

Dane County Regional Planning Commission

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June 18, 2002

NOTICE OF PUBLIC HEARING

July 18, 2002

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

The Dane County Regional Planning Commission will hold a public hearing on July 18, 2002, at 7:00 p.m. in Room 201 of the City-County Building, Madison, Wisconsin on proposed changes to the *Dane County Land Use and Transportation Plan* and *Water Quality Plan* to amend the Central Urban Service Area boundary and environmental corridors as requested by the City of Fitchburg.

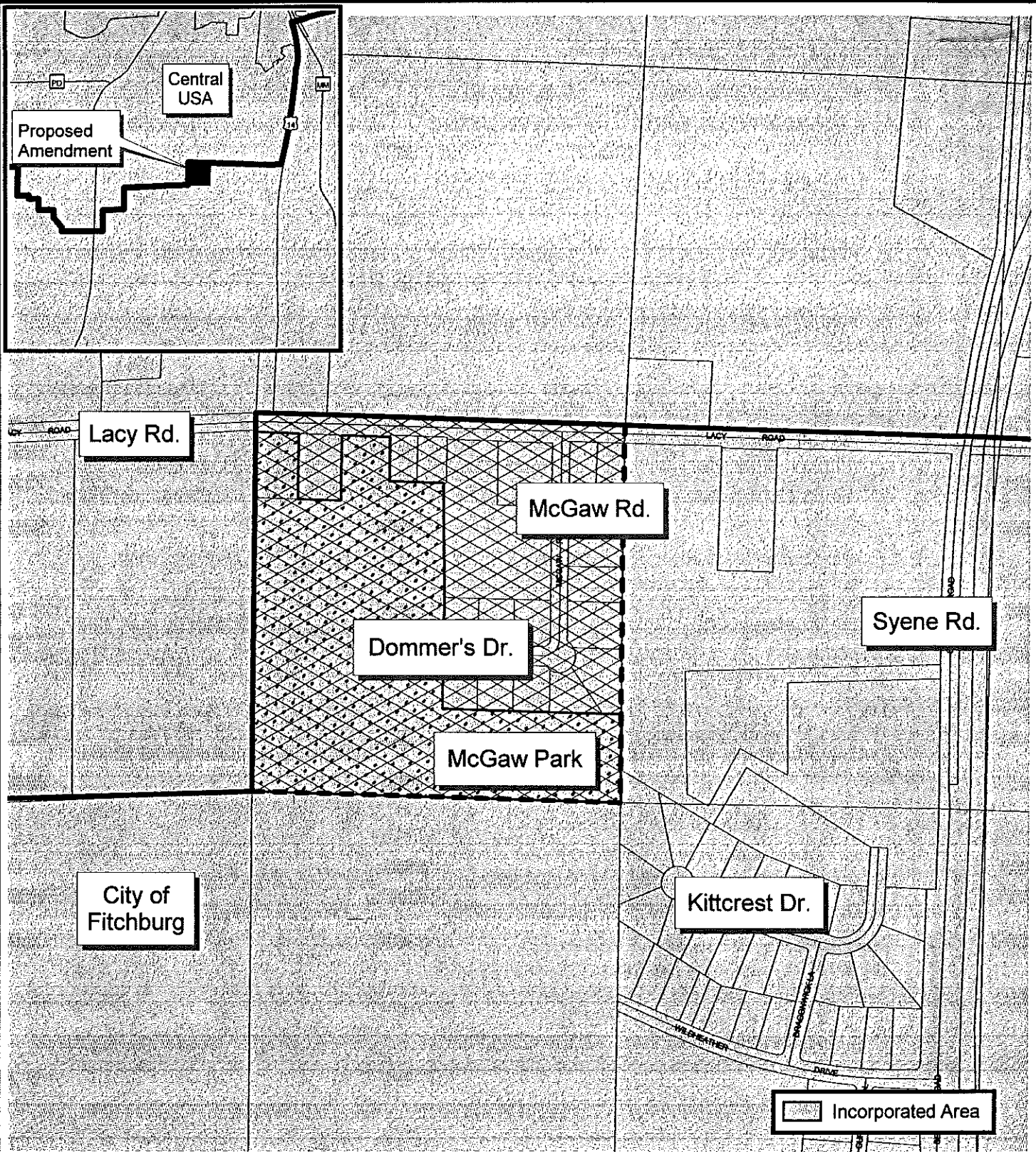
The amendment would add 41.0 acres to the Central Urban Service Area, including 22.6 acres of environmental corridors and 13.3 acres of existing development, for a net added developable area of 5.1 acres. The amendment area is located in the City of Fitchburg south of Lacy Road in the Dommers View area.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

Further information on the proposal may be obtained from Bill Preboski at 266-4593.

cc: Mark Vivian, Mayor, City of Fitchburg
Karen Peters, Clerk, City of Fitchburg
Anthony Roach, Administrator, City of Fitchburg
Kathleen Falk, Dane County Executive
Jack Martz, County Supervisor, District 33
Jon Schellpfeffer, Chief Engineer and Director, MMSD
Terry Lohr, WISDNR Bureau of Watershed Management
Ruth Johnson, WISDNR South Central Region
Ken Johnson, WISDNR South Central Region
Susan Jones, Coordinator, Dane County Lakes and Watershed Commission
Linda Barrows, Superintendent, Oregon School District
Jeanie Sieling, Director, Dane County Planning & Development
Kevin Connors, Dane County Land Conservation Dept.
John Broihahn, State Historical Society





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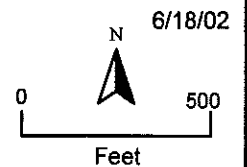
RPC



Map 1

**Central Urban Service Area
in the City of Fitchburg**

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



Prepared by staff
to the DCRPC.

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

Staff Comments on Item: The proposed amendment has been requested by the City of Fitchburg. The amendments adds 41.0 acres to the Central Urban Service Area, including 22.6 acres of environmental corridors and 13.3 acres of existing development, with a net developable area of 5.1 acres. The amendment area is located south of Lacy Road and west of Syene Road in the Dommers View area. All of the amendment area is in the City of Fitchburg. The purpose of the amendment is to allow the provision of public urban services to an existing subdivision, a city park and a 5.1-acre residential development.

The requested amendment meets the requirements and criteria for planning, consistency with regional objectives and policies, and provision of urban services.

Materials Presented with Item:

1. Staff Analysis of Proposed Amendment dated 7/12/02
2. Resolution RPC No. 963
3. Letter of comment from the State Historical Society

Submittal materials were provided to the Commission at the July 10 RPC meeting.

Staff Recommendation/Rationale: The requested amendment is generally consistent with the criteria and planning submittal requirements for urban service area amendments, and with the goals of the *Dane County Land Use and Transportation Plan*.

Resolution RPC No. 963 has been drafted for the Commission's consideration. The draft Resolution includes the following conditions to mitigate potential adverse impacts of the proposed amendment:

The City of Fitchburg to submit a detailed stormwater management plan for DCRPC and DCLCD staff review and approval prior to any future development in the amendment area. Plan to include measures to maximize stormwater infiltration, detail the stormwater quality and quantity control practices and facilities, and to provide maximum practicable stormwater quality control.

It is also recommended that right-of-way for pedestrian/bicycle connections from the residential areas to McGaw Park and the proposed multi-use path/trail be considered when the plats for these areas are approved.

**Minutes of the
Dane County Regional Planning Commission**

July 18, 2002

City-County Building, Room 201

7:00 p.m.

1. Roll Call

Members present: Anderson, Cornwell, Eisman, Golden, Olson, Scheel, Sinnott, Vanden Brook

Members absent: Hampton, Hovel, Wiganowsky

Others present: Lane, Mesbah, Preboski, Smiley, Gjestson, Lehmann

2. Approval of Minutes of the July 10, 2002 Meeting

Moved by Mr. Scheel, seconded by Ms. Cornwell, to approve the minutes of the meeting of July 10, 2002. Motion carried.

3. Communications

Mr. Lane referred to communications at the Commissioner's places: 1) a memo from the Town Board of Cottage Grove indicating its opposition to an Urban Service Area amendment request by the Village of Cottage Grove; 2) an e-mail and attached statement regarding the proposed Limited Service Area policies from Mike Davis, Administrator, City of Middleton, on behalf of the Dane County Cities and Villages Association, requesting deferral of action on the proposed policies; 3) a memo from Tom Smiley and attached Town of Berry Comprehensive Plan summary for Commissioner review, indicating a staff report would be made at the RPC meeting of August 8; 4) a letter from Kelly Frawley, Business Manager, Town of Windsor, to Duane Gau, Administrator, Village of DeForest, indicating Town support for the Village's Northern Urban Service Area amendment request; and 5) four planning submittals for urban service area amendments requested by the Village of Cottage Grove, Village of Marshall, City of Madison, and Village of Cross Plains.

4. Public Comment for Items Not on RPC Agenda

None.

5. Review of the Agenda

Mr. Golden stated there was no need to alter the agenda as distributed.

6. Public Hearings

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

Mr. Lane invited those present to register and speak regarding the proposed amendment. He then briefly described the amendment request, which proposed to add 41 acres to the Central Urban Service Area in the City of Fitchburg. He stated that staff had found no significant issues or controversies with the request and it was generally consistent with the

goals of the *Dane County Land Use and Transportation Plan*. He then described the conditions and recommendations of the resolution.

Mr. Eisman asked how environmental corridors were being modified. Mr. Lane stated that 22.6 acres, a portion of McGaw Park, was being added to the existing corridor.

Mr. Golden opened the public hearing.

Paul Q. Woodard, 5520 Lacy Road, Fitchburg, representing the City of Fitchburg, registered and spoke in support of the amendment. He expressed support for the amendment and made himself available for questions.

Mr. Golden closed the Public Hearing.

7. **Consideration of Resolution RPC No. 963, Amending the *Dane County Land Use and Transportation Plan* and *Water Quality Plan* Revising the Central Urban Service Area Boundary and Environmental Corridors in the City of Fitchburg**

Moved by Mr. Anderson, seconded by Mr. Scheel, to approve Resolution RPC No. 963.

Mr. Golden stated that the proposed residential density was substantially lower than the CUSA average and should be acknowledged within the analysis. Mr. Lane stated that staff felt the proposed density was appropriate for the area. Ms. Cornwell stated that the proposed density was higher than the existing density of the area.

Mr. Golden called for a roll call vote on the motion to adopt Resolution RPC No. 963. Motion carried 8-0.

6. **Public Hearings**

b) **Amending the *Dane County Land Use and Transportation Plan* and *Water Quality Plan* Revising the Cambridge Urban Service Area Boundary and Environmental Corridors in the Village of Cambridge**

Mr. Lane gave a brief description of the amendment request, which proposed to add 41.6 acres to the Cambridge Urban Service Area. He stated that the proposal was generally consistent with policies and objectives of the *Dane County Land Use and Transportation Plan*. He described the conditions of the adopting resolution, which included mitigation for stormwater impacts and the postponement of development until the Cambridge wastewater treatment plant has adequate capacity. He stated that the Village was currently addressing these issues.

Ms. Sinnott asked if the condition for improvement in stormwater and wastewater protection prior to development would be enforced by another agency in the event of RPC dissolution. Mr. Lane answered yes, and stated that Dane County Land Conservation Department staff review was also required. Mr. Golden asked why staff concluded that the proposal was supportive of housing goals of the Land Use and Transportation Plan when the amendment was for all single-family housing. Mr. Preboski stated that it was supportive within the context of the neighborhood, the whole of which included condominiums and a new elementary school.

Mr. Golden opened the public hearing.

Donn Trieloff, 501 Church St., Cambridge, representing the Village of Cambridge, registered and spoke in support of the amendment. Mr. Trieloff stated that the Village was aware of the issues raised in the staff report and was currently working on a wastewater facilities plan, and hoped a new treatment plant would be completed within three years. He stated that the Village was also aware of and would address the stormwater issues outlined in the analysis.

Mr. Golden closed the public hearing.

8. Consideration of Resolution RPC No. 964, Amending the *Dane County Land Use and Transportation Plan* and *Water Quality Plan* Revising the Cambridge Urban Service Area Boundary and Environmental Corridors in the Village of Cambridge

Moved by Mr. Eisman, seconded by Ms. Olson, to approve Resolution RPC No. 964. Motion carried 8-0 on a roll-call vote.

6. Public Hearings

c) Amending the *Dane County Land Use and Transportation Plan* and *Water Quality Plan* Revising the Mount Horeb Urban Service Area Boundary and Environmental Corridors in the Village of Mount Horeb and the Town of Springdale

Mr. Lane gave a brief description of the amendment request, which proposed to add 180.7 acres to the Mount Horeb Urban Service Area. He stated that the proposal was generally consistent with RPC policies and goals of the *Dane County Land Use and Transportation Plan*, and described the conditions and recommendations of the adopting resolution. He stated that a substantial amount of permanent open space was not proposed for inclusion in environmental corridors, and was therefore a recommendation of the staff report.

Mr. Golden opened the public hearing.

Patrick Dann, 138 E. Main St., Mt. Horeb, representing the Village of Mt. Horeb, registered to speak in support of the proposal. Mr. Dann stated that the Village recognized RPC staff comments and agreed with the conclusions of the analysis, and had met with the developer and village engineer to address the issues raised by RPC staff. He stated that private driveways would not be allowed in the amendment area and the number of public streets was currently being discussed. He stated that the Village stormwater management plan was recently approved and addressed the relative issues, and a recently approved plat would supply a direct connection from the amendment area to Perimeter Road. He stated that the open space and drainageways were included as open space in the Village Park and Recreation Plan and the Village Comprehensive Plan. Ms. Sinnott asked if the Town of Springdale had been involved in discussions regarding the proposal. Mr. Dann stated that Town representatives had not attended the Village's public hearing, but were present during other meetings concerning the development plan. Ms. Cornwell asked how the proposed residential area could be considered a Traditional Neighborhood. Mr. Dann stated that the area featured smaller lots, narrower streets, and higher density in smaller areas that allow for more greenspace.

Peter Frautschi, 2819 Dewey Court, Middleton, registered as the developer of the amendment area in support of the proposal.

Mr. Golden closed the public hearing.

9. Consideration of Resolution RPC No. 965, Amending the *Dane County Land Use and Transportation Plan and Water Quality Plan* Revising the Mount Horeb Urban Service Area Boundary and Environmental Corridors in the Village of Mount Horeb and the Town of Springdale

Moved by Mr. Vanden Brook, seconded by Mr. Scheel, to approve Resolution RPC No. 965. Motion carried 8-0 on a roll-call vote.

6. Public Hearings

d) Amending the *Dane County Land Use and Transportation Plan and Water Quality Plan* Revising the Northern Urban Service Area Boundary in the Village of DeForest

Mr. Lane described the amendment request, which proposed to add 101.8 acres to the Northern Urban Service Area. He stated that the proposal was generally consistent with RPC policies and goals of the *Dane County Land Use and Transportation Plan*, and described the conditions and recommendations of the adopting resolution. Mr. Preboski stated that the proposal was the second phase of an existing business park expansion and abuts an existing single-family residential area. Mr. Lane noted the communication from the Town of Windsor indicating support for the proposal.

Duane Gau, 306 DeForest Street, DeForest, representing the Village of DeForest as Village Administrator, registered to speak. Mr. Gau introduced new Village board member, Judy Ewalt. He then asked for Commission approval of the request, and stated the area had been planned for development by the Village land use plan as the second phase of an industrial park for over six years. He stated that a greenspace was planned to serve as a buffer between the business park and residential areas, and that covenants would be enforced within the business park to preserve the area. Mr. Eisman asked if the Village was in agreement with the conclusions of the staff report. Mr. Gau stated that they were.

Kelly Frawley, 4084 Mueller Road, DeForest, representing the Town of Windsor as Town Business Manager, registered to speak in support of the proposal. Mr. Frawley stated that the proposal was a reasonable extension and did not represent undue hardship for the Town, and expressed support for the proposal.

Mr. Golden closed the public hearing.

10. Consideration of Resolution RPC No. 966, Amending the *Dane County Land Use and Transportation Plan and Water Quality Plan* Revising the Northern Urban Service Area Boundary in the Village of DeForest

Moved by Mr. Eisman, seconded by Mr. Scheel, to approve Resolution RPC No. 966. Motion carried on a roll call vote 8-0.

11. Report of Officers

None.

12. Report of Acting Executive Director

Mr. Lane stated that the Dane County Executive had appointed Ron Rosner to the Commission, and the appointment would be voted on by the Dane County Board on Thursday, July 25. He then reported that staff was actively searching for office space and hoped to move by October 1.

13. Other Planning Reviews

Mr. Smiley reported on one planning review requiring action: the Schools of Hope Literacy Project application request for 21 VISTA volunteers. Moved by Mr. Eisman, seconded by Mr. Scheel, to approve transmittal of the letter. Motion carried.

There were two planning reviews not requiring action: 1) DNR Annual Forestry Applications for Forest Health, Volunteer Fire Assistance, and State Fire Assistance - National Fire Plan; and 2) DNR Superfund – Core Brownfields grant application request.

14. New Business and Future Agenda Items

Mr. Golden asked Commissioners to determine availability for the August 8, 2002 meeting. Mr. Eisman stated that he would not be available. Mr. Golden asked the Commission to be as vigilant as possible in attending meetings in order to ensure the ability to conduct Commission business. He stated that staff would be in contact with USA amendment applicants and could determine the possibility of future deferrals.

15. Other Business Authorized to be Conducted Under the Law

None.

16. Adjournment

Moved by Mr. Scheel, seconded by Mr. Eisman, to adjourn. Motion carried.

