



www.townofberry.org

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March 7, 2014

Dane County Comprehensive Planning Steering Committee
Dane County Dept. of Planning & Development
210 Martin Luther King, Jr. Blvd., Room 116
Madison, WI 53703-3342

Re: Resource Protection Corridors

Dear Steering Committee:

The Town of Berry Board has directed me to forward a letter to you in regard to your proposed amendment to the Resource Protection Corridors. The Town has two concerns.

First, you have indicated that you will only be sending direct mail notices to approximately 100 property owners whose properties are affected by the changes being proposed. We believe that broader, more general notification may help to alert property owners to possible future restrictions on use of their properties. Depending upon the property and the location of the resource corridor you propose, it could have a profound impact not immediately apparent to the County, but which would be immediately apparent to the owner. For example, should you determine to overlay a Resource Protection Corridor over a portion of the property that was an intended building site, or constituted the only realistic building site on that particular property, even though only a small portion of the property was affected, it would be significant. Broad, general notice to those who may potentially be affected, so that they can provide meaningful input to the process, can only improve the outcome of the planning process, and bring a greater consensus for supporting that outcome.

Our second concern is over mapping hydric soils as Resource Protection Corridors.

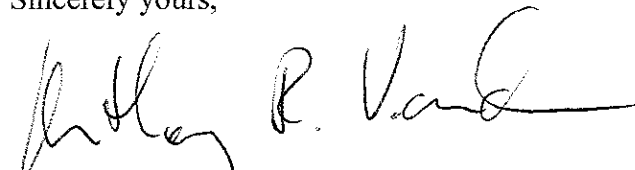
Is the purpose of including all hydric soils in Resource Protection Corridors to avoid development on areas that may be prone to flooding, despite not being included in mapped flood plains? If this is the case, then only those locations with hydric soils that do not have adequate surface drainage should be included. Where sites are drained by streams, and the site is clearly above the 100 or 500 year flood plain for the watershed, there is little justification for inclusion of the site in the Resource Protection Corridor. Some hydric soils are created by manmade soil disturbances, and really do not warrant protection of any sort.

If the reason for including hydric soils in Resource Protection Corridors is for the purpose of avoiding flooding in areas where surface water – ground water coupling has not been adequately considered in flood plain mapping, then that purpose should be clearly stated in the plan, and the plan should map these areas as putative flood avoidance areas (as indicated by hydric soils and surface topography), not simply as areas of hydric soils.

At this stage all towns in the county should have comprehensive plans approved by the county. The county plan should function to integrate those plans into the larger landscape, in a way that facilitates the individual town plans, yet incorporates those planning aspects necessary on a scale larger than individual 6x6 mile townships. The amount of development, and to a large degree, both the nature of development and its location, has been clearly spelled out in each town's comprehensive plans. New County overlay plans that unnecessarily limit the location of development can be counterproductive in the sense that such additional limitations can adversely affect the efforts of the town to steer development to comply with both the letter and spirit of the existing town comprehensive plan.

I remain,

Sincerely yours,



Anthony R. Varda
Town Chair, Town of Berry