

Village of Mount Horeb

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September 16, 2008

To the Capital Area Regional Plan Commission,

The Village of Mount Horeb came before your body on July 10, 2008 with a request to amend our urban service area. That request was ultimately tabled until August 28th, 2008 and later, at the Village's request, rescheduled for September 25th.

The staff and elected officials of the Village of Mount Horeb have taken several steps to try and remedy the concerns that the Regional Plan Commission raised at their July 10th, 2008 meeting.

- The Village has asked the Town of Blue Mounds and the Town of Springdale for an official statement as to their position on our application. Attached are statements that the Regional Plan Commission already received from the Town of Blue Mounds and the Town of Springdale.

As requested, the Village Board and Town Board of Springdale had an additional meeting to discuss the Boundary Agreement and we are moving forward with additional public hearings. There was very little opposition to the proposed Agreement at our first public hearing.

- The Village has met with the Upper Sugar River Watershed Association three times to discuss their concerns and to plan future projects together. The first meeting occurred on July 29th whereby we discussed the concerns of the USRWA that were mentioned at the CARPC meeting. We also decided to begin meeting on a regular/monthly basis to go over concerns of the USRWA and/or the DNR. The first such meeting was held on August 15th, 2008 and again on September 4th. Together we are working on proposed water quality features for Schlapbach Creek and on the Brookstone Environmental Corridor.

On Aug 20th there was also a meeting with Dane County, CARPC, and the Upper Sugar River Watershed Association to discuss and plan for the proposed detention basin for Schlapbach Creek.

- The Village has added the detention basin on Schlapbach Creek to our five year Capital Improvement Plan.

In preparation for today's meeting, Village staff have also requested copies of the July 10th meeting tapes and written down every question that the Village was asked. Attached to this memo is a list of those questions and written responses to each of them.

The Village is confident that it has provided a complete and accurate application to the Regional Planning Commission. Our application specifically answers each and all of the criteria adopted by the Plan Commission, answers all of the questions raised at the July 10th meeting, and also shows how the Village has engaged other entities to ensure that all of their comments and concerns are heard by the Regional Plan Commission board; whether they are in favor or against our proposal.

The Village of Mount Horeb does hereby request that that Capital Area Regional Plan Commission vote to approve our Urban Service Area Amendment Request as amended, and upon meeting CARPC staff recommended conditions.

Thank you,

Lawrence F. Bierke
Village Administrator

NEIGHBORING TOWNS OFFICIAL STATEMENTS

TOWN OF SPRINGDALE:

RESOLUTION: VILLAGE OF MT. HOREB URBAN SERVICE AREA AMENDMENT:

MOTION by Hefty/Schwenn: Whereas the Town of Springdale wishes to preserve and enhance the water quality in Schlapbach Creek, therefore the Town supports CARPC efforts to prevent excessive urban run-off into the stream system. Now Therefore, in principle, the Town of Springdale is not opposed to the CARPC application of the lands restricted to the 2005 Adopted Village of Mt. Horeb Comprehensive Plan. However, a lively response at our public Town Board meeting suggests we should have a joint meeting of the Village Trustees and the Town Board to discuss the CARPC application and the draft boundary agreement. We would suggest that the Village CARPC application be delayed until after this meeting. Discussion: Town Chairman Eloranta suggested a meeting be held in September, 2008 since he will be out of the country in August, 2008. Motion carried 3-0.

TOWN OF BLUE MOUNDS:

While we are not opposed to the petition, we would like it known that at this time the Town of Blue Mounds does not have on file a boundary agreement with the Village of Mount Horeb. As we are working now on our Comprehensive Plan, this will be part of that process and we are concerned that if you adopt their petition, it could cause some problems with out joint boundary process in the future. Thank you for considering our concerns with this petition.

QUESTIONS ASKED AT CARPC MEETING

(July 10, 2008)

1. Was there any promise of automatic approval for urban surface area if you were within the map?

There are never promises made for “automatic approval”. The Village of Mount Horeb created the maps you see before you as a part of our application for an Urban Service Area Amendment. Developers engaged in pursuing developments on this property are aware that approval is not automatic.

This planning process was specifically designed for the Village to tell future developers what it is that we want a development to look like, instead of them making a proposal to us. This helps to ensure that proper precautions are taken with respect to preserving natural and environmental aspects of Schlapbach Creek.

By adding a 200+ foot environmental buffer around the creek, installing advanced erosion control measures, and adding numerous additional water quality basins, the Village will force a future developer to ensure that the environmental corridor is protected.

The Village is also taking an additional step and using the Lukken Farm Development to help pay for a detention basin that will serve an existing (developed) neighborhood. A watershed protection effort that goes well beyond what could be required by CARPC.

To ensure that these improvements are made, the Village intends to have a developers agreement in place and to secure letters of credit from the said developer. This will provide the Village with adequate fiscal coverage should something unfortunate happen to the developer.

2. The report has a number of suggestions/requirements, has the Village done an analysis as to how long it would take to comply with these, and how much it would cost?

The Village has read the staff report and is aware of the staff’s recommended conditions for approval. We are prepared to meet those conditions as a part of the Northeast Neighborhood Plan implementation. Much of the costs for these added conditions will be required of the land developer and will not be Village costs.

For the costs that are to be paid for by the Village, we are pursuing the creation of a Stormwater Utility to assist in funding the improvements. It is, however, the Village’s position that our sources of funding are not pertinent to this discussion. Our agreement to meet the conditions is kept “in check” by CARPC’s ability to withhold sanitary sewer extension plan approval letters to the Wisconsin DNR. Without CARPC’s approval letter, installation of the sanitary sewers, and therefore development, cannot proceed.

For added security, the Village will be requiring letters of credit from property developers. The Village has also added the detention basin to our five year Capital Improvements Plan to help ensure that all parties are planning for the expense.

3. A lot of sediment would go into the river when the work would be done, and when people settle the erosion would continue. In the packet it says this land area is unsuitable. The reaction of the limestone with rainwater causes carbonic acid to form and causes holes in the limestone, which leads to ground water contamination.

This statement came from an audience member and it is completely false. Any sediment going into Schlapbach Creek will be at a rate SIGNIFICANTLY less than what it currently does. The Village will meet all of the stormwater requirements set forth by CARPC and Dane County.

4. In 2001, a storm water management plan was introduced, what have we been doing about Schlapbach Creek?

In the 2000 Stormwater Management Plan, the Schlapbach Creek watershed was listed as 5th in line for priority for installation of regional water quality control measures. After the plan was adopted by the Village, re-classification of the streams and navigability of the streams were completed by WiDNR. The reclassification of the streams and navigability of the streams resulted in the 1st and 5th priority basins were tabled due to inability to create the planned in-line water quality features. Only through this Neighborhood Plan have we been able to reinvestigate the construction of a regional water quality basin within this developed watershed.

5. In 2004 the USRWA received two river planning grants that resulted in river management plans. The Village endorsed these grants with a letter of recommendation. However, in 2006 the USRWA received another grant specifically for a Schlapbach Creek river management plan, and the Village said they could not assist because of funding, even though USRWA wanted to raise the money, or had the money. Will the Village really be responsible for community education, implementation, oversight, and future maintenance? The Village Communication process has been unacceptable. Compared with Verona and Belleville, not enough notification is given for meetings, phones go unanswered, and response time is not good.

At our CARPC Public Hearing, the representative from the Upper Sugar River Water Association was clearly frustrated and had concerns about the Village of Mount Horeb. The Village has met with the Upper Sugar River Watershed Association a total of four times since our last visit to CARPC. It is my opinion that we are likely to continue the monthly meetings to increase communications and we have, in fact, begun planning for additional water quality improvements within the Village.

As for past practices, under former Village Boards and Village staff, we are unable to explain or speak to their relationship with the USRWA. At this time, and under this administration, communication is and will continue to be an important task.

6. There isn't a real need for this development. What is the hurry?

This application is before you because a developer is prepared to develop about 60 acres known as the Schroeder Farm. There is a need for additional commercial and residential lots in Mount Horeb. Our current inventory will not last three years.

The remainder of the property in the Urban Service Area Request was added with the purpose of improving Schlapbach Creek and in response to interest from several potential developers. The Lukken Farm must be large enough to generate enough profit for a developer to justify requiring the developer to pay for the extension of Brookwood Drive to County Road S. If the developer does not make a profit, then the land won't be developed and Brookwood Drive won't be extended to County Road S.

This is very important, as it is the extension of Brookwood Drive that provides the embankment for us to add a detention basin to Schlapbach Creek. After this basin is created, there will be only one remaining detention basin to be added to complete every aspect of the 2001 Stormwater Management Plan; a long serving goal of the Village of Mount Horeb.

7. The main trouble is not the temperature. It is the pollutants from urban run-off at the head of the creek.

The DNR and USRWA would say that the temperature, peak discharges, and pollutants all contribute to the overall health of the stream. The requirements from CARPC, Dane County, and WiDNR are to treat all three of these concerns. The on-line systems proposed for Schlapbach Creek upstream of the Brookwood crossing would greatly reduce the impact of the existing developed area to the stream since there is no sediment, peak discharge, or thermal pollution control at this time.

8. Two issues were raised by one Commissioner:

- The suitability of the area for storm water management
- The encroachment of the development into the environmental corridor

This area is actually quite suitable for peak discharge, sediment trapping and thermal controls. The natural valleys located on the Lukken and Schroeder/Baker parcels provide favorable areas to create water quality features. The presence of bedrock in these areas is not a detriment to the installation of these features since a large amount of the limestone that is excavated can then be re-used in thermal rock cribs to reduce thermal impacts. The result is less material hauled in or off site and a reduced cost. A water quality feature located upstream of the Brookwood crossing is the most efficient way to treat the existing developed areas of the Village, while not encroaching on the areas of Schlapbach Creek that have been determined to be more viable and healthier to the east of the roadway crossing.

9. How can farmland from a neighboring town be eaten up for this, when the towns are not able to create this sprawl?

We are not sure we understand the question. The Wisconsin State Statutes give Cities and Villages the authority to annex property. It does not give townships the right to Charter Town status. Therefore, the Village of Mount Horeb has a right to annex land from the Town of Springdale or the Town of Blue Mounds under state law.

Under the proposal before you, "sprawl" is not being created. The neighborhoods proposed are much denser than existing Village developments; directly meeting the Regional Plan Commissions standards for new development densities.

10. The Village dangles boundary agreements to get some of your land, and then years later, when they want more of the land, there goes the boundary agreement. (the Town of Springdale is afraid to even oppose this, because they are afraid their boundary agreement would then be broken by the Village)

This is not factual at all. A boundary agreement is a contract and before it can be changed, both parties must agree. The Village does not need any Boundary Agreement to annex and develop property. The Village, therefore, does not need to "dangle boundary agreements to get some of your land". The Village has discussed the potential of boundary agreements with the Towns of Springdale and Blue Mounds in the interest of improving intergovernmental relations and making the location, type and character of development more predictable.

If Village growth is restricted by the Regional Planning Commission, there will be no point in pursuing an agreement with neighboring townships. The Village will continue to pursue increases in its equalized value through new subdivisions that do not need the Regional Planning Commissions approval. This alternative consumes much more township land and would make existing growth estimates severely underestimated. Therefore a boundary agreement limiting growth would no longer be in the Village's interest.

**VILLAGE OF MT. HOREB
URBAN SERVICE AREA AMENDMENT REQUEST**

AMENDED DRAFT: SEPTEMBER 16, 2008

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I. Introduction

The purpose of the proposed amendment is to allow the Village of Mt. Horeb to provide sanitary sewer, water, and other urban services to parcels of land located on the northeast side of the Village.

The Village of Mt. Horeb has been working on plans for continued growth of the Village since the early 1990's. This work includes the *Village of Mt. Horeb East Corridor Land Use Plan (2001)*, the *Village of Mt. Horeb Comprehensive Plan (2005)*, and the *Village of Mt. Horeb Outdoor Recreation Plan (2005)*, and the *Village of Mt. Horeb Northeast Neighborhood Plan (2007)*. (See Attachment 1)

The Town of Springdale is aware of the Village's plans for this area. Town representatives were involved in the planning process for the *Village of Mt Horeb Northeast Neighborhood Plan*, which details the planned land uses for the USA amendment area. The Town received a copy of the Public Hearing Draft of the *Plan* and was notified of the hearing. See the letter from the Village dated August 28, 2008 for correspondence from both Towns.

II. Location and Description of the Proposed Addition to the Urban Service Area

The proposed addition to the Urban Service Area includes land totaling approximately 277 acres located adjacent to the current Urban Service Area. The land is currently located in the Towns of Springdale and Blue Mounds. The area is held by a number of property owners. The property is primarily undeveloped farmland and woodland.

The proposed addition is located adjacent to current Urban Service Area and directly north and east of existing development. Map 1 shows the location of the proposed expansion area in relation to the Village.

The Village of Mount Horeb
**USA AMENDMENT
 REQUEST**

**MAP 1: PROJECT LOCATION &
 FUTURE LAND USE**












LEGEND

-  Proposed Urban Service Area Boundary
-  Existing Urban Service Area Boundary






Planned Land Use

-  Planned General Business
-  Planned Neighborhood Commercial
-  Planned Mixed Residential
-  Planned Two Family Residential
-  Planned Single Family Residential
-  Planned School Site with Playground
-  Planned Private Park & Open Space
-  Planned Stormwater Management Areas
-  Planned Conservancy, Environmental Corridor & Woodlands

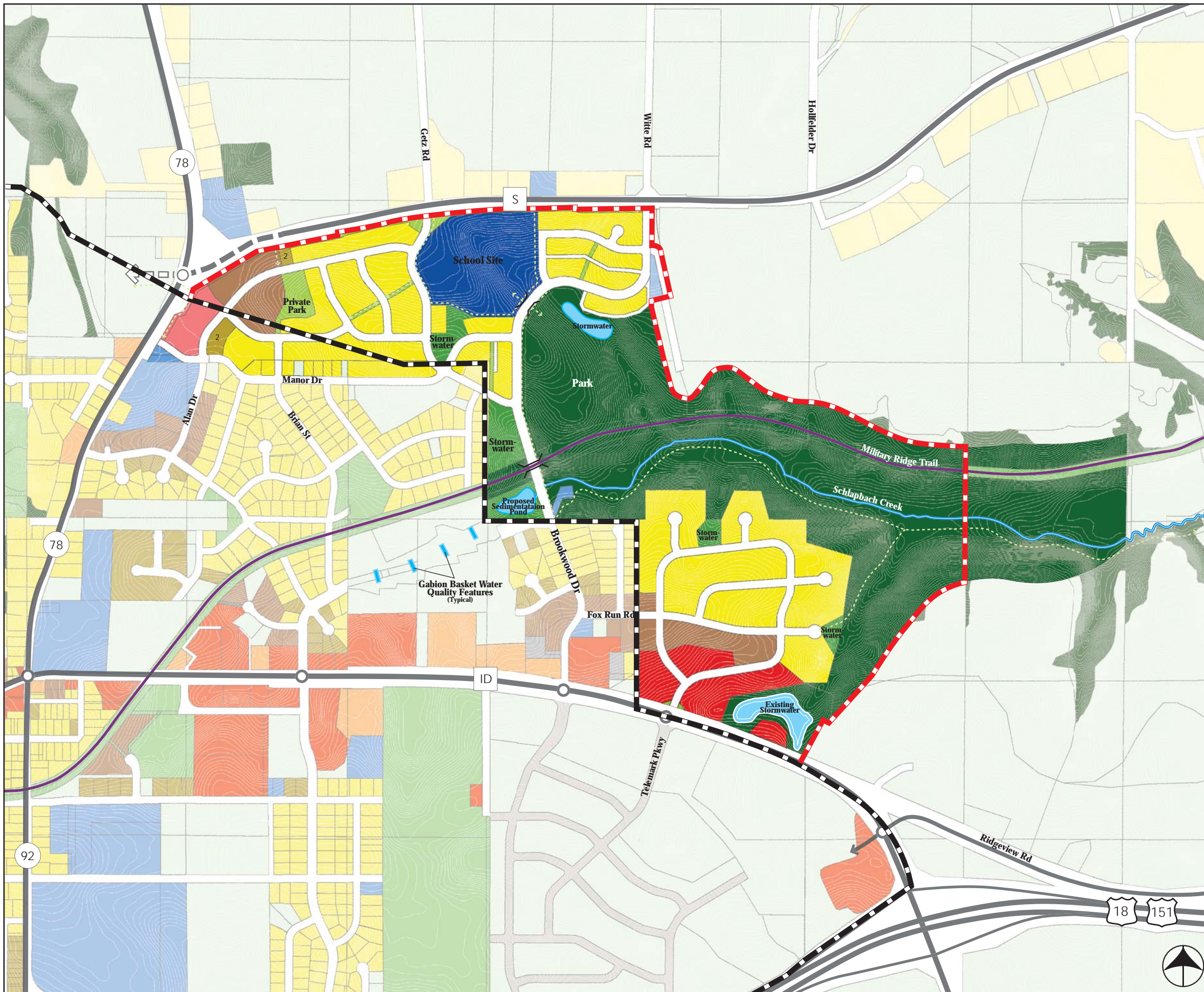
Existing Land Use

-  General Business
-  Office
-  General Industrial
-  Mixed Residential
-  Two Family Residential
-  Single Family Residential (Sewered)
-  Single Family Residential (Rural)
-  Institutional
-  Agriculture/Rural/Vacant
-  Public Open Space
-  Woodlands

-  Existing Stormwater Pond
-  Planned Stormwater Pond

-  Existing Major Roads
-  Existing Roundabout
-  Planned Roundabout
-  Military Ridge Trail
-  Planned Bike and/or Pedestrian Trails

NOTE: Stormwater management facilities and local road networks illustrated on this plan are conceptual and for illustrative purposes. For instance, the pattern of local roads depicted is intended to communicate that the Village will encourage connectivity and internal flow when evaluating planned transportation improvements. Those illustrated on this map are not intended to be the precise locations or alignments. The specific local road network layout and locations of stormwater management facilities will be refined upon more detailed engineering study prior to, or during preliminary plat development.



Initial planning by Vandewalle & Associates, preliminary engineering by Held Engineering Associates Inc.
 Vandewalle & Associates, Inc.
 © 2007
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 August 15, 2008

III. Need

A. Village Plans

The *Village of Mt. Horeb Comprehensive Plan* shows the USAA as “planned neighborhood”, a mix of residential development types and institutional, park, office, and business uses. The recently adopted *Village of Mt. Horeb Northeast Neighborhood Plan* gives more specific development plans for the area. The Village’s recently updated Official Map recommends an extension of a collector street to provide a connection from CTH ID to STH S through the USAA.

On August 13, 2007, the Village of Mt. Horeb Plan Commission passed Resolution #2007-33, stating that the plans for this area are consistent with the goals and objectives of the Comprehensive Plan, and authorizing the request to amend the Urban Service Area. On September 5, 2007, the Village of Mt. Horeb Board adopted Resolution #2007-24, stating its support for the Urban Service Area amendment (see Attachment 2).

The Village has been very consistent in requiring new growth to be in the USA. It is the Village’s intent to grow in a compact and orderly manner rather than to “leap frog”. The proposed expansion area is adjacent to the current USA.

B. Proposed Amendment

The Village is proposing to add approximately 277 acres to the Urban Service Area. The *Northeast Neighborhood Plan* map (Attachment 2) shows the planned land uses for the USAA.

The table below shows details regarding the planned land uses for the area. Single-family development comprises a large portion of the areas shown for development, with smaller amounts of two-family and mixed residential development. The single-family development will serve mainly families, and the multi-family will serve a mix of residents, including potential elderly and disabled residents. A large portion of the USAA is planned for park and public open space, and conservancy environmental corridor & woodlands. An area of general business is planned for the southern portion of the USAA along CTH ID and Telemark Parkway. Some neighborhood business is indicated for the areas near the intersection of STH 78 and CTH S. A planned school site is located on the north side of the USAA, along CTH S.

Under the old criteria, according to Dane County Community Analysis and Planning Division, the Mt. Horeb USA should not exceed 2,912 acres. With the current USA at 2,214 acres, the Village has the potential to add 698 acres to the USA (see Attachment 3). However, CARPC is now using a needs based approach for determining USA size.

IV. Proposed Development Pattern

| Planned Land Uses | Gross Acres | % of Total Acres | Existing Dev. | Environmental Corridor | Housing Units |
|---|--------------|------------------|---------------|------------------------|------------------|
| Single-family | 62.0 | 22.4% | 2.3 | | ***Up to 480 |
| Two-family | 0.3 | 0.1% | | | |
| Mixed residential | 10.2 | 3.7% | | | |
| Commercial | 11.1 | 4.0% | | | |
| ROW | 34.0 | 12.3% | 3.0 | | - |
| School site | 17.0 | 6.1% | | | - |
| Private Park & Other Open Space | 5.5 | 2.0% | | | - |
| Conservancy, Environmental Corridor, Woodlands* | 119.7 | 43.2% | | 119.7 | - |
| Stormwater Management** | 16.0 | 5.8% | 7.1 | | - |
| Municipal Facilities & Utilities | 1.1 | 0.4% | 1.1 | | |
| Total | 276.9 | 100% | 13.5 | 119.7 | Up to 408 |

All acres in the Town of Springdale and Blue Mounds
 *This category includes environmental corridor, public park area, and the Military Ridge Trail corridor.
 **The total amount of acres needed for stormwater management will depend on the final design and layout of the development.
 ***The actual number of housing units will depend on the final layout of the residential developments within the USAA. Up to 408 residential units can be accommodated with the current capacity of the Brookwood and Wayside pumping stations.

V. Development Phasing

No formal phasing plan is currently in place for the USAA. However, it is expected that the Schroeder property on the southern side of the USAA will be developed within the next 5 years (see Attachment 4). However, all development is anticipated to occur in the next 10 years as a result of the lack of property owners within the existing USA who are willing to develop their lands.

The USAA is part of the 20-year growth area designated in the *Village of Mt. Horeb Comprehensive Plan*. The growth area has been designed to provide enough land for approximately 25-35 years of growth at a moderate rate, incorporating a market flexibility factor. The detailed *Neighborhood Plan* is meant to provide a clear understanding of the Village’s overall expectation for the future development of the planning area, when land owners are ready to develop.

VI. Urban Service Provisions

It is intended that the proposed USA expansion areas be provided with the full range of urban services when urban development occurs. The full range of services would include public sanitary sewer, public water, police and fire protection, and streets and public works maintenance and management services.

A. Utility Services

1. Sanitary Sewer

a. Wastewater Collection

The USAA sanitary sewer system will be operated through gravity flow. Existing facilities are in place to properly convey the flows from the two areas to the wastewater treatment plant. The system that ultimately conveys the flows for the Northeast neighborhood consist of two pumping stations that pump into a manifolded force main. The two pumping stations that serve the Northeast area operate on the same force main and interceptor to the wastewater treatment plant. These stations were designed to pump at maximum peak flow rates from the Northeast area into the common force main while each station is pumping at maximum capacity. Maximum capacity of the entire pumping systems was determined from the maximum allowable flow in the receiving sewers as well as maximum pump size in each station without overloading the other stations if they were to be all operation simultaneously. Overall pumping capacity of the Wayside pumping station is calculated to be at a rate of 382 gpm. The overall calculated capacity of the Brookwood station, is 730gpm. The design and operation of this system was studied to determine the ultimate flow from each parcel of land within the Northeast planning area to the corresponding pumping station. These ultimate flows were used to develop the overall density available to the parcels served by the corresponding pumping station.

The Lukken area (the area directly south of CTH S) of the Northeast plan drains by gravity to the Brookwood pumping station. The overall allowable residential equivalents to this pumping station was calculated to be 274 residential units or and average daily flow of 59,500 gpd. The Northeast plan for the Lukken area has used this maximum ADF to determine the development potential of the land.

The Schroeder area of the *Plan* (the area north of CTH ID) is drained by gravity to the Wayside/CTH ID pumping station. This station also pumps into the same force main as the Brookwood station. Sizing of this station was dependent upon the issues related above. The overall available capacity of this station is limited to an additional average daily flow of 63,000 gpd.

The layout and service routes of the sewers have not been finalized for the entire USAA. A proposed layout and preliminary calculations for the Lukken area has been done to ensure that the area can be served (see Attachment 5).

b. Wastewater Treatment

Strand Associates in the *Village of Mt. Horeb 2004 Wastewater Strategic Plan Update* (see Attachment 6) dated December 2004 identified an average daily flow hydraulic capacity of 700,000 gpd. This was based on a population equivalent of 8,800 and a per capita flow of 80 gallons per capita per day. The available biological treatment capacity is also rated at a population equivalent of 8,800 based on a per capita BOD5 value of 0.18 pounds per capita per day.

In 2006, the Village of Mount Horeb wastewater treatment plant received an average daily flow of about 505,000 gallons per day. The remaining available capacity on an average daily basis is about 195,000 gallons per day. The projected flow from the Lukken and Schroeder areas is 123,000 gallons per day.

2. Water

a. Distribution

The existing water distribution system has been designed to accommodate Village growth in the USAA. There is a 12-inch water main routed along Brookwood Drive which extends north of County ID. A 10-inch water main extends along Telemark Parkway to the north side of County ID and splits into two 8-inch diameter stubs. These are intended to serve areas north of ID (see Attachment 7).

b. Supply and Demand

The Village of Mt. Horeb operates four wells which supply water to the system. Wells No. 3, 4, 5, and 6 have capacities of 500, 550, 750, and 1,000 gallons per minute (gpm) respectively.

The well supply has a total capacity of roughly 4 million gallons per day (mgd) and a firm capacity of roughly 2.6 mgd. The firm capacity is calculated assuming the highest producing well is out of service.

In 2006, the Village had an average day water demand of 595,500 gallons per day and a maximum day pumpage of 997,000 gallons. From a system design standpoint, the system should be able to satisfy the maximum day demand with the firm supply capacity. Under current demands, the system has roughly 1.6 mgd of excess well capacity intended to facilitate future growth of the Village and perhaps account for the abandonment of Well No. 3.

The two elevated tanks have identical overflow elevations of 1,386.4 feet MSL. Pressure in the water distribution system is regulated by the water level in these tanks. DNR code states that water system pressure be in the range of 35 to 100 psi. Ground elevations in any proposed service area need to be checked to determine if the operating pressure will stay within this range. The elevation corresponding to 35 psi is roughly 1,305 ft MSL and the elevation corresponding to 100 psi is roughly 1,155 ft MSL. Area to be served outside of these elevations may require pressure reducing facilities or booster stations.

With the new 400,000 gallon elevated tank online, the Village has sufficient storage to meet peak water demands and 2,000 gpm for 2.5 hours for fire fighting needs out to around the year 2020. Village fire hydrants are fire flow tested and marked with their flow capabilities for the fire department.

c. Storage

Each well facility includes water storage reservoirs with capacities of 90,000 gallons, 350,000 gallons, 110,000 gallons, and 100,000 gallons respectively. The Village has two elevated water storage tanks with capacities of 300,000 gallons and 400,000 gallons, and 600,000 gallons of ground storage.

B. Natural, and Cultural Resources

1. Natural Resources

The proposed addition contains some mature hardwood woodland, mainly south of the Military Ridge Trail. Schlapbach Creek, an Exceptional Resource Water, runs through the eastern portion of the USA addition. The area surrounding the Creek and the Trail contains steep slopes.

According to CAPD mapping, no portion of the areas currently planned for development contains wetland or floodplain.

2. Cultural Resources

No known historic structures or archeological resources are located in the proposed USA addition area.

C. Public Safety

1. Fire Department/Emergency Medical Services

The proposed USAA will be served by fire hydrants that will be added as part of the utility improvements. The nearest hydrants are currently in the developed single-family areas south of the USAA.

The Mount Horeb Volunteer Fire Department and Emergency Medical Service provides BLS-EMS, rescue, fire prevention, fire suppression, hazmat, first responder control, public fire and EMS education for the Mount Horeb Area Fire District. Municipalities included in the district are villages of Mount Horeb and Blue Mounds; Townships of Blue Mounds; Cross Plains, Perry, Primrose, Springdale, and Vermont; all in Dane County, Wisconsin. The Service protects 13,000 people living in an area of 132 square miles. The department is a municipal department with 65 members all operating on a volunteer status, and one full-time fire chief.

The fire station, housing both fire and EMS services, is located nearby at 120 South First Street in the Village of Mt. Horeb, approximately 1.5 miles from the proposed USA addition. The anticipated response time to the addition area is approximately 4-5 minutes.

The District has three engines with tanks, two ambulances, one ladder, and three command cars. The ISO fire rating for the Village is 3.

2. Police

The proposed USA addition will be served by the Village Mt. Horeb Department. The Police department facility is located nearby at 222 East Front Street. The building contains administrative office space, a booking area, interview rooms, a conference room, a dispatch area, a large squad room, evidence processing and storage areas, and an attached police garage.

The Mount Horeb Police Department is a full service 24-hour a day police department. A staff of ten full-time and eight part-time officers serve the Village of Mount Horeb. All officers are responsible for patrol duties in addition to their assigned special tasks.

D. Public Works

The Village offers a full range of services, including storm water management, an integrated transportation system, a park and open space system. These systems are described in more detail below. The Village also provides snow removal and refuse collection. Refuse and recycling pickup is accomplished through contract with a private waste hauler. The Village collects recyclables as required by the State of Wisconsin. The Village also provides electric service to this area and recently added a large electric substation on CTH S to serve future development.

1. Storm Water Management

Some of the initiatives in this section are identified and described on Map 2: Cross Reference Guide to Water Quality Initiatives.

It is anticipated that large regional basins will be constructed as depicted in the *Northeast Neighborhood Plan*. Smaller, private basins may be necessary on commercial lots to further control oil and grease. Private basins are required to have a long term maintenance agreement in place prior to construction that allow the Village to perform inspections and maintenance if the property owner is not performing the proper operation and maintenance of the stormwater management features. The Village is currently investigating the creation of a stormwater utility as a further funding method for management, maintenance, and operation of the Village owned basins.

Stormwater management measures will mostly consist of large regional ponds to control sediment, reduce thermal impacts and peak discharge rates from the development. The proposed stormwater management features that have been depicted on the plan will meet or exceed the requirements that Dane County has required Municipalities to adopt. Specifically, the ponds will be designed for the following:

- Trap at least 80% total suspended solids and the 5 micron particles for the two-year storm events.
- Control thermal pollution by using the TURM model for runoff leaving the basins and entering Schlapbach Creek.
- Control, at a minimum, the 25-year post-development storm to the 25-year pre-development storm discharge rate.
- Where appropriate, require infiltration to the Dane County standards. However due to shallow bedrock over a majority of the site, separation distances may be problematic.
- Rain gardens have been required in other developments within the Village to meet the infiltration goals.
- Meet or exceed NR 151 requirements for stormwater discharges.

By providing the sediment removal rates and the thermal reductions required within the ordinance, the actual pond discharge would control the 100-year event to pre-development levels. It is anticipated that the proposed ponds would function at the same level of efficiency in relation to peak discharge rates. Areas upstream of the Brookwood Road crossing of Schlapbach Creek will contain a small water quality pond to treat run-off from the currently developed portion of the Village. Further upstream of the crossing, a series of sediment traps consisting of stone gabion baskets would be installed to provide a series of treatments prior to reaching the final pond. These water quality ponds will further protect the headwaters of Schlapbach Creek that currently receive untreated waters from the Village. These treatment methods will be developed through cooperation with Dane County, Wisconsin DNR, and CARPC. It is anticipated that this pond and treatment features will be constructed during the installation of the proposed Brookwood crossing of the creek.

Stormwater management controls and downstream protection will be required per local ordinance. Basins that receive water from the proposed developments will be required to be constructed in the initial stage of construction, prior to any additional earth moving

operations. The Developments' erosion control plans shall be reviewed and permitted only if it meets the Dane county requirements for sediment loss rates (7.5 tons/acre/year) as well the DNR standards. From discussions with Dane County Land and Water Resources Department, construction phasing, polymer application, and strict enforcement are the most effective methods for minimizing sediment loss, and have been used within the Village for the past 5-years. Applications of soil stabilizing polymers to the disturbed grounds shall be required within the written stormwater management plans developed for the site. A rigorous review will be undertaken by the Village while working concurrently with Dane County Land and Water Resources Department, CARPC Staff, and the Wisconsin DNR. The goal of the interagency review is to develop a comprehensive stormwater management and construction site phasing plan of the development in order to protect the Schlapbach Creek watershed to the maximum extent practicable.

2. Transportation

The transportation system for the proposed urban service area expansion will follow the transportation plan included in the *Mt. Horeb Comprehensive Plan*, recommendations of the Official Map, and the transportation recommendations of the *Northeast Neighborhood Plan*.

The *Northeast Neighborhood Plan* map depicts recommendations for highways, major streets, local streets, and bike and pedestrian routes. In general, the proposed transportation system is designed to respond to the proposed land uses, provide an interconnected system of collector and local streets to allow easy access to neighborhoods, tie new roads into the existing network, and provide safe and effective pedestrian and bicycle access.

Sidewalks will be provided along all new streets within the development. The Military Ridge Trail provides a multi-use path with direct connection into the heart of the Village. Bicycle lanes are planned for two neighborhood collector streets and two residential collector streets. A number of off street paths are illustrated on the *Northeast Neighborhood Plan* map. These paths form an interconnected loop in the USAA, running along the west side of the proposed park, around the perimeter of the potential school site, along the south side of the CTH S from Brookwood Drive to STH 78, and potential extension west across STH 78 to Stewart Park. The path is envisioned as a paved pathway of 10 feet in width to accommodate two-way bicycle traffic as well as other types of activity – such as inline skating. In certain cases, off street paths may substitute for sidewalk on one side of the road as approved by the Plan Commission, A crushed gravel path, primarily for pedestrian use, is planned along Schlapbach Creek.

There is no bus service in the Village of Mt. Horeb. There is no taxi service based in the Village; however, taxis based in Madison could provide service to the area. No formal carpool organizations are based in the Village. Two programs available to residents of the Village include the Wisconsin Department of Transportation's RIDESHARE program and the Wisconsin of Department of Administration's Vanpool program.

3. Parks and Open Space

The proposed USAA will be well-served with parks and open space. The Military Ridge Trail runs through the area, providing a multi-use path with a direct connection to the Village's downtown. The *Northeast Neighborhood Plan* proposed a large new community park, located centrally in the USAA, and directly southeast of the proposed school site. In addition, much of the land north and south of the Military Ridge Trail is shown as conservancy,

environmental corridor, and woodlands, with planned pedestrian/bicycle trails along Schlapbach Creek.

4. Schools

The proposed development is within the Mt. Horeb Area District boundary. The Early Learning Center is located at 300 Spellman St., and the Primary Center is at 207 Academy St., both approximately 1.5 miles southwest of the proposed USAA. The Intermediate Center is located at 200 Hanneman Blvd., the Middle School is at 900 E. Garfield St., and the High School is at 305 S. 8th St., all approximately 1.5 miles southwest of the proposed USAA. In addition, the *Northeast Neighborhood Plan* proposes a school site on the north side of the USAA.

VII. Needs Assessment

The Village has special circumstances which contribute to the need to expand the existing USA. These issues are described below:

A. Emerging Environmental Protection and Increased Densities

Responsible development in Mt Horeb must consider the slopes, shallow topsoils and high bedrock, and high quality surface water resources in the area. The historic densities in the Village reflect development patterns and practices that showed little regard for the environmental challenges of development in the driftless area. The Village is committed to pursuing more compact development through a greater emphasis on mixed use, multi-family, and attached housing forms. The Village's detailed work on the Northeast Neighborhood Plan – the basis for this USA Amendment, which includes detailed erosion control, stormwater management and grading studies, and coordinated with Dane County Conservation and WisDNR staff – indicates that expected residential densities will be 5.5 per gross acre, versus historic practices of 3.96 per gross acre.

B. Quarry and Pit Areas

There are two areas of current extraction activity within the USA, totaling approximately 38 acres. These should be eliminated from the inventory of developable areas.

C. Long-Range Utility System Investments

The Village has recently invested in substantial utility expansion projects to serve the proposed USA addition area. These include a new water tower, new regional stormwater facilities, new electric substation, upgraded transportation facilities (e.g. CTH ID), and planned expansion of the wastewater treatment plant. These investments were long-planned based on the previous USA math.

D. Lands Currently Not on the Market

Numerous parcels within the current USA are currently not for sale, according to contacts made during April 2008 related to the High School siting study now being undertaken by the School District and Village.

Gjestson, Christopher

From: Mesbah, Kamran
Sent: Wednesday, September 17, 2008 10:04 PM
To: Gjestson, Christopher
Subject: FW: village of mt horeb

Chris,

For the Mt. Horeb item

k

-----Original Message-----

From: don steinhauer [mailto:trusteedon@yahoo.com]
Sent: Wed 8/27/2008 8:08 AM
To: Mesbah, Kamran
Cc:
Subject: Fw: village of mt horeb

--- On Tue, 8/26/08, don steinhauer <trusteedon@yahoo.com> wrote:

From: don steinhauer <trusteedon@yahoo.com>
Subject: village of mt horeb
To: kamranm@capitolarearpc.org
Date: Tuesday, August 26, 2008, 1:22 AM

This letter is to inform the CARPC board that not all board members are in favor of annexing new land into our urban service area. We feel that we currently have enough land to be infilled before allowing more urban sprawl . The land that is being considered is in an area with a limited sewer capacity and that adding more development in that area will only increase the time frame for our current facility to need upgrading. We also believe that the village has never had schlapbach creek rehab an issue until now, when it is in their interest to make it look like they do. We hope u deny the village request until all parties are convinced that the water quality issue will be dealt with so that this wonderful asset is protected. thank

you
Steinhauer Village Donald
Trustee Rollie
Schraepfer Village Trustee