

DANE URBAN SERVICE AREA AMENDMENT



Planning done well brings together different perspectives and interests to find solutions for mutual benefit and the common good. A recent proposed development offered just such an opportunity to **Capital Area Regional Planning Commission (CARPC)** staff, in this case to balance residential growth, regional water quality, and agricultural production.

This opportunity arose out of the **Village of Dane's** application to amend the **Dane Urban Service Area** in preparation for new residential development. The Village's application requested the addition of 28 acres to the southeast corner of Dane's existing USA boundary, including a newly-annexed parcel. The application proposed 55 single family homes on the annexed parcel, an extension of the existing single family residential neighborhood immediately to the north.

Following submission and review of the amendment application, the proposed amendment was discussed at a public hearing on July 11th. At the hearing, adjacent property owners

brought stormwater runoff concerns to the Commission and Village's attention. After rain events, discharge from the Village's existing stormwater detention basin had been negatively impacting farm fields and crops on the property downstream of the site. The owners of this property requested that steps be taken to address the existing problem and avoid a potential increase in damages caused by the proposed development.

After the public hearing, CARPC staff met with Village representatives and the property owner. They also visited the site to observe the discharge after a rain event and determine its path across the property. Staff then worked with everyone to come up with potential solutions for addressing this concern, including:

- Creating a grassed waterway on the neighboring property to convey stormwater without damaging crops
- Coordinating an easement or other agreement for stormwater discharge through the neighboring property
- Mitigating the increased discharge volume by implementing stormwater best practices on new development site
- Improving the performance of the existing stormwater management basins by modifying outlet structures and possibly expanding capacity

The amendment, including the added stormwater management alternatives, received final review and approval by the Wisconsin Department of Natural Resources in August.

From the Village's perspective, the public hearing presented a chance to learn about previously unknown impacts to a neighboring property. Thanks to changes made to the amendment process in 2016, the public hearing occurred before the Commission considered the amendment for approval, providing an important opportunity to accommodate new information in a timely manner. Even with the time it took to study and thoughtfully incorporate this information into the amendment, the Village felt that the process as a whole was not overly lengthy.

Village personnel valued their productive collaboration with CARPC staff and were satisfied with the final outcome. The downstream property owner also expressed satisfaction with the process and solutions developed. Constructive feedback from the Village provided CARPC with a helpful opportunity to learn more about the process from the community's viewpoint and generate ideas for future improvements. CARPC staff and commissioners benefit from community feedback and work to continually improve the Urban Service Area amendment process.

