

Village of Rockdale

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Urban Service Area (USA) Amendment

USA Addition of South & East Side Residential Parcels

USA Deletion of a Town of Christiana Parcel

Conversion from USA to Limited Service Area

June 18, 2007 Revised March 7, 2008

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Urban Service Area Amendment Petition	1
USA Submittal.....	2
1.0 Plan Consistency.....	2
2.0 Intergovernmental Cooperation.....	2
3.0 Land Use.....	2
4.0 Housing & Economic Development	3
5.0 Agricultural, Natural and Cultural Resources.....	3
6.0 Utilities and Stormwater Management.....	4
7.0 Transportation.....	5
8.0 Community Facilities	5
9.0 Supplemental information	5
Appendices	6
Map 1: Amendment to the Rockdale Urban Service Area.....	6
Rockdale Land Use Plan Map 6, Revised January 2008	6
Sievers' Rockdale Heights	6
Barlow's Highlands of Rockdale	6

Village of Rockdale, Dane County

Urban Service Area Amendment Petition

The Village of Rockdale is submitting this petition to amend the Rockdale Urban Service Area, which would:

Add seven eastside properties to the urban service area.

Delete the Young property from the urban service area.

Convert the Rockdale Urban Service Area to the Rockdale Limited Service Area, since the Village does not intend to provide a municipal water system within the 25 year planning period. The parcels to be added to the urban service area include environmental corridors, such that, no net developable acreage will be added to the Rockdale Urban Service Area. It is anticipated that the added development area will fully occur within a 10-year time frame. The parcels are described as follows:

Parcel to be deleted from the Rockdale USA

Young Property: This parcel is approximately 21.7 acres in size in the Town of Christiana, but it does not include the house (0.3 acres). The property is located north of the village and west of Highlands Drive.

Parcels to be added to the Rockdale USA

Sievers Property: This 14.2-acre parcel is located southeast of County Highway B in the Town of Christiana. The general development plan proposes 17 lots for single family housing. Two access roads are proposed on County Highway B. Environmental corridors are planned for the retention areas and steep-sloped wooded portions of the residential lots. This parcel has recently been annexed.

Barlow Property: This parcel, 15.7 acres in size, is located north of East Rockdale Road in the Town of Christiana. The general development plan proposes 17 lots for single family housing. Environmental corridors are planned for the retention area and steep-sloped wooded portions of the residential lots. Lots will have access from the Sievers property to the north. This parcel has recently been annexed.

Lein Property: This 3.1-acre parcel is located at the south end of Merchant Road in the Village of Rockdale. Two lots are proposed for single family homes with a 0.9-acre basin.

Snyder Property: This 1.9-acre parcel, located west of Exchange Street in Rockdale. Three lots are proposed for two single family homes.

Other Properties: The parcels added as discussed at the February 28th CARPC meeting, include a total of 1.8 acres, which are the Hughes, Maruszewski or Zuelsdorf properties.

Map 1 shows the parcels in relationship to the existing urban service area, existing and proposed land uses, environmental corridors and existing and proposed rights-of-way.

The Village of Rockdale has notified the Town of Christiana of its intent to seek realignment of the urban service area.

USA Submittal

1.0 Plan Consistency

1.1 The comprehensive master plan for Rockdale as amended recommends residential infill with expansion on the eastside, in which the wastewater treatment plant is designed for about 321 persons or allowing for about 40 new housing units. The Village has a few potential infill vacant building lots in the urban service area, in addition to the 42 potential residential building sites that it can create as part of an USA Amendment. This proposal would remove the 21.7-acre part of the Young property north of the Village from the urban service area. The proposal also adds seven properties (described above) into the urban service area; including five properties in the Village, creating eight home sites and two properties that were recently annexed, creating a total of 38 home sites. A copy of the *Comprehensive Master Plan for the Village of Rockdale* is on file with the Capital Area Regional Planning Commission.

1.2 See the appendix for the finding by the local plan commission that the proposed USA amendment is consistent with the comprehensive plan.

2.0 Intergovernmental Cooperation

2.1 See the appendix for document notification of the Town of Christiana.

2.2 The Town of Christiana has not opposed the two annexations, now final.

3.0 Land Use

Table 1: USA Amendment Area Data

Proposed Land Use	Number of Acres					Number of		
	Land Area	Percent of Total	Developed Land	Environmental Corridor	Developable Area	Housing Units	Persons	Students
One Family Residential	27.0	73.8%	0.0	6.5	20.5	42	107	23.0
Street Rights-of-way	5.7	15.6%	1.4	0.0	4.3			
Stormwater Basin	1.9	5.2%	0.0	1.9	0.0			
Other	2.0	5.5%	0.3	1.7	0.0			
Total Area Added	36.6	100%	1.7	10.1	24.8	42	107	23
Total Area Deleted	-21.7		0.0	0.0	-21.7			
County Park in Existing USA	0.0		0.0	0.9	-0.9			
Net Developable Area	14.9		1.7	11.0	2.2			

3.2 See the proposed USA amendment boundary Map 1 in the appendix files.

3.2 See Table 1 above for the acreage of proposed land uses for the amended areas. Nearly 37 acres are proposed to be added, including more than ten acres of environmental corridor and 1.7 acres of existing development, resulting in an increase of 2.2 developable acres. The area proposed for deletion includes 21.7 acre, which is developable land, however the existing home site will remain in the urban service area.

3.3 The proposed addition contains 1.7 acres of existing development, mostly rights-of-ways, and the proposed deletion does not contain any existing development.

3.4 The land uses surrounding the proposed additions to the urban service area in the Town of Christiana are primarily agricultural, extractive, woodlands or undeveloped. The land uses surrounding the proposed additions to the urban service area in the older parts of Rockdale are residential on the north and west and open area to the south and east.

3.5 The proposal is less than 100 developable acres and lots will develop within 10 years.

4.0 Housing & Economic Development

4.1 The proposed housing shown in Table 1 includes proposed lots for 42 housing units, which are being zoned for single family residential development. At an average of 2.55 persons per housing unit, the proposed housing could accommodate about 107 residents.

4.2 The proposed development is intended for housing to be sold at market rates.

4.3 The proposal would expand the village business market by increasing its size by a third at build out.

5.0 Agricultural, Natural and Cultural Resources

5.1 About 11 acres are designated for environmental corridors, as shown on Map 1 and the listed in Table 1. The environmental corridors include conservation easements (6.5 acres) in the new plats, three storm water management basins (1.9 acres) on three properties and a 1.7-acre park. Also in the existing USA a 0.9 acres of environmental corridor was added for the old mill, which was razed and the land converted to county parkland.

5.2 No wetlands, floodplains or drainage ways are located in the proposed parcels to be added to the urban service area.

5.3 Not applicable.

5.4 Environmental corridor designations meet CARPC requirements.

5.5 Environmental corridors criteria requirements are extended to steep slope and wooded areas and stormwater basins, which will be deed restricted in two new subdivisions and a CSM.

5.5 Not applicable

5.6 There are no known historic structures or archaeological areas in the USAA.

6.0 Utilities and Stormwater Management

6.1 The layout of the street and lots design of the eastern portion of the USA amendment is shown on the Barlow-Sievers Conceptual Plan. The sanitary sewer main along County Highway B would be extended northeasterly to serve the proposed USAA sanitary sewerage collection system on the Sievers and Barlow properties. Sanitary sewer schematics will be provided under separate cover. The boundaries of the Village of Rockdale will be expanded to serve the proposed development. Sanitary sewer lines will be located in the public street rights-of-way.

6.2 The new Rockdale wastewater plant, scheduled for construction in 2007 or 2008, will have an average daily flow capacity of 25,000 gpd. The facility's peak day capacity will be 30,000 gpd, which is adequate to serve the development proposed USAA, plus some development on existing lots in the Village. The addition of 42 new lots plus infill lots may add up to 10,000 gpd.

6.3 Wastewater flows are not currently measured at the Rockdale wastewater treatment facility. Incoming flow is estimated based on pump run time, and has an average of nearly 19,000 gallons per day. The highest observed peak wastewater flow rate was 24,000 gpd.

6.4 Water supply is provided by private well in the Village of Rockdale. "Since the Village does not have current capability to provide urban services in addition to public sanitary sewer, it is recommended that the Rockdale Urban Service Area be reclassified as a *limited service area*". As noted in the Comprehensive Master Plan for the Village of Rockdale this would mean that the Village would not provide urban services to new development other than sanitary sewer and storm water management.

6.5 Not applicable see above.

6.6 The Cambridge Fire Department provides fire protection in the Village of Rockdale. The fire department's emergency equipment includes two engines with pumping capacity of 1,500 and 1,000 per minute, 2,000 and 3,742-gallon tankers and a brush truck.

6.7 Not applicable see above.

6.8 Two storm water management basins are proposed as part of the Barlow-Sievers conceptual plan, one on the north parallel to County Highway B and the other on the south next to East Rockdale Road. Both basins will be managed by the village.

6.9 The proposed storm water management measures and standards contained in the Dane County ordinance have been adopted and will be required by the village.

6.10 Once subdivisions are approved storm water ponds will be installed prior to land disturbing activities.

7.0 Transportation.

7.1 The proposed additions are served by local streets and by two access streets to County Trunk Highway B. The streets in both developments will meet the new standards of the village. Based upon recommendations from the Village's consultant engineer, street design will respond to stormwater management requirements, street function and site conditions.

7.2 Some sidewalks are provided in Rockdale, including in the business district along County Highway B. Sidewalks do not extend to the amendment areas. However, the new subdivision ordinance requires the installation of sidewalks.

7.3 No facilities for bicyclists are currently provided, however paved shoulders are planned for County Trunk Highway B, but are not on the TIP for Dane County before 2008. Highway B is adjacent to the largest portion of the area proposed to be added to the urban service area. By next year Cam-Rock County Park, which is located immediately northeast of the Sievers development, will have a bicycle trail running from Rockdale to Cambridge.

7.4 No transit is available in the Rockdale area, except for the Retired Senior Volunteer Driver Escort Program (RSVP).

7.5 The Comprehensive Master Plan of the Village of Rockdale recommends that "the Dane County Human Services, Cambridge Senior Services and the R.S.V.P. Program to continue to provide and expand specialized transportation services, as needed".

8.0 Community Facilities

8.1 The Village contracts with the Village of Cambridge for local policing services from the Dane County Sheriff's Department. No expanded service is anticipated at this time.

8.2 Cambridge Fire Department provides fire protection to Rockdale, Cambridge and parts of two towns. The fire station is located two miles north of Rockdale.

8.3 Cambridge Area Emergency Medical Services District provides for nearly the same area as the Cambridge Fire Department. The Cambridge Area EMS District maintains two fully equipped ambulances and the station is located two miles north of Rockdale.

8.4 The Village contracts with private vendors to provide solid waste collection services and other municipal services to Village residents.

8.5 The proposed residential development areas are located within a quarter mile of Cam-Rock County Park and within three-eighths of a mile to Rockdale Community Park. Based on 0.54 students per single family unit, about 23 new students are anticipated from the proposed development. Area schools are located in Cambridge two miles north of Rockdale.

9.0 Supplemental information

9.1 One copy of detailed utilities and storm water management maps are included with the USA amendment submittal.

9.2 Pertinent copies of engineering reports are under separate cover.

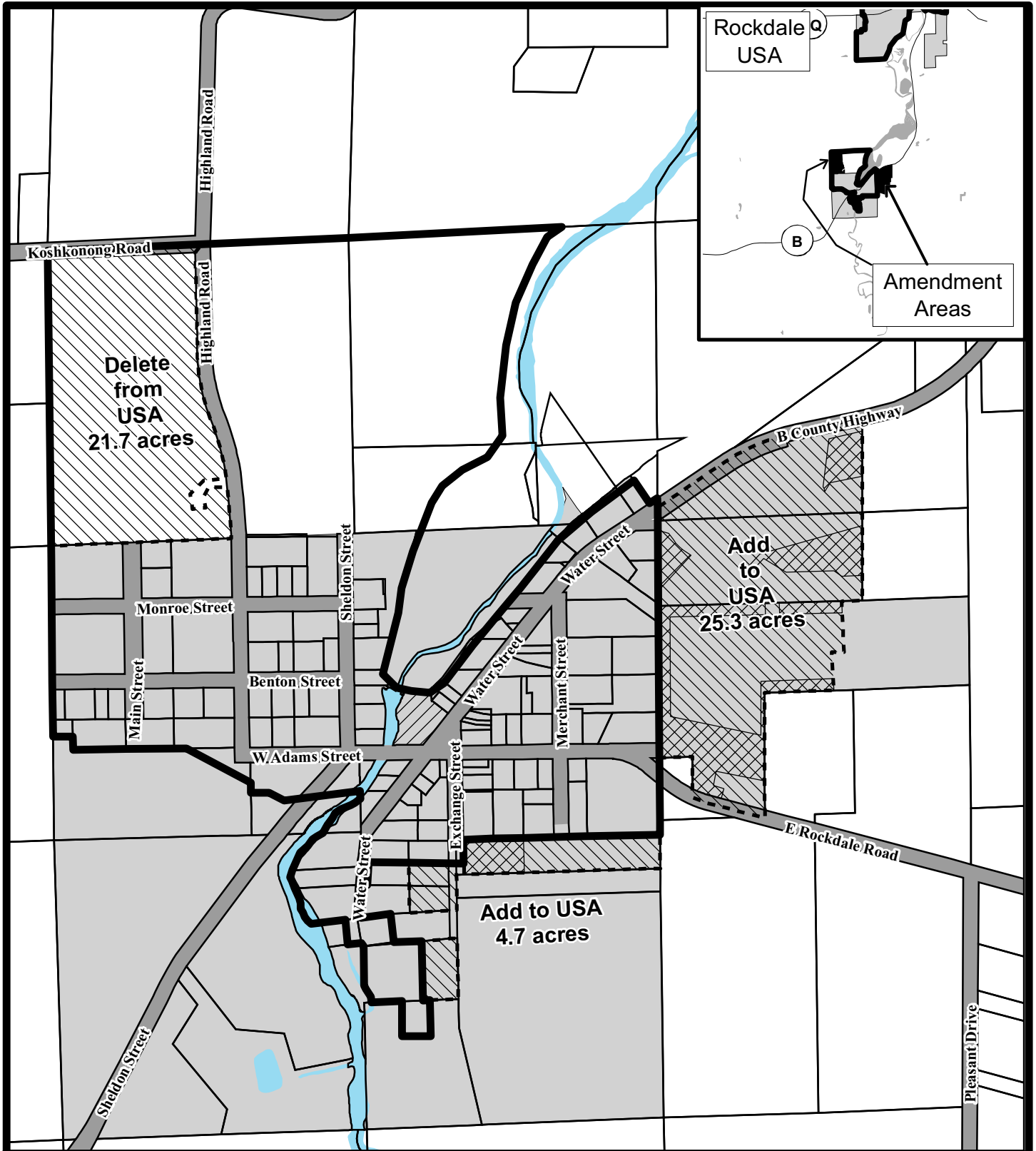
Appendices

Map 1: Amendment to the Rockdale Urban Service Area

Rockdale Land Use Plan Map 6, Revised January 2008






Sievers' Rockdale Heights

Barlow's Highlands of Rockdale




Map 1

**Amendment
to the Rockdale
Urban Service Area,
Village of Rockdale**

-  Service Area to be added or deleted
-  Proposed Environmental Corridor (8.6 acres)
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary
-  Incorporated Area

14 Feb 08



0 600

Feet

Prepared by staff
of the CAPD.

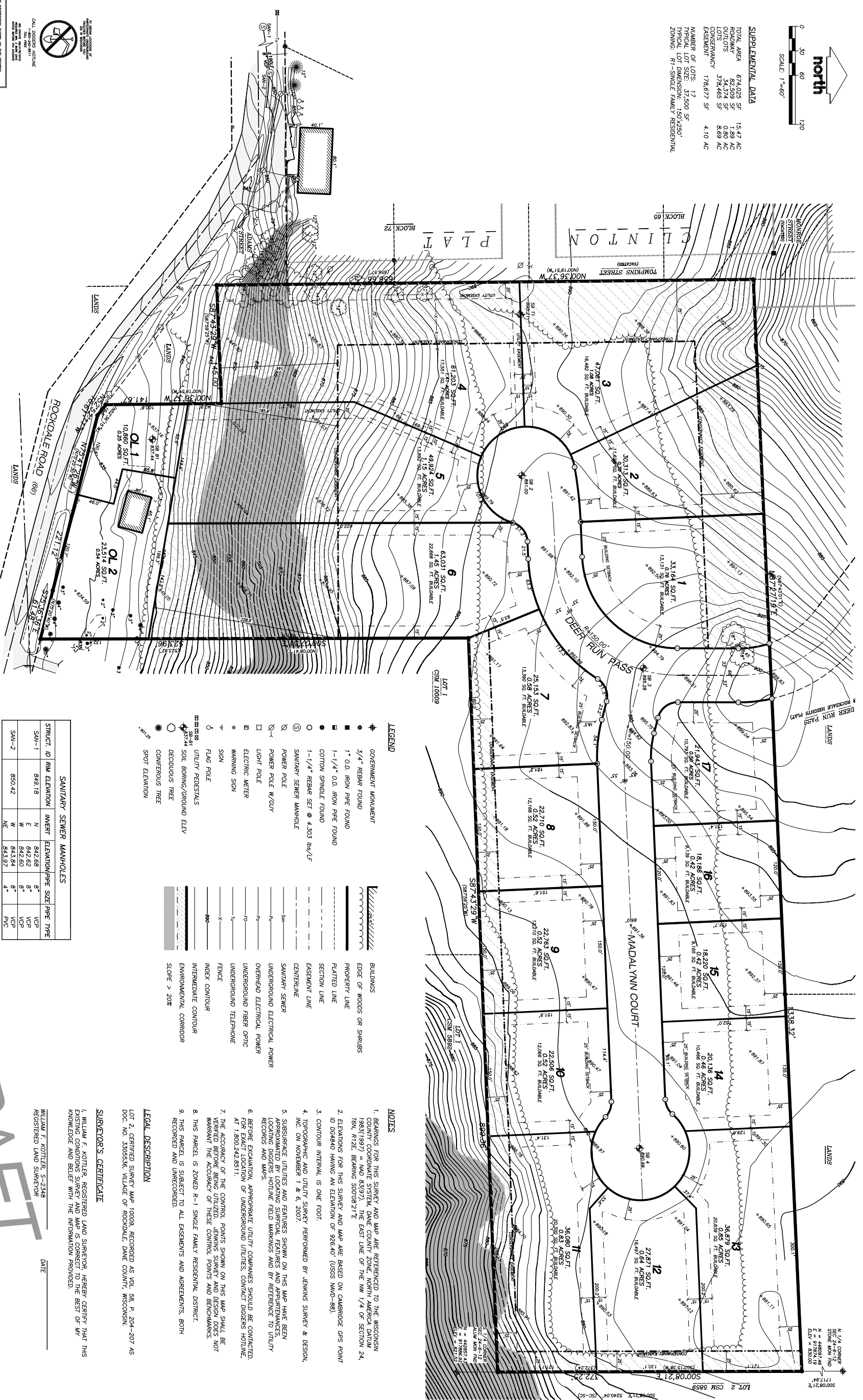
THE CONTAINING SURVEY IS THE PROPERTY OF JENKINS SURVEY & DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JENKINS SURVEY & DESIGN, INC. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF JENKINS SURVEY & DESIGN, INC.



SUPPLEMENTAL DATA

TOTAL AREA	674,025 SF	15.47 AC
ROADWAY	82,509 SF	1.89 AC
OUTLOTS	34,374 SF	0.80 AC
CONSERVANCY	378,465 SF	8.69 AC
ESSEMENT	178,677 SF	4.10 AC

NUMBER OF LOTS: 17
 TYPICAL LOT SIZE: 43,750 SF
 TYPICAL LOT DIMENSION: 150'x250'
 ZONING: R1-SINGLE FAMILY RESIDENTIAL



HIGHLANDS OF ROCKDALE

ALL OF LOT 2, CERTIFIED SURVEY MAP 10009, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 12 EAST, VILLAGE OF ROCKDALE, DANE COUNTY, WISCONSIN

SANITARY SEWER MANHOLES

STRUCT. ID	RM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	849.18	N 842.68	8"	VCP
		E 842.62	8"	VCP
		W 842.60	8"	VCP
		NE 843.84	4"	PVC
SAN-2	850.42	W 843.84	4"	VCP
		NE 843.97	4"	PVC

- LEGEND**
- GOVERNMENT MONUMENT
 - 3/4" REBAR FOUND
 - 1" O.D. IRON PIPE FOUND
 - 1-1/4" O.D. IRON PIPE FOUND
 - 1-1/4" REBAR SET @ 4.303 lbs/LF
 - SANITARY SEWER MANHOLE
 - POWER POLE
 - POWER POLE W/GUY
 - ELECTRIC METER
 - WARNING SIGN
 - FLAG POLE
 - UTILITY PEDSTALS
 - SOIL BORING/ROUND ELEV
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SPOT ELEVATION
- NOTES**
1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLATED MERIDIAN. THE EAST LINE OF THE NW 1/4 OF SECTION 24, T8N, R12E, BEARING S00°08'21"E.
 2. ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON CAMBRIDGE GPS POINT ID D04840 HAVING AN ELEVATION OF 926.40' (USDS NAVD-88).
 3. CONTOUR INTERVAL IS ONE FOOT.
 4. TOPOGRAPHIC AND UTILITY SURVEY PERFORMED BY JENKINS SURVEY & DESIGN, INC. ON NOVEMBER 1 & 6, 2007.
 5. SURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
 6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE AT 1.800.242.8511.
 7. THE ACCURACY OF THE CONTROL POINTS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JENKINS SURVEY AND DESIGN DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS.
 8. THIS PARCEL IS ZONED R-1 SINGLE FAMILY RESIDENTIAL DISTRICT.
 9. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

DRAFT

LEGAL DESCRIPTION

LOT 2, CERTIFIED SURVEY MAP 10009, RECORDED AS VOL. 58, P. 204-207 AS DOC. NO. 3305536, VILLAGE OF ROCKDALE, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, WILLIAM F. KOTLER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE AND CONDUCTED IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED.

WILLIAM F. KOTLER, S-2348
 REGISTERED LAND SURVEYOR

DATE _____

APPROVED FOR:
 MR. BRUCE BARLOW
 176 E. ROCKDALE RD
 CAMBRIDGE, WI 53523

PROJECT NO.: 06-2492
 FILE NO.: C-167
 SURVEYED: 11-06-07
 F.B. NO./REV.: 197/131
 SHEET NO.: 1 OF 1



PRELIMINARY PLAT

ALL OF LOT 2, CERTIFIED SURVEY MAP 10009, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 12 EAST, VILLAGE OF ROCKDALE, DANE COUNTY, WISCONSIN

DRAWN BY	WFK	DATE	11-28-2007	REVISED ENVIRONMENTAL CORRIDOR AREA	12-12-07	BJK
CHECKED BY	BJK	DATE	11-29-07	REVISED PHASE I LOT LAYOUT	03-05-08	BJK
APPROVED BY	HPJ	DATE	11-29-07			
DWGNAME	J:\2006\062492\dwg\062492ExCon.dwg			REVISION NO.	DESCRIPTION	DATE BY

