

Resolution CARPC No. 2008-4

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

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 December 2007; and

WHEREAS, the Village of Deerfield has requested an addition to the Deerfield Urban Service Area, and have based the request on the Land Use Plan of the Village of Deerfield Comprehensive Plan, adopted in April 2007; 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 *Water Quality Plan* by revising the Deerfield Urban Service Area boundary and environmental corridors as shown on the attached map.

Approval of this amendment is based on the land use and urban service plans submitted in support of this amendment, and conditioned on the Village of Deerfield pursuing the following:

Conditions:

1. The Village to require site plan review by the Village engineer for the areas with slopes between 12% and 20% to ensure slope stability.
2. Conduct a wetland survey for the wetland area adjacent to the trail, and request WDNR concurrence on the survey. Include the wetland area and a 75-foot vegetative buffer in environmental corridors.
3. Include all steep wooded slopes over 20% in environmental corridors and maintain connectivity between these corridors, including connections to the trail, and maintain connectivity with the wooded slopes to the west of the amendment area adjacent to Koshkonong Creek. This connectivity is important for maintaining the woodland habitat in the amendment area and to prevent fragmentation.
4. Extend the corridor proposed in the current USA northerly to connect with the corridor proposed for the wetland area.
5. Provide 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 should include the following:
 - a. Provide adverse impact mitigation to the maximum extent practicable for the wetland area next to the Glacial Drumlin State Trail.

- b. Discharge from the amendment area should provide water quality control and control post-development rates of runoff to pre-development rates for all storms up to and including the hundred-year storm.
- c. Secure a stormwater easement from or agreement with the property owner to the north of the amendment area where drainage will flow to Koshkonong Creek.
- d. Construct stormwater management facilities prior to other land disturbing activities.

Recommendations:

1. It is recommended that the village work with the developer to seek approval from WDNR for a street crossing of the Glacial Drumlin Trail to provide for better future vehicular traffic circulation and reduce future traffic congestion on STH 73 (Main Street).
2. It is recommended that the village work with the developer to provide a more complete street network with a more connected grid-like pattern (where natural resource locations and the topography allow) to improve circulation within the neighborhood.
3. It is recommended that the Village Comprehensive Plan be fleshed out to include a street and connectivity plan for the future growth of Deerfield.
4. It is recommended that the Village ensure that at the time of plat approval easements are provided for the anticipated multi-use path system. The path system should be designed to supplement, not duplicate (i.e., parallel), the street system using the planned open spaces and corridors. Paths should not be designed as "extra wide" sidewalks, which create safety problems at street and driveway crossings.

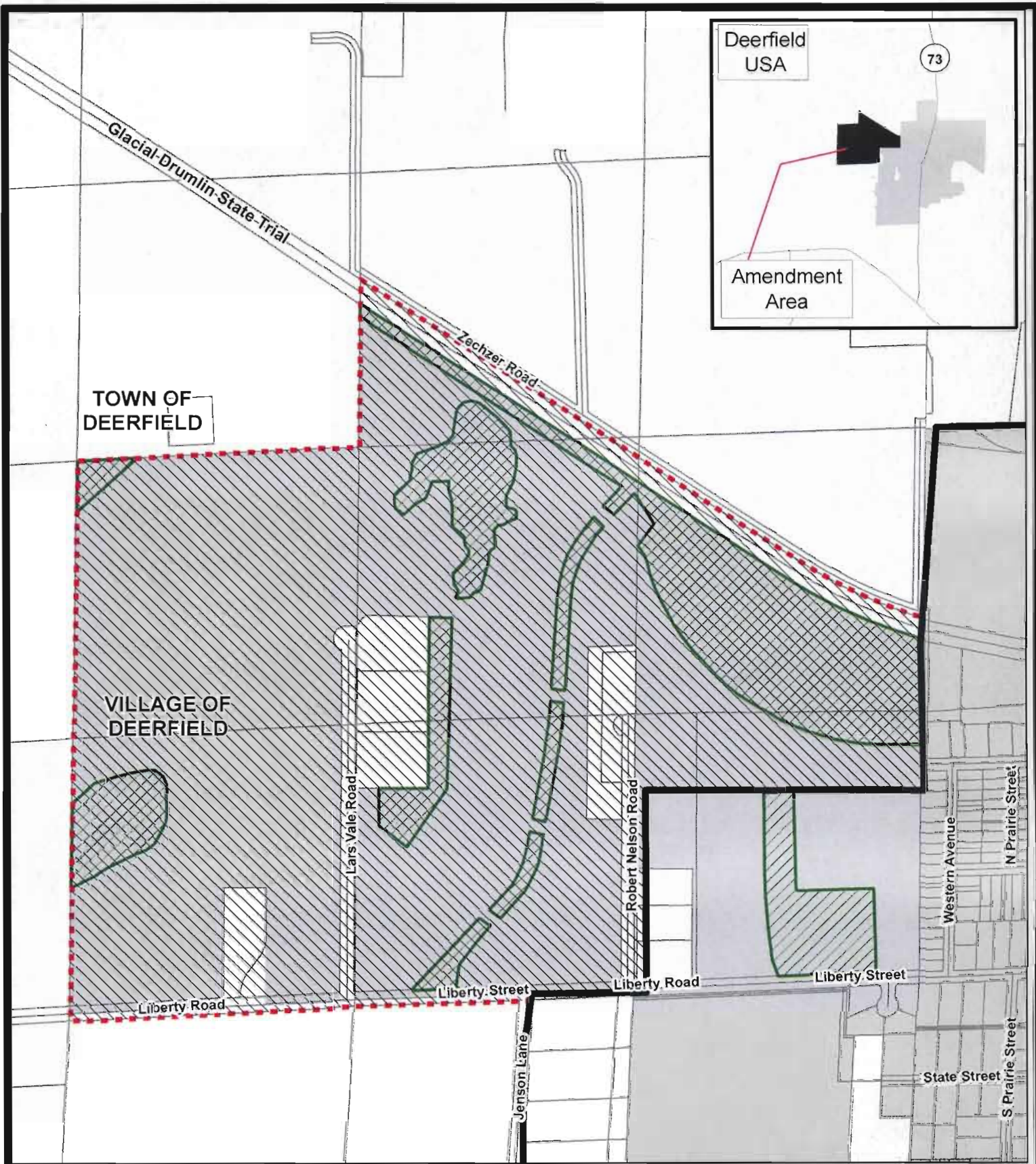
It is recommended that the village work with the developer to conduct an ecological survey of the wooded area and to develop a forest management and tree protection plan for development if warranted by the survey. It is important to prevent unnecessary removal of trees and to maintain the stability of slopes. Ideally, especially if the ecological survey shows a healthy woodland habitat, urban design in this area would use the woodland area as open space and focal point for conservation design with higher densities, so as to protect the integrity of the drumlin woodland habitat.

March 13, 2008

Date Adopted









Jeff Miller, Chairperson

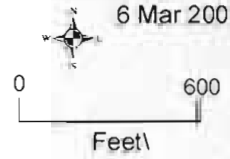


Map 1

Amendment to the Deerfield Urban Service Area and Environmental Corridors in the Village & Town of Deerfield

-  Service Area to be added (209.3 acres)
-  Proposed Environmental Corridor (52.4 acres)
-  Existing Environmental Corridor
-  Incorporated Area
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

6 Mar 2008



Prepared by staff of the CARPC.