

Resolution RPC No. 1033

Amending the *Dane County Land Use and Transportation Plan* and *Water Quality Plan*, Revising the Central Urban Service Area Boundary and Environmental Corridors in the Village of Deforest, Dane County

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

WHEREAS, said plans delineate urban service areas as amended through July 2004; and

WHEREAS, the Village of DeForest has requested an addition to the Central Urban Service Area, and have based the request on the Village of Deforest Master Plan, as amended in 2004; and

WHEREAS, a staff analysis of the proposed amendment has been prepared, which indicates that the amendment is 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 Dane County Regional Planning Commission amends the *Dane County Land Use and Transportation Plan* and *Water Quality Plan* by revising the Central Urban Service Area boundary and environmental corridors as shown on the attached map, based on the following findings and conclusions:

1. The proposal meets DCRPC criteria for urban service area amendments.
2. The amendment supports several of the goals and objectives of the *Dane County Land Use and Transportation Plan*.
3. The water system will not have adequate storage to provide fire flows under ISO standards when all of the past and present additions to the service area are built out; it is recommended that the Joint Utility Service District conduct a comprehensive water system study to clearly identify long-term needs.
4. Plan proposes stormwater management standards and criteria that are consistent with the *Dane County Water Quality Plan*. Details of stormwater management measures should be reviewed and approved by DCRPC and DCLCD staff to ensure adverse impacts of development are mitigated to the maximum extent practicable.
5. The adverse impacts of groundwater diversion and loss of recharge needs to be quantified, and fully mitigated.

Approval of this amendment is based on the land use and urban service plans submitted in support of this amendment, and conditioned on the Village of Deforest pursuing the following:

1. Submit a detailed stormwater plan for DCRPC and DCLCD staff review and approval prior to development. Stormwater measures should include the following:
 - Construction phasing to prevent unnecessarily large areas of exposed and disturbed ground.
 - Stormwater quality management practices to provide 80% sediment removal for up to a 5-year storm event.
 - Infiltration practices to provide 82.6 acre-feet of infiltration per year to mitigate the impacts of groundwater withdrawal and diversion.

- Infiltration practices to mitigate the impacts of lost recharge due to impervious areas, based on a detailed and quantitative assessment of the extent of groundwater recharge from the site in its present (agricultural) state.
 - Stormwater quantity management practices to maintain pre-development rates of runoff for all storms up to and including the 100-year storm.
 - Install stormwater quality ponds prior to other land disturbance.
 - Protect infiltration areas from compaction and sedimentation.
 - Provide deep tilling of all open space and infiltration areas.
 - Provide mitigation for thermal impacts of stormwater prior to discharge.
 - Stormwater management measures to be publicly managed, or a perpetual legal maintenance agreement finalized with the Village.
 - Place all stormwater management areas, including the open space areas, recharge areas, and infiltration areas, in an easement to be perpetually protected from development, or dedicate to the public for conservation purposes. Changes to the open space area would constitute a "minor change" to the environmental corridors if they meet DCRPC environmental corridor guidelines and maintain the percentage of open space area. The oak knoll in the south portion of the amendment area should remain in environmental corridors unless removed as a "major change."
2. Designate all open space areas, stormwater management areas, 75-foot wetland and shoreland buffer areas, and the buffer for the tributary along the east border of the amendment area as environmental corridors.
 3. Increase the upland buffer for the tributary along the east border of the amendment area to 200 feet, especially where the tributary bows to the west and along the old carp pond.

It is also recommended that the Village pursue the following:

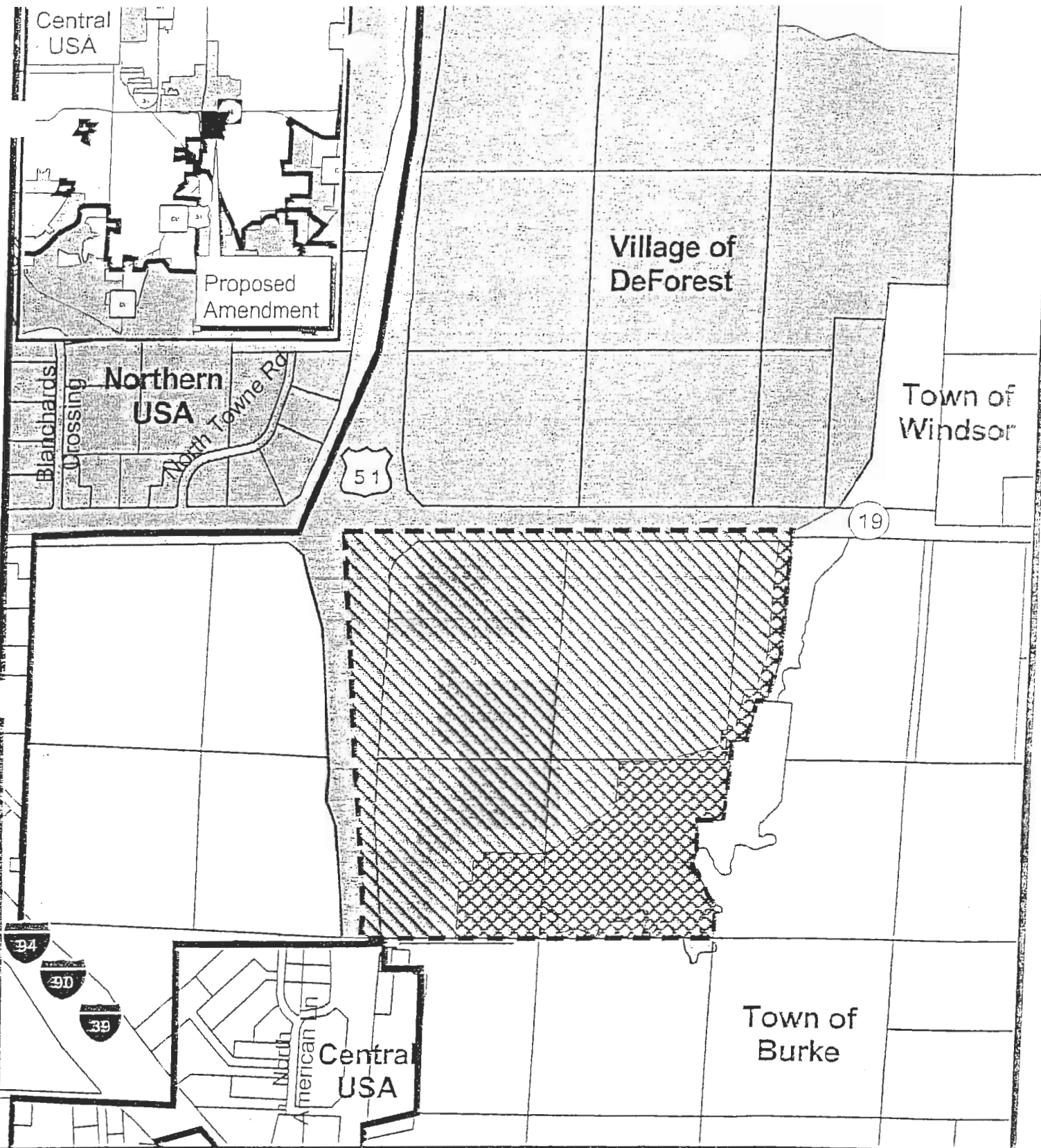
1. Work closely with the Wisconsin Department of Transportation to determine the need for intersection improvements on USH 51 and STH 19 and any future capacity expansion needs on STH 19.
2. Include sidewalks on both sides of all public streets in the development, if not already planned.
3. Pursue construction of the park-and-ride lot on the southwest corner of the property, regardless of whether grants are available as mentioned in the submittal.
4. Require that an archaeological survey be performed for the site by a qualified archaeologist, and two copies of the report submitted to the SHS.
5. Explore transportation demand management as a method of reducing single-occupant motor vehicle trips.

Aug. 24, 2004




Date Adopted

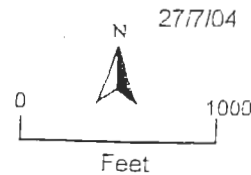


Carlton Hamre, Secretary



**Map 1 Amendment
to the Central
Urban Service Area,
Village of DeForest**

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



Prepared by staff
to the DCRPC.