



Dane County Regional Planning Commission

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May 10, 1999

NOTICE OF PUBLIC HEARING June 10, 1999

Amending the Dane County Land Use and Transportation Plan, Farmland Preservation Plan and Water Quality Plan to Revise the Central Urban Service Area Boundary and Environmental Corridors in the Nine Springs Neighborhood Area in the Cities of Fitchburg and Madison

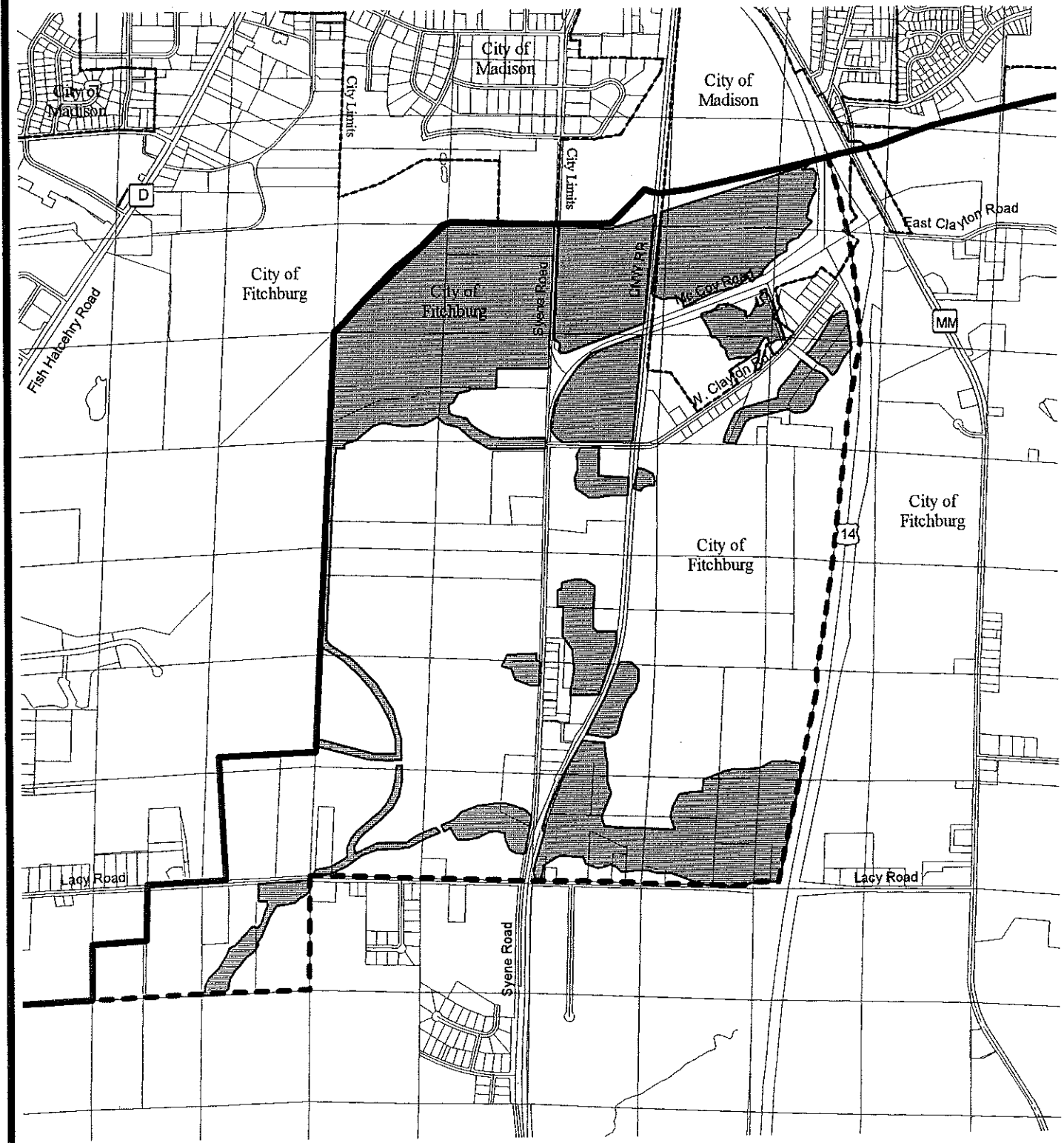
The Dane County Regional Planning Commission will hold a public hearing on June 10, 1999, at 7:00 p.m. in Room 2-D of the City-County Building, Madison, Wisconsin, on proposed changes to the *Dane County Land Use and Transportation Plan, Farmland Preservation Plan and Water Quality Plan* to amend the Central Urban Service Area boundary and environmental corridors as requested by the City of Fitchburg. The amendment area is located in the City of Madison (104 acres) and the City of Fitchburg (1,166 acres).

The proposed amendment (shown on the attached map) would add 1,256 acres to the Central Urban Service Area, including 403 acres designated as environmental corridors and 281 acres of existing development, with a net developable area of 572 acres. The amendment area is generally located north of Lacy Road, east of the current urban service area boundary, south of Nine Springs Creek and west of USH 14. The Nine Springs Neighborhood plan provides a residential area for more than 2,000 housing units and a potential population of 4,720 including about 762 school-age children. The neighborhood also plans nearly 100 acres for new businesses.

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




Attachment

Mailed to: Mayors, Village Presidents and Town Chairs within the Central Urban Service Area
Kathleen Falk, Dane County Executive
Thomas Clauder, County Supervisor, District 33
Gail Rutkowski, County Supervisor, District 14
Tom Hovel, City Planner, City of Fitchburg
Mark Olinger, Director, Madison Planning and Development
James Nemke, Chief Engineer and Director, MMSD
Lisa Helmuth, WISDNR Bureau of Watershed Management
Ken Johnson, WISDNR South Central Region
Steve Fix, WISDNR South Central Region
Jeanie Sieling, Dane County Planning and Development
Susan Jones, Dane County Lakes and Watershed Coordinator
Kevin Connors, Dane County Land Conservation
Ken LePine, Dane County Parks Department
Art Rainwater, Superintendent, Madison Metropolitan School District
Linda Barrows, Superintendent, Oregon School District




Map 1

**Central Urban Service Area (pt.)
Nine Springs Neighborhood**

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

5/13/99

N



0 1700

Feet

Prepared by staff
to the DCRPC.

Re: Amending the *Dane County Land Use and Transportation Plan, Farmland Preservation Plan and Water Quality Plan* by Revising the **Central Urban Service Area Boundary and Environmental Corridors in the Nine Springs Neighborhood Area in the Cities of Fitchburg and Madison**

Staff Comments on Item: In December 1998 the City of Fitchburg adopted its Nine Springs Neighborhood Plan to guide its east-side development. The City proposes to adjust the adopted urban service area boundary and environmental corridor to reflect the neighborhood plan. The proposed changes (see Map 1) would add 1,256 acres to the Central Urban Service Area, including 388 acres of environmental corridor and 281 acres of existing development, for a net total of 587 acres of developable area. All of the amendment area is in the City of Fitchburg except for 104 acres in the City of Madison.

The Nine Springs Neighborhood, located west of USH 14 and generally north of Lacy Road, provides a 316-acre residential area for more than 2,000 housing units (at an overall density of 6.4 units per net acre) with a potential population of 4,720 including about 760 school-age children. The neighborhood plan also provides about 92 acres for new businesses and about 18 acres for a future school site (in the Oregon School District).

The requested amendment is generally consistent with adopted plans and requirements for urban service area amendments. The main environmental concerns relate to limiting the erosion and stormwater runoff impacts from development in the amendment area.

Materials Presented with Item:

1. Submittal packet from the City of Fitchburg
2. Staff Analysis of proposed amendment
3. Resolution RPC No. 882

Staff Recommendation/Rationale: The urban service area amendment proposed by the City of Fitchburg meets most of the requirements and criteria for planning, consistency with regional objectives and policies, and provision of urban services.

The staff recommendation is to approve the proposed amendment, based on the land uses and density standards outlined in the City of Fitchburg Master Plan amendment and on the condition that the City of Fitchburg refine the stormwater management plan and provide stormwater management practices for the proposed amendment to provide water quality protection and to meet the provisions of the City's erosion and runoff control ordinance.

It is recommended that the McKeown property (area shown on Map 4) be included in the environmental corridors to protect it from disturbance until it can be determined whether it is part of the rare and threatened species community located in this area, and whether there are archeological sites in the area.

It is also recommended that additional traffic modeling be done to better assess the impacts and/or need for an interchange at USH 14 north of Lacy Road.

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

June 10, 1999

Room 2D, City-County Building

7:00 p.m.

1. Roll Call

Members Present: Ms. Johnson; Berceau; Messrs. Bigelow; Butler; Gawenda,
Gochberg, Golden, Hendrick, Heiliger, Krantz and Wiganowsky
Also Present: Lane, Lehmann, McDonald, Preboski, and McKinnon

Ms. Johnson welcomed Ms. Berceau as a new member to the RPC replacing Jonathan Becker.

2. Approval of Minutes of Meeting of May 27, 1999

Moved by Heiliger, seconded by Gochberg, to approve the minutes of the meeting of May 27, 1999. Motion carried.

3. Communications

McDonald noted the following communications: a letter from the Madison Area Builders Association to Secretary Mark Bugher, dated May 21, noting severe negative repercussions for the home building industry from some of the solutions offered by various parties regarding reforms of the RPC; a letter from Michael Waidelich, City of Madison Planning Unit, Department of Planning and Development, dated June 8, requesting a small modification to the Environmental Corridor in the proposed CUSA amendment in the Nine Springs Neighborhood Area; and a letter from Dr. Quentin Carpenter, Institute for Environmental Studies, University of Wisconsin, to Jim Mueller, Dane County Parks Department, dated June 7, regarding the fens in the Nine Springs E-Way, including a preliminary report on the Madison Area E-Way Fens.

4. Public Comment (for items not on RPC Agenda) - None.

5. Public Hearings

- a) Amending the Dane County Land Use and Transportation Plan, Farmland Preservation Plan and Water Quality Plan by Revising the Blue Mounds Urban Service Area Boundary and Environmental Corridors in the Village and Town of Blue Mounds

Ms. Johnson opened the public hearing. Mr. Lane provided a slide presentation of the proposed Blue Mounds Urban Service Area amendment. Mr. Preboski reviewed the RPC staff analysis including a revised cover sheet with a revised staff recommendation. The Village of Blue Mounds proposes to add 87 acres to the Blue Mounds Urban Service Area, including 12 acres of existing development and 28 acres of environmental corridors, and to delete 47 acres of land from the northeast portion of the service area. This change results in no net increase of developable land in the service area. The proposed addition is to

open a planned commercial-industrial area to development. All but 3 acres of the proposed amendment are located in the Village of Blue Mounds.

RPC staff indicated that the requested amendment is generally consistent with adopted plans and requirements for urban service area amendments. However, information regarding the public water system, wastewater system and the stormwater management system for the commercially planned portion of the added area north of USH 18/151 and east of CTH F was inadvertently excluded from the planning submittal packet and not adequately addressed in the staff analysis. In addition, the intermittent stream along the easterly edge of the commercial area was not designated as environmental corridor (approximately 2 acres). Also, the State Historical Society provided revised information on the archeological sites in the area, after the staff analysis was completed and mailed. RPC staff recommends that action on Resolution RPC No. 881 be delayed until the Village of Blue Mounds has had an opportunity to submit the utility and drainage information and has designated the environmental corridor as described above.

Robert Rudd, Planning Consultant, representing the Village of Blue Mounds discussed each of the conditions and recommendations provided in the RPC staff analysis. Mr. Rudd indicated the village agrees to the conditions and recommendations and wanted it to be clear that the recommendations were not conditions of approval.

Ms. Johnson closed the public hearing.

- b) Amending the Dane County Land Use and Transportation Plan, Farmland Preservation Plan and Water Quality Plan by Revising the Central Urban Service Area Boundary and Environmental Corridors in the Nine Springs Neighborhood Area in the Cities of Fitchburg and Madison

Ms. Johnson opened the public hearing. Mr. Lane provided a slide presentation of the proposed Central Urban Service Area amendment in the Nine Springs Neighborhood Area in the Cities of Fitchburg and Madison. Mr. Preboski reviewed the RPC staff analysis. In December 1998 the City of Fitchburg adopted its Nine Springs Neighborhood Plan to guide its east-side development. The City proposes to adjust the adopted urban service area boundary and environmental corridor to reflect the neighborhood plan. The proposed changes would add 1,256 acres to the Central Urban Service Area, including 388 acres of environmental corridor and 281 acres of existing development, for a net total of 587 acres of developable area. All of the amendment area is in the City of Fitchburg except for 104 acres in the City of Madison.

The Nine Springs Neighborhood, located west of USH 14 and generally north of Lacy Road, provides a 316-acre residential area for more than 2,000 housing units (at an overall density of 6.4 units per acre) with a potential population of 4,720 including about 760 school-age children. The neighborhood plan also provides about 92 acres for new businesses and about 18 acres for a future school site (in the Oregon School District).

RPC staff indicated that the urban service area amendment proposed by the City of Fitchburg meets most of the requirements and criteria for planning, consistency with regional objectives and policies, and provision of urban services. The RPC staff recommendation is to approve the proposed amendment, based on the land uses and density standards outlined in the City of Fitchburg Master Plan amendment and on the condition that the City of Fitchburg refine the stormwater management plan and provide stormwater management practices for the proposed amendment to provide water quality protection and to meet the provisions of the City's erosion and runoff control ordinance. RPC staff recommends that the McKeown property be included in the environmental corridors to protect it from disturbance until it can be determined whether it is part of the rare and threatened species community located in this area, and whether there are archeological sites in the area. RPC also recommends that additional traffic modeling be done to better assess the impacts and/or need for an interchange at USH 14 north of Lacy Road.

Mark Vivian, 2924 Dellvue Dr., Madison, Mayor, City of Fitchburg noted the following major highlights of the plan: 1) the plan attains a pattern of compact community development with a mix of uses and densities; 2) provides for an all-mode transportation system that accommodates pedestrians, bicycles, and transit; and 3) protects environmental resources with a system of open space corridors.

Tom Hovel, 5520 Lacy Rd., Fitchburg, representing the City of Fitchburg provided an overall summary of the plan.

Eric Lom, 5520 Lacy Rd., Fitchburg, Public Works, City of Fitchburg discussed utilities and transportation issues of the plan.

Kevin Wunder, 5520 Lacy Rd., Fitchburg, representing the City of Fitchburg discussed some of the stormwater aspects of the plan. He noted some of the findings described in the Vierbicher Report, which included the use of prairie grass channels to maximize infiltration.

Hilda McVoy, 1406 West Skyline Drive, Madison, representing Wisconsin Wetlands Association noted the importance of preserving an area on the north side of the Nine Springs Neighborhood Area known to contain fens and supported the present neighborhood plan which was significantly improved over the earlier draft.

Jodi Fenlon and Steve Rick, 426 W. Doty St., Madison, Students, representing University of Wisconsin, Institute for Environmental Studies spoke in support of Dr. Quentin Carpenter's letter to Dane County Parks Department, dated June 7. Ms. Fenlon and Mr. Rick presented a draft copy of a study conducted in the Nine Springs Area in June, 1999.

Ms. Johnson closed the public hearing.

6. Consideration of Resolution RPC No. 881, Amending the Dane County Land Use and Transportation Plan, Farmland Preservation Plan and Water Quality Plan by Revising the Blue Mounds Urban Service Area Boundary and Environmental Corridors in the Village and Town of Blue Mounds

Moved by Heiliger, seconded by Gochberg, to postpone consideration of Resolution RPC No. 881, Amending the Dane County Land Use and Transportation Plan, Farmland Preservation Plan and Water Quality Plan by Revising the Blue Mounds Urban Service Area Boundary and Environmental Corridors in the Village and Town of Blue Mounds. Motion carried.

7. Consideration of Resolution RPC No. 882, Amending the Dane County Land Use and Transportation Plan, Farmland Preservation Plan and Water Quality Plan by Revising the Central Urban Service Area Boundary and Environmental Corridors in the Nine Springs Neighborhood Area in the Cities of Fitchburg and Madison

Moved by Bigelow, seconded by Heiliger, to approve Resolution RPC No. 882, Amending the Dane County Land Use and Transportation Plan, Farmland Preservation Plan and Water Quality Plan by Revising the Central Urban Service Area Boundary and Environmental Corridors in the Nine Springs Neighborhood Area in the Cities of Fitchburg and Madison. Hendrick requested a friendly amendment to the motion to add at the end of the second paragraph of the Resolved clause "and specifically to plan for the area sloping down from the surface drainage divide on the WARF property toward the E-Way to manage the stormwater in a manner that will have no negative impact on the fens." Motion carried.

8. Presentation and Review of 1998 Regional Trends Report

Mr. Preboski provided an overhead presentation and reviewed some of the highlights of the Regional Trends. He noted the commission is continually gathering information from the public in terms of what the public wants and need in the Trends Report. Copies of the overhead presentation were made available to Commission members.

Wiganowsky asked for a comparison of loss of farmland due to rezoning for agriculture and annexation. Mr. Preboski indicated he could provide this information. Ms. Johnson requested a report be made available at a future RPC meeting.

Gochberg commended RPC staff on doing a good job in preparing the Regional Trends Report.

9. Consideration of Possible RPC Dissolution Issues

Ms. Johnson noted a draft letter discussed at the Executive Committee to Mr. Stewart Simonson and Secretary Mark Bugher, dated June 9, regarding a plan for financial wind-up

of the RPC. Moved by Gawenda, seconded by Golden, to approve letter to Mr. Stewart Simonson. Motion carried with Wiganowsky opposing.

Attorney Richard Lehmann announced the upcoming 31st anniversary of the Dane County Regional Planning Commission. He also noted that the executive order forming the RPC merely established the geographic jurisdiction of the Commission and says nothing about the membership structure of the Commission itself.

10. Report of Officers - None.

11. Report of Executive Committee

McDonald reported the Executive Committee approved the additional appointment of Kathy Thompson, from Bicycle Transportation Alliance of Dane County to the Bicycle Transportation Plan Technical Advisory Committee.

Consideration of Resolution RPC No. 880, Revising Procedures for the Dane County Farmland Preservation Plan

McDonald indicated that Resolution RPC No. 880 seeks to address how the Commission will incorporate Farmland Preservation Plan changes that are made by the county into the Commission's adopted regional plans. Changes could be incorporated at the time of the Commission's Annual Plan Review Hearing.

Moved by Gochberg, seconded by Bigelow, to approve Resolution RPC No. 880, Revising Procedures for the Dane County Farmland Preservation Plan. Hendrick moved a friendly amendment to the motion by replacing the Resolved clauses with "NOW THEREFORE BE IT RESOLVED that the Dane County Regional Planning Commission will amend the Vision 2020 Dane County Land Use and Transportation Plan (and other adopted regional plans) to "incorporate the Dane County Farmland Preservation Plan as amended from time to time by Dane County;" and BE IT FURTHER RESOLVED that the Commission will annually review the Dane County Farmland Preservation Plan to determine whether it will continue to be incorporated as an element in the Vision 2020 Dane County Land Use and Transportation Plan (and any other adopted regional plans); and BE IT FINALLY RESOLVED that the Commission requests that Dane County revise the procedures of the Standards for Review of Town Plans by deleting references to the Commission." Motion was accepted as friendly. Motion carried.

McDonald noted that discussion of Procedural and Contractual Changes Needed to Implement RPC's Changing Role in Providing Staff Comments on Zoning Petitions were ongoing.

McDonald reported that Discussion of Procedural Changes Needed to Handle Late Communications at RPC Meetings will be held over to the next regular meeting of the Executive Committee.

12. Report of Executive Director

McDonald noted that Mr. Lane provided at members' places, a response to Mr. Wiganowski's question at the last RPC meeting concerning Urban Service Area implications of DeForest Annexation of the ABS Project.

McDonald reported a special Executive Committee meeting is being scheduled at 6:00 p.m. on June 24, to discuss the draft 2000 RPC budget.

McDonald indicated that at Commissioner Golden's request, the copies of standards and procedures for reviewing Urban Service Areas will be available at future Commission meetings for their reference.

13. Other Planning Reviews

There were four reviews not requiring action: 1) Preventative Health Grant for Refugees; 2) Community Service Employment Opportunities for Refugees (Discretionary); 3) Community Service Employment Opportunities for Refugees (Formula); and 4) DNR-Superfund-Multisite Support Agency.

14. Other Business Authorized to be Conducted Under the Law

Heiliger requested that a resolution commending Commissioner Johnathan Becker be presented at the next RPC meeting for consideration.

Gochberg requested a list of RPC membership and reappointment dates. Ms. Johnson asked that the list be available at the next RPC meeting held on June 24.

Mr. Wiganowski requested that adopted County Board Resolution No. 17 and the adopted Resolution RPC No. 877 be on the next RPC meeting agenda for further discussion.

15. Adjournment

Moved by Heiliger, seconded by Hendrick, to adjourn the meeting at 9:55 p.m.
Motion carried.

Recorded by:
George McKinnon