

CITY OF FITCHBURG – NORTHEAST NEIGHBORHOOD URBAN SERVICE AREA AMENDMENT

6-12-2014 CARPC QUESTION/COMMENT AND CITY RESPONSE

#	CARPC Question/Comment	City Response
1	CARPC staff-add spring to environmental corridor	The City is prepared to incorporate the spring as environmental corridor, per CARPC staff recommendation.
2	CARPC staff-add steep slopes	<p>The City is prepared to incorporate designated steep slopes as environmental corridor, per CARPC staff recommendation, but is requesting exceptions as follows (see red boxes on attached map):</p> <ol style="list-style-type: none"> 1. The steep slopes in the business park area in the west-central portion of the neighborhood, as it is City staff's opinion that these steep slopes were created by recent quarry activity. 2. The steep slopes in the mixed use area in the northwest portion of the neighborhood, as a specific development plan was created to address the steep slope areas. 3. The steep slopes in the residential area in the east-central portion of the neighborhood, as development in adjacent residential areas would be planned to ensure the integrity of the steep slope. <p>City staff feels development in accordance with the neighborhood plan, in or in close proximity to the steep slope areas identified in 1. – 3. above, can be undertaken without causing erosion or slope stability issues.</p>
3	MPO Connect trail to Haight Farm Road	Existing development and wetlands along Haight Farm Road may limit access to the road, so connection to a multi-use trail may not be feasible.
4	Trail plan prior to platting	Depending on parcel size and zoning chosen, a Comprehensive Development Plan is required in which trail locations would be identified. The neighborhood plan identifies potential trails and trail planning would be required as part of the platting process.
5	ELOHA model	CARPC should update model to reflect well #11 as existing and that no municipal well is planned in neighborhood.
6	Full analysis of effect on Waubesa watershed and related wetlands (Minihan)	CARPC staff?
7	Town of Dunn study of flooding in Meadowview was based on Fitchburg land being agricultural use, how does change of use affect their study results? (Minihan)	Stormwater performance standards for post-development conditions are designed to not exceed pre-development (agricultural) conditions, thus surface stormwater flooding is not expected to increase in post-development conditions.

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8	<p>With 44% prime farm land being converted out of agriculture, how is this moderate effect? (McKeever)</p>	<p>CARPC staff did ranking. However, if Uphoff farm is part of the prime land, but it is not being developed, should it not be discounted from the 44%?</p> <p>The city is committed to protecting its agricultural resources and land outside of the future growth boundary. The city has a Farmland Preservation zoning ordinance/district certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection, a rural residential “cluster”/transfer of development rights ordinance, a local foods/community gardens program, coordinated agricultural tourism initiatives, and is currently in the process of developing a comprehensive “Agriculture Plan” to formulate a holistic and integrated approach to agricultural planning and development within the city.</p>
9	<p>Why only 75’ boundary around parts of “Lake Larsen”? (McKeever)</p>	<p>In creating the neighborhood plan, the city heard a desire from some town residents to leave a buffer between undeveloped areas of the town and development in Fitchburg. Given that this ponding area is along Larsen Road, the city also added additional land to serve as a buffer to both the wetland and town land to the east.</p>
10	<p>Better understand existing development (Hampton)</p>	<p>The city utilized a Future Urban Development Area (FUDA) process to identify areas for future inclusion in the urban service area (future growth boundary). The FUDA process consisted of a rigorous methodology that analyzed various environmental and socio-economic data, as well as incorporating public comment, to determine areas within the city most suitable for future development. CARPC’s FUDA process is based on the city’s model.</p> <p>The city’s Comprehensive Plan sets forth a growth allocation to average 75 acres per year. In addition, a separate policy allows the city to provide an urban service area to accommodate 20 years of growth at 75 acres per year, plus five years as a flexibility factor, for a total of 25 years of growth available in the Fitchburg portion of the USA at any point in time, or 1,875 acres. As of June 1, 2014 the city has 1,098.3 acres available in the current USA (the number used in the application of 1,125 was as of June 1, 2013), leaving 776.7 acres available as of this writing. The city understands that this will take us to the maximum USA allocation allowed by our Comprehensive Plan. Development has picked up and City policy makers desire to meet varied land use needs has intensified and led to the submission of both applications. The city has completed a McGaw Neighborhood Plan and the north portion of that area was added to the USA in 2010.</p> <p>The City tracks and maps development levels annually since 2010. The original base was set using CARPC land use inventory data and then refined to better reflect local conditions. We have allocated existing approved, but unimproved parcels as part of development since they are currently buildable lots. As of June 1, 2014, there are 91 developer/builder or privately-owned lots totaling 16.4 acres.</p>

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11	Why agriculture in proposed USA?	<p>The land owner, Robert Uphoff, desired to retain agricultural use. When you look at its location adjoining the E-Way and north of large lot single family where the residents too desired that existing agriculture be respected, the two desires were compatible and hence agricultural use was retained. A conservation easement, executed by the property owners as well as former County Executive Kathleen Falk and former Clerk Joe Parisi, is in place for this property, thus providing an additional layer to assure it is not developed. The inclusion simply makes for a logical urban service boundary. It is difficult to understand complaints about loss of farmland but then to also complain about farmland allowed within the plan area.</p> <p>In a broader scope, the city's Comprehensive Plan takes a long-term view and has created a long-term growth boundary with an agricultural and rural area. We are attempting to balance a desire for varied development levels with agricultural preservation and maintenance of a rural segment of Fitchburg.</p>
12	Oregon School opinion (Hampton)	The Oregon School District administration commented that they are aware of the development and in support of the projected increase in students.
13	Conflicts with proposed BRT (Golden)	The city is pursuing redevelopment along Fish Hatchery Road to better enhance transit opportunities. But the city also desires to have development in the neighborhood to provide additional housing opportunities beyond those simply available along Fish Hatchery Road.
14	Transit planning	The city funds transit extension as needed. For example, this August altered route 48 will become Route 49 and will shift and head south along USH 14 (west boundary of the amendment area) and head east on East Cheryl Road and Lacy Road to serve the Uptown and Swan Creek subdivisions in the city. While the minimum allowed overall density is 6.6 dwelling units/acre, the city expects higher densities to be achieved particularly on multi-family sites. The plan set forth minimum density levels of either 5 or 10 dwelling units/acre. Thus, either area can increase density to a level not really known. Due to this, the plan created a target level which is the upper range noted in the application. Hence, we see this neighborhood as being able to support transit services as we anticipate that density will exceed the minimum outlined in the application. Setting a minimum allows developers to better adjust to market conditions, but yet have a minimum known level.
15	Compare to pre-settlement runoff (Terrell)	Pre-settlement runoff rates and volumes are anticipated to be less than pre-development runoff rates and volumes due to curve numbers being lower in pre-settlement conditions verses pre-development conditions. Fitchburg's Catalytic Stormwater Management Study (http://wi-fitchburg.civicplus.com/445/Stormwater-Management-Study) provides a comparison.

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16	Better describe balance between stay-on, runoff and groundwater mounding (Terrell)	<p>While the 2007 Ruekert-Mielke Conceptual Northeast Neighborhood Storm Water Management Plan noted that 100% stay-on should be achieved, in 2010 the Northeast Neighborhood Plan Land Use Committee altered this requirement to the level proposed with this urban service amendment. This was accomplished for the following reasons:</p> <ul style="list-style-type: none"> (1) Analysis conducted for the city’s McGaw Neighborhood Plan demonstrated that a volume control standard of 90% <i>with no cap on infiltration area</i> will result in post-development groundwater recharge that is greater than the pre-development recharge rate indicated by the Wisconsin Geological and Natural History Survey’s map of Dane County recharge rates. Meeting or exceeding current recharge rates will not decrease flow to the springs, and hence should help provide protection to any springs that may be hydraulically connected to the groundwater within the Amendment Area. (2) The increase in recharge that would likely result from mandating 100% stay-on infiltration volume may lead to groundwater mounding due to enhanced recharge beyond pre-development conditions and could have a negative impact on existing development to the east of the Amendment Area. <p>The city recognizes that neither a 90% nor a 100% stay-on infiltration volume requirement guarantees that all components of the hydrologic cycle, including evapotranspiration, will be maintained at pre-development levels.</p>
17	Show effects south of Swan Creek (Bell)	Per CARPC staff: The land to the south of Swan Creek is not in the urban service area and does not have environmental corridors. The land is primarily in production agriculture and contributes sediment and phosphorous to Swan Creek. The Fitchburg Comprehensive Plan has designated the wetlands in the Swan Creek as high quality. This designation warrants the recommended 300 foot buffers if this area is ever brought into the urban service area.
18	Function of the ephemeral “Lake Larsen” wetland on migratory birds	Per CARPC staff: The farmed wetland near Larsen Road likely provides stop-over habitat for migratory birds and limited nesting habitat. This determination is due to the upland being actively farmed, the lack of shrubs or trees near the wetland, and the degraded nature of the wetland.
19	Effects on flooding in Meadowview (Minihan)	Stormwater performance standards for post-development conditions are designed to not exceed pre-development (agricultural) conditions, thus surface stormwater flooding is not expected to increase in post-development conditions.
20	Archaeological survey	Per CARPC staff: See State of Wisconsin Historical Society letter dated April 1, 2014.
21	Rare plant survey	Per CARPC staff: There is very little probability that any of these plants exist on the site. There were no recorded occurrences of any of the plants in the amendment area.
22	Broader view of Environmental corridors	The maps as submitted in the initial USA amendment application identify environmental corridors outside of the amendment area boundary.