



December 19, 2013

Tom Hovel
City Planner
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Red text indicates location in
application where CARPC
comment has been addressed by
City of Fitchburg staff.

Re: City of Fitchburg Northeast Neighborhood Central Urban Service Area
Amendment Draft Application

Dear Tom:

Thank you for the draft application materials recently submitted by the City of Fitchburg requesting an Urban Service Area amendment for the Northeast Neighborhood. After review of the draft, we have the following requests to allow complete analysis of the amendment request and recommendations that we think would make the proposal stronger.

1. Please include the resolution finding consistency with the local plan and authorizing the amendment request, as referenced on page one of the preliminary submission. **Appendix I-page 45**
2. Please include a copy of the Northeast Neighborhood Plan, the Northeast Neighborhood Transportation Plan, and the Fitchburg Bicycle/Pedestrian Plan with your final submission. **Appendix II-page 46 (enclosed), Appendix III-page 47, and Appendix IV-page 51 (enclosed)**
3. Please provide a map showing only the requested amendment area and proposed environmental corridors. **Map 3-page 12.**
4. When your complete application is submitted, please include a cover letter from the City requesting the amendment. **Enclosed**
5. In the table of proposed uses (Table 4 on page 13), please include a column showing acreage of existing development in each land use type. **Table 4-page 16.**
6. Please explain the agricultural use proposed for 69.3 acres within the amendment area, and provide further detail about why an area planned for agricultural use is to be included in the urban service area. **Paragraph 4-page 18.**

7. For Maps 3 and 4, showing the existing and future surrounding land uses, please expand the area shown to include more of the surrounding area, including area to the east. [Map 4-page 20, Map 5-page 21, and Map 6-page 22.](#)
8. Please expand the area shown on the transportation map to include the connections (particularly bike trails) to the wider area. [Map 12-page 39.](#)
9. When describing the fire services available for the amendment area, please include the City's fire insurance (ISO) rating. [Paragraph 8-page 38.](#)
10. In describing the schools serving the amendment area, please identify the schools that future residents of the amendment area would attend (under current boundaries), the school locations, and the distance from the amendment area to each school. [Paragraphs 5 and 6-page 42.](#)
11. Please include a map showing the 100-yr flood plain boundaries and drainage ways. [Map 11-page 35.](#)
12. Please include detailed wetland, floodplain mapping, stream navigability determination, and DNR concurrence of the boundaries. [Asterisk-bottom of page 11.](#)
13. Please provide the average daily flow to the wastewater plant/interceptor. [Paragraph 4-page 25.](#)
14. Map 6 shows potential future sewer lines. These appear to be intersecting with the wetlands but it is difficult to determine without the wetlands shown on the map. While it is acceptable to construct sewer lines in environmental corridors, it may be advisable to avoid working in wetlands. [Paragraph 7-page 25.](#)
15. Map 7 has potential future waterlines shown near Co HWY-MM. There is a label for 8" Pipes between CO HWY-MM and Larson Road but no pipes are shown. Please either add the intended pipes or remove the 8" Pipe label. [Map 9-page 30.](#)
16. The average daily water demand is provided in table 5, but the peak hourly demand is not provided. Please provide this value. [Table 5-page 27.](#)
17. Please provide the population and commercial/industrial user's demand assumed for each phase of the development in Table 5. [Table 5-page 27.](#)
18. If a water assessment report has been complete for the area please provide a copy of this report. If this report is not available, please provide current demands on the distribution pipes providing service to the area. [Paragraph 5-page 27 and paragraph 1-page 28.](#)
19. The performance standards state that an annual stay-on volume of at least 90% is required. However, the Northeast Neighborhood conceptual storm water management plan 2007 (page 33) states that 100% stay on should be achieved. If there is an updated plan please reference this plan and describe how spring flows will be adequately protected with 90% stay-on. [Paragraph 4 - 7 \(Under number 2\)-page 32.](#)
20. Please provide ownership of storm water facilities and the party responsible for management of these facilities. [Paragraph 1-page 34.](#)

21. Please provide the approved preliminary storm water report. **Appendix V-page 52 (enclosed)**
22. Table 7 is missing the TSS reduction Performance standards. **Table 7-page 34.**
23. State Statute 281.33 allows for stricter than uniform statewide standards for storm water management if the stricter provisions area necessary to :
 - a. Control Storm water quantity or control flooding
 - b. Comply with federally approved total maximum daily load requirements.

As Lake Waubesa experiences flooding, is a 303d listed impaired water, and has a TMDL, more stringent water quality and volume controls would be enforceable under State Statute 281.33. **Asterisk-bottom of page 34.**

24. Please add a legend to Map 8. **Map 10-page 31.**

You may resubmit your revised application in electronic form. When we determine that the application is complete, we will require a complete electronic version plus four hard copies of all application materials except any larger engineering reports, for which only one hard copy is required.

If you have any additional questions, please call me at 266-9113, or Environmental Engineer Phil Gaebler at 261-1573.

Sincerely,

Barbara Weber
Community Planner