



October 9, 2017

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

Dear Mike,

The Village of Waunakee requests that the Capital Area Regional Planning Commission (CARPC) approve a 117-acre Urban Services Area amendment to the southwest of the intersection of Highway Q and Woodland Drive.

The proposed amendment area is bordered on the north, east, and west by lands currently in the Urban Services Area. CAPRC previously approved two Urban Service amendments projects within immediate proximity to the proposed area. In 2013 the Commission approved the Kilkenney Farms amendment, an 18-acre project to the east of Highway Q from the proposed amendment area. And in 2014 the commission approved the Waunakee School amendment, a 40.5-acre project to the west of the proposed amendment area.

The Village of Waunakee, the Town of Westport, and the Westport-Waunakee Joint Planning Committee have been working with the developer on a proposed neighborhood plan, addressing future utility, stormwater, transportation, and recreation planning. The results of those efforts are included in the application.

The development project is in keeping with the January 16, 2017 Waunakee/Westport Joint Comprehensive Plan.

The Waunakee Plan Commission, Waunakee/Westport Joint Planning Commission, and Waunakee Village Board all have approved resolutions to submit a request for this urban services amendment.

Page 1 of 1





The Village requests that CARPC place the request for amendment on CARPC's next administrative review cycle with appropriate public notice and associated public hearings based on a submittal date of October 9, 2017.

Sincerely,

**Village of Waunakee**

Todd Schmidt, Village Administrator



Village of Waunakee  
Urban Service Area Amendment  
October, 2017



Application for Urban Services Area Amendment  
For the area south of Woodland Drive and west of Highway Q  
Village of Waunakee, Wisconsin  
Revised October 12, 2017

The following documentation was assembled to support the application for an amendment to Dane County's Urban Service Area as outlined by the Capital Area Regional Planning Commission (CARPC).

Process: The following sequence follows CARPC process and documents "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

The Village has assembled the attached material addressing the following:

1. Plan consistency
2. Intergovernmental cooperation
3. Land use
4. Natural resources
5. Utilities and stormwater management.

**Attachments:**

USAA Narrative: addresses CARPC Urban Service Area Amendment Application Checklist Items 1-5.

USAA Application Exhibits:

Map 3.1	Proposed USA Boundary
Map 3.2	Proposed Neighborhood Plan
Map 3.3a	Existing Land Use
Map 3.3b	Future Land Use
Map 3.5	Proposed Development Staging
Map 4.1a	Dane County Maps: DNR Wetlands
Map 4.1b	Dane County Maps: Environmental Corridor
Map 4.1c	Dane County Maps: Soils
Map 5.1	Proposed Sanitary Sewer Extension
Map 5.5	Proposed Public Water Supply/Distribution System Extension
Map 5.6	General Development Plan: Kilkenney Farms Commons (Adjacent Commercial Development)



Application for Urban Services Area Amendment  
For the area south of Woodland Drive and west of Highway Q  
Village of Waunakee, Wisconsin  
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Appendix:

Waunakee Plan Commission Resolution

Waunakee/Westport Joint Planning Commission Resolution

Town of Westport Board Resolution

Waunakee Village Board Resolution



## **NARRATIVE**

### **Introduction**

The Village of Waunakee requests that the Commission approve a 124.74 acre Urban Service Area amendment. Existing uses include: 102.74 acres of agricultural land, 3.41 acres of commercial, 10.51 acres of institutional, and 8.08 acres of single family residential. The proposed USA amendment is planned for development with single family housing, multi-use, and commercial uses. The site is currently in the Town of Westport at the southwest corner of the intersection of Highway Q and Woodland Drive.

#### **1.1 Plan Consistency**

Included in the Appendix is the Future Land Use Plan Map (Map 3.3b) from the Comprehensive Plan adopted by the Village of Waunakee and Town of Westport in January, 2017. The proposed amendment area is shown in the joint planning documents as Commercial along Highway Q, and headed west, a strip of Mixed Use, with the remainder of the amended area to the west as Community Residential. There are existing properties consisting of First Presbyterian Church, Cress Funeral Home, and single family residence, which are to remain.

#### **1.2 Neighborhood Plan**

The proposed Neighborhood plan (see Appendix Map 3.2) delineates the proposed community residential, mixed use, commercial, and institutional uses. A portion of the proposed development is within the existing USA, and indicated as such on the plan. The proposal will include a continuation of the existing developed uses, and will propose commercial, mixed use and multi-family uses along CTH Q, and parks and detached single family uses located in the balance of the site. The area of the proposed plan is approximately 141.75 acres, 116.66 acres of which are within the proposed area of Urban Service Area expansion.

The parcel to the northwest (#080918186500) of the proposed neighborhood plan will remain undeveloped and will not be connected to the proposed water and sanitary systems.

#### **1.3 Need for the addition to the USA**

Waunakee is a growing community. It is estimated that by the year 2040 the population is projected to increase to 17,530 (45% increase over the 2010 census population). That increase will require additional housing units and neighborhood commercial areas be built.

This amendment area supports the Village and Town's housing goals of fostering social interaction and bike pedestrian access, providing adequate access, drainage, park and recreation facilities, and amenities to the residents, and locating housing in areas that are readily accessible to schools, parks, and neighborhood business districts. Waunakee Intermediate School, Waunakee Community Middle School, and Waunakee High School are all within one mile of the site.



This amendment area also supports the Village and Town's economic prosperity goals. The 2007 Village of Waunakee Comprehensive Plan Amendment Future Land Use plan indicates potential neighborhood commercial at the intersection of Woodland Drive and Highway Q. The 2017 Joint Comprehensive Plan shows a mix of Commercial, Mixed Use, and Residential lining Highway Q.

## 2.0 Intergovernmental Cooperation

The Village of Waunakee and the Town of Westport have planned cooperatively in their joint planning since 1996. Because the site is located in the Joint Planning area, the rezoning and site plan will need to be approved by the Joint Planning Commission.

## 2.1 Document Notification of Adjacent Local Governments

The Village Board, Plan Commission, and Joint Planning Commission have passed resolutions supporting the proposed USA amendment and are included in the Appendix. CARPC staff will notify the adjacent local governments of the USA Amendment request.

## 2.2 Adjacent Local Government

CARPC staff will compile any objections and support for the USA.

## 3.1 Proposed USAA Boundary Map

The existing and proposed Urban Services Area boundary are indicated in Map 3.1 of the Appendix.

## 3.2 USA Amendment Area Data

See Table 1 below.

Table 1: USA Amendment Area Data				
	Number of Acres			Number of Housing Units
Proposed Land Use	Total Area	Existing Development	Environmental Corridor	
Single Family	39.91	8.08		190
Multifamily Residential	5.62			225
<b>Residential Total</b>	45.53			
Commercial	3.31	3.41		
Industrial				
Institutional		10.51		
Street R-O-W	19.38			
Parks	16.8			
Stormwater Management	9.11			
Other Open Space (DNR Wetland)	8.61			
<b>TOTAL</b>	<b>102.74</b>	<b>22.00</b>		



### **3.3 Existing and Proposed Land Uses Map**

The existing and proposed land uses surrounding the proposed USA amendment are shown in the Appendix on Maps 3.3a and 3.3b. The land use plans were developed by the Village of Waunakee and the Town of Westport for the 2017 Comprehensive Plan.

### **3.4 Housing**

The housing development within the proposed USA will contain a mix of single family and multi-family housing. Within the proposed USA boundary there are 190 proposed detached single family house lots, and 5.62 acres of proposed multifamily housing, providing approximately 225 units.

### **3.5 Development Staging**

A development staging map indicating 10-year staging boundaries is shown on Appendix Map 3.5, and is based on the capacities of the existing sanitary system and future improvements. Three phases are proposed. Phase One will develop the eastern portion of detached single family residential and a small portion of mixed use and commercial land uses south of Peaceful Valley Parkway. Phase Two will develop the western portion of detached single family residential. Phase Three will develop the mixed use north and east of Peaceful Valley Parkway.

### **4.1 Natural Resources**

See Appendix Map 4.1a for DNR wetland delineations and existing topography, Map 4.1b for Environmental Corridors, and Map 4.1c for existing soils.

### **4.2 Public Outlots: Parks and Stormwater Management Facilities**

Public outlots intended for parks and stormwater management facilities are indicated on the Proposed Neighborhood Plan (See Appendix Map 3.2). A network of off-street paths and on-street sidewalks will provide connectivity throughout the development and to neighboring lands.

### **4.3 + 4.4 Environmental Corridors – Identification and Mapping**

We will work with CARPC staff to delineate Environmental Corridors, and indicate them on a map of the amendment area. (Existing Environmental Corridors on adjacent properties are shown on Appendix Map 4.1b.)

### **5.1 Describe and Provide a Map of the Proposed Sanitary Sewer Extension**

The amendment area will be served by sanitary sewers off of two separate gravity sanitary sewers from the east. One sanitary sewer will serve the area along Peaceful Valley Parkway and the eastern half of Ring Road. This 8-inch sanitary sewer will then connect into existing sanitary facilities west of CTH Q across from the First Presbyterian Church. The sanitary sewer, which will vary in size from 8-inches to 10-inches, will serve the western half of the proposed Ring Road along with the portion of Pasadena Parkway south of Woodland Drive. This sanitary sewer will lead south to an existing 15-inch sanitary sewer west of the CTH Q/Water Wheel Drive intersection. (See Appendix Map 5.1 Sanitary Sewer added to Urban Service Area)



## 5.2 Provide an Average Daily Flow and Peak Flow for the USAA

In order to provide an accurate representation of the average daily flow and peak flow anticipated for the USAA, multiple total basin areas and peaking factors were utilized. All forecasted flows are calculated using anticipated land uses. Currently an area north of the proposed USAA is included in the existing urban service area, however as a result of the proposed development the land use in this area will change. A peaking factor of 4.0 will be used due to the sanitary basin being smaller than 250 acres. The average daily flow for the overall development area is 163,100 gallons/day and the peak wastewater flow will be 423 gallons/minute. The average daily flow for the USAA area only is 107,000 gallons/day and the peak wastewater flow is 281 gallons/minute.

The overall development area will be split into two sub-basins for the purpose of maximizing the area which can be served by the 8" sanitary sewer. These sub-basins are the northeast portion of the development and the southwest portion of the development. The northeast sub-basin contains the area along Peaceful Valley Parkway and the eastern half of Ring Road. The southwestern sub-basin contains the area along western half of Ring Road and the portion of Pasadena Parkway south of Woodland Drive. Due to these sub-basins entering the existing sanitary systems at different locations, the flows have been calculated for each sub-basin separately. The average daily flow for the northeast sub-basin is 129,700 gallons/day with a peak wastewater flow of 338 gallons/minute. The average daily flow for the southwest sub-basin is 33,400 gallons/day with a peak wastewater flow of 85 gallons/minute.

Capacities at the Blue Ridge Pumping Station will be a limiting factor in determining how much additional flow can be added to the existing sanitary facilities without upgrades. When looking at the sanitary system on a larger scale, the residential peaking factor is reduced from 4.0 to 2.5 due to the increased basin size. The average daily flow for the overall development and the USAA will remain the same, however the peak wastewater flows will decrease from 281 gallons/minute to 186 gallons/minute respectively as they get to the pumping station. All of the forecasted sanitary loadings and proposed land use areas used can be seen below in Table 2.

USAA LOADING ANALYSIS													
BASIN	TOTAL BASIN AREA (ACRES)	TOTAL SANITARY BASIN AREA (ACRES)	NON-CONTRIBUTING AREA (ACRES)	RESIDENTIAL (SINGLE-FAMILY)	SINGLE-FAMILY HOUSING UNITS	RESIDENTIAL (MULTI-FAMILY)	MULTI-FAMILY HOUSING UNITS	INSTITUTIONAL AREA (ACRES)	COMMERCIAL AREA (ACRES)	RESIDENTIAL PEAKING FACTOR	AVERAGE DAILY	PEAK SANITARY LOADING (GAL/DAY)	PEAK SANITARY LOADING (GAL/MIN)
				BASIN AREA (ACRES)		BASIN AREA (ACRES)					SANITARY LOADING (GAL/DAY)		
OVERALL	156.5	80.6	75.9	42.37	209	10.02	400	10.51	17.7	4.0	163100	608700	423
USAA	125.4	62.8	62.6	39.91	189	5.62	225	10.51	6.72	4.0	107000	404200	281
NE	63.7	48.1	15.6	20.40	93	10.02	400	0.0	17.7	4.0	129700	486900	338
SW	92.8	32.5	60.3	21.97	116	0.0	0	10.51	0.0	4.0	33400	121800	85
USAA (2.5 PEAK)	125.4	62.8	62.6	39.91	189	5.62	225	10.51	6.72	2.5	107000	267600	186
OVERALL (2.5 PEAK)	156.5	80.6	75.9	42.37	209	10.02	400	10.51	17.7	2.5	163100	407800	283

Table 2: Forecasted Sanitary Flows Based on Anticipated Land Use

## 5.3 Provide Current Average Daily Flow for the Interceptor Sewer

The Blue Ridge Pumping Station and downstream 12-inch interceptor serve the proposed USAA. The theoretical current average flow at the Blue Ridge Pumping Station is 238 gallons/minute. This theoretical average daily flow is based on flows coming from the development east of CTH Q. Currently this area is the only sub-section of the sanitary basin contributing to the Blue Ridge Pumping Station. The average daily flow is not currently monitored at the pumping station.



#### **5.4 Describe the Interceptor Sewer Capacity to Serve the USAA**

The current capacity at the Blue Ridge Pump Station is 450 gallons/minute. This pumping station is capable of being upgraded to a capacity of 900 gallons/minute in the future. The interceptor sewer capacity is currently controlled by the Blue Ridge Pumping Station. Once the pumping station is upgraded, the gravity sanitary sewer downstream of the force main from the Blue Ridge Pumping Station will control the interceptor capacity. The capacity of the downstream gravity sanitary is currently 715 gallons/minute.

In order to check the impact of the development on the downstream sanitary facilities, the sanitary flows from the entire development were used. While the USAA is only a portion of the overall development, the change in land use dictates that all generated flows should be included when the downstream capacities are being analyzed.

Based on the existing theoretical flows at the Blue Ridge Pumping Station and forecasted flows generated by the entire development, the theoretical flow at the pumping station will be increased to 521 gallons/minute. This increase exceeds the current capacity of the Blue Ridge Pumping Station. Additional monitoring of this pumping station should be implemented to provide more accurate existing flow data before any upgrade determination will need to be made. Monitoring should also be implemented downstream of the forcemain leading from the pumping station. The 12" sanitary sewer downstream of the forcemain has a capacity of 715 gallons/minute and a current theoretical flow of 590 gallons/minute. The additional flow from the USAA would theoretically increase the flow in this downstream sewer to 873 gallons/minute, exceeding the capacity. The monitoring of this sanitary sewer would provide additional data to project whether the sanitary sewer will need to be upgraded.

#### **5.5 Describe and Provide a Map of the Proposed Water Main Extension**

The USAA will be connected to the existing system by a 12" watermain extending from across CTH Q at the CTH Q/Water Wheel Drive intersection and a 10" watermain extending across CTH Q at the CTH Q/Peaceful Valley Parkway intersection. The 12" watermain extends across CTH Q and enters the USAA from the south. The 12" watermain then continues west along Ring Road and is stubbed at the proposed road to connect to the parcel to the west. The 10" watermain extends across CTH Q and follows Peaceful Valley Parkway to the north where it will be connected into the existing 10" watermain along Woodland Drive. The remainder of the USAA will be serviced by 8" watermain along the public and private roadways. The proposed watermain layout can be seen in Appendix Map 5.5.

#### **5.6 Provide an Estimate of the Average Daily and Peak Hourly Water Demand**

The proposed USAA consists of 39.91 acres of single family residential property, 5.62 acres of multi-family residential property, 10.51 acres of institutional area (Presbyterian Church), and 6.72 acres of Commercial area. Based on these land uses, the forecasted average daily water use for the USAA is 207,000 gallons/day. Using a conservative peaking factor of 5.0, the peak hourly water usage for the USAA is forecasted to be 43,000 gallons/hour.



### **5.7 Provide Current Capacity of the Water Supply System**

Currently the average daily demand on the existing water supply system is 1,400,000 gallons/day. Using a maximum daily demand multiplier of 2.5 and a peak hourly demand ratio of 2.0, it can be calculated that the current peak hourly demand for the existing water supply system is 4,850 gallons/minute.

### **5.8 Describe the Current Capacity of the Water Supply System**

The Village of Waunakee's water distribution system is comprised of five groundwater wells, four elevated tanks, three booster stations, one ground-level reservoir, and approximately 61 miles of distribution main ranging from 6 to 12 inches in diameter. The groundwater wells are capable of providing approximately 5,300 gallons/minute. The elevated storage tanks have the capability of providing service to an elevation of up to an elevation of 960 feet. The combined capacity of the four elevated tanks and the ground-level reservoir is 1,650,000 gallons.

### **5.9 Describe and Provide a Map of the Proposed Stormwater Management**

The proposed amendment area will drain to a regional system of detention basins to be located to the west and south of Ring Road from its intersection with Pasadena Parkway to the southern edge of the USAA. Additionally, private and public roadways within the residential portion of the development will be constructed as boulevards with the center island serving as a bioretention basin. This basin will be planted with a variety of appropriate vegetation to infiltrate storm water runoff from the roadways. Any additional runoff not infiltrated will be diverted to drain to the previously described detention basins. See Appendix Map 3.2 for proposed locations of stormwater management facilities.

### **5.10 Explain the Responsible Parties for Management and Maintenance of Stormwater Facilities**

The developer will be responsible for maintaining all stormwater facilities during construction to ensure proper erosion control standards are met. The system of detention basins and the bioretention basins within the public roadways will be dedicated to the Village of Waunakee upon completion for ownership and maintenance purposes. Bioretention basins within private roadways will be maintained by the proper maintenance entity (homeowners association, etc.) setup by the developer's agreement. Any new commercial development within the amendment area will be responsible for the construction and maintenance of private stormwater facilities to treat and infiltrate the first one half inch of run-off on site.



## Appendix



# Map 3.1

Proposed Urban Services Area  
Amendment Boundary

## WOODLAND WEST

Urban Service Area Amendment

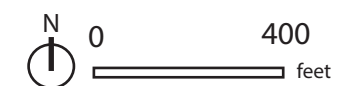
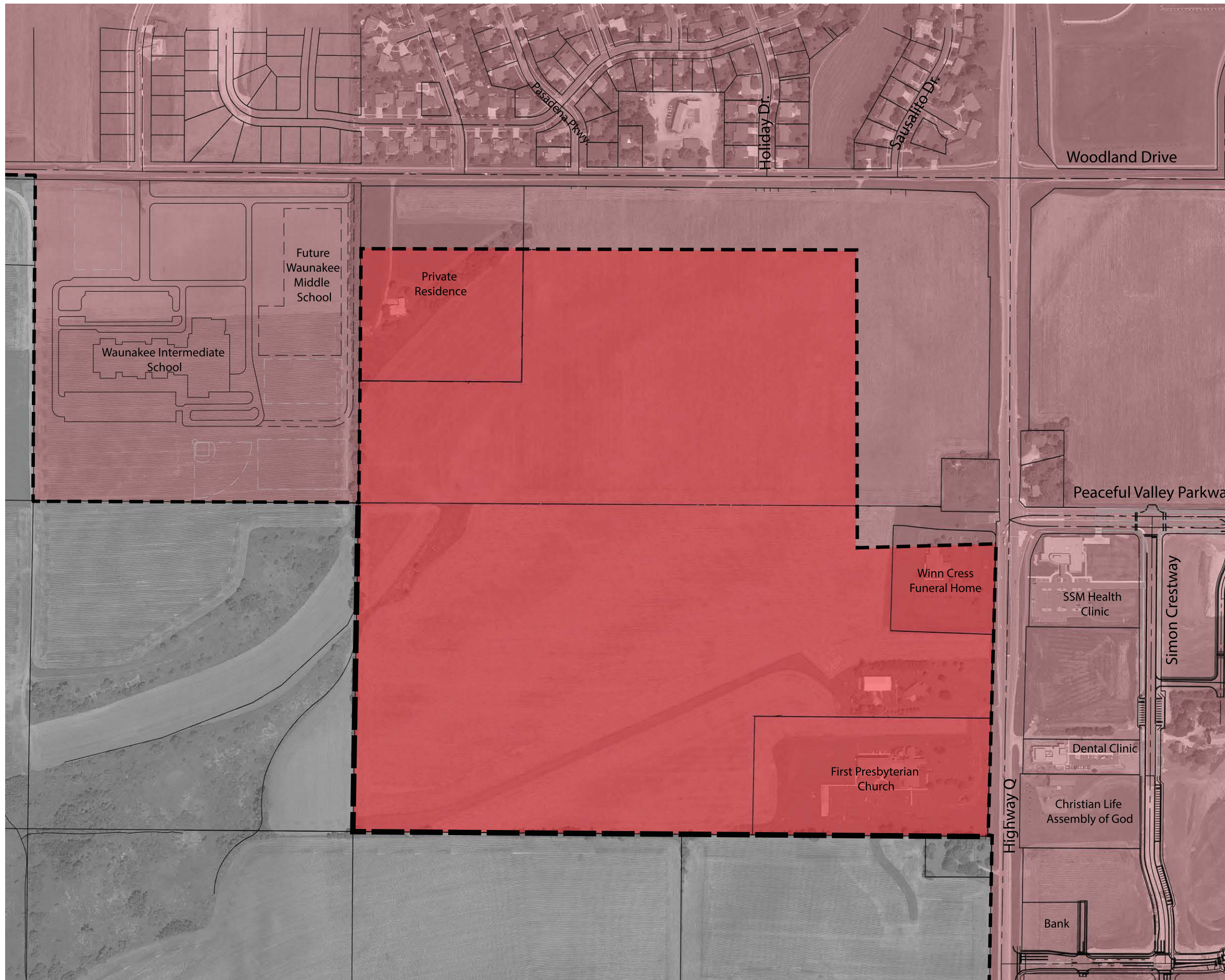
### LEGEND



Existing Urban Services Area



Proposed Urban Services Area Amendment



Village of Waunakee +  
Town of Westport

Dane County, WI  
CARPC Urban Service Area  
Amendment Application

October 9, 2017

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# Map 3.2

Proposed Neighborhood Plan

## WOODLAND WEST Urban Service Area Amendment

### LEGEND

- Woodland West Neighborhood Plan within Existing USA
- Undeveloped Private Residence: 3.89 acres
  - Community Residential: 2.46 acres
  - Mixed Use: 4.40 acres
  - Commercial: 10.99 acres
  - Parks: 2.64 acres
  - Stormwater Management: 1.01 acres

- Woodland West Neighborhood Plan within Proposed USA
- Undeveloped Private Residence: 8.08 acres
  - Community Residential: 39.91 acres
  - Mixed Use: 5.62 acres
  - Commercial: 3.31 acres proposed, 3.41 acres existing
  - Institutional: 10.51 acres existing
  - Parks: 16.80 acres
  - Stormwater Management: 9.11 acres
  - Wetland (Dane County GIS data): 8.61 acres
  - Proposed USA Boundary
  - Existing USA Boundary

Village of Waunakee +  
Town of Westport

Dane County, WI  
CARPC Urban Service Area  
Amendment Application

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
















# Map 3.3a

Waunakee/Westport  
Comprehensive Plan  
Existing Land Use  
**WOODLAND WEST**  
Urban Service Area Amendment

## LEGEND

-  Planning Area
-  Town of Westport
-  City/Village
-  Town
-  Railroad
- Land Use
  -  Agriculture
  -  Commercial
  -  Communications/Utilities
  -  Industrial
  -  Institutional/Governmental
  -  Mineral Extraction
  -  Open Land/Cemetery
  -  Recreation
  -  Residential
  -  Vacant Subdivided Land
  -  Water
  -  Woodlands

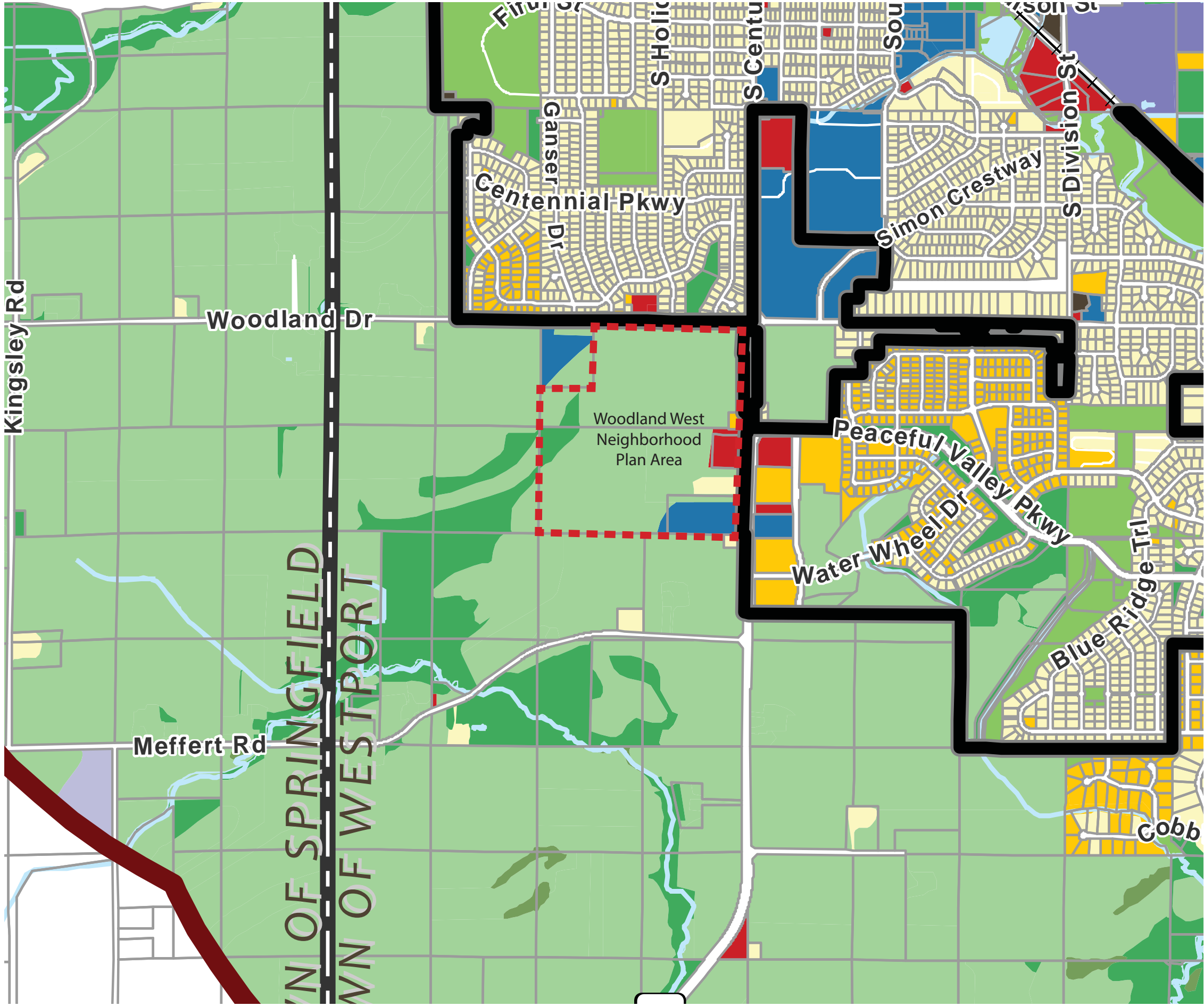
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Amendment Application

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Source: Village of Waunakee + Town of Westport Comprehensive Plan

DATA SOURCES:  
BASE DATA PROVIDED BY DANE COUNTY.  
AERIAL IMAGERY PROVIDED BY DANE COUNTY (2014)





# Map 3.3b

Waunakee/Westport  
Comprehensive Plan  
Future Land Use  
**WOODLAND WEST**  
Urban Service Area Amendment

## LEGEND

Future Land Use	
Business Park	Village of Waunakee (Aug. 2016)
Central Business District	City/Village
West Business District	Town
Commercial	Joint Planning Area Boundary
Mixed Use	Community Separation Zone
Institutional	Railroad
Community Residential	Future Road (approximate)
Rural Residential	North Mendota Parkway Corridor
Parks, Open Space, Environmental Corridors	
Rural Preservation	
Development Limitation	

DATA SOURCES

BASE DATA PROVIDED BY DANE COUNTY

DEVELOPMENT LIMITATIONS ARE A COMBINATION OF WETLANDS, FLOODPLAINS, SLOPES GREATER THAN 12%, AND A 100-FT BUFFER AROUND STREAMS

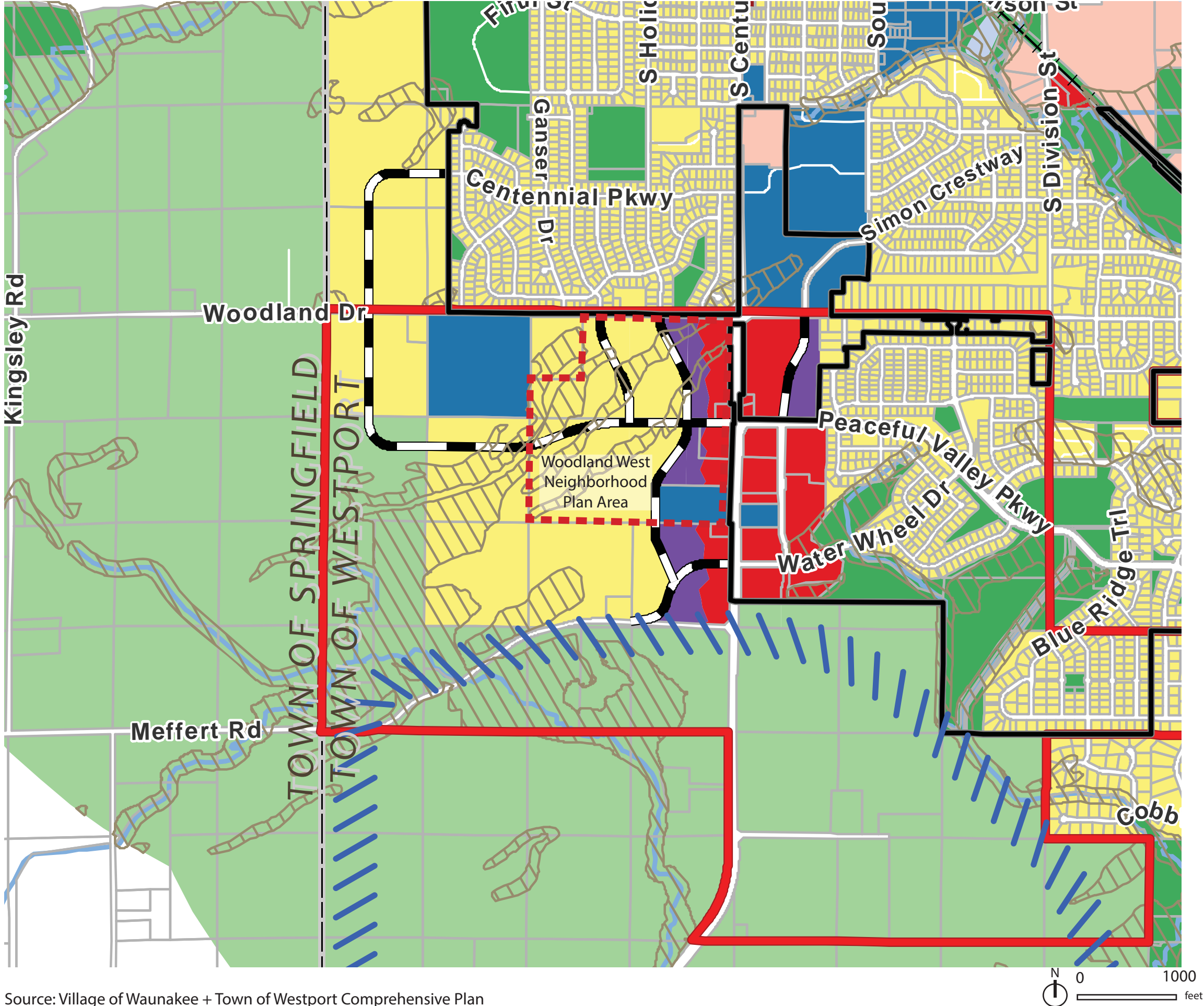
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# Map 3.5

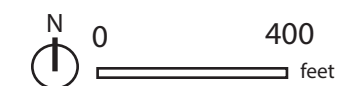
Proposed Development Staging

## WOODLAND WEST

Urban Service Area Amendment

### LEGEND

- Phase One
- Phase Two
- Phase Three



Village of Waunakee +  
Town of Westport

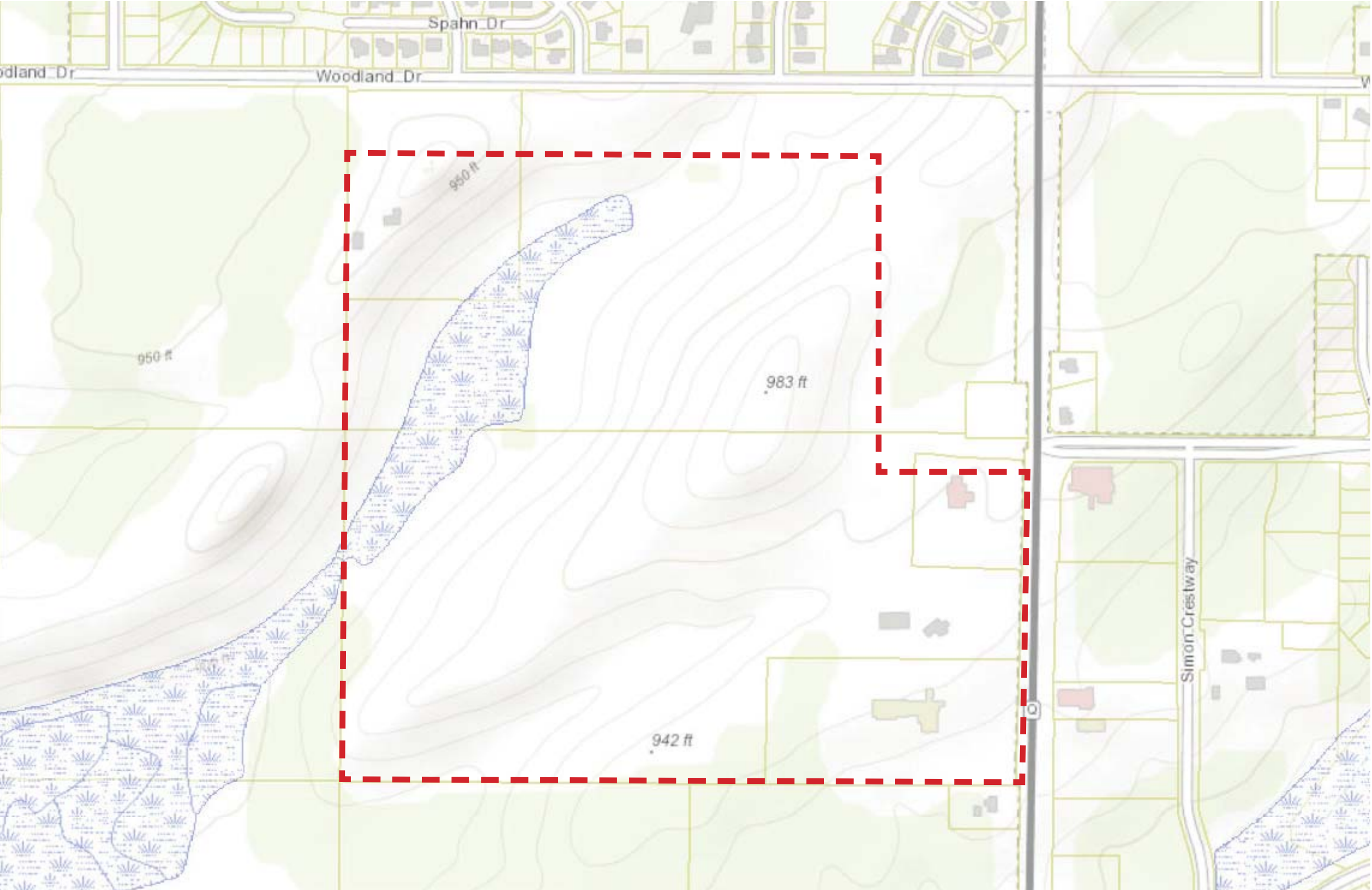
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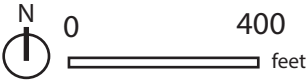
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Source: Dane County Maps  
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the



# Map 4.1a

DNR Wetlands

## WOODLAND WEST Urban Service Area Amendment

### LEGEND

- DNR Wetlands
- Tax Parcels
- Urban Service Area Amendment

Village of Waunakee +  
Town of Westport

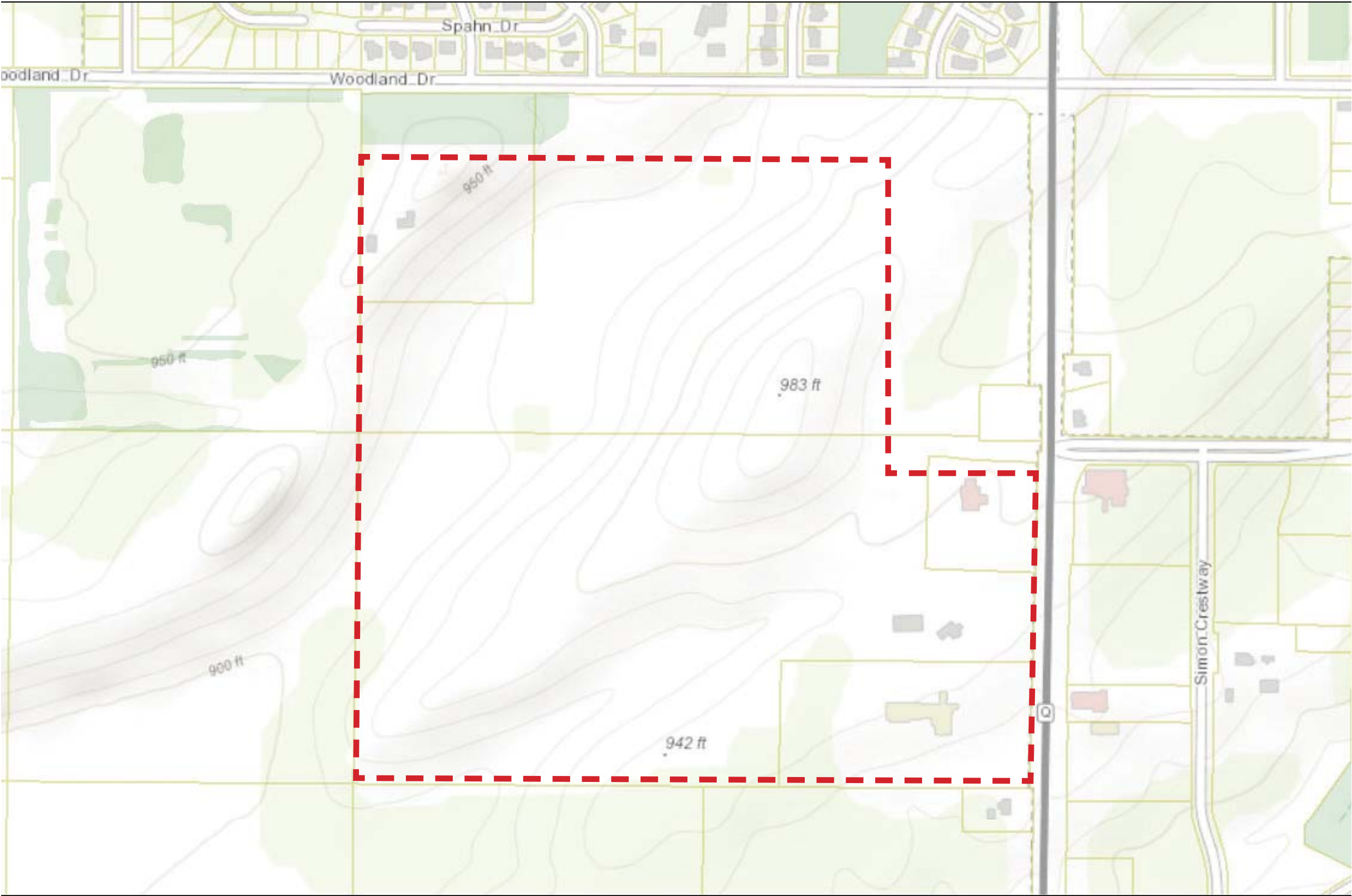
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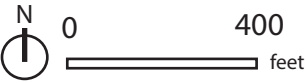
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Source: Dane County Maps  
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the



# Map 4.1b

Environmental Corridor

## WOODLAND WEST Urban Service Area Amendment

### LEGEND

- Environmental Corridor
- Tax Parcels
- Urban Service Area Amendment

Village of Waunakee +  
Town of Westport

Dane County, WI  
CARPC Urban Service Area  
Amendment Application

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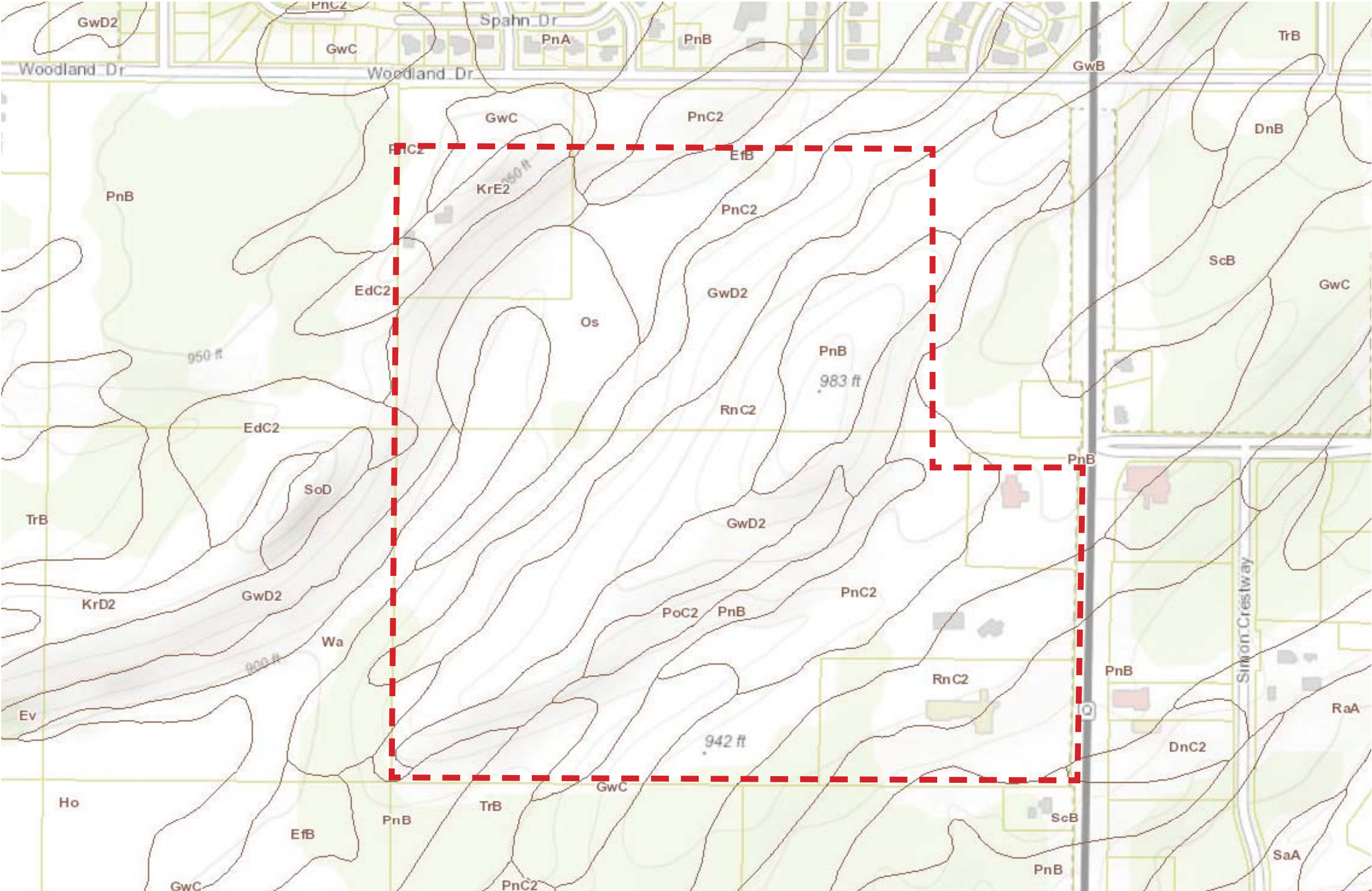
# Map 4.1c

Soils

## WOODLAND WEST Urban Service Area Amendment

### LEGEND

- Soils
- Tax Parcels
- Urban Service Area Amendment



Source: Dane County Maps  
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the

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# Map 5.1

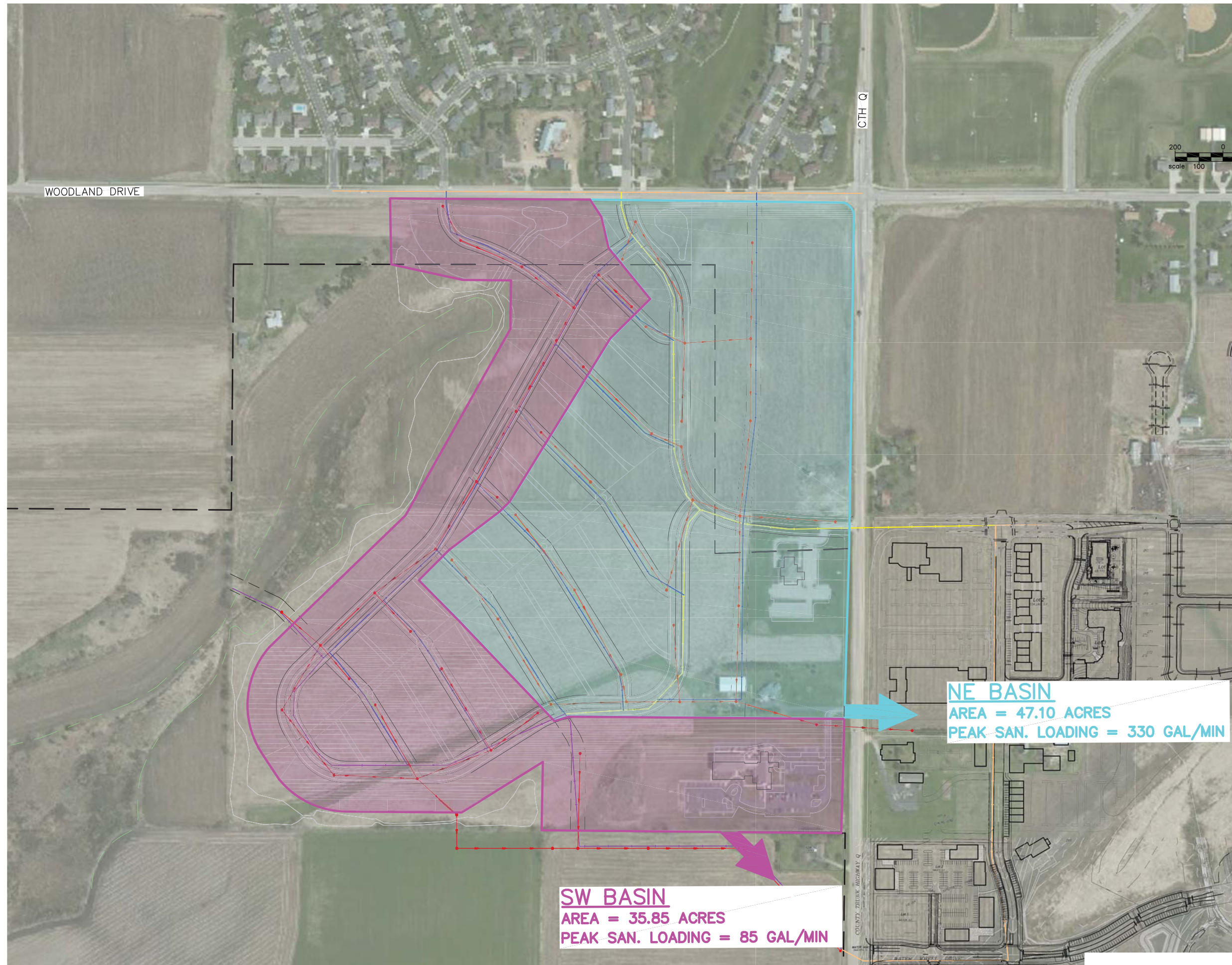
Proposed Sanitary Sewer Extension

## WOODLAND WEST

Urban Service Area Amendment

### LEGEND

- NE Basin
- SW Basin



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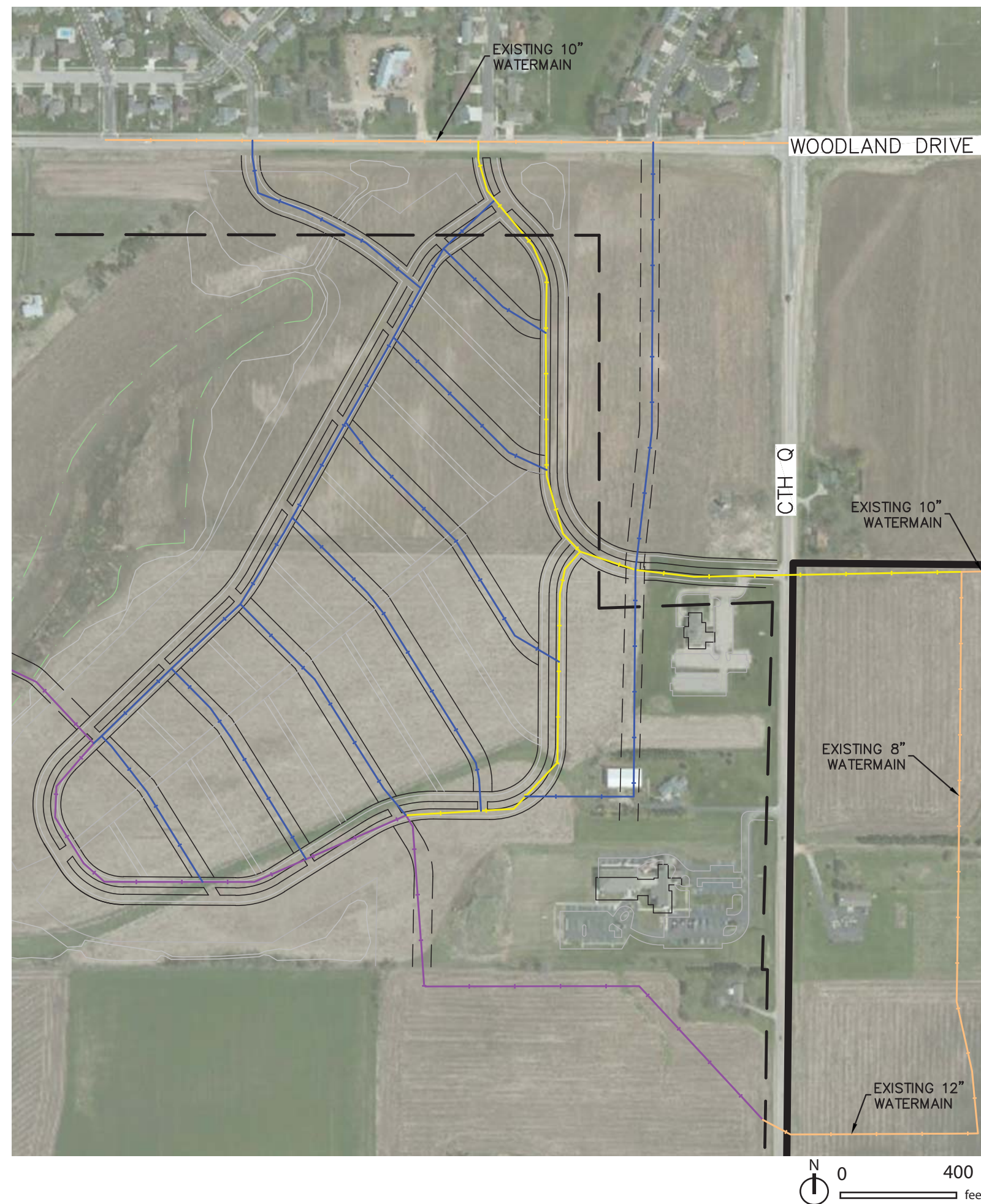


# Map 5.5

Proposed Public Water Supply /  
Distribution System Extension  
**WOODLAND WEST**  
Urban Service Area Amendment

## LEGEND

- EXISTING WATERMAIN
- 8" WATERMAIN
- 10" WATERMAIN
- 12" WATERMAIN



Village of Waunakee +  
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## General Development Plan

Kilkenney Farms Commons  
 Peaceful Valley Parkway and Highway Q  
 Waunakee, WI  
 June 9th, 2016

## Attachment A

Zone #	Lot #	Size (SF and AC)	Gross Floor Area (Max) <sup>C</sup>	Total Parking Spaces	Parking Spaces Per 1,000 SF	Open Space	Floor Area Ratio
1	2,3	284,010 SF 6.52 AC	64,168 SF <sup>DF</sup>	370	5.77	67,150 SF	0.23
2	264 <sup>G</sup>	222,467 SF 5.12 AC	52,500 SF	214 <sup>A</sup>	4.10	100,053 SF	0.24
3	263	227,121 SF 5.21 AC	42,000 SF	176 <sup>A</sup>	4.20	102,725 SF	0.18
4	262	182,468 SF 4.19 AC	8,000 SF <sup>C</sup>	46	5.75 <sup>E</sup>	258,854 SF	0.04
5	266, 265	819,002 SF 18.80 AC	Retail: 99,951 SF Restrt: 250 seats Hotel: 50 Rooms	Retail: 517 Restrt: 125 Hotel: 50	5.17 retail .5/restrt seat 1/hotel room	325,571 SF	0.13
6	4	147,847 SF 3.39 AC	Existing Church: 4,042 SF	40 +/-	9.90	128,687 SF	.03
Total <sup>D</sup>		1,882,915 SF 43.22 AC	322,645 SF	1,730 <sup>B</sup>	5.36	981,830 SF	0.17

<sup>A</sup> Includes parking under some of the buildings  
<sup>B</sup> 64 on-street parking stalls on Simon Crestway are included  
<sup>C</sup> Buildings not to exceed 20,000 SF except grocery stores in Zone 5 (20,000-39,000 SF) and Zone 1 (45,000-50,000 SF)  
<sup>D</sup> Totals calculated using Building Option 3a on Lot 2 (50,000 SF). Building Option 3b (60,000 SF) would require a Conditional Use Permit.  
<sup>E</sup> Excludes park parking  
<sup>F</sup> Grocery store in Zone 1 must meet provision of Sec. 106-20.(b)(1)-(4) of the Waunakee Zoning Ordinance.  
<sup>G</sup> Denotes Lot 264 is broken up into CSM #14255 Lot 1 and Lot 2.

### Proposed Use

- ① Medical Office

② Convenience Retail and Fuel Dispensing and Car Wash

③ ③a ③b Grocery/Retail

④ Retail/Commercial/Dining

⑤ Dental Office

⑥ Office

⑦ Existing Church

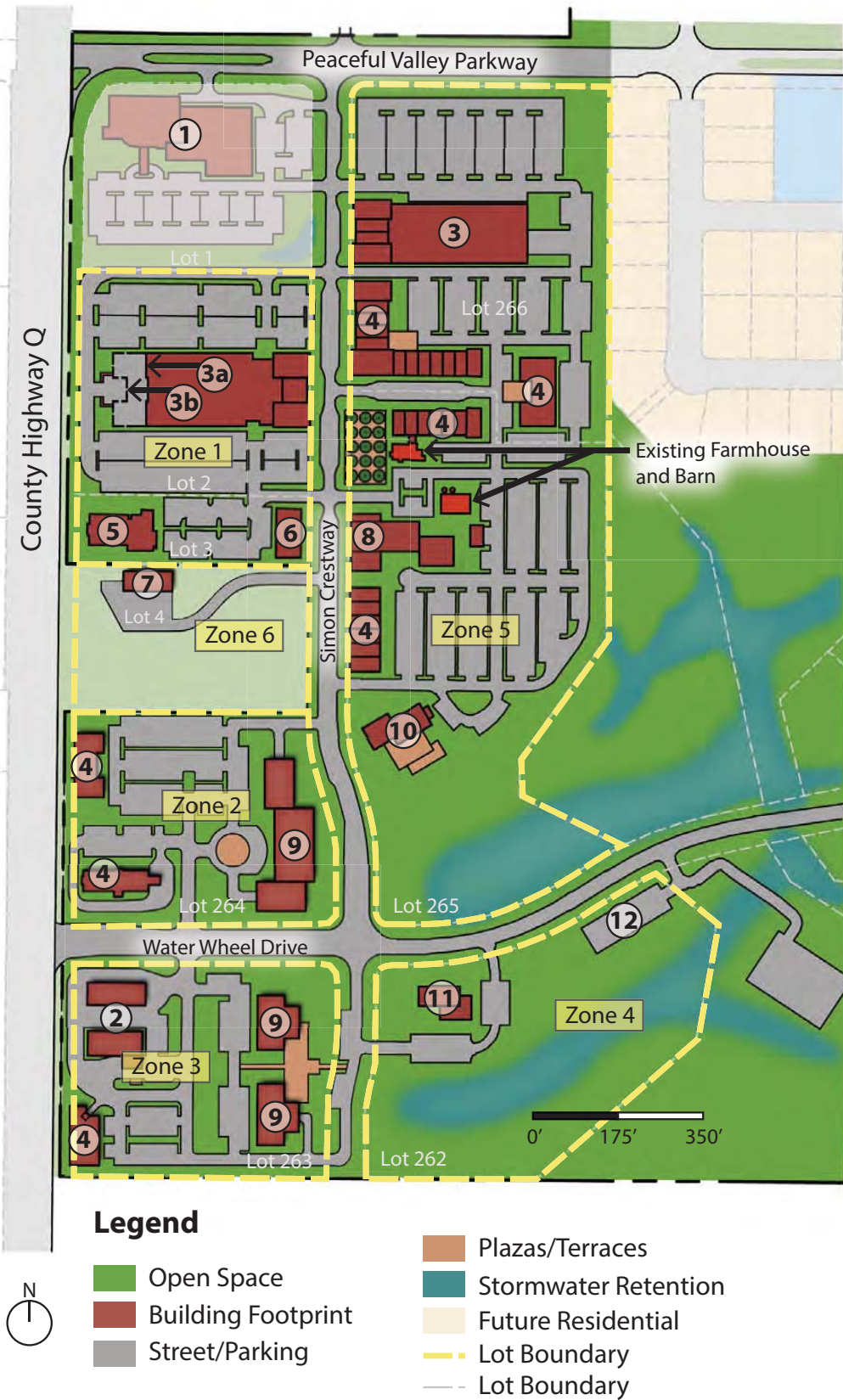
⑧ Boutique Hotel (Street-oriented retail)

⑨ Mixed Use: Retail, Dining, Residential, Office

⑩ Agri-Commercial Restaurant with Event Space

⑪ Agri-Commerical Specialty Grocery/ Farmer's Market

⑫ Open Space Parking



Kilkenney Farms, LLC

### General Development Plan

Kilkenney Farms Commons  
 Peaceful Valley Parkway and County Highway Q  
 Waunakee, WI June 9th, 2016



## ITEM #3.

RESOLUTION NO. PR17-03

### VILLAGE OF WAUNAKEE PLAN COMMISSION

#### **Resolution Recommending Submission of an Urban Service Area Amendment to the Capital Area Regional Planning Commission**


Finding it to be in the public interest, the Plan Commission of the Village of Waunakee, Dane County, Wisconsin, RESOLVES as follows:

1. The proposed 116.66-acre Urban Service Area amendment involving property at the southwest corner of the intersection of County Highway Q and Woodland Drive is consistent with the 2017 Waunakee/Westport Joint Comprehensive Plan.
2. The Plan Commission recommends to the Waunakee Village Board that the Board seek inclusion of the property in the Village of Waunakee Urban Service Area and file the necessary documentation with the Capital Area Regional Planning Commission.

*The foregoing resolution was duly adopted by the Village of Waunakee Plan Commission at a meeting held on September 11, 2017.*

APPROVED:

  
Chris Zellner, Plan Commission Chair

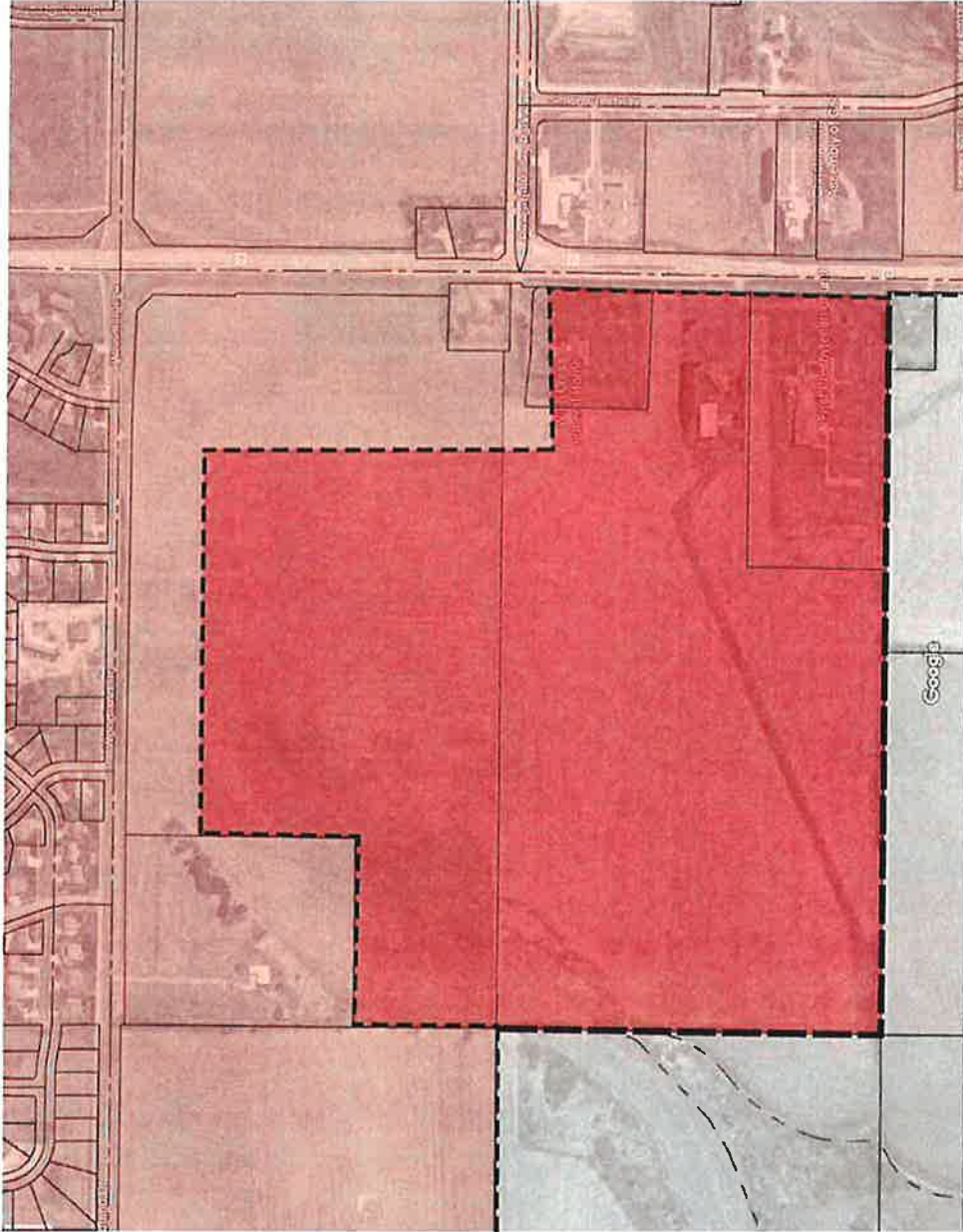
  
Tracy Meinholz, Secretary



**Map 3.1**  
Proposed Urban Services Area  
Amendment Boundary

**WOODLAND WEST**  
Urban Service Area Amendment

**LEGEND**



**DRAFT**

Village of Waunakee +  
Town of Westport  
Dane County, WI

**ITEM #2.**

Plan Commission Meeting, 9.11.  
August 23, 2017  
Prepared by SEH

N 0 400 feet

Exhibit A



RESOLUTION NO. JPC R17-03

**WAUNAKEE/WESTPORT  
JOINT PLANNING COMMISSION**

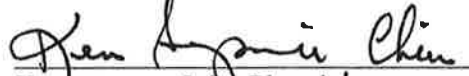
**Resolution Recommending Submission of an Urban Service Area Amendment  
to the Capital Area Regional Planning Commission**

Finding it to be in the public interest, the Joint Planning Commission of the Village of Waunakee and the Town of Westport, Dane County, Wisconsin, RESOLVES as follows:

1. The proposed 116.66-acre Urban Service Area amendment involving property at the southwest corner of the intersection of County Highway Q and Woodland Drive is consistent with the 2017 Waunakee/Westport Joint Comprehensive Plan.
2. The Joint Planning Commission recommends to the Waunakee Village Board that the Board seek inclusion of the property in the Village of Waunakee Urban Service Area and file the necessary documentation with the Capital Area Regional Planning Commission.

*The foregoing resolution was duly adopted by the Waunakee/Westport Joint Planning Commission at a meeting held on September 12, 2017.*

APPROVED:



Ken Sipsma, Joint Planning Commission Chair



Tracy Meinholz, Secretary



**TOWN OF WESTPORT**  
**RESOLUTION NO. 17-15**


**RESOLUTION AUTHORIZING SUBMISSION OF AN URBAN SERVICE AREA  
AMENDMENT TO THE CAPITAL AREA REGIONAL PLANNING COMMISSION  
(Woodland West Neighborhood)**

Finding it to be in the public interest, the Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin, hereby RESOLVES as follows:

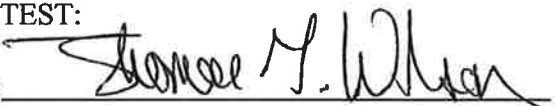
1. The Proposed 116.66-acre Urban Service Area amendment involving property at the southwest corner of the intersection of CTH Q and Woodland Drive (map at Exhibit A) is consistent with the 2017 Waunakee/Westport Joint Comprehensive Plan.
2. The Town Board approves inclusion of the property in the Village of Waunakee Urban Service Area and authorizes Town staff to cooperate with Village staff to file the necessary documentation with the Capital Area Regional Planning Commission.

The above and foregoing Resolution was duly adopted by Town of Westport Board at a legal meeting held on the 18<sup>th</sup> day of September, 2017.

APPROVED:

By:   
Dean A. Grosskopf, Town Board Chair

ATTEST:

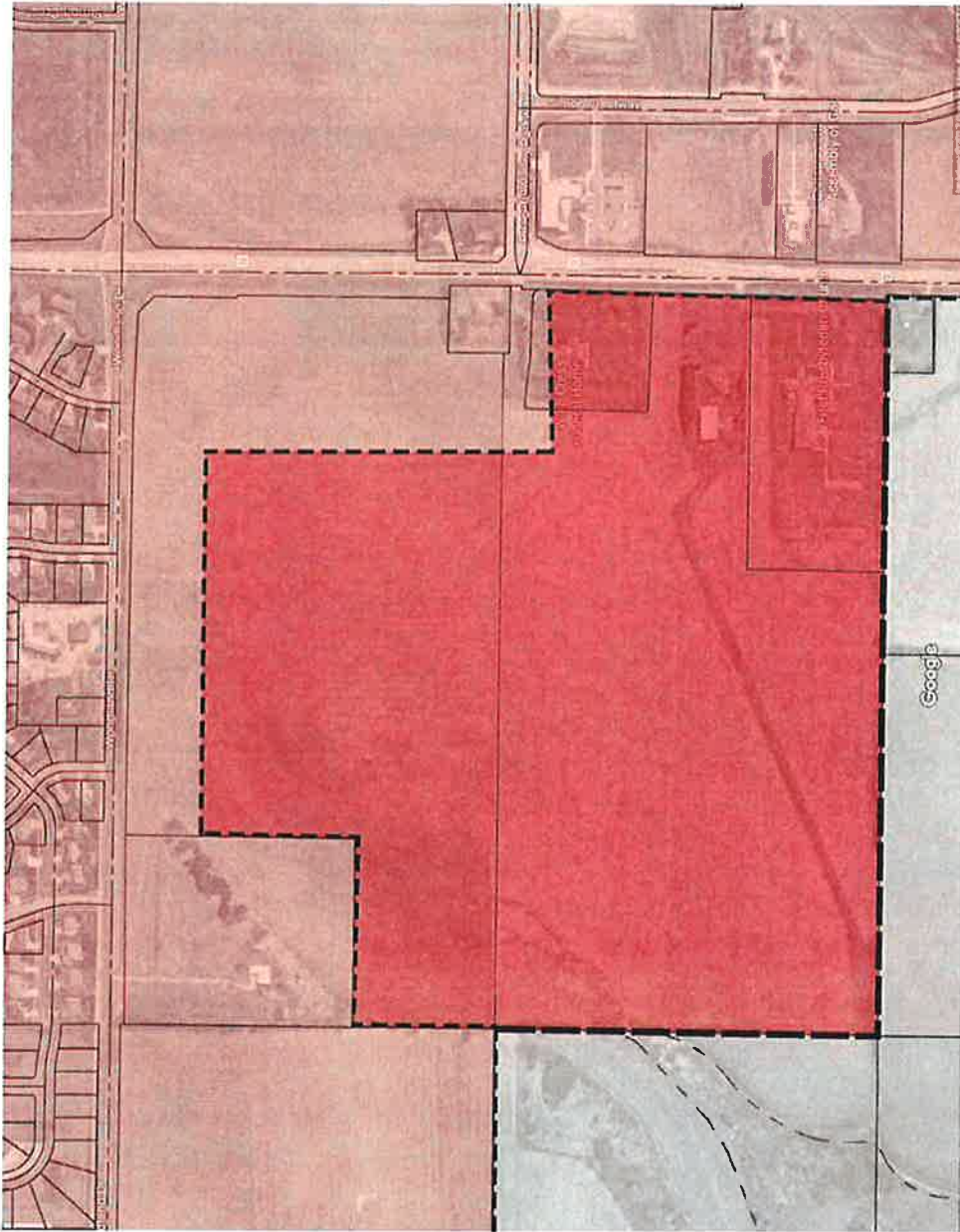
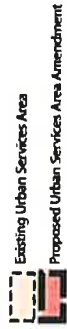
By:   
Thomas G. Wilson,  
Town Attorney/Administrator/Clerk-Treasurer

Approved: 9/20/17  
Posted: 9/20/17



**Map 3.1**  
Proposed Urban Services Area  
Amendment Boundary  
**WOODLAND WEST**  
Urban Service Area Amendment

**LEGEND**



**DRAFT**  
Village of Waunakee +  
Town of Westport  
Dane County, WI  
Plan Commission Meeting, 9.11.  
August 23, 2017  
Prepared by SEH  
N 0 400 feet

**ITEM #2.**

Exhibit A



RESOLUTION NO. R17-13

**VILLAGE OF WAUNAKEE VILLAGE BOARD**

**Resolution Authorizing Submission of an Urban Service Area Amendment  
to the Capital Area Regional Planning Commission**

Finding it to be in the public interest, the Village Board of the Village of Waunakee, Dane County, Wisconsin, RESOLVES as follows:

1. The proposed 116.66-acre Urban Service Area amendment involving property at the southwest corner of the intersection of County Highway Q and Woodland Drive is consistent with the 2017 Waunakee/Westport Joint Comprehensive Plan.
2. The Village Board approves inclusion of the property in the Village of Waunakee Urban Service Area and authorizes Village staff to file the necessary documentation with the Capital Area Regional Planning Commission.

*The foregoing resolution was duly adopted by the Village of Waunakee Village Board at a meeting held on September 18, 2017.*

APPROVED:

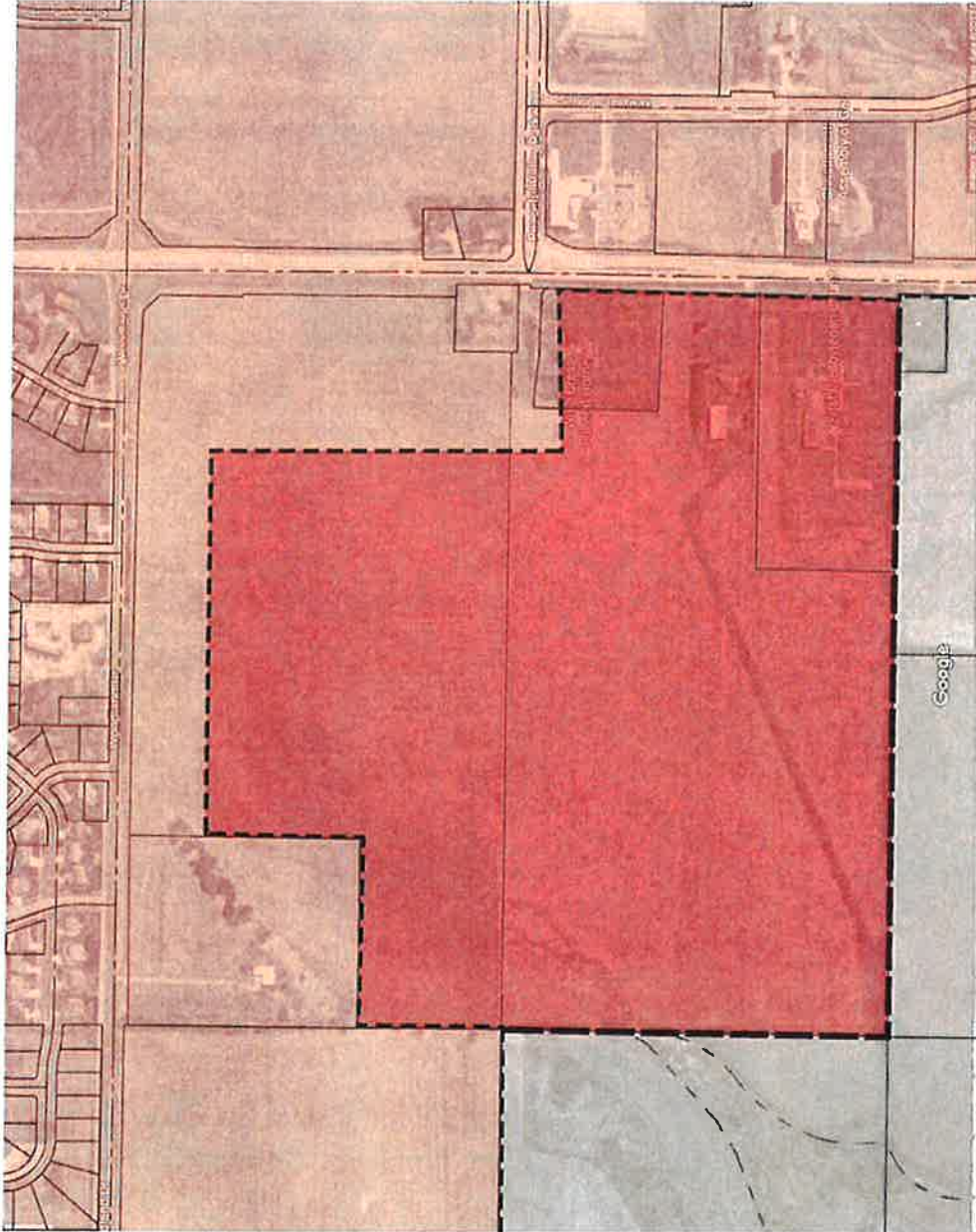
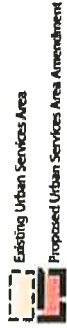
  
Chris Zellner, Village President

  
Julie Helt, Village Clerk



**Map 3.1**  
Proposed Urban Services Area  
Amendment Boundary  
**WOODLAND WEST**  
Urban Service Area Amendment

**LEGEND**



**DRAFT**  
Village of Waunakee +  
Town of Westport  
Dane County, WI  
Plan Commission Meeting, 9.11.  
August 23, 2017  
Prepared by SEH  
N 0 400 feet

**ITEM #2.**

Exhibit A