

Future Urban Development Area Planning

A Status Review



Characteristics

- An element of the WQP
- Define areas to be protected from development according to NR 121
- Define areas to be developed with measures to protect, restore or minimize degradation of water quality
- 25-year growth area with 5-year updates
- Developed in cooperation with communities, including towns
- Consider comprehensive plans and intergovernmental agreements



Plan Elements

- Provide communities with environmental conditions reports, identifying issues to be addressed
- Defines priority communities of highest environmental sensitivity and growth pressure (a total of 20)
- Base plan on requirements of NR 121, plus consider
 - Impacts on natural systems
 - Impacts on built systems
 - Efficient use of land including urban densities
 - Efficient provision of services
 - Farmland preservation planning



Plan Process

- Develop policies and procedures
- Provide environmental conditions reports within 3 years of creation (→2010)
- Communities have 2 years to complete their plan (→2012)
- CARPC can grant a 6 month extension
- CARPC to act on proposed plan within a year of submission
- CARPC cannot shift staff work and analysis responsibilities to local communities



Outstanding Issues 1

- What environmental standards?
 - NR 121 standards for areas to be protected from development?
 - NR 121 standards for water quality?
 - What standards for evaluating impact on natural systems?
 - Runoff volume as indicator of impact on receiving streams
 - Amphibian health as indicator of impact on quality of habitat
 - Cumulative impacts predictive tools and data not always available
 - Cumulative impacts predictions require a longer planning/growth period (50 years?)



Outstanding Issues 2

- What standards for impacts on built systems?
 - How to address impact on neighborhoods subjected to infill and redevelopment?
 - How to deal with impact on systems outside CARPC purview (transit, transportation, jobs and economic development, etc.)?
 - Increased densities have impacts on built systems as well; how to account for these?
 - What is the purpose for this evaluation? Impact on build systems is a big reason for doing planning, so we can plan for needed capacity.



Outstanding Issues 3

- How to consider farmland preservation planning?
 - Does existing farmland preservation planning trump annexation?
 - Is CARPC to get into farmland preservation planning?
- How to deal with elements outside of NR 121 purview?
 - Urban densities
 - Infill and redevelopment
 - Land use conflicts
 - Intergovernmental conflicts
 - Transportation
 - Transit
 - Farmland preservation planning



Outstanding Issues 4

- Procedural issues:
 - Comprehensive Plans have statutory authority. Cities and villages believe this authority to be invested in them.
 - FUDA does not appear to give CARPC statutory authority.
 - FUDA is *collaborative* to get around this mismatch. Local units willingly implement regional goals and objectives. How do we define *collaboration*?
 - What is meant by CARPC *acting* on a FUDA plan?
 - This is not yet part of the water quality plan. How does DNR react to a FUDA conflict?



Potentially Helpful Concepts

- USA concept as a model in collaboration and delegation
- USA boundaries established community by community and tied into a regional plan through the LU&TP and the WQP
- FUDA plans should be followed by watershed plans and included in the update of the LU&TP as programmatic elements of the regional plan
- Define areas of permanent open space conservation based on natural resource areas for recreation potential (by getting into specific water quality impacts we miss the forest by focusing on the trees)



Helpful Concepts 2

- Define areas of permanent agricultural conservation based on agricultural enterprise zones away from urban areas, and for long term food and fiber production potential
- Start with simple criteria and develop complexity and sophistication iteratively with updates/revisions
- Collaboration requires trust and respect. Respect the communities and the work they have already done, and expect respect for regional goals and objectives. How do we devise a process that builds trust and respect?

