



210 Martin Luther King Jr. Blvd. Room 362 Madison, WI 53703 Phone: 608-266-4137 Fax: 608-266-9117 [www.CapitalAreaRPC.org](http://www.CapitalAreaRPC.org) [info@CapitalAreaRPC.org](mailto:info@CapitalAreaRPC.org)

November 10, 2009

## NOTICE OF PUBLIC HEARING December 10, 2009

### **Amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by Revising the Central Urban Service Area Boundary and Environmental Corridors in the City of Fitchburg**

The Capital Area Regional Planning Commission will hold a public hearing on December 10, 2009 at 7:00 p.m. in Room 315 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 Central Urban Service Area boundary and environmental corridors, as requested by the City of Fitchburg. The amendment proposes to add 397.7 acres to the central urban service area, east of U.S. Highway 14 and south of Lacy Road, in the City of Fitchburg.

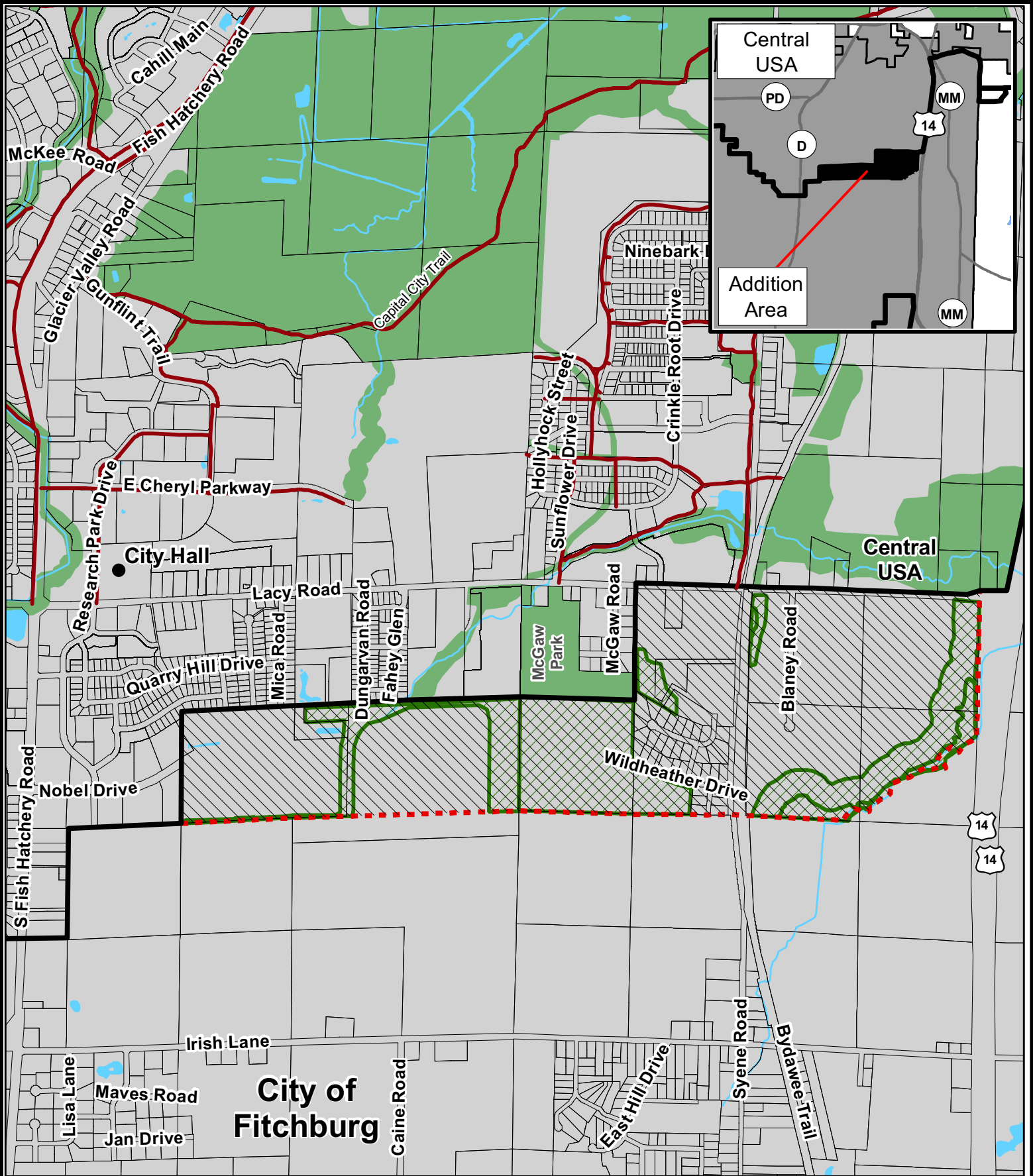
The amendment area comprises the northern half of the McGaw Park Neighborhood. It includes 75.5 acres of existing development including a 22 acre residential subdivision with 29 existing homes on septic systems that is not anticipated to be redeveloped in the foreseeable future, 24.5 acres of existing right-of-way (including the north-south rail corridor and portions of Lacy Road), and a 29 acre corn processing plant which is to be redeveloped. The proposed plan for the area calls for 35.5 acres of single and multi-family residential use with approximately 355 housing units, and a 33.1 acre residential component of transit oriented development (TOD) with up to 596 residential units. The 951 residential units are estimated to accommodate 2,092 residents, including 160 school aged children. The TOD area is also planned to include 4.3 acres of retail development, 16.6 acres of office development, and 4.8 acres for a transit station. Proposed business park areas total 61.8 acres, and a total of 67.3 acres are proposed for new right-of-way throughout the amendment area. Environmental corridors are proposed for 115.2 acres including 49 acres of existing parks, 20.2 acres for park expansion, and open space associated with the South Branch of Swan Creek.

The proposed amendment (shown on the attached map) would result in a net addition of 207.1 developable acres to the Central Urban Service Area.







Further information on the proposal may be obtained from Barbara Weber at 266-9113. The City of Fitchburg submittal is available on the CARPC website [www.CapitalAreaRPC.org](http://www.CapitalAreaRPC.org). The Staff Analysis Report will be available on the CARPC website by Friday, December 4, 2009.

Attachment

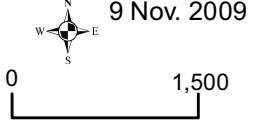
Mailed to: Jay Allen, Mayor, City of Fitchburg  
Linda Cory, Clerk, City of Fitchburg  
Thomas Hovel, Planning/Zoning Director, City of Fitchburg  
Kathleen Falk, Dane County Executive  
Jack Martz, County Supervisor, District 33  
Todd Violante, Director, Dane County Planning & Development  
Susan Jones, Coordinator, Dane County Lakes and Watershed Commission  
Kevin Connors, Dane County Land Conservation Dept.  
Jon Schellpfeffer, Chief Engineer and Director, MMSD  
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  
Daniel Nerad, Superintendent, Madison Area School District  
Brian Busler, Superintendent, Oregon School District  
John Broihahn, State Historical Society  
Bill Schaefer, Madison Area Transportation Planning Board  
David J. Cieslewicz, Mayor, City of Madison  
Brad Murphy, Director, Madison Planning Unit  
Maribeth Witzel-Behl, Clerk, City of Madison  
Kurt Sonnentag, Mayor, City of Middleton  
Mike Davis, Administrator, City of Middleton  
Patricia Amble, Clerk, City of Middleton  
Robb Kahl, Mayor, City of Monona  
Joan Andrusz, Clerk, City of Monona  
Paul Kachelmeier, Planning/Community Development Coordinator, City of Monona  
Renee Schwass, Business Manager, Town of Madison  
Mike Harried, President, Village of McFarland  
Don Peterson, Administrator, Village of McFarland  
Deb Neal, Clerk/Deputy Treasurer, Village of McFarland  
Eric McLeod, President, Village of Maple Bluff  
Sandra L. Wilke, Clerk/Treasurer, Village of Maple Bluff  
Karl Frantz, Administrator, Village of Shorewood Hills  
Cokie Albrecht, Clerk, Village of Shorewood Hills  
Mark Sundquist, Board of Trustees President, Village of Shorewood Hills  
Mike Wolf, Clerk/Treasurer/Administrator, Town of Blooming Grove  
Dwight Johnson, Town Board Chair, Town of Blooming Grove  
Brenda Ayers, Clerk/Treasurer, Town of Burke  
Kevin Viney, Town Board Chairman, Town of Burke  
Rose M. Johnson, Administrator/Public Works, Town of Verona  
Amy Volkmann, Clerk/Treasurer, Town of Verona  
Dave Combs, Town Chair, Town of Verona  
John A. VanDinter, Chair, Town of Westport  
Tom Wilson, Administrator/Clerk, Town of Westport  
Ed Minihan, Chair, Town of Dunn  
Cathy Hasslinger, Clerk, Town of Dunn



**Map 1**  
 Amendment to the  
 Central Urban Service  
 Area and Environmental  
 Corridors in the City of  
 Fitchburg

-  Service Area to be added (397.7 acres)
-  Proposed Environmental Corridor (115.2 acres)
-  Existing Environmental Corridor
-  Incorporated Area
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

9 Nov. 2009



0 1,500  
 Feet

Prepared by staff  
 of the CARPC.