



5520 LACY ROAD

FITCHBURG, WI 53711-5318

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June 13, 2002

Mr. Bill Lane  
Dane County Regional Planning Commission  
Suite 400  
217 South Hamilton Street  
Madison, WI 53703-3238

RE: Dommers View Area

Dear Mr. Lane:

The City of Fitchburg is requesting an amendment to the Dane County Land Use and Transportation Plan, The Dane County Water Quality Plan, and the Dane County Farmland Preservation Plan to expand the Central Urban Service Area to include the NW 1/4 NW 1/4 section 14 T6N R9E (City of Fitchburg). This area is contiguous to the current urban service area. The amendment was precipitated by a petition from area residents desiring public sanitary sewer. The attached "Proposed Central Urban Service Area Adjustment Request for the Dommers View Area" was adopted by the Plan Commission on June 4, 2002 and the Common Council on June 11, 2002. The City held a public information meeting on May 15, 2002 to solicit neighborhood input, and a public hearing before the Plan Commission on June 4, 2002.

We appreciate your consideration of this matter. I would appreciate notification of the meeting time, and a copy of your completed staff report. If you have any questions or require additional information, please contact me.

Sincerely,

Eric Zweber  
Assistant Planner/GIS Specialist

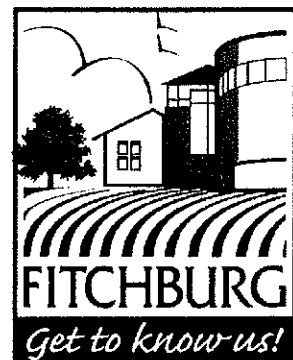
cc: Mayor Mark Vivian (w/o enclosures)



# **Proposed Central Urban Service Area Adjustment Request For The Dommers View Area**

**Prepared by:**  
**City of Fitchburg**  
**Planning and Zoning Department**  
**5520 Lacy Road**  
**Fitchburg, WI 53711**

**Participating Staff:**  
**Thomas Hovel, City Planner**  
**Paul Woodard, Public Works Director**  
**Eric Zweber, Assistant Planner**



# I. DOMMERS VIEW LAND USE PLAN AND URBAN SERVICE AREA AMENDMENT

## 1. Introduction

The 1995 Fitchburg General Land Use Plan was amended by the Plan Commission and Common Council to include this area (NW1/4 NW1/4 Sect. 14) into the Central Urban Service Area (CUSA) by Resolution R-29-02. The City of Fitchburg requests that the CUSA be amended to include 40 acres, which has 16 existing single family dwellings and two vacant and buildable single family lots. In April 2000, the City of Fitchburg received a letter of petition (Appendix A) for sanitary sewer to be extended to the residents of the Dommers View plat along McGaw Road and Dommers Drive. Dommers View plat is developed to a near urban density and the City of Fitchburg wishes to provide them with additional urban services. The Nine Springs Neighborhood Plan Area and the current CUSA are adjacent to the north and the west parts of the Dommer's View amendment area.

Providing these properties with urban services will allow 16 individual septic systems to be abandoned, allow development of the Haviland property, and possible re-development of the Cooke and Camperlino properties. This is viewed to be advantageous to the City and compatible with the existing and proposed land uses of the area.

The following information supports an amendment to the 1995 General land Use Plan amendment and the CUSA request:

## 2. Ownership

City of Fitchburg (McGaw Park)	21.7 Acres
Susan A. Haviland	4.1 Acres
Samuel L. Cooke	1.7 Acres
William G. Camperlino	1.1 Acres
David L. Ellingson	0.8 Acres
Anthony F. Wooten	0.8 Acres
Agnes V. Scheider	0.6 Acres
Anthony R. Draves	0.6 Acres
Michael P. Kuhlman	0.6 Acres
Dennis J. Mohr	0.5 Acres
Robert R. Dommershausen Trust	0.5 Acres
Brian P. Hayman	0.5 Acres
Edward A. Oakey	0.5 Acres
Philip M. Bruden	0.5 Acres
Ronald J. Dommershausen	0.5 Acres
James L. Fiscus Trust	0.5 Acres
Genevieve McGaw	0.5 Acres
Rick O. Barton	0.5 Acres
Gary W. McKinley	0.4 Acres
Frederick E. Carlson	0.4 Acres

### 3. Purpose

The purpose of the proposed amendment is to allow the City of Fitchburg to provide sanitary sewer, water and other higher level of urban services to the lands included in this addition to the Central Urban Service Area.

### 4. Need

The City of Fitchburg has received a petition signed by eleven of the Dommers Drive and McGaw Road residents to provide public sewer to their dwellings. This area was developed prior to City adoption of a land use plan in 1974. The Dommers View plat was recorded in 1972. With the Nine Springs Neighborhood to the north and west, the City is now in a position to provide additional public services to the area. The City will encourage installation of public water at the time public sewer service is provided.

### 5. Legal Description

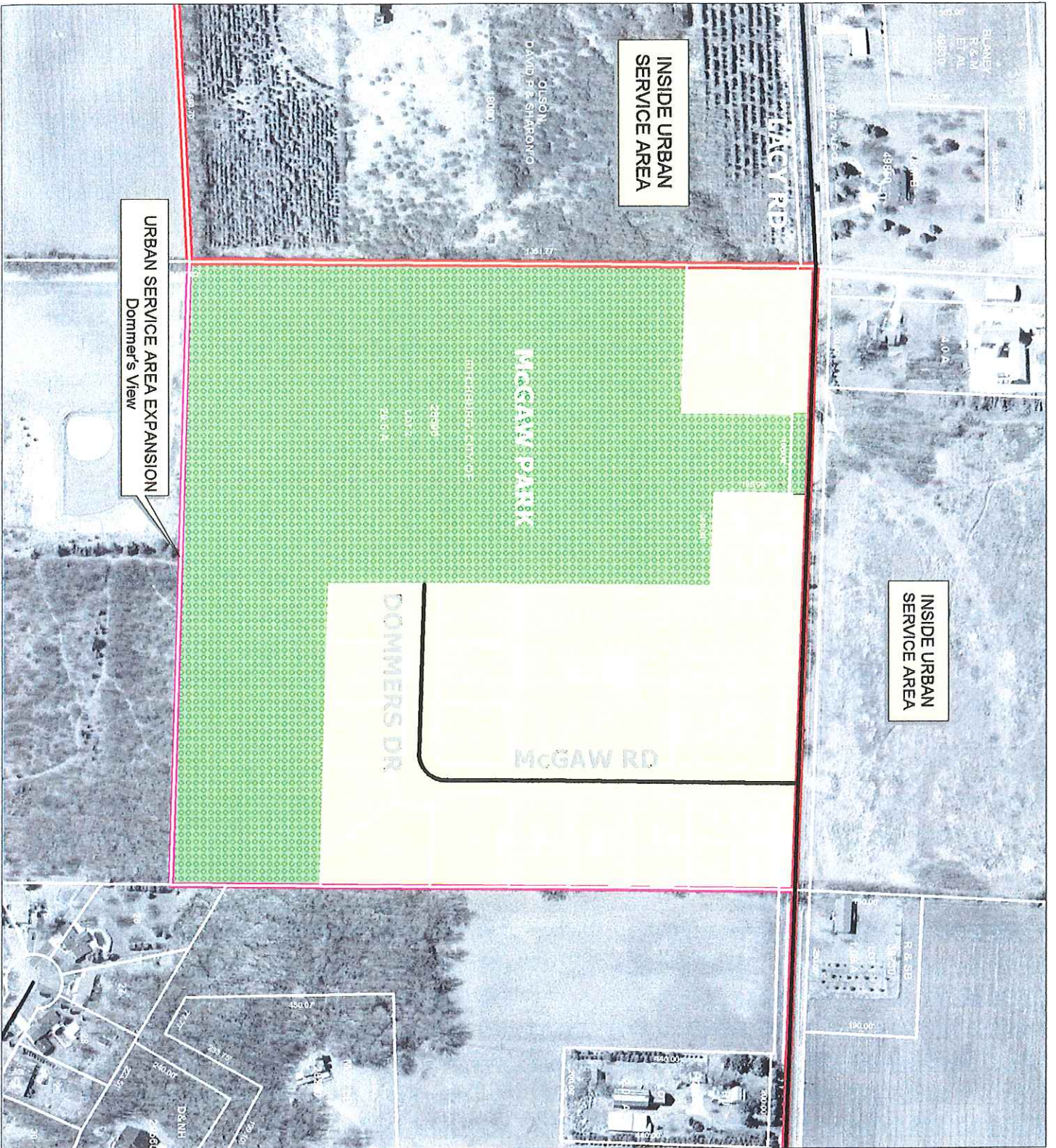
NW 1/4, NW 1/4 Section 14, T6N R9E, City of Fitchburg

### 6. Current and Proposed Land Use (See Table 1 and Map A)

Table 1 Current Land Use

Area	Acres	Zoning
Streets	3.1	R-L and P-R
Lots	15.2	R-L
Public Park	21.7	P-R
Total	40.0	

The 40 acres amendment area will contain 22.6 acres of Environmental Corridor, 13.3 acres of currently developed or improved land (including the two existing platted but unbuilt lots), leaving 4.1 acres of developable land.



URBAN SERVICE AREA EXPANSION  
Dommer's View

INSIDE URBAN SERVICE AREA

INSIDE URBAN SERVICE AREA

DOMMERS DR

McGAW RD

**DOMMERS VIEW**  
Proposed Urban Service Area Expansion  
**MAP A:**  
LAND USE CATEGORIES

**LEGEND**

- Streets
- Parcels
- Urban Service Area
- USA Expansion

**Land Use**

- PARK
- RESIDENTIAL\_3 to 5 Units/Acre

Scale: 1" = 300'

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04/19/02



## 7. Surrounding Land Uses

Site: Residential Low Density (R-L) and Park and Recreation (P-R) zoning (See Map A).

Surrounding parcels: (See Table 2 and Map B)

Table 2 Land Use Relationships

Direction	Zoning	Predominant Use
North	Exclusive Agriculture (A-X) (Future Swan Creek Development)	Agricultural (Future Low and Medium Density Residential)
West	Transitional Agriculture (A-T) (Nine Springs Neighborhood Plan)	Agricultural (Future Single Family Residential)
East	A-T R-L	Agricultural Single Family Lots
South	P-R	City Parkland

The site is adjacent (on the north and on the west) to the Nine Springs Neighborhood Plan area (See Map B). North of the site is part of the proposed Swan Creek development of Low, Medium, and High Density Residential uses. The Low and Medium Density Residential will be immediately adjacent to the site. West of the site is designated in the Nine Springs Neighborhood Plan to be Low Density Residential.

To the East of the site is a mix of agricultural and large lot single family (0.5 to 4 acre) residential.

To the South of the site is the continuation of the McGaw Park. 40 of the 62 acres of McGaw Park are South of the site. Johnson Park (8 acres) is contiguous to part of the east boundary of McGaw Park.

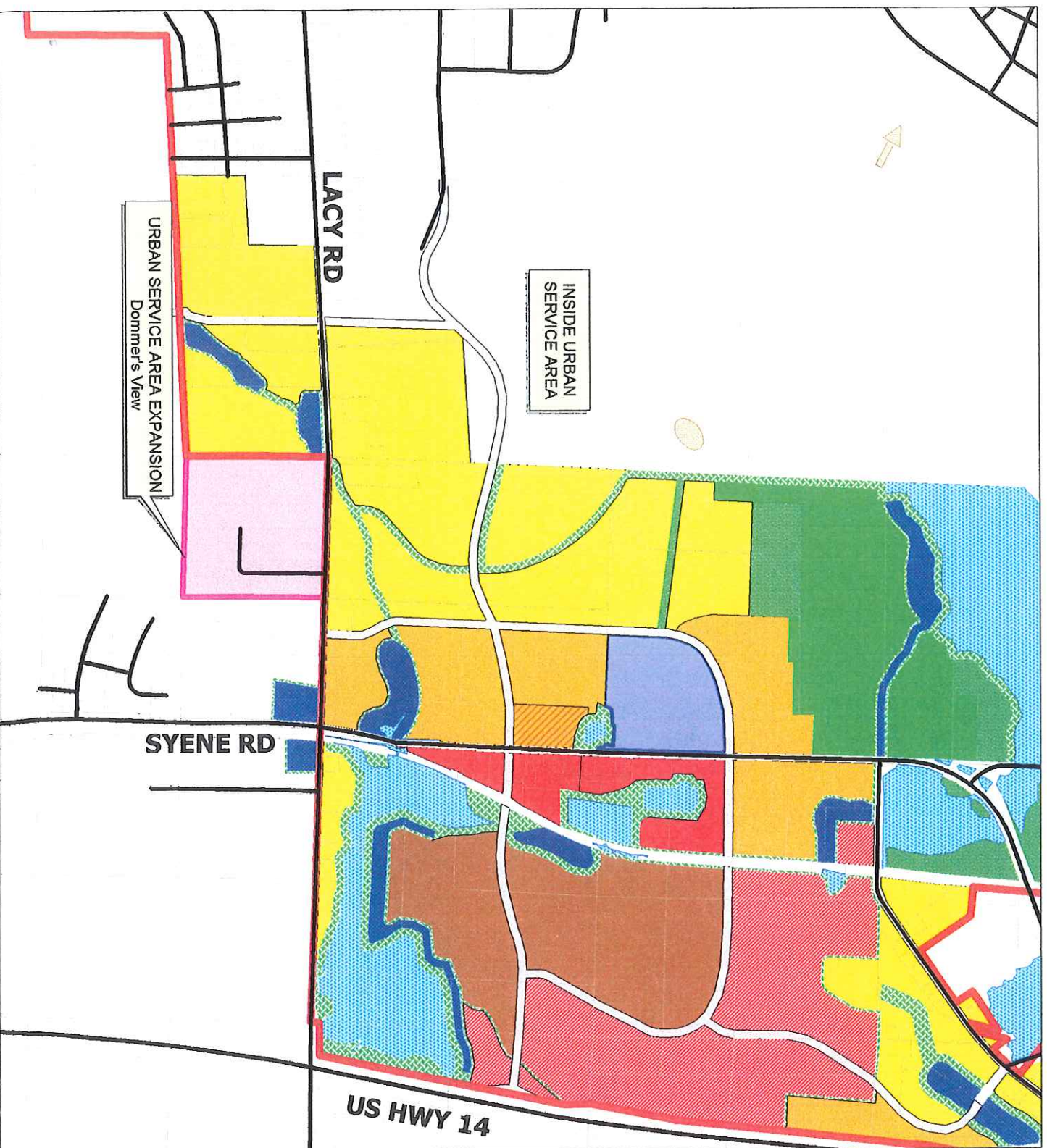
## 8. Environmental Corridor

There is an existing environmental corridor adjacent to the northwest corner of the area (See Map C). The northwest most parcel (Cooke) of this area has a swale that connects the environmental corridor on the parcel west of the area to the environmental corridor on the parcel north of the area. The western half of the Cooke parcel is identified to be designated as an environmental corridor. The portion of McGaw Park identified in this plan is also proposed to be designated as an environmental corridor. McGaw Park will be connected to the E-way through a recreational trail that will be built during the Swan Creek development. This trail connection will provide an opportunity for people traveling on the E-way to use the services and recreational opportunities provided at McGaw Park. McGaw Park will be a valuable addition to the environmental corridor of system of Dane County.

**DOMMER'S VIEW**  
**Proposed Urban Service**  
**Area Expansion**

**MAP B:**

**SURROUNDING DEVELOPMENT**  
 Nine Springs Neighborhood Plan



**LEGEND**

**Streets**

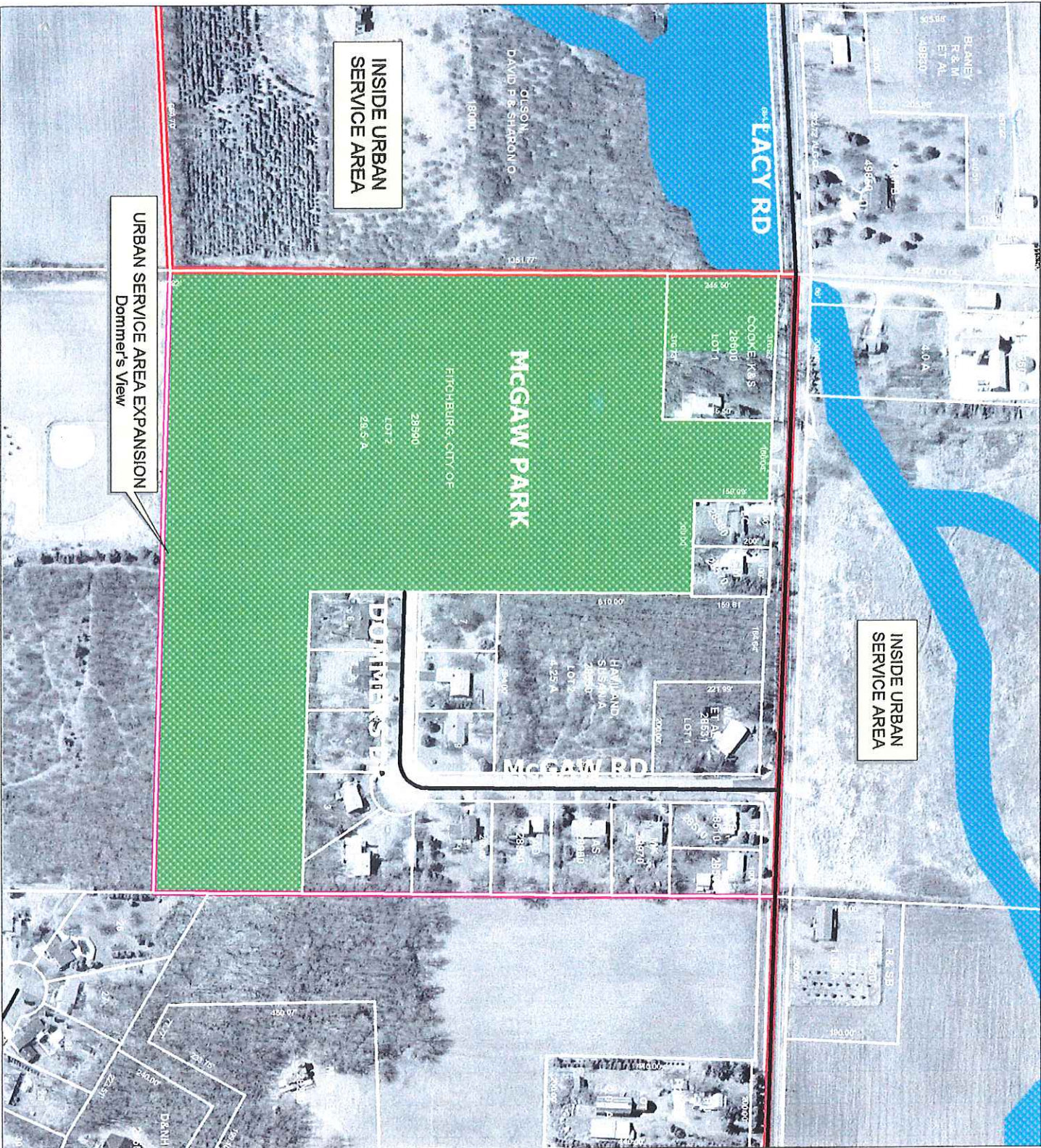
**Parcels**

- Urban Service Area
- USA Expansion
- Nine Springs Neighborhood
- Low-Density Residential
- Medium-Density Residential
- HAT-MDR
- High-Density Residential
- Business Park
- Commercial
- Institutional
- Road
- Walkway
- GreenSpace
- Future Eway
- Delimited Wetland
- Water Quality Buffer
- Stormwater Basin

Scale: 1" = 1320'

Prepared by: Planning Department  
 04/19/02





**DOMMER'S VIEW**  
**Proposed Urban Service**  
**Area Expansion**  
**MAP C:**

**ENVIRONMENTAL CORRIDORS**

**LEGEND**

- Streets
- Urban Service Area
- USA Expansion
- Environmental Corridor
- Existing
- Proposed

Scale: 1" = 300'

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 04/19/02





## 9. Land for Development

In the amendment area, only one parcel (Haviland, 4.1 acres) is developable. Public improvements and dedications on this parcel would utilize approximately 0.9 acres of land area, leaving approximately 3.2 acres of developable land. R-L zoning requires a minimum lot size of 10,000 sq ft. Using 3.5 du/acre, this parcel could produce about 11 additional lots.

## 10. Land for Re-development

Two of the existing improved parcels in the amendment area are of such a size, and the location of the existing structures are such, that additional lots could be created. One of these lots (Camperlino) adjoins the 4.1 acre unimproved lot and the two parcels could be developed jointly, while the other (Cooke) would need to be development independently. However, if these two properties were to be redeveloped, an additional three single family residential lots would result. These three lots, with the potential 11 lots from the 4.1 Acre parcel, provide the opportunity of an additional 14 dwelling units to be constructed. The following Table 3 provides the impacts under this scenario:

Table 3 Estimated Impacts  
Potential Development and Re-development

# SF du	Pop factor	Population	School factor	K-12 Pop.
14	3.0	42	.5	7

## 11. Housing Mix

Currently, the City has a housing distribution mix of 45.2% Single-Family, 2.2% Two-Family, and 52.6% Multiple-Family Housing. Fitchburg's housing distribution provides a mix of housing choices for its citizens, but the distribution leans heavy towards Multiple-Family Housing. The development of this site, with the Single-Family dwellings, would have a minor effect on this distribution by increasing the portion of Single-Family Housing by only one-tenth of a percent, assuming no other development occurred in Fitchburg.

## 12. Nine Springs Neighborhood Plan

This area is adjacent, on two sides, to the Nine Springs Neighborhood Plan. Due to this adjacency, this site should be considered with the Nine Springs Neighborhood Plan.

The 1998 Nine Springs Plan describes a mixed-use neighborhood that will provide an estimated 2,027 dwelling units and up to 5,000 jobs. This proposal will add 32 dwelling units to that total. The residential component will provide a mix of single-family houses, condominiums, and apartments.

### 13. Current Proposals

The Swan Creek portion of the Nine Springs Neighborhood, directly north of the site, has a mix of housing types, and a variety of price ranges. The approved Comprehensive Development Plan for Swan Creek provides for 910 dwelling units of which 310 are single family, and the remainder are multi-family. Single-family and condominiums will be directly across Lacy Road from the site, and the apartments will begin another 1/4 mile further north. The Green Tech Village, a concept proposal undergoing further refinement (with grant assistance from the Dane County Great Neighborhoods program) is expected to provide approximately 900 additional multi-family dwelling units. The Green Tech Village proposal encompasses a land area east of Syene Road to USH 14 and generally from Lacy Road north to West Clayton Road. The remainder of the Nine Springs Neighborhood is expected to provide 332 Single-Family dwellings. Under these proposals, the estimated total housing in the Nine Springs area would increase from the plan estimate of 2027 to 2142 with 1500 of those being multi-family units. Employment opportunities are also expected to significantly increase under The Green Tech Village proposal verse the original Nine Springs Neighborhood Plan.

The Dommers addition to the urban service area is expected to provide an additional 14 single family dwelling units to this mix, and maintain the varied housing mix and a varied distribution of housing choices for the residents of Fitchburg. Through the development of the Nine Springs Neighborhood Plan with the related proposals the distribution of housing types will change from 45.2% Single-Family, 2.2% Two-Family, and 52.6% Multiple-Family Housing to 42.4%, 2.4%, and 55.2%, respectively.

A jobs/housing balance is important to a balanced, productive community. The Green Tech Village component of the Nine Springs Neighborhood Plan will provide 9,925 jobs for the community. In addition to these jobs, Swan Creek, Fitchburg Center and the Fitchburg Technology Campus are expected to provide 200, 4,450, and 3,300 jobs, respectively. These three sites will provide 17,875 jobs within a 1.5 mile radius of the site. Providing housing near job centers reduces vehicle miles traveled per household, and also provides opportunities for multi-modal transportation, such as walking and bicycling.

### 14. Existing private services

There are currently 16 individual septic systems in existence on the site. These current systems are costly to maintain for the land owners and provide potential health hazards from faulty or unmaintained systems. For these reasons, the extension of urban services to these properties will be of benefit to both the individual land owners and the city as a whole.

### 15. Geography

The landscape of the site is that of wooded and gently sloping terrain. Slightly more than half of the site is owned by the City of Fitchburg and maintained as McGaw Park. The existing developed lots maintained many of the trees on their lots. The soils of the site are Griswold Loam, Ringwood Silt Loam, and Plano Silt Loam. All of these soils have moderate to slight

ratings for development potential. Any additional lots created could be developed with the same care to maintain the existing landscape. For these reasons, it is likely that this site proposed to added to the CUSA will maintain the same landscape and character that exists in the area today.

#### 16. Benefits to the CUSA

This site has the ability to provide an additional 14 dwelling units to the City of Fitchburg. The site is currently developed with low density residential lots, but its inclusion into the CUSA will provide the opportunity for re-development. If this site is not included in the CUSA, then no re-development will occur. If these 14 dwelling units were to be constructed somewhere else, and at the same density, then about 5 acres would be needed for there construction. It is wiser to construct new houses on existing urbanized land rather than to construct them on productive agricultural land. Re-development also provides the benefit of using infrastructure more efficiently, rather than constructing new infrastructure to service currently undeveloped land. Inclusion of this site in the CUSA will result in a more efficient use of our urban lands and a reduction to the impacts of urbanization on the agricultural practices in Fitchburg.

#### 17. Fitchburg General Land Use Plan Goals and Policies

The development of the City of Fitchburg is guided by the General Land Use Plan, and it is important that the Goals and Policies of the General Land Use Plan are in conformance with this proposal. The more pertinent Goals and Policies are:

- To develop a compact urban community that is both visually and functionally distinct from its agricultural community.
- Encourage residential development to be built at urban densities (average of 4 or more units/acre) to avoid wasteful use of the natural resources of Fitchburg and its prime agricultural land.
- Encourage infill development and transportation connections between developments/subdivisions.

#### 18. Dane County Land Use and Transportation Plan Goals

The development of Dane County is guided by the Land Use and Transportation Plan, and it is important that the Goals and Policies of the Land Use and Transportation Plan are in conformance with this proposal. The Dane County Land Use and Transportation Plan Goals are:

1. Promote the development of balanced communities throughout the county with sufficient commercial, industrial, residential, and open space land to meet the needs of existing and future residents.

*The proposed site will essentially become part of the larger Nine Springs Neighborhood. The Nine Spring Neighborhood will be a mixed-use neighborhood with single-family and multiple-*

*family housing, retail and office commercial, agricultural and research industrial, as well as open space in the E-way, the Capital City Trail and McGaw Park. This proposed CUSA expansion site will provide single-family housing and McGaw Park to the Nine Springs Neighborhood.*

2. Promote compact urban development in new areas adjacent to existing urban areas and in the redevelopment or infill development of existing neighborhoods.

*The proposed site is currently adjacent to the urban area on the north and west sides. The inclusion of this site into the CUSA will allow for infill development and re-development to occur. A potential of 14 single-family lots would be created during development, which would nearly double the residential density of the site.*

3. Promote the development of functionally and visually distinct communities encouraging compact, mixed-use neighborhoods and the efficient provision of a full range of public services.

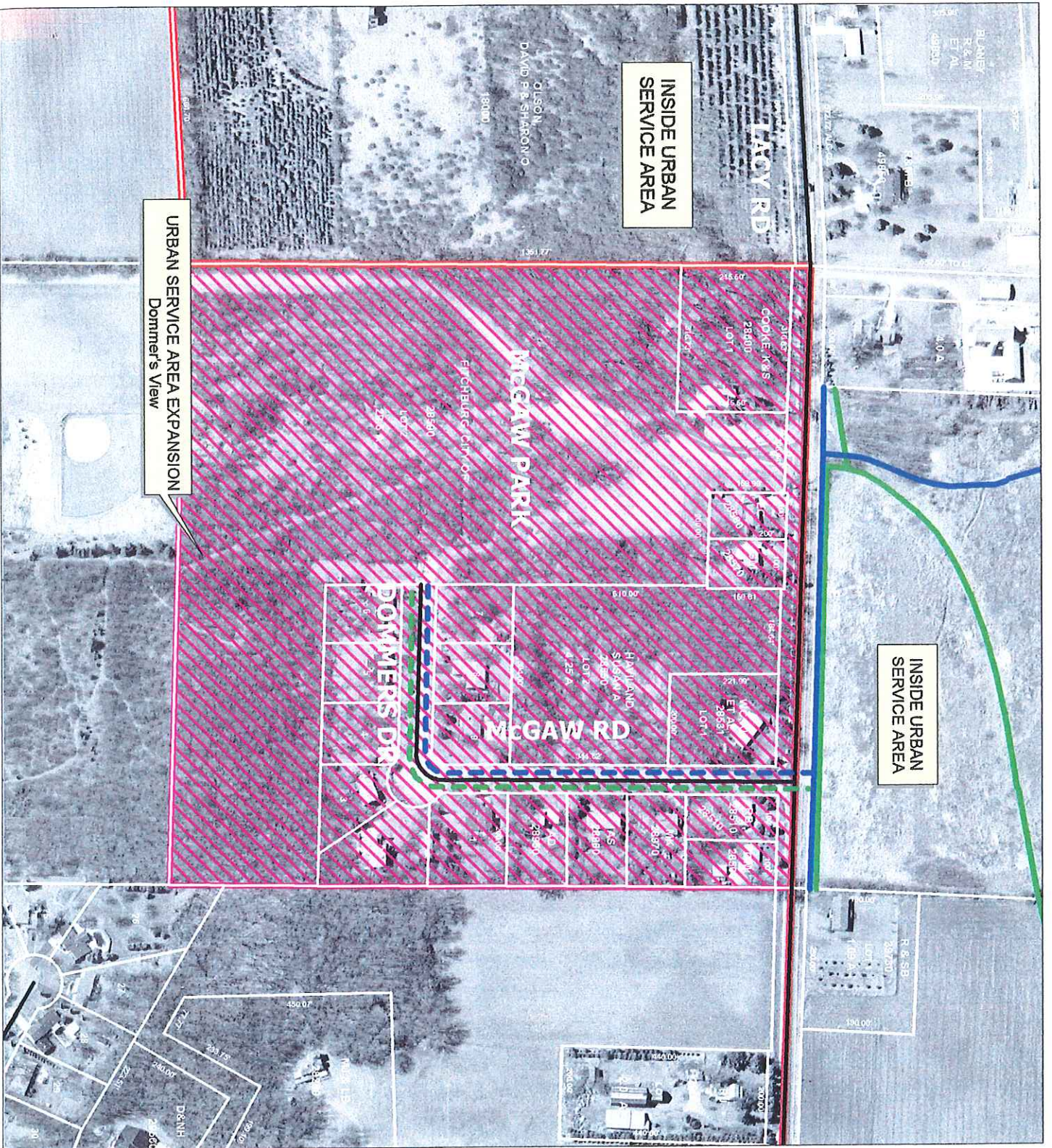
*Again, this site is part of the larger Nine Springs Neighborhood, which will be developed as a mixed-use neighborhood. The Swan Creek development, within the Nine Springs Neighborhood, will this year construct water and sanitary sewer lines as far Lacy Road, adjacent to the site. Next year, the water and sanitary sewer line will be able to be extended on the site (see Map D).*

4. Provide a full range of safe and affordable housing opportunities and choices for all residents throughout the county.

*Currently, the City of Fitchburg has only 45% of its housing stock in the form of single-family housing. The addition of the 14 single-family lots from this site will maintain a range of housing choice for the residents of Fitchburg. The entire Nine Springs Neighborhood (this site included) is proposed to provide 658 single-family units and 1,500 multiple-family units. Through this development, the majority of the housing stock in Fitchburg will remain multiple-family housing.*

5. Provide an integrated, all-mode transportation system which offers the efficient, effective and safe movement of people and goods, and provides mode choice wherever possible while enhancing and, where relevant, preserving the character and livability of the neighborhoods and residential areas where transportation facilities are located.

*This site itself will be served by a recreational trail connecting McGaw Park with the Swan Creek development and the Capital City Trail. In the Nine Springs Neighborhood, and within walking distance from this site, will be bus routes and a possible commuter rail station, near Syene Road. These transit connections will provide multiple-modal transportation opportunities for residents of this site.*








**DOMMER'S VIEW**  
**Proposed Urban Service Area Expansion**

**MAP D:**

**UTILITY CONNECTIONS**

**LEGEND**

-  Streets
-  Urban Service Area
-  USA Expansion
-  Proposed Water
  - 2002
  - 2003
-  Proposed Sewer
  - 2002
  - 2003

 Scale: 1" = 300'

Prepared by: Planning Department  
 04/19/02



6. Encourage concentration of employment and activity centers at nodes and along transit corridors to maximize the efficiency of the existing and future transportation system.

*The Nine Springs Neighborhood proposes 10,125 job opportunities, as well as a retail commercial and many activity opportunities, including the E-way and multiple parks. The employment and commercial areas will be focused in a node between US Highway 14, Syene Rd, the future bus routes, and the potential commuter rail line.*

7. Support and maintain downtown Madison as the region's major activity center and seek greater diversity and vitality in the area.

*The historic downtown Madison will continue to be the major activity center of the region. US Highway 14, when it connects with Park Street, along with the future bus routes and commuter rail line, will lead residents and employees of the Nine Springs Neighborhood directly to the Isthmus and downtown Madison. This area is within 15 minutes of historic downtown Madison.*

8. Promote an economic development strategy that will provide suitable employment opportunities and a stable and diversified economic base.

*The Nine Springs Neighborhood, along with the Fitchburg Center and the Fitchburg Technology Center, will provide 17,875 employment opportunities within a 1.5 mile radius of the site. In addition, the mixed-use nature of the Nine Springs Neighborhood will provide additional economic development opportunities through its retail commercial and entertainment opportunities.*

9. Protect agricultural lands and limit non-farm developments in order to maintain the county as one of the nation's most productive agricultural areas.

*No agricultural land will be impacted by the re-development on this site. By providing the opportunity for this infill development and re-development on the site, urban development is provided while limiting development pressure from nearby active agricultural land.*

10. Promote planning and design that preserves environmental functions and protects important environmental, cultural and historic resources.

*All necessary precautions will be taken during development of this site to ensure that there will be a minimal impact on the environment. These precautions are described in, and mandated by, our Erosion and Stormwater, Zoning, and Land Division Ordinances, as well as our Building Code. In addition, McGaw Park will continue as one of the City's cultural and environmental resources, and provide recreational and environmental education opportunities to the residents of Fitchburg.*

11. Develop and promote a county-wide system of open space corridors as a framework to protect the natural environment and scenic values, and provide outdoor recreation opportunities.

*McGaw Park will continue to be provide exceptional outdoor recreational opportunities for the residents of Fitchburg. The development of the Nine Springs Neighborhood will open the opportunities McGaw Park to the rest of the region through a trail connection to the E-way and the Capital City Trail. Through this connection, people traveling on the Capital City trail can stop and relax at the McGaw Park, as well as use the facilities provided there.*

## **II. URBAN SERVICE PROVISIONS**

### **1. Introduction**

It is intended that the proposed Dommers View addition to the Central Urban Service Area of the City of Fitchburg be provided with the full range of urban services when urban development occurs. The full range of services would include public sanitary sewer, public water, police and fire protection, storm water management, and highway and public works maintenance and management, waste disposal, parks and recreation, and school services. The current 16 residences in the plan area currently receive parks and recreation, highway, refuse pickup and recycling, school, fire, and police services.

Assuming all possible development and re-development occurs on the site, an additional 14 single family residences could be constructed. With this new development, a total of 32 dwellings in this area will be provided with urban services.

### **2. Utility Services**

#### **2a. Sanitary Sewer**

The proposed development will be served by gravity flow sanitary sewer from the Syene Sanitary Sewer Interceptor. The area is within the Madison Metropolitan Sewerage District (MMSD) boundaries and the MMSD Nine Springs Valley Interceptor has sufficient capacity to handle the anticipated sanitary sewer flow. In conformance with the City's Land Use Plan and City Policies, gravity flow sewer service can be provided to the MMSD Nine Springs Interceptor for the whole plan area. The City believes gravity flow sewer service is the most efficient, maintenance-friendly, and safest way to transport waste water.

The Syene interceptor has an extension to the west side of Syene Road, approximately 575 feet north of Lacy Road (See Map D). The Swan Creek development will extend this sewer extension this summer to Lacy Road at the McGaw Park entrance on Lacy Road. From this intersection a local sewer will be constructed easterly to McGaw Road.

#### **2b. Water**

Water service for the area will come from the Utility District water system east zone. The District, in June 2002, brought Well #10 on line. This well is in the Quarry Hill plat which is south of Lacy Road and just east of Fish Hatchery Road. Water to this area will be from an extension of water main from the Swan Creek plat on the north side of Lacy Road (See Map D).

The Utility District has undertaken, and will continue to promote water conservation. Leak detection analysis was undertaken in 1997 and in 2000. A public education campaign with news letter articles and summer press releases is continually done to promote water conservation. A pro-active approach to water conservation should reduce water demand. The Utility is currently examining storage system improvements which will be brought on line in 2003 or 2004.



Two recent measures have reduced Utility manpower needs. First, a new telemetry system provides automated controls for the wells and water facilities. The new system significantly increases hours available for other tasks as workers no longer have to check the various facilities on a daily basis. Second, a water meter radio-read system is being implemented. This system will allow for meter reading while the worker remains in a vehicle, and drives down the street, rather than walking from house to house.

### 3. Public Safety

Public Safety, including police, fire and paramedic services, will be provided. Police and Fire services are provided by the City, while paramedic services are provided by Fitchrona EMS, an intergovernmental service of the Cities of Fitchburg and Verona and the Town of Verona. Staffing levels utilized in this report represent the maximum staffing addition expected, and would not necessarily be required within the build out time frame. Calls for service would be analyzed prior to staff adjustment or addition. As with all staffing and equipment requests, budget consideration and approval would be required.

#### 3a. Police

The Police Department is housed at 5520 Lacy Road, just west of the Nine Springs neighborhood. The police do not expect response time to be a significant factor as officers are currently deployed in specific districts throughout the City. Resources to these districts are allocated based on the number of calls for service in a specific district. As the area develops and police calls are analyzed, personnel shifts may occur. Current sworn officer staffing is at about 1.8 officers /1000 population. With the likely addition of 54 people from this site, there will be no need to expand the police force due to the limited increase in population due to this CUSA expansion.

No office space expansion is required as police quarters have suitable accommodations for the current staff level.

The police currently operate two precinct offices—one at Ridgewood Country Club Apartments to serve the north central part of the City, and another in the west part of the City housed at Fire Station #2. Another precinct would be considered in this neighborhood only if future conditions warrant. Planning and development techniques can be utilized to promote strong neighborhoods. It is known that police calls tend to be greater in the older, more transient, neighborhoods of the City.

#### 3b. Fire

The City of Fitchburg Fire Department takes a very pro-active approach to fire prevention, public education, and fire suppression. The fire prevention code for the City is one of the most comprehensive and restrictive codes in the state. This is a deliberate effort to minimize, if not try to eliminate, the effects that fires have on the residents, business owners, and patrons of the City. The Fire Department has enacted ordinances dealing with fire detection and suppression systems in occupancies to meet certain fire protection and life safety criteria.

The Fire Department is currently staffed by approximately 41 professionals that are comprised of full time and paid on call personnel. The department has recently implemented a staffing program to maximize the number of available fire fighters on duty for delivery of emergency services. As the City of Fitchburg continues to grow, the Fire Department will look to expand its staff in order to effectively and efficiently deliver services.

The City is currently served by two fire stations, 5791 Lacy Road, and 5415 King James Way. Response time to Dommers View is expected to be 4 to 5 minutes. Approximately 90 % of the personnel are crossed trained in emergency medical techniques and are licensed Emergency Medical Technicians. The Fire Department works closely with Fitchrona EMS to deliver emergency medical services.

The city has a ISO rating of 3 in the urban service district , while the non-urban service area has a rating of 7.

### 3c. Paramedic Service

Paramedic service is primarily provided by Fitchrona EMS. The main factor affecting EMS calls are social factors, such as the amount of elderly population. The EMS expects a 7–9 minute response time from their King James Way location, and foresee no problem serving this neighborhood. Presently, Fitchrona has one fully-staffed paramedic ambulance available 24 hours a day and a second fully-staffed EMT or paramedic ambulance available during peak times (12 hours a day). Fitchrona owns a third ambulance, but it is presently unstaffed. Staffing will be reevaluated as demand warrents.

## 4. Public Works

The Public Works department estimates that, at ultimate buildout, there will not be a significant impact to operation and equipment needed due to the small service area. The existing Maintenance Facility is more than adequate to handle this increase. Refuse and recycling pickup is accomplished through contract with a waste hauler which provides services to single-family, two-family, and three and four-family residential units. Uses not covered by this pickup are required to provide service through their own contract. For those properties covered under the City contract, a charge is placed on the tax bill for the service. The City collects recyclables beyond that required by the State of Wisconsin. The City is a recognized recycling leader in Wisconsin.

### 4a. Storm Water Management

Storm water management is provided through a variety of methods and procedures that increase infiltration, reduce pollutant loadings, and protect the natural environment. The methods used are pioneering and unique to the management of storm water runoff. Storm water is used as a resource to be infiltrated, rather than to be viewed as a nuisance. The storm water system is described in the Vierbicher report. The stormwater retention and water quality for this area will be addressed through Basin A identified in the Vierbicher Report. The Dommers View area is within the Swan Creek watershed. The City Stormwater Ordinance well exceeds the County

detention requirement by requiring detention of all storm events up to and including the 100-year event, with storm water released at the pre-development rates.

The storm water management system is based on the use of prairie grass channels to convey runoff to the retention ponds. Retention ponds are also bordered by prairie grass buffers. The planting of prairie grass, the Vierbicher study found, enhances infiltration through three main measures: 1) Prairie grass has significantly deeper root zones than does normal blue grasses or fescue. The deeper root zones are better able to distribute storm water to the lower levels of the soil, providing storage within the soil structure and allowing for infiltration. 2) There is a significantly greater presence of macro pores in the soil structure from earthworm activity, which enhances infiltration. 3) Prairie grass plants provide a significantly greater coefficient of roughness that slows water runoff down to allow for greater infiltration and capture of pollutant loadings. Prior to discharge into the receiving water body, the runoff will also pass through retention ponds that will detain the storm water and also provide additional pollutant removal. Beyond these measures, the city will require storm water quality at the level required by the County ordinance.

Storm water management is vital to the success of the overall neighborhood development, and the proposed plan meets the challenge. The City will also look to encourage on-site measures, such as prairie grass swales and infiltration basins where appropriate and necessary. The storm water utility approved by the City in 2001 provides credits for residents who construct rain gardens or other approved measures.

#### 4b. Transportation

Vehicular traffic is mainly handled by Lacy Road, a major collector of Lacy Road, located adjacent to the site to the north. To accommodate the additional 14 dwellings on the site, only two local streets would need to be constructed. One, possibly running from Lacy Road to McGaw Road, would serve the development and re-development of the Haviland and Camperlino properties, respectively. The other, possibly taking access off of the McGaw Park entrance, will allow for the re-development of the Cooke property. The development and re-development of the plan area is expected to create minor effects to local transportation system.

#### 5. Parks, Recreation, and Open Space

McGaw Park, a community park, is partially located within the boundary of the proposed CUSA expansion. The City's Plan for Open Spaces and Recreation looks to place a neighborhood park within one-quarter mile walking distance of most residential enclaves in the City. Area parks generally use a one-half mile radius. Community parks serve as both an area and neighborhood park. McGaw Park would also serve as Environmental Corridor, because of its proximity to the E-way its connection to the trail and open space corridors in the Swan Creek development. McGaw park will be a destination and recreational opportunity for the people traveling along the E-Way and the Capital City Trail.

The Parks Department added a new crew member in mid-1998. The staff has three FTE and six

LTE positions that have park maintenance responsibilities. The Parks Department expects no additional maintenance requirement to McGaw Park from this site.

The City's recreation program staff employs two full time persons, and a number of part time persons to provide recreational programming for the Community. The City provides over 30 different programs, in which over 5000 persons currently participate. There are some self-run programs such as Women's and Men's softball. In addition, the Oregon School District, in which the site is located, also provides recreational opportunities. The City Community Center provides space for recreation as well as community groups and organizations.

## 5. Schools

The entire site is within the Oregon School District. At this time, the Oregon School District does not believe that they need any additional schools to accommodate the potential growth from this site. Oregon School District, as reported by Superintendent Barrows to the City on 4/09/02, is currently shrinking in enrollment and would use any additional students from this site to occupy their existing schools more efficiently.

August 18, 2000

City of Fitchburg  
Atten: Mr. Paul Woodard  
Public Works Director  
5520 Lacy Rd.  
Fitchburg, WI 53711

Dear Mr. Woodard:

We are residents of the City of Fitchburg, residing on McGaw Rd/Dommers Lane, near McGaw Park. We have been instructed that this is an opportune time for us to submit our petition to become adjoined to the Urban Sewer System. Attached is our petition for your consideration.

Thank you for your time.

Sincerely,



Laura and Dave Ellingson  
608-288-0733

Cc: Fitchburg City Hall-  
Mayor Mark Vivian  
Phillip Winkle  
Jack Martz  
Tom Hovel

**Petition for Fitchburg Urban Sewer Service  
Dommers/McGaw Residence**

- | Name and Address  | Phone    |
|---|----------|
| 1. <u>Laura and Dave Ellingson 2664 McGaw Rd</u><br>Laura and Dave Ellingson            | 288-0733 |
| 2. <u>Carole and Denny Mohr 5230 DOMMERS DR</u><br>Carole and Denny Mohr                | 271-9382 |
| 3. <u>Marilyn and Phil Bruden 5223 Dommers Dr</u><br>Marilyn and Phil Bruden            | 271-9084 |
| 4. <u>Marion and Mike Kuhlman 2682 McGaw Rd</u><br>Marion and Mike Kuhlman              | 271-5641 |
| 5. _____<br>Carol and Ed Oakey  |          |
| 6. <u>Jim Fiscus and Sharon Ziesch 5241 Dommers Dr.</u><br>Jim Fiscus and Sharon Ziesch | 271-4945 |
| 7. <u>Peggy and Brian Hayman 5238 Dommers Dr</u><br>Peggy and Brian Hayman              | 274-6050 |
| 8. <u>Tony and Judy Wooten 5215 Dommers Dr</u><br>Tony and Judy Wooten                  | 277-1131 |
| 9. <u>Tony Draves 2670 McGaw Rd</u><br>Tony Draves                                      | 278-0196 |
| 10. <u>Agnes Schneider 2676 McGaw Rd</u><br>Agnes Schneider                             | 271-1720 |
| 11. <u>Cheryl and John Jonovic 2689 McGaw Rd</u><br>Cheryl and John Jonovic             | 273-1638 |
| 12. <u>Bob Dommershausen P.O. Box 963 Madison 53701</u><br>Bob Dommershausen            |          |
| 13. _____<br>Ron Dommershausen  |          |

Mayor Vivian  
Introduced by

Planning Department  
Prepared by

Plan Commission  
Referred to

May 14, 2002  
Date

**RESOLUTION No. R-29-02**

**A Resolution Approving Land Use Plan Amendment for the Dommer's View Area**

**WHEREAS**, the City of Fitchburg in August 2000 received a resident petition to provide public sewer to McGaw Road and Dommers Drive area, and

**WHEREAS**, this area is adjacent to the Nine Springs Neighborhood and municipal services will adjoin the Dommers area with the installation of public improvements for the Plat of Swan Creek of Nine Springs, and

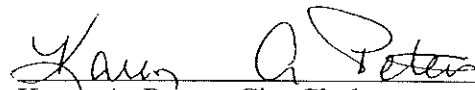
**WHEREAS**, it is the City's desire to provide public services as requested by the residents, and the adjoining public improvements allow public sanitary sewer to provided in a cost effective manner, and

**WHEREAS**, a public information meeting was held on May 15, 2002 for the residents of the area (NW 1/4 NW 1/4 section 14) followed by a public hearing before the Plan Commission on June 4, 2002, and

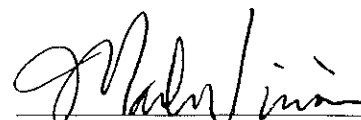
**WHEREAS**, the Plan Commission on June 4, 2002 recommended the 1995 General Land Use Plan be amended to include the Dommers View area into the urban service area.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Common Council of the City of Fitchburg, Dane County, Wisconsin that it: (1) Amends the 1995 General Land Use Plan to include the NW 1/4 NW 1/4 of section 14 into the urban service area (USA), more commonly referred to as the Dommers View area. (2) That the "Proposed Central Urban Service Area Adjustment Request for the Dommers View Area" be and is hereby approved to represent the background data for inclusion into the USA. (3) Directs City Staff to submit an Urban Service amendment request to the Dane County Regional Planning Commission for the Dommers View area.

Adopted this 11th day of June, 2002

  
\_\_\_\_\_  
Karen A. Peters, City Clerk

Approved: 6/12/02 \_\_\_\_\_

  
\_\_\_\_\_  
Mark Vivian, Mayor