



Urban Service Area Amendment Application

East Side Growth Area

Date: 04/24/2020



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April 24, 2020

Mike Rupiper, Director of Environmental Resources Planning
Capital Area Regional Planning Commission
City County Building, Room 362
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

RE: Village of McFarland – East Side Growth Area, Central Urban Service Area Amendment

Please accept this letter as a formal request by the Village of McFarland to amend the Central Urban Service Area to include 270 acres encompassing lands within the Village's East Side Growth Area. Attached is the complete urban service area amendment application following the checklist provided by CARPC. The Village is requesting a public hearing on this application at the June 11, 2020 CARPC meeting and follow-up action at the July 9, 2020 CARPC meeting.

Any questions regarding this application can be addressed to myself at andrew.bremer@mcfarland.wi.us, or 608-838-3154.

Sincerely,

A handwritten signature in black ink that reads 'Andrew Bremer'.

Andrew Bremer, AICP
Community & Economic Development Director

cc: Matt Schuenke, Village Administrator
Brian Berquist, Village Engineer, Town and Country Engineering

The following document was assembled to support the Village of McFarland’s application for an amendment to the Central Urban Service Area as outlined by the Capital Area Regional Planning Commission (CARPC). The application follows CARPC’s “Process for Service Area Amendments to the WDNR Water Quality Plan for Dane County” flow chart and “Urban Service Area Amendment Application Checklist”:

1. USA Amendment submittal
2. USA Amendment review
3. DNR administrative decision

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Map 1: USAA, Boundary

Map 2: USAA, Existing Land Use

Map 3: Village of McFarland, Comprehensive Plan, Future Land Use

Map 4: Village of McFarland, East Side Neighborhood Growth Area Plan, Conceptual Development Plan

Map 5: Village of McFarland, Town of Down, Intergovernmental Agreement, Exhibit C

Map 6: USAA, 10-Year Build-Out Staging

Map 7: USAA, Natural Resources

Map 8: USAA, Environmental Corridors

Map 9: USAA, Proposed Sanitary Sewer Interceptor

Appendix B: Conceptual Development Plans

Map A: Veridian Homes (Rosewood Fields) Conceptual Development Plan

Map B: Elvehjem Acres LLC Conceptual Development Plan

Map C: Skaalen Homes Conceptual Development Plan

Appendix C: Wetland Delineation Reports

I. DNR Navigable Stream Determination (Skaalen), December 29, 2015

II. Skaalen Wetland Delineation Report, April 25, 2016

III. Budnar (Skaalen) Wetland Delineation Report, October 11, 2019

IV. Helmke (Elvehjem Acres LLC) Wetland Delineation Report, June 4, 2018

V. Lower Yahara River Trail Extension (Village) Wetland Delineation Report, March 13, 2019

VI. Utterback-North (Veridian Homes) Wetland Delineation Report, December 20, 2019

Description of the Proposed Amendment Area

The proposed amendment area is approximately 270 acres and includes parts of the Northeast Quarter and the Southeast Quarter of Section 2, Township 06 North, Range 10 East; parts of the Southwest Quarter and Northwest Quarter of Section 1, Township 06 North, Range 10 East; and parts of the Northeast Quarter and Northwest Quarter of Section 11, Township 06 North, Range 10 East. The proposed amendment area includes 24 parcels and is adjacent to the Central Urban Service Area that is within the Village of McFarland. Approximately 50% of the amendment area lies within the Village's existing municipal boundary, with a total of 75% after anticipated petitions for annexation in 2020 (Skaalen and Utterback properties). The remaining areas lie adjacent to the Village's existing municipal boundary and the Village anticipates requests for annexation will occur with requests for urban services. Refer to Appendix A for a map of the proposed urban service area extension.

Plan Consistency and Need

1.1 Comprehensive Plan Consistency

The Village's Comprehensive Plan was adopted on August 28, 2017 and was last amended in May of 2019. The Future Land Use Map (refer to Appendix A) identifies most of the land within the proposed urban service area extension for future "Neighborhood" uses. Page 35 of the plan includes additional details regarding the intent of this future land use category, as summarized in Figure 1. In general, future Neighborhood areas are intended for a mixture of residential development and accessory park and institutional uses.

Figure 1. Neighborhood Future Land Use Description

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a "neighborhood" zoning district)	1. Unless the developer is following the Village's East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.

The Future Land Use Map identifies portions of properties adjacent to the intersection of CTH AB and CTH MN as suitable for "Mixed Use/Flex Commercial". Page 36 of the plan includes additional details regarding the intent of this future land use category, as summarized in Figure 2. In general, future Mixed Use/Flex Commercial areas are intended for a mixed of multi-family residential and commercial uses.

Figure 2. Mixed Use/Flex Commercial Future Land Use Description

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Mixed Use/Flex Commercial	A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems.	Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning	1. Design "Mixed Use/Flex" areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered. 4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.

A small portion of the lands within the proposed urban service area extension, adjacent to the intersection of the railroad and Elvehjem Road, are identified as "Agricultural Preservation". These lands are not in agricultural production and represent areas of WDNR mapped wetlands, which are planned to remain as environmental corridors as part of this USAA application.

The Village Board finds that the proposed USAA is consistent with the Village's Comprehensive Plan, which is available in full at the following link: <https://www.mcfarland.wi.us/ComprehensivePlan>

1.2 Link to the Village of McFarland East Side Neighborhood Growth Area Plan

Lands within the proposed urban service area extension are also within the Village's East Side Neighborhood Growth Area Plan, adopted March 10, 2008. The East Side Neighborhood Growth Plan was prepared after adoption of the Village's prior Comprehensive Plan in 2006 to provide more detailed planning for anticipated Village growth areas. The plan was prepared under the direction of an Ad Hoc Committee comprised of elected and appointed Village officials along with neighborhood stakeholders. The Village's 2017 Comprehensive Plan carries forward the 2008 East Side Neighborhood Growth Area Plan for further conceptual guidance for land uses in this area. Refer to Appendix A for a map of the Conceptual Development Plan.

The Conceptual Development Plan identifies most lands within the urban service extension area for "Traditional Residential" development. This land use category is intended for walkable neighborhoods with a combination of single-family, two-family, and 3-4 unit structures with a minimum density of four units per acre. Lands adjacent to CTH AB and CTH MN are identified as "Crossroads Commercial". The vision for this area is about 50,000 square feet of retail and service business space. This center is not intended to be a typical strip commercial center. The desired development will have multiple small buildings with a residential character, clustered around small public plazas or greenspaces. It is meant to resemble a small village or rural crossroads hamlet. "Multi-Unit Residential" areas are identified as a buffer between the Traditional Residential and Crossroads Commercial areas. The minimum density in these areas are eight units per acre and buildings with more than five units. Remaining proposed land uses include "Large-Lot Residential" areas and "Parks and Open Space" uses. The Large-Lot Residential areas are intended to serve as a transition between higher density development and adjacent farmland or environmental corridors with average densities of one to two units per acre.

The Village finds that the proposed USAA is consistent with the Village's East Side Neighborhood Growth Area Plan, which is available at the following link:

<https://www.mcfarland.wi.us/developmentplans#3FD9BE4A-7C65-4B47-98F0-7E00F9BD691A>

1.3 Need for the addition to the USA

The proposed USAA is intended to allow for the continued east-side growth of the Village of McFarland to meet projected population, housing and commercial development needs of the Village. The January 1, 2019 population estimate for the Village is 8,700 (source: WDOA). Figure 3 on page 5, illustrates the historical and projected population of the Village from 1970 to 2040. The graph includes four projections of future population growth, one created by the WDOA in 2013 and three created by the Village in 2019:

- Projection #1 is the WDOA's projected population statistics as prepared in year 2013. Notable, is that the WDOA's population estimate of 8,700 residents for 1/1/19 exceeds their 2020 projections for the Village created in 2013 by 210 persons. In 2013, the WDOA projected the Village will add 1,405 people between 2020-2040, which translates to 571 housing units or just 27 housing units per year (assuming 2.46 persons per household, 2013-2017 ACS value for McFarland).
- Projection #2 estimates the Village population grows at an annual rate of 1.3%, which is same average annual growth rate the Village experienced from 2010-2019. Under this assumption, the

Village will add 2,528 people between 2020-2040, which translates to 1,028 housing units, or 49 housing units per year.

- Projection #3 estimates the Village population grows at an annual rate of 1.9%, which is the same average annual growth rate the Village experienced from 2000-2019. Under this assumption, the Village will add 3,984 people between 2020-2040, which translates to 1,620 housing units, or 77 housing units per year. This projection is consistent with the trend line of historical population.
- Projection #4 estimates the Village population grows at an annual rate of 2.3%, which is the same average annual growth rate the Village experienced from 1990-2019. Under this assumption, the Village will add 5,085 people between 2020-2040, which translates to 2,067 housing units, or 98 housing units per year.

Figure 3. McFarland Population Projections

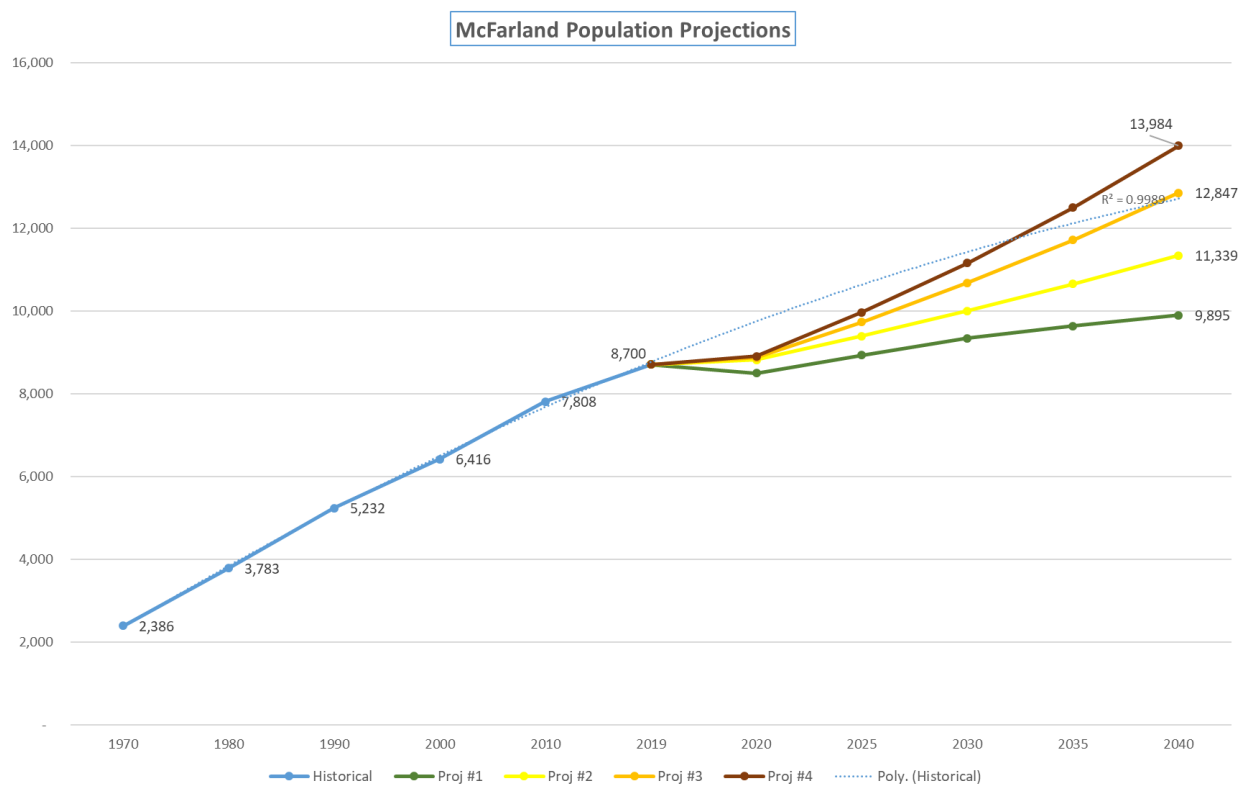
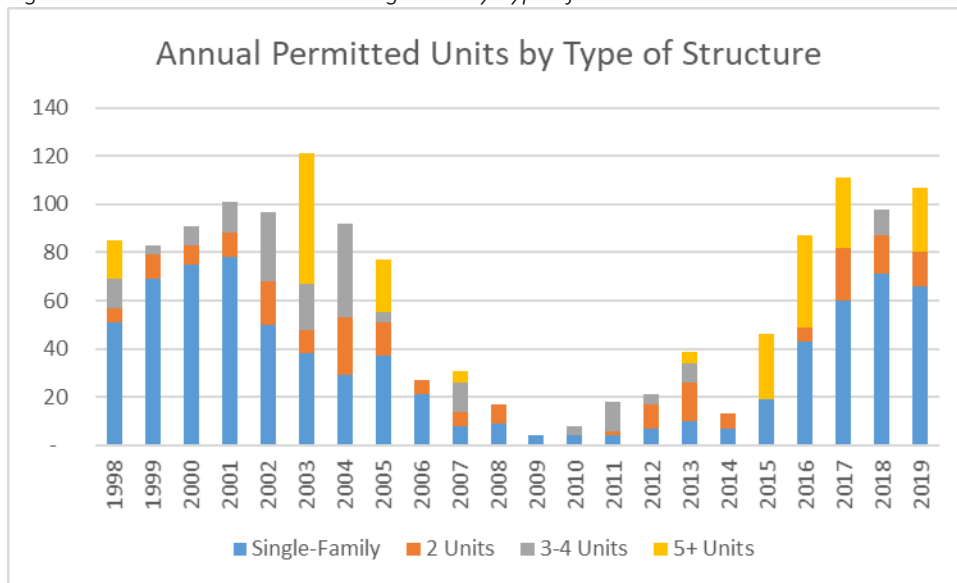


Figure 4. McFarland Annual Dwelling Units by Type of Structure



From 1998 through 2019, the Village of McFarland has averaged 62 new residential units per year. From 2015 through 2019, the Village has averaged 90 new residential units per year. This historical data supports the projected population projections #3 and #4 in Figure #3. The Village does not concur with the WDOA population projections from 2013.

While the Village has been actively investing in redevelopment of under-utilized properties within the existing urban service area for mixed-use and higher density residential developments (239 units approved since 2016), infill development alone will not sufficiently account for the housing needs (total and type) of the Village over the next 20 years. As of January 1, 2020, there are 61 remaining platted vacant single-family lots in the subdivisions adjacent to the proposed USAA (i.e. Juniper Ridge, Park View Estates, Prairie Place, and Ridge View). Through March 2020, 22 of these 61 lots have received building permits. There are no other active subdivision developments in the Village. Based on the Village's prior growth averages, these remaining vacant single-family lots are anticipated to be built out in year 2020. Therefore, expansion of the urban service area within the Village's east side growth area will be necessary. The Village seeks to amend the USA in 2020 to begin creating new residential lots for development in 2021, and beyond, to serve the needs of the community.

Intergovernmental Cooperation

In 2005, the Village of McFarland and the Town of Dunn adopted an Intergovernmental Agreement for most of the area included in the proposed USAA. The Agreement runs through year 2025. Exhibit C of the Agreement (refer to Appendix A) includes a map of the Village's Planned Eastside Growth Area. Section 4 of the Agreement specifies that the Town agrees not to oppose annexations of territory to the Village located within the Village's planned East Side Growth Area as shown in Exhibit C. Section 2 of the Agreement also provides that the Town shall not purchase conservation easements or provide direct or indirect support to other parties specifically seeking conservation easements within the planned East Side Growth Area. The Agreement does not prohibit the Village from annexation lands outside of the planned East Side Growth Area, except for certain lands located south of the Yahara River between Lake Waubesa and Lower Mud Lake. This "No Annexation Buffer Area" is not applicable to the lands within this USAA.

2.1 Notification of Adjacent Local Governmental Units

The Village provided the Town of Dunn a copy of this USAA with its official submittal to CARPC. CARPC staff will also notify the adjacent local governments of the USA Amendment request and the associated public hearing.

2.2 Adjacent Local Government Objections and Support

Any documented letter of support, neutrality, or opposition received by the Village from the Town of Dunn regarding this USAA will be provided to CARPC.

Land Use

3.1 Map of Proposed USAA Boundary and Existing Rights-of-Way

Refer to the map in Appendix A.

3.2 Tables of Existing and Proposed Land Uses

Table 1 on the following page provides the total acreage of existing and proposed development by major land use categories. Figures for proposed land uses are based on a combination of preliminary concept plans as submitted by developers to the Village (refer to Appendix B) and the Village's East Side Neighborhood Conceptual Development Plan Map. The proposed land use acreages and number of housing units in Table 1 are estimates subject to change based on final plats approved by the Village.

Table 1 Existing & Proposed Land Uses and Housing Units				
Land Use	Existing Acres	Existing Number of Housing Units	Proposed Acres	Proposed Number of Housing Units
Agriculture	153.1	0	0.0	0
Single-Family Residential	8.4	10	41.1	205
Multi-Family Residential	0	0	58.7	412
Commercial	2.2	0	10.9	0
Industrial	0	0	0.0	0
Institutional	0	0	0.0	0
Park & Open Space	95.0	0	108.2	0
Stormwater Management	0	0	14.4	0
Utility	0.3	0	0.3	0
Right-of-Way	11.1	0	36.8	0
Total	270.3	10.0	270.3	617

3.3 Map of Existing and Planned Land Uses

Refer to the maps in Appendix A. Existing land use data is from 2016; however, land uses in the USAA have not changed. Appendix A includes the Village's Future Land Use Map and East Side Neighborhood Conceptual Development Plan Map.

3.4 Quantity and Type of Proposed Housing Units

The estimated quantity of new housing units is 617. This includes an estimated 205 single family homes, 110 duplex units, and 302 multi-family units. Of the 302 multi-family units, 96 units are proposed for CBRF/RCAC units, 142 units are proposed for 3-4 unit structures (including 130 senior independent living structures), and 64 units are proposed for 4+ unit buildings.

3.5 Map of 10-Year Staging Boundaries

All developable lands within the proposed USA extension are anticipated to be built-out within 10 years. Within that timeframe various properties are anticipated to develop based on readiness to proceed and market conditions. Those parcels with existing development are anticipated to connect to urban services within the same 10-year period as annexation petitions are approved and utilities become available. Refer to Appendix A for a map of the general 10-year staging boundaries.

Natural Resources

4.1 Map of Natural Resources

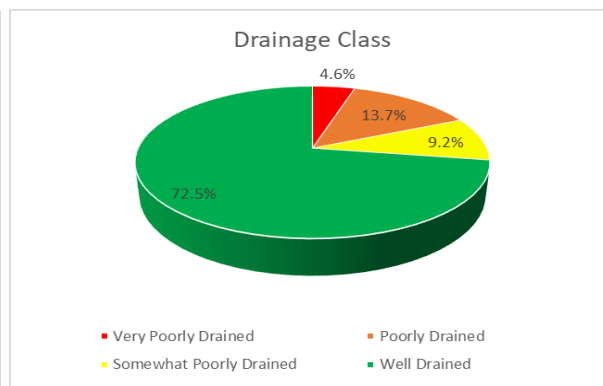
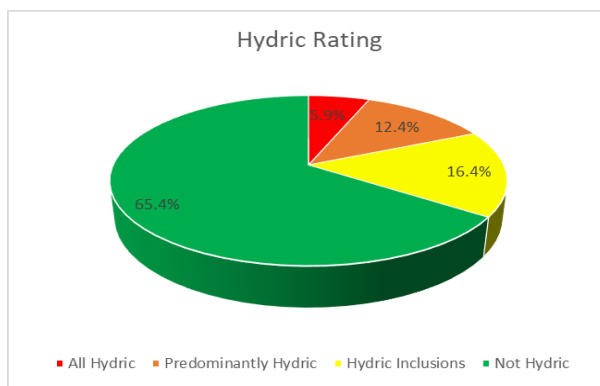
Appendix A includes a map identifying natural resources within and adjacent to the proposed USAA. The following is a summary of natural resources within the proposed USA extension:

- **Rivers or Streams.** There are no navigable rivers or streams within the proposed USA Amendment area. Those streams shown on the maps in Appendix A represent constructed drainage. One of the drainage areas is within the Village's parklands. The other is on Skaalen's property. Included within Appendix B is a copy of correspondence from Wendy Peich, WDNR, indicated the "stream" has been determined to not be navigable/public.
- **Lakes and Ponds.** Dane County DCiMap identifies a 5.9 acres undesignated pond adjacent to the southside of the railroad west of CTH AB. Based on a review of historical aerial photographs, this area has not historically consistently held water but is part of a WDNR designated wetland area. The WDNR Surface Water Data Viewer does not identify this area as a lake or pond within the 24K Hydrography Lakes and Open Water layer. There is a 0.64 acre unnamed WDNR designated pond within the Village's Urso Park.
- **Wetlands.** According to the WDNR Surface Water Data Viewer there are three areas of wetlands within the proposed USAA, all south of the railroad. The wetlands to the west of CTH AB are approximately 13 acres in area consisting of emergent/wet meadows and forested wetlands. The wetlands to the east of CTH AB are approximately 7.5 acres in area consisting of emergent/wet meadows and forested wetlands. The developers for these lands have completed field delineated wetland surveys (refer to Appendix C), the boundaries of which are shown on the Map of Natural Resources. The third wetland area is within the Village's parklands south of Elvehjem Road.
- **Floodplains.** There are no FEMA designated floodplains within the proposed USAA according to FIRM Panel 55025C0444H, effective data 9/17/2014.
- **Topography.** Elevations range from 922 feet on the north edge of the proposed USAA to 855 feet in the southeast corner of the proposed USAA. Slopes are predominantly less than 12%.
- **Public Lands.** There are two existing Village parks in the USAA. Urso Community Park includes the Village's dog park and associated walking trails. Adjacent to Urso Park is Orchard Hills Park. The Village is planning to construct a frisbee disc golf course at this park. This parks are also part of the planned Lower Yahara River Trail. The Village desires to add shelters with restrooms to

each of these parks for recreational users. Other public lands include existing rights-of-way, including a portion of the Wisconsin & Southern Railroad owned by the WisDOT.

- Soils. Most of the USAA consists of silt loam soils that are well drained and not hydric. Soils that are somewhat poorly or poorly drained, and predominantly hydric or all hydric, coincide with the wetland areas. Soils present within the proposed USAA are described in Table 2, and summarized by hydric rating and drainage class.

Soils		Acres	Percent of USAA	Drainage Class	Hydric Rating
Ad	Adrian muck	4.3	1.6%	Very Poorly Drained	All Hydric
BbA	Batavia silt loam	16.5	6.1%	Well Drained	Not Hydric
Co	Colwood silt	3.5	1.3%	Poorly Drained	All Hydric
DnB	Dodge silt loam	30.3	11.2%	Well Drained	Not Hydric
DnC2	Dodge silt loam	17.2	6.4%	Well Drained	Not Hydric
DsB	Dresden silt loam	3.9	1.4%	Well Drained	Not Hydric
DsC2	Dresden silt loam	0.0	0.0%	Well Drained	Not Hydric
EgA	Elburn silt loam	1.1	0.4%	Somewhat Poorly Drained	Hydric Inclusions
GsB	Grays silt loam	3.7	1.4%	Well Drained	Not Hydric
HaA	Hayfield silt	0.1	0.0%	Somewhat Poorly Drained	Hydric Inclusions
KeB	Kegonsa silt loam	23.5	8.7%	Well Drained	Not Hydric
KrD2	Kidder soils	20.4	7.6%	Well Drained	Not Hydric
Mc	Marshaun silt loam	0.5	0.2%	Very Poorly Drained	All Hydric
MdC2	McHenry silt loam	15.5	5.7%	Well Drained	Not Hydric
MdD2	McHenry silt loam	1.0	0.4%	Well Drained	Not Hydric
PoA	Plano silt loam	20.7	7.7%	Well Drained	Not Hydric
PoB	Plano silt loam	23.7	8.8%	Well Drained	Not Hydric
RaA	Radford silt loam	0.6	0.2%	Somewhat Poorly Drained	Hydric Inclusions
SaA	Sable silty clay loam	33.4	12.4%	Poorly Drained	Predominantly Hydric
ScB	St. Charles silt loam	19.3	7.1%	Well Drained	Hydric Inclusions
ScC2	St. Charles silt loam	0.3	0.1%	Well Drained	Not Hydric
VwA	Virgil silt loam	23.2	8.6%	Somewhat Poorly Drained	Hydric Inclusions
Wa	Wacousta silty clay loam	7.6	2.8%	Very Poorly Drained	All Hydric



4.2 Public Outlots Intended for Parks and Stormwater Management

Appendix A includes the Village's East Side Neighborhood Conceptual Development Plan. This map shows the preliminary location of planned public outlets intended for parks and stormwater management. The location of these outlets coincide with the topography (low elevations) and map of natural resources. The

location and size of public outlots intended for parks and stormwater management are subject to change based on final plats approved by the Village.

4.3 Delineate Environmental Corridors

The Natural Resources Map in Appendix A identifies areas designated wetlands by the WDNR and Dane County identified Resource Protection Corridors. This includes a few small fragmented areas identified as Resource Protection Corridors due to possible steep slopes. Current uses in these areas are agricultural fields and shrublands. The map also includes the boundaries of several field delineated wetlands which serve to refine the WDNR designations. Wetland delineation reports are provided in Appendix C.

4.4 Proposed Environmental Corridors

The Village has consulted with CARPC staff to delineate Proposed Environmental Corridors meeting the criteria adopted in the Water Quality Plan for Dane County (Refer to Appendix A). The proposed environmental corridors may be refined in the future based on additional field or engineering studies associated with various development projects.

4.5 Surpassing Minimum Environmental Corridor Requirements

Development within the proposed USAA will meet or exceed minimum environmental corridor requirements.

Utilities and Stormwater Management

5.1 Proposed Sanitary Sewer Extension

The amendment area will be served by two interceptor sewers. A 12" sanitary sewer interceptor which will connect to the Village's existing sanitary main at Devils Lake Way and a 10" interceptor which will connect to the Village's existing sanitary main at Tuscobia Trail. Refer to Appendix A for the conceptual location of this sewer interceptor. Future developments within the USAA will connect to the interceptor through additional gravity fed sanitary sewer mains. Flow from these mains will connect to the Village's existing Lift Station #2, near the intersection of Fox Run and Pheasant Run, and eventually to the Madison Metropolitan Sewer Treatment Plant through the Village's existing network of sanitary sewer mains. The Village's is working on design documents for the proposed sanitary sewer interceptor with project bidding anticipated to occur in the Summer of 2020 to enable construction to occur in the winter of 2020-21. Refer to Appendix A for a map of the proposed sanitary sewer interceptor extension. The Village plans to recoup the expense of the sanitary sewer interceptors through deferred assessments for those property owners that benefit from its installation. Developers will be responsible for the design and construction of additional sanitary sewer mains and laterals to serve proposed developments.

5.2 Estimated Average Daily and Peak Wastewater Flow for the USAA

Each housing unit in the proposed development is expected to contribute an additional 212 gallons per day, and would amount to approximately 130,958 gallons per day for the estimated 617 housing units planned or existing in the USAA. The residential peak flow is estimated at 458,354 gallons per day. These values assume 2.83 persons per home, 75 gallons per person per day, and a peaking factor of 3.5.

Using an average of 1,000 gallons per day per acre for commercial development, the estimated wastewater flow is 10,900 gallons per day. The commercial peak flow is 350% of average daily flow, the resulting peak flow is 38,150 gallons per day.

5.3 Current Average Daily flow

Lift Station #2 receives an average of 146,880 gallons per day, and has a capacity of 979,200 gallons per day. The existing peak base flow to Lift Station #2 is 535,680 gallons per day.

5.4 Wastewater Treatment Plant & Interceptor Sewer Capacity

The Madison Metropolitan Sewerage District (MMSD) Nine Springs regional wastewater treatment plant serves the Village of McFarland and will provide wastewater treatment for development within the amendment area. Capacity information for the Nine Springs treatment plant can be obtained from Curt Sauser at 608-222-1201.

The proposed sanitary sewer interceptor is anticipated to have a capacity of 1,265 gallons per minute (gpm). Including the proposed development, the anticipated peak flow in the proposed sanitary sewer interceptor would be 318 gpm. The existing sanitary sewer main from Lift Station #2 to Devils Lake Way has a capacity of 1,010gpm. Including the proposed development, the peak demand on this existing interceptor would be 508 gpm.

5.5 Proposed Public Water Supply

Proposed development within the USAA will be served by the Village's existing Wells #1, 3, and 4. Future water main extensions in the USAA will range from 8 to 12-inch diameter.

5.6 Estimated Average Daily and Peak Hourly Water Demand for the USAA

Each housing unit in the proposed development is expected to require an additional 283 gallons per day, and would amount to approximately 174,611 gallons per day for the estimated 617 housing units planned or existing in the USAA. The residential peak hourly demand within the USAA is estimated at 401,605 gallons per day. This values assumes 2.83 persons per home, 100 gallons per person per day, and a ratio of maximum day to average day of 2.3.

5.7 Current Average Daily and Peak Hourly Water Demand

The current capacity of the Village's public water system is 2,159,571 gpd. This is the Village's firm capacity and assumes that the Village's largest well is offline. The average daily demand is 849,431 gallons. Peak hourly demand is estimated at 1,953,691 gpd.

5.8 Current Capacity of the Water Supply System

The Village of McFarland has 1,250,000 gallons of elevated water storage in two water towers and a pumping capacity (wells) of 2,500 gallons per minute. The Village currently has three wells. Well 1 pumps has a capacity of 500 gpm, Well 3 has a capacity of 1,000 gpm, and Well 4 has a capacity of 1,000 gpm. The Village's pumping capacity with its largest well out of service is 1,500 gpm.

5.9 Proposed Stormwater Management Standards and Practices

The Village of McFarland has adopted stormwater management requirements meeting the current Dane County stormwater management requirements. Appendix A includes the Village's East Side Neighborhood Conceptual Development Plan. This map shows the preliminary location of planned public outlots intended for parks and stormwater management. The location of these outlots coincide with the topography (low elevations) and map of natural resources. The location and size of public outlots intended for parks and stormwater management are subject to change based on final plats approved by the Village.

Stormwater management practices will be obligatory for each development as well as erosion control requirements during site grading and other development activities and will be conducted in accordance with the Village's adopted stormwater management and erosion control ordinances. The Village Engineer reviews all erosion control and stormwater management permit applications.

5.10 Stormwater Facilities Long-Term Maintenance and Management

The Village's Public Works Department is responsible for insuring that private and public stormwater management facilities within the Village are being managed and maintained according to the approved management plans for these facilities. The ownership and management follows the Village's development procedures. Stormwater management facilities that are designed at the plat level or certified survey map (CSM) level and located in outlots that are dedicated to the public are ultimately owned and managed by the Village. Facilities that are not dedicated to the Village are owned and maintained by the property owner.



Urban Service Area Amendment Application

East Side Growth Area

Date: 04/24/2020

[Appendix A: Maps](#)

Map 1: USAA, Boundary

Map 2: USAA, Existing Land Use

Map 3: Village of McFarland, Comprehensive Plan, Future Land Use

Map 4: Village of McFarland, East Side Neighborhood Growth Area Plan, Conceptual Development Plan

Map 5: Village of McFarland, Town of Down, Intergovernmental Agreement, Exhibit C

Map 6: USAA, 10-Year Build-Out Staging

Map 7: USAA, Natural Resources

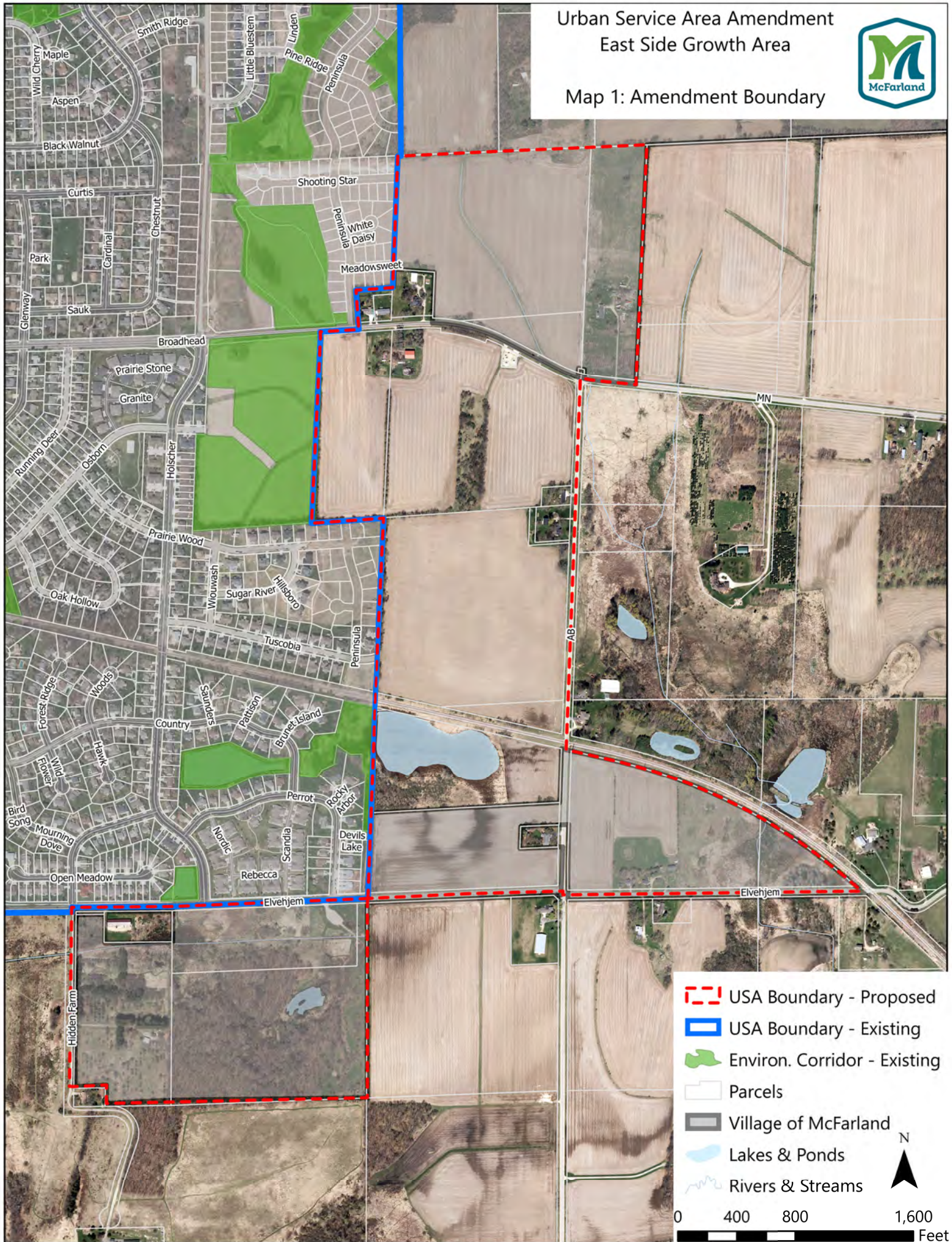
Map 8: USAA, Environmental Corridors

Map 9: USAA, Proposed Sanitary Sewer Interceptor

Urban Service Area Amendment East Side Growth Area



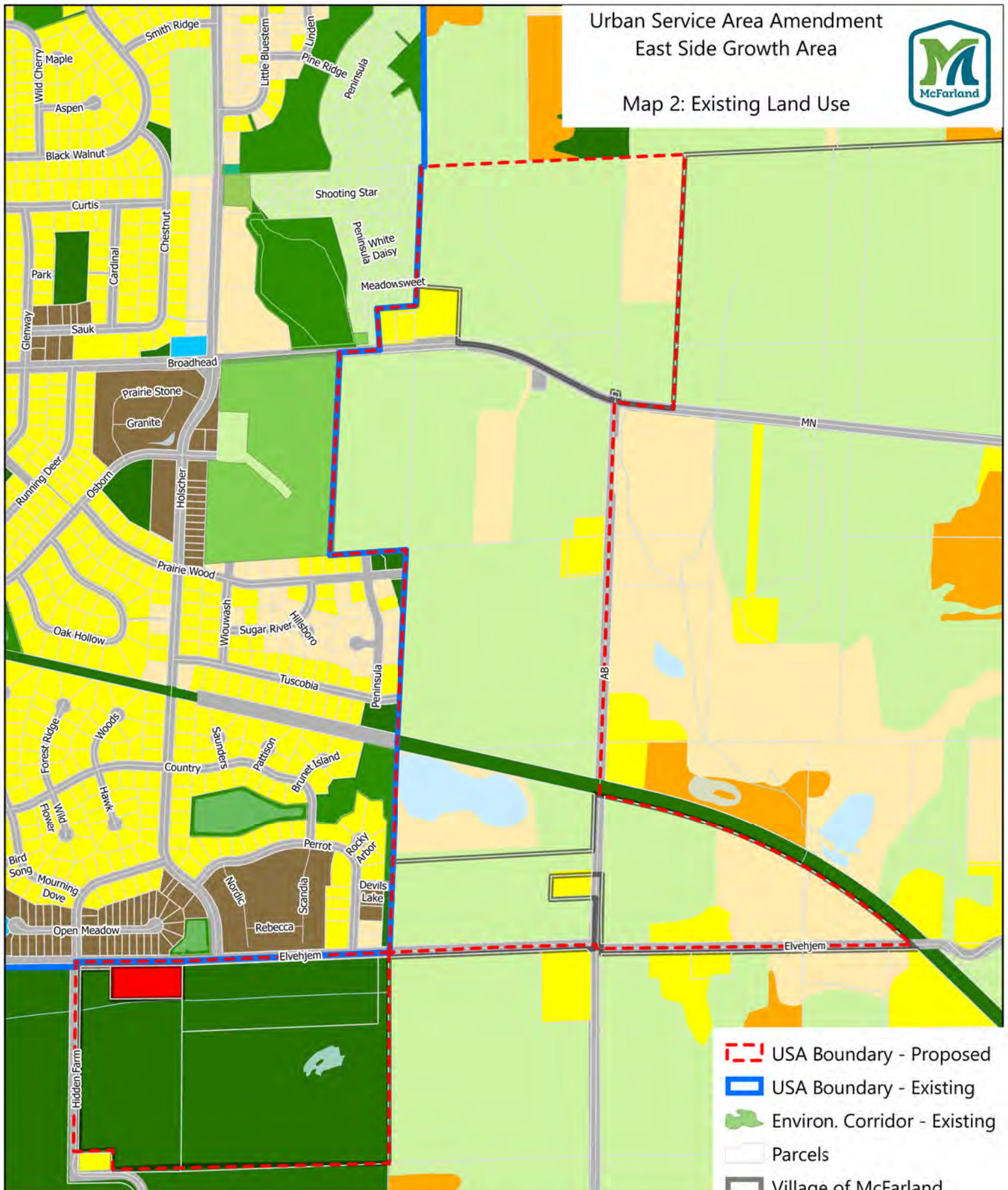
Map 1: Amendment Boundary



Urban Service Area Amendment East Side Growth Area



Map 2: Existing Land Use



2016 Land Use

- Agriculture
- Woodlands
- Other Open Land
- Public Lands and Recreation

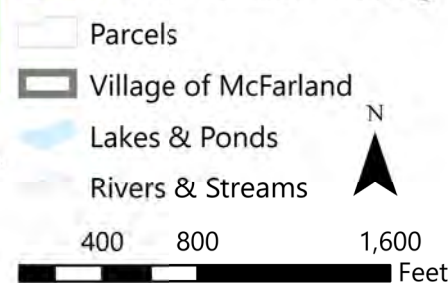
Residential

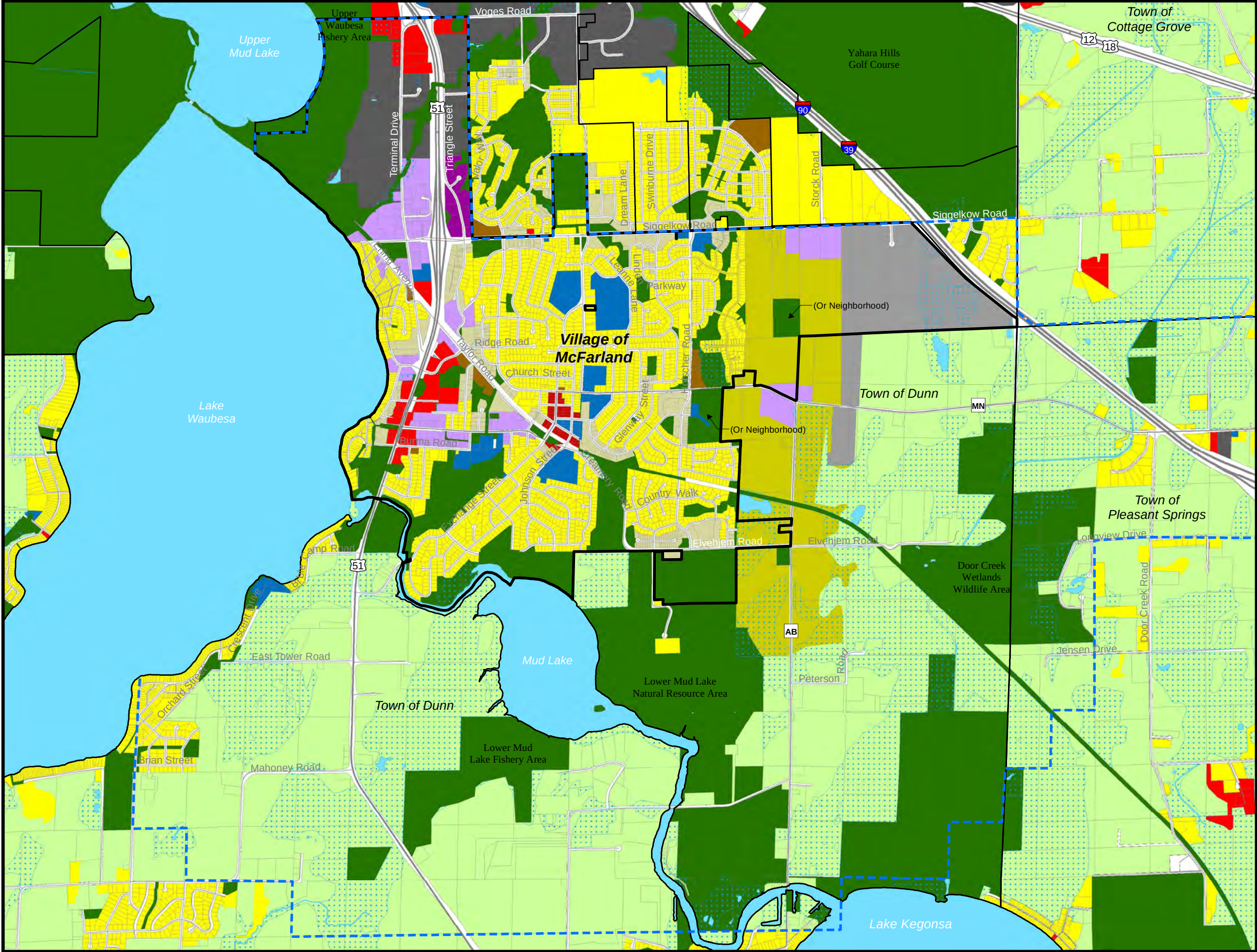
- Two and Multiple Family Residential
- Commercial
- Industrial
- Institutional/Governmental

Mineral Extraction

- Transportation, Communications, and Utilities
- Water

- USA Boundary - Proposed
- USA Boundary - Existing
- Environ. Corridor - Existing
- Parcels
- Village of McFarland
- Lakes & Ponds
- Rivers & Streams





MAP 6

FUTURE LAND USE



COMPREHENSIVE PLAN

Legend

Future Land Use

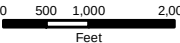
- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

--- Village of McFarland Extraterritorial Jurisdiction Boundary

⬜ Village of McFarland Limits (8/18)

⬜ Other Municipal Limits (2018)

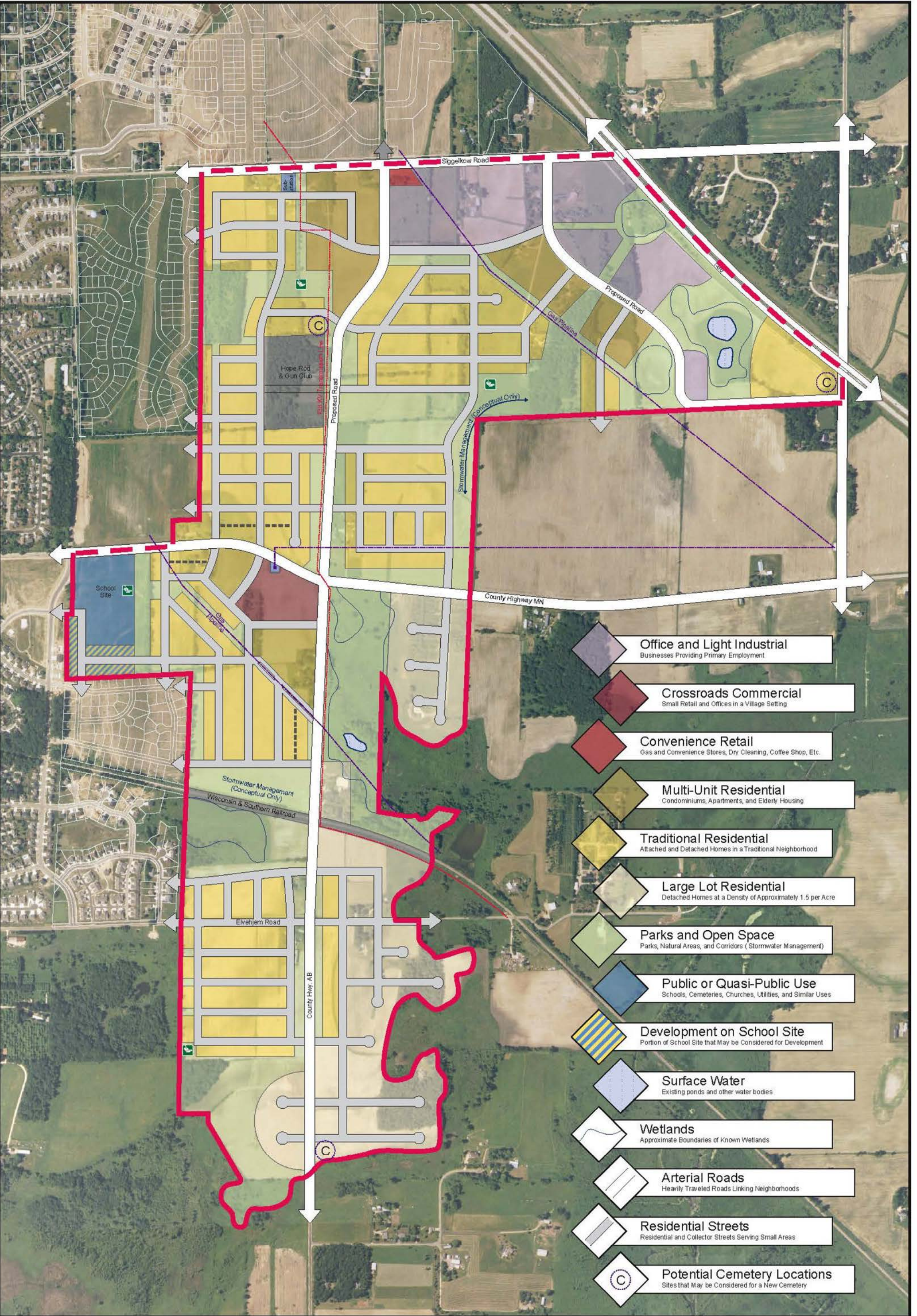
Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: May 2019

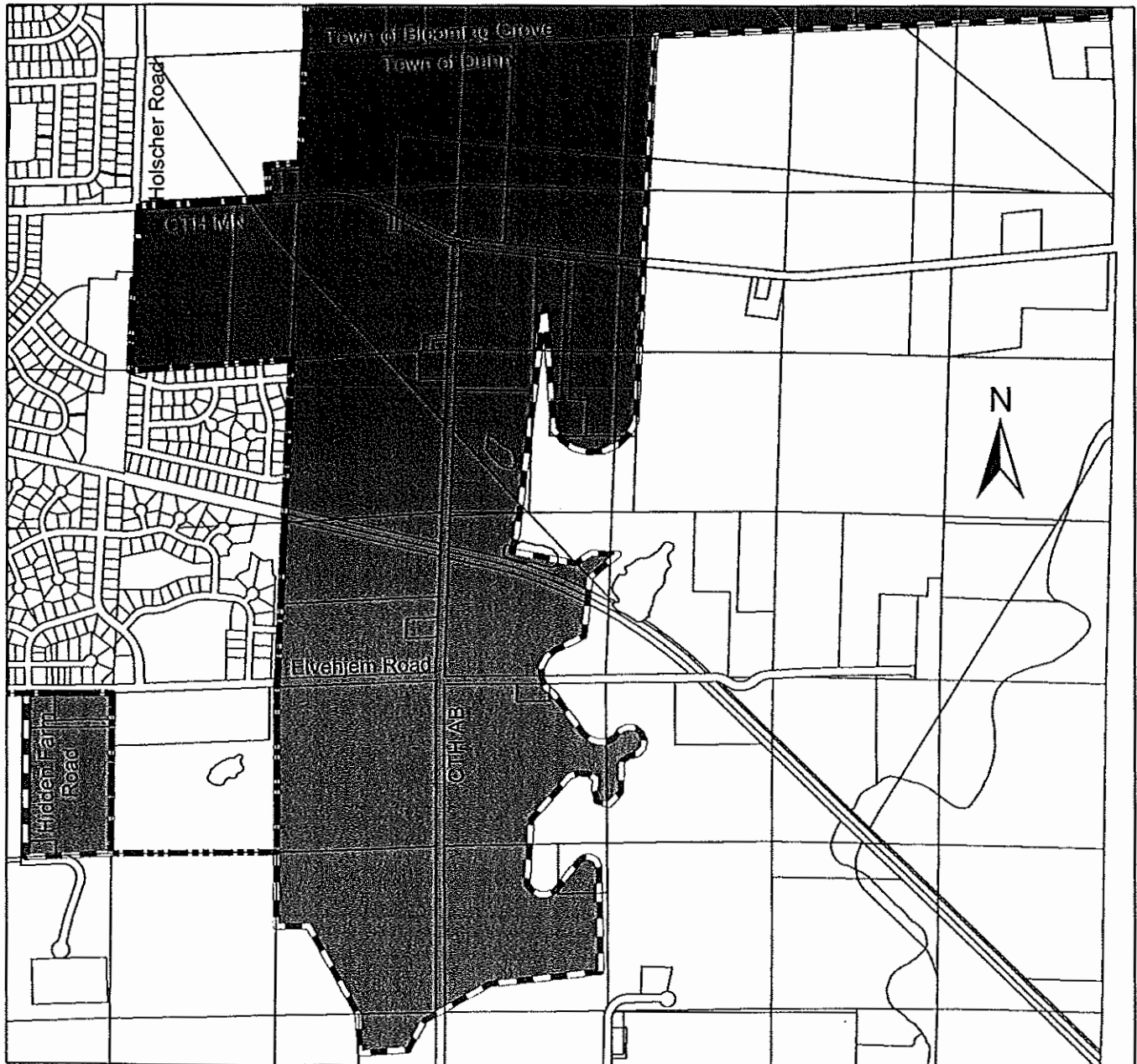
Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC





Village of McFarland - East Side Neighborhood Growth Area - Concept Development Plan

Exhibit C



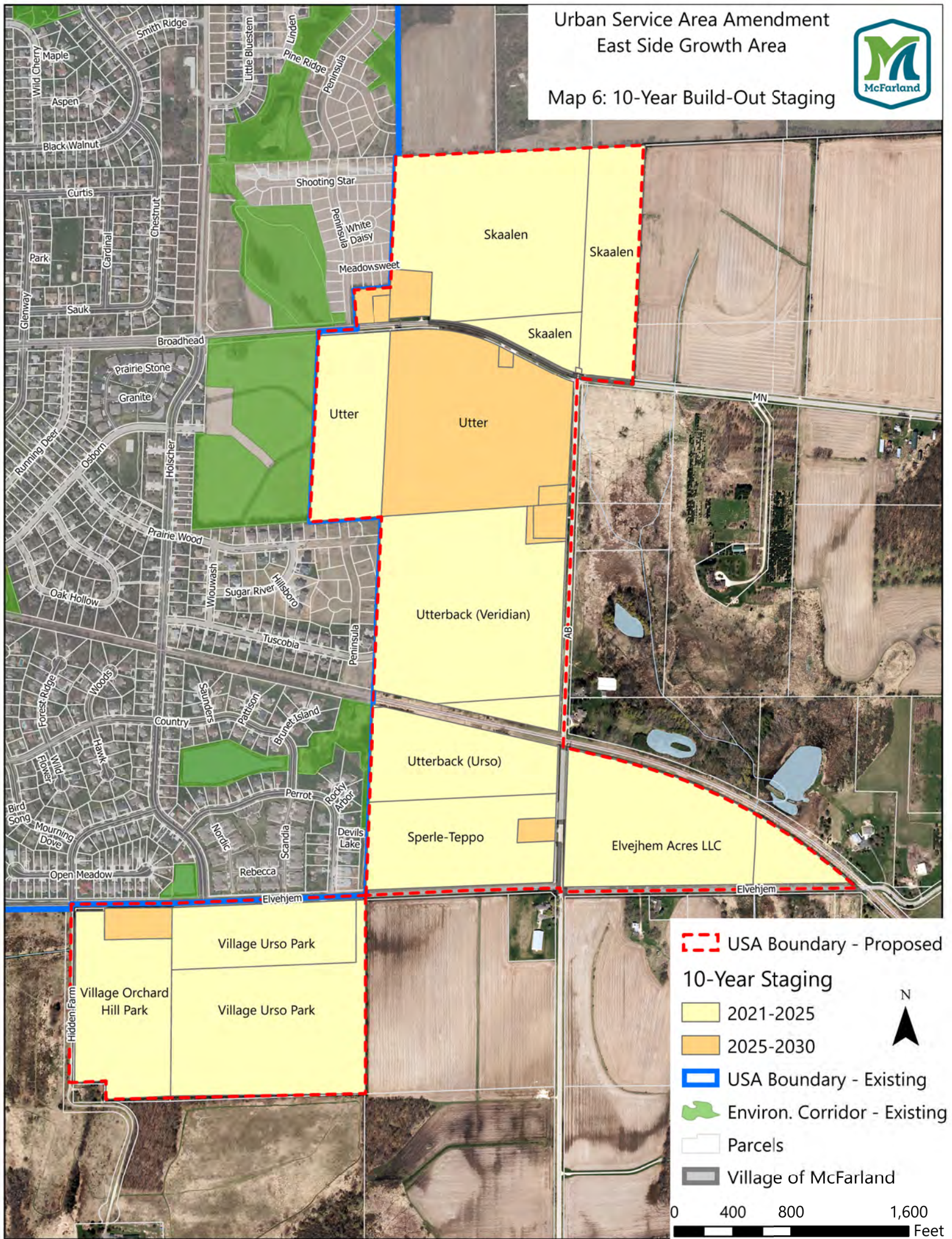
Legend

-  Municipal Boundary
-  Proposed East Side Growth Boundary

Urban Service Area Amendment
East Side Growth Area



Map 6: 10-Year Build-Out Staging



Urban Service Area Amendment
East Side Growth Area

Map 7: Natural Resources

McFarland

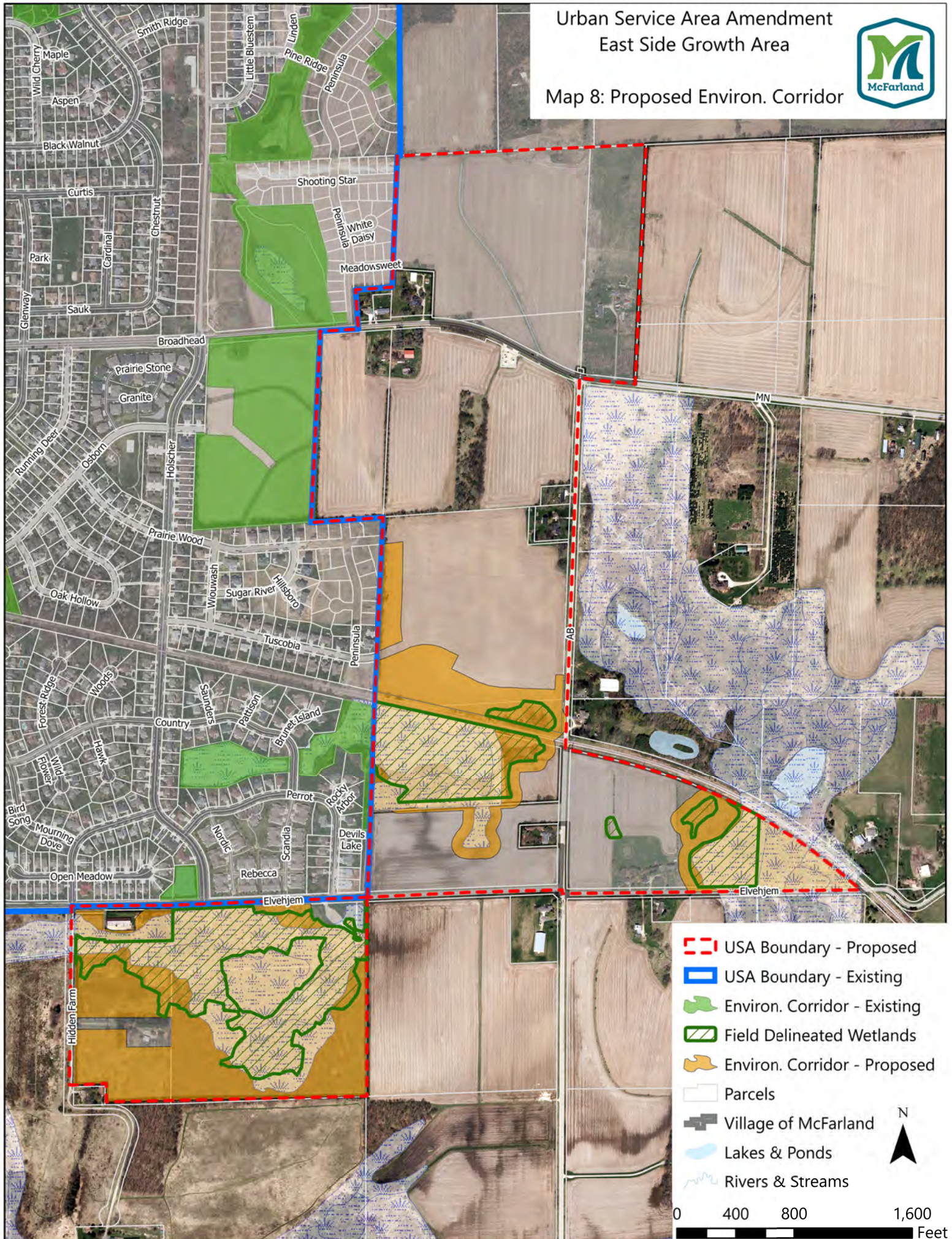
USA Boundary - Proposed
USA Boundary - Existing
Environ. Corridor - Existing
Parcels
Village of McFarland
Soils
Slopes 12% to 20%
Slopes > 20%
FEMA 100-Year Floodplain
DNR Wetland
Field Delineated Wetlands
Lakes & Ponds
Rivers & Streams

0 400 800 1,600 Feet

Urban Service Area Amendment East Side Growth Area



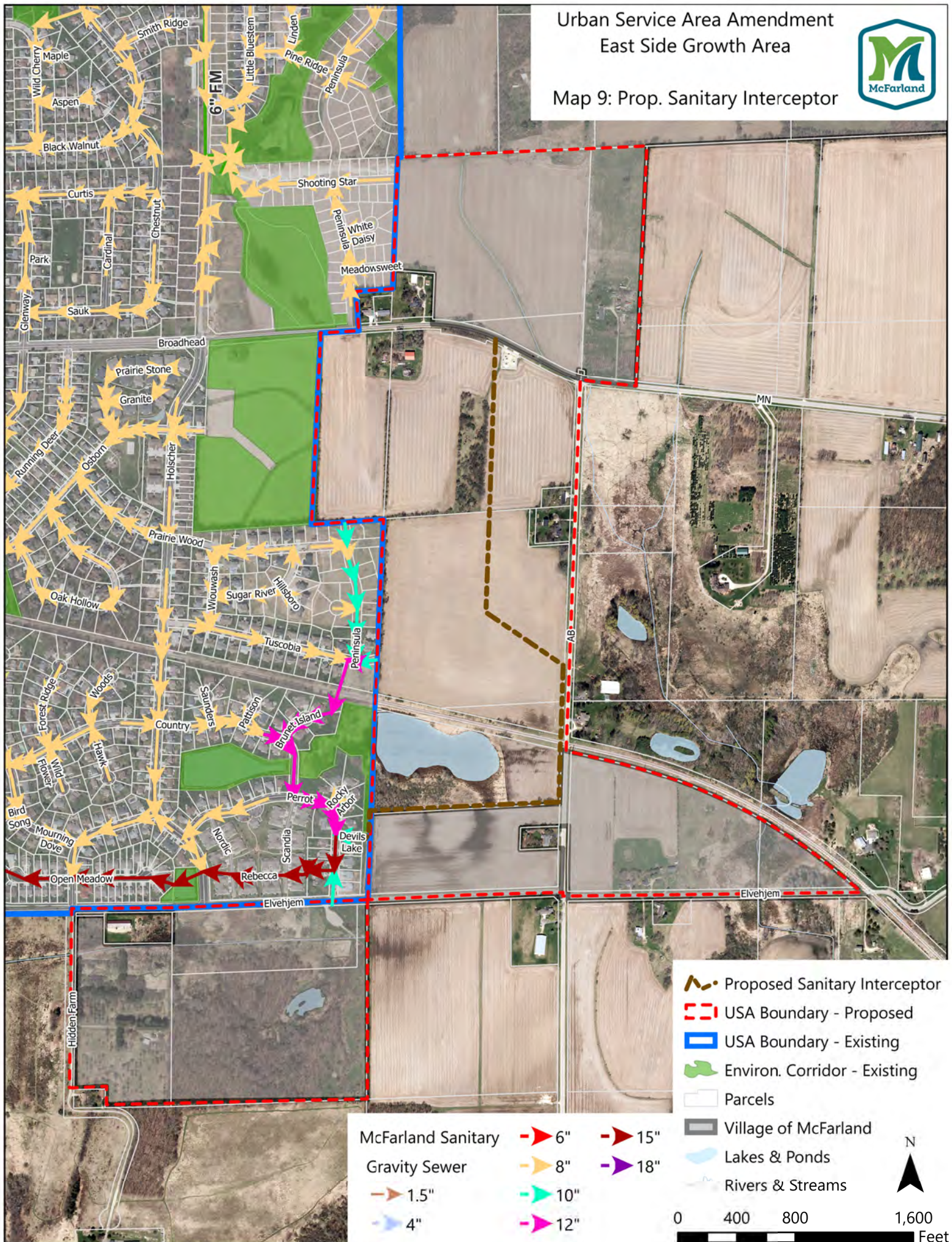
Map 8: Proposed Environ. Corridor



Urban Service Area Amendment East Side Growth Area



Map 9: Prop. Sanitary Interceptor





Urban Service Area Amendment Application

East Side Growth Area

Date: 04/24/2020

[Appendix B: Conceptual Development Plans](#)

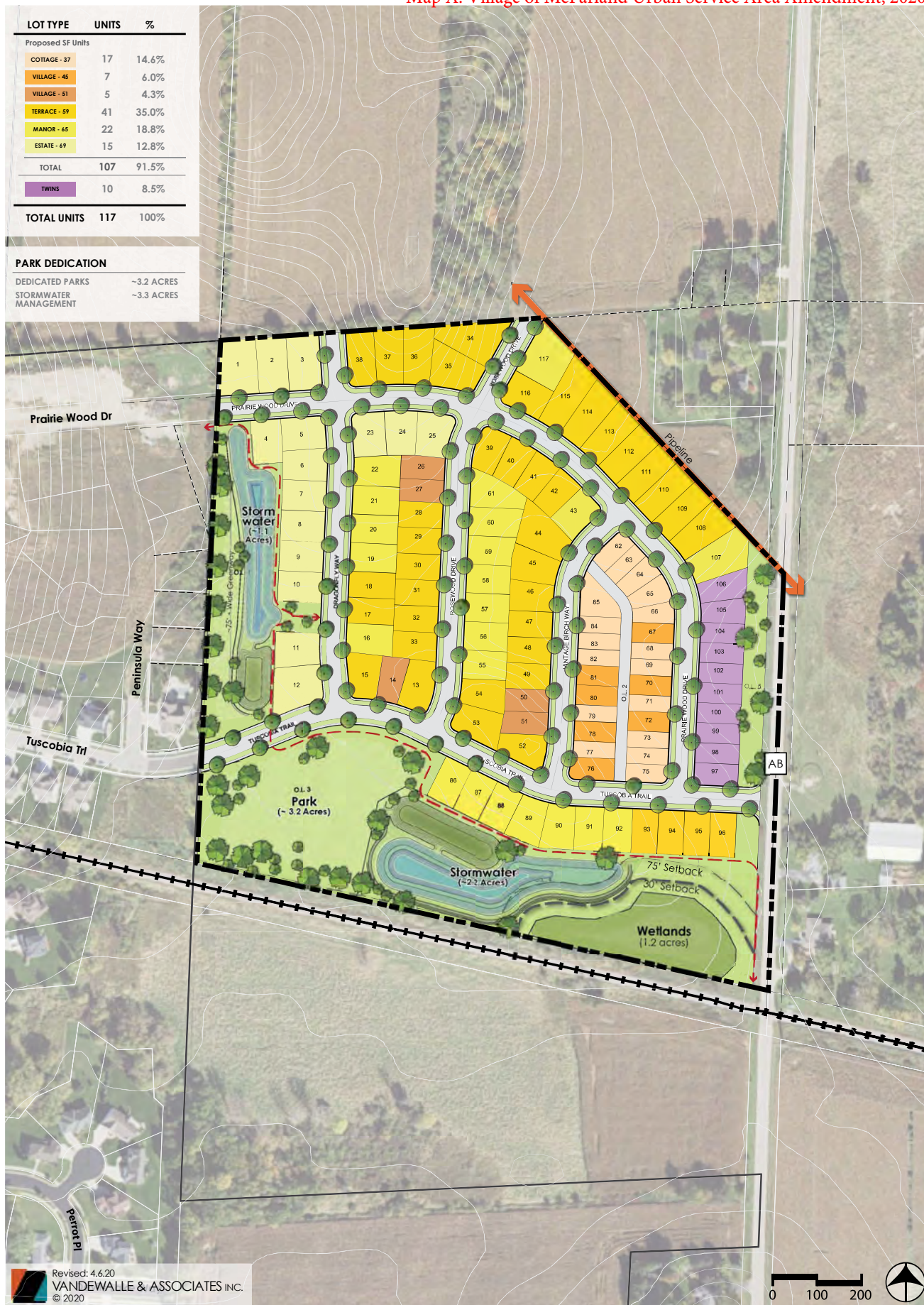
Map A: Veridian Homes (Rosewood Fields) Conceptual Development Plan

Map B: Elvehjem Acres LLC Conceptual Development Plan

Map C: Skaalen Homes Conceptual Development Plan

LOT TYPE	UNITS	%
Proposed SF Units		
COTTAGE - 37	17	14.6%
VILLAGE - 45	7	6.0%
VILLAGE - 51	5	4.3%
TERRACE - 59	41	35.0%
MANOR - 65	22	18.8%
ESTATE - 69	15	12.8%
TOTAL	107	91.5%
TWINS	10	8.5%
TOTAL UNITS	117	100%

PARK DEDICATION	
DEDICATED PARKS	~3.2 ACRES
STORMWATER MANAGEMENT	~3.3 ACRES



Revised: 4.6.20
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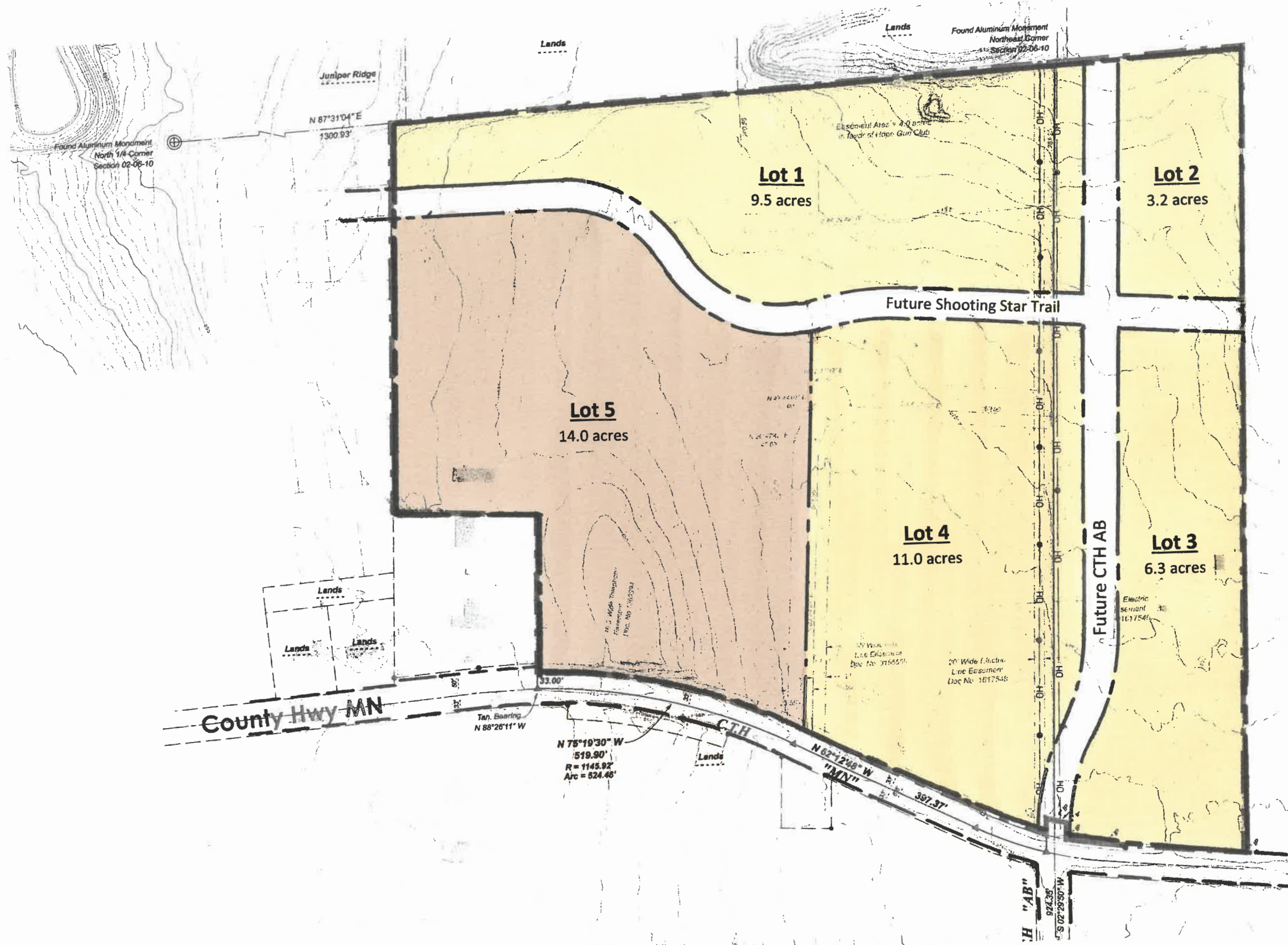
EXHIBIT G:
MASTER
PLAN

ROSEWOOD FIELDS
MCFARLAND, WISCONSIN





J:\19276\05 Planning\Site Analysis & GIS\2019_02_08_McFarland Concept Plan



Land Use Summary

Total site area: 49.0 acres

Lot 1 9.5 acres
 Senior Living – Independent Living (IL)
 • Independent Living - +/- 30 units

Lot 2 3.2 acres
 Senior Living – Independent Living (IL)
 • Independent Living - +/- 12 units

Lot 3 6.3 acres
 Senior Living – Independent Living (IL)
 • Independent Living - +/- 20 units

Lot 4 11.0 acres
 Senior Living – Independent Living (IL)
 • Independent Living - +/- 30 units

Lot 5 14.0 acres
 Mixed Use: Senior Living/Commercial
 • RCAC - +/- 50 units
 • CBRF - +/- 50 units
 • Independent Living - +/- 20 units
 • Commercial - +/- 12,000 sf

Scale: 1" = 200'

January 28, 2020

Skaalen / McFarland

Concept Plan