

Resolution CARPC No. 2011-5

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

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 February 2011; and

WHEREAS, the City of Stoughton has requested an addition to the Stoughton Urban Service Area, and is consistent with the City of Stoughton Comprehensive Plan, adopted in May 2005; 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 Stoughton Urban Service Area boundary and environmental corridors as shown on the attached map.

Adoption of this amendment is based on the land use and urban service plans submitted in support of this amendment, and conditioned on the City of Stoughton pursuing the following:

1. Submit a detailed stormwater management plan for CARPC and DCL&WCD staff review and approval prior to any land disturbing activities in the amendment area. The stormwater management plan will include the following:
 - a. Install stormwater and erosion control practices prior to other land disturbing activities in each phase. 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 for each phase to “pre-development” levels (i.e. maximum Runoff Curve Number = 68 for agricultural land use and hydrologic soil group B) prior to discharge to the wetland.
 - c. Maintain the post development stay-on volume to at least 90% of the pre-development stay-on volume for the one-year average annual rainfall period, as defined by WDNR prior to discharge to the wetland.
 - d. Maintain the post development stay-on volume of 100% of the pre-development stay-on volume for up to and including the 100-year 24-hour design storm prior to discharge from the amendment area to maintain the current closed basin hydrology.

- e. Provide an emergency outlet for the closed basin to safely pass the 100-year 24-hour storm in the event of system failure. The timing of the construction of this outlet will be determined based on the detailed stormwater design of each phase. It may be possible to postpone the construction of the emergency outlet to a subsequent phase of the proposed development, based on City of Stoughton, CARPC and DCL&WCD staff review of the stormwater design.
 - f. Maintain suitable wetland hydrology by controlling the wetland water level bounce for the 1-, 2-, and 10-year, 24-hour design storms to within 0.5 feet of existing conditions and providing a maximum drawdown time in the wetland to within 24-hours of existing conditions for the 1- and 2-year, 24-hour storms and within 72-hours of existing conditions for the 10- and 100-year, 24-hour storms.
 - g. 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* (an average of 9 in./yr. for the amendment area) or by a site specific analysis.
 - h. At least 80% sediment control in accordance with existing ordinances, prior to discharge to the wetland.
 - i. Oil and grease control from parking lots in accordance with local ordinances.
 - j. Stormwater practices should have perpetual legal maintenance agreements with the City, to require the City to maintain facilities if owners fail to do so.
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 will 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.
 2. All stormwater management facilities will be designated as environmental corridors, and stormwater easements will be provide for the facilities. Final environmental corridor delineations will be based on CARPC criteria and wetland delineations.
 3. Work with the developer to develop and implement a wetland rehabilitation plan for the wetlands within the amendment area.


It is also recommended that the City of Stoughton consider pursuing the following:

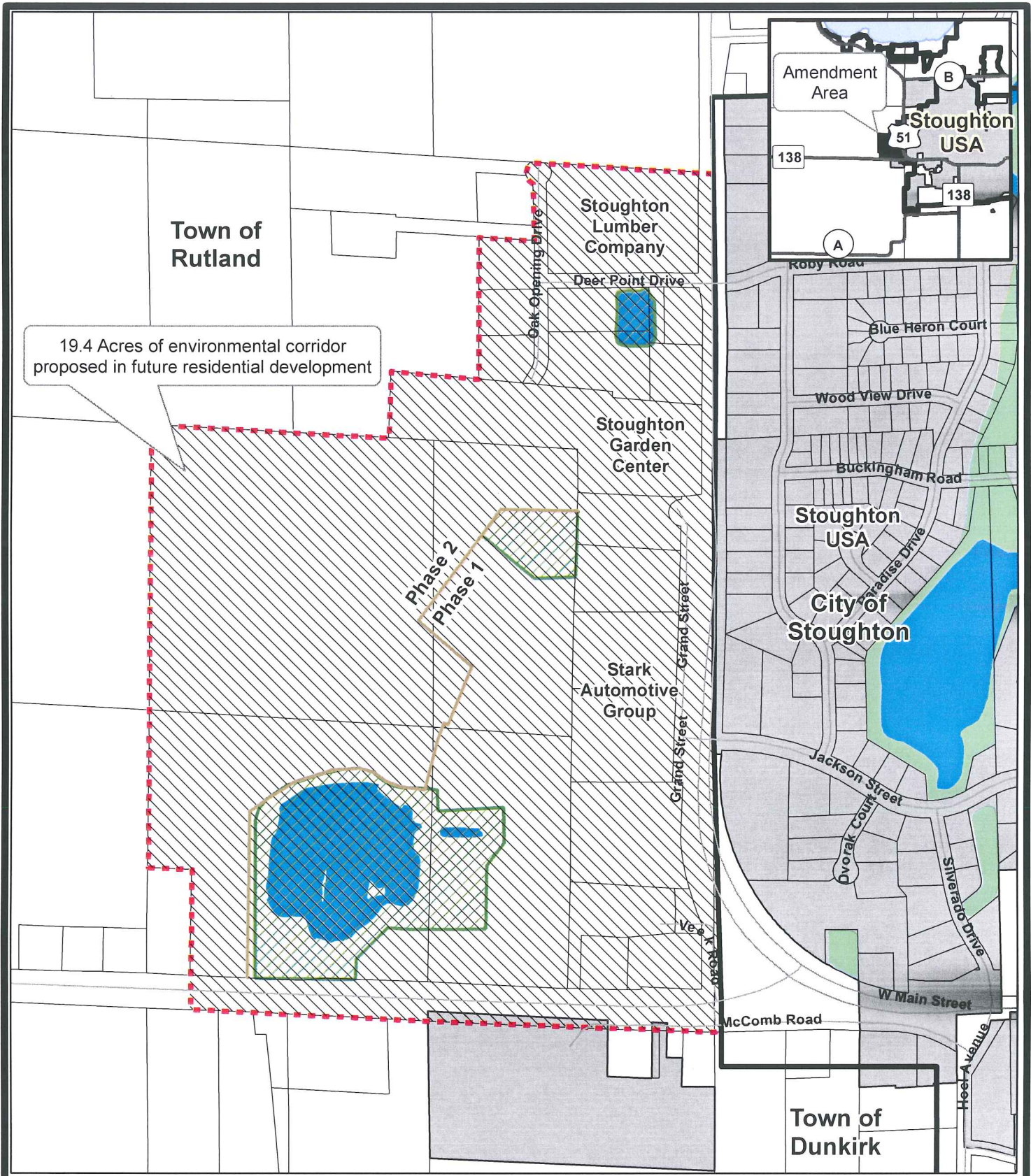
1. Require a field archaeological survey to be completed by a qualified archaeologist of the area adjacent to the kettle/wetland and associated drainages. The archaeological investigations should include an area sufficient to identify sites on higher ground that may border the kettle. Please send three copies of the report to CARPC, which will forward two copies to the office of the State Archaeologist at the Wisconsin State Historical Society.
2. Require an inventory by a certified arborist of the two acres of woods located in the southwestern corner of the proposed amendment area to evaluate the quality, function,

and sensitivity of the woodland. Consider requiring a tree protection plan if the quality of the trees and the function of the woodland warrant such an action.

3. Work closely with the developers to carefully design the interior street/driveway and sidewalk layout of the commercial center to reduce pedestrian/bicyclist and motor vehicle conflicts. Sidewalks should be provided along both sides of Hults Road extended and all interior streets/drives. Sidewalks should also be required on the north side of STH 138 in conjunction with development of the commercial center.
4. The conceptual plan shows multiple driveway access points to the commercial center from STH 138. Access to this arterial roadway should be limited to one or two streets with no driveway access to maintain good traffic flow and safety in the future.
5. The extension south of Oak Opening Drive should be officially mapped to ensure that this important future north-south collector street be constructed. Both Jackson Street and Oak Opening Drive should be constructed with bike lanes.
6. Work with WisDOT to plan for and address short- and long-term pedestrian and bicyclist facility and safety needs in the USH 51 and STH 138 corridors in the vicinity of the amendment area as the City's west side develops. Given that the WestEnd commercial center is being designed to "supply day-to-day goods and services for residents", safe pedestrian and bicycle access to the center from the existing neighborhoods east of USH 51 and future surrounding neighborhoods is important. Consideration should be given to converting these state roadways to urban cross-sections when they are reconstructed in the future.
7. Consider extension of the trail system to connect to the City's existing trail system and recreation facilities nearby.
8. Continue to work with the Town of Rutland to identify and discuss issues of mutual concern. CARPC staff and commissioners are available to assist in this endeavor.







June 9, 2011
Date Adopted


Larry Palm, Vice-Chairperson

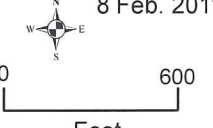


19.4 Acres of environmental corridor proposed in future residential development

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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 Feet

Prepared by staff of the CARPC.