

DRAFT

MINUTES

Capital Area Regional Planning Commission

January 24, 2008

City-County Building Rm 201, 210 MLK Jr. Blvd., Madison WI

6:00 p.m.

Present: Zach Brandon, Joe Chase, Kristine Euclide, Martha Gibson, Kris Hampton, Carlton Hamre, George Kamperschroer, Sally Kefer, Harold Krantz, Jeff Miller, Larry Palm, Anne Sayers, Kurt Sonnentag

Absent: None

Staff Present: Chris Gjestson, Mike Kakuska, Aaron Krebs, Kamran Mesbah, Mike Rupiper, Steve Wagner, Barbara Weber

1. Roll Call

Mr. Miller called the meeting to order at 6:01 p.m.

2. Approval of minutes of the January 10, 2008 meeting

Moved by Mr. Krantz, seconded by Mr. Hampton, to approve the minutes of the January 10, 2007 meeting. Motion carried unanimously.

3. Review of agenda

No change.

4. Public comment for items not on the agenda

None.

5. New business

None.

6. Review of 2007 CARPC finances and authorization to Deputy Director to hire an auditor

Mr. Miller asked if Commissioners had any questions on the agenda item or its supporting materials in the meeting packet; there were none. Moved by Mr. Palm, seconded by Mr. Krantz, to authorize the Deputy Director to hire an auditor to conduct an audit of 2007 CARPC finances. Motion carried unanimously.

7. Amendment of CARPC internal controls

Ms. Kefer asked if the change was temporary until an Executive Director was hired, or if two credit cards could be issued one of which would be in the name of the ED. Mr. Gjestson stated that it would not be a temporary change, but was being proposed as an added efficiency to placing office supply orders and remained consistent with effective internal controls since the ED or Deputy Director were check signatories. Moved by Mr. Hampton, seconded by Mr. Kamperschroer, to amend the CARPC internal controls to add the name of the Administrative Services Manager on the CARPC credit card in place of the name of the Executive Director. Motion carried unanimously.

8. Election of Officers: Chair, Vice-Chair, Secretary, and Treasurer

Mr. Miller opened the floor for nominations. Mr. Krantz nominated Mr. Miller for Chair; seconded by Mr. Brandon. Mr. Krantz nominated Mr. Hampton for Vice-Chair; Ms. Euclide

nominated Mr. Kamperschroer for Vice-Chair. Ms. Gibson nominated Ms. Euclide for Secretary; seconded by Mr. Kamperschroer. Ms. Euclide nominated Mr. Hampton for Treasurer. There were no other nominations; Mr. Miller closed the floor.

Mr. Miller directed staff to distribute paper ballots to Commissioners in order to elect officers. The following members were elected as officers: Mr. Miller, Chair; Mr. Kamperschroer, Vice-Chair; Ms. Euclide, Secretary; Mr. Hampton, Treasurer.

9. Selection of membership to Executive Committee, Personnel Committee, and Agricultural Loss Mitigation Workgroup

Members discussed membership of the Executive Committee. Moved by Mr. Kamperschroer, seconded by Mr. Chase, that the Executive Committee be comprised of the four officers plus one additional member selected by the full RPC. Motion carried.

Ms. Euclide nominated Ms. Sayers to serve as the fifth member; Mr. Krantz nominated Mr. Hamre to serve as the fifth member. Mr. Miller directed staff to distribute paper ballots to Commissioners. Ms. Sayers was selected by a majority of Commissioners as the fifth member of the Executive Committee.

Mr. Miller opened the floor for nominations to the Personnel Committee. The following nominations were made. Ms. Euclide nominated Mr. Palm; Ms. Gibson nominated Mr. Krantz; Ms. Sayers nominated Ms. Gibson; Ms. Euclide nominated Mr. Chase; Mr. Miller nominated Mr. Sonnentag. There were no other nominations; Mr. Miller closed the floor.

Moved by Mr. Hampton, seconded by Mr. Brandon, to select all nominated Commissioners to the Personnel Committee. Motion carried unanimously.

Mr. Miller stated that the Agricultural Loss Mitigation Workgroup was voluntary, and any Commissioner could attend any of its meetings. Mr. Krantz volunteered to attend the meetings.

10. Break

Mr. Miller recessed the meeting at 6:35 p.m. until 7:00 p.m.

11. Public Hearing (7:00 p.m.): Amending the Dane County Land Use and Transportation Plan revising the Regional Goals and Objectives; and amending the Dane County Water Quality Plan Policies for Urban and Limited Service Areas and Environmental Corridors, and revising the Criteria for the review of Urban and Limited Service Area amendments

Mr. Miller opened the public hearing. Mr. Mesbah provided a brief presentation on the authority and responsibility of regional planning commissions in general, and the Capital Area Regional Planning Commission in particular. He described four main areas of responsibility: 1) areawide water quality planning as part of the federal Clean Water Act and as implemented through NR 121; Dane County designated as having complex water quality control issues; 2) development of a master plan for the region; 3) comprehensive planning requirements of the Smart Growth law; and 4) Future Urban Development Area (FUDA) planning, which is specific to the CARPC as identified in the locally adopted resolutions petitioning for the creation of the CARPC. He described the purpose of the CARPC as the single organization which deals with waste treatment management plans and coordination of pollution abatement issues; the purpose is to manage quality of waters, including surface and ground waters. CARPC is to integrate activities of all the local management agencies within a region that is at the headwaters of 4 major river basins, has sensitive surface water

resources, and includes 61 units of government, each of which is a management agency of waste and stormwater. The CARPC is to maintain a continuing areawide water quality planning process, currently summarized in the Dane County Water Quality Plan, so local plans are not at cross-purposes. He referred to section 66.0309 of the state statutes which indicate that the RPC *shall* have the function and duty of creating the master plan for the physical development of the region. He referred to the Smart Growth law, which indicates that the CARPC master plan *shall* create elements of a comprehensive plan by 2010, which include housing, land use, intergovernmental cooperation, economic development and others. He noted that while the function of the RPC is solely advisory in its master planning, state law does not allow the RPC to not address these elements. He described the FUDA planning process which looks at long-range growth of urban areas to find developable areas with minimal impact on sensitive natural resources. Deadline to complete the FUDA plans is 2012, and was to be a collaborative approach between the CARPC and local units of governments. He noted that the goals and objectives of the Land Use and Transportation Plan as proposed to be amended by the CARPC had been updated because the Plan was over 10 years old.

John Hendrick, County Board supervisor, 1315 Spaight St, Madison, spoke in support of the proposal: Mr. Hendrick stated that there appeared to be a misunderstanding that elimination of the flexibility margin factor was anti-growth; the proposed policy provided more than enough land for urban service area (USA) expansion to accommodate 20 years of anticipated growth; if a community required more land, it could request the Commission for more. He stated that the region can have growth without sprawl; he expressed support for a farmland loss mitigation policy, since rural areas were already addressing the issue.

Terry Kringle, 322 North Shore Dr, Belleville, representing Village of Belleville, spoke in opposition: Mr. Kringle expressed concern over lack of input into the proposal by local communities. He stated that the CARPC charter identified Future Urban Development Area (FUDA) plans to be developed in cooperation with locals and shall consider local adopted plans. Changes to the previous policies and criteria might compromise years of comprehensive plan development by local governments. He stated that the proposal was too ambiguous. He described the village's reliance on new user and connection fees to pay for the sewer treatment plant; the village could not be supported by infill development alone.

Mel "Butch" Powell, 4680 Meadowview Rd, Blooming Grove, spoke in support: Mr. Powell stated that the proposal represented proactive planning without the use of outdated approaches; the Commission earned credibility by utilizing an open process. He expressed concern that scarce resources were imperiled if growth rather than planned development occurs; he expressed support for the elimination of the flexibility margin, which was a responsible method to maximize protection of natural and water resources and ensures that surface and groundwater are adequately addressed.

Paul Ziehli, 925 Welch St, Belleville, Village of Belleville, spoke in opposition: Mr. Ziehli expressed opposition to elimination of the flexibility margin; the village had spent \$6 million on an update of its sewer treatment plant, which was based on Commission population projections, and needed revenue from new development to pay for it. The village spent 3 years developing the Westside Neighborhood Plan, but will need to expand the USA to serve the area since only 1/3 is in the current USA. The village wants to use TIF to pay for downtown redevelopment.

Stefanija Harris, 3427 County Rd P, Mt Horeb, spoke in support: Ms. Harris stated that the CARPC should stop sprawl by whatever means possible; she expressed support for the proposal, but felt it didn't go far enough; she requested a moratorium on USA amendments until infill is

complete. She expressed concern over diminishing water supply in the aquifer. She stated that the viewpoint that developers couldn't provide affordable housing without unlimited expansion of USAs was not valid.

Steve Harms, 6801 Colony Dr, Madison, representing Tri-North Builders, spoke in opposition: Mr. Harms stated that environmental preservation and water quality issues were important, but he disagreed with the proposed method of reducing or stopping development without more in depth participation by local communities. He stated that it should be determined how development is going to happen to accommodate increased population before limiting development.

Phyllis Hasbrouck, 3113 View Rd, Town of Dunn, representing West Waubesa Preservation Coalition, spoke in support: Ms. Hasbrouck stated that the proposal could begin to provide a new way of development to end sprawl and maintain the preservation of resources; she expressed support for compact development, and suggested that using population forecasts to determine future growth should be replaced with the "back-casting" method of the Natural Step Process which is community-driven. She suggested that requests by developers for the CARPC to delay adoption of the proposal was based in the desire of moneyed interests to be given a chance to pressure and confuse Commissioners.

Arden Sandsnes, 4705 Shore Acres Rd, Monona, representing Royal Oak Engineering, spoke in opposition: Mr. Sandsnes stated that areas which utilize moratoriums on development only created a glut of proposals. He stated that the problems the proposal attempts to address were engineering not sociological problems. He stated that the city of Madison had limits to its growth due to municipal boundaries, planning should be emphasized on the outlying communities. Comprehensive planning should be done step by step; he urged the CARPC to plan sensibly and to rely on engineering solutions for most of the problems.

Mr. Palm asked Mr. Kringle how elimination of the flexibility margin would prevent Belleville from infilling the current USA and expanding as development continues. Mr. Kringle stated that several acres currently in the USA would not be developed due to landowners' preference; flexibility allowed the village to look at areas outside the USA that are most sensible for development, even though the village couldn't predict exactly where development is going to occur.

Richard Reinke, 314 Virginia Ter, Madison, spoke in support: Mr. Rienke described groundwater depletion in Waukesha and its associated problems, and stated that Dane County should learn from the mistakes of others. He requested the CARPC adopt the most strict criteria possible to protect natural and water resources; in cases of conflict, the state Public Trust Doctrine stated that riparian property rights were secondary to the public interest.

Terrence Wall, PO Box 7700, Madison, spoke in opposition: Mr. Wall stated that elimination of the flexibility margin only allowed 3,328 acres to be added to USAs over the next 20 years, which would represent an 81% reduction in additional acres compared to the past 20 years (17,318 acres added), which is too drastic a decrease. He stated that the current forecast unrealistically assumes a 20% drop in population growth, and doesn't take into account the current baby boom. He stated that growth controls imposed in Boulder CO resulted in a typical home increasing in value 5 times over a few years. He suggested that the public has not had enough time to review the CARPC proposal, and hasn't been sufficiently included in the process; he requested a 6-month delay on action so that the CARPC can take a proactive approach in inviting working groups to draft a plan everyone can support.

Gary Werner, 2302 Lakeland Ave, Madison, representing Sierra Club Four Lakes Group, spoke in support: Mr. Werner urged the CARPC to strengthen the proposal; its charge of dealing with water

quality was an essential element of sustaining lives in the county. He requested the CARPC update the 2004 Water Quality Plan before making substantial increases in USAs, and should look at defining areas critical to water quality which including groundwater recharge areas. He asked that the CARPC include areas adopted in the county Parks & Open Space Plans. He expressed support for a farmland loss mitigation policy, and asked that communities have minimum density standards to be applied to all units of government and which apply to residential and commercial land uses.

Douglas Buck, 150 E. Gilman St, Madison, representing Smart Growth of Greater Madison Inc., spoke in opposition: Mr. Buck encouraged CARPC to look closely at the statutory mandate of the CARPC, the governor's Executive Order of creation and the local resolutions which limited CARPC to advising on water quality issues; the draft policies and procedures over-reaching and overly broad and go beyond statutory authority. DCRPC dissolved because it wielded too much power, the new CARPC scope was expressly limited to "developing effective areawide water quality plans for Dane County." The governor's Order expressed same, and the reduced levy charge was also evidence of the limited scope of the Commission's authority.

James Pat Andreoni, 3041 Creekside Way, Cross Plains, representing Village of Cross Plains, spoke in opposition: Mr. Androni stated that local villages and townships work together to solve problems, and did not need the RPC to get involved. He stated that the village just spent \$9 million to build a sewer treatment plant and needed new development to help pay for it, and should not be paid for entirely by existing residences.

Jon Becker, 4233 Kenwood St, Madison representing Friends of Cherokee Marsh, Inc., spoke in support: Mr. Becker stated that the proposal was on the right track; the Water Quality Plan update will inform communities where development can happen without adversely effecting groundwater infiltration. He urged an update to the Plan before expanding USAs; he described a parcel in the Cherokee Marsh area that had 30 years' worth of developable land.

Brad Murphy, 614 Ondossagon Way, Madison, representing City of Madison Planning, spoke in opposition. Mr. Murphy stated that the department supported the broad goals of preserving water resources and compact development, but asked CARPC to step back and look at the process used to develop the document which should be developed using a process which is much more inclusive of communities and constituencies; he cited a national organization on public participation which indicated that one of the least efficient methods of gathering public input is through the public hearing process. He referred to written comments he'd submitted with Larry Nelson (City of Madison Engineering), with a cover memo from Mayor Cieslewicz; there was not enough analysis behind the elimination of the flexibility margin, the new standards to protect farmland appear to unduly place the burden on urban areas, and the broad expansion of water quality criteria appear overly general.

Mr. Brandon requested that anyone speaking who represents someone else paid or unpaid should indicate so.

Harvey Temkin, 2313 Sugar river Rd, Verona, representing T. Wall Properties, spoke in opposition: referred to press releases upon CARPC creation which stressed protection of vital water resources, CARPC appeared to be going beyond that charge; flex margin needed to provide flexibility to provide jobs, described the good the previous policy provided for growth; requested continue flex

Lori Grant, 306 E. Wilson St Ste 2W, Madison, representing River Alliance of Wisconsin, spoke in support: Ms. Grant expressed concern about impacts of sprawl; strongly support proposal to prioritize infill, protect recharge areas and natural habitat; supported the elimination of the

flexibility margin, since it encouraged jurisdictions to plan for more than enough growth, and was an artificial one-size-fits-all approach; should update WQP the vehicle to identify areas appropriate for development, which was a mandate of the CARPC; ensured that planning by communities was not done in a vacuum. Dane County should be a model for planning throughout the state

Paul Haag, 309 N. Atwood Ave, Deerfield, representing Village of Deerfield, spoke in opposition and provided written comments: Mr. Haag stated that Deerfield had limited areas for infill; proposal to require infill prior to fringe development would artificially increase land prices; eliminating the flexibility margin will cripple Deerfield on numerous fronts – opened sewer treatment plan in 2002 would lock current resident fees without add'l users online; house lots would go up, people would go to Jefferson county; 24 acres allowed to be added to the Deerfield USA under the proposal would not provide enough land for currently planned development, identified in the communities smart growth process; he stated that the proposal would negatively impact the school district and economic development, and would encourage unsewered development.

Kyle Richmond, County Board supervisor, 929 O'Sheridan St, Madison, Chair of Dane County Environmental Agricultural and Natural Resources Committee, spoke in support: Mr. Richmond expressed support for the elimination of the flexibility margin and the emphasis on infill development, and asked the Commission to work on updating the Water Quality Plan. He described the county's fast population growth and high agricultural production, and suggested that the county could not continue to keep importing our food as done in the past, and need to build a local, sustainable infrastructure. He stated that the county adopted a TDR program, and described the need to keep urban areas urbanizing and rural areas rural. People in Dane Co understand that the local economy is largely decided by activities outside the city of Madison.

Randy Schmidt, 1620 Foxridge Ct, Middleton, spoke in opposition: Mr. Schmidt stated that some of the proposed goals and objectives were unrelated to water quality and went beyond the Commission's authority as indicated in the governor's Executive Order creating the CARPC. He stated that the proposal discounts the city of Middleton's plans for growth, and its goals and objectives were too far-reaching and represented a social agenda.

Stanley Lien, 372 Koshkonong Rd, Town of Christiana, spoke in opposition: everyone would agree with the intent of the proposal; asked Com to do homework on all the issues, appeared to be a lot of misinformation; asked to look at all the current policies and regulations already in place; do your homework

Mike Davis, 7426 Hubbard Ave, Middleton, representing City of Middleton, spoke in opposition: Mr. Davis stated that the City had spent a lot of time in developing its Smart Growth plan, and there was no need for an assessment of the planned growth outlined in local adopted plans. County population had grown a modest 1.3% annually over the last several years. He stated the need to consider the environmental impacts of restricting growth on urban peripheries, which pushes growth to outside of county and uses up more farmland. He stated that many local communities had a track record of increasing densities over the last several years as result of their Smart Growth processes, and should be allowed to continue to grow on the periphery. He stated that the city from 1992 to 2007 had no USA amendments except for its airport and golf course; only 40 acres were left to expand under the proposed policy. He indicated that the city had added over 5,000 jobs over past several years, and would like to provide housing closer to where the jobs are. He emphasized the importance of developing water conservation plans.

Darin Burleigh, 5018 Tomahawk Tr, Madison, spoke in support: Mr. Burleigh stated that natural resources are finite, and expressed support for the proposal, which supported clean water. The current approach of continued land development was not sustainable, and we should plan for a sustainable local economy within the context of planned development. He asked that the proposal be strictly enforced.

Arnold Harris, 3427 County Rd P, Mt Horeb, spoke in support: Mr. Harris identified four important things: 1) county comp plan; 2) local units comp plans; 3) multi-modal transportation plan, and 4) USA/LSA/EC policies. Need to control sprawl now. August 2007 article springs pumped dry, intensive ag use and urban development, stop sprawl immediately. Oil running out, any urban development, more compact, easier to move people around to jobs, shopping etc. Need smart and sustainable development.

Louie Pody, 6200 Gisholt Dr, Madison, representing Plumbers Local 75, spoke in opposition: seen results of improper maintenance of wastewater facilities, implementation of restrictive development plan will not address problems of poor maintenance of wastewater facilities; have responsible builders and developers supporting current Green building designs; placing too many restrictions on development will drive people from county; little or no development will have negative impact on job creation; 8% of county economy is in construction. Need flexibility to the policies.

Carole Schaeffer, 282 Alpine Meadow Cir, Oregon, representing Smart Growth of Greater Madison, spoke in opposition: Ms. Schaeffer stated that SGM agreed on many of the goals, protecting farmland, water quality, more density, and intelligent growth. Concern of removal of flexibility margin, land prices going up, expressed concern over increasing number of commuters from outside of Dane County, have added 16,000 commuters (to 37,000) from 1990 to 2000, alarming trend afraid will continue to drive people outside the county. Need to provide land and housing for workforce. Expressed concern over equity between different municipalities; some have added more USA, should reward that have added more and punished less; local adopted smart growth plans have put millions in resources; need to work together to achieve common goals; should continue discussion.

Don Hammes, 3507 Valley Ridge Rd, Middleton, representing Dane County Conservation League, spoke in support: Mr. Hammes stated the need to update 2004 Water Quality Plan prior to any additional USA amendments, and the need to consider the cumulative impacts of future development. He described the need to better recognize the importance of the lakes and its sources. He described modeling done by Ken Potter which predicts the likelihood of flooding on the Isthmus if the area north of Lake Mendota reaches 60% build out.

Robbie Webber, City of Madison alder, 2613 Stevens St, Madison, spoke in support: Ms. Weber stated that the region's Metropolitan Planning Organization depends on the adopted regional plan for federal transportation funds. She stated that the proposal's emphasis on infill is excellent, since compact development is more efficient and less expensive, very good goal, and sustainability which goes beyond water quality; elimination of flex very good, which requires locals to plan more effectively for growth; please protect farmland, very valued in Dane County and local food supply.

Sue Dietzen, 22 Emily Rd, Mazomanie, representing Village of Mazomanie, spoke in opposition: Ms. Dietzen stated that the proposal would force the use of private septic for new developments, which had negative impacts on water quality and forced the use of larger lots. She stated that the new Dane-Iowa Wastewater Treatment Plant was built in 2000 based on projected growth; without this growth, current residents would be forced to pay for all of it. She expressed concern for declining enrollment in Wisconsin Heights school district, as cited in the county's Comprehensive

Plan. She suggested that the city of Madison wanted to restrict growth of surrounding communities; but local communities should be able to grow as they wish. She questioned who would be responsible for ensuring that current USA amendment requests conformed with the new rules of the proposal, and stated that it should not have to be the applicants. She requested that CARPC work jointly with local communities.

Nancy Lenz, PO Box 45 S. Pardee St, Marshall, representing Village of Marshall, spoke in opposition: Ms. Lenz stated that if the flexibility margin was eliminated, the village will have no opportunities for growth. The flex margin allowed 35 additional acres to the USA, and would allow the village to proceed with trying to protect local waterways by relocating two farms with about 1,000 head of cattle from within the village limits which. The village could not proceed with its TIF project plan without the flex margin.

Peter McKeever, 6302 Southern Cir, Monona, spoke in favor of the proposal: Mr. McKeever thanked the Commission for initiating an important conversation. Cited language “need to preserve nat’l res...requires local units of gov’t to work together...transcend munie boundaries” all locals bought into, need to work together to protect natural resources. These are WQP goals, not development goals. He described the problem of cumulative impacts of many municipalities developing; urban development in other communities cause flooding in Monona; mitigation should apply to all development, including rural development; communities should earn the right to gain flexibility; referred to written statement.

Jon Hochkammer, 691 Grace St, Verona, representing City of Verona registered to speak: Mr. Hochkammer stated that he was committed to work with people on both sides of the debate. He stated that the city of Verona had done a good job in managing its developments, and had worked successfully with its school district on growth caps. He stated that density to put cap on ; density is good; disciplined approach to new development, don’t annex unnecessarily; concerned about resources already spent in developing growth plans; Epic is a jewel of Dane County, not just Verona. 3,000 well paid and educated employees throughout Dane County; concern about proposal would prevent an Epic from coming into Dane County again, losing out on the economic benefit. Many other examples in the county; suggested take step back and consider impacts; committed to help

Steve Hiniker, 16 N. Carroll St #810, Madison, representing 1,000 Friends of Wisconsin, spoke in support: Mr. Hiniker stated that 1,000 Friends of Wisconsin will be submitting written comments. He stated that opposing the proposal based in a projected increase in property values did not seem to make sense, since increased values was a goal of property owners and was a sign of a successful community. The proposal might result in increased property values, which is a benefit of the proposal.

Ron Dayton, PO Box 264 354 Hwy 12/18, Cambridge, representing School District of Cambridge, spoke in opposition: Mr. Dayton stated that there was a broad range of interests among communities, and CARPC should accommodate local needs. He stated that although declining school enrollment may not be a specific CARPC concern, but limiting local communities in their capacity to address the issue should be a CARPC concern. He described the need to be able to know what kind of growth will occur in order to property plan for it, and he requested deeper consultation with community leaders at the local level to understand their needs and issues.

Nancy Hylbert, 2809 Hollyhock St, Fitchburg, spoke in support: Ms. Hylbert stated that locals have spent a lot of time on local plans, and there is a need to work together. She expressed support for farmland preservation and the necessity of urban growth boundaries to protect future

generations of nearby recreational land. She asked the Commission to update the Water Quality Plan.

David Glomp, 1705 Redwood Ln, Madison, spoke in opposition: Mr. Glomp identified himself as a candidate for 7th supervisory district of Dane County Board. He expressed support for the general need for regional planning, but the CARPC has taken a simple entity with primary mandate of water quality planning and expanded to over-reach into all facets of residents' lives. He stated that the proposal represented a power grab, and was over-reaching without input of elected officials. He stated that CARPC has decided it will usurp the authority of the RTA, which hasn't been approved by state legislature yet. He asked CARPC to re-visit its proposed goals and objectives, which as written might destroy local economies which are currently in precarious position. He stated that the proposal would raise the cost of living.

Tim Gruber, City of Madison alder, 4349 Bagley Pkwy, Madison, spoke in support: Mr. Gruber stated that the goals of preserving farmland and water quality were excellent, and stated that compact communities were intrinsic to water quality. The goal of limiting sprawl was not possible if the flexibility factor was not eliminated; growth limits were appropriate to encourage compact growth, which would create prosperity in infill areas. He asked that outlying communities to join Madison in encouraging infill development. He expressed support for the elimination of the flexibility margin.

Chad Wuebben, 2156 Steven St, Sun Prairie, representing MABA, spoke in opposition: Mr. Wuebben stated that both sides appeared close, and requested CARPC take more time to work together to refine the proposal. He suggested that with more flexibility, the proposal could help provide Dane County with a bright future.

Mark Hazelbaker, 3555 University Ave, Madison, representing Dane County Towns Association, registered to speak: Mr. Hazelbaker stated that CARPC had begun a significant dialogue on how the region should grow. He described the importance of reaching a middle ground between the former criteria and those proposed, since it was not appropriate to arbitrarily stop growth. He described the need to do a better job of development in those areas annexed from towns, which were not solely responsible for sprawl. He stated that maintaining a dialogue will have positive results. He asked CARPC to provide qualitative, not just quantitative targets, for growth, and stated that towns were willing to be part of a cooperative solution to protecting surface water quality.

Harry Read, 2545 Van Hise Ave, Madison, representing Madison Audubon Society, spoke in support: Mr. Read described increased traffic and air pollution as a result of scattered development. Stormwater runoff has endangered surface water, and lowered groundwater levels. He asked CARPC to take a positive role in protecting Dane County's water, air, and wildlife habitat in order to maintain vibrant communities, and expressed support to the elimination of the flexibility margin. He described the negative impact climate change has had on floodplains, and asked if the increasing frequency of intense rainfall events in the Upper Midwest has resulted in a change in stormwater and erosion control standards for the 100-year storm.

Duane Gau, County Board District 20, 3039 Castleton Crossing, Sun Prairie, spoke in opposition: Mr. Gau described his past support for Dane County RPC staff and for CARPC creation. He stated that DCRPC dissolution was a difficult process for local governments, and did not want to see that happen to the CARPC. He asked Commissioners to think carefully about their activities, to remember who the appointing authorities were, and to listen carefully to local governments.

Anneliese Emerson, 5137 Whitcomb Dr, Madison, spoke in support: Ms. Emerson described her homeland in Germany which was built very densely with greenspace and is very easy to travel without a car. She asked CARPC to prioritize the environment over developers. She stated that compact development is more efficient; rising fuel prices will increase food prices, so we need to support local food sources. She requested that CARPC update the Water Quality Plan before allowing USA amendments, and try to solve the cones of depression problem. She called for a new way of planning for growth.

Mike Goodwin, 540 W. Olin Ave #211, Madison, spoke in support: Mr. Goodwin expressed concerned over how easy it is for developers to request annexations to provide city services at taxpayers expense. He suggested that development was rampant and needs to be restrained since local springs were drying up and groundwater was being polluted; this proposal can provide the appropriate restraints. He expressed concern over the high cost or unavailability of fuel which will decrease quality of life in suburbs.

Brock Ryan, 1306 Lawton Ct, Waunakee, spoke in opposition: Mr. Ryan stated that the proposal might limit the capabilities of developers to provide desirable types of spaces.

Lori Whitney, 4322 Melody Ln #211, Madison, registered to speak: Ms. Whitney expressed support for public transportation and improving and expanding bus service; CARPC should consider that the aging demographic will need more public transit. She described the benefits of public transit and traditional neighborhoods to health, greenspace, sustainability, community cohesiveness, diversity, aesthetics, and economics.

Michael Lawton, Lathrop & Clark, 740 Regent St, Madison, representing Don Tierney, Kevin Acre and Dane Land Co. spoke in opposition: Mr. Lawton stated that his clients would be adversely affected by the proposal as written. The elimination of the flexibility margin would remove the ability of local communities to carry out their adopted smart growth plans for residential and commercial development. He stated that the requirement of contiguity to existing infrastructure was a good goal, but shouldn't be a requirement. Density is a local issue, not that of centralized planning. The agricultural land loss mitigation criterion is very vague, and could lead to increase costs of development. The needs analysis language might negate smart growth plans since they already provided the analysis. He stated that CARPC should follow the lead of local governments, and should concentrate on water quality planning and not social and economic issues. He stated that the CARPC does not need new criteria to protect water resources in northern Dane County, which is currently being addressed effectively. He asked Commissioners to continue to use the old criteria and policies.

Mr. Miller recessed the proceedings for a five-minute break, as requested by Messrs. Kamperschroer and Brandon.

The hearing resumed. Mr. Miller suggested, and there were no objections, that the Commission extend its comment period for 2 weeks, through February 7.

Royce Williams, 2437 Fox Ave, Madison, spoke in support: Mr. Williams suggested that consolidated statistics be provided for the Central Urban Service Area and Metropolitan Planning Organization planning area. He expressed confusion over the number of entities planning in the area, and suggested that more coordination was needed between the MPO and RPC.

Jerry Tierney, 3564 Egge Rd, DeFores, spoke in opposition: Mr. Tierney stated that development and water quality were not mutually exclusive; effective infiltration was top goal of many

developers today. He referred to a joint effort in the Savannah Village development which provided stormwater treatment that cooled stormwater pond, tiled/cooled, returns to nearly natural state.

Hans Noeldner, 133 W. Lincoln St, Oregon, spoke in support: Mr. Noeldner spoke of fears and its impact on residents' perspectives and actions. He described the need for a breakthrough, the need to rebuild an economy in which citizens rely on each other rather than using up finite natural resources.

Donald Tierney, 3564 Egge Rd, DeForest, spoke in opposition: Mr. Tierney described his positive experiences working with Dane County Land Conservation Department and CARPC staff, in which good ideas on stormwater treatment were exchanged. He described a stormwater treatment facility he designed that he could not have done without the flexibility provided by RPC staff. He asked the CARPC to respect the work which takes place at the local level.

Rebecca Olson, 207 E. Main St Box 314, Mt Horeb, representing Upper Sugar River Watershed Association, spoke in support: Ms. Olson described the importance of identifying building sites which will minimize siltation into sensitive waterways, since erosion on developed sites often occurs after the developer has left. Without effective water quality planning, drinking resources for agribusiness may not be protected as communities grow, since state law requires that community needs for water quality will take priority. She expressed the importance of water quality planning.

Heidi Koplien, 1244 Woodbridge Tr, Waunakee, spoke in opposition: Ms. Koplien described the benefits of living in a livable community created by smart developers such as Don Tierney, who work hard with local government to come up with comprehensive plans. Eliminating the flexibility margin would take this away. She stated that if development is limited forcing residents further away, there will be negative impact on commute time and air pollution.

Constance Threinen, 2121 Gateway St N, Middleton, representing League of Women Voters, Dane County, spoke in support: Ms. Threinen stated that we are victims of a belief that we must grow, and need to start understanding the positive benefits of more dense development. She expressed support for the proposal which will help stop covering landscape with development.

Louise Klopp, 4283 Hwy P, Cross Plains, representing Black Earth Creek Conservation Organization, spoke in support: Ms. Klopp referred to prime agricultural fields in Black Earth which had twice been planned for development as a commerce park, but was denied based on local opposition even though the Dane County RPC had approved the USA expansion both times. She expressed hope that the new CARPC would protect this type of property.

Phil Salkin, 1229 Enterprise Dr, Verona, representing REALTORS Association of South Central WI, spoke in opposition: Mr. Salkin expressed concern over the proposal, especially the agricultural land loss mitigation, creation of growth boundaries, and removal of the flexibility factor. The flex factor is critical because it is very difficult to project population growth: Dane County RPC projections for the city of Verona had been very inaccurate in the past, and would not have been able to grow without the flexibility margin. The Epic Systems campus might not have been able to move to Verona without the flex factor. He expressed concern over the increased costs of land due to the proposed limits, and noted that CARPC was the only single-county RPC in the state, and its policies might push development into other counties. He requested Commissioners to reconsider the proposal.

Elizabeth Lewis, 2809 Columbia Rd, Madison, spoke in support: Ms. Lewis described a historical perspective of Dane County and impacts of development.

Nadine Walsten, 212 Church St, Brooklyn, representing Village of Brooklyn, spoke in opposition: Ms. Walsten stated that she felt both supportive and opposed to the proposal. She stated that the village intended to take advantage of the development which has already occurred, trying to develop in an eco-friendly manner built on sustainability. The County should consider providing incentives and education to local municipal officials to address issues at the local level. She stated that the 2020 population projection for Brooklyn was 1,239 even though the estimated 2008 population is 1,276. The Village was denied approval to build larger wastewater treatment plant because it was not expected to grow enough; she asked Commission to be very careful in basing planning decisions on population projections.

Marsha Rummel, City of Madison alder, 1029 Spaight St #6C, Madison, spoke in support: Ms. Rummel stated that her district has been involved in infill and compact development for some time, and expressed support for a TDR program which would reward increased density in infill areas by saving outlying farmland. She expressed support for the Commission's role in encouraging safe drinking water in developed areas.

Bill Preboski, 1716 Rustic Dr, Sun Prairie, spoke in opposition: Mr. Preboski asked that the CARPC keep the flexibility margin, since CARPC data showed that it was working. He referred to an increasing share of county housing built in USAs, and housing density increased 16% in the 1990s. He stated that the key to managing Dane County growth, which has increased 6,000 persons per year since 2000, is to continue to encourage homes to be built in USAs. He described the importance in keeping flexibility for local governments in trying to identify areas to be developed. Current forecasts were done in 2003, and become more inaccurate over time. He stated that the current USA analysis process tends to underestimate need for commercial uses. It is difficult to project population for smaller USAs which may not accurately determine needed USA expansions.

Paul Noeldner, 136 Kensington, Maple Bluff, representing Audobon members, spoke in support: Mr. Noeldner described the need to avoid habitat fragmentation, and asked people to support the CARPC in its role. He requested that CARPC update the Water Quality Plan, and to base its decisions in science.

Eileen Bruskevitz, County Board district 25, 5134 Reynolds Ave, Waunakee, spoke in opposition: Ms. Bruskevitz described the negative impacts of high density of the Central Urban Service Area, which contributes to aquifer depletion and draws down the cone of depression; in 2004, 60 million gallons of water per day was drawn from the area to the Mississippi River; groundwater drawdown should be the Commission's primary concern. She requested that the CARPC become involved in educating citizens and agencies about water quality and quantity. The proposal did not have scientific or hydrologic justifications to them; science should guide the policies. She requested that the Commission review adopted plans such as the Transportation Plan to determine impacts on groundwater. She suggested that the manner in which the proposal was distributed created conflict, and should provide more emphasis on education.

Jim Buechner, 101 Robyn Ridge, Mt Horeb, representing Village of Mt Horeb, spoke in opposition: Mr. Buechner expressed opposition to the proposal, and stated that the proposal would make development more costly and encourage higher land values and smaller lot sizes in village and cities. He described new facilities built in the Mt. Horeb, and the need for new development to help pay for them. He asked the flexibility margin to remain unchanged; its elimination would represent a hardship to the village. He described activities undertaken by the village which were supported by numerous groups, including environmental advocates. The proposal would require the village to consider unsewered development, which was not its preference. Each individual

community has unique characteristics and should be treated individually; he commended CARPC on its goals to protect the environment, but suggested that it may inadvertently cause problems.

Tom Wilson, Attorney/Administrator/Clerk/Treasurer, 5387 Mary Lake Rd, Waunakee, representing Town of Westport, spoke in opposition: Mr. Wilson referred to the local resolutions petitioning for CARPC creation which called for working with local communities to create of 25-year FUDA plans. He stated that local communities appear to be willing to work with the CARPC, and asked the Commission to seek buy-in from the local communities.

Steve Books, 211 S. 2nd St, Mt Horeb, spoke in support: Mr. Books requested strict control standards to address the development frenzy. He expressed support for protecting water quality and sustainable development, and concern that building was being done in last century standards and needed to be updated. He stated that sustainability should be central to new developments, and would actually encourage job growth. He stated that what happens in one community effects other parts of the county.

Peter Waltz, 508 Parkview Dr, Mt Horeb, spoke in opposition: Mr. Waltz spoke on behalf of Linda Schraeder, owner of an 80-acre farm in Mt. Horeb who has an accepted offer of sale for development contingent on annexation and inclusion in USA. The Village Plan Commission adopted the plat after a year of meetings; the next step is USA expansion, although elimination of the flexibility factor would set the USA at minus-53 acres and the sale would be terminated. He requested that the Commission reject the proposal and adopt its previous rules.

Larry Bierke, Administrator, 138 E. Main St, Mt Horeb, representing Village of Mt Horeb, spoke in opposition: Mr. Bierke expressed concern over elimination of the flexibility margin. He described some of the 480 acres in the village's existing USA which are not planned for development, but would count against the village in determining how many more acres could be added. He stated that the village took pride in smart growth planning, suggested that quality of development which judges USA approval, rather than an artificial cap. Village would need to consider unsewered subdivisions, which was not environmentally friendly. He stated that the village Comprehensive Plan looked at 40 years of growth; the village had purchased 100 acres for its sewer plant upgrade and protection of farmland. He described the village's agreement with the town of Springdale, which included planned annexations; he asked the Commission to carefully consider the proposal's impact on local activities and agreements.

Terry Carpenter, 2341 Gold Dr, Fitchburg, spoke in support: Ms. Carpenter expressed concern about farmland preservation and improved water quality. She described the importance of locally grown food, which keeps dollars in the local economy and has health benefits. She expressed concern over the diminished aquifer and water pollution, which has caused beach closings. She expressed support for the criteria and its emphasis on infill and redevelopment and elimination of the flexibility factor. She stated that the Commission must meet its mandate to update the Water Quality Plan before any more USA expansions. She encouraged more research on groundwater.

Randy Marten, 7324 Wilburn Rd, Sun Prairie, spoke in opposition: Mr. Marten stated that it was unreasonable for some to dictate to others how to live; the market dictates growth, and developers serve to meet the growth, which is mostly from family returning to the area. Smart growth plans are developed by those who understand the local needs more than the CARPC. He stated that Dane County already has stringent stormwater controls in place, and suggested that increased government spending will increase until people can't afford to live in homes.

Michael Forster Rothbart, 64 Lansing St, Madison, spoke in support: Mr. Rothbart stated that the Land Use and Transportation Plan is outdated and required update; most of the proposed changes

were good but needed a more complete overhaul than proposed. He suggested using the Dane County Comprehensive Plan as a basis for the plan. He stated that water quality planning was important, as were habitat, shoreland, and land use issues. He described the importance of density and the need to include minimum standards for density. He asked the Commission to be specific in its recommendations.

Glenn Hovde, 900 Shasta Dr, Madison, spoke in opposition: Mr. Hovde stated that population growth and development went together. He stated that the proposal should not be a social document.

Richard Russell, 2642 Kendall Ave #2, Madison, spoke: Mr. Russell referred to Visitor's Guide of the Greater Madison Convention and Visitors Bureau which highlighted "Lake City Lake" under the title; he asked the Commission to remember the goals of protecting the lakes.

Dan Maxfeld, Chair, Town of Vienna, 5473 Daley Rd, Waunakee, representing Town of Vienna, spoke in opposition: Mr. Maxfeld stated that the proposal for zero flexibility has unintended consequences, and punishes towns which have been leaders in preserving farmland. Vienna hasn't grown in 40 years, and has actively opposed unsewered development and has done as much as possible to maintain agricultural land. Elimination of the flex factor would make the town lose resources which afford its ability to preserve agricultural land. He asked that the Commission consider using its past flex policies.

Robert Pulvermacher, Administrator, Town of Vienna, 6499 Beech Ct, Waunakee, representing Town of Vienna, spoke in opposition: Mr. Pulvermacher stated that the town has supported planning and water quality for many years and has done good job of it, and was one of few towns who didn't vote to dissolve DCRPC. He stated that the town had historically supported large tracts of farmland, and did not support the proposed elimination of the flexibility margin because it would be detrimental to the small amount of growth the town needs. He described the importance of letting growth be possible in order for businesses to feel comfortable in locating in Dane County. Mr. Hamre asked why Vienna would oppose elimination of the flex factor; Mr. Pulvermacher described a commercial area where a developer wanted to develop 80 acres which was not planned for development in the master plan because the town wanted to prevent speculation. The flex factor allowed the town to work with the developer, but without the flex factor the USA would be far over capacity and could not provide sewer service.

Don Trieloff, president, Village of Cambridge, 501 Blue Jay Way, Cambridge, representing Village of Cambridge, spoke in opposition: Mr. Trieloff stated that Cambridge had land in two counties, which presented difficulties in explaining two different sets of standards to developers. He stated that the village had just completed a \$7.5 million sewer treatment plant with Town of Oakland (Jefferson Co.) which required revenue from anticipated growth to make the rates affordable. Cambridge would have minus-80 acres without the flexibility margin, and only have 10 developable acres left currently within the USA which is in a swamp.

John McEwan, 2275 Deming Way, Middleton, representing Livesey Co, spoke in opposition: Mr. McEwan expressed support for the current standards and opposition to the proposed changes; CARPC is supposed to be collaborative with local communities. He asked that the Commission work with locals on the flexibility standards, so that all the work local municipalities had put into their plans would not be negated. He called for consistency among various governments,

Sandy Welander, 2849 Oregon Rd, spoke: Mr. Welander stated that community input should be considered in the development process. He stated that the desires of local resident should be

considered over those of outside developers; community development agreements with local residents should be required as part of the proposed criteria.

Janet Hardyman, 554 King St, Belleville, representing Village of Belleville, spoke in opposition: Ms. Hardyman stated that the proposal sounded good, but the resulting loss in revenue to pay for new sewer plants could not be overcome; new urban development was needed to pay for it. She stated the need to keep costs down for local residents. The village wanted a regional plan, but it needed to provide flexibility for smaller communities, and not have one plan for everyone.

Bryan Elliott, 1002 Wilson St, Madison, spoke in opposition: Mr. Elliott stated that eliminating the flex factor was a concern; locals have worked 10 years on comprehensive plans, and should maintain their own control. He stated that water quality issues are the basis of the RPC's charter.

Nick Ladopoulos, 4557 Ellington Way, Middleton, spoke in opposition: Mr. Ladopoulos described the benefits of growing and properly planned communities which are not overly dense. He asked Commissioners to vote against the proposal, which was a no-growth plan, and maintain current growth plan. He asked them to support greener, more affordable growth, and to bring sanity and common sense to planning.

Michael Schutz, president, Village of Cross Plains, 2711 Woodside Dr, Cross Plains, representing Village of Cross Plains, spoke in opposition: Mr. Schutz stated that the village worked hard to promote better development, and supported the intention of CARPC in doing the same. He stated that the village had more density and infill development than at any time in the last 50 years, and have been strong on water quality issues, including creating one of first Water Quality Corridors. He stated that eliminating the flexibility factor might produce worse development; previous USA policies had allowed the village to properly plan on the urban fringe which allows the village to compete with rural development. He stated that having ample supply of developable land is critical to remain competitive, and expressed concern with the potential delays of USA expansions.

Tim Roehl, Town of Middleton Plan Commission, 8561 Ellington Way, Middleton, spoke in opposition: Mr. Roehl suggested that all municipalities supported clean water and other basic needs, but appeared to be opposed to the proposal.

Bill Richardson, 2040 Allen Blvd, Middleton, representing TheGreatTrainRobbery.org, spoke in opposition: Mr. Richardson asked that the Commission do its water quality work and then decommission itself; it appeared to be on the track towards dissolution. He suggested that Dane County was the only single-county RPC because Dane County doesn't play well with others. He stated that the CARPC powers are advisory.

Kyo Ladopoulos, 5201 Netherwood Rd, Oregon, spoke in opposition: Mr. Ladopoulos stated that when measuring a utopia and reality, one needs to give preference to reality. He stated that artificial growth restrictions increase cost and decrease affordability, and will push residents to live outside the county and result in a lower quality of life. He stated that good development and planning doesn't pit people against each other.

Dave Drapac, 1148 Jenifer St #1, Madison, spoke in support: Mr. Drapac stated that that reliance on finite oil, topsoil, and clean water was not sustainable. He stated that humankind has evolved to a point where it can stop growing and consuming, and has reached a physical maturity within a world of natural limits; he asked Commissioners to help Dane County mature.

In addition to speakers, the following individuals registered in support of the proposal (written comments italicized):

Christopher Anderson, 801 Eagle Heights Apt D, Madison

Dee Baldock, 6394 Grandview Rd, Verona: *Please see e-mail regarding two concerns sent by Jon Baldock.*

A Beher, 1154 E. Washington Ave, Madison: *Prevent sprawl, protect water and farmland resources.*

Julie Borodin, 1134 E. Mifflin St, Madison

Bridget Brown, 29 E. Wilson St #308, Madison: *Re: leapfrogging – nothing to stop outlying areas from also discouraging sprawl. Sprawl is not necessary.*

Richard Bucheger, 2341 Gold Dr, Madison: *I support stricter requirements when evaluating urban service extension requests and any new development.*

Norah Cashin, 2214 Center Ave, Madison: *I support strong criteria to preserve farmland groundwater and lakes and want an updated water quality plan before any more development proposals are considered.*

Joshua Clements, 140 W. Gorham #304, Madison: *To prevent loss of farmland, open space, and maintain economic viability of our urban areas we need to restrain outward growth.*

Samuel Cooke, 5267 Lacy Rd, Fitchburg: *As you know a regionally strong guidance and set of rules/regulations that preserve groundwater and address surface water issues is vital.*

Individual townships, villages, cities, etc. need to be represented on a regional basis so that the needed safeguards are put in place and implemented on a region-wide basis! Thank you.

Aaron Crandall, 108 Proudfit St, Madison: *Please support farmland loss mitigation. Thank you.*

Connie Darling, 5481 Irish Ln, Fitchburg: *Limit the flexibility margin – keep more open space and available, clean water!*

John Darling, 5481 Irish Ln, Fitchburg: *Budgetary matters.*

Martin David, 2603 Middleton Beach Rd, Middleton: *I support criteria to 1) prioritize infill and redevelopment; 2) eliminate flexibility factors; 3) protect farmland; 4) permanently protect environmentally sensitive areas and critical groundwater recharge areas from development. Update the water quality plan before approving additional urban areas. The Plan document must recognize the fact that higher energy costs will create a need for higher density communities, more public transport, and smarter management of roads and parking.*

Kay Davis, 1021 Riverview Dr, Stoughton

Calvin DeWitt, 2508 Lalor Rd, Oregon: *I strongly support the criteria.*

Ruth DeWitt, 2508 Lalor Rd, Oregon

Sophie Dong, 4680 Meadowview Rd, Madison: *Eliminate flexibility margin for new urban services.*

Andrew Drinkwater, 319 N. Butler, Madison: *Protect the lakes!*

Kevin Ducey, 29 E. Wilson St #308, Madison: *We need less sprawl and more oversight of development in Dane County.*

Chuck Erickson, County Board supervisor, 1541 Jefferson St, Madison: *Increase authority for preserving groundwater and to encourage development within existing infrastructure.*

Dave Fallow, 102 Leon St, Madison: *Save water quality of Lake Waubesa!*

Michael Farin, 2922 Oakridge Ave, Madison: *It's way past time to start panning for a post-fossil fuel transportation system that allows our children to compete in the global economy. We should also protect our water supply which will be critical as our climate changes.*

Don Ferber, 4700 Allis Ave, Madison, representing Sierra Club Four Lakes Group: *Proper environmental development is critical to protecting our land and water, but air. As we work to reduce global warming emission, having smart, planned development is absolutely critical.*

Jay Ferm, 1201 Hickory St, Madison: *1) Update Water Quality Plan before extending any USA; 2) Eliminate flexibility factor multiplier; 3) Emphasize infill and redevelopment before expanding any USA; 4) Preserving farmland and countryside is critical to maintaining the high standard of living in Dane County.*

- Peter Fiala, 225 E. Lakelawn Pl, Madison, representing West Waubesa Preservation Coalition: *I support amending the Dane County Water Quality Plan to include more stringent controls. With concern to developments of any kind. Protect sensitive areas when considering development.*
- Andrea Gargas, 3710 Valley Ridge Rd, Middleton: *Hold the standards for a comprehensive plan to maintain sources of water, open space, farmland and wildlife habitat.*
- David Gebauer, 710 Western Ave, Madison, representing Gebauer & Associates
- Beth Harper, 2105 Rowley Ave, Madison
- Dean Hein, 2903 Bible Camp Rd, McFarland: *I support strong criteria to preserve farmland.*
- Brian Joiner, 3330 Tally Ho Ln, Madison: *I have sent an e-mail in support.*
- Kristen Joiner, 1215 Wellesley Rd, Madison: *I am completely opposed to any flexibility for developers.*
- Paul Kaarakka, 3710 Valley Ridge Rd, Middleton
- John Kessler, 4368 Jordan, McFarland: *We need to protect rural Dane Co. before it is all gone!*
- David Knuti, 615 W. Main St #301, Madison
- Ed Korn, 4812 Goodland Park Rd, Fitchburg
- Rosanne Lindsay, 5771 Ballona Pkwy, Fitchburg: *1) Prioritize infill and redevelopment; 2) Preserve groundwater with a strong water quality plan (supported by a strong Land Protection Plan), and 3) Preserve farmland and wetlands (watersheds).*
- Joseph Mingle, 1351 Rutledge, Madison
- Charles Mitchell, 2542 Marshall Pkwy, Madison
- Jane Anne Morris, 29 E. Wilson St #205, Madison: *Limit development (prefer, stop development) that will affect Ice Age Trail, organic farms, rural areas.*
- Seth Nowak, 437 W. Johnson St, Madison, representing Sierra Club Four Lakes Group: *Please make the proposal as strong as possible. Water quality and quantity are the most important.*
- James O'Brien, 2533 Branch St, Middleton: *I support the critique submitted by the list of environmental and civic organizations, including the League of Women Voters, Black Earth Creek Watershed, West Waubesa Preservation Coalition, etc.*
- Thomas O'Grady, 180 Columbus St, Sun Prairie: *Generosity leads to long-term thinking. Short-term thinking is based on selfishness. I ask Commissioners to be generous.*
- Paul O'Leary, 1134 E. Mifflin St, Madison
- Dave Parsons, 2705 Sommers Ave, Madison
- Jacque Pokorney, 406 Labelle Ln, Monona, representing Progressive Dane
- Ronald Rassner, 1129 LaFollette Rd, Mt Horeb: *I live in Primrose Township, served on the town board for 8 years, and we always supported controlled development.*
- Harry Richardson, 18 Sherman Ter #4, Madison: *Address water quality issues more completely.*
- Denise Schmidt, 3405 Noll Valley Cir, Middleton
- Michelle Scott, 109 Eagle Heights Apt C, Madison
- Randolph Sharpe, 1148 Jenifer St #1, Madison: *I have lived in Dane County rural areas and in the city of Madison for most of the past 37 years. In that time I have observed a steady decline in the quality of water in our lakes and streams, and an increasing fear that our aquifer is being depleted and degraded in ways that seem to me obviously suggest calling a halt to business as usual. The basis for CARPC's mandate is a compelling need for a water quality plan that is solidly researched and carefully conceived. Please resist those who want to just keep going, expanding urban service areas and development in general. There is plenty of land in areas already open to development to keep developers busy (creatively, doing infill even) until a comprehensive water quality plan is complete. Allowing a wide latitude to those who want a large flexibility factor would drown the CARPC's tenuously healthy baby in unwise development's dirty wastewater.*
- Jane Sheffy, 4880 Irish Ln, Fitchburg, representing West Waubesa Preservation Coalition
- Judy Skog, 626 Orchard Dr, Madison: *I support the draft criteria and an updated water quality plan.*

Connie Palmer Smalley, 1533 Comanche Glen, Madison: *I support strong criteria to preserve farmland, groundwater and lakes and I want a stronger water quality plan before any more development proposals are considered. I'm a member of Sierra Club, Clean Wisconsin, Friends of Cherokee Marsh, so protecting the environment is supremely important to me!!*

Robert Soderbloom, 2997 Velkommen Way, Stoughton

Kathleen Soderbloom, 2997 Velkommen Way, Stoughton: *Update water quality plan prior to approving any USA extensions. Groundwater protection is a priority – quality and quantity.*

John Steines, 3327 Chicago Ave, Madison

Don Steinhauer, 103 N. Fourth St, Mt Horeb, representing Village of Mt Horeb

Dan Stevens, 319 N. Butler St, Madison

Jerry Sullivan, 2517 Hoard St, Madison

Scott Taylor, 3856 Schneider Dr, Stoughton

Barbara Vedder, 2314 E. Dayton St, Madison

John Wagnitz, 165 Ohio Ave, Madison: *Sprawl sucks! On so many levels!*

Tim Walton, 4925 Paul Ave, Madison

David & Barbara Ward, 4816 Goodland Park Rd, Oregon: *Not in favor of development because of higher taxes, horrible traffic congestion, water quality issues, loss of farmland. I support the draft criteria. Thank you!*

Caroline Werner, 4721 Roosevelt St, Oregon, representing Friends of Badfish Creek: *I support changes to proposal that protect environment, specifically safe water resources. Please consider that water has no boundaries and Dane County citizens put safe water resources as their #1 priority for our future and that of our children and their children.*

Liz Wessel, 546 Woodside Terr, Madison, representing Green Concierge Travel LLC: *1) Focus on and complete an update of the Water Quality Plan; 2) Look forward learning from the past. What is our vision for this broader community? I vision compact and distinct communities, enhanced public transportation, fishable and swimmable lakes. My business is based on eco-tourism and these factors make a community desirable for both living and visiting; 3) Maintain and expand on the fabulous link we have between urban dweller and farmer, produce and restaurant, and consumer. The close proximity of all urban areas and farms is extremely valuable. Protect farmland and this relationship; 4) Do not under-estimate the importance of water quantity. Now is the time to put in thoughtful standards to conserve and protect water quantity.*

Dorothy Wheeler, County Board supervisor, 1639 Haas St, Madison: *I support 1) prioritize infill & redevelopment; 2) limited flexibility; 3) preserving farmland. We have 20 years of land already available as I understand it.*

David Williams, 404 S. Park St., Madison: *I support all the proposals which protect our water, protect our farmland, and prevent sprawl.*

Thomas Wise, 3254 Timerlane, Verona: *Commission needs to compare financial benefits to a few individuals against the great community good – there should be a preference for infill and against unsewered or low density development.*

Mara Zimmerman, 4368 Jordan Dr, Madison

In addition to speakers, the following individuals registered in opposition to the proposal (written comments italicized):

Matt Acker, 6921 Old Sauk Ct, Madison, representing Acker Builders

Karen Acker, 1019 Eric Ln, Waunakee, representing Acker Family Developing DeForest

Jeannette Acker, 102 N. Holiday Dr, Waunakee, representing Premier Builders

Kevin Acker, 923 Lexington Way, Waunakee

Sal Al-Ashkar, 5506 Comanche Way, Madison

Sara Anthony, 317 N. Halsor St., DeForest: *It bothers me that this is an appointed body not elected. What recourse do the average taxpayers have. Do any of the people on this council have*

experience in urban planning or water quality management. What about property taxes and school funding.

Trish Baehr Schaefer, 2333 St. Alberts, Sun Prairie, representing REALTORS Association

Jill Bilhorn, 1509 Sundt Ln, Stoughton

Josh Bindl, 431 Sunnyview Ln, Marshall, representing Village of Marshall

Bruce Bowden, 2801 Crossroads Dr Ste 1600, Madison, representing TN & Associates Inc

Mark Brehmer, 475 Sherbrooke Dr, Sun Prairie

Curt Brink, 101 Acadia Dr, Madison

Brandon Buell, 300 Farwell Dr, Cottage Grove

Nancy Caldwell, 5936 Seminole Ctr, Madison, representing MABA

Chris Casson, 214 Summertown Dr, Madison, representing Birrenkott Surveying Inc

Dwight Christianson, 406 E. Madison St, Cambridge, representing Village of Cambridge

Susan Christianson, 406 E Madison St, Cambridge, representing Village of Cambridge

Randy Christianson, 2927 S. Fish Hatchery Rd, Fitchburg, representing Sveum Enterprises Ltd

Jennie Clanton, 1219 Bongard Dr, Waunakee, representing Class Custom Homes of Waunakee

James Davis, 7910 Bowman Rd, Lodi

Jerry Derr, 1595 CTH V, Columbus, representing Town of Bristol

John DeWitt, 49 Cambridge Rd, Madison, representing DeWitt Real Estate Development: *The proposal is wrong-headed not in its intent, but in its vision. There are many interests in this equation, and this proposal considers only one. It is tunnel visioned in its failure to consider the rights and interests of the local governments, landowners, businesses, new home buyers and other stakeholders. It usurps all of their interests under the CARPC powers.*

Joe DeYoung, 2901 International Ln Ste 300, Madison

Kent Disch, 5936 Seminole Centre Ct, Madison, representing MABA

Sarah Dolato, 3779 Misty Ln, DeForest

Laura Dvorak, 5809 Burton Rd, Madison, representing MABA & Dvorak Natural Stone LLC

Bill Dvorak, 5809 Burton Rd, Madison, representing MABA & Dvorak Natural Stone LLC

Karen Edmund, 18 Singleton Ct, Madison

Rich Eggleston, 2358 Fitchburg Rd, Fitchburg: *This is a power grab by County Exec Kathleen Falk and her minions who want to become the Growth Czars of Dane County. Counties have no business injecting themselves in decisions about growth. That's the job of cities and villages.*

Dane County and especially John Hinrichs and Kathleen Falk should mind their own business.

Don Esposito, 6801 S. Towne Dr., Madison, representing Veridian Homes

Kevin Even, 500 W. Main St, Waunakee, representing Village of Waunakee: *Letter mailed 1/22/08*

Janice Faga, 5274 County Rd KP, Cross Plains

Greg Garten Jr, 727 Eagle Circle, Lodi, representing First National Bank Waunakee Westport: *The existing flexibility margin works very well! Local government makes the best decisions for their constituents and needs to be supported not avoided. Each local municipality needs the flexibility to support needed growth.*

Kimberly Gest, 5105 Hazelcrest Dr, Madison

Josh Gest, 5105 Hazelcrest Dr, Madison

Mike Gracz, 117 Spring St, Oregon, representing Village of Oregon

Judith Hahn, 1211 Woodbridge Tr, Waunakee: *Need to let municipalities make their own rulings regarding zoning and other related issues!*

John Halverson, 6381 Coon Rock Rd, Arena

Dennis Halverson, 8311 Hwy 14, Arena

Pat Hauden, 6533 Forest Park Dr, DeForest

Al Hayden, 757 Willow Run St, Cottage Grove

Brion Hayward, 1418G Wheeler Rd, Madison: *1) Proposal will cost jobs; 2) Proposal will increase housing costs; and 3) proposal will increase urban density in Madison, which we do not need.*

Ken Heim, 2918 Marketplace Dr, Fitchburg: *The only purpose of CARPC should be to advise DNR on the availability of public services to development. Control of the rest of the growth process belongs to the local towns and municipalities.*

Tony Heinrichs, 1113 Cohiba Ct, Verona
Jerry Heinrichs, 887 Terry Pl, Madison
Ron Henshue, 5780 Clermont Ct, Madison
Gary Henshue, 601 Everglad Dr, Madison
Randy Hess, 2640 Osmundsen, Fitchburg
Don Hoffman, 6230 Kuehn Rd, Waunakee
Ron Hommen, 3752 Oak Park Rd, Deerfield
Colleen Houtakker, 818 Sunnyview Ln, Marshall, representing Village of Marshall
Sam Jacobsen, 3540 Bishops Way, Middleton: comments not legible
Kyla Jenson, 3081 Baskerville Ave, Middleton
Gerando Jimenez, 2685 Mica Rd, Fitchburg
David Joachim, 5014 Open Wood Way, Madison, representing MABA
Hans Justeson, 161 Horizon Dr, Verona, representing JSD Professional Services
William Kahl, 7292 Twin Valley Rd, Middleton
Ben Kamps, 161 Horizon Dr Ste 101, Verona, representing JSD Professional Services
John Kassner, 6333 Briarcliff Ln, Middleton: *Any semblance of a nod to due process would have asked the Builders Association for its input before preparing the plan. Not the county's finest moment, but certainly not out of character.*

Ronald Klaas, 7530 Westard Way, Madison, representing D'Onofrio Kottke: *Too long, too repetitious, not enough credit given to community Smart Growth plans.*

Lew Kollmansberger, 6818 Park Edge Dr, Madison, representing Mead & Hunt
Travis Larson, 3779 Misty Ln, DeForest, representing Don Tierney
Howard Licht, 7574 Valley View Ct, Verona: *To much power.*

Randy Lowenberg, 5014 Laufenberg Blvd, Cross Plains, representing Crescent Builders
Ronald Luskin, 1111 Deming Way, Madison, representing Arnold O'Sheridan
Dennis Lynch, 2962 Waubesa Ave, Madison: *We need more land available for commercial development and need a reasonable balance between open and development of land.*

Megan MacGlashan, 120 E. Lakeside St, Madison, representing Vandewalle & Assoc
Ken Maly, 1705 Legacy Ln, Madison: *This removes planning from the local level with public officials where it could best be practiced.*

Michael Mann, 800 S. Division St Suite C, Waunakee, representing Classic Custom Homes of Waunakee Inc
Jack Martz, Dane County Board supervisor, 5766 Wilshire Dr, Fitchburg: *Keep your responsibilities to water control issues only.*

Forbes McIntosh, 737 Seneca Pl, Madison, representing Dane County Cities & Villages Assoc: *Written comments provided.*

Brian McKee, 5558 Whalen Rd, Madison, representing MABA: *Many of the guidelines are outside of water quality guidelines. Policies would cause conflict between municipalities. Flexibility is a must, density must be considered on case by case basis.*

Bill McKee, 2723 Tower Hill Dr, Fitchburg, representing the building industry
Scott Meier, 185 Chelsea Ct, Oregon
Dick Meinert, 1005 Vandenburg St, Sun Prairie, representing Birrenkott Surveying Inc
Louie Meister, W8400 Oshauruta Rd, Poynette, representing Don Tierney
Greg Meylor, 4478 Celestial Cir, Cross Plains
Dennis Midthun, 502 Cabrillo Ct, Verona
Matt Miller, 5701 Running Deer Tr, McFarland: *I believe the Commission has ventured beyond their authority with the goals and objectives stated.*

Jo Ann Miller, 306 DeForest St, DeForest, representing Village of DeForest
Jeffrey Milsap, 207 Canterbury Ct, Cambridge, representing Village of Cambridge

Daniel Milstad, 5900 CTH A, Brooklyn

Nancy Mistele, 5106 Reynolds Ave, Waunakee: *This deserves more public discussion – local communities know what works for them – do not usurp their authority to govern themselves!!*

John Mulligan, 4210 Cleveland Rd, Cross Plains: *What kind of morons would put forward such a stupid and restrictive plan. It needs to be rejected outright.*

Sue Nelson, 1086 Liberty Rd, Deerfield

Tony Nuzzo, 2622 Myrtle St, Madison: *I'm tired of the City of Madison over-reaching their bounds in land use. And also no public notice or input before laws get passed.*

Chad Oistad, 2252 US Hwy 12/18, Cottage Grove

Walter Olson, 217 N. Main St, Deerfield: *This is too presumptive. The old RPC does not have the skill sets needed to competently administer the tasks stated. For over 25 years and many millions of tax dollars not "Regional Plan" had ever been created. Aside from causing major time delay and wasting both public and private funds. Nothing has been created. The many growth projections over the years are grossly incorrect. Please hire competent technical persons as hydrogeologists etc.*

Aaron Otto, 5843 County Rd F, Mazomanie

Rick Petrl, 33 E. Main St, Madison: *Incredibly ill-advised move. Growth is essential to economic well-being and promotes social and environmental values important to us all.*

David Polich, 7309 Friendship Ln, Middleton: *I believe local cities and townships should have control of their growth – with the Wisconsin DNR still having their guidelines where growth can happen especially in environmental sensitive areas – I believe certain individuals with no technical background can control growth – becomes too political.*

Georgia Post, 600 Blue Mounds, Mt Horeb, representing Village of Mt Horeb

Antonina Prestigiaco, Foley & Lardner 150 East Gilman St, Madison, representing Prestigiaco Trust, DeForest

Noa Prieve, 104A West Main St, Waunakee

Richard Pulvermacher, 6300 Hellenbrand Rd, Waunakee, representing Pulvermacher Construction

Ron Pulvermacher, 2829 Nashua Ln, Cottage Grove

Victor Pulvermacher, 1969 Frawley Dr, Sun Prairie, representing Pulvermacher Construction

Jeffrey Quamme, 232 Kleine St, Deerfield, representing V. Deerfield Plan Commission

Heidi Quante, 102 N. Holiday Dr, Waunakee, representing Acker Family Developing DeForest

Allen Reuter, N815 Kroncke Rd, DeForest

Heather Robinson, 615 W. Main St #206, Madison, representing MABA and Central States Inc: *I especially oppose the changes on flexibility.*

Wayne Rounds, 7785 Low Rd, Middleton, representing Twin Valley Farms I, II, III LLC

William Rowe, 7421 Voss Paric Way, Middleton: *Please work with the Builders Association to further your needs. Thank you!*

Jim Sauter, 209 S 2nd St, Mt Horeb: *Over stepping your boundaries.*

Kurt Schlicht, 2011 Sylvia Pine Way, Cross Plains

Jessica Schmiedicke, 1341 South St #21, Madison, representing Vandewalle & Assoc

Mark Schmitt, 2930 Milwaukee St, Madison

Sue Scholl, 6533 Forest Park Dr, DeForest

Dalton Schreiber, 8 Legreid, Deerfield, Village of Deerfield: *I am a village trustee and oppose the proposal.*

Nicole Schultz, 6921 Old Sauk Ct, Madison, representing Acker Builders & Realty

Dana Seltzner, 3827 Teal Ln, Janesville, representing Don Tierney

Frank Seltzner, 3827 Teal Ln, Janesville, representing Choice Concrete

Melissa Shaner, 920 Jaystone Ter, Waterloo, representing Don Tierney

Perry Shaner, 920 Jaystone Terr, Waterloo, representing Don Tierney

Phil Simon, 1100 Dover Ct, Waunakee

Manjit Singh Mann, 1402 Bellflower Ln, Madison, representing Birrenkott Surveying Inc

Bryan Sipple, 1219 Bongard Dr, Waunakee, representing Classic Custom Homes of Waunakee
Ken Sipsma, 5379 Mariners Cove Dr #507, Madison, representing Town of Westport: *Position of town has/is represented by Town Administrator Tom Wilson. CARPC has not followed its mandate.*

Jeff Skiles, 855 Foxfield Rd, Oregon
Steve Sloan, 14 E. Newhaven, Madison: *Totally against control freak environmental nuts!*
Kevin Snitchler, 1808 W. Beltline Hwy, Madison, representing Dean Health System
Steve Spilde, 7122 Countywood Ln, Madison: *So many unintended consequences. Drive business job and people out of the county. Affordable housing will disappear.*

Robert Statz, 1401 Amana Ct, Waunakee
Henrietta Statz, 1401 Amana Ct, Waunakee
Duane Steinhauer, 912 Erin St, Madison
Pat Stevens, 4868 High Crossing Blvd, Madison, representing WI Builders Association
Steve Struss, 313 South St, Cambridge, representing Village of Cambridge
Ryan Sutter, 1811 Eggum Rd, Mt Horeb, representing Caliber Construction
James Sutter, 101 Agnes Court, Mt Horeb: *Need to leave decision making at local community level.*
Kara Syreini, 757 Willow Run St, Cottage Grove
James Taalbi, 5014 Open Wood Way, Madison, representing MABA: *30 years in Madison, my livelihood is for builders and developers to prosper – keep hands off my kids mouths.*

Scott Tebon, 326 S. Atwood Ln, Deerfield
Randy Teigen, 702 High Cliff Tr, Madison
John Thousand, 708 Yorktown Rd, DeForest
Lucas Tierney, 6522 Hwy C, Sun Prairie
Joanne Tierney, 3564 Egge Rd, DeForest: *The towns, villages and cities have done a lot of studies on their smart growth and comprehensive plan.*

Tara Tierney, 113 Meadow Ln, DeForest
Ron Trachtenberg, 33 E. Main St. #500, Madison, representing Munson Construction LLC
Mark Trotter, 5590 Huntingwood Way, Waunakee: *Delay any action at this time.*
Mac Vesperman, 400 Whitetail Way, Deerfield, representing Macallan Builders LLC
Mike Vilstrup, 3441 Timber Lane, Cross Plains, representing MABA
Kerry Wagner, 114 Kingston Way, Waunakee, representing Acker Family Development
Dan Ward, 5108 Midmoor Rd, Monona
Robert Warren, 602 Woodhaven Ct, Cambridge
Jim Weber, 1276 S. Fish Hatchery Rd, Oregon
Bill Wenzel, 290 5th St, Prairie du Sac
Eric West, 756 Edenberry Ln, Oregon: *More government control is not the answer to anything.*
Jeanne Whitish, 8014 Hillpoint Rd, Cross Plains, representing The Bruce Company and Madison Golf & Development Group LLC
David Wiganowsky, 3363 Burke Rd, Sun Prairie
Kim Wilde, PO Box 500, Waunakee, representing Village of Waunakee: *We oppose removal of the language regarding a “flexibility margin” in the delineating of USAs as described on page 1 lines 35-38 of the Dec. 5, 2007 draft.*

Kristin Wilke, 28 N. Main St Box 363, Deerfield
James Wills, 4605 Evergreen Rd, Middleton: *Why should government have the right to tell people what they should do with their money.*

Robin Winistorfer, 1303 Pocahantas Dr, Monona
Tom Wordell, 6406 Dilyn Dr, Madison, representing Held Engineering Associates Inc
Robert Wright, 4968 Highwood Circle, Middleton: *This plan has less to do with water quality and everything to do with social engineering. No growth = death to many villages within the county.*
Gary Ziegler, 695 Village Dr, Belleville, Village of Belleville

Other registrants not indicating support nor opposition:

Dan Buckland, 1753 Ludden Dr., Cross Plains

Patrick Marsh, 5211 Schluter Rd. Monona, representing City of Monona

Steve Pederson, 4052 Hwy 19, DeForest, representing Dane Land Co.

Charlie Steinhauer, 111 N. Grove St., Mt Horeb

Garry Williams, 7932 Old Sauk Pass Rd, Cross Plains

Mr. Miller closed public hearing. He stated that the Commission was not scheduled to take action on the proposal until its meeting of February 28, at such time it should be prepared to act. Mr. Palm referred to the negative acreages which would be allowed some USAs under the no-flex policy and asked to staff to provide an explanation. Mr. Miller asked Commissioners to forward any other requests for information to staff.

Mr. Mesbah stated that 2 additional requests for emergency USA expansion will be on the February 28 agenda.

12. Discussion of scheduling a meeting for February 14, 2008

Mr. Miller asked if any Commissioners considered it important to meet on February 14; there were no requests to meet on February 14.

13. Communications

None.

14. Report of Interim Chair / Discussion

None.

15. Report of Deputy Director / Discussion

None.

16. Future agenda items

None.

17. Adjournment

Moved by Mr. Krantz, seconded by Mr. Brandon, to adjourn. Motion carried at 12:05 a.m.

Recorded by Chris Gjestson