

Memorandum of Understanding Madison Future Urban Development Area (FUDA) – Southeast CUSA

The following memorandum of understanding describes the Future Urban Development Area (FUDA) planning process for a Southeastern Madison portion of the Central Urban Service Area (CUSA).

Participating Entities

FUDA planning is a voluntary, locally-driven intergovernmental process. The project engages the City of Madison and the Town of Blooming Grove to inventory and assess future development and preservation considerations.

Intent

Enable local jurisdictions to proactively generate better land use development, and water quality outcomes through long-term, intergovernmental planning. The Madison FUDA Study will complete the Environmental Conditions Report (ECR) for the potential future expansion of the Southeast portion of the CUSA. Neighborhood, land use and transportation planning activities will be managed locally.

Purpose

The purpose of FUDA planning is to protect vital natural resources, promote efficient development, and preserve farmland through cooperative planning for long-term growth.

Timeline

The Capital Area Regional Planning Commission (CARPC) staff estimates three months from project initiation to submit a complete DRAFT ECR to Madison staff for review, with an additional three months for final editing and formatting. Overall, the project is anticipated to take six months, barring unforeseen obstacles. Additional timeline specifics, including target dates, will be developed by the project staff team.

Process

1. Execute the MOU between the participating communities and CARPC acknowledging the outlined process and responsibilities of involved parties.
2. Participating communities identify local staff.
3. Intergovernmental project staff will meet as needed to review progress and edit the Environmental Conditions Report (ECR).
4. Complete the ECR inventory and assessment of natural resources, agricultural resources, and community development.
5. Participating and other local jurisdictions will coordinate application of the information at the local levels to update their governing documents including and not limited to comprehensive plans, neighborhood development plans, ordinances, and official maps as deemed necessary by those communities. CARPC can provide planning assistance to conduct scenario planning and evaluation upon request, if sufficient resources are available.

Deliverables

CARPC staff, with input and review from local staff, will prepare an Environmental Conditions Report. The purpose of this Environmental Conditions Report is to provide an inventory and assessment of natural, agricultural, and community resources in the ECR Study Area. The ECR also contains best practices recommendations for urban development and preservation to be considered by local units of government

as future plans and ordinances are prepared for these areas. Below are topics considered in the ECR. Different ECR study areas may have some or all of the considerations below.

Natural Resources

- Physical Geography
- Mineral Resources
- Steep Slopes and Woodlands
- Existing and Former Wetlands (Hydric Soils)
- Depth to Water Table
- Depth to Bedrock
- Building Site Potential with Basements
- Regional Streams and Watersheds
- Local Streams and Watersheds
- Wetland Groups
- Floodplains
- Internally Drained Areas
- WDNR Fish and Aquatic Life Designations
- Watershed Management Units
- Land Use in the Lake Mendota Watershed
- Watersheds
- Thermally Sensitive Areas
- Open Space Corridors
- Yahara Lakes Summer Water Clarity Depth
- Yahara Lakes Phosphorus Loading Sources
- Lake Mendota Water Levels and Level Limits
- Biological Indicators
- Stream Water Volumes and Baseflows
- WDNR Fish and Aquatic Life Uses
- Simulated Groundwater Flow (Upper and Lower Aquifers)
- Lateral extent of the Eau Claire Aquitard
- Springs
- Zones of Contribution for Municipal Wells
- Groundwater Recharge
- Relative Infiltration (Natural, Engineered, Enhancement)
- Door Creek Surface and Groundwater Impacts and Opportunities
- General Aquifer System in Dane County
- Groundwater Flow in the Upper Aquifer
- Lateral Extent of the Eau Claire Aquitard in Dane County
- Simulate Drawdown at the Water Table (2000 and 2040)
- Results of Model Simulations for Area Wells
- Pre-Settlement Vegetation
- Endangered Resources
- Prairie Savannah and Grassland
- Habitat Classification
- Trophic Pyramids of Numbers, Biomass, and Energy
- Zones of Protection for Semi-Aquatic Species
- Patch Size and Local Extinction
- Habitat Loss and Landscape Connectivity
- Core Terrestrial Habitat for Herpetiles
- Resource Areas
- Hydrologic Effects of Urban Development

Agricultural Resources

- Agricultural and Developed Lands
- Agricultural Land Conversion
- Lands Under Cultivation in Urban Jurisdictions
- Parcel with Agricultural Land Uses
- Base Farm Tracts
- Contiguous Agricultural Blocks
- Agricultural Concentration Between Major Road
- Livestock Premises
- Crop Type
- Land Value Assessment
- Improvement Value Assessment
- Prime Farmlands
- Land Evaluation
- Support Services
- Environmental Features on Agricultural Parcels

Land Use and Projected Demand

- Current Developed and Undeveloped Land
- Developed Acres and Percent Change
- Residential Densities
- Developed Land by Community by Year
- Land Use and Land Use Changes

Study Area

The Southeast Madison ECR study area boundaries generally include Cottage Grove Road and the Wisconsin Department of Transportation-owned rail line on the north, the Blooming Grove/Cottage Grove town lines on the east, Sigglekow Road on the south and Interstate Highway 39/90 and the future eastern realignment of Sprecher Road on the west. The Study Area is illustrated in Map 1: Study Area (attached).

The analysis of the Study Area will extend to the Door Creek watershed limits for water quality/quantity analysis.

Data Considerations

The ECR contains data and analysis from existing sources and does not intend to generate new data. NR 121 states that official population projection figures be used for water quality planning. Land use data exists for 2010. Data provided will extend to the watershed limits for water quality/quantity analysis. All other analyses will be geographically limited to a defined Study Area.

Interjurisdictional Involvement

The FUDA Study will assess the broader environmental context that includes neighboring jurisdictions. Accordingly, those units of government will be encouraged to attend FUDA Study meetings.

Staff Involvement

CARPC staff is responsible for the majority of the work entailed in the FUDA process. This includes but is not limited to the overall coordination of the process, completion of tasks outlined in the project schedule, preparation and early distribution of materials for staff team meetings. Unless otherwise discussed, CARPC staff will deliver completed meeting materials one week prior to the meeting. CARPC staff members include:

- Kamran Mesbah, Deputy Director
- Steve Steinhoff, Director, Community & Regional Development Planning
- Mike Kakuska, Senior Environmental Planner
- Sean Higgins, Community Planner
- Matt Covert, Community Planner
- Steve Wagner, Graphic and Layout Designer
- Aaron Krebs, Graphic Information Systems Specialist

Participating communities contribute staff for the staff team. Towns without available staff may request staff assistance from Dane County Planning and Development. The staff team is responsible for timely review and feedback on materials provided by CARPC staff and attending staff team meetings. Local staff include:

- Rick Roll, Planner, City of Madison
- Brian Grady, Planner, City of Madison
- Mike Wolf, Administrator, Town of Blooming Grove

CARPC Commissioners Involvement

The Commission has not defined criteria for their involvement in FUDA projects or the work products. Precedent indicates the Commission will simply acknowledge the project completion without taking any official action. Official actions would occur locally first and then be taken up by the Commission through existing processes for updating planning documents.

Funding and Costs

Funding for CARPC expenses comes from CARPC revenue sources, primarily countywide tax levy. Cost to participating communities includes staff time and potentially supplies, facilities and equipment with no cash cost. The local staff time requirement of the project is anticipated to be one meeting every month and sufficient time to review and comment on materials provided.

The following parties agree to execute this Memorandum of Understanding:

City of Madison Representative date

CARPC Representative date