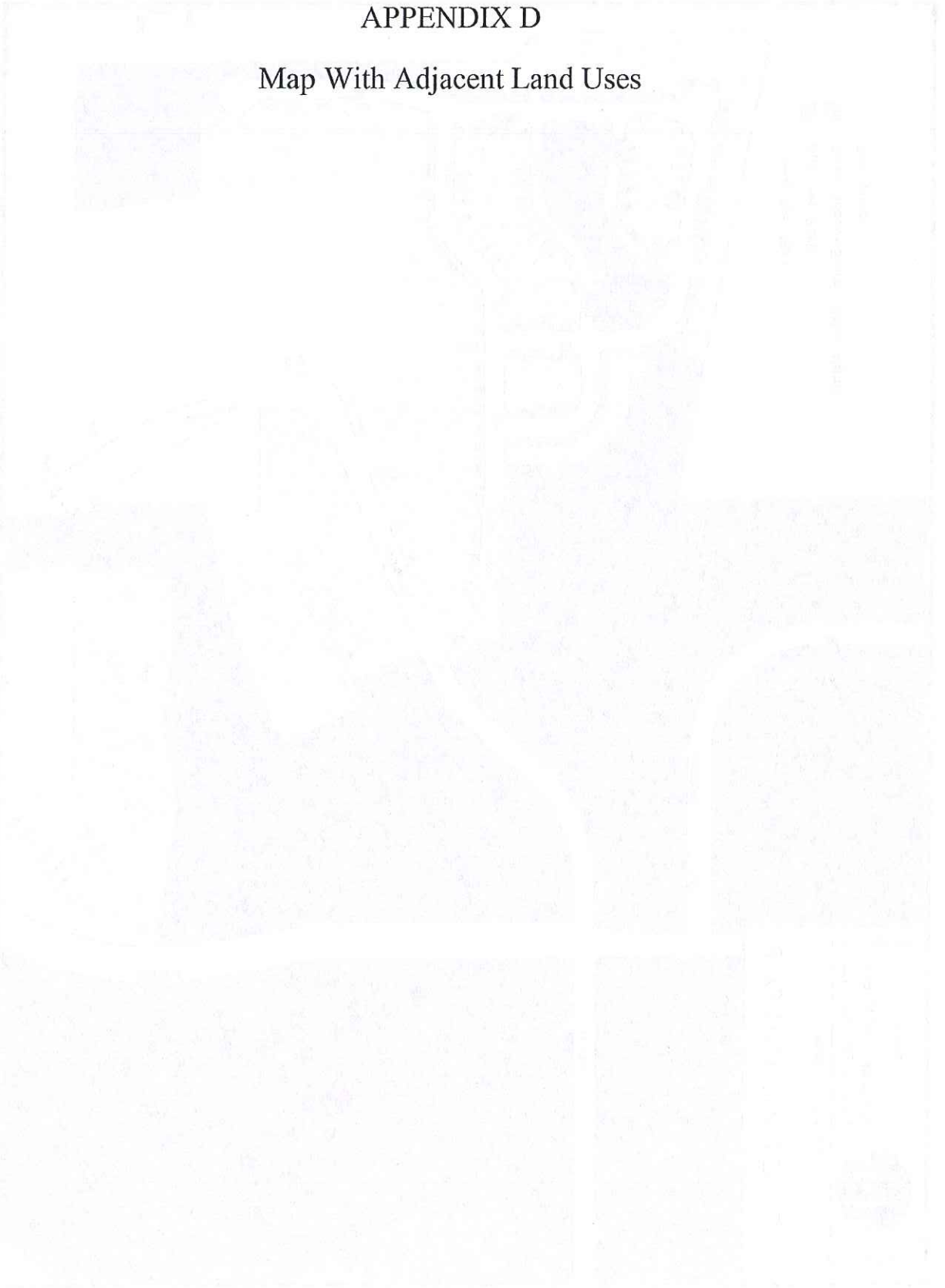


TWIN VALLEY RD

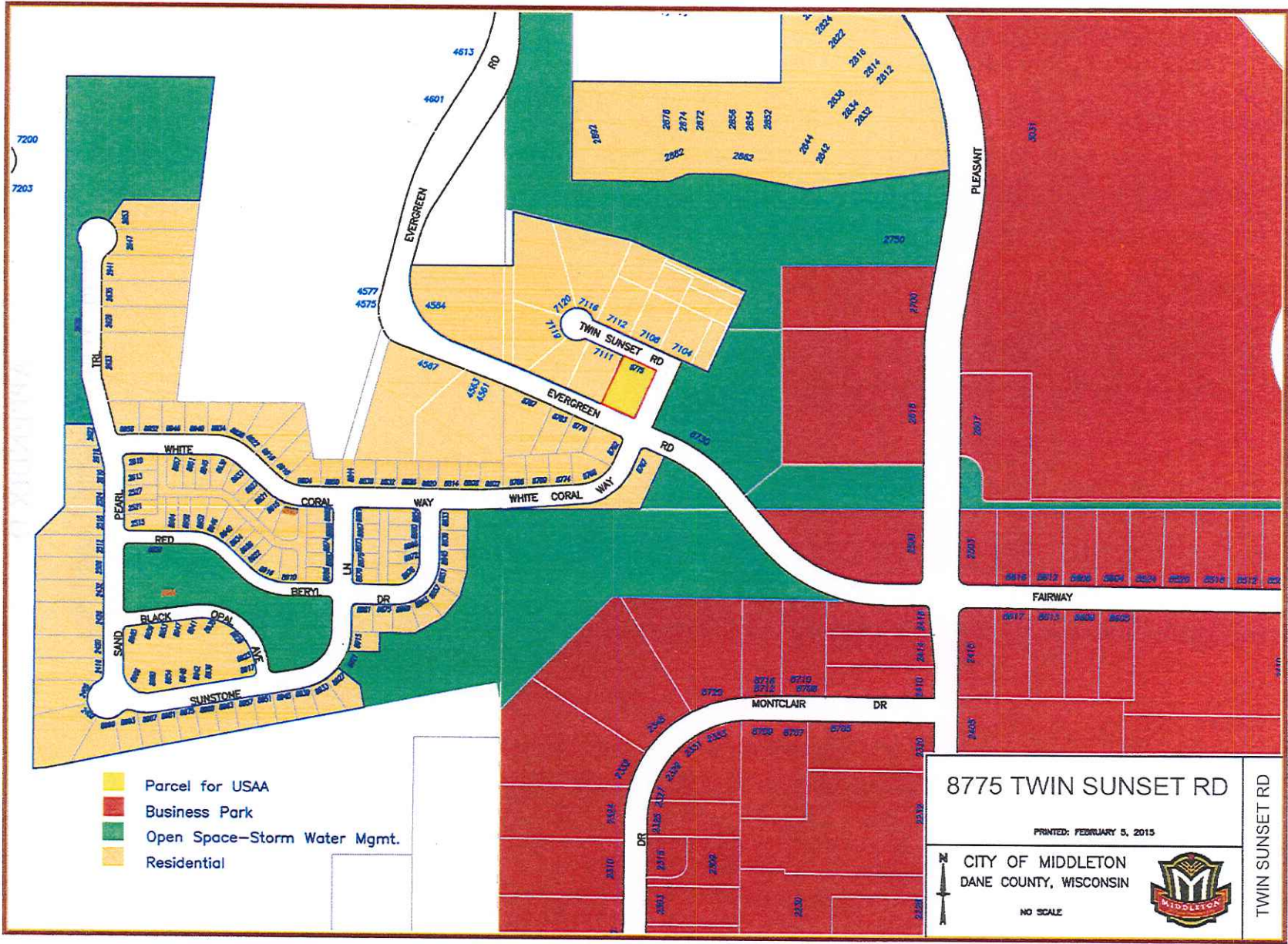


APPENDIX D

Map With Adjacent Land Uses








- Parcel for USAA
- Business Park
- Open Space—Storm Water Mgmt.
- Residential

8775 TWIN SUNSET RD

PRINTED: FEBRUARY 5, 2015

CITY OF MIDDLETON  
DANE COUNTY, WISCONSIN

NO SCALE

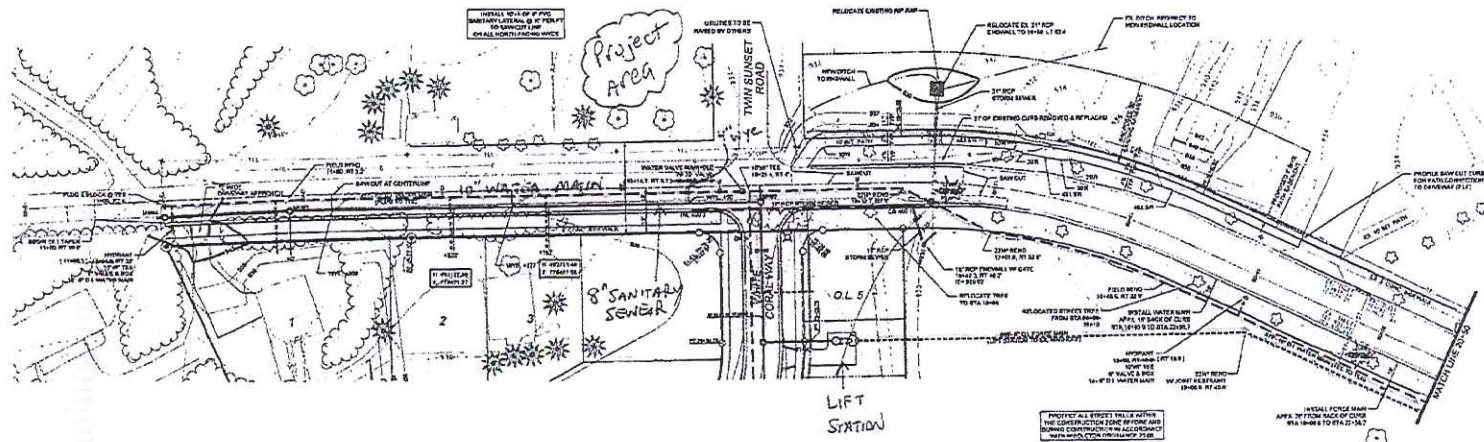


TWIN SUNSET RD

## APPENDIX E

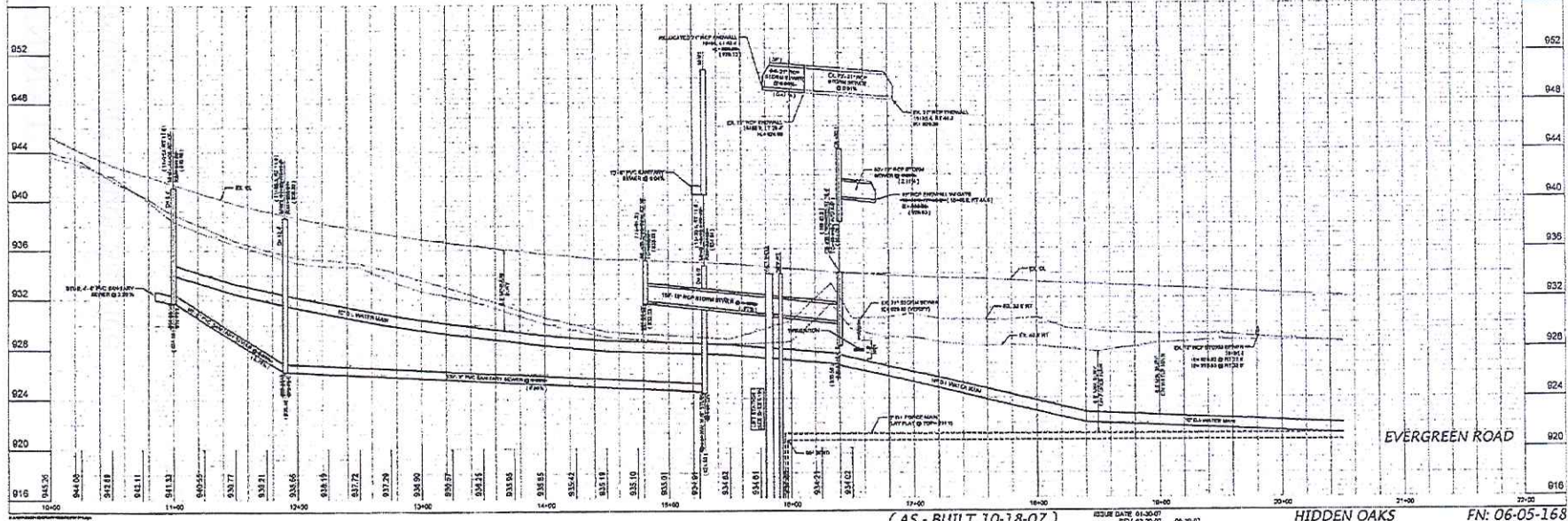
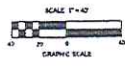
### Adjacent Sanitary Sewer and Water Service





AS-BUILT END OF LATENT WATER SERVICE COORDINATE

PROJECT ALL SIDES WILL BE SETTING THE CENTERLINE TO BE WITHIN 600' OF THE CENTERLINE OF THE ADJACENT ROAD WITH A TOLERANCE OF 1/8\"/>



(AS - BUILT 10-18-07)

ISSUE DATE: 01-30-07  
 REV: 03-10-07  
 05-08-07  
 06-08-07

HIDDEN OAKS  
 PHASE 1

FN: 06-05-168  
 SHEET 15 OF 21

APPENDIX F

Map Showing Existing Detention Basin





