

MINUTES

Capital Area Regional Planning Commission

March 12, 2009

City-County Building Rm 315, 210 MLK Jr Blvd, Madison WI

7:00 p.m.

Present: Zach Brandon, Curt Brink, Kristine Euclide, Carlton Hamre, Steve Hiniker, Kurt Sonnentag, Phil Van Kampen

Absent: Martha Gibson, Sally Kefer, Harold Krantz, Jeff Miller, John Murray, Larry Palm

Staff Present: Chris Gjestson, David Greene, Kamran Mesbah, Mike Rupiper, Barbara Weber

1. Roll Call

Vice-Chair Euclide called the meeting to order at 7:01 p.m.; roll was recorded.

2. Approval of minutes of the March 25, 2009 meeting

Moved by Mr. Brandon, seconded by Mr. Hiniker, to approve the minutes of the March 25, 2009 meeting. Ms. Euclide stated that item #6 should be clarified to read "...public hearing would be set not less than 30 days later." (underlined added); there were no objections. Motion carried unanimously.

3. Review of agenda

Ms. Euclide noted that action would not be taken on item 6c. since eight votes were required for action and only seven commissioners were present.

4. Public comment for items not on the agenda

Don Hammes, 3507 Valley Ridge Road, Middleton, asked when the Mazomanie USA amendment request was to be considered by CARPC, and what was to be considered. Mr. Mesbah stated that the Commission had agreed that if the Village submits its request with the required supporting materials by Tuesday, April 14, the public hearing would be held at the CARPC meeting of May 14. Ms. Euclide stated that CARPC was not re-considering the Village June 2008 request, but was considering a modified application.

5. New business

None.

6. **Public Hearing: Consideration of Resolution CARPC No. 2009-7 amending the Dane County Land Use and Transportation Plan and Dane County Water Quality Plan by revising the Central Urban Service Area boundary and Environmental Corridors in the City of Madison and Town of Middleton**

a. Staff Presentation

Ms. Weber and Mr. Rupiper made a PowerPoint presentation on the amendment request, which proposes to add 58.3 acres (40.0 developable) to the Central Urban Service Area, of which 15.4 acres are existing developed land and 2.9 acres are proposed to be in environmental corridors. The proposal includes 28.5 acres owned by the Middleton-Cross Plains Area School District (MCPASD) to potentially accommodate a new middle school; the remaining developable acreage is intended for residential uses. Ms. Weber described the proposed land uses and plans for the provision of urban services. Mr. Rupiper described the

existing environment of the amendment area, proposed water and sewer services, the impacts of development and the recommendations and conditions of approval of the CARPC staff report dated April 3, 2009. Staff responded to questions from commissioners.

b. Open Public Hearing to take testimony from registrants; close Public Hearing

Ms. Euclide opened the public hearing. Michael Waidelich, City of Madison Planning, 215 MLK Jr. Blvd. Rm LL-100, registered to speak in support of the proposal. Mr. Waidelich stated that although the referendum to fund the school construction failed, it would likely be approved in a future referendum due to need and the City wanted to be prepared to accept the plat for the site.

Tom Wohlleber, 7106 South Avenue, Middleton, representing Middleton-Cross Plains Area School District as Assistant Superintendent, registered to speak in support of the proposal. Mr. Wohlleber stated that the District had been working on the project since acquiring the property in 2005. Although the referendum failed, the District was committed to the site since it was the only property owned by the District which could serve a new school; the school board was scheduled to meet on April 13 to discuss next steps. Mr. Wohlleber and Mr. Waidelich answered questions from commissioners.

Don Hammes, 3507 Valley Ridge Road, Middleton, registered to speak. Mr. Hammes stated that he did not necessarily oppose the proposal, but had concerns. He stated that if USA expansions were approved based on need for developable land, the proposal did not appear to merit approval. He expressed concern for the loss of prime farmland to the proposed development, and the impact on Black Earth Creek as a cold water trout fishery and on Yahara lake levels and pollution. He expressed concern for increased severity and frequency of storm events due to climate change, and the lack of stormwater planning to sufficiently mitigate their impacts.

Ms. Euclide closed the public hearing.

c. Consideration of Resolution CARPC No. 2009-7

Seven commissioners were in attendance. Moved by Mr. Brandon, seconded by Mr. Van Kampen, to defer consideration to the next meeting. Motion carried unanimously by voice vote.

7. Staff presentation on the draft MMSD Collection System Report

Mr. Rupiper made a PowerPoint presentation on the draft Report and responded to questions posed by commissioners. A similar presentation was scheduled to be made to the MMSD board on Monday, April 13.

8. Discussion of providing commissioners a period of one month to review staff analyses of service area amendment requests

Mr. Brandon noted that Commissioner Kefer, who had suggested this item for discussion, was not present. Moved by Mr. Brandon, seconded by Mr. Sonnentag, to defer discussion to a future meeting. Motion carried unanimously on voice vote.

9. Communications

Mr. Gjestson distributed two items: 1) e-mail dated April 5, 2009, from Mike Lawton, Attorney, Lathrop & Clark LLP, registering opposition to a rule requiring a one-month delay for USA

amendments (re: agenda item #8); and 2) letter dated February 12, 2009, from Stefi Harris, to Tom Gilbert, WDNR, registering opposition to the proposed Mazomanie USA amendment.

10. Report of Chair / Discussion

a. Report on Executive Committee meeting of March 12

Ms. Euclide reported that the Executive Committee had been cancelled for lack of quorum.

11. Report of Deputy Director / Discussion

Mr. Mesbah reported on staff work activities. Staff and Attorney St. Peter met with Village of Mazomanie representatives on April 6 to discuss the pending modified USA amendment application. A complete submittal had not yet been received. Staff was participating in the Yahara Lakes management group as coordinated by DNR.

12. Future agenda items

Ms. Euclide requested that a future agenda item be added for a presentation and discussion on new methodologies being worked on by staff to improve the analysis of need for acreage to meet future land demand in USAs.

13. Adjournment

Moved by Mr. Brandon, seconded by Mr. Sonnentag, to adjourn; motion carried at 8:05 p.m.

Recorded by Chris Gjestson