



G R E A T E R M A D I S O N
C H A M B E R O F C O M M E R C E

**Greater Madison Chamber of Commerce Position:
Capital Area Regional Planning Commission's Amendment to the 1997
Dane County Land Use and Transportation Plan
February 21, 2008**

The Greater Madison Chamber of Commerce Board of Directors met on February 21, 2008, and approved the following.

Motion: The GMCC Board of Directors opposes the Capital Area Regional Planning Commission's (CARPC) Amendment to the 1997 Dane County Land Use and Transportation Plan because a balanced, regional approach to growth must include flexibility when determining urban service areas.

In an effort to foster trust, CARPC should engage in collaborative discussions with local units of government, the development community, environmental groups and other interested parties to adopt governing policies and procedures which maintain flexibility while preserving Dane County's excellent quality of life and strengthening its future economic opportunities. The final plan must include details regarding the process and criterion which CARPC will use to determine the outcome of requests to extend urban service areas.

Comments: The GMCC acknowledges CARPC's efforts to reduce environmental impacts of development, but elimination of the flexibility margin when establishing urban service area boundaries invokes a severe, rather than balanced approach.

Local units of government throughout Dane County have spent considerable time and money to adopt comprehensive plans as required by the state's smart growth laws. Many of those comprehensive plans included planned growth dependent upon the existing flexibility margins.

The GMCC has long supported the need for an ample supply of affordable, workforce housing. Increased land costs hinder the ability to build new, affordable homes for working families. Eliminating the flexibility margins would decrease available land for development in Dane County over the next 20 years which will further increase land costs.

The GMCC acknowledges that businesses and citizens are attracted to Dane County due to the historic balance between growth and the protection of local natural resources. Brownfield redevelopment, increased density in urban areas, the preservation of farms and protection of our water resources are all laudable goals. However, CARPC's current proposal is not the best way to provide that balance.