

Resolution CARPC No. 2008-13

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

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 April 2008; and

WHEREAS, the Village of Belleville has requested an addition to the Belleville Urban Service Area, and has based the request on the Village of Belleville Comprehensive Master Plan, adopted in October 2004; 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 Belleville 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 Village of Belleville pursuing the following:

1. Submit a detailed stormwater management plan for the amendment area to CARPC and DCL&WRD staff for review and approval prior to land disturbing activities. The stormwater management plan should include the following water quality and quantity measures:
  - Maintain pre-development rates of runoff for all storms up to and including the 100-year event to maintain the hydrologic regime of intermittent tributaries and their associated wetlands.
  - Provide protection against erosion and channelization.
  - Provide stormwater quality (wet) ponds for all developed areas within the amendment area and prior to discharge to intermittent tributary streams in Area W. Ponds to be designed to capture 80% of the sediment load for 1-year and 2-year storm events.
  - Install stormwater ponds prior to other land disturbing activities.
  - Provide stormwater infiltration to the maximum extent practicable, with the goal of maintaining the annual infiltration rates in the amendment area. Maintaining as much of the tree cover in Area W would make this task easier. Additionally, consider back lot infiltration swales, raingardens for clean rooftop runoff, and other approaches to maintain the pre-development runoff volume from the area to the extent practicable and with consideration for the protection of the trees.
  - Stormwater facilities to be publicly managed, or managed under a perpetual, enforceable maintenance agreement with the Village of Belleville.
  - Designate stormwater facilities as environmental corridors.
  - Strict and aggressive enforcement of construction erosion control practices should be performed by the Village engineer and building inspector. Use polymers on construction areas to provide additional construction erosion control.
2. Conduct a threatened and endangered resources ecological survey prior to land disturbing activities in Area W, and get confirmation from WDNR that proposed development will not

adversely impact resources in the area or nearby. Include threatened and endangered species habitat in environmental corridors.

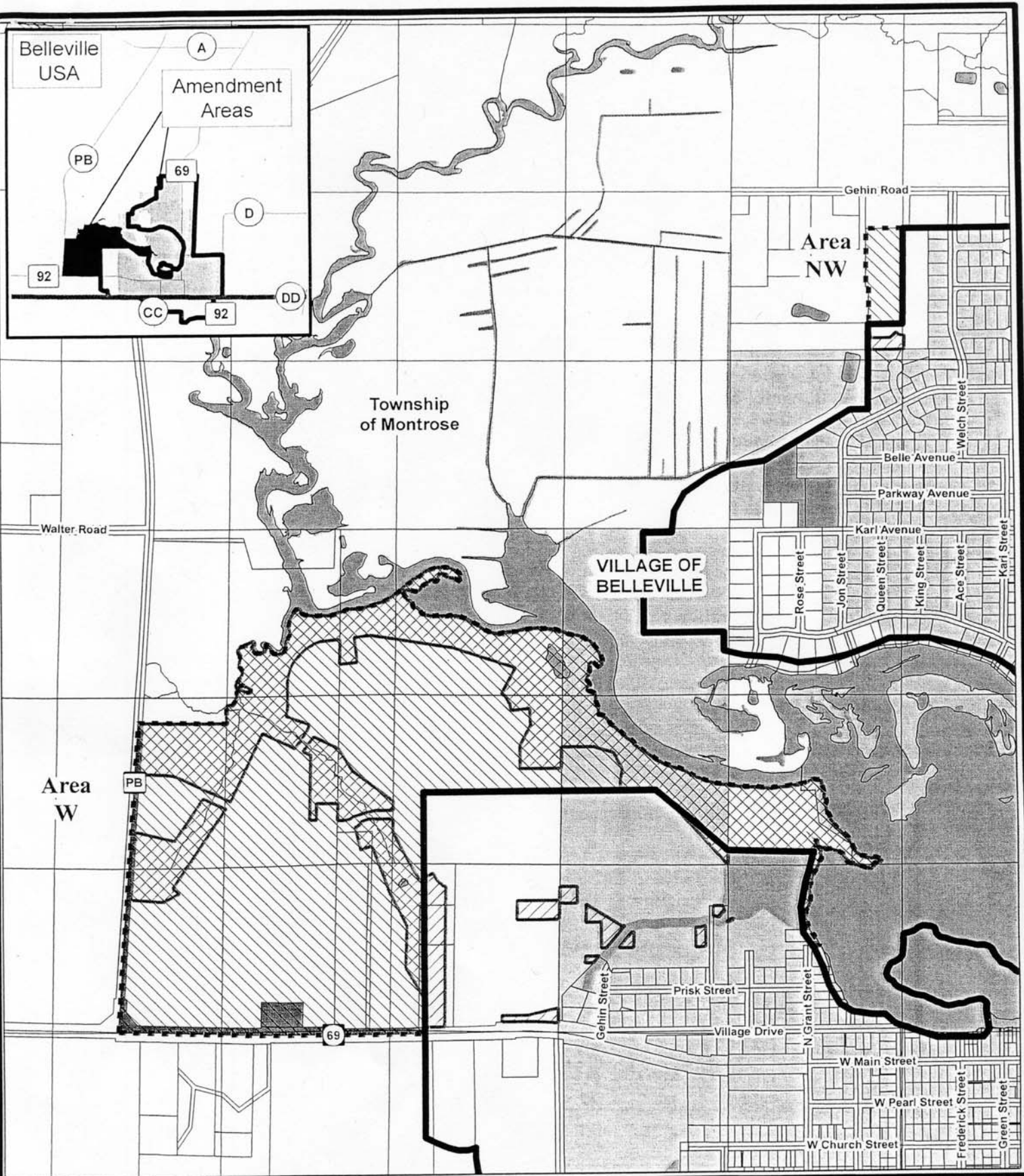
3. Conduct an ecological survey of native woodlands in Area W, and if woodlands are found to be ecologically significant, include such areas in environmental corridors as conservancy.
4. Include areas with slopes over 12% in environmental corridors.
5. Restrict start of future phases unless at least half of the previous phase is developed (built upon).
6. Maintain visual screening of development from the river trail.
7. Conduct a wetland survey for the amendment area and secure WDNR concurrence of delineation.
8. Delineate environmental corridors to meet CARPC criteria.

It is also recommended that the Village pursue the following:

1. It is recommended that an additional east-west street connection be made linking the commercial areas in Area W, providing better intra-neighborhood circulation. At a minimum, the two cul-de-sacs in the south central part of the neighborhood should be connected with a street if this is possible without adverse impact on wetlands in the area.
2. It is recommended that a bicycle path be planned in the north-south open space corridor with a connection to the main entrance to the high school south of STH 69-92. It is best that the path network be planned prior to plats being approved so that access easements can be secured where necessary (e.g., providing multiple access points to the path along the Sugar River open space area).
3. In Area NW, it is recommended that a 66' wide easement be provided rather than just a 28" emergency only easement in order to allow for a possible street extension to the west and north to Gehin Street in the future. The street connectivity in that area is already poor with the existing cul-de-sacs, and a street extension directly to the west is not possible unless the adjacent large parcel is developed, which is not planned at this time.
4. It is recommended that the Village pursue an intergovernmental agreement with the Town of Montrose.







May 22, 2008  
Date Adopted

  
\_\_\_\_\_  
Jeff Miller, Chairperson




**Map 1**

Amendments to the  
Belleville Urban Service Area,  
Township of Montrose  
& Village of Belleville.

-  Service Area to be added (224.0 acres)
-  Proposed Environmental Corridor (90.2 acres)
-  Existing Environmental Corridor
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary
-  Existing Development (6.6 acres)

22 Apr 2008



0 1,000  
Feet

Prepared by staff  
of the CARPC.