Governor and Local Units Create New Regional Planning Commission

Governor Doyle signed Executive Order #197 on May 2, 2007, establishing a new regional planning body to serve Dane County. Petitions from 39 towns, villages and cities representing 84 percent of the population of the county asked the Governor to create the Capital Area Regional Planning Commission. Additionally, the Dane County Board supported creating the new planning body. The local governments also requested that the Commission be designated as the water quality planning agency for Dane County, according to guidelines established by the U.S. Environmental Protection Agency.

Jeff Miller, President of the Dane County Cities and Villages Association; Dane County Executive Kathleen Falk; Jerry Derr, President of the Dane County Towns Association; and Madison Mayor Dave Cieslewicz, said by press release, “The key mission of the CARPC will be working with our towns, villages, cities and county to plan for our urban growth with protection of our vital water resources: our lakes, rivers, streams, springs, wetlands and ground water. CARPC will do such planning on a collaborative, proactive, long term basis, all of which we need more of.”

County Executive Falk praised the work of the Dane County Towns Association and the Dane County Cities and Villages Association saying, “They worked together over a significant period of time, working on the plan to protect our resources.”

Jerry Derr said that the body’s Budget and Personnel Panel – made up of the County Executive, Mayor of Madison, towns association president, cities and villages association president, and Commission chairperson – would ensure that the Commission would be responsive.

Mayor Cieslewicz said “The Capital Area Regional Planning Commission gives us a new tool for working together to find mutually acceptable growth policies and solutions,” and noted that “Fortunately, Dane County and the supporting units of local government have had the foresight to preserve the core professional planning staff from the former DCRPC.”

Falk described what she called “proactive meaningful water quality planning” saying, “Planning for urban development will be done with the CARPC working with communities to develop 25-year Future Urban Development Areas. The objective of this work will be to assist communities in long range planning that provides for the protection of natural resources and orderly growth.”

The new planning body will be governed by thirteen commissioners (see page three insert for appointments).

Any modification of sewer service areas will require eight votes.
Since 2004, CAPD staff has convened periodic “Dane Planning Forums” to create opportunities for local planners, government officials and interested citizens to discuss topics and share experiences related to land use and water quality planning. Encouraged by the positive feedback generated by these meetings, CAPD staff continued to facilitate the Forums in 2006.

On Friday, February 10, the Forum was held in the lower level conference center of the U.S. Bank building in Madison, and featured two sequential sessions. The first session centered on regional planning and began with an overview of the Regional Transportation Plan 2030, including the Bicycle Way System Plan, presented and discussed by Madison Area Metropolitan Planning Organization staff members Bill Schaefer, Transportation Planner, and Bob McDonald, Transportation Planning Manager. CAPD staff members Michael King and Aaron Krebs then discussed the status and goals of the CAPD 2005 Land Use Survey. An update on the status of local efforts to create a successor to the Dane County RPC was provided by Topf Wells, Chief of Staff, Dane County Executive; Jerry Derr, President, Dane County Towns Association; and Forbes Mcintosh, Lobbying Consultant representing the Dane County Cities and Villages Association. The second session, on growth and economic development, began with a presentation by David Ward, President, NorthStar Economics. Ward discussed economic competitiveness in the Upper Midwest and new approaches to economic development. This was followed by a presentation by Michael King about growth trends in Dane County, and a presentation on regional collaboration to grow the regional economy, by Rafael Carbonell, Greater Madison Chamber of Commerce and the Collaboration Council.

The new City of Verona public library was the site for the year’s second Forum, held on September 29. Dr. Laura Dresser, Associate Director of the Center on Wisconsin Strategy (COWS), made a presentation on the COWS report “Seeds of Workforce Change.” The report provides economic and workforce data for the southwest and south central regions of the state, identifies trends, and presents ideas to collaboratively address future opportunities and challenges (an Executive Summary and full version of the report may be found at www.cows.org/about_publications.asp).

Dennis Winters, incoming Chief Labor Economist, Department of Workforce Development, served as moderator for a response panel which discussed issues identified in the COWS report and questions raised by Forum attendees. The response panel included Pat Schramm, Executive Director, Workforce Development Board of South Central Wisconsin; Ed Clarke, Vice President, Madison Area Technical College; Kathy Heady, Area Development Manager, Wisconsin Department of Commerce; Jennifer Alexander, President, Greater Madison Area Chamber of Commerce; and Mike Davis, Administrator, City of Middleton. An update on regional planning was presented by Michael King.
The process of developing the corporate campus of Epic Systems Inc., the largest employer in the City of Verona, was presented by Larry Saeger, City Administrator; Kamran Mesbah, CAPD; and Steve Dickmann, Chief Administrative Officer, Epic Systems Inc. The session was concluded with a walking tour of the Epic Systems campus.

Future Urban Development Area (FUDA) Planning
The local governments’ resolutions that called for the new Commission also call for the Commission to work with local communities to prepare 25-year future urban development area plans for all the urban service areas within Dane County. The new plan is intended to do a better job of evaluating the cumulative impact of development on water resources than the current incremental approach to urban service area expansion, which looks at development on a project-by-project basis. The Commission will provide Environmental Condition Reports to communities who will then be expected to propose a future urban development area plan. Environmental Condition Reports are compilations of existing information on natural resource constraints, sensitivities, restoration goals and plans, and capacities. This information is expected to inform the local decisions on the location, type, and density of growth, and the mitigation measures that will be needed to address potential adverse impacts from development on water resources.

Agency staff will work with professional peers, local governments and the Commission to develop guidelines for the new future urban development area plans.

Capital Area Regional Planning Commission Appointments Made
As of May 25, 2007, 11 of the 13 appointments to the Capital Area Regional Planning Commission (see article on page 1) have been made.

Dane County Executive Kathleen Falk has appointed:
• Kristine Euclide
• Martha Gibson
• Sally Kefer
(For biographical descriptions see Dane County press release on-line at www.co.dane.wi.us/press/default.asp?frmPRID=797)

Dane County Towns Association has appointed:
• Town of Cottage Grove Chair Kris Hampton
• Carlton Hamre
• Town of Cross Plains Chair Harold Krantz

Dane County Cities and Villages Association has appointed:
• Fitchburg Mayor Tom Clauder
• DeForest Village President Jeff Miller
• Middleton Mayor Kurt Sonnentag

Madison Mayor Dave Cieslewicz has appointed:
• City Alder Zach Brandon
• City Alder Larry Palm
• two more yet to be nominated.
2005 Land Use Inventory

With assistance from a majority of Dane County communities, CAPD staff has compiled and verified a 2005 land use inventory. This inventory exists in GIS format and is based on parcel boundaries from April 2005. Comparisons and classifications were made using aerial imagery supplied by the Farm Service Agency and the Dane County Land Information Office. After initial classification was complete, maps for each community were sent out to representatives (town clerks, village administrators, plan commission members, and others) for verification. We would like to extend our thanks to the participating communities for their efforts in that portion of the project. For those persons, agencies or communities interested in either acquiring the dataset or calculations from the dataset, please contact Aaron Krebs at 608-266-9002 or email aaronk@danecorpc.org.

2006 a Busy Year for Smart Growth Planning

Beginning on January 1, 2010, if a local unit of government engages in certain planning actions, including zoning, those actions shall be consistent with that local government unit’s comprehensive plan (Wis. Stats. §66.1001(3)). This provision of the Wisconsin Comprehensive Planning law, passed as part of the 1999-2001 biennial budget, started Dane County communities on the path to prepare for growth by developing a long range plan, specifically addressing the nine planning elements outlined in the legislation. Now, with the date just three years away, many communities have focused on planning activities. By the end of 2006, 39 of the 61 local government units in Dane County had a comprehensive plan in place. Communities with comprehensive plans approved in 2006 include the towns of Albion, Deerfield, Dunkirk, Dunn, Perry, Pleasant Springs, Springdale, Vienna and York; villages of DeForest and McFarland; and cities of Edgerton, Madison, Middleton and Monona. Most of the other Dane County communities are in various stages of plan development, with several expecting completion in 2007.
Regional Trends Report

For twenty-five years, the Dane County Regional Planning Commission published an annual report monitoring trends in population, land use, transportation and water quality and environmental planning. With the dissolution of the DCRPC, the staff of the Community Analysis and Planning Division (CAPD) of Dane County Department of Planning and Development continued the tradition. The Regional Trends 2005 report was completed and distributed in October, 2006.

By reporting development-related data, maintaining much of the same core content and format for over 25 years, the Regional Trends report continues the purpose noted in the first Regional Trends report of providing “a valuable history of Dane County development, and a tool to monitor which planning actions have been effective in directing the county toward its goals.” The trends revealed in these reports help in directing efforts of planners in the county, and are also valuable to others interested in the physical, social and economic development of the region.

The 2005 Regional Trends report is available by contacting CAPD at 266-4137, or on-line at www.danecorpc.org, under the “Publications” tab.
Urban Service Area Amendments

Urban service area amendments started slowly in 2006, reflecting the uncertainty of the process following temporary suspension of review by the Department of Natural Resources due to concerns by the agency about the lack of progress by local officials toward formation of a successor areawide water quality planning agency. The temporary suspension of DNR review was lifted in April as local officials neared agreement on a new Regional Planning Commission.

The DNR approved eight amendments to urban service areas in 2006. These amendments added a total of 596.2 acres to urban service areas, of which 308.6 acres were developable.

USA amendment requests were made by the cities of Madison, Middleton, Stoughton and Sun Prairie; and the villages of Deerfield, Cambridge and Oregon. Madison requested additions to the Central Urban Service Area (CUSA) of 150.2 developable acres for residential uses to complete the Sprecher neighborhood on the east side of the city, and 41.5 developable acres in the High Point-Raymond neighborhood on the west side. The City of Middleton requested an addition of 40.3 developable acres to the CUSA for residential development. Stoughton submitted an amendment to add 9.8 acres to the north side of the Stoughton USA to accommodate the relocation of Christ Lutheran Church. The City of Sun Prairie requested the addition of 4.7 developable acres for a city maintenance facility. The villages of Deerfield and Cambridge requested additions of 12.5 and 44.3 acres to their respective urban service areas to accommodate residential development, and the Village of Oregon submitted an amendment of 5.2 developable acres for a sports complex. The Deerfield amendment request was processed by CAPD at the end of 2005 and approved by DNR in 2006.

CAPD work on urban service amendment requests in 2006 also included review of an amendment request from the City of Middleton for addition to the CUSA of 21.2 developable acres for residential development within the Black Earth Creek watershed. Due to policy questions raised by the precedent of allowing expansion into this area of highly sensitive water resources, CAPD forwarded analysis of the amendment to the DNR in November without recommendation. The amendment was approved by the DNR with a requirement that a detailed habitat impact study and conservation plan be completed for the upper portion of the Black Earth Creek Watershed (upstream from the west boundary of the Town of Middleton) prior to other amendments in the watershed.

In addition, CAPD reviewed an amendment request for 49.6 developable acres to be added to the Stoughton USA for the Nordic Ridge residential development. The analysis and recommendation will be forwarded to DNR when questions regarding drainage and stormwater management are addressed by the city.
Population and Housing Growth Running Ahead of Forecasts

In 2003, the Dane County Regional Planning Commission (DCRPC) used Census 2000 information and the Wisconsin Department of Administration (DOA) population projection for 2025 to forecast the population and number of housing units in Dane County in the year 2030. DCRPC forecast a population increase of 153,000 between 2000 and 2030, and an increase of 75,000 housing units to serve the new population. An additional 10,000 to 15,000 housing units were estimated to be needed during this thirty-year time frame to replace converted or demolished units.

January 2006 DOA population estimates for Dane County show an increase of 37,987 persons since the 2000 census, or 25 percent of the population growth forecast by 2030 occurring over the first six years (20 percent) of the time period. Between 2000 and the end of 2005, building permits were issued for 28,378 new housing units in Dane County. These new units comprise 32 percent of the new and replacement housing units forecast over the thirty-year period.

These estimates indicate that the Dane County population has increased more quickly than forecast. The data shows that the number of building permits issued for housing units increased more rapidly than population estimates. This may reflect a higher vacancy rate than assumed, a more rapid decrease in household size than expected, variance in population estimates, or a combination of these factors. CAPD staff notes that population growth is rarely even from year to year, but rather is subject to periods of high growth followed by periods of lower growth. The rate of new housing development fluctuates not only in response to population growth, but also with economic factors such as interest rates or costs of materials, and political factors such as local development policies.
Dane County Wetland Resources Management Guide

The historic loss and degradation of wetlands is a significant concern in Dane County, as it is in the rest of the United States. Landowner participation and community support are critical to halting and reversing these trends. Significant advances have been made in the art and science of wetland restoration. Improvements have also occurred in public opinion, policies, incentives and assistance for protecting wetland resources. In order to promote wetland protection, restoration, and enhancement activities in the county, CAPD has compiled a draft *Dane County Wetlands Resource Management Guide* in 2006.

Wetlands have been grouped in the guide based on their present or potential biological quality, scarcity of type, size, proximity to other wetlands, recreational and educational potential, scenic beauty, and role in watershed protection. Along with the groupings, recommended strategies and important planning and contact information is provided in designing and tackling individual wetland projects. While all wetlands have value, decisions must sometimes be made about where specific restoration approaches and efforts may best be targeted. The wetland groupings can be particularly helpful in facilitating decision-making, promoting better project planning and design, and encouraging more active participation by landowners and citizen groups. Since most land in the county is in private ownership, significant increases in wetland quality and quantity could be achieved if private landowners restored or improved wetlands on their properties. This can be aided through partnerships with developers, watershed associations and conservation groups; along with financial and technical assistance provided by federal, state, and local resource management agencies.

The guide is designed to encourage, support, and promote wetland improvement projects. It highlights much of the collective knowledge and information from various federal, state, and local sources and presents that information relative to the wetlands in Dane County. More importantly, it raises the visibility and provides a framework for developing partnerships and initiating projects among government agencies, private citizen groups, and interested landowners.

A draft Wetland Guide will be made available for public review in the summer of 2007, after it has been peer-reviewed.
Relative Infiltration Maps Available for Review

A key modern stormwater management strategy for addressing the impacts of development is to infiltrate as much rainfall and snowmelt into the ground as possible, thereby reducing overland stormwater runoff and replenishing the groundwater. In collaboration with Dane County Land Conservation, DNR, and UW-Madison, draft relative infiltration maps have been developed for Dane County. They can be viewed at www.danecorpc.org/gis_infiltration_maps.htm along with supporting documentation.

The draft maps are meant to be used as a screening tool early on in the planning/design/development process to identify relatively high infiltration areas, as well as areas that might be enhanced through engineering techniques (e.g., replacement with engineered soils). While the maps do not replace the need for site specific analysis, they do provide a useful planning and decision-making tool for infiltration and stormwater management. They also help promote discussion of innovative methods and design techniques to enhance infiltration, and identify potential retrofit opportunities in previously developed areas.

The overall purpose of the maps, therefore, is to highlight these areas early on as important elements of site design, so that they may be more fully utilized for water quality protection and groundwater recharge. Public comments reflecting experiences using the maps are both welcomed and encouraged. You may send your comments in an e-mail to Mike Kakuska at mikek@danecorpc.org.
January 2006 Population Estimates

Countywide Growth
DOA population estimates for January 1, 2006 show continued strong growth in Dane County. Population growth in Dane County accounted for almost 15 percent of the population increase in the state since 2000, and almost 17 percent of the growth in the last year. Dane County ranks first among Wisconsin counties with an increase of 37,987 residents from 2000 to 2006, and the 8.9% population growth rate makes it the 6th fastest growing county in the state over that time period. The statewide population growth rate since 2000 was 4.7%.

Growth Rate
The fastest population growth in the county from 2000 to 2006 was in the Village of Brooklyn. The Dane County portion of Brooklyn grew by 54.2 percent (the population of the entire village of Brooklyn, which straddles the border between Dane and Green Counties, increased by 35.9 percent). The City of Verona grew by 39.6 percent, followed by the Village of Cottage Grove (27.1 percent), the City of Sun Prairie (23.6 percent), the Town of Bristol (23.4 percent) and the Town of Middleton (21.0 percent).

Communities showing the fastest population growth rate over just the last year include the Village of Brooklyn (portion in Dane County, 22.5 percent), City of Verona (8.2 percent), Village of Dane (7.7 percent), Village of Cottage Grove (6.8 percent) and the Village of Deerfield (4.7 percent).

Population Increase by Community
The City of Madison had the largest population increase of any community in Dane County from 2000 to 2006, followed by the cities of Sun Prairie (4,811), Verona (2,794) and Fitchburg (2,399). Village growth was led by Waunakee (1,760), Cottage Grove (1,099), Oregon (1,021) and DeForest (1,020). Towns with the greatest growth were Middleton (963), Bristol (630), and Windsor (493).
**Growth within Dane County**

Within Dane County, villages and small cities are the areas of fastest growth, accounting for 52.3 percent of the total population increase from 2000 to 2006, and having a combined population growth rate of 13.8 percent over this time period. Villages and small cities experienced an absolute population growth of 19,883 persons over this period (8,181 in villages, 11,702 in small cities), while the population of the City of Madison increased by 15,226 persons, or 7.3 percent, and towns added 2,878 persons, growing 3.9 percent.

**Population Distribution within Dane County**

In 2000, 48.8 percent of the Dane County population lived in the City of Madison, 19.7 percent lived in smaller cities, 14.0 percent lived in villages, and 17.5 percent lived in towns. Of the 37,987 persons added to the county between 2000 and 2006, 40.1 percent have located in the City of Madison, 30.8 percent in small cities, 21.5 percent in villages and 7.6 percent in towns. As a result, we see a gradual shift of the population over time toward villages and small cities, finding in 2006, 48.1 percent of the Dane County population residing in the City of Madison, 20.6 percent in small cities, 14.6 percent in villages, and 16.7 percent in towns.

**Local Planning Assistance**

In 2006, CAPD staff assisted the Village of McFarland in updating the *Village of McFarland Outdoor Recreation Plan* by providing social, economic and demographic data.

CAPD staff also provided data for the Issues and Opportunities element of the *Town of Springdale Comprehensive Plan*, and assisted the Town of Springdale in the development and analysis of future land use data for the plan.

Specialized GIS services were provided to several municipalities for the following projects:

- Zoning layer update for the Village of McFarland
- Update of the McFarland Outdoor Recreation Plan
- Master Plan development for the Village of Rockdale
- Zoning update for the Village of Blue Mounds
- Revision of Parks and Open Space Plan for the Village of Belleville
- Mapping of voting ward boundaries for the City of Stoughton

Throughout the year, staff also provided assistance to several communities in preparation of urban service area amendment applications.
The CAPD office is located in Room 362 of the City-County Building at 210 Martin Luther King, Jr. Blvd. Madison, Wisconsin 53703