



Minutes
Northeast Neighborhood Land Use Committee
February 24, 2009

Present: Bruce Kaniewski, Phil Sveum, Steve Arnold, Tom Hovel, Bill Horns, Andy Potts, Samuel Cooke

1. Arnold called the meeting to order at 8:04 am
2. Motion by Kaniewski, second by Svem, to approve minutes of 2/10/09 was carried. One typographical correction to the minutes was noted.

3. Public Comment –None

Hovel passed out communications from Werth and Jensen, to be discussed by the Committee at the next meeting. Emely Verba-Green asked to speak about local streets; Arnold suggested she send an email to himself and Hovel and then a decision would be made as to what, if any, agenda she would be placed on. He noted that public comment has to be approved by the Committee.

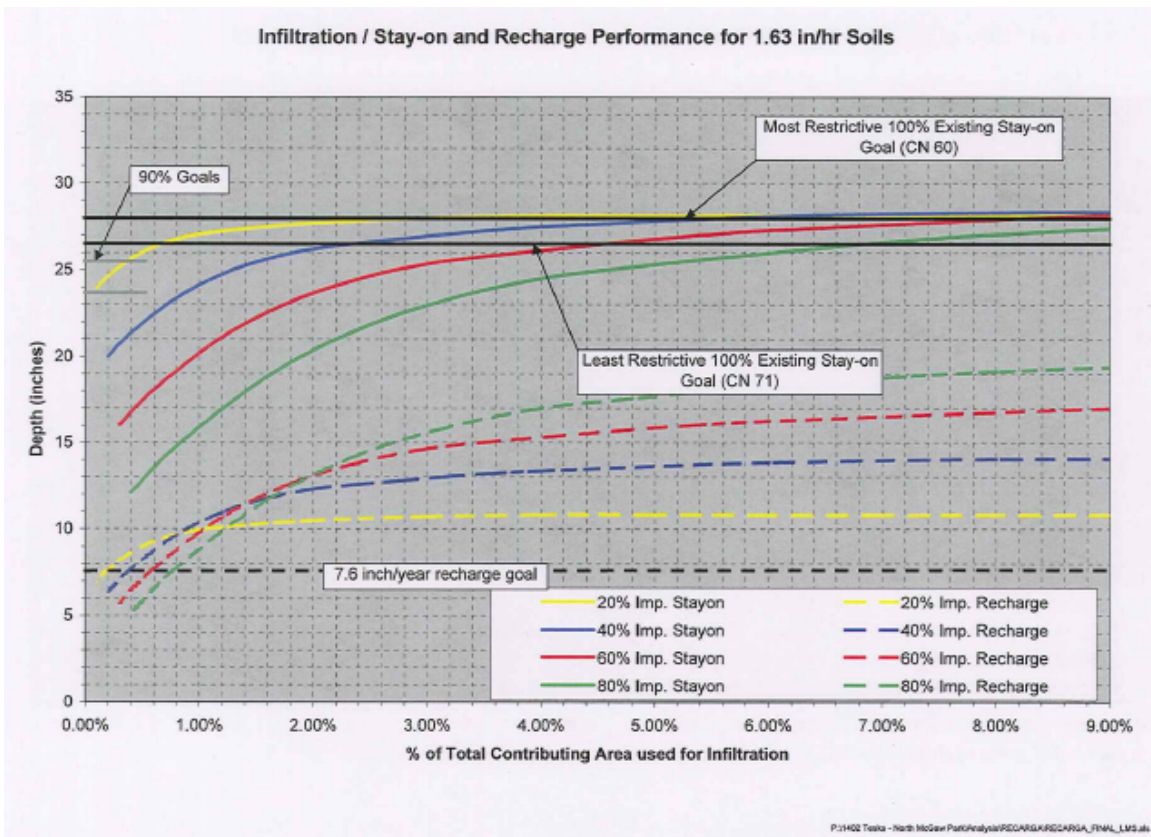
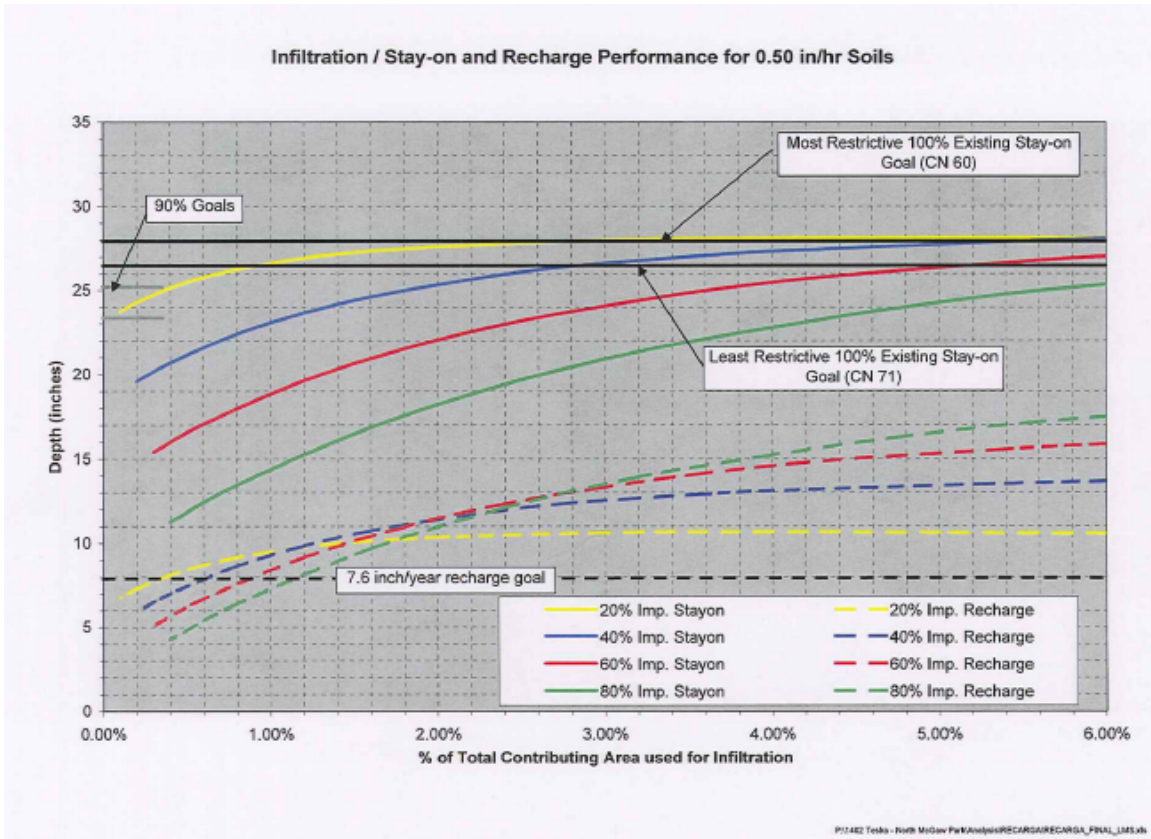
4. Work Session—various planning elements

Review of Transportation (from prior meeting): Committee had no comments or issues with transportation discussion from the 2/10/09 meeting.

4C. Storm water

Steve Gaffield of Montgomery Associates Resource Solutions (MARS) discussed the storm water standards being used in the McGaw Park Neighborhood Plan (MPNP). Graphs prepared by MARS, showing the level of re-charge (7.6" per year) compared to stay on site, were shown and discussed. The MPNP is requiring both 7.6" recharge and 90% pre-development infiltration rate; NEN standards have 100% infiltration or 7.6" of recharge, and the latter is almost always the default level. Policy implications of recharge and the effect on the aquifers and even surface waters were discussed. Explanation of the graphs also showed the limitation of the County and State standards. The Committee discussed the importance and effects of recharge.

The graphs discussed, which were prepared by MARS, follow:



Gaffield also noted other aspects of the proposed MPNP storm water standards, such as flexibility to the reviewer in order to avoid potential ground water mounding. Arnold asked if anyone knew if the basement flooding in Meadowview was related to surface storm water, or a high groundwater table. Town of Dunn will be asked to provide information on this.

The Committee decided to continue discussion of stormwater standards at the next meeting. Arnold noted he would like, at that meeting, to compare the NEN and MPNP and determine any other differences between the two.

Joe Mathers of the Community Action Coalition (CAC) was present to discuss community gardens. Arnold noted an email he sent to Joe Mathers, and an email from Jerry Sieling on this issue as well. Mathers noted: CAC promotes groups to run community gardens which typically have 10'x10', 10'x 20' or 20'x20' plots for a family. Optimum size of a group is 20 to 100 families, although it can have more, but would need good organizational structure. Since they help groups, they have no standard on how many gardens should be provided up front for a development.

They obtain waivers, and also rely on the state outdoor recreation statute that limits liability. Parkland, church land, private land and easement areas can be used, and are used, for community gardens. He noted that a 400 sq ft plot with water and compost has a season charge of about \$65, which goes to the group who assists with cultivation and the like. The charge goes to as low as \$10 depending upon capability to pay. Most groups are unincorporated associations. Andy Potts left the meeting at about 9:40 am.

In response to a question from Sveum, Mathers noted that Hmong and other large users usually rent land and are not part of community gardening.

Mathers explained that a community garden location within ¼ mile to ½ mile of residential is best, but could go to one mile away. In addition, locations next to large open space can pose issues with predators.

Horns suggested that the Park Commission look at this and determine policy of where and how much park land to dedicate to community gardens. There was discussion of this, balance of park use demands, and whether additional park dedication would be required to fulfill that requirement. The Committee also discussed the highest need for community gardens is with multi-family while large lot single family has the least need.

Committee will continue discussion of this at next meeting, after storm water.

Future Meetings: March 10, and March 24, 2009

6. Adjournment. Motion by Sveum, second by Cooke, to adjourn at 10:05 am was carried.

Minutes by
 T Hovel

Potential future agendas:

3/10 agenda:

Storm water, Community gardens, and correspondence received at this meeting.
 Michael Zimmerman to discuss cultural and economic linkages with GTV.

Issues from Samuel Cooke (have now been discussed by the Committee):

1. Provide Guidelines for Separate Construction and Long-term Stormwater Management Controls
2. Provide Enhanced Stormwater Management Standards
3. Specify a Stormwater Site Inspection and Enforcement Plan
4. Additional Information is needed to prepare an effective design
5. Consider Recharging the Groundwater Table Upgradient from the Point of NEN Groundwater Extraction at Rates Based on Assumed Recharge Rates (7.6 inches per year for Dane County) PLUS the Amount of Groundwater Estimated to be Extracted for Use in the NEN
6. Establish a Neighborhood/Business/Public Education Plan

On-going Identification of Issues to be resolved:

Item	Action	Information needed
E Clayton relocation—Wood plan of 4/28/2008	Approved Confirmed 12/2/2008; 1/13/09	
Wood land use south of relocated E Clayton		Consider with other land uses
Croft-relocate park further north		Consider with other land uses
Relocate stormwater ponds per Croft plan		Consider with other land uses
Add med density ~ 5 ac per Croft plan		Consider with other land uses
Add low density cluster ~ 10 acres per Croft plan		Consider with other land uses
Rural residential in buffer area Per Croft plan		Consider with other land uses
Determine use of current single institutional use area now in possible gravity flow area (Croft plan)		Consider with other land uses
Reduce wetland buffer to 75' from 300' on Parks plan (various property)	Set at 75' for oval wetland hydric soil area, but may enlarge as discussion occurs (7/1/2008)	
Pull back build line east end add density behind homes on MM (from 4/15) Sveum land		Consider at a later meeting, after open space issues decided

Street alignment		Further discussion (5/22/2008)
Buffer widths		Further discussion (5/22/2008)
Pasley property	Consensus that it is planned for, while not in direct current boundary (5/22/2008)	
Indian Trail	Plan should note that the CDP should, in some manner acknowledge the trail. (1/27/09)	
Tree lines		Further discussion
Infiltration areas	Plan with storm water infiltration	
Hydric soils		Update Park and Open Space map to reflect NRC field study.
Connect north and south areas between MM and USH 14		Further discussion
Heritage and Specimen Trees	Add section in plan, Chapter 3, to protect such trees as a performance standard. 7/1/2008	Preservation area identified 8/12 around group of five trees
Comparison of costs for stormwater approaches (10/21/2008)		Estimates of the two approaches
Groundwater evaluation with higher levels of infiltration (10/21/2008)	Possibly city wide study to be determined by Resource Conservation at a later date (11/18/2008)	
Alter precipitation rates in current ordinance to reflect current weather patterns (10/21)		Obtain data from reliable source and determine level to be used
Continuous flow modeling, string of precipitation events (10/21/2008)	Committee decided to use the following standard for TSS removal: <i>80% based on 1 year 24 hour storm event, and 60% for a five year 24 hour event (11/18)</i>	
Soil erosion—construction Added 12/2/2008	Soil erosion during construction (or activity requiring land disturbing permits) is to use the RUSLE 2 model to limit soil loss to five tons per acre annually. If this model is not available, the current USLE model at the county standard of 7.5 tons/acre	

	annually may be used in its place.	
Erosion Inspection/Enforcement Added 12/2/2008	A. Inspection every week or after every rain event, which ever is more frequent. B. City staff should be the main inspectors with use of a third party, or hiring an LTE in time of high construction activity. C. Building Inspection should look at their enforcement methods and determine what they can do to provide more scrutiny and enforcement. The Committee suggested that every inspector be aware as they travel to look at sites and note irregularities and follow up for correction.	
Land disturbance timing and area affect erosion levels 12/2/2008	Note that the timing (both season and amount of time) along with area disturbed affects erosion levels and appropriate effort should be put forth to reduce the negative effects of these variables.	
Closest bus route in the Rimrock area. Route 16 as far south as near to the south end of Rimrock Rd. And Public transportation connections and extensions, not just north south, but east and west as well. Committee thought that a couple city transfer points are required to better facilitate east west	Committee agreed to the following principles: Density of neighborhood; density of transit stops (the committee agreed to later look at what % of dwellings should be placed within a certain, usually ¼ mile, distance of a transit stop); Design road network so that buses will work; phase in of transit, at what point as neighborhood builds out should transit be brought in	

<p>Fitchburg travel. May require planning among routes and the way those route operate.</p> <p>And To promote transit do the following: sufficient density; network for transit; staging not only of the i/c, but also of transit and the connections to GTV</p> <p>1/13/09</p>		
<p>USH 14 interchange (i/c) will cause closure of the south ramps of the McCoy i/c. This is a design issue required by design standards.</p> <p>1/13/09</p>		<p>Committee would like to see if there are options, such as an auxiliary lane, in order to keep the current south ramps open.</p>
<p>Rail transit location in Green Tech Village (GTV)—Along rail line between W Clayton and E Cheryl extension.</p> <p>1/13/09</p>	<p>Rail transit stop with associated bus transfer station should be planned in GTV.</p>	
<p>Intersctions at MM in 7/07 plan were based on topography and spacing</p> <p>1/13/09</p>	<p>Given topography the committee agreed to leave the limited number of locations. One street in the wooded area east of MM will, due to the Natural Resource study, not likely be recommended.</p> <p>Visibility and spacing. The R-M street alignment plan was based on these standards of appropriate spacing and visibility.</p>	
<p>Bike/pedestrian access other than the new Lacy Rd. (hereafter “new Lacy Rd”</p>		<p>Committee would like to know how it is plowed, and whether small emergency</p>

<p>may be referred to as A Street or A Road) to the proposed i/c, with the possibility of this crossing handling emergency access vehicles. Discussion occurred on design for emergency vehicles, and cost for designing for autos would increase it by \$400,000 to \$600,000. Lower topography west of 14, at the location north of north end of the Madison ramps means difficulty to have other street crossing, and who pays the cost. Also may conflict with open space proposal.</p> <p>1/13/09</p>		<p>vehicles, like a Police car, could use the ped/bike ramp. The Committee also agreed to simply not place buildings or other facilities which would affect possible connection across 14 for another street connection (see H, below); streets on either side should match up to allow for this future potential.</p>
<p>Plan for streets that may not be feasible to extend across HWY 14 right now, but may be more feasible in the future with dense development. Discussed with item directly above.</p> <p>1/13/09</p>	<p>Committee agreed to retain area and provide for street connections opposite each other along Hwy 14 to allow for this possibility in the future.</p>	
<p>Auto dependency of current neighborhood design. .</p> <p>1/13/09</p>	<p>It was noted that a good bike/ped network and to design for transit would be major issues. Ped crossing of MM and 14 are also major issues.</p>	
<p>Street solar orientation</p> <p>1/27/09</p>	<p>One aspect to be considered as street layout is determined. Stormwater management capabilities may take precedence, however. (1/27/09)</p>	

Storm water criteria:

GOALS

1. Minimize changes to storm water runoff volume.
2. Minimize the potential for downstream water course morphologic or habitat quality impacts.
3. Provide multiple points of treatment and infiltration of runoff as close to the impervious surfaces as possible, integrating water management through the project drainage system.
4. Incorporate design approaches that minimize the extent of runoff producing surfaces.
5. Incorporate management and maintenance approaches that address specific urban pollutants and provide for long term performance.

STORM WATER AND EROSION CONTROL STANDARDS

- A. Peak run off rate: Maintain pre-development peak rates for 2 yr, 10 yr, and 100 yr 24 hours storm events.*
- B. Infiltration-- Post-development 100% of pre-development or meet estimated average annual recharge. Follow the higher priority of the two practices which is the infiltration (stay on site) requirement. In other words, follow existing ordinances but at 100% instead of 90%. (Commercial site level is subject to a case study.)*
- C. Total Suspended Solids (TSS)—Reduce 80% based on 1 year 24 hour storm event.*
- D. Thermal Control—Reduce temperature of runoff within watershed at all outlets.*
- E. Soil Erosion during Construction— Soil erosion during construction (or activity requiring land disturbing permits) is to use the RUSLE 2 model to limit soil loss to five tons per acre annually. If this model is not available, the current USLE model at the county standard of 7.5 tons/acre annually may be used in its place.*
- F. Post Construction TSS Water Quality-- Reduce TSS 80% based on 1 year 24 hour storm event, and 60% for a five year 24 hour event.)*
- G. Oil and Grease Control—Potential for oil or grease, first 0.5 in. runoff treated (commercial and industrial)*
- H. Phosphorous--Demonstrate a reduction of existing agricultural phosphorous loading by at least 50%*

Erosion control—Site Inspection and Enforcement Plan:

- A. Inspection every week or after every rain event, which ever is more frequent.*
- B. City staff should be the main inspectors with use of a third party, or hiring an LTE in time of high construction activity.*
- C. Building Inspection should look at their enforcement methods and determine what they can do to provide more scrutiny and enforcement. The Committee suggested that every inspector be aware as they travel to look at sites and note irregularities and follow up for correction.*

Policies for transit promotion (1/13/09):

- A. Density of neighborhood
- B. Density of transit stops (the committee agreed to later look at what % of dwellings should be placed within a certain, usually ¼ mile, distance of a transit stop);
- C. Design road network so that buses will work.

D. Phase in of transit, at what point as neighborhood builds out should transit be brought in.