



Urban Service Area Amendment Application Packet 2021

CARPC conducts water quality management planning, including the administration of Water Quality Management Plan amendments, in Dane County under a contractual agreement with the Wisconsin Department of Natural Resources.

Municipalities are encouraged to work with CARPC staff in planning for future service area additions and in preparing amendment applications. General guidance is provided by the following documents in this packet:

- 1) **Overview of Areawide Water Quality Management Planning:** This information sheet outlines the general state statutory requirements for water quality planning and the plan amendment process.
- 2) **Service Area Amendment Flow Chart:** This graphic outlines the general schedule and process for a service area amendment. This guideline will help applicants plan a timeline for submission of an amendment.
- 3) **USA Amendment Application Checklist:** The checklist is a general guideline for submitting a complete application. Applicants are encouraged to contact CARPC staff with questions related to a specific amendment application. The checklist identifies the information needed by CARPC staff to prepare a staff analysis report for a proposed amendment.
- 4) **Policies and Criteria:** The policies and criteria for review of updates and amendments to the Dane County Water Quality Management Plan adopted by the DNR in June 2017.
- 5) **Service Area Amendment Fees:** CARPC Resolution No. 2018-03 explains the fees that are required for processing service area amendments.
- 6) **Environmental Corridor Fact Sheet:** This fact sheet explains the purpose and designation of environmental corridors or open space corridors within sewer service areas.
- 7) **FUDA (Future Urban Development Area) Fact Sheet:** This fact sheet describes the FUDA purpose and process, and the relationship to the USA amendment process.

Questions: Please contact Mike Rupiper, Deputy Agency Director, at 608-474-6016 or by email at MikeR@CapitalAreaRPC.org, if you have any questions or would like to set up a pre-application information meeting.

Areawide Water Quality Management Planning

The Wisconsin Department of Natural Resources is required to have a continuing water quality management planning process, under [Wis. Stat. 283.83](#). These Areawide Water Quality Management Plans are defined in [NR 121](#) as “a plan for managing, protecting and enhancing groundwater and surface water quality which considers the interrelationship of water quality and land and water resources on an areawide basis.”

One component of areawide water quality management planning, is Urban Service Area (including sewer service area) planning. One purpose of this planning process is to help communities develop cost-effective and environmentally sound wastewater collection and treatment systems. Urban Service Area planning identifies areas most suitable for sewered development as well as Environmental Corridors for environmentally sensitive areas where development would have an adverse impact upon water quality. These plans also identify the best management practices needed to protect groundwater and surface water from the adverse impacts of urbanization, including nonpoint source pollution.

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Water Quality Management Plan Amendments

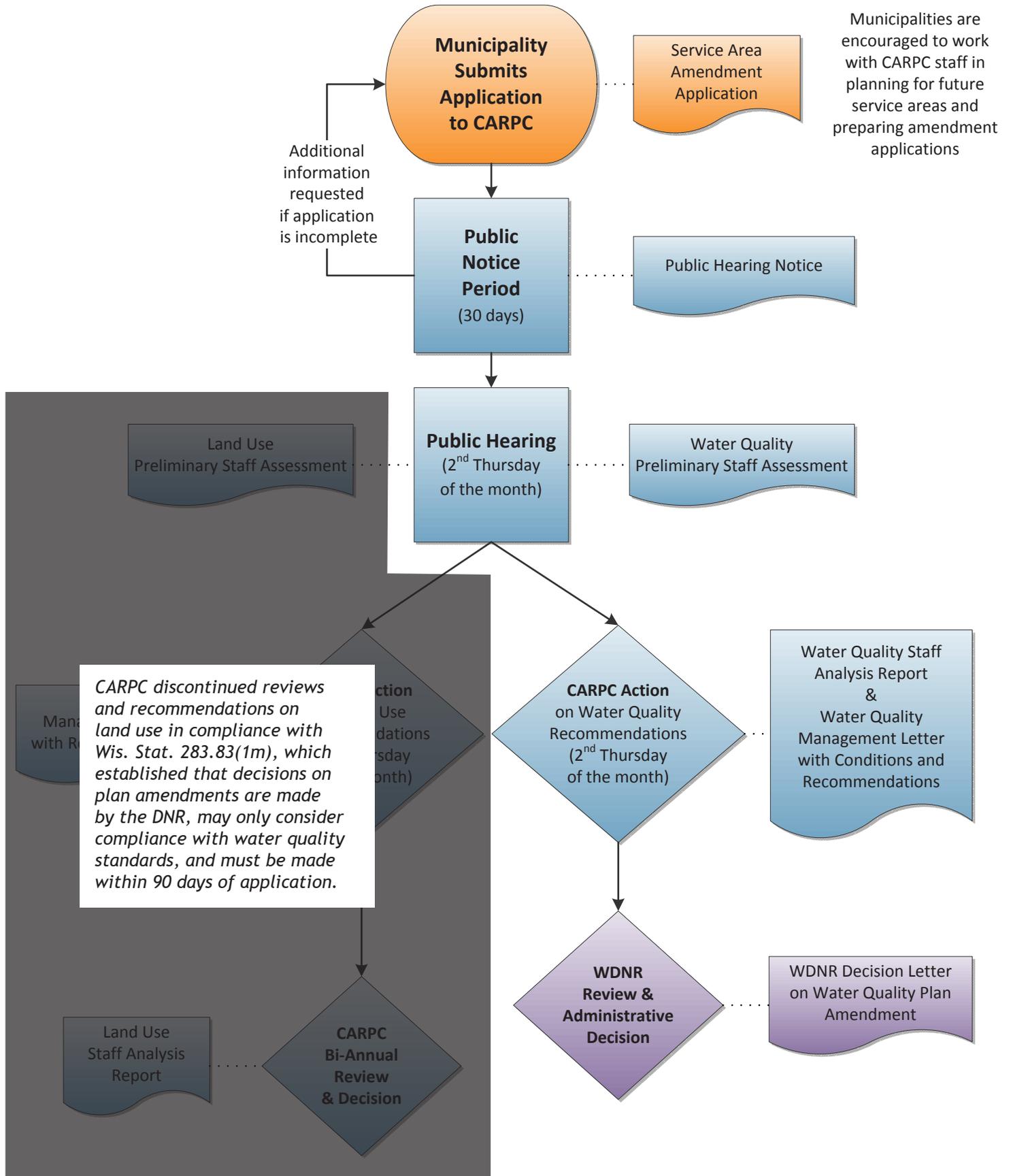
One of the most common amendments to the State’s *Dane County Water Quality Management Plan* is a change to the Urban Service Area boundaries.

Plan Amendment Process

1. Urban Service Area Amendment Submittal
 - a. Municipality submits amendment application to CARPC following the checklist in the Service Area Amendment Application Packet.
 - b. CARPC reviews the application for completeness and requests additional information if necessary.
2. Urban Service Area Amendment Review
 - a. CARPC prepares a staff analysis on the proposed amendment
 - b. CARPC holds a public hearing for consideration of the amendment
 - c. CARPC makes a recommendation to DNR on amendment of the State’s *Dane County Water Quality Management Plan*.
3. DNR Administrative Decision
 - a. DNR reviews the recommendation and materials provided by CARPC and issues an administrative decision on the proposed amendment within 90 days, based on conformance with state water quality standards under [Wis. Stat. 281.15](#)

This is a general overview of the WQM Plan amendment process for changing Urban Service Area boundaries as established in [Wis. Stat. 283.83\(1m\)](#). Contact CARPC staff with any questions or requests for additional information.

Proposed Process for Plan Amendments in Dane County WDNR Water Quality Plan & Regional Land Use Plan



Urban Service Area Amendment Application Checklist

Submit one electronic (PDF) copy of the following REQUIRED MATERIALS, label sections accordingly:

Plan Consistency and Need:

- 1.1 Document consistency with the community's comprehensive plan with a resolution from the local unit of government. (A copy of the comprehensive plan itself is not required along with the application materials.)
- 1.2 Include a copy of, or website link to, applicable neighborhood plan or studies along with the submittal.
- 1.3 Describe the need for the addition to the USA along with supporting data, e.g. inadequate developable land, housing demand, changes in development trends, updated population projections, etc.

Intergovernmental Cooperation:

- 2.1 Document notification of adjacent local governmental units.
- 2.2 Note any adjacent local governmental unit(s) objections or support of the proposal.

Land Use:

- 3.1 **Prepare a map** including the proposed USAA boundary and existing rights-of-way (ROW).
- 3.2 **In a Table:**
 1. List the acreage of “**PROPOSED**” land uses; list ROW separately. *(Example on Next Page)*
 2. List acreage of “**EXISTING DEVELOPED**” land uses; i.e. existing streets and lots with improvements.
- 3.3 **Prepare a second map** showing land uses (existing and planned) surrounding the amendment area.
- 3.4 Indicate the quantity and type of housing units proposed in the amendment area. *(Where applicable)*
- *3.5 *For proposals larger than 100 developable acres, indicate 10-year staging boundaries on a map.**

Natural Resources:

- 4.1 Identify water bodies, drainageways, wetlands, floodplains, steep (> 12%) slopes, woodlands, areas of unique vegetation or geology, highly erodible soils and other limiting soil types, groundwater recharge areas, and other such physical constraints. (Include wetland delineations and DNR stream navigability determinations when available)
- 4.2 Identify public outlots intended for parks and stormwater management facilities
- 4.3 Work with CARPC staff to delineate Environmental Corridors meeting the criteria adopted in the *Water Quality Plan for Dane County*.
- 4.4 Indicate proposed Environmental Corridors on **a map** of the amendment area.
- 4.5 Describe whether the proposal surpasses minimum Environmental Corridors requirements.

Utilities and Stormwater Management:

- 5.1 Describe and provide **a map** of the proposed sanitary sewer extension for the USAA.
- 5.2 Provide an estimate of the average daily and peak wastewater flow for the USAA.
- 5.3 Provide current average daily flow for the interceptor sewer and wastewater treatment plant.
- 5.4 Describe the wastewater treatment plant / interceptor sewer capacity to serve the USAA.
- 5.5 Describe and provide **a map** of the proposed public water supply / distribution system extension for the USAA.

**Denotes an optional—but strongly recommended—checklist item.*

Urban Service Area Amendment Application Checklist

- 5.6 Provide an estimate of the average daily and peak hourly water demand for the USAA.
- 5.7 Provide current average daily and peak hourly water demand.
- 5.8 Describe the current capacity of the water supply system.
- 5.9 Describe and provide **a map** of the proposed stormwater management standards and best management practices.
- 5.10 Explain who will be responsible for the management and long term maintenance of the stormwater facilities.
- *5.11 *Provide a copy of any pertinent engineering reports.*

Table 1: USA Amendment Area Data				
	Number of Acres			Number of
Proposed	Total	Existing	Environmental	Housing
Land Use	Area	Development	Corridor	Units
Single Family Residential				
Other Type Residential				
Residential Total				
Commercial				
Industrial				
Institutional				
Street R-O-W				
Parks				
Stormwater Management				
Other Open Space				
TOTAL				

Fill in all applicable blanks above and also see sample below

Show USA amendment acreage in the jurisdiction of applicant(s) and other local units of government.

**Denotes an optional—but strongly recommended—checklist item.*

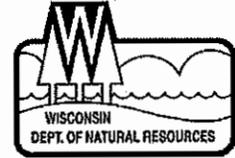
Urban Service Area Amendment Application Checklist

Table 1: Sample Urban Service Area Amendment Data				
	Number of Acres			Number of
Proposed	Total	Existing	Environmental	Housing
Land Use	Area	Development	Corridor	Units
Single Family Residential	34.6	1.0		114
Other Type Residential	6.4			48
Residential Total	41.0			162
Commercial	8.0			
Industrial	0.0			
Institutional	3.0			
Street R-O-W	18.0	1.0		
Parks	8.0		8.0	
Stormwater Management	2.0		2.0	
Other Open Space	0.0			
TOTAL	80.0	2.0	10.0	
A total of 60 acres in the Village of Sample				
A total of 20 acres in the Town of Sample				

**Denotes an optional—but strongly recommended—checklist item.*

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
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June 7, 2017

DNR File No. DC-0185

Mr. Steve Steinhoff, Deputy Director
Capital Area Regional Planning Commission
City County Building, Room 362
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Subject: Policies and Criteria for Review of Updates and Amendments to the Dane County WQM plan

Dear Mr. Steinhoff:

We have completed our review of the revisions to the policies and criteria for the review of urban service area updates and amendments to the Dane County WQM Plan. These changes implement the 2015 Wis. Act 55 requirements which made several changes to the Dane County Water Quality Management Plan amendment process as established in Wis. Stat. § 283.83(1m). The Department hereby approves this update to the Dane County WQM Plan.

CARPC held a public hearing on April 13th 2017 and no comments were received at that time (CARPC resolution 2017-06 attached). This change is an update to the *Dane County Water Quality Management Plan* and will be forwarded to the US Environmental Protection Agency to meet the requirements of the Clean Water Act of 1987 (Public Law 92-500 as amended by Public Law 95-217), and outlined in the federal regulations 40 CFR, Part 35.

This review is an integrated analysis action under s. NR 150.20 (2) (a) 3, Wis. Adm. Code. By means of this review, the Department has complied with ch. NR 150, Wis. Adm. Code, and with s. 1.11, Stats. The approval of this update does not constitute approval of any other local, state, or federal permit that may be required for sewer construction or associated land development activities.

Appeal Rights:

Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the Department, to file a petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Wis. Stats., a party has 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with section NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with section NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing does not extend the 30 day period for filing a petition for judicial review.

Sincerely,

Timothy R. Asplund
Monitoring Section Chief
Bureau of Water Quality

cc:

Mike Szabo – WDNR –LS/8

Greg Searle - WDNR - SCR - Fitchburg

Lisa Helmuth - WDNR - WQ/3



CARPC Resolution No. 2017-06

Recommending to the Wisconsin Department of Natural Resources Amendment of the *Dane County Water Quality Management Plan* by Revising the Policies and Criteria for the Review of Sewer Service Area Amendments

WHEREAS, In March 1975, Dane County was designated by the Governor of Wisconsin as an area having substantial and complex water quality control problems, and certified such designation to the federal Environmental Protection Agency; and

WHEREAS, the Capital Area Regional Planning Commission is a duly created regional planning commission under Wis. Stats. § 66.0309; and

WHEREAS, the CARPC has an agreement with the Wisconsin Department of Natural Resources (WDNR) to provide water quality management planning assistance to the WDNR; and

WHEREAS, the *Dane County Water Quality Plan* is the approved areawide water quality management plan for the Dane County region; and

WHEREAS, the Capital Area Regional Planning Commission has adopted, reaffirmed, and recommended amendment of the *Dane County Water Quality Plan*; and

WHEREAS, the Capital Area Regional Planning Commission's *Urban and Limited Service Area Policies, Environmental Corridor Policies, and Criteria for the Review of Urban and Limited Service Area Amendments* were last updated and adopted in February 2008; and

WHEREAS, In 2015, Wis. Act 55 made several changes to the Water Quality Management Plan amendment process as established in Wis. Stat. § 283.83(1m); and

WHEREAS, the Capital Area Regional Planning Commission has revised the policies and criteria for the review of sewer service area amendments to reflect these changes; and

WHEREAS, a public hearing was held during the Regional Planning Commission meeting on April 13, 2017, to take testimony on the policies and criteria for the review of sewer service area amendments.

NOW, THEREFORE, BE IT RESOLVED that in accordance with Wis. Stats. § 66.0309, and Sec. 208 of Public Law 92-500, the Capital Area Regional Planning Commission recommends the amendment of the *Dane County Water Quality Plan* by revising the policies and criteria for the review of sewer service area amendments.

April 13, 2017
Date Adopted

Larry Palm, Chairperson

Kris Hampton, Secretary

Capital Area Regional Planning Commission

**Policies and Criteria for the Review of Sewer Service Area Amendments
to the *Dane County Water Quality Plan***

Approved by CARPC - April 13, 2017

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I. Sewer Service Area Policies

1. Planning Requirements

- A. Service area boundaries must be delineated for the provision of sewer services with a 20-year planning horizon.
- B. Delineation must be based on the official 20-year population projection for the region generated by the State DOA.
- C. The regional population projection must be allocated to individual service areas based on WDOA-approved population projection methodology, and density assumptions acceptable to the respective municipality.
- D. Service areas must be delineated in a manner to ensure adequate treatment capacity in wastewater treatment facilities that receive the expected volume of wastewater.
- E. Service areas must be delineated to ensure the cost-effective (as defined in NR 110) and environmentally sound expansion of public sewerage facilities.
- F. Creation of new service areas must meet the requirements and conditions of NR 110 regarding new treatment facilities to serve new and existing residential and non-residential development, and the state anti-degradation policy (NR 207, which prevents the unnecessary creation of new point-sources of wastewater discharge on water bodies).
- G. Service area expansion requests containing over 100 acres of developable land should include 10-year staging boundaries. Staging boundaries are also encouraged in smaller expansion requests.
- H. Amendments to service areas must be sponsored by the unit of government planning to provide the services or by the CARPC, to ensure that designated local management agencies in charge of pollution prevention (both point- and non-point source) are in support of the expansion.
- I. Plans should be prepared and adopted with meaningful public participation. A public hearing will be set for the next CARPC meeting unless the DNR determines it will hold the hearing at a time and place it deems appropriate in accordance with the contractual agreement between DNR and CARPC. The DNR may petition the circuit court for an order extending the time to act on the proposed amendment in accordance with Wis. Stat. § 283.83(1m)(c)(2). All affected local units and their respective county board supervisors will be notified by letter at least thirty (30) days prior to the public hearing. The 30-day notification period may be waived by the CARPC if the supporting unit can demonstrate that other affected units of government have been consulted and there are no unresolved issues.
- J. Requesting units of government must notify neighboring or affected units of government of their intent to expand the service area. The CARPC will notify all the units of government in the Central Urban Service Area and invite them to comment if a request within the CUSA contains more than 300 developable acres.

2. Criteria for the Review of Sewer Service Area Amendments

- A. Additions to the Central Urban Service Area should be contiguous with existing urban service areas.
- B. Contiguity to urban infrastructure.

It is the policy of the CARPC to seek the efficient use of existing capacity in urban infrastructure (roads and streets, sewerage systems, water systems, parks and open space, etc.), and to give priority to areas that can best utilize such existing capacity of urban service areas.

- C. Infill, redevelopment, density, and needs assessment.

It is the policy of the CARPC to seek efficient use of land through higher densities of development, mixed use infill development and redevelopment within the urban cores of the region, and the use of existing vacant developable lands within urban service areas prior to expansion into new areas.

Generally, if there is a 20-year supply of developable land in the current USA (or a portion of the USA available to the respective unit of government; this is based on official land demand calculations derived from official population projections without flexibility margins), priority should be given to developing the existing developable lands within the USA. Special consideration would be given to adding developable land for under-represented land uses (such as industrial development in a service area with inadequate industrial development or available land).

- D. The minimum requirement (related to water quality planning) for services which should be provided initially in urban service area expansions are the following:
 - 1. public sewage collection and treatment systems (layout, facilities, capacity);
 - 2. publicly managed urban storm drainage system layout and standards. Stormwater management measures should be aimed at mitigating to the maximum extent practicable the cumulative and incremental adverse impacts of development on surface water and groundwater quality and quantity and associated ecological functions. Such impacts include, but are not limited to, increases in off-site erosion and flooding, increases in pollution, reductions in stream baseflow, reductions in groundwater recharge, lowering of groundwater levels and groundwater quality, reductions in flows to and from springs, drying up of wetlands, and reductions in the ecological health of aquatic habitats. The extent of practicability and likelihood of success of proposed mitigation measures will be determined by CARPC staff based on site specific and land use specific characteristics, in the context of the best possible management practices and technology, and in consultation with municipal, county, and WDNR technical staff and the CARPC Natural Resources Technical Advisory Committee. Any appeal of such a determination would be to the CARPC. It is understood that appropriate mitigation of some adverse impacts may require reduced levels of development, a change in the type of development, or off-site mitigation and remediation.
 - 3. water supply and distribution system layout and facilities, for potable water.

3. Submittal Requirements

- A. Requests for urban service area additions must be accompanied by specific plans for development and provision of urban services to the proposed addition, which include the following elements:
1. A plan and description of proposed development, land use and major facilities in the area, which is specific enough in terms of type and densities of land use to enable the determination of long-range urban service needs and impacts of development;
 2. identification of environmental corridors and other environmentally sensitive areas, consistent with CARPC and DNR criteria, which are to be protected from urban development, and a description of local policies, ordinances and other measures to protect such areas;
 3. a specific plan for providing sanitary sewer services to the area;
 4. an analysis of the infill and redevelopment potential in the existing urban service area and a description of the need for the urban service area expansion.



CARPC Resolution No. 2018-03

Adopting Service Area Amendment Fees for the Capital Area Regional Planning Commission

WHEREAS, the Capital Area Regional Planning Commission ("CARPC") is authorized to carry out a range of planning activities, pursuant to Wis. Stats. § 66.0309(8), and contracts with the Wisconsin Department of Natural Resources (WDNR) to conduct area-wide water quality management planning, pursuant to Chapter NR 121 Wis. Adm. Code, for the Dane County region; and

WHEREAS, consistent with the local resolutions that petitioned the Governor to create CARPC, the Budget and Personnel Panel approved that fees be charged for such plan amendments to cover the associated costs; and

WHEREAS, CARPC adopted Resolution CARPC No. 2014-8 on June 12, 2014, and Resolution CARPC No. 2016-13 on September 8, 2016 which adopted service area amendment fees and created a process for establishing and revising the fees; and

WHEREAS, the annual CARPC Work Program includes continual planning work which involves periodic amendments and updates to the *Dane County Land Use and Transportation Plan* and the *Dane County Water Quality Plan*; and

WHEREAS, CARPC has analyzed the costs associated with such plan amendments and determined that a fee equal to the actual cost incurred is more equitable and accurate than a fee based on net developable acreage of the amendment.

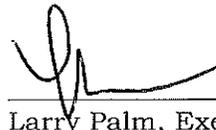
WHEREAS, Wegner CPA, the Commission's auditor, has analyzed the current fee collection policy and recommends collection of the entire fee upon completion of the sewer service area amendment approval, as the Commission's work has been completed and earned at that time.

NOW, THEREFORE, BE IT RESOLVED that the Capital Area Regional Planning Commission hereby adopts the following service area amendment fees, to be effective starting January 1, 2019:

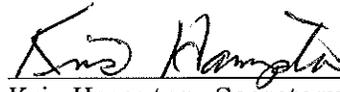
1. The fee for service area amendments that add more than one net developable acre shall be equal to the actual cost (labor and direct benefits plus associated indirect costs) incurred. The fee shall be paid according to the following schedule:
 - a. \$3,500 initial application fee

- b. Balance due = actual cost incurred - \$3,500.
 - c. The balance due will be invoiced following receipt of the WDNR decision letter for the amendment, and will be due within 30 days.
2. The fee for the following amendments shall be a fixed fee of \$3,500.
- a. Service area amendments that exclusively remove developable acreage from the service area (amendments that exchange acreage shall be charged the full fee as described in paragraph 1 above).
 - b. Service area amendments that add one or fewer acres of net developable area.
 - c. Environmental corridor amendments that are classified as major changes to the adopted policies and criteria for environmental corridors.
3. As part of its budget process, CARPC will report on service area amendment fees processed during the previous three years of available data.
4. Amendments that solely include existing development on septic systems that is being brought into a sewer service area are exempt from fees.
5. The above paragraphs replace the policies and provisions adopted in Resolution CARPC No. 2016-13.

July 12, 2018
Date Adopted



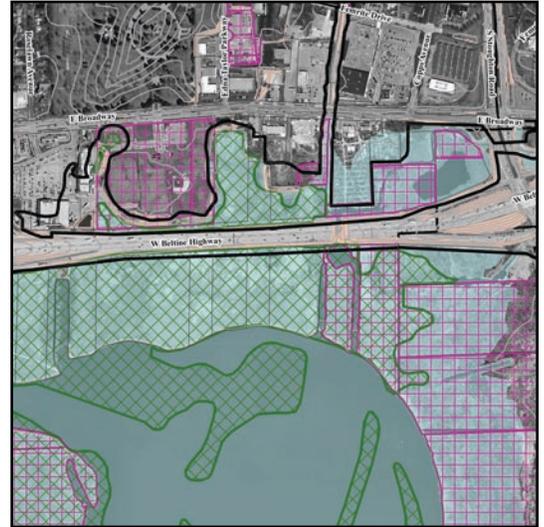
Larry Palm, Executive Chairperson



Kris Hampton, Secretary

Fact Sheet Environmental Corridors

Environmental corridors are continuous systems of open space in urban and urbanizing areas, that include environmentally sensitive lands and natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use. They are based mainly on drainage-ways and stream channels, floodplains, wetlands, steep slopes, and other resource features, and are part of a countywide system of continuous open space corridors.



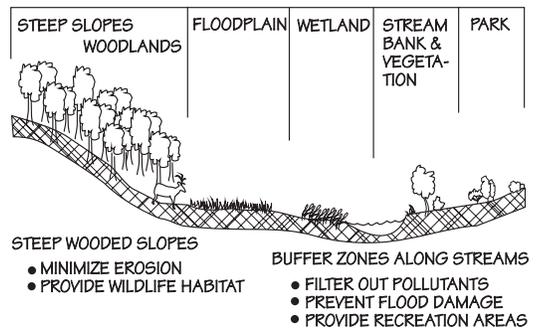
Function	Resource Features							
	Lakes, Ponds & Streams	Wetlands	Floodplains	Shoreland Buffer-Strip	Steep Slopes	Woodlands	Parks	Unique Vegetation or Geology
Protect Water Resources, Drainage & Hydrologic Functions	▲	▲	▲	▲	△			△
Provide Pollution Control		▲	△	▲	▲	△	△	
Protect Public Health, Safety & Property	▲	△	▲		▲			▲
Provide Outdoor Recreation & Education Opportunities	▲	△	△	△		△	▲	△
Provide Wildlife Habitat	▲	▲	△	△		▲	△	△
Enhance Scenic Beauty & Shape Urban Form	▲	▲	△	▲	▲	▲	▲	▲

▲ Primary Function △ Secondary or Supplemental Function

How Are Environmental Corridors Mapped and Used?

Environmental corridors have been mapped for all urban and limited service areas in the county. The RPC staff works with the local unit of government to delineate the corridors, based on available information and mapping of environmental resources and open space lands (water bodies and drainageways, floodplains, wetlands, steep slopes, woodlands, areas of unique vegetation or geology, existing and proposed parks, etc.).

The objective is to delineate, in local and regional plans, those lands and resources which perform important environmental functions (see illustration) and need to be protected from development and urbanization. Including the corridors in community plans helps the local government to protect lands needed for drainage and recreation; avoid problems from development on steep slopes, poor soils or flood-prone areas; protect water resources and avoid pollution; and enhance scenic beauty and wildlife habitat.



The schematic diagram depicts the resource elements one finds in a typical environmental corridor. Often one or more elements are found in the same locality, such as woodlands and steep slopes.

Once delineated and adopted, the corridors are used by local governments, and by the RPC and state and federal agencies in making decisions on the location of urban development and major facilities.

The corridors are also used as a basis or starting point for open space and recreation planning and acquisition. An important use of the corridors is in RPC/DNR review of sewer extensions and sewer service areas, to direct urban development to areas outside the corridors.

Making Changes to Corridors

Changes to the environmental corridors are classified into two categories: **a) major changes** to the corridors that require approval by the Regional Planning Commission (RPC) and Department of Natural Resources (DNR) before these changes would be effective for the purpose of reviewing sanitary sewer extensions; and **b) minor changes** that do not require prior approval by the RPC or the DNR.

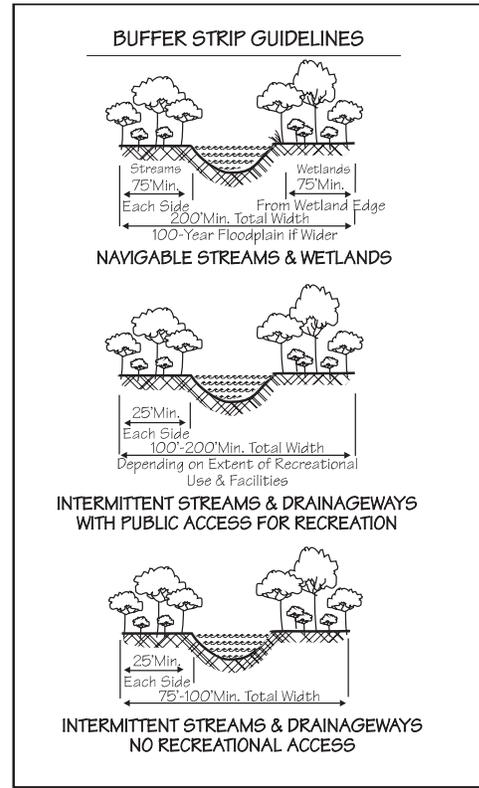
Any change to an environmental corridor, whether major or minor, should be initiated or sponsored by the affected local units of government (city, village, town), or by the Regional Planning Commission in consultation with affected local units of government. It is expected that all changes, major or minor, would be initiated by formal action by the municipality—by resolution, or approval of a plat or development plan.

Major Changes:

Major changes have the potential for significant impacts on water quality, and require RPC and DNR approval. The review and decision process for a proposed major corridor change requires a public hearing and generally takes three months.

Major changes include:

- 1) Removing any mapped wetland area unless exempted by state administrative rules or state-approved rezoning.
- 2) Any change that would remove any area below the ordinary high water mark of a stream, pond or lake.
- 3) Any change resulting in the elimination or interruption in the continuity of any corridor segment which includes floodplains, wetlands, shoreland buffer strips or steep slopes adjacent to water bodies (defined as slopes over 12% where the base of slope does not have at least 75 feet of vegetated buffer strip between the base of slope and the ordinary high water mark of perennial streams, ponds and lakes).
- 4) Any change reducing the width of vegetated shoreland buffer strips along streams, wetlands, and drainageways below minimum guidelines (see illustration).
- 5) Grading in a wetland vegetative buffer within 30 feet of the wetland edge, where the buffer has been delineated in environmental corridors, unless the grading is re-establishing natural grades or restoring wetland habitat.



Minor Changes:

Minor changes generally do not have the potential for significant impacts on water quality, and do not require RPC approval. The RPC should be notified of the official local action (resolution, plat or development plan approval, etc.) changing the corridors.

Minor changes include:

- 1) Changes resulting from DNR-approved changes in floodplain or wetland delineations, or DNR-approved rezoning.
- 2) Relocation or shortening of a corridor based solely on intermittent streams and drainageways, or adjustment of the buffer strip width within the guidelines (see illustration).
- 3) Addition to or removal from the corridors of public or private lands which do not include water bodies, floodplains, wetlands, minimum buffer strips or steep slopes adjacent to water bodies.
- 4) Changes resulting from utility or roadway maintenance or construction which meet the criteria set forth in NR 117. (It is not the intent of the environmental corridors to prevent or obstruct necessary maintenance, expansion or construction of transportation or utility facilities intended to serve areas outside of the corridors, needed to maintain or improve continuity of those systems, or designed to serve compatible uses in the corridors, such as park shelters or facilities. Facilities intended to serve new sewer residential, commercial or industrial development in the corridors are not permitted.).

	<p>100 State Street Suite 400 Madison, WI 53703 www.CapitalAreaRPC.org 608-474-6017</p>
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For more information see the adopted Environmental Corridors Policies and Criteria document on our website.



Future Urban Development Area Planning Fact Sheet

Purpose

FUDA is a collaborative, locally-driven effort among neighboring jurisdictions and the Capital Area Regional Planning Commission. The purpose is to protect vital natural resources, promote efficient development, and preserve farmland through cooperative planning for long-term growth. FUDA provides additional resources that local communities may use to update their comprehensive plans.

FUDA projects offer “scenario planning” activities to help local officials weigh the costs and benefits of alternative approaches to growth, and find the option best suited for each community. The intended benefits include:

- In-depth assessments of natural and agricultural resources and water quality at no cost to local municipalities
- Staff support for planning activities such as public engagement
- Intergovernmental cooperation
- Stronger, more harmonious local planning decisions
- A smoother process for expanding Urban Service Area boundaries by addressing issues and potential conflicts up-front

Background

The local resolutions that were adopted asking the Governor to create the Capital Area Regional Planning Commission (CARPC) included a proactive long-range planning effort to align regional goals and objectives with local needs and desires in a collaborative manner. This proactive, long-range collaborative planning process was named Future Urban Development Area (FUDA) Planning.

CARPC was created by Governor Doyle under Wis. State Stats. 66.0309 governing regional planning commissions. Under the statute CARPC has the duty and responsibility of planning for the *harmonious physical development of the region*. CARPC is also created to be an *area-wide water quality management planning agency* under Wisconsin administrative code chapter NR 121, working as an agent of the state to work with the Wisconsin Department of Natural Resources (WDNR) to coordinate various water quality management activities in the region, and advise WDNR about local water quality management needs and conditions.

Process

While FUDA can be tailored to the needs of each community, there are two key components:

1. Preparation of an Environmental Conditions Report (ECR) with detailed data on the community and its natural and agricultural resources
2. Planning activities for future urban development areas (areas that are or will be served by municipal sewer and water) and preparation of a full FUDA Study

The ECR may be a stand-alone product and serve as the entire FUDA project for a community. However, it may also be followed – either immediately or at a later date – by planning for future urban development areas. Local communities have the option to use the results of these planning activities in updates to their comprehensive plans.

FUDA and the Urban Service Area Amendment Process

The FUDA process helps communities in the Urban Service Area Amendment (USAA) process. A FUDA study identifies areas for protection and areas most suitable for growth. A community that uses a FUDA study to identify and plan for future urban service area expansion has the tools to demonstrate the need, plan consistency and suitability of a USAA through a collaborative process that incorporates the input of neighboring communities.

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