

Re: Consideration of Resolution CARPC No. 2008-19 amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by revising the Albion Limited Service Area boundary and environmental corridors in the Town of Albion

Decision Items:

1. Adoption of resolution CARPC No. 2008-19

Staff Comment on Item: The proposed amendment adds 18.6 acres to the Albion Limited Service Area in three areas. Area SW is 7.1 acres located west of Edgerton Road and south of Bliven Road. Area NW is 5.7 acres located west of Academy Drive and north of Bliven Road. Area SE is 5.8 acres located west of Albion Road and east of Windwood Circle. Environmental corridors are proposed for a total of 1 acre, primarily along the northern, southern and western edges of Area NW, with a very small area proposed for corridor along the southern edge of Area SE. The amendment also proposes the addition of 0.03 acres of environmental corridor within the existing limited service area, a continuation of the corridor proposed for Area NW. The net effect of the amendment is the addition of 17.6 developable acres. The amendment proposes 5.1 acres of right-of-way and 12.5 acres of single family residential development, accommodating approximately 28 single family housing units with an estimated population of 71, including 17 school aged children. Each proposed addition area is a remnant of a lot which is partially in the existing LSA and planned for residential development.

Staff Recommendation: The Town of Albion request meets the definition of infill for a limited service area. The extension of sanitary sewers are shown to be cost-effective. The Town requires a minimum lot size of 19,000 square feet, and conservation design proved incompatible with the street network requirements of the parcels (especially in Areas NW and SW). The conceptual layout achieves half-acre maximum lot size by designating back yard areas as environmental corridors for infiltration practices (if soils accommodate such practices), and higher densities than current LSA densities.

The Town has stated that the amendment is needed to moderate the fiscal impact of the existing sanitary sewer system.

Staff recommends approval of the request based on land uses and service provisions proposed by the Town of Albion, and subject to the Town pursuing the following conditions:

1. Submit a detailed stormwater management plan for the amendment area to CARPC and DCL&WRD staff for review and approval prior to land disturbing activities. The stormwater management plan should meet the Dane County stormwater ordinance, and include the following additional storm water quality and quantity measures:

- Provide protection against erosion and channelization from discharge from the addition areas. Easements and stable channels are required to convey stormwater from addition areas to Saunders Creek. Stable discharge points to Saunders Creek and associated wetlands may also be required (e.g. level spreaders, energy dissipaters).
 - Provide stormwater quality treatment for all developed areas within the amendment area.
 - Install stormwater ponds prior to other land disturbing activities.
 - Stormwater management to control post-development rates of runoff to pre-development rates for all storms up to and including the 100-year event.
 - Provide stormwater infiltration to the maximum extent practicable. Consider back lot infiltration swales, raingardens, and other approaches.
 - Stormwater facilities to be publicly managed, or managed under a perpetual, enforceable maintenance agreement.
2. Delineate and designate environmental corridors to include stormwater ponds and easements.

It is also recommended that the Town of Albion pursue the following:

1. Require an on-the-ground archaeological survey by a qualified archaeologist for Area SE. Provide two copies of the report.
2. Secure an emergency access easement to either Bliven Road or Albion Road for the Olson's Prairie View property, since there will only be one access road to the development for the foreseeable future.
3. The Hamlet of Albion is an area of concentrated residential activity in the Town. It is recommended that sidewalks be provided on at least one side of all local streets to facilitate walkability of the Hamlet.

Materials Included with the Item:

1. Staff Analysis dated August 22, 2008
2. State Historical Society comment letter dated August 14, 2008
3. Draft Resolution CARPC No. 2008-19

Contact for Further Information:

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266-9283
KamranM@CapitalAreaRPC.org

**Staff Analysis of Proposed Amendment to the *Dane County*
Land Use and Transportation Plan and the *Dane County Water Quality Plan*, Revising the
Albion Limited Service Area and Environmental Corridors in the Town of Albion**

1. Applicant: Town of Albion

2. Description of Proposal

The proposed amendment adds 18.6 acres to the Albion Limited Service Area in three areas. Area SW is 7.1 acres located west of Edgerton Road and south of Bliven Road. Area NW is 5.7 acres located west of Academy Drive and north of Bliven Road. Area SE is 5.8 acres located west of Albion Road and east of Windwood Circle. Environmental corridors are proposed for a total of 1 acre, primarily along the northern, southern and western edges of Area NW, with a very small area proposed for corridor along the southern edge of Area SE. The amendment also proposes the addition of 0.03 acres of environmental corridor within the existing limited service area, a continuation of the corridor proposed for Area NW (see maps 1, 2 and 3). The net effect of the amendment is the addition of 17.6 developable acres. The amendment proposes 5.1 acres of right-of-way and 12.5 acres of single family residential development, accommodating approximately 28 single family housing units with an estimated population of 71, including 17 school aged children. Each proposed addition area is a remnant of a lot which is partially in the existing LSA and planned for residential development (see Map 3).

Table 1: Albion LSA

Proposed Land Use	Density (units/acre)		Total (ac.)	% of Total	Housing Units	No. of Persons	No. of Students	Existing Develop.	Environ. Corridor	Developable Acres
	Proposal	Alb. LSA								
Single Family Residential	2.2		13.5	72.6%	28	71	17	0.0	1.0	12.5
Residential Total	2.2	1.3	13.5	72.6%	28	71	17	0.0	1.0	12.5
Street R-O-W			5.1	27.4%						5.1
Open Space				0.0%						0.0
Stormwater Management			0.0	0.0%					0.0	0.0
Existing LSA									0.03	-0.03
TOTAL			18.6	100%				0.0	1.0	17.6

Source: Town of Albion Planning Submittal and CARPC

%Single Family: 100%

3. Existing Environment

Land Use. The amendment areas are currently in agricultural use. Land uses adjacent to the amendment area are the following:

Area SW:

North: Residential (Town of Albion)
East: Agricultural (Town of Albion)
South: Agricultural (Town of Albion)
West: Airstrip, Agricultural (Town of Albion)

Area NW:

North: Agricultural (Town of Albion)
East: Residential (Town of Albion)
South: Agricultural (Town of Albion)
West: Agricultural (Town of Albion)

Area SE:

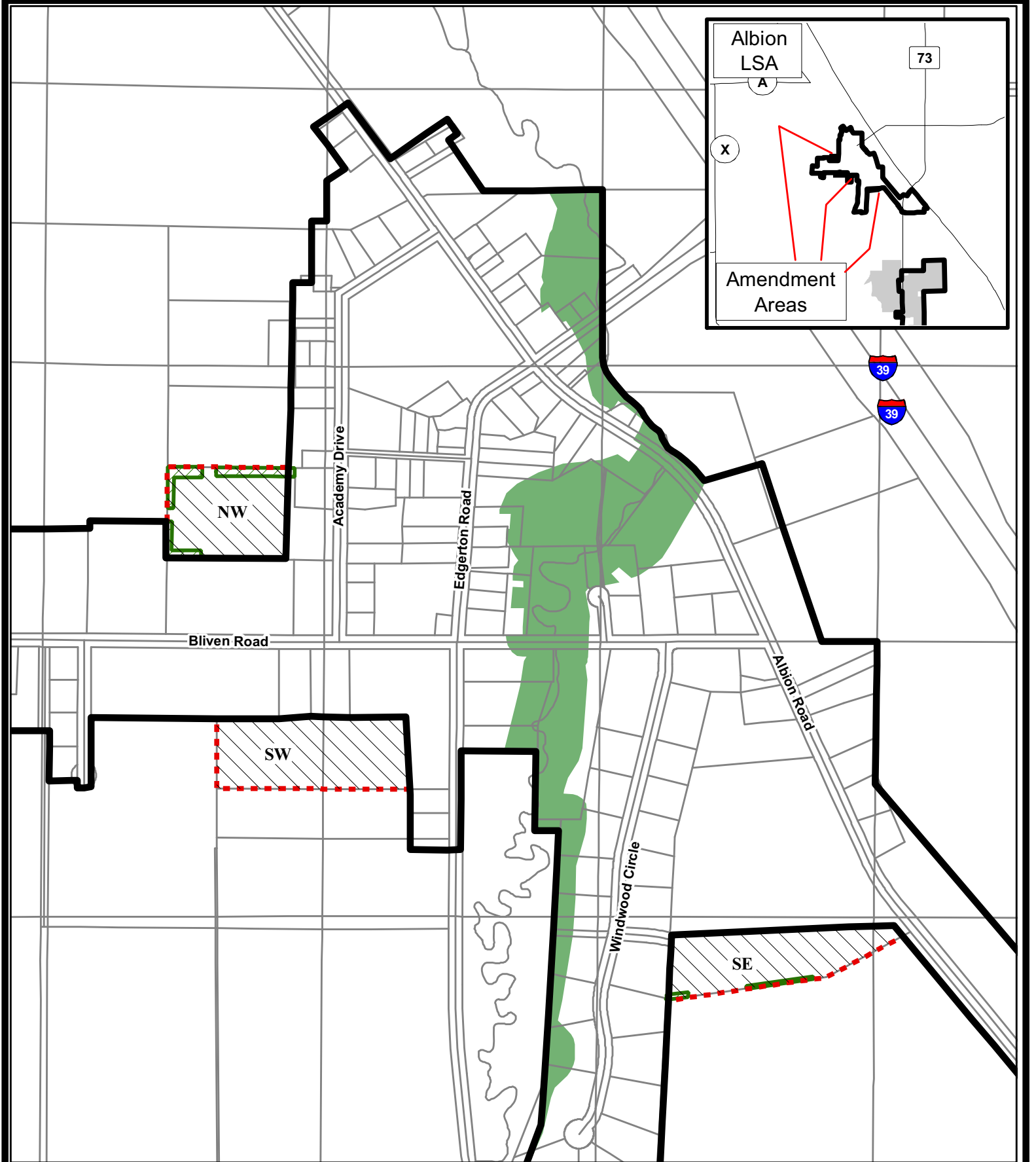
North: Agricultural (Town of Albion)
East: Agricultural (Town of Albion)
South: Agricultural (Town of Albion)
West: Residential (Town of Albion)

Natural Resource Features. The Albion Limited Service Area is in the southeast corner of Dane County. The proposed addition area is in the Saunders Creek watershed in the Lower Rock River Basin. Saunders Creek supports a Warm Water Sport Fishery. The superficial geology of the area is predominated by glacial lake sediment. This is characterized by flat topography (see map 6) and silt and clay soils. The area is underlain primarily by sandstone bedrock, with fractured dolomite underlying the eastern half of area SW. The bedrock is at depths of over 50 feet. Groundwater is at depths of 10 to 25 feet, with areas of shallow groundwater at depths of less than 8 feet. Drainage is to Saunders Creek. For Area SW, this is easterly through a culvert under Edgerton Road to wetlands associated with Saunders Creek. For Area NW, drainage is to the east to road swales along Bliven Road and Edgerton Road that discharge to the same wetlands adjacent to Saunders Creek. Drainage for Area SE is to the northwest corner of the parcel and then westerly to Saunders Creek wetlands. This area does not appear to have a defined channel or stormwater easement to convey the discharge from the development, other than through residential side yards to the west of the addition area.

The soils of the area are primarily in the Batavia-Houghton-Dresden Association, characterized by well drained and poorly drained deep and moderately deep silt loams and mucks formed in outwash material underlain by silt, sand, and gravel. The western half of Area SE contains soils in the Dodge-St. Charles-McHenry Association, characterized by well drained and moderately well drained, deep silt loams underlain by sandy loam glacial till. Table 2 shows the details of the soils of the amendment area (also see Maps 4 and 5). Ninety-one percent (91%) of the soils of the amendment area are prime agricultural soils.

Table 2: Soil Classification

Soil	% of Area	General Characteristics
Dresden Silt Loam; DsB	48	Well drained, moderately deep soils on outwash plains and benches. Soils have medium fertility. Permeability is moderate in the subsoil and rapid in the substratum. Poses slight to moderate limitations for development. Prime agricultural soil. 110 Bu/acre corn yield.
Kegonsa Silt Loam; KeA	19	Well drained, moderately deep soils on benches in stream valleys. Soils have medium fertility. Permeability is moderate in the subsoil and rapid in the substratum. Poses slight to moderate limitations for development. Prime agricultural soil. 125 Bu/acre corn yield.
Dodge Silt Loam; DnB	14	Deep, well drained soils on tops of ridges and on upper side slopes. Soils have high fertility and moderate permeability. Poses slight to moderate limitations for development. Prime agricultural soil. 120 Bu/acre corn yield.
Kidder Loam, eroded; KdC2	9	Deep, well drained soils on glaciated uplands. Soils have medium fertility and moderate permeability. Severe hazard of erosion. Poses moderate limitations for development.
St. Charles Silt Loam; ScB	5	Deep, well drained and moderately well drained soils on ridgetops and upper side slopes. Soils have high fertility and moderate permeability. Poses slight to moderate limitations for development. Prime agricultural soil. 145 Bu/acre corn yield.
Batavia Silt Loam, gravelly substratum; BbA	5	Deep, well drained soils on high benches, with high fertility and moderate permeability. Poses slight to moderate limitations for development. Prime agricultural soil. 155 Bu/acre corn yield.



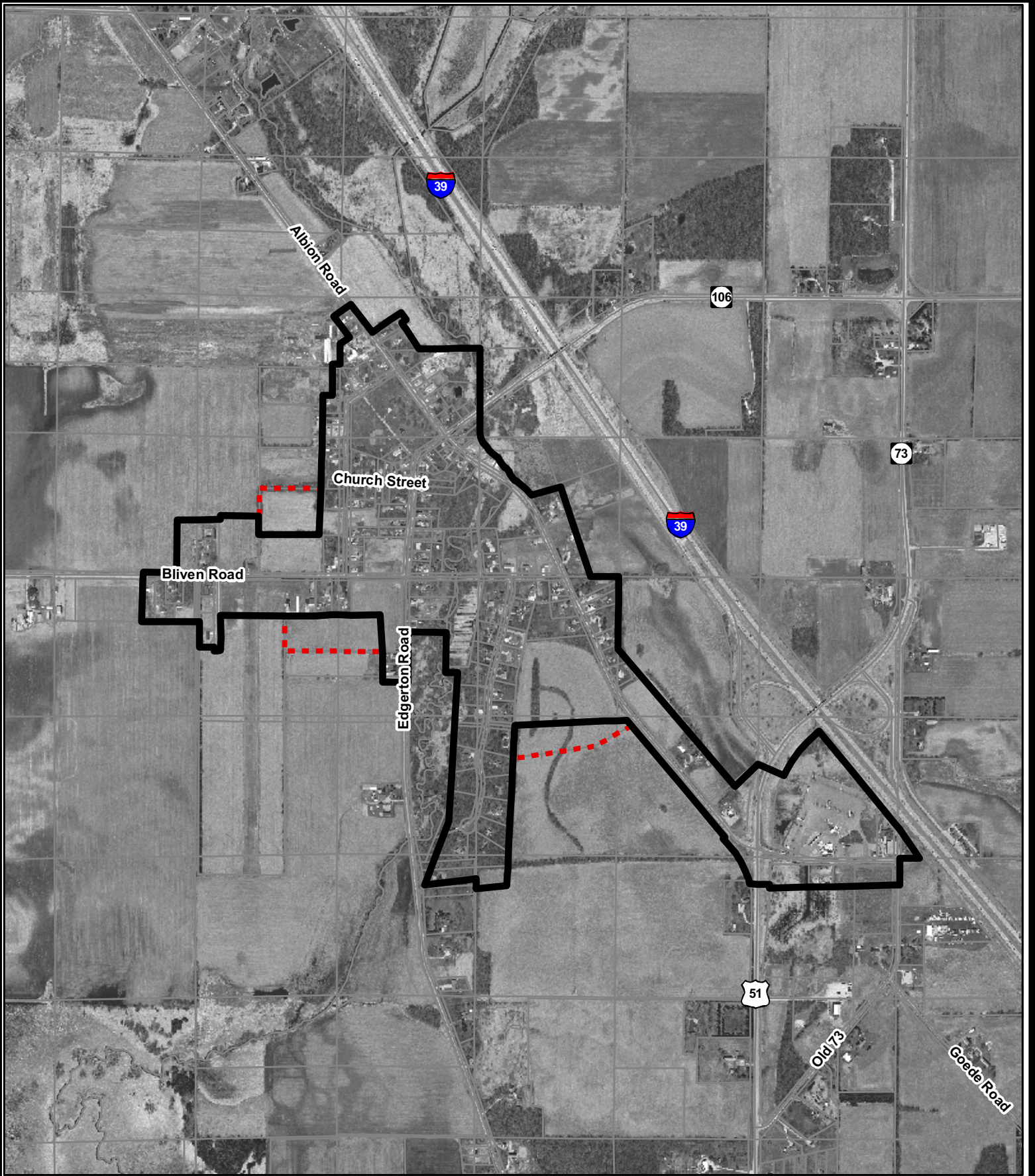
Map 1
Amendment to the
Albion Limited Service
Area in the Town of
Albion

- Proposed Urban Service Area Boundary
- Existing Urban Service Area Boundary
- Service Area to be Added (18.6 acres)
- Existing Environmental Corridor
- Environmental Corridor to be Added (1.0 acres)
- Incorporated Area

7 July 2008

0 600
Feet

Prepared by staff
of the CARPC.



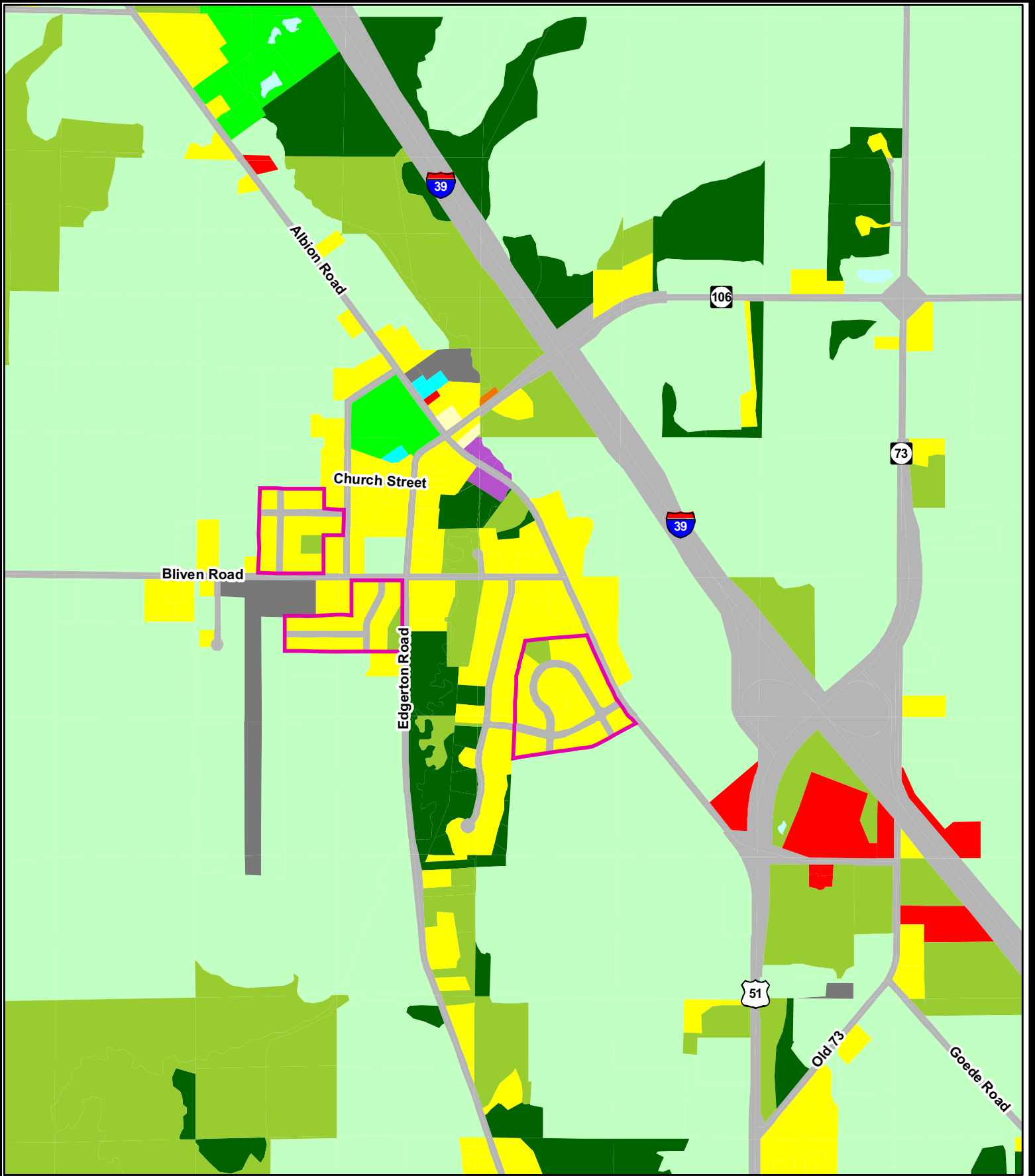
Map 2 Aerial Photograph
Amendment to the
Albion Limited Service
Area in the Town of
Albion

- Proposed Urban Service Area Boundary
- Existing Urban Service Area Boundary
- Environmental Corridor to be Added (0.0 acres)
- Incorporated Area

24 June 2008

0 1,200
Feet

Prepared by staff
of the CARPC.



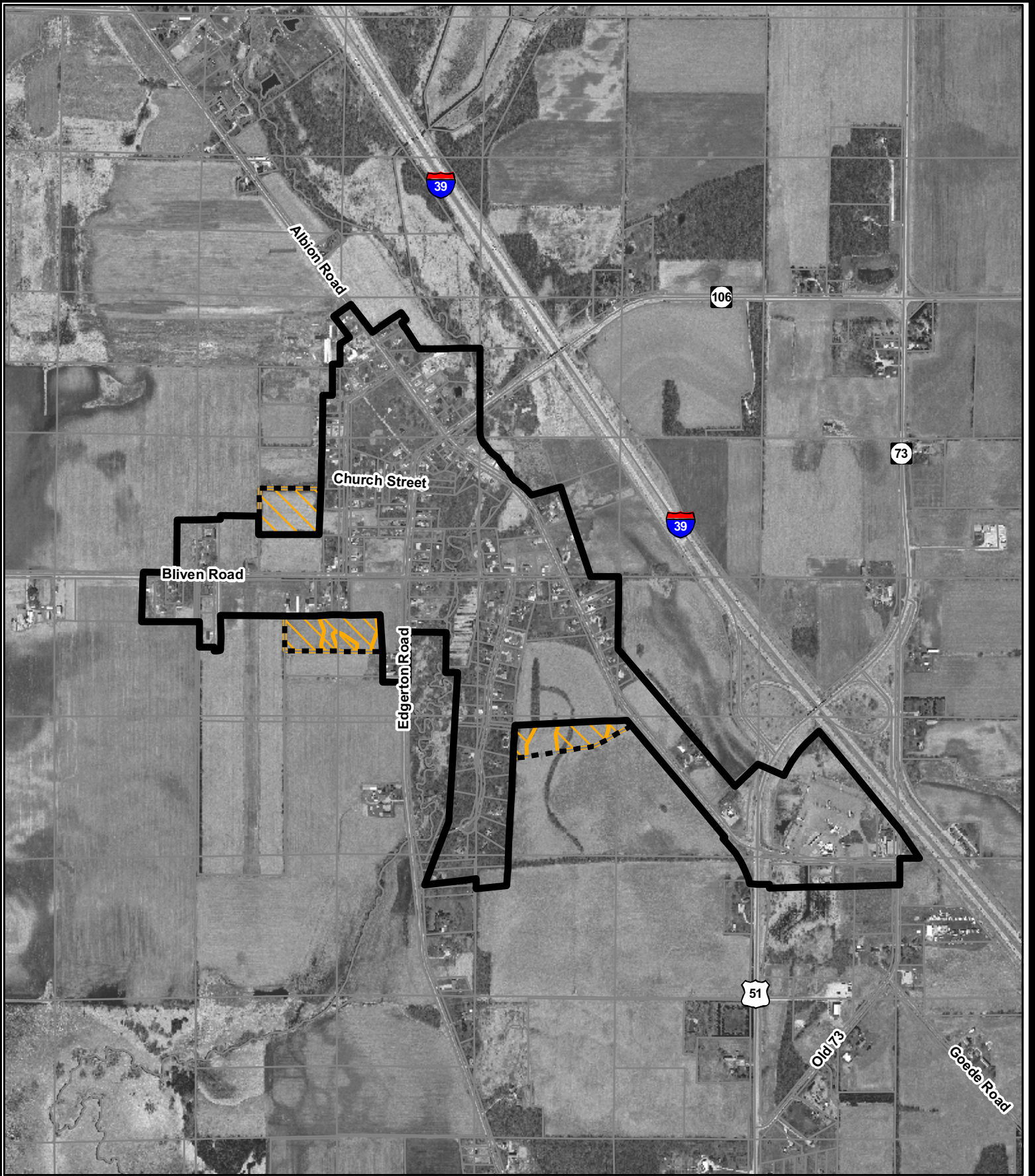
Map 3 Planned Land Use
Amendment to the
Albion Limited Service
Area in the Town of
Albion

- | | | |
|------------------------------|-------------------------------|--------------------|
| Incorporated Area | Extractive | Single Family |
| Plan Boundary | Industrial | Transportation |
| Agriculture | Institutional or Governmental | Two Family |
| Cemetery | Multi-Family | Under Construction |
| Commercial Forest | Open Land | Vacant |
| Commercial Sales or Services | Outdoor Recreation | Water |
| Communications or Utilities | Right of Way | Woodland |






24 June 2008

0 1,200
 Feet


Prepared by staff
 of the CARPC.



Map 4 Soil Limitations
Amendment to the
Albion Limited Service
Area in the Town of
Albion

-  Severe Limitations to Development (0.0 acres)
-  Prime Farmland (17.1 acres)
-  Proposed Urban Service Area Boundary
-  Existing Urban Service Area Boundary
-  Incorporated Area

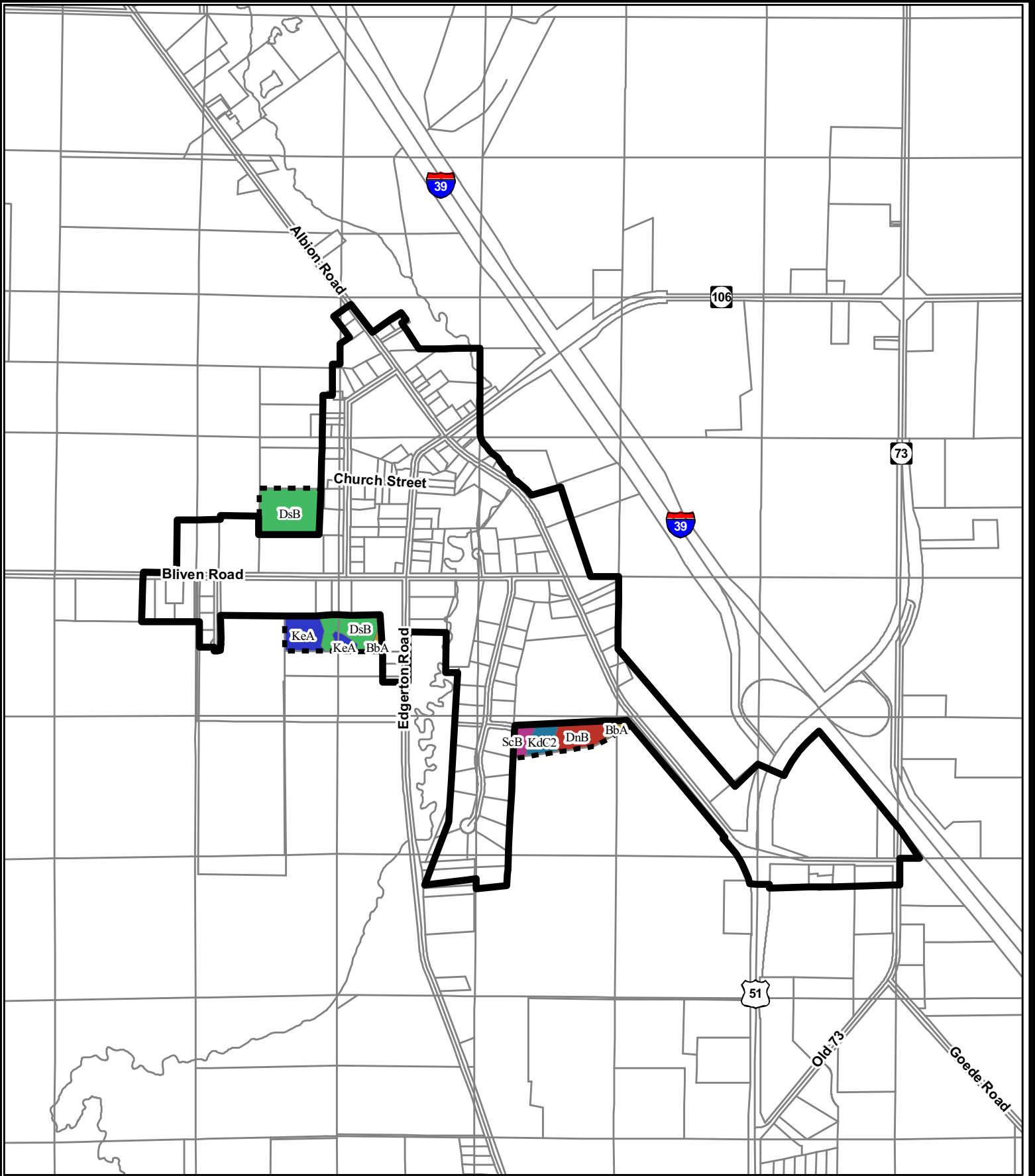
24 June 2008



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Feet

Prepared by staff
of the CARPC.



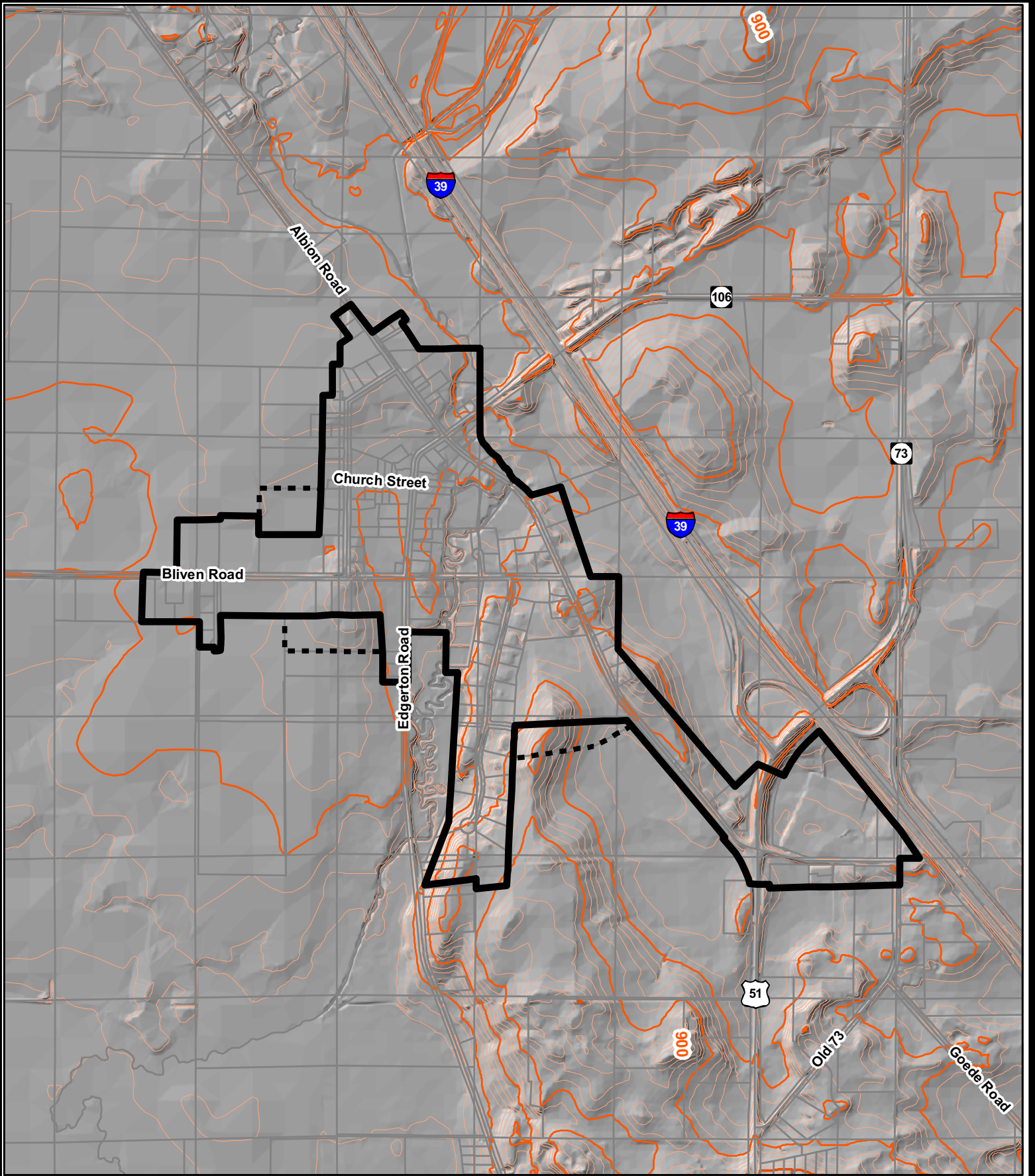
**Map 5 Soil Type
Amendment to the
Albion Limited Service
Area in the Town of
Albion**

- Proposed Urban Service Area Boundary
- ▬ Existing Urban Service Area Boundary
- ▭ Incorporated Area

24 June 2008

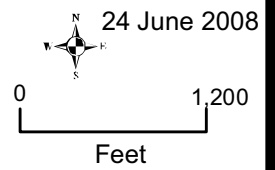
0 1,200
Feet

Prepared by staff
of the CARPC.



Map 6 Elevation
Amendment to the
Albion Limited Service
Area in the Town of
Albion

- 100 Foot Interval
- 20 Foot Interval
- 4 Foot Interval
- - - Proposed Urban Service Area Boundary
- █ Existing Urban Service Area Boundary
- █ Incorporated Area



Prepared by staff
 of the CARPC.

The State Historical Society records do not indicate the presence of archaeological resources in the area. The State Historical Society recommends an archaeological survey of Area SE prior to other land disturbing activities (see attached SHS letter). The Wisconsin Natural Heritage Inventory does not indicate the presence of any threatened or endangered resources in the area.

Transportation System. The major roadways serving the proposed amendment area are: (a) Edgerton Road, a two-lane north-south rural major collector, which crosses Interstate 39/90 and becomes State Trunk Highway (STH) 106 east of the intersection with STH 73; (b) Albion Road, a two-lane north-south rural major collector; and (c) USH 51/STH 73, a two-lane north-south minor arterial providing access to Interstate 39/90.

Public transit service is not available within the town. There is currently one state vanpool route originating in Edgerton that could potentially serve Town of Albion commuters. The vanpool travels to the UW-Madison campus area. The Madison Area Transportation Planning Board's Rideshare Etc. Program provides ride-matching services for individuals interested in car-pooling or vanpooling. Dane County contracts with private providers, Transit Solutions and Capitol Express, for limited group ride service for the elderly and persons with disabilities. The routes serve trips to nutrition sites, senior center activities, adult day care, and shopping. The Retired Senior Volunteer Driver Escort Program (RSVP) uses volunteer drivers to provide individual rides for the elderly, primarily to medical appointments.

Bicycle travel is accommodated through shared use of roadways with motor vehicles. Edgerton Road is suitable for bicycling. Albion Road is rated as "may be suitable". USH 51/STH 73 has paved shoulders, but is still rated as "least suitable" for bicycling due to traffic counts and speeds. All of the roadways have rural cross-sections without sidewalks. The local streets within the existing adjacent residential development also lack sidewalks.

4. Consistency or Conflict with Plans

The proposal is consistent with the Town of Albion Comprehensive Plan, as amended in May 2007.

The Albion Limited Service Area was created by the Dane County Regional Planning Commission in August of 2002. At that time the need for public sewer service was documented and found to be the most cost effective and environmentally sound approach to wastewater disposal. The presence of shallow groundwater and the fact that most of the septic systems in the area pre-dated the Dane County Septic Code, along with the conclusion that many of the existing parcels did not have adequate space for replacement drain-fields, established the need for alternative wastewater disposal in the hamlet of Albion. The analysis of present worth costs for the options for addressing the wastewater disposal options found connection to the Consolidated Koshkonong treatment facility to be slightly more cost-effective than combined on-site systems. Provision of public sanitary sewers was determined to have a positive impact on groundwater quality and the capability to address on-site wastewater disposal problems within the hamlet more quickly than individual on-site system replacement.

At the time the LSA was established the sewer district served 121 homes and 5 acres of existing commercial development. The initial facilities plan for the creation of the sewer district was based on providing service for 250 households and 96 acres of commercial

development. Because the extent of proposed new development conflicted with the definition of a limited service area which is intended to be for addressing existing water quality problems with infill development and only limited new development, the size of the initial service area request was decreased to its current size. One of the stipulations of the creation of the LSA was “That it is intended that sewer service be limited at this time to the Limited Service Area and not be extended to adjacent vacant land” to further stress that the approval was not intended to encourage large scale new development (Revised Resolution RPC No. 971, adopted 8-8-02). Subsequently, the Limited Service Area Policies were finalized to allow LSA expansion under certain conditions (adopted 9-11-03).

The proposed amendment meets the definition of infill. Under the CARPC Limited Service Area Policies, infill is limited to vacant lots or parcels contiguous to existing development or permanent open space on at least two sides; and immediately adjacent to and having direct access to sanitary sewer and existing public streets or roads. The proposed additional areas are each bounded by the existing LSA on at least two sides. Each addition area is a portion of a larger lot that is adjacent to public streets carrying existing sanitary sewer.

The Albion Comprehensive Plan, adopted May 2006 and updated May 2007, identifies the planned land use for the addition areas as “*existing and near-termed sewer mixed residential*”. The Plan includes the goal for the Albion Hamlet Planning Area of amending the sewer service area to include all land within the boundaries of the Albion Sanitary District No. 4, so that lands that area serviceable by the sanitary sewer facilities can be platted and eventually developed. Inclusion of the amendment areas would make the limited service area boundaries consistent with those of Albion Sewer District No.4 and would facilitate the development of the parcels which had been only partially included in the LSA, enabling the development of a total of approximately 77 new housing units (proposed for the *parcels*, which include the areas already within the LSA as well as the areas proposed for addition).

The Town of Albion has proposed the amendment to reduce the fiscal impact of the infrastructure expenditures associated with the original extension of the sanitary sewer service to the current Albion Limited Service Area. Approximately half of the infrastructure costs for the original extension were paid by a grant from the federal government. The remainder was paid using a 30-year loan. The Town reports that currently residents within the sanitary district area paying an average \$630 a year toward the loan, \$48 per quarter to CKSD, and \$39 per quarter to the Town of Albion for operation and maintenance expenses. According to the 2000 US Census, the Town of Albion has a lower median household income than Dane County as a whole (\$49,118 versus \$49,223) and a higher percentage of population age 65 or older (11.9% versus 9.3%), The amendment is proposed to facilitate the development of new residential units to spread the costs of the sanitary district and reduce the burden on existing residents. This amendment adds approximately 28 new housing units to the LSA. The goal of the Town is to eventually add 50 to 60 residences over the original LSA to make the sewer system affordable.

This issue is a perennial problem for limited service areas which are created to solve existing on-site sewer problems. Although the *economic* cost-effectiveness of extending public sanitary sewer service can be ascertained, and these projects benefit groundwater quality and protect public health, it is usually evident that the *fiscal* impacts of such a project are likely to result in financial hardship for residents, putting pressure on the town to encourage new development to defray infrastructure costs.

The Clean Water Act and Wisconsin Administrative Code Chapter NR 121 require documentation of cost-effectiveness for the extension. The Town has provided a cost estimate for three systems: gravity sewer, on-site mound system, and cluster system. The cost estimates were revised by RPC staff to reflect salvage values for sanitary sewer and cluster systems (these systems have a life of 40 years and the capital cost needs to reflect the salvage value at the end of 20 years). Conventional septic systems were not considered due to shallow groundwater in some locations and a clay soil layer which would hamper percolation (water table is at 8 feet in some locations, which makes it susceptible to inadequate separation if groundwater mounding occurs under the absorption field). The cluster system is a gravity system, reflecting higher interceptor cost but lower overall collection system cost (since individual holding tank/pump systems are not necessary). The results of the analysis are summarized in Table 3. Gravity sewer has the lowest present worth, with mound system 36% higher than gravity sewer, and cluster system 86% higher than gravity sewer.

Table 3: Cost Effective Analysis Summary

Amendment Area	Gravity Sewer	On-Site Mound System	Cluster System
SW	\$ 8,462	\$ 12,716	\$ 16,106
NW	\$ 9,869	\$ 12,716	\$ 19,002
SE	\$ 9,890	\$ 12,716	\$ 17,569
Present Worth	\$ 335,900	\$ 457,800	\$ 623,500
Ratio over lowest cost	0%	1.363	1.856

The Consolidated Koshkonong Sanitary District has provided a letter stating that CKSD has the treatment capacity and is willing to accept the additional wastewater load from the proposed amendment.

The proposed residential density of the amendment area is 2.2 units per acre, higher than the density of 1.3 units per acre existing in the Albion LSA. Most lots meet the maximum lot size of 20,000 square feet (excluding open spaces) cited in the CARPC Limited Service Area policies. Environmental corridors totaling one acre are proposed to meet CARPC guidelines on lots exceeding 20,000 square feet. This approach was taken by the applicant to accommodate the Town minimum lot size requirement of 19,000 square feet, the CARPC guidelines, right-of-way requirements and the existing layout of the parcels. Conservation development was considered but limitations of the size of the amendment areas, existing roadways and necessary access points, the Town requirement for minimum lot size of 19,000 square feet, and natural features of the land resulted in the conclusion by the applicant that the areas proposed for addition are not good candidates for conservation development.

Prime agricultural soils make up 91% of the amendment area, and the addition areas are currently under cultivation. The addition areas are portions of parcels which are already substantially included in the Limited Service Area and are subject to development, limiting the long term viability of agriculture on these parcels. These parcels are included in the sanitary district and are anticipated in the Comprehensive Plan to be developed.

5. Description of Services

Transportation System. The proposed amendment includes three different development areas. Area NW is northwest of the intersection of Bliven Drive and Academy Drive with proposed access via both streets. Two intersecting streets are proposed for the plat with potential extensions to the north and west. Area SW is southwest of the intersection of Bliven Drive and Edgerton Road with access via Bliven Road. Two intersection streets are proposed for this plat with potential extensions to the west and south. Area SE is located between Albion Road and Windwood Circle. The proposed site plan shows an east-west street connecting to the two streets and a horseshoe-shaped loop street with two potential connections to the south. The submittal does not indicate whether sidewalks would be provided.

Public Water System. The Town of Albion has no municipal water system. Water supply is through the use of private wells.

Wastewater. The amendment area will be served through public gravity sewer. Area SW will be served through the extension of existing sewer main on Bliven Road northeast of the proposed addition. Area NW will be served by existing sanitary sewers on Bliven Road and Academy Drive. Area SE will be served by gravity sewer extension from the existing sanitary sewer along Albion Road. Wastewater from the Albion Limited Service area is treated by Consolidated Koshkonong Sanitary District (CKSD). The Albion Limited Service Area is allowed a total of 240 residential unit equivalents (RUE) by CKSD. Currently the service area contributes 127 RUEs, or approximately 38,000 gpd. The amendment is anticipated to add approximately 36 RUEs, or 11,000 gpd. At full development of the amendment areas, the Albion LSA would reach 68% of its allowable capacity for CKSD. The treatment facility has adequate capacity to treat the wastewater generated by the amendment.

Stormwater Management System. Stormwater from the amendment areas will be conveyed by a series of ditches or swales along the roadways to stormwater management facilities. In Area SW, inlets will be placed at low points where the stormwater will be conveyed to the stormwater management facilities. Stormwater facilities will meet Dane County standards which require 80% reduction of total suspended solids, infiltration, and control of rates of runoff for 2-year and 10-year events. Stormwater concept plans show some areas with direct runoff (without treatment).

Environmental Corridors. There are no natural resources requiring protection through designation as environmental corridors. Environmental corridors totaling one acre have been proposed in order to limit lot sizes to 20,000 square feet, less open spaces, as recommended in the CARPC Limited Service Area policies. The corridors are proposed to be left as open space with no impervious cover, and they may be used to locate infiltration practices if the soils and substrates are found to be appropriate.

Public Areas and Facilities. The amendment area includes no proposed parkland. The Albion LSA is in the Edgerton School District. Elementary, middle and high schools are located on Elm High Drive in Edgerton, approximately 3.5 miles south of the amendment area.

Public Safety Services. Police protection for the Town of Albion is provided by the Dane County Sheriff's Department and a constable contracted for 30 hours per month.

Fire and EMS services are provided by the Edgerton Fire Department, a 29 member volunteer fire department. The fire station is located at 621 N. Main Street in Edgerton, approximately 3 miles from the amendment area.

Other Services

The Town of Albion has a solid waste and recycling drop-off site located off Goede Road.

6. Impacts or Effects of Proposal

Surface and Groundwater Impacts. The potential impacts of urban development on receiving water bodies are to increase stormwater runoff rates and volumes causing hydrologic changes in receiving streams and wetlands, reduce groundwater recharge and stream base flow, and introduce additional contaminants into the receiving bodies of water. This occurs from the expansion of impervious surfaces (i.e., streets, driveways, and roofs). Development can also cause soil erosion and off-site siltation from construction activities.

The proposed amendment is in the Town of Albion and is subject to the Dane County stormwater standards. Stormwater from the amendment area flows to Saunders Creek, a Warmwater Sport Fishery, and its associated wetlands.

The Village requires control of post-development rainfall runoff rates to pre-development rates for 2-year and 10-year storm events. This will provide some protection to downstream areas. However, two of the addition areas do not have a direct discharge route to Saunders Creek and increased rates of stormwater runoff and volumes from the development can cause flooding on downstream properties. Therefore, stormwater measures should be designed to control rates of runoff for storms up to and including the 100-year event. Additional controls and measures will also be necessary to prevent potential stream bank and bed, and wetland erosion where the stormwater from the proposed addition areas is discharged to Saunders Creek wetlands. The mitigation of these adverse impacts would be easier if the pre-development hydrology of the area is preserved through a combination of runoff attenuation and infiltration maximization measures (including rain gardens, rear lot line infiltration swales, and other open drainage measures).

Stormwater discharge from proposed ponds will need a stable conveyance system to Saunders Creek. This will require the acquisition of stormwater easements and construction of grass swales and stable outfalls (with level spreaders and energy dissipaters) where discharge to Saunders Creek wetlands occur.

All areas need to receive stormwater quality treatment to prevent degradation of surface water resources in the area.

Transportation System Impacts. The proposed amendment includes three areas intended for a total of 13.5 acres of residential development accommodating a total of 28 new single-family housing units. The three plats (including the area already in the limited service area) would accommodate a total of 77 units. When fully developed, the amendment areas could be expected to generate approximately 350 one-way vehicle trips on an average weekday.

In 2002, the average daily traffic (ADT) volumes on Edgerton Road and Albion Road south of Bliven Road were 570 and 1,700 respectively. The 2002 ADT volume on USH 51 was 7,500 north of Albion Road and 5,200 between Pierce Road and Lake Drive Road. This is the most recent year for which counts were available.

There is sufficient capacity on all of the roadways to handle the small amount of traffic that would be generated from the proposed addition areas.

School System Impacts. It is estimated that new development in the amendment area will result in an addition of approximately 17 new students to the Edgerton school system. The number of school children generated by this amendment area is expected to have minimal impact on the school district. Enrollment in the Edgerton School District in the 2007-2008 academic year was 1,933 students, comparable to the 1,908 students enrolled in 2000-2001 although fluctuations have been experienced in the intervening years.

7. Alternatives

The amendment areas are surrounded by the existing LSA on at least two sides and are portions of parcels already substantially within the Limited Service Area and fronting on streets with existing sewer service. The addition areas fulfill the definition of infill and facilitate development of areas already within the LSA.

8. Controversies, Comments Received, Unresolved Issues.

The Albion Limited Service Area is completely within the Town of Albion and has no boundaries abutting other jurisdictions. A public hearing is scheduled before the Capital Area Regional Planning Commission for August 28, 2008. CARPC staff has received no comments on this proposal as of this writing.

9. Conclusion and Staff Recommendation

The Town of Albion request meets the definition of infill for a limited service area. The extension of sanitary sewers are shown to be cost-effective. The Town requires a minimum lot size of 19,000 square feet, and conservation design proved incompatible with the street network requirements of the parcels (especially in Areas NW and SW). The conceptual layout achieves half-acre maximum lot size by designating back yard areas as environmental corridors for infiltration practices (if soils accommodate such practices), and higher densities than current LSA densities.

The Town has stated that the amendment is needed to moderate the fiscal impact of the existing sanitary sewer system.

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It is also recommended that the Town of Albion pursue the following:

1. Require an on-the-ground archaeological survey by a qualified archaeologist for Area SE. Provide two copies of the report.
2. Secure an emergency access easement to either Bliven Road or Albion Road for the Olson's Prairie View property, since there will only be one access road to the development for the foreseeable future.
3. The Hamlet of Albion is an area of concentrated residential activity in the Town. It is recommended that sidewalks be provided on at least one side of all local streets to facilitate walkability of the Hamlet.



WISCONSIN
HISTORICAL
SOCIETY

Headquarters Building
816 State Street
Madison, WI 53706-1482
608-264-6400

Division of Historic Preservation
Office: 608-264-6500
Fax: 608-264-6504
Web: www.wisconsinhistory.org

14 August 2008

K. Mesbah
Community Analysis and Planning Division
City-County Building, Room 362
210 Martin Luther King Jr. Boulevard
Madison, WI 53703-2558

RE: Amending the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan* by Revising the Albion Limited Service Area Boundary and Environmental Corridors in the Town of Albion.

Dear Mr. Mesbah:

While no previously recorded archaeological site has been recorded for the project area, the area has never been surveyed for the presence of archaeological and cultural resources. Considering the presence of Saunders Creek, and the lay-of-the-land, it seems prudent to have an on-the-ground archaeological survey **of project area SE** completed by a qualified archaeologist. When the survey is completed please send **two** copies of the report directly to our office.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. If anyone suspects that a Native American burial mound or an unmarked or marked burial is present in an area, the Wisconsin Historical Society should be notified. If human bone is unearthed during any phase of a project, **all work must cease**, and the Wisconsin Historical Society **must be contacted** at 1-800-342-7834 to be in compliance with Wis. Stat. 157.70 which provides for the protection of all human burial sites. **Work cannot resume until the Wisconsin Historical Society gives permission.** If you have any questions concerning the law, please contact Mr. Chip Brown, 608-264-6508.

If you have any questions, or if you need additional information, please feel free to contact me.

Sincerely;

John H. Broihahn
State Archaeologist
State Archaeology and Maritime Preservation
608-264-6496
jhbroihahn@whs.wisc.edu
(asi searches/Dane/ Rockdale Urban Service 3_24_08)

DRAFT Resolution CARPC No. 2008-19

Amending the *Dane County Land Use and Transportation Plan* and *Dane County Water Quality Plan* by Revising the Albion Limited Service Area Boundary and Environmental Corridors in the Town of Albion

WHEREAS, the Capital Area Regional Planning Commission has adopted, amended and reaffirmed the *Dane County Land Use and Transportation Plan* and *Water Quality Plan*; and

WHEREAS, said plans delineate urban service areas as amended through July 2008; and

WHEREAS, the Town of Albion has requested an addition to the Albion Limited Service Area, and has based the request on the Town of Albion Comprehensive Plan, adopted in May 2006; and

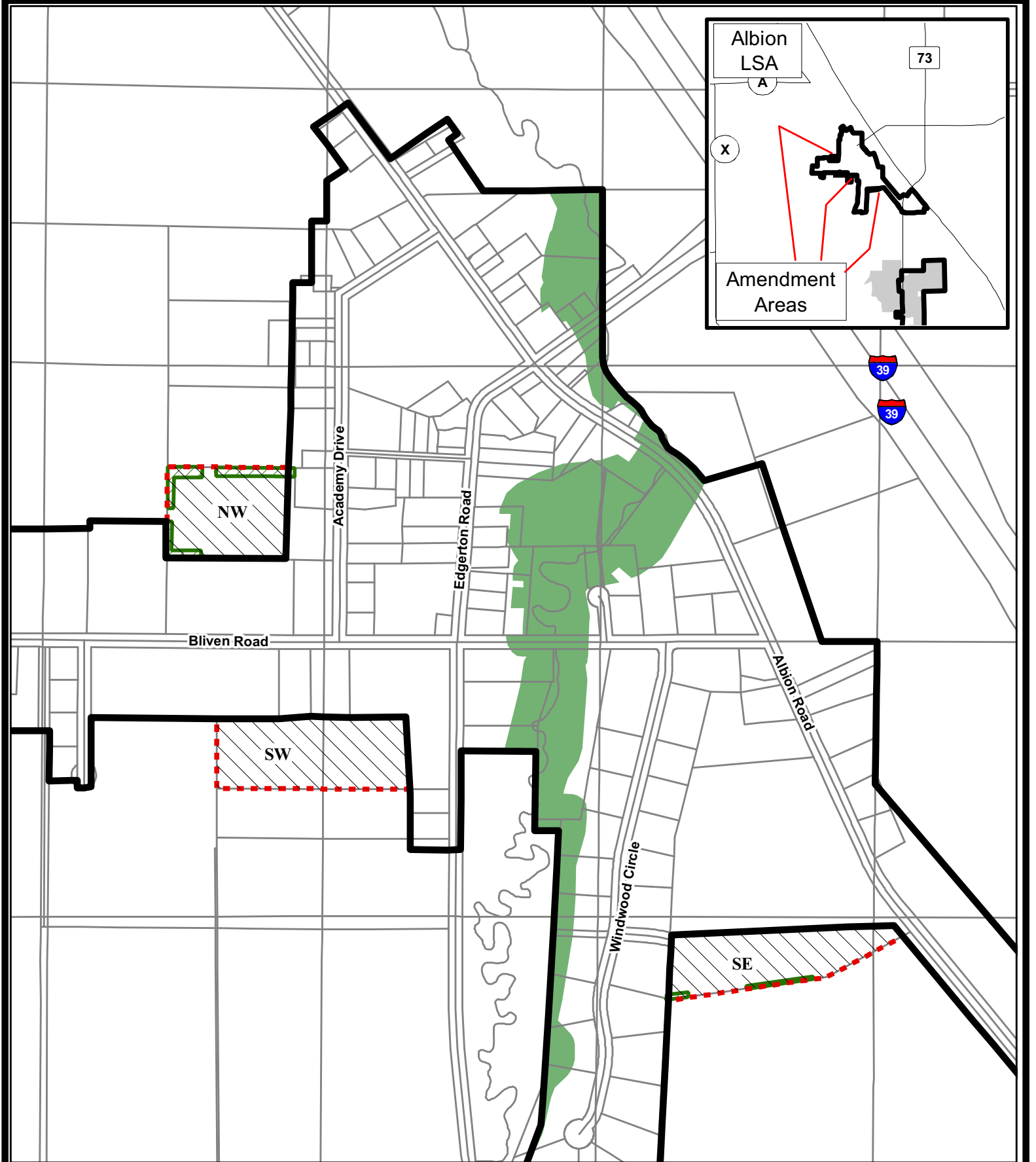
WHEREAS, a staff analysis of the proposed amendment has been prepared, which indicates that the amendment is generally consistent with adopted regional plans and policies;

NOW, THEREFORE, BE IT RESOLVED that in accordance with §66.0309, Wis. Stats., and Sec. 208 of Public Law 92-500, the Capital Area Regional Planning Commission amends the *Dane County Land Use and Transportation Plan* and recommends the amendment of the *Dane County Water Quality Plan* by revising the Albion Limited Service Area boundary and environmental corridors as shown on the attached map.

Adoption of this amendment is based on the land use and urban service plans submitted in support of this amendment, and conditioned on the Town of Albion pursuing the following:

August 28, 2008
Date Adopted

Jeff Miller, Chairperson



Map 1
Amendment to the
Albion Limited Service
Area in the Town of
Albion

- - - Proposed Urban Service Area Boundary
- Existing Urban Service Area Boundary
- Service Area to be Added (18.6 acres)
- Existing Environmental Corridor
- Environmental Corridor to be Added (1.0 acres)
- Incorporated Area

7 July 2008

0 600

Feet

Prepared by staff
of the CARPC.