

Resolution CARPC No. 2010-17

Amending the *Dane County Land Use and Transportation Plan* and *Dane County Water Quality Plan* by Revising the Northern Urban Service Area Boundary and Environmental Corridors in the Village of DeForest, Town of Windsor, and Town of Vienna

WHEREAS, the Capital Area Regional Planning Commission has adopted, amended and reaffirmed the *Dane County Land Use and Transportation Plan* and *Water Quality Plan*; and

WHEREAS, said plans delineate urban service areas as amended through October 2010; and

WHEREAS, the Village of DeForest has requested an addition to the Northern Urban Service Area, and has based the request in part on the Village of DeForest Comprehensive Plan, as amended March 2010, and is consistent with the Inter-Governmental Agreement between the Village of DeForest and Town of Windsor, adopted May 2010; and

WHEREAS, a staff analysis of the proposed amendment has been prepared, which indicates that the amendment is generally consistent with adopted regional plans and policies.

NOW, THEREFORE, BE IT RESOLVED that in accordance with §66.0309, Wis. Stats., and Sec. 208 of Public Law 92-500, the Capital Area Regional Planning Commission amends the *Dane County Land Use and Transportation Plan* and recommends the amendment of the *Dane County Water Quality Plan* by revising the Northern Urban Service Area boundary and environmental corridors as shown on the attached map.

Adoption of this amendment is based on the land uses and services proposed, and conditioned on the Village of DeForest continued commitment to pursuing the following:

Area A - Bear Tree Conditions

1. Submit a detailed stormwater management plan for CARPC and DCL&WCD staff review and approval prior to land disturbing activities in the amendment area. The stormwater management plan for the amendment area should include the following:
 - a. Install stormwater practices prior to other land disturbing activities. Protect infiltration practices from compaction and sedimentation during land disturbing activities.
 - b. Account for the existing kettle wetland when determining pre-development peak flow rates and stay-on volumes
 - c. Control peak rates of runoff for the 1, 2, 10, and 100-year 24-hour design storms to “pre-development” levels (i.e. maximum agricultural Runoff Curve Number = 68 for hydrologic soil group B)
 - d. Maintain the post development stay-on volume to 100% of the pre-development stay-on volume for the one-year average annual rainfall period, as defined by WDNR
 - e. Maintain pre-development groundwater recharge rates from the Wisconsin Geological and Natural History Survey’s 2009 report, *Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model* (9 to 11 in./yr. for this amendment area) or by a site specific analysis plus additional recharge to

- mitigate the impacts of groundwater withdrawal and diversion for domestic water use, with the quantity to be revised as the business types and water uses are determined by specific site development plans.
- f. Provide at least 80% sediment control for the amendment area in accordance with existing ordinances
 - g. Provide thermal control for all portions of the amendment area in the Token Creek subwatershed after development
 - h. Provide oil and grease control for the amendment area in accordance with existing ordinances
2. Restrict the lowest level of any structure to a minimum of one foot above the seasonal high water table, based on site soil evaluations conducted in accordance with COMM 85.60. The on site soil evaluations should be conducted where ever the NRCS Soil Survey of Dane County indicate seasonal zone of water saturation within 5 feet of the ground surface and hydric, very poorly drained, poorly drained, or somewhat poorly drained soils.
 3. All stormwater management facilities should be designated as environmental corridors, and stormwater easements should be provide for the facilities. Final environmental corridor delineations should be based on CARPC criteria and wetland and floodplain delineations.
 4. Implement the water system improvements identified in the Village Water Supply and Distribution System Study – 2006 Update such that the CARPC criteria for water supply (to provide the peak water demand plus 2,500 gpm for fire protection for 2 hours with the available firm pumping capacity and storage) can be met in the south water system.

It is also recommended that the Village of DeForest pursue the following:

1. Continue to work with the developers to prepare design guidelines that promote and provide incentives for water conservation activities practices such as green roofs, rain water collection and use for irrigation, grey water reuse, drought tolerant landscaping, and low flow plumbing fixtures.
2. It is recommended partnering with Dane County to provide public access to the site.
3. It is recommended that the developer work with the county in developing a wetland protection/enhancement plan for the wetland complex on the eastern project boundary.
4. It is recommended that suitability determinations be made by the WDNR Bureau of Endangered Resources and that necessary measures be taken if species are found.
5. It is recommended the MOU be revisited and that the necessary changes/updates be made to the mutual satisfaction of both parties.
6. It is recommended that DeForest continue to work with other municipalities in mitigating regional groundwater declines resulting from municipal well withdrawals and diversion of wastewater, including participating in the update of the regional groundwater model, enhanced recharge, water conservation and reuse practices.

7. Conduct an on-the-ground archaeological survey prior to other land disturbing activities and submit two copies to the RPC.

Area B – Country View Estates Conditions

1. Submit a detailed stormwater management plan for CARPC and DCL&WCD staff review and approval prior to further land disturbing activities in the amendment area. The stormwater management plan for the amendment area should include the following:
 - a. Install stormwater practices prior to other land disturbing activities. Protect infiltration practices from compaction and sedimentation during land disturbing activities
 - b. Control peak rates of runoff for the 1, 2, 10, and 100-year 24-hour design storms to “pre-development” levels (i.e. maximum agricultural Runoff Curve Number = 68 for hydrologic soil group B)
 - c. Maintain the post development stay-on volume to 100% of the pre-development stay-on volume for the one-year average annual rainfall period, as defined by WDNR
 - d. Maintain pre-development groundwater recharge rates from the Wisconsin Geological and Natural History Survey’s 2009 report, *Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model* (9 to 10 in./yr. for this amendment area) or by a site specific analysis
 - e. Provide at least 80% sediment control for the amendment area in accordance with existing ordinances
 - f. Provide thermal control for the amendment area in accordance with existing ordinances
2. Restrict the lowest level of any structure to a minimum of one foot above the seasonal high water table, based on site soil evaluations conducted in accordance with COMM 85.60. The on site soil evaluations should be conducted where ever the NRCS Soil Survey of Dane County indicate seasonal zone of water saturation within 5 feet of the ground surface and hydric, very poorly drained, poorly drained, or somewhat poorly drained soils.
3. All stormwater management facilities should be designated as environmental corridors, and stormwater easements should be provide for the facilities. Final environmental corridor delineations should be based on CARPC criteria and wetland and floodplain delineations.
4. Include the 31.6 acre area of the Town of Windsor omitted from the application in the Country View NUSA expansion area to avoid creating an unserved island within the service area.
5. The residential development density in the Country View Estates NUSA expansion area shall be increased in such a manner so as to exceed the 2010 residential development density in the NUSA as a whole.

It is also recommended that the Village of DeForest pursue the following:

1. Providing sewer service to the portion of this amendment area currently in the Town of Vienna requires a very long (~ 3,500') sewer extension. Consider delaying the phasing of this sewer extension to coincide with the other future development planned for this area

(identified in the Villages Comprehensive Plan) to provide a more cost effective extension of sewer service.

2. In light of the extent and proximity of development to the wetlands, it is recommended that a wetland restoration plan be developed and implemented to enhance the functions and values of the wetland complex existing in the amendment area.
3. It is recommended that suitability determinations be made by the WDNR Bureau of Endangered Resources and that necessary measures be taken if species are found.
4. Conduct an on-the-ground archaeological survey prior to other land disturbing activities and submit two copies to the RPC.

Area C - Three Bridges Conditions

1. Submit a detailed stormwater management plan for CARPC and DCL&WCD staff review and approval prior to further land disturbing activities in the amendment area. The stormwater management plan for the amendment area should include the following:
 - a. Install stormwater practices prior to other land disturbing activities. Protect infiltration practices from compaction and sedimentation during land disturbing activities
 - b. Control peak rates of runoff for the 1, 2, 10, and 100-year 24-hour design storms to “pre-development” levels (i.e. maximum agricultural Runoff Curve Number = 68 for hydrologic soil group B)
 - c. Maintain the post development stay-on volume to 100% of the pre-development stay-on volume for the one-year average annual rainfall period, as defined by WDNR
 - d. Maintain pre-development groundwater recharge rates from the Wisconsin Geological and Natural History Survey’s 2009 report, *Groundwater Recharge in Dane County, Wisconsin, Estimated by a GIS-Based Water-Balance Model* (9 to 10 in./yr. for this amendment area) or by a site specific analysis
 - e. Provide at least 80% sediment control for the amendment area in accordance with existing ordinances
 - f. Provide thermal control for the amendment area in accordance with existing ordinances
2. Restrict the lowest level of any structure to a minimum of one foot above the seasonal high water table, based on site soil evaluations conducted in accordance with COMM 85.60. The on site soil evaluations should be conducted where ever the NRCS Soil Survey of Dane County indicate seasonal zone of water saturation within 5 feet of the ground surface and hydric, very poorly drained, poorly drained, or somewhat poorly drained soils.
3. All stormwater management facilities should be designated as environmental corridors, and stormwater easements should be provide for the facilities. Final environmental corridor delineations should be based on CARPC criteria and wetland and floodplain delineations.

It is also recommended that the Village of DeForest pursue the following:

1. It is recommended that suitability determinations be made by the WDNR Bureau of Endangered Resources and that necessary measures be taken if species are found.
2. Conduct an on-the-ground archaeological survey prior to other land disturbing activities and submit two copies to the RPC.

December 9, 2010

Date Adopted



Phil Van Kampen, Chairperson

