

**Staff Analysis of Proposed Amendment to the *Dane County*
Water Quality Plan Revising the Central Urban Service Area Boundary and
Environmental Corridors within the Sprecher Neighborhood in the City of
Madison and Town of Blooming Grove**

1. Applicant: City of Madison

2. Description of Proposal

The proposed amendment adds 370.2 acres to the Central Urban Service Area (CUSA), including 156.9 acres of existing development, 2.4 acres of existing environmental corridors and 60.7 acres of new environmental corridors, resulting in a net developable area of 150.2 acres. The proposed amendment is intended to serve primarily residential uses within the Sprecher Neighborhood in the City of Madison and Town of Blooming Grove. The proposed amendment is located in six sub-areas, south of Interstate Highway 94 and east of Interstate Highway 39-90. Currently, 282.1 acres of the proposed amendment area are in the City of Madison and 88.1 acres are in the Town of Blooming Grove (see Maps 1, 2, and 3). Sub-area 1 will be developed in two phases. The residential area will accommodate 680 housing units and a population of 1,722, including 248 school age children. A 212.3-acre area adjacent to I-90/39, including the quarry and the Homburg Construction operation, is scheduled for the second phase (see Map 4).

**Table 1: Central Urban Service Area in the Sprecher
Neighborhood Requested by the City of Madison**

Proposed Land Use	Density (units/acre)		Total (ac.)	% of Total	Housing Units	No. of Persons	No. of Students	Existing Develop.	Environ. Corridor	Developable
	Proposal	CUSA								
Low Density Residential	4.4		105.3	13.3%	467	1,237	210	5.8		
Low/Med. Den. Residential	8.0		15.5	2.0%	124	303	25			
Medium Den. Residential	12.0		7.4	0.9%	89	182	13			
Residential Total	5.3	6.6	128.1	34.6%	680	1,722	248	5.8		
Institutional			1.2	0.1%				1.0		
Industrial								45.8		
Environmental Corridor			63.1	8.0%						
Stormwater Management			0.0	0.0%						
Park and Open Space			28.5	3.6%					63.1	
Street R-O-W			149.3	18.9%				104.3		
TOTAL			370.2	100%	680	1,722	248	156.9	63.1	150.2
282 acres in City of Madison & 88 acres in Town of Blooming Grove						Single Family Portion of Change: 69%				
Source: City of Madison Planning Submittal and Community Analysis and Planning Division										

3. Existing Environment

Land Use. The proposed amendment area currently includes an active quarry and the Homburg Construction Company offices and yards, vacant lands, farmland, and a former farmstead in sub-area 1, wetlands and vacant uplands in sub-area 2, and an existing house in each of the remnant residential sub-areas 3, 4, 5 and 6. Land uses adjacent to the proposed amendment are as follows:

Sub-area 1: Highway right-of-way to the north and west, undeveloped/residential to the east, residential to the south (City of Madison).

Sub-area 2: Highway right-of-way to the north (Town of Blooming Grove), undeveloped/wetland/Door Creek to the east (Town of Cottage Grove), open space to the south, agricultural/undeveloped to the west (City of Madison).

Sub-area 3: Open space to the north, open space/residential to the east and west (City of Madison), undeveloped/residential to the south (Town of Blooming Grove).

Sub-area 4: Residential to the north, east and west (City of Madison), undeveloped/agricultural to the west and south (Town of Blooming Grove).

Sub-area 5: Electric substation to the north, commercial to the east and south, residential to the west (City of Madison).

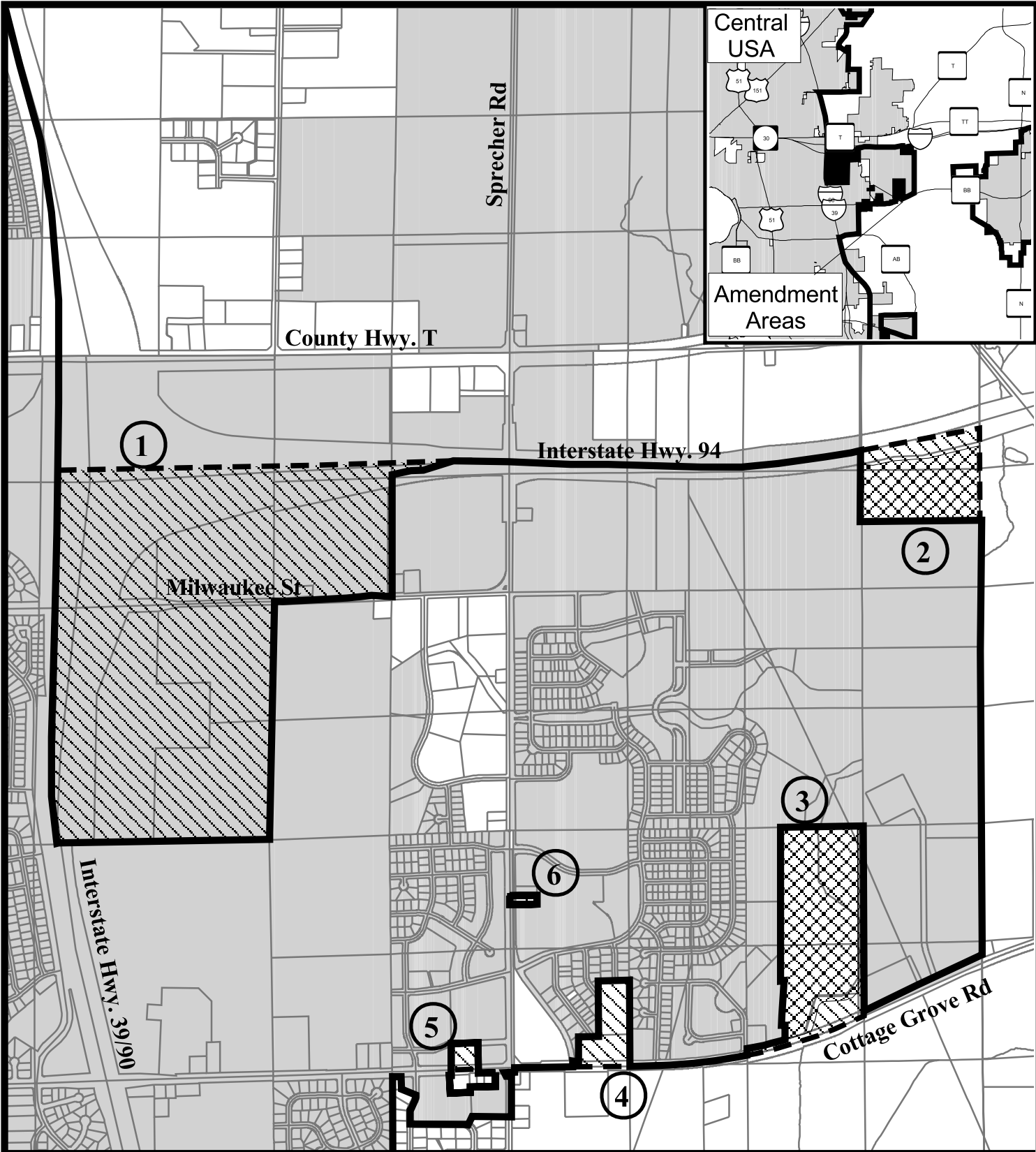
Sub-area 6: Residential to the north and west, undeveloped to the east and south (City of Madison).

Sub-sections 1 and 6 are in the City of Madison; sub-sections 2, 3, 4, and 5 are in the Town of Blooming Grove (see Map 1).






Natural Resources. The amendment area is comprised of the rolling lands of the Yahara River watershed, representing a ground moraine formed during the most recent Wisconsin Glaciation. The amendment area drains to Door Creek, a Yahara River tributary that flows to Lake Kegonsa. An intermittent tributary of Door Creek traverses the neighborhood from Sprecher Road east, and flows to Door Creek approximately 4,000 feet east of Sprecher Road. This tributary provides drainage for most of the neighborhood and areas to the north. Door Creek is located just east of sub-area 2, and flows south through sub-area 3. There are numerous existing stormwater management facilities throughout the neighborhood. A regional stormwater management facility has been constructed northeast of sub-area 3 adjacent to Door Creek (as part of the Reston Heights development in the Sprecher Neighborhood) to provide stormwater management to the Sprecher Neighborhood.

Door Creek supports a limited forage fishery immediately downstream of the amendment area. The Creek has the potential to support a warm water sport fishery in its lower three-mile reach about 4 miles downstream of CTH BB. The Creek flows south about 7 miles to Lake Kegonsa.

Depth to the water table is over 25 feet in sub-areas 1, 4, 5, and 6 of the amendment area. It is less than 25 feet to the water table in sub-area 2, and less than 10 feet in sub-area 3. Sub-area 2 contains wetlands at the west edge and southeast corner, and sub-area 3 contains wetlands as well as floodplains along Door Creek. Sub-areas 2 and 3 are proposed for Environmental Corridor designation, with the exception of an existing residential property along Cottage Grove Road within sub-area 3.



Map 1
Amendment
to the Central
Urban Service Area,
City of Madison &
Town of Blooming Grove

-  Service Area to be added
-  Proposed Environmental Corridor
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary
-  Incorporated Area

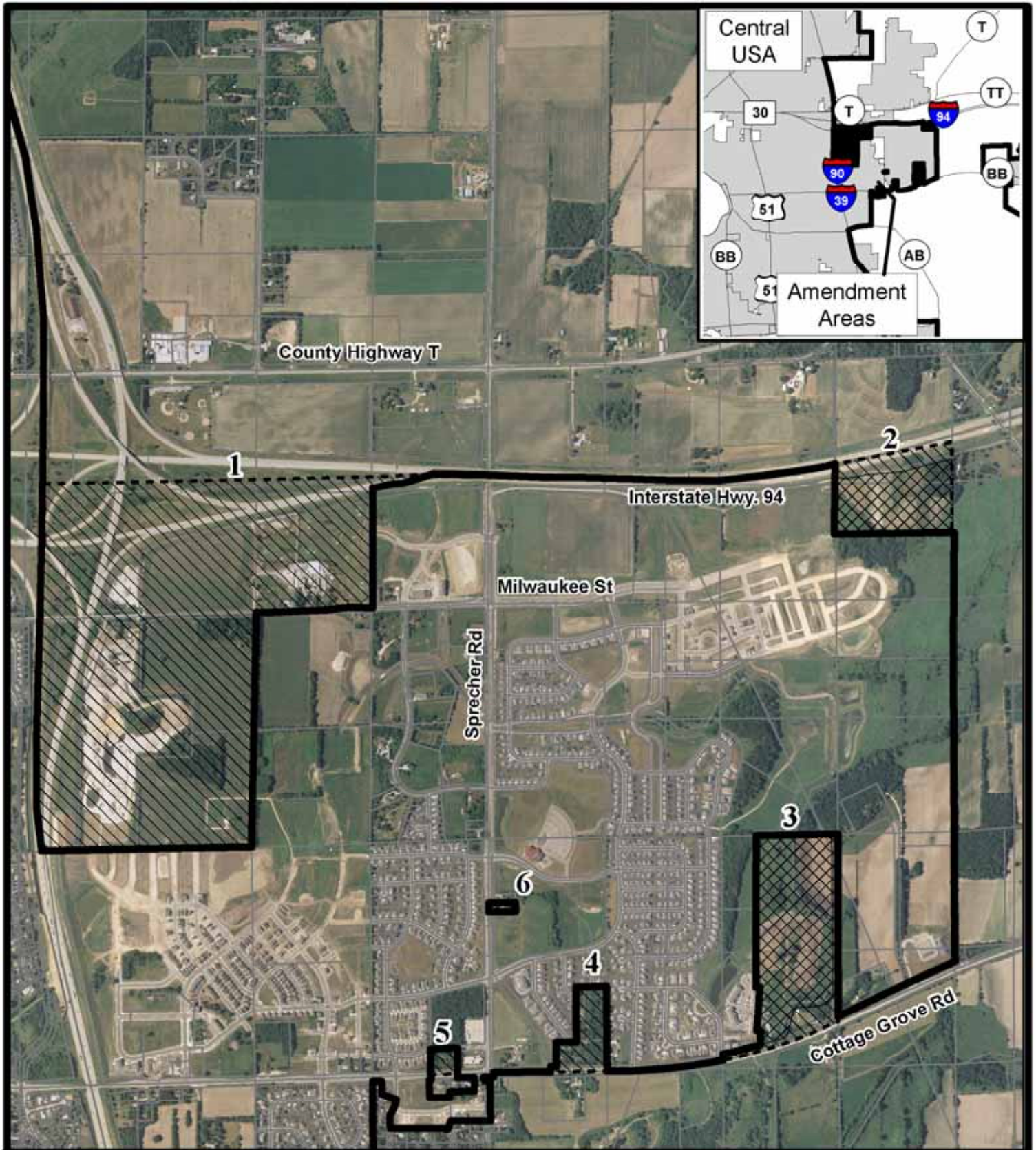
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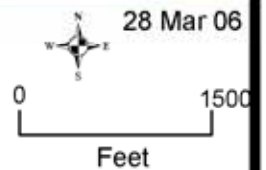
Feet

Prepared by staff of the DCCAPD.



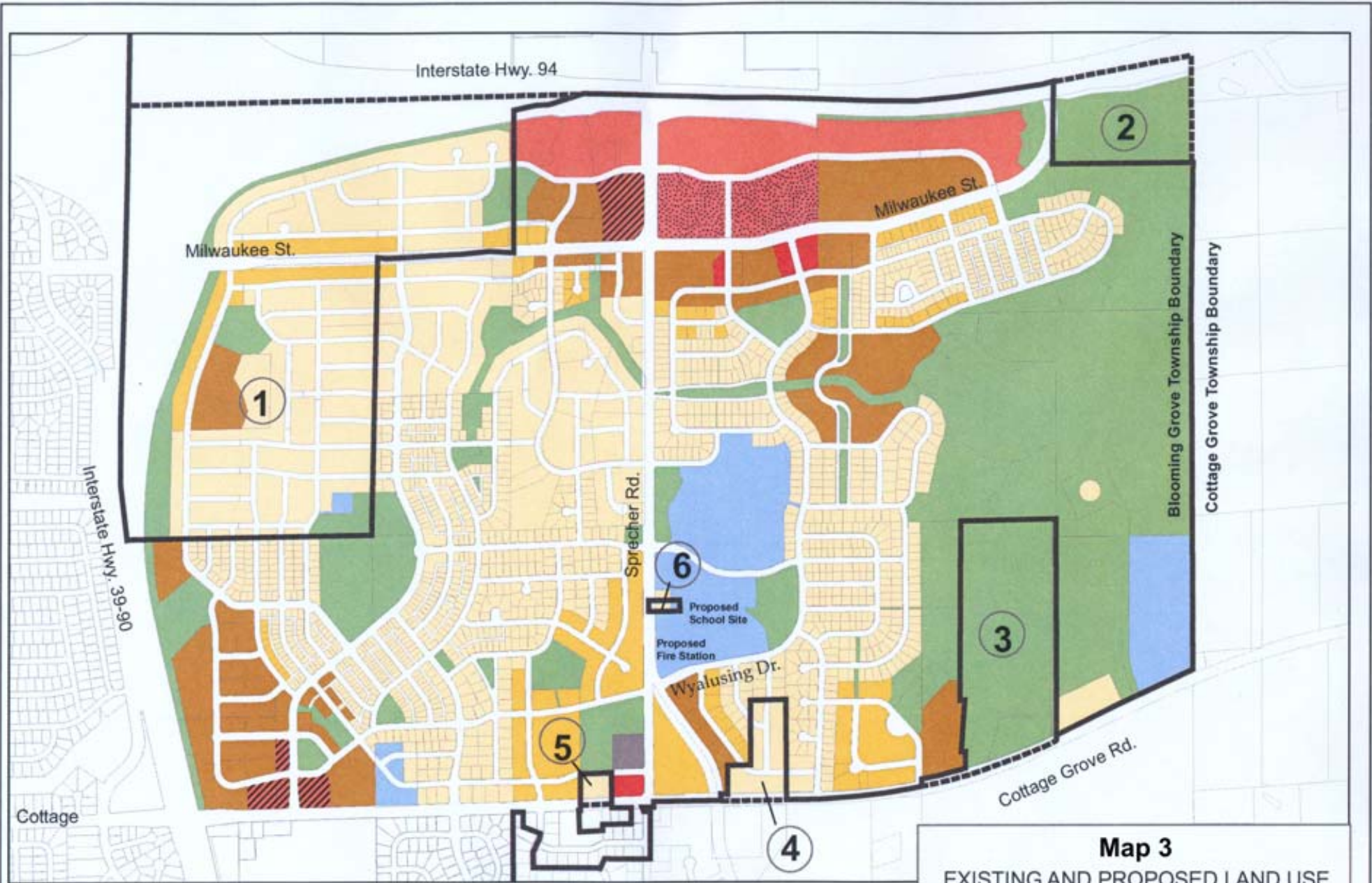
Map 2
Amendment
to the Central
Urban Service Area,
City of Madison &
Town of Blooming Grove

-  Service Area to be added
-  Proposed Environmental Corridor
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary





Prepared by staff
 of the CAPD.

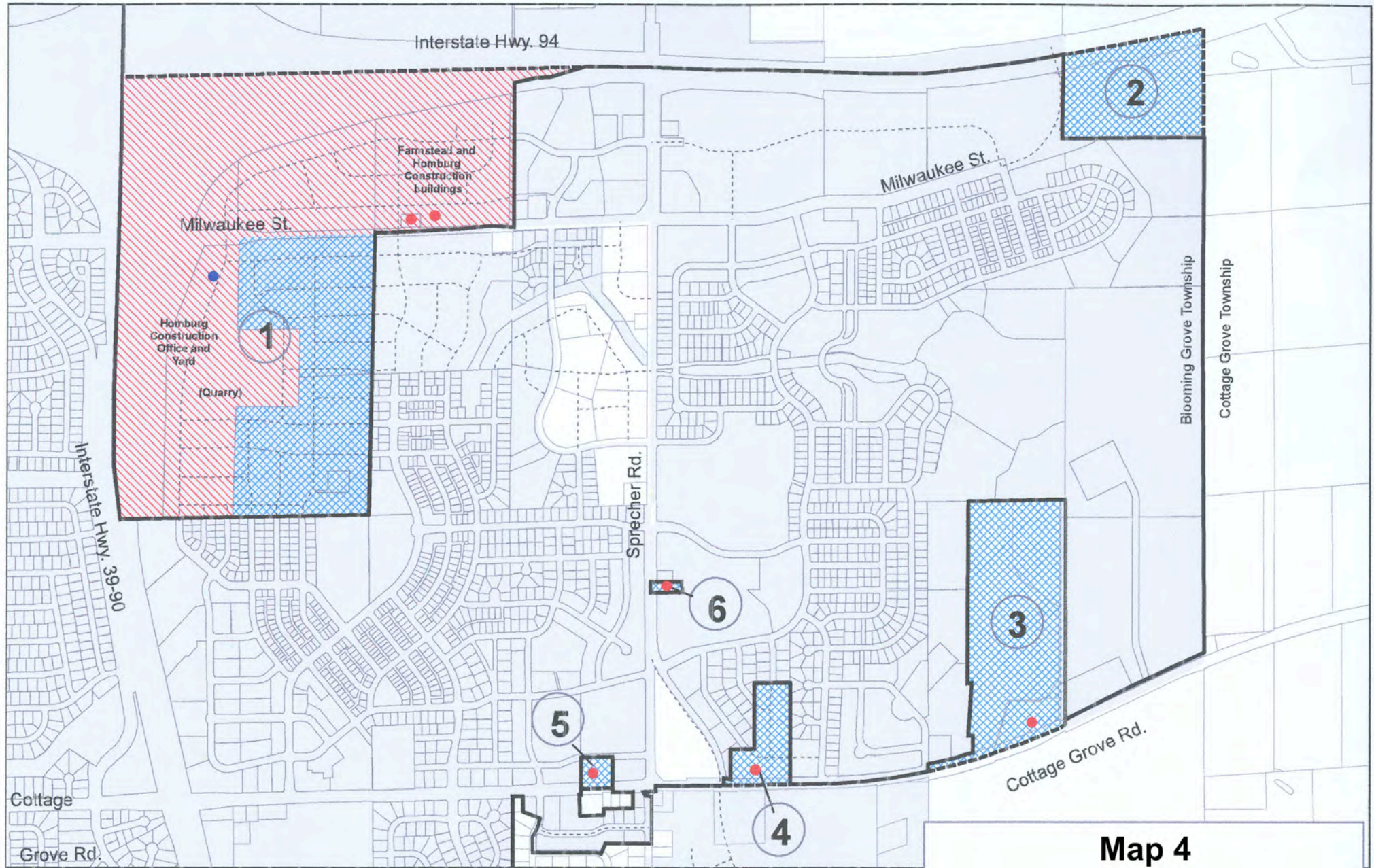
2005 aerial courtesy of FSA/NRCS



- | | | |
|---|---|---|
|  Low Density Residential |  Commercial |  Industrial (Electric Sub-station) |
|  Low-Med Density Residential |  Neighborhood Commercial |  Park and Open space |
|  Medium Density Residential |  Office |  Current CUSA Boundary |
|  Institutional |  Neighborhood Mixed Use |  Proposed CUSA Boundary |
| | |  CUSA Amendment Sub-Areas |

Map 3
 EXISTING AND PROPOSED LAND USE
 Balance of Sprecher Neighborhood
 CUSA Amendment



Interstate Hwy. 94

Farmstead and
Homburg
Construction
buildings

Milwaukee St.

Milwaukee St.

Homburg
Construction
Office and
Yard
(Quarry)

1

2

Blooming Grove Township

Cottage Grove Township

Sprecher Rd.

6

Cottage Grove Rd.

3











5

4

Cottage

Grove Rd.

Interstate Hwy. 39-90

-  Current CUSA Boundary
-  Proposed CUSA Boundary
-  CUSA Amendment Sub-Areas
-  City of Madison
-  Staging Area A
-  Staging Area B
-  Sprecher NDP Boundary
-  Conceptual Street Pattern
-  Existing Single-Family Dwelling
-  Homburg Construction Company

Map 4
DEVELOPMENT STAGING
Balance of Sprecher Neighborhood

0 500 1000 2,000 Feet

Depth to bedrock is 10 to 50 feet in all areas of the amendment with the exception of the southern half of sub-area 1 where depth to bedrock is less than 10 feet. The bedrock type is sandstone in the majority of the amendment area, with areas of fractured dolomite in the northwest portion of sub-area 2 and the south portion of sub-area 1.

The soils of the amendment area are varied. Soils of sub-area 1 are in the Plano-Ringwood-Griswold association. These are moderately well-drained and well-drained deep silt loams and loams underlain by sandy loam glacial till. Soils of sub-areas 2, 3 and 4 are in the Batavia-Houghton-Dresden association. These are well drained and poorly drained, deep and moderately deep silt loams and mucks that are underlain by silt, sand, and gravel. Sub-areas 5 and 6 are composed of soils in the Dodge-St.Charles-McHenry association which are well drained and moderately well drained, deep silt loams. Table 2 and Map 5 show the soil characteristics in the amendment area. Approximately 73% of the soils in the amendment area are prime agricultural soils.

Table 2

Soil Classification

Soil	% of Area	Prime Agricultural Soils?	General Characteristics
Ringwood Silt Loam; RnB/RnC2	40	Yes, where slopes less than 6%	Deep, well drained soils formed on glacial uplands. Soil has moderate permeability. Poses severe hazard of erosion. Poses slight to moderate limitation for development. 120-130 Bu/acre corn yield.
Plano Silt Loam; PnB	23	Yes	Deep, well drained soils formed on benches in stream valleys over sand and gravel outwash. Substrate has rapid permeability. Slight to moderate limitation for development. 155 Bu/acre corn yield.
Griswold Lloam; GwB/GwC	6	Yes, where slopes less than 6%	Deep, well drained soils on glaciated uplands. Soils have medium fertility and moderate permeability. Poses severe hazard of erosion and moderate limitation for development. 115 Bu/acre corn yield.
Otter Silt Loam; Ot	5	No	Deep, poorly drained soils in stream bottoms, formed in deep silty alluvium. Soils have high fertility and moderately slow permeability. Subject to seasonally high water table and flooding. Poses very severe limitations for development. Designated as environmental corridors.
Kidder Soils, eroded; KrD2/KrE2	4	No	Deep, well-drained soils on glaciated uplands. Soils have medium fertility and moderate permeability. Poses very severe hazard of erosion. Severe limitation for development due to steep slopes. Designated as environmental corridors.
Troxel Silt Loam; TrB	3	Yes	Deep, well-drained soils in drainageways formed in silty alluvium. Soils have high fertility, moderate permeability, moderate hazard of erosion, and are subject to frequent flooding. Poses severe limitation for development due to flooding and low bearing capacity. 145 Bu/acre corn yield.
St. Charles Silt Loam; ScB/ScC2	3	Yes, where slopes less than 6%	Deep, well-drained soils with high fertility, moderate permeability, and moderate hazard of erosion. Poses slight to moderate limitation for development. 145 Bu/acre corn yield.

Dresden Silt Loam; DsB/DsC2	3	Yes, where slopes less than 6%	Well-drained, soils on benches in steam valleys. Moderately deep to sand and gravel. Soils have medium fertility and moderate permeability. Poses moderate limitation for development. 110 Bu/acre corn yield.
McHenry Silt Loam; MdC2	2	No	Deep, well-drained soils on glaciated uplands and formed in sandy loam glacial till. Soils have medium fertility, moderate permeability, and pose severe hazard of erosion. Substratum is moderately rapidly permeable. Poses moderate limitation for development.
Colwood Silt Loam; Co	2	Yes	Deep, poorly drained soils on low benches in old lake basins and formed on silt and fine sand. These soils have medium fertility and moderate permeability. Poses severe to very severe limitation to development due to flooding, seasonally high water table, and high frost heave potential. 100 Bu/acre corn yield. Designated as environmental corridors.
Quarry; Qu	2	No	
Rockton Silt Loam; RoB	2	Yes	Moderately deep, well-drained soils on dolomite-controlled uplands. Soils have medium fertility and moderate permeability. Severe limitation for development due to shallow depth to bedrock. Area has been put into quarry operation.
Sable; SaA	2	Yes	Deep, poorly drained soils on low benches in stream valleys. High fertility and moderate permeability. Severe to very severe limitation for development due to seasonally high water table. 155 Bu/acre corn yield. Designated as environmental corridors.
Wacousta Silty Clay Loam; Wa	2	Yes	Deep, poorly drained soils on low benches in old lake basins. Soils have low fertility and moderately slow permeability. Very severe limitation for development due to seasonally high water table and poor stability. 110 Bu/acre corn yield. Designated as environmental corridors.
Batavia Silt Loam; BbB	1	Yes	Deep, well-drained soils on high benches. Soils have high fertility and moderate permeability. Poses moderate limitation for development. 150 Bu/acre corn yield.




Source: Dane County Soil Survey

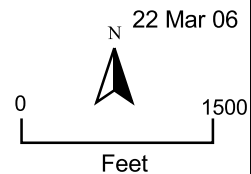
Archaeological records at the State Historical Society have no entries for the proposed amendment area. Because of proximity to Door Creek, the SHS recommends archaeological surveys in sub-areas 2 and 3 if the areas will be disturbed (see SHS letter attached). However, sub-areas 2 and 3 are proposed to remain undisturbed in environmental corridors.

The Natural Heritage Inventory records, maintained by the Department of Natural Resources, do not indicate the occurrence of threatened or endangered species in the area. Because of existing development in sub-areas 1, 4, 5, and 6, the presence of unknown and intact threatened and endangered species in the area is unlikely. Sub-areas 2 and 3 will remain protected in environmental corridors.



**Map 5 Soils
Amendment
to the Central
Urban Service Area,
City of Madison &
Town of Blooming Grove**

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



Prepared by staff
to the DCCAPD.

Transportation System. The proposed amendment area comprises the balance of the Sprecher neighborhood. The proposed amendment areas currently take primary access from existing frontages on Milwaukee Street, Milwaukee Street extended, Cottage Grove Road and Sprecher Road.

Fixed route transit service is not currently available to the proposed amendment area. Supplemental routes, intended for MMSD students, which serve the Rustic Acres subdivision and developing areas in the Reston Heights subdivision east of the amendment area are in place, and service is currently provided. Milwaukee Street, Sprecher Road, and Rustic Drive are all traveled as part of these supplemental routes.

4. Consistency or Conflict with Adopted Plans and Policies

The Central Urban Service Area Analysis, adopted by the RPC in 1989, includes a list of criteria to be met by proposed amendments to the service area, including the following:

- Preparation of an area plan which encompasses the proposed amendment
- A description of proposed land uses
- An evaluation of consistency with adopted plans
- Methods of protecting environmental corridors
- An evaluation of urban services to be provided

The City of Madison has addressed these criteria through information presented in its amendment proposal, dated February 2006, and the Sprecher Neighborhood Development Plan, dated January 1998 and amended in 1999 and 2001.

Table 3 presents the goals achievement checklist for the eleven major goals of the *Dane County Land Use and Transportation Plan*. The proposed amendment is strongly supportive of two goals as follows:

1. The amendment protects environmental resources by designating portions of the Door Creek Open Space recreational corridor, including some wetland areas, in sub-areas 2 and 3 as environmental corridor. The extent of the proposed environmental corridors exceed the minimum criteria of the *Dane County Water Quality Plan*, therefore the proposal “strongly” supports this goal.
2. The development of a system of open space corridors through the designation of 62.4 acres as environmental corridors provides an extensive trail and open space system. This also exceeds the criteria established by the *Dane County Water Quality Plan*, therefore the proposal is “strongly” supportive of this goal.

The proposed amendment is supportive of two goals as follows:

1. The proposal promotes compact urban development by filling gaps in the urban service area, thereby encouraging infill development and reuse of industrial lands.
2. Provides a range of safe and affordable housing choices by proposing a mix of housing type and density in the amendment area.

The amendment conflicts with the goal of protecting agricultural lands because 32 percent of the existing soils in the area are prime agricultural soils (after accounting for large areas of formerly prime agricultural soils that have been used for highway right-of-way and existing quarry/construction operation).

The proposed amendment has neutral or off-setting effects for the other six goals.

Table 3

**Dane County Land Use and Transportation Plan
Goals Achievement Checklist**

Goals	Strongly Conflicts	Conflicts	Neutral or Offsetting Effects	Supports	Strongly Supports
Promote balanced communities with a mix of development			X		
Promote compact urban development				X	
Promote distinct communities, mixed-use neighborhoods with a full range of public services			X		
Provide a range of safe and affordable housing choices				X	
Provide an integrated all-mode transportation system			X		
Concentrate employment and activity centers along transit corridors			X		
Maintain Downtown Madison as region's major activity center			X		
Provide employment opportunities and a diverse economic base			X		
Protect agricultural lands by limiting non-farm development in agricultural areas		X			
Protect environmental, cultural and historic resources					X
Develop a system of open space corridors to preserve environmental functions, scenic value, and recreational opportunities					X

Proposal: Balance of Sprecher Neighborhood in six sub-areas, Sprecher Neighborhood

Applicant and Submittal Date: City of Madison; February 2006

5. Proposed Urban Services

Public Water System. The City of Madison has existing water distribution mains serving portions of the Sprecher Neighborhood. Mains located in Cottage Grove Road, Sprecher Road, Milwaukee Street and other streets in the Sprecher Neighborhood make services available for future extension to developing land within the City of Madison, and proposed CUSA amendment areas as parcels are annexed and developed within the City. Local water mains will generally be provided in all streets, as determined by subdivision and development approvals.

The proposed addition is estimated to consume 150,000 gallons per day (gpd) of potable water. The current capacity of the City of Madison water system is 68 million gallons per day (mgd), with an average daily demand of 32 mgd. The water system provides adequate pressure and storage for potable and fire-fighting purposes, providing in excess of 2,000 gallons per minute (gpm) for 2.5 hours. A 500,000 gallon elevated tank provides water pressure and supply in addition to the well pumps and booster pumps supplying the area.

Wastewater. The proposed amendment area will be served by a series of gravity sanitary mains that will connect to existing City sanitary mains and interceptors and a Madison Metropolitan Sewerage District sanitary interceptor currently in place and serving the Sprecher Neighborhood.

The proposed amendment will generate an estimated 136,000 gpd of wastewater. MMSD collection facilities have adequate capacity to convey the additional wastewater flow to the Nine Springs Wastewater Treatment Facility. The Facility is expected to reach capacity before 2020. The MMSD will start a comprehensive facilities planning effort in 2006 to address the future treatment needs of the service area.

Stormwater Management System. The *Sprecher Neighborhood Development Plan* provides the framework for a comprehensive system of greenways, storm sewers, detention and retention ponds that will provide stormwater management within the neighborhood. Additional stormwater management facilities will be provided in conjunction with approved land subdivisions. Two conceptual future detention sites are identified in sub-area 1; one in the southwest along Interstate Highway 39-90, and the other in the east, south of Milwaukee Street.

Environmental Corridors. There are 60.7 acres of environmental corridors proposed within the amendment area in addition to 2.4 acres of existing environmental corridors, for a total of 63.1 acres. The corridor designation includes all of sub-area 2 and sub-area 3, with the exception of a residential property along Cottage Grove Road in sub-area 3 on which residential use is expected to continue for the foreseeable future. The existing 2.4 acres of corridor are a narrow strip along the eastern edge of sub-area 3 which has been designated as corridor but not previously included in the USA. These areas are proposed for continued open space use as part of the planned Door Creek Open Space recreational corridor and Door Creek Community Park. The proposed extent of environmental corridors exceed the *Dane County Water Quality Plan* minimum criteria.

Public Safety Services. The City of Madison Police Department is currently providing police protection services to those portions of the Sprecher Neighborhood that are in the City. These areas surround the amendment area, making it easy to extend services to the amendment area as these areas are annexed to the City of Madison. The City currently has about 1.72 officers per 1,000 population. The City expects to maintain average police staffing levels at about this level in the future. The proposed amendment area will fall within the East District service area. A new East District precinct station is being

constructed at 809 S. Thompson Drive, just west of Interstate Highway 90-39 and is expected to be operational by the end of June 2006.

No change in police services are proposed for Town lands within the amendment area. Police protection services will continue to be provided by the Dane County Sheriff's Office.

The City of Madison Fire Department is currently providing fire protection and emergency medical services to those portions of the Sprecher Neighborhood that are in the City, and will extend these services to City lands within the proposed amendment area. It will also respond to areas outside the City if requested by the Blooming Grove Fire Department. Currently, fire engine and ambulance services will be provided by Fire Stations 5 and 8. Response time to the amendment area is estimated to be approximately 6 to 8 minutes.

A new fire station located at 4011 Morgan Way, just north of Nelson road, was opened in August 2005. This facility provides additional coverage for the Sprecher Neighborhood and other east side neighborhoods. The City has also acquired a site on Sprecher Road at Wyalusing Drive for a future fire station to serve the east side area.

Town lands within the amendment area will continue to receive fire protection from the Town of Blooming Grove Fire Department on S. Stoughton Road.

Other City Services. The Madison Streets and Sanitation Division currently provides solid waste collection, street repair, street cleaning, and snow and ice removal to those portions of the Sprecher Neighborhood that are in the City, and will provide these services within the proposed amendment area as lands are annexed to the City of Madison. Solid waste collection is provided primarily to single-family dwellings and smaller apartment projects. Collection service is available to apartment and commercial properties, but most larger apartments and commercial establishments contract with private firms for this service. Street maintenance services are only provided on City of Madison public streets.

No change in street and sanitation services is proposed for Town lands within the amendment area and services will continue to be provided by the Town of Blooming Grove. The City of Madison currently has a street maintenance agreement with the Town of Blooming Grove whereby it provides all street maintenance services to Town portions of Sprecher Road. The City will continue to provide services in accordance with this agreement, including snow and ice control, street repairs, and street cleaning.

Parks and Open Space. The *Sprecher Neighborhood Development Plan* includes recommendations for the general size and location of future parks, stormwater management facilities, and other open space features. The Door Creek Community Park and the Door Creek Open space recreational corridor are major planned natural and recreational facilities in the eastern portion of the Sprecher Neighborhood. Approximately 10.5 additional acres are recommended for future public park development at three different locations in sub-area 1. The size and location of these park facilities will be determined as part of future subdivision approvals.

Urban Transportation System. The *Sprecher Neighborhood Plan* defines a comprehensive system of planned arterial, collector and local streets to provide accessibility to and mobility within the neighborhood. Streets within the Sprecher Neighborhood will be provided with sidewalks as lands are developed, and off-street walkways may also be required at appropriate locations to create improved connections within the neighborhood. All neighborhood local and collector streets will be designed to also serve as bikeways, and on-street bike lanes or off-street bicycle trails are planned on more heavily traveled streets

where traffic conditions indicate a need for this. Drainageways may also provide opportunities for off-street trail connections.

Fixed route transit service is not currently available in the Sprecher Neighborhood. Future fixed route transit service in or near the amendment area will depend upon increased ridership potential and other fiscal considerations of the Madison Metro transit utility.

6. Impacts or Effects of Proposal

Surface and Ground Water Impacts. The potential impacts associated with urban development include declining groundwater levels and dry-weather stream base flows resulting from groundwater pumping and wastewater diversion, increased stormwater runoff and flooding, reduced groundwater recharge resulting from increased impervious surface and storm sewer systems, erosion and sedimentation from construction and land disturbance, water quality degradation from polluted storm runoff, and impairment of critical environmental functions and habitat resulting from encroachment into sensitive natural resource areas.

The site is subject to the erosion control provisions of the City of Madison. This coverage provides adequate protection from construction erosion impacts. The City requires detention ponds to be installed prior to other land disturbing activities, thus providing additional protection against construction impacts. Furthermore, existing stormwater management facilities will provide adequate water quality protection for Door Creek, downstream from the amendment area. Additional facilities will be required as part of development to provide further stormwater management.

Although the hydrologic impacts of this development were not specifically modeled as part of the Dane County Regional Hydrologic Study, the regional or cumulative impacts of planned 2020 pumping and land use have been evaluated. From a regional perspective, we anticipate continued water table declines and reductions in stream baseflows unless mitigating strategies are pursued. Mitigation measures to reduce the impacts of this development include water conservation and maximizing infiltration. The City requires infiltration as outlined in NR 151. This should be adequate for the highly disturbed and relatively small and scattered areas proposed for addition to the CUSA. Long-term stormwater impacts of the proposed development will be mitigated by the existing regional stormwater management facilities that serve the neighborhood as well as the additional facilities that will be installed as part of development. Therefore, potential adverse impacts from the proposed development have been adequately addressed in the submittal.

7. Alternatives

This proposed amendment represents a logical extension of urban development and as identified in the *Sprecher Neighborhood Development Plan*.

8. Controversies, Comments Received, Unresolved Issues

A public hearing is scheduled for April 20, 2006, in the City of Madison. The towns of Blooming Grove and Cottage Grove have been notified of the hearing. No comments have been received by CAPD staff at the time of the release of this report.

9. Findings and Conclusions

The proposed amendment area was in the original Sprecher Neighborhood request in 1998. The area was taken out of that original request at the request of the Town of Blooming Grove, because it was not expected to be developed in the City of Madison at that time. Parts of the area that were taken out of the 1998 request were subsequently added to the

CUSA as sewer service became necessary or as parcels were annexed. The large vacant parcels in the proposed amendment are being contemplated for urban development, and therefore it is logical to bring the entire area into the CUSA. The amendment area is almost entirely surrounded by areas that are already in the CUSA, and can be easily and efficiently served with the urban services that are currently provided to the rest of the neighborhood. The City of Madison has completed plans that address potential adverse impacts from the proposed development. Staff tentatively recommends the approval of the proposed amendment to the Dane County Water Quality Plan, based on the land use and urban service plans submitted in support of this amendment, and conditioned on the City of Madison submitting a detailed stormwater management plan for CAPD staff review and approval prior to development in each area. The stormwater plan should address water quality and quantity impacts of development.

Report approved by: Kamran Mesbah, Deputy Administrator/Director of Environmental Resources Planning, Dane County Community Analysis and Planning Division