

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 Village of McFarland.

Background: The proposed amendment adds 34.4 acres to the Central Urban Service Area (CUSA), includes 1.6 acres of existing development (street r.o.w.), resulting in a net developable area of 32.8 acres. The addition is for residential development, which will accommodate 153 housing units and a population of 313 including 55 school age children. The area is in the Village of McFarland. Most of the area is located north of CTH MN and east of Holscher Road (parcel B), except for a small portion of land (0.9 acres) south of CTH MN (parcel A) included to provide continuation of Holscher Road and to add depth to a residential lot.

Findings and Conclusions:

- The proposal meets DCRPC criteria for urban service area amendments.
- The amendment supports or is neutral regarding most of the goals and objectives of the *Dane County Land Use and Transportation Plan*, and conflicts with the goal of preserving agricultural lands.
- The amendment is consistent with the *Dane County Water Quality Plan*.
- Plan proposes stormwater management standards and criteria that are consistent with the *Dane County Water Quality Plan*. Details of stormwater management measures will be reviewed to ensure adverse impacts of development are mitigated.
- Stormwater management requires a stable surface discharge route to convey runoff from the amendment area to a stream or channel while preventing off-site erosion or increase in flooding.

Materials Presented with Item:

1. Staff Analysis dated 8/5/04
2. Draft Resolution RPC No. 1030
3. Letter dated August 3, 2004 from the Town of Dunn

Staff Recommendation: Staff recommend approval of the requested addition conditioned on the Village of McFarland pursuing the following:

- Designating the 9.2-acre pond and greenway through the amendment area as environmental corridors.
- Submit a detailed stormwater management plan for DCRPC and DCLCD staff review and approval prior to development.
- Stormwater plan should mitigate the water quality and quantity impacts of the proposed development and should include stormwater quality measures (wet ponds) to meet, at minimum, the county stormwater quality standards, prior to discharge to infiltration basin(s). Infiltration basin should be protected during the

construction phase of development. The pond and infiltration basin should have adequate combined storage for the 100-year storm event.

- Provide a stable surface discharge route for stormwater to a stream or channel. The discharge should be designed to prevent off-site erosion or increase in flooding.
- Secure the necessary easements for the surface discharge route.
- Install stormwater facilities prior to other land disturbing activities.

It is also recommended that the Village pursue the following:

- Work with the developer to consider revising the concept plan to add a pedestrian/bicycle path connection between the multi-family development in the southwest corner of the property and the single-family development to the east to improve intra-neighborhood access. A street connection would be desirable, however the location of the wet pond/stormwater management area appears to make this type of connection not practicable.

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