



February 8, 2011

NOTICE OF PUBLIC HEARING

March 10, 2011

Amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by Revising the Stoughton Urban Service Area Boundary and Environmental Corridors in the West End area in the Town of Rutland and the City of Stoughton

The Capital Area Regional Planning Commission will hold a public hearing at its meeting on March 10, 2011, to convene at 7:00 p.m. in Room 351 of the City-County Building, 210 Martin Luther King, Jr. Blvd., Madison, Wisconsin, to take testimony concerning amendments to the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* to revise the Stoughton Urban Service Area boundary and environmental corridors, as requested by the City of Stoughton. The amendment proposes adding 192.8 acres to the Stoughton Urban Service Area on the west side of U.S. Highway 51, north of Highway 138. Approximately 191.9 acres are in the Town of Rutland and 0.9 acre is located in the City of Stoughton.

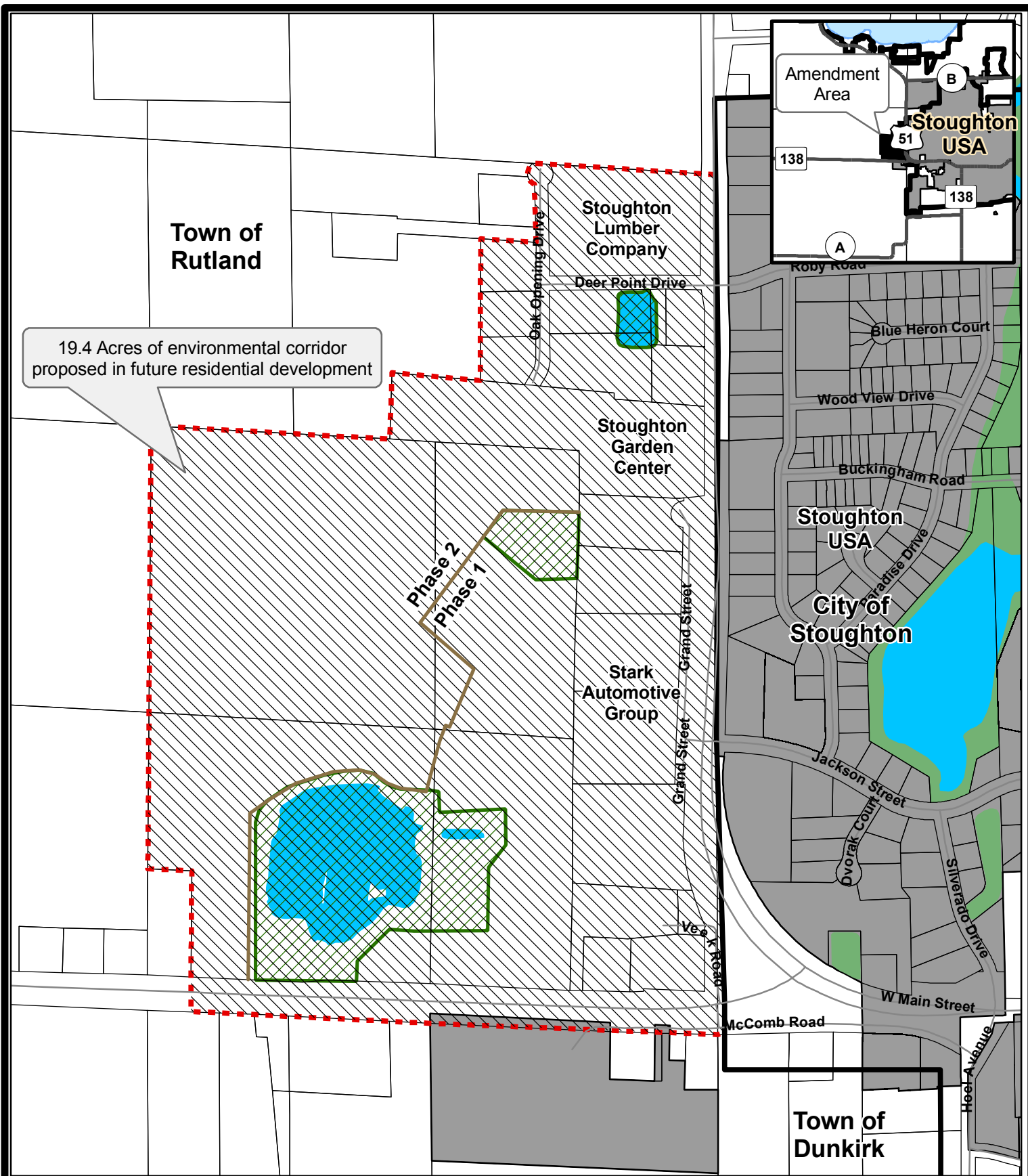
There are 75.6 acres of existing development in the amendment area including two rural non-farm residences on 6.9 acres, 45.6 acres of commercial businesses, and 23.1 acres of existing right-of-way (primarily U.S. Highway 51 and Highway 138). Environmental corridor designation is proposed for 42.1 acres of stormwater management areas, including 19.4 acres for stormwater management facilities within the future residential areas in configurations not yet determined. The amendment will add 75.1 developable acres to the Stoughton Urban Service Area.

The development plan for the amendment area calls for 73.5 acres of commercial land use, 38.7 acres of mixed residential development, 38.7 acres of street right-of-way and 42.1 acres for stormwater management. The majority of the existing commercial development is anticipated to remain, with approximately 5 acres to be redeveloped to accommodate extension of Jackson Street. The residential development is anticipated to include a small neighborhood service area and mixed residential development with single-family lots and multifamily uses with an overall net density of approximately 5.5 units per acre. The 213 housing units proposed will accommodate approximately 539 persons, including an estimated 121 school-aged children.

Further information on the proposal may be obtained from Barbara Weber at 266-9113. The City of Stoughton submittal and the CARPC Staff Analysis Report are available on the CARPC website www.CapitalAreaRPC.org.







Attachment

Mailed to: Donna Olson, Mayor, City of Stoughton
Luann Alme, Clerk, City of Stoughton
Rodney Scheel, Planner, City of Stoughton
Dale Beske, Chair, Town of Rutland
Dawn George, Clerk, Town of Rutland
Kathleen Falk, Dane County Executive
Denise Duranczyk, County Supervisor, District 35
Cynda Solberg, County Supervisor, District 36
Todd Violante, Director, Dane County Planning & Development
Susan Jones, Coordinator, Dane County Lakes and Watershed Commission
Kevin Connors, Dane County Land Conservation Dept.
Lisa Helmuth, WDNR Bureau of Watershed Management
Tom Gilbert, WDNR Bureau of Watershed Management
Ken Johnson, WDNR South Central Region
Sue Josheff, WDNR South Central Region
Dan Heim, WDNR South Central Region
Dr. Tim Onsager, Superintendent, Stoughton Area School District
John Broihahn, State Historical Society
Bill Schaefer, Madison Area Transportation Planning Board

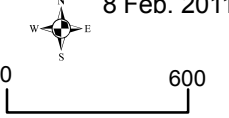


19.4 Acres of environmental corridor proposed in future residential development

Map 1 West End Development
 Amendment to the Stoughton Urban Service Area and Environmental Corridors in the City of Stoughton and Town of Rutland

-  Service Area to be added (192.8 acres)
-  Proposed Environmental Corridor (42.1 acres)*
-  Existing Environmental Corridor
-  Incorporated Area
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

8 Feb. 2011



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Prepared by staff of the CARPC.