

MINUTES

Capital Area Regional Planning Commission

May 8, 2008

City-County Building Rm 309, 210 MLK Jr. Blvd., Madison WI

7:00 p.m.

Present: Martha Gibson, Carlton Hamre, George Kamperschroer, Sally Kefer, Harold Krantz, Jeff Miller, John Murray, Larry Palm, Kurt Sonnentag, Phil Van Kampen

Absent: Zach Brandon, Kristine Euclide, Anne Sayers

Staff Present: Chris Gjestson, Kamran Mesbah

1. Roll Call

Mr. Miller called the meeting to order at 7:02 p.m.; roll was recorded. He introduced Messrs. Murray and Van Kampen as two new appointments (Dane County Cities and Villages Association, and Dane County Towns Association, respectively).

2. Approval of minutes of the April 24, 2008 meeting

Moved by Mr. Palm, seconded by Mr. Kamperschroer, to approve the minutes of the April 24, 2008 meeting. Motion carried, with Messrs. Murray and Van Kampen abstaining.

3. Review of agenda

No change.

4. Public comment for items not on the agenda

None.

5. New business

None .

6. Public Hearing

a. Staff Presentation on Village of Waunakee request to amend the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by revising the *Waunakee Urban Service Area* boundary and environmental corridors in the Village of Waunakee and Town of Westport

Mr. Mesbah made a PowerPoint presentation on the amendment request, which proposes to add 351.8 acres to the Waunakee USA, including 7.7 acres of existing development and 131.6 acres of environmental corridors, for a net developable area of 212.5 acres. He described the physical area of the proposed amendment, which included two different areas northwest and southwest of the existing USA. He described the proposed plans for the provision of urban services, and the impacts of the proposal and the conditions and recommendation of approval of the CARPC staff report dated May 2, 2008. He stated that the proposal did not meet CARPC criteria for environmental corridors mainly because the wetlands north of Kopp Road were being proposed for modification contingent upon DNR permitting; the corridors should be delineated based on the current wetland and navigable stream delineation. If DNR permits modification, then a change to the corridors could be requested by the Village and would represent a "minor change" to the corridors, which does not require new action by CARPC. He answered questions by Commissioners.

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

Mr. Miller opened the public hearing. The following individuals registered and spoke in support of the proposal.

John Laubmeier, President, Village of Waunakee, 1430 Blue Ridge, Waunakee, described the history and accomplishments of joint planning between the Village of Waunakee and Town of Westport, which was formalized through a Joint Planning Committee. He described the Village's competitive selection process for developers, which was based on 13 objective criteria. He described the Village's efforts to cooperate with local school officials, including the adoption of a cap of 125 new homes per year in the Village, which was developed to provide downward pressure on housing prices and also to provide the school district with a basis on which it can rationally plan and budget.

Chuck Pursell, Waunakee Community School District Administrator, 905 Bethel Circle, Waunakee, described a composite study of all new residents over the past two years which indicated that each new home provided 0.67 students; the 125-home cap provided reasonable and predictable growth by which the District could plan and budget. He expressed support for the amendment request.

Tom Wilson, Town of Westport Administrator/Clerk/Attorney, 5387 Mary Lake Road, representing Town of Westport, expressed support for the amendment request. He stated that the Town was heavily involved in the proposal; the Joint Planning Committee had three members from the Town. He stated that Village standards and the developers' proposals appeared to be sufficient in addressing stormwater quantity and quality; the proposal was an advantage for both the Town and downstream communities. He described an area south of the proposal which would remain open space and would provide perpetual community separation.

John Stockham, 424 Virginia Terrace, Madison, representing Village of Waunakee, stated that the proposal was the first major amendment request by the Village in about eight years, which indicated the Village's serious and judicious approach to new development. He described the Village's approach to maintaining a supply of available housing; the amendment area was the only remaining area suitable for new residential development and at the proposed densities would provide an approximate 5-year housing inventory. He stated that there were seven competitive proposals for development, all of which were contiguous to infrastructure. He stated that the Village had maintained the 125-home cap over a 10-year period, even over years with very strong market demand, which was done through a phasing program in Developer's Agreements for all plats. He stated that the Village recognized the importance of residential density; the proposal's density was higher than the Village overall density, and the Village had redevelopment plans for multi-family housing in the downtown area.

Kevin Even, Village of Waunakee Engineer, 500 W. Main Street, Waunakee, stated that existing facilities including collector and arterial streets had sufficient capacity to serve the amendment area. He stated that the Village stormwater management program was aggressive and included over \$5 million in facility improvements over ten years, none of which were mandated, and exceeded County standards. The Village was the first to partner with Dane County Land Conservation for stormwater review and erosion control. CARPC staff condition for control of the 2-year storm was beyond Village and Dane County ordinances, but the Village recognized the reasoning behind the condition and supported it.

The following individuals registered in support of the proposal: Chuck Bongard, 1230 South Blvd., Baraboo, representing Don Tierney; Dan Day, 7530 Westward Way, Madison, representing Veridian Homes; Don Esposito, 6801 S. Towne Drive, representing Veridian Homes; Michael Lawton, 740 Regent St., Madison, representing Don Tierney and Patrick O'Connor; Patrick O'Connor, 805 Sunrise Bay, Waunakee, representing Meadowbrook development; Don Tierney and Joanne Tierney, 3564 Egge Road, DeForest.

Mr. Miller closed the public hearing.

c. Consideration of Resolution CARPC No. 2008-9 amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by revising the *Waunakee Urban Service Area* boundary and environmental corridors in the Village of *Waunakee* and Town of *Westport*

Moved by Mr. Sonnentag, seconded by Mr. Hamre, to adopt Resolution CARPC No. 2008-9 with the conditions and recommendations of the CARPC staff analysis dated May 2, 2008. Discussion followed. Mr. Murray asked what would happen if DNR did not permit the wetland modifications; Mr. Mesbah stated that most of the area would remain undevelopable in environmental corridor. Mr. O'Connor (representing Meadowbrook development) stated that they had worked closely with DNR, Army Corps of Engineers, and Dane County Land Conservation on the wetland delineation; the area had been delineated by Natural Resources Consulting as an "assured delineation" and reviewed and concurred by DNR and Army Corps of Engineers. He described the area, which was flat with about a 10-foot elevation change over 153 acres. He stated he believed DNR would approve the modification. Commissioners posed questions to staff.

Motion to adopt Resolution CARPC No. 2008-9 as amended carried unanimously on voice vote.

Moved by Mr. Palm, seconded by Mr. Kamperschroer to suspend the rules and address agenda item #9. Motion carried unanimously.

9. Consideration of Resolution CARPC No. 2008-11 expressing appreciation to Kris Hampton for his service and contribution to the Capital Area Regional Planning Commission

Moved by Mr. Palm, seconded by Mr. Krantz, to adopt Resolution CARPC No. 2008-11. Mr. Miller read the Resolution for the record: "Whereas, Kris Hampton has served on the Capital Area Regional Planning Commission since May 2007, having been appointed by the Dane County Towns Association; and whereas, Mr. Hampton has provided a leadership to this Commission as its Treasurer and as a member of its Executive Committee since March 2008; and whereas, Mr. Hampton has brought to this Commission a willingness to work with his fellow Commissioners to address County growth and development issues; Now, therefore, be it resolved that the Capital Area Regional Planning Commission hereby expresses its sincere gratitude and appreciation to Kris Hampton for his service and contribution to this organization and to Dane County." Motion to adopt carried unanimously by voice vote. Mr. Miller recognized Mr. Hampton in attendance; Mr. Hampton thanked the Commission for its work.

7. Presentation of the *Dane County Parks and Open Space Plan 2006-2011* for consideration as part of the *Master Plan for the region*

Chris James, Parks Planner, Dane County Parks Division, made a PowerPoint presentation on the *Dane County Parks and Open Space Plan 2006-2011*.

8. Consideration of Resolution CARPC No. 2008-10 expressing appreciation to Joe Chase for his service and contribution to the Capital Area Regional Planning Commission

Moved by Ms. Gibson, seconded by Mr. Sonnentag, to adopt Resolution CARPC No. 2008-10. Mr. Miller read the Resolution for the record: "Whereas, Joe Chase has served on the Capital Area Regional Planning Commission since May 2007, having been appointed by the Dane County Cities and Villages Association; and whereas, Mr. Chase has supported the organizational interests of this Commission as a member of its Personnel Committee since March 2008; and whereas, Mr. Chase has brought to this Commission a willingness to work

with his fellow Commissioners to address County growth and development issues; Now, therefore, be it resolved that the Capital Area Regional Planning Commission hereby expresses its sincere gratitude and appreciation to Joe Chase for his service and contribution to this organization and to Dane County.” Motion to adopt carried unanimously by voice vote.

10. Review of comments received on the draft Dane County Wetlands Guide and authorization to print the Guide in final form

Mr. Mesbah referred to the meeting materials; one comment had been received on the draft Guide. Moved by Mr. Palm, seconded by Ms. Gibson, to authorize staff to print the Guide in final form. Motion carried unanimously by voice vote.

11. Discussion of creating a CARPC Residential Density Workgroup

Moved by Ms. Gibson, seconded by Mr. Sonnentag, to table the item to the next meeting. Motion carried unanimously by voice vote.

12. Discussion of the CARPC Citizens Advisory Committee and guidance for staff to develop a list for potential appointments

Mr. Mesbah distributed a short paragraph which described the purpose of a Citizens Advisory Committee (CAC), which had been used by the previous RPC to provide feedback from local constituents on the Commission’s activities and policies; discussion followed. Mr. Murray suggested that a CAC would function most effectively with a narrow focus and charge; it may be too early in the Commission’s existence to determine the Committee’s charge. Discussion continued.

Moved by Mr. Hamre, seconded by Mr. Murray, to table the item to a future meeting after staff has developed a more specific proposal. Ms. Kefer suggested that a CAC could be created as a feedback mechanism for the Future Urban Development Area (FUDA) planning process; Mr. Mesbah stated that if the Commission is not comfortable with a standing CAC at this early stage, it would be necessary to appoint an ad hoc advisory committee in the near future for the FUDA process: he would propose the CAC before the FUDA process was fully underway. Motion to table carried unanimously by voice vote.

13. Communications

Mr. Miller referred to an article in the meeting packet.

14. Report of Chair / Discussion

Mr. Miller stated that the backlog of USA amendment requests should be caught up after the first meeting in June.

15. Report of Deputy Director / Discussion

Mr. Mesbah stated that he was working on the 2009 work program and budget. Mr. Miller asked Commissioners to keep June 26 open in case a meeting on the budget was necessary.

16. Future agenda items

Mr. Palm suggested that election of officers be on the agenda, which could be deferred to a future meeting if new Commissioner appointments were not yet known. Mr. Miller agreed; there were no objections.

17. Adjournment

Moved by Mr. Hamre, seconded by Mr. Krantz, to adjourn. Motion carried at 9:19 p.m.