



210 Martin Luther King Jr. Blvd. Room 362 Madison, WI 53703 Phone: 608-266-4137 Fax: 608-266-9117 [www.CapitalAreaRPC.org](http://www.CapitalAreaRPC.org) [info@CapitalAreaRPC.org](mailto:info@CapitalAreaRPC.org)

August 9, 2018

Mr. Timothy R. Asplund  
Monitoring Section Chief  
WDNR – Bureau of Water Quality  
101 S. Webster Street  
Madison, WI 53707-7921

Re: Water Quality Management Letter for Environmental Corridor Amendment Request  
#1801EC – CUSA - Madison

Dear Mr. Asplund,

On July 6, 2018, the City of Madison submitted an amendment application to the Capital Area Regional Planning Commission requesting a revision to the environmental corridor boundaries of the Central Urban Service Area. The proposed environmental corridor amendment is located at a new commercial building site for Automated Arts, at 5404 Voges Road in the City of Madison. A 2013 wetland delineation identified more extensive wetlands than previously mapped in the Wisconsin Wetland Inventory. The proposed site plan would provide a 30 foot minimum width vegetated buffer for the wetlands, which is less than the 75 foot minimum width adopted in the environmental corridor policies and criteria of the *Dane County Water Quality Plan*. The City, on behalf of the property owner, is also seeking approval to grade within 30 feet of the wetland. Both requests require a variance to the environmental corridor policies and criteria adopted in the *Dane County Water Quality Plan*. A public hearing was held on the proposed amendment at the August 9, 2018 meeting of the Capital Area Regional Planning Commission. The City's application and the Commission staff's analysis report of the proposed amendment have been submitted to the Department's Surface Water Integrated Monitoring System.

It is the Capital Area Regional Planning Commission staff's opinion that the proposed amendment is consistent with water quality standards under Wis. Stat. § 281.15, with the conditions of approval identified below. Additional actions have also been recommended below to further improve water quality and environmental resource management.

At our August 9, 2018 meeting, the Capital Area Regional Planning Commission voted to recommend approval of this amendment to the Wisconsin Department of Natural Resources, based on the City's submittal, and conditioned on the continued commitment of the City of Madison to pursue the following:

1. Submit a revised site plan for CARPC review maintaining a minimum 75-foot parking lot setback from the delineated wetland edge in accordance with the City's application for this environmental corridor amendment.
2. Require the provision of a level spreader or similar practice to spread the flow of water discharging toward the wetland.
3. Require that the vegetated buffer be maintained in dense native vegetation at a height of at least 6 inches.
4. Require a restoration and native vegetation management plan for the wetland buffer be recorded as part of the stormwater management maintenance agreement.
5. Consider requiring/encouraging the use of permeable pavement for the north patio and parking surfaces, where slopes are appropriate.

It is also recommended that the City of Madison pursue the following:

1. Evaluate and improve the process for reviewing Environmental Corridors and other Water Quality Plan conditions of approval as part of the City's internal development review.

If you have any questions regarding this matter, please do not hesitate to contact Mike Rupiper, the Commission's Director of Environmental Resources Planning.

Sincerely,



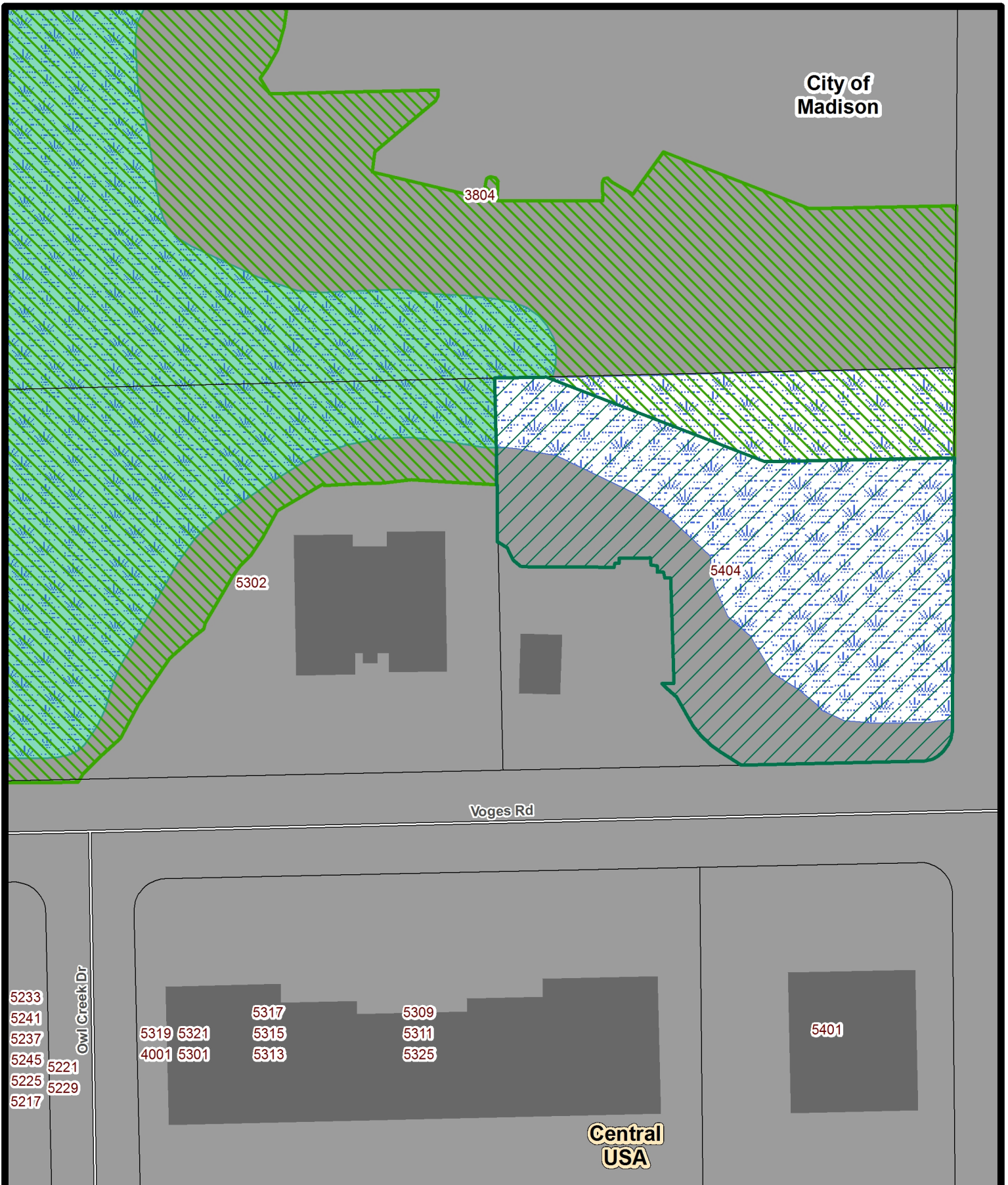
Larry Palm  
Executive Chairperson



Kris Hampton  
Secretary





cc: Mr. Timothy Parks, City of Madison Planning Division





### Map 1 Amendment Area

Proposed Amendment to the  
Dane County Water Quality Plan,  
Requesting a Variance to the Environmental  
Corridors in the City of Madison.

-  Existing Environmental Corridor
-  Environmental Corridor to be Added (1.7 acres)
-  DNR Wetland Inventory
-  Wetland Delineation - 2013

Date: 08/02/2018

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Prepared by staff  
of the CARPC.