

DCRPC AGENDA COVER SHEET

Meeting Date/Item
June 9, 1994/Items 5a & 6

Re: Amending the Dane County Regional Development Guide, Farmland Preservation Plan, and Water Quality Plan to Revise the **Waunakee Urban Service Area** Boundary and Environmental Corridors

Staff Comments on Item: The Village of Waunakee proposes to add 751 acres (698 vacant developable) to the Waunakee Urban Service Area (USA) for the purpose of urban development, as detailed in the Waunakee Master Plan. Proposed uses for the addition consist of industrial and residential development. The residential development proposed is 420 acres at an average net density of 4.3 units/acre and 278 acres of industrial-commercial development. (See maps on page 2 of Staff Analysis and in Master Plan Summary.)

There are three neighborhood parks, drainageways and stormwater detention areas, totalling 33 acres of environmental corridors.

The proposed addition is contiguous to the USA on four sides of the Village. Approximately 186 acres, or one-quarter of the proposed addition, are currently within the Village of Waunakee, with the balance of the parcels located in the Town of Westport. The proposed additions represent additions to three neighborhoods and the industrial park.

The urban service area amendment proposed by the Village of Waunakee is generally consistent with the requirements and criteria for urban service area amendments, and with regional objectives and policies. The staff recommendation is to approve the proposed amendment, based on the land uses and density standards outlined in the Village of Waunakee Master Plan Amendment (April 1994), and on the Village of Waunakee pursuing the following:

- 1) Implementing the plan for staging development and extension of services.
- 2) Specifying and implementing stormwater *quality* management practices (e.g., wet ponds) to control runoff from the industrial park prior to development. Stormwater drainage system plans and practices also should be specified for other areas of the proposed amendment to provide water quality protection as well as meeting the provisions of the Village's erosion and runoff control ordinance.
- 3) Preparing a comprehensive stormwater management plan, with water quality provisions, for the entire village.
- 4) Delineating and adopting additional or expanded environmental corridors to include stormwater management facilities and drainageway buffer strips needed to implement the stormwater management plans.

Materials Presented with Item: Staff Analysis of Proposed Amendment, Waunakee Master Plan Summary and Resolution RPC No. 707.

Staff Recommendation/Rationale: Staff recommends approval of Resolution RPC No. 707.

mp

STAFF ANALYSIS OF PROPOSED AMENDMENT TO THE
DANE COUNTY REGIONAL DEVELOPMENT GUIDE, WATER QUALITY AND
FARMLAND PRESERVATION PLANS REVISING THE
WAUNAKEE URBAN SERVICE AREA BOUNDARY AND ENVIRONMENTAL CORRIDORS

1. Applicant: Village of Waunakee.

2. Description of Proposal

In April 1994 the Village of Waunakee adopted an update to its 1988 Master Plan, prepared with RPC staff assistance, to guide Village development for the next 20 years (see attached Master Plan Summary). The Village proposes to adjust the adopted Waunakee Urban Service Area boundary and environmental corridors to reflect the revised Master Plan.

The proposed changes would add 751 acres in four areas, including 20 acres of existing development, and delineate an additional 33 acres of environmental corridors. The effect of the amendment would be to expand the total urban service area to 2,768 acres with 303 acres within environmental corridors. **The result is a net expansion of 698 acres of developable land** in the revised urban service area. The average residential density in the Waunakee Master Plan is 4.3 housing units per residential acre.

The proposed changes to the urban service area boundary and environmental corridors include:

1. Area North - 184 developable acres for residential development, 11 acres in the environmental corridor and 5 acres of existing development.
2. Area East - 278 developable acres proposed for industrial park or commercial development, 2 acres in environmental corridors, and 6 acres of existing development.
3. Area South - 117 developable acres proposed for residential development, 12 acres in environmental corridors, and 5 acres of existing development.
4. Area West - 119 developable acres proposed for residential development, 8 acres in the environmental corridor and 4 acres of existing development.

About 565 acres of the proposed changes are located in Sections 5, 6, 7, 9, 16 and 17 in the Town of Westport, and 186 acres in Sections 5, 6, 16 and 17 in the Village of Waunakee, as indicated on the attached map.

The Village's adopted Master Plan amendment, which includes the urban service area amendment request, also includes a proposal to stage development. About 110 acres of this proposal are scheduled to develop after 2005.

3. Existing Environment

The Waunakee Urban Service Area (with an estimated 1993 population of 6,608) is situated primarily in the lower Sixmile Creek portion of the Yahara River Basin.

The geology and soils of the area are varied. Most of the proposed service area amendment consists of ground moraine deposited during the most recent glaciation. Part of the proposed addition near STH 113 and the C&NW railroad consists of sand and gravel outwash plain.

There are no significant surface water bodies within the proposed amendment. An intermittent drainageway and 100-year floodplain crosses part of Area North near the intersection of STH 113 and Kopp Road. There also is a small part of a wetland complex located within the proposed environmental corridor in Area South. Most surface water drainage occurs as overland flow to intermittent streams draining to Sixmile Creek. Some overland flow in Area West goes to Dorn (Spring) Creek.

Most of Sixmile Creek and the lower part of Dorn Creek are classified as warm water sport fisheries. Sixmile Creek also is designated as an Exceptional Resource Water by the DNR due to its associated wetlands, which provide spawning habitat for fish inhabiting Lake Mendota. Sixmile and Dorn Creeks are included in the recently designated Lake Mendota Priority Lake Project, which is to address nonpoint source pollution concerns in the Upper Yahara River Basin.

The depth to groundwater in the proposed amendment is generally over 25 feet, except for the western part of Area North where the depth is 10 to 25 feet. The predominant bedrock type is sandstone, which is found at a depth of over 10 feet in all parts of the proposed amendment.

The major soil series within the areas of the proposed USA addition is Plano silt loam. Associated soils include Ringwood, St. Charles and Griswold silt loams/loams. In addition, Batavia silt loam is found in outwash material in Area North near the intersection of STH 113 and Kopp Road, and Dodge silt loam exists in Area South near Tierney Road. All of these soils have only slight to moderate limitations for development, except where slopes are steep in small areas in Areas North, East and South.

Archeological information on file at the RPC does not list any prehistoric cultural sites within the proposed service area amendment. Available information on endangered resources also does not indicate the existence of any threatened or endangered species within the area.

4. Consistency or Conflict With Plans

The Waunakee USA was established in 1977. The environmental corridors were adopted in 1984. The service area was last amended in April 1993.

In April 1994, the Village of Waunakee adopted a major update to its Master Plan, prepared with RPC staff assistance. The updated Master Plan is based on a revised 2020 population forecast of 11,556. The Waunakee Urban Service Area Land Area Analysis provides for a maximum urban service area of 3,330 acres to be consistent with the 2020 population forecast and adopted density standards in the plan. This represents an increase of 1,307 acres of developable land from the existing urban service area (2,023 acres).

The proposed amendment in the Master Plan would add 698 acres of developable land to the urban service area, slightly larger than the 678 acres projected to be needed to accommodate development over the next 15 years. The Village will leave 609 acres in reserve for development needs through 2020.

Recent residential development has occurred on all sides of the Village, with commercial-industrial growth south of STH 19 on the east side of Waunakee in the Industrial Park. The lands to be added to the urban service area are adjacent to Village utilities and are a logical extension of development. The reconfiguration proposal in this request will add developable land in the Village's commercial, industrial and residential areas, consistent with the adopted Master

Plan. The proposed amendment is generally consistent with the Regional Development Guide, especially related to a mix of type and density of housing, transportation modes and function, environmental corridor additions and the provision of urban services.

5. Description of Urban Services

Urban Transportation System. The Master Plan provides for the extension of village streets with sidewalks and bicycle routes. No mainline transit service is available in Waunakee. However, as the village grows, so will the potential for developing a successful shared-ride taxi system serving the area. Rideshare and vanpool programs targeting commuters must also continue to be encouraged in the Waunakee area.

A local bike plan has been prepared for Waunakee. Roadways identified as most suitable for bike riding include Easy Street, Madison Street, Division Street, and Woodland Drive. CTH Q and Woodland Drive between Waunakee and the City of Middleton have paved shoulders for commuter bicyclists. No other off-street bike paths are proposed outside Village parks.

Sanitary Sewerage System. The Village's sanitary sewer collection system will be extended with village streets. Sewer to Area East will be extended from the Industrial Park Sewer constructed in 1990 and connects to the MMSD Waunakee extension. Sewer to Area South will be extended from a 12" gravity sewer on the Southbridge Subdivision west of Woodland Road, on the southeast side of the Village.

Public Water System. The Master Plan provides for the extension of the water system with village streets and utilities. Existing water storage is adequate to provide fire protection. A fourth well will be sited on the southwest side of the Village as the property develops. The village water booster system is designed to serve new development in the eastern portion of Area North.

Stormwater Management System. Plans for stormwater management systems that will serve the areas of the proposed amendment have not been provided. Plans need to be prepared in order to avoid detrimental water quality and quantity impacts to Sixmile Creek and off-site wetlands near the industrial park. The Village has adopted a construction site erosion and runoff control ordinance for development sites, but this does not ensure that stormwater will be managed in a comprehensive and effective manner.

Public Areas and Facilities. The Master Plan has identified an increase of 260 acres of developed parklands and other open space areas to meet the needs of the projected population. The school district owns sufficient land for future expansion of school facilities, including a 25-acre site on the north side.

Emergency and Other Village Services. Other urban services, including police and fire protection and solid waste collection, will be provided through the Village's existing delivery systems.

6. Impacts or Effects of Proposal

Surface and Ground Water Impacts

The potential impacts of urban development in the proposed amendment would be to increase stormwater runoff rates and volumes, reduce groundwater recharge, and introduce additional

contaminants to Sixmile Creek and adjacent wetlands. This would result from roadway, parking area and building construction.

The Village has adopted an erosion and stormwater runoff control ordinance, which provides a means for mitigating the adverse impacts of erosion and increased runoff resulting from development. Water quality impacts also should be mitigated with appropriate management practices, such as wet detention basins, infiltration trenches and grass-lined drainageways (swales). These practices can be part of an open drainageway system layout coincident to and including environmental corridors. This stormwater management planning will probably result in extension or expansion of the environmental corridors to include additional proposed stormwater management facilities and drainageways.

Due to the large amount of impervious surface that is likely with the industrial park expansion (Area East), stormwater quality management is particularly important for this area. Without mitigating measures (with total storm sewerage), runoff will be greatly increased, potentially having serious downstream effects on erosion and surface water quality. Since development is projected for all sections of the Village, a comprehensive stormwater management plan, with water quality provisions, is strongly recommended for the entire Village. This is also recommended in the Village's recent Master Plan update. (Technical and financial assistance for a stormwater plan may be available through the Lake Mendota Priority Lake Project.)

Based on surficial geologic and soils information, the proposed USA addition does not appear to be a priority groundwater recharge area in the Sixmile Creek watershed. Urban development, however, will reduce infiltration and groundwater recharge by increasing impervious areas, thus stormwater practices (e.g., grass swales) that provide infiltration should be encouraged. The proposed addition does not affect the overall projected groundwater demand or pumping for the service area, just the location of use. Additional groundwater pumping from existing and proposed municipal wells may expand the regional recharge or drawdown area near the Village, but the increased withdrawal is not expected to cause adverse impacts to nearby surface water resources.

Since groundwater pumped to provide Village water supply is diverted around the Yahara Lakes (through MMSD's wastewater system), dry weather baseflow in Sixmile Creek and the Yahara Lakes system downstream from Waunakee is diminished by the amount of the pumpage. The magnitude and seriousness of this impact is currently being evaluated as part of the Regional Hydrologic Study.

Sewerage System Impacts

The Village of Waunakee is estimated to generate 1.59 million gallons of wastewater per day (MGD) by year 2020. The Waunakee extension of the Northeast Interceptor, which conveys this flow to MMSD's Nine Springs Wastewater Treatment Facility, has adequate capacity to accommodate this volume. However, the capacity of other stretches of MMSD interceptors, downstream from Waunakee, will be exceeded (downstream Lien Road, and P.S. 7 force main) by 2016. These facilities were constructed in the early 1960s and will have reached their expected design life by then. The Nine Springs wastewater treatment facility receives the generated wastewater from Waunakee. The facility has a design capacity of 50 MGD and a year 2020 forecast flow of 46.98 MGD, well below its capacity.

Transportation System Impacts

Roadways. The North, West, and South proposed urban service area additions are proposed for single-family residential development. These areas typically generate the highest number of trips during the peak travel periods of the day as residents leave or return from work. The North area actually consists of three separate areas, generating a total of 4,800 new trips daily at full development. Existing roadways serving the North areas include Madison Street, STH 113, Easy Street, Kopp Road and STH 19. Area West borders Woodland Road, which feeds to an intersection at CTH Q. This area would generate about 3,100 new trips per day. Area South also has access to Woodland Drive and the same intersection with CTH Q, and is expected to generate 3,050 new trips per day. There is sufficient capacity in the existing roadway system to handle development of these areas in their initial phases. However, as these areas develop, traffic congestion will increase at the intersection of Woodland Road and CTH Q, which may require a traffic signal or other traffic control measures in the near future. In addition, CTH Q to the south will experience increased traffic congestion in the peak hours from this new development. Ultimately, with full development of these two areas and with infill development of surrounding areas, CTH Q is expected to be near capacity and will require consideration of possible capacity expansion measures.

Area East is proposed to consist of non-retail commercial and industrial land uses. New trips produced in this area would add approximately 12,500 vehicles to the Average Daily Traffic totals. These trips, however, would be spread more evenly through the day than would trips from residential development. At full development Area East is projected to add a considerable amount of traffic to the existing roadway system, and will primarily impact STH 19. Ultimately, this amount of increased traffic will require capacity increases on a section of STH 19 north and east of the development. Improved access to Woodland Road or other entrance/exit points would help to distribute traffic and put off potential capacity improvements. Signalization of major STH 19 intersections may also need to be studied as the area develops.

School System Impacts

Currently the Waunakee Area School District is looking at its facility needs for its rapidly growing enrollment. From 1990 to 1994, Waunakee experienced the third-fastest enrollment increase in Dane County (20.2%). By 2020, the Waunakee population is forecast to grow to 11,556, or an increase of 5,659 persons and 2,425 housing units. This would cause an estimated increase of 1,346 students, more than double the current enrollment from the Village.

7. Alternatives

The process of revising the Village's Master Plan examined the alternative locations for future development, taking into consideration protection of environmentally sensitive areas. The revised Master Plan provides for development of vacant lands in or near the Village which are contiguous to existing developing areas and needed for proposed commercial, industrial or residential growth, and which represent a cost-effective extension of Village services.

Specifically, Area East is suitable for development, which would allow for the needed expansion of the Village's commercial and industrial areas.

Areas North, South and West provide for the expansion of existing neighborhoods to be included in the urban service area. This residentially planned addition would include low-density housing

development as well as encompassing park and open space areas to serve the neighborhoods to complement higher-density development adjacent to the urban service area amendments.

8. Controversies, Comments Received, Unresolved Issues

The Village of Waunakee previously held a public hearing (November 1993) on the proposed change as part of the Master Plan process. A public hearing has been scheduled before the Dane County Regional Planning Commission on June 9, 1994. The Town of Westport has been notified.

9. Conclusions and Staff Recommendation

The urban service area amendment proposed by the Village of Waunakee meets most of the requirements and criteria for planning, consistency with regional objectives and policies, and provision of urban services.

The staff recommendation is to approve the proposed amendment, based on the land uses and density standards outlined in the Village of Waunakee Master Plan Amendment (April 1994) and on the Village of Waunakee pursuing the following:

- 1) Implementing the plan for staging development and extension of services.
- 2) Specifying and implementing stormwater *quality* management practices (e.g., wet ponds) to control runoff from the industrial park prior to development. Stormwater drainage system plans and practices also should be specified for other areas of the proposed amendment to provide water quality protection as well as meeting the provisions of the Village's erosion and runoff control ordinance.
- 3) Preparing a comprehensive stormwater management plan, with water quality provisions, for the entire village.
- 4) Delineating and adopting additional or expanded environmental corridors to include stormwater management facilities and drainageway buffer strips needed to implement the stormwater management plans.

Village of Waunakee

Master Plan Summary

April 1994

Introduction

The purpose of this Master Plan is to provide a basis on which decisions can be made to insure the orderly growth of Waunakee. The Master Plan provides a detailed guide for the future of Waunakee. The planning report includes the following elements: background information and analysis; community planning workshop; formulation of goals and guiding policies; and plan recommendations. This Plan consists of maps and text determined necessary by the Plan Commission and the Village Board.

The Master Plan consists of the major elements which could directly affect the future development of the Village as well as the future living and working conditions that will exist in Waunakee. The Plan is not intended to be a rigid, static document; rather, it is designed to provide flexible guidelines for making development decisions that reflect the Village's goals and policies. To insure its continued flexibility, this Plan will be amended from time to time when the need arises. The Master Plan provides a foundation for future planning and the basis for action.

Master Plan Summary

A total of 11,556 persons are forecast to reside in the Waunakee Urban Service Area by the year 2020. To accommodate this growth the service area is set at 2,768 acres with 45% set aside for residential development, 21% for commercial-industrial development, 23% for streets and other public purposes, and 11% preserved for park and open space (not necessarily public). See table inside.

The proposed land uses of the Waunakee Master Plan are described on the table and the Master Plan Map.

Since the urban service area cannot be sized to show exactly which lands will be developed by the year 2020, a "flexibility margin" has been added. About 1,117 acres are projected for development needs. An additional 1,117 acres are allowed to provide flexibility for the service area and to avoid creating any land scarcity in the future. Because the urban service area is intentionally oversized, it will actually be able to accommodate 14,235 persons when fully developed, probably much later than 2020. The master plan established the following:

Residential

A total of 1,233 acres of land is earmarked for residential development, which will accommodate 5,255 housing units and 14,235 persons. Eighty-five percent of this area is planned for single-family housing. It is expected that by 2020, a total of 988 acres will be developed for 4,445 housing units and 11,550 persons and 2,425 school children. This includes 8 well-distributed multifamily "clusters," nearly half of which are already developed.

Recommendations

- Encourage new residential development on existing platted and fully improved lots before extending urban services to new areas for residential development.
- Rezone vacant lands designated medium- and high-density residential R-3 and R-4 in advance of actual subdivision.
- Encourage use of the R-2 zoning district to make single-family development more affordable.
- Continue to require site plan approval for all buildings in the R-4 multifamily district.
- Discourage over-concentration of high-density housing in any one neighborhood.

Economic Development

A total of 966 acres of land has been identified for business development. One area totalling 468 acres is reserved for industrial development. Besides the existing business districts, commercial development is planned along Main Street, CTH Q and Bong Road.

Recommendations

- Continue to require all new commercial development to be subject to design review, which addresses on-site traffic, parking, landscaping, drainage and lighting.
- The Village should require tree planting and sidewalk improvements along commercial routes.
- The Village should provide for expansion of the industrial park utilizing a TID to finance development.

Public Uses

More than 300 acres are mapped for park and open space use. Most of this use is planned for public park areas. The balance of the land is privately owned. Development is severely limited on these lands by flooding or high groundwater resulting from floodplains and wetlands. Much of the park and open space area is within designated environmental corridors which exclude sewered development. Outside the urban service area, open space includes the conservancy area and a planned golf course west of the Village.

Recommendations

- Consider acquiring a four-acre site for a new municipal building.
- Consider acquiring a site of at least 5 acres for a new street maintenance building.
- Build a new elementary school on the north side when increased enrollment warrants construction.
- Implement the specific park acquisition, development and improvement recommendations presented in the Village of Waunakee Comprehensive Outdoor Recreation Plan and update same in 1996.
- Prepare a stormwater management plan for the Village.

Urban Services

Waunakee's Master Plan recommends revision of its urban service area (USA). The plan adds 751 acres of land to the urban service area on all sides of the village. The addition includes 20 acres of existing development, and designates 33 acres in the environmental corridor, for a net increase of 698 developable acres to accommodate growth along proposed future streets. The extension of urban service is staged such that 110 acres are planned to develop in 2005 or later. The Village has reserved about 600 acres for its "Long-Range Service Area."

Recommendations

- Extend sewer and water services only within the urban service area as shown on the Master Plan map.
- Require any land division within the USA to be laid out in a manner that would provide for the efficient construction of sewer and water mains and streets.
- Do not approve development in areas designated as environmental corridors.
- Waunakee should acquire a site for Well No. 4 on the far southwest side near Woodland Road.
- The Village should discourage developments that require sewage lift stations, when possible.

Transportation

Recommendations

- The Village, in cooperation with the Wisconsin Department of Transportation, should plan and redesign the signalized intersection at Main Street and Madison Street.
- The Village should plan, design and reconstruct Woodland Road from CTH Q to Division Street.
- Street reconstruction should include bicycle lanes on those streets designated as bike routes. Village bike routes should be linked with routes in the Towns of Vienna and Westport.
- Continue to require construction of pedestrian facilities in new subdivisions and work to complete sidewalks along major streets through special assessments as part of the Capital Improvements Program.

Agriculture

Waunakee will continue to work with the Towns of Westport and Vienna. An adopted policy of the Master Plan is to support town planning efforts to protect prime agricultural lands.

Recommendation

- The Village should not approve the creation of subdivisions outside the urban service area and within its 1 1/2-mile ETJ area to prevent the creation of residential densities which may require the future extension of public sewer and water services.

Extraterritorial Area

As the Village continues to develop over the next 20 years, there will be a need and demand for more housing and businesses. Some of the land area available to accommodate this growth lies outside the Village's corporate boundaries. Because most new development will require urban services, there will be a need to annex this land to the Village.

Recommendations

- The Village should adopt annexation guidelines in consultation with the surrounding towns.
- The Village and the four towns should continue to use WWDVS as a forum to discuss areawide issues.

Planned Land Uses Within the Waunakee Urban Service Area							
Land Use Category	Existing 1990 (acres) ¹	Future Development (acres) ²	Master Plan Map ³	Percent of Total	Housing Units	Popula- tion	K-12 Students
Residential Density	445	788	1,233	44.5			
Low ⁴	370	684	1,054	38.1	3,425	10,275	2,055
Medium ⁵	53	54	107	3.8	749	1,798	375
High ⁶	22	50	72	2.6	1,081	2,162	435
Commercial	70	47	117	4.2			
Industrial	44	424	468	16.9			
Street ROW	192	306	498	18.0			
Transportation, Communications and Utilities	40	3	43	1.6			
Institutional	73	33	106	3.8			
Park & Open Space	43	260	303	11.0			
TOTAL	907	1,861	2,768	100.0%	5,255	14,235	2,865

¹From Dane County Regional Planning Commission 1990 Land Use Inventory.

²Projected land use shown on Master Plan Map.

³Total of existing and future development.

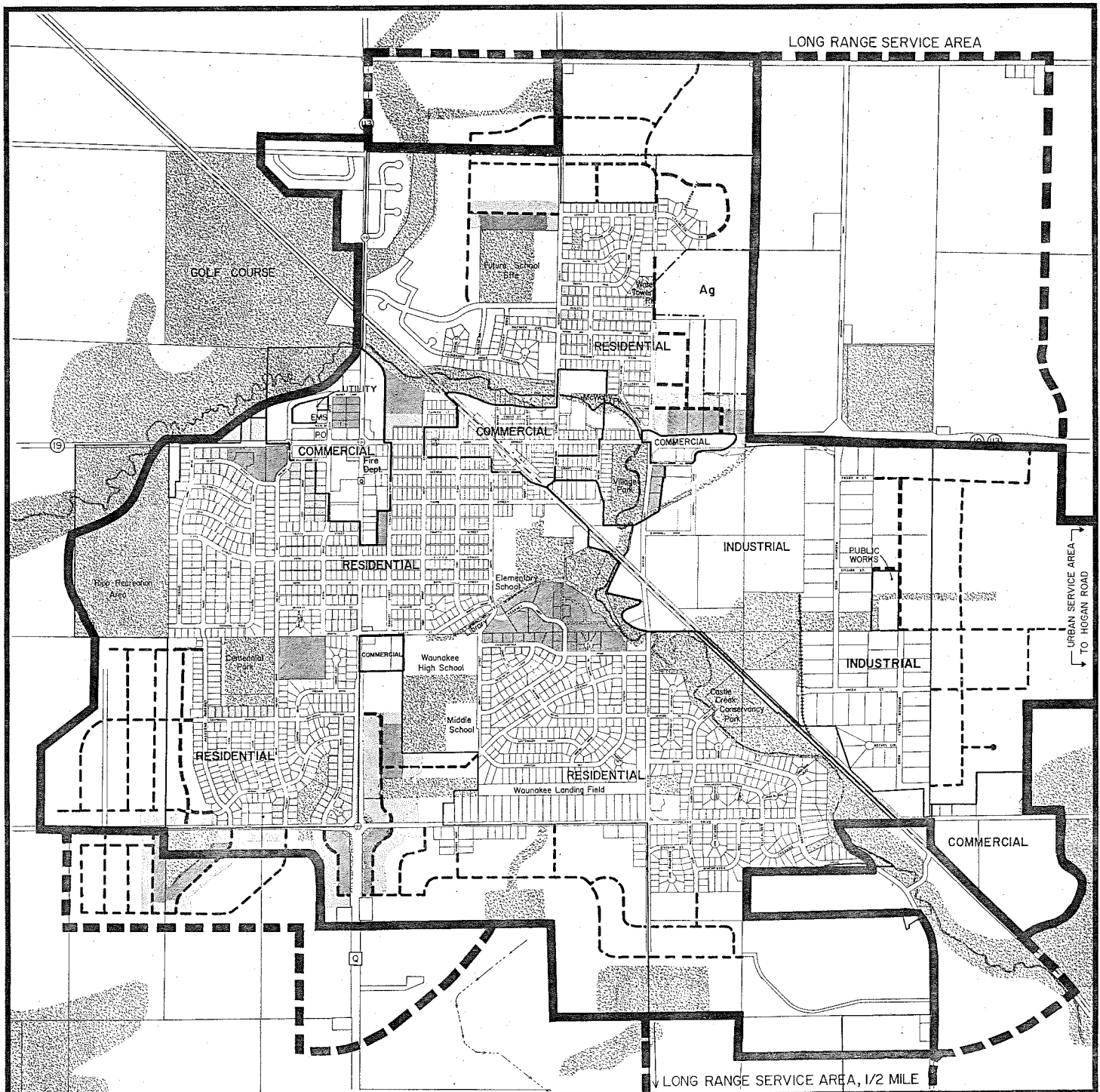
⁴Low density is 3 to 5 housing units/acre. Average density is 3.25 housing units/acre, 3.0 persons/housing unit and 0.6 students/housing unit. Low density includes single-family development.

⁵Medium density is 5 to 9 housing units/acre. Average density is 7 housing units/acre, 2.4 persons/housing unit and 0.5 students/housing unit. Medium density includes duplexes and small-lot, single-family development.

⁶High density is 9 to 15 housing units/acre. Average density is 15 housing units/acre, 2.0 persons/housing unit and 0.4 students/housing unit. High density includes apartments, townhouse and "condo" development.

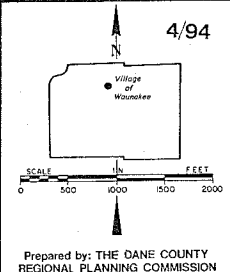
VILLAGE OF WAUNAKEE

DANE COUNTY
WISCONSIN



MASTER PLAN

- PARK & OPEN SPACE
- MEDIUM DENSITY RESIDENTIAL 5 - 8 u/ac.
- HIGH DENSITY RESIDENTIAL 9 - 15 u/ac
- FUTURE STREETS
- 10-YEAR STAGING BOUNDARY



6/3/94

Resolution RPC No. 707

AMENDING THE DANE COUNTY REGIONAL DEVELOPMENT GUIDE,
FARMLAND PRESERVATION PLAN, AND WATER QUALITY PLAN
TO REVISE THE **WAUNAKEE URBAN SERVICE AREA**
BOUNDARY AND ENVIRONMENTAL CORRIDORS

WHEREAS, the Dane County Regional Planning Commission has adopted, amended and reaffirmed a Regional Development Guide, Farmland Preservation Plan, and Water Quality Plan; and

WHEREAS, said plans include the delineation of urban service areas and environmental corridors; and

WHEREAS, the Village of Waunakee has requested an addition to the Waunakee Urban Service Area (USA) and Environmental Corridors, and has submitted the Waunakee Master Plan as a basis for that request; and

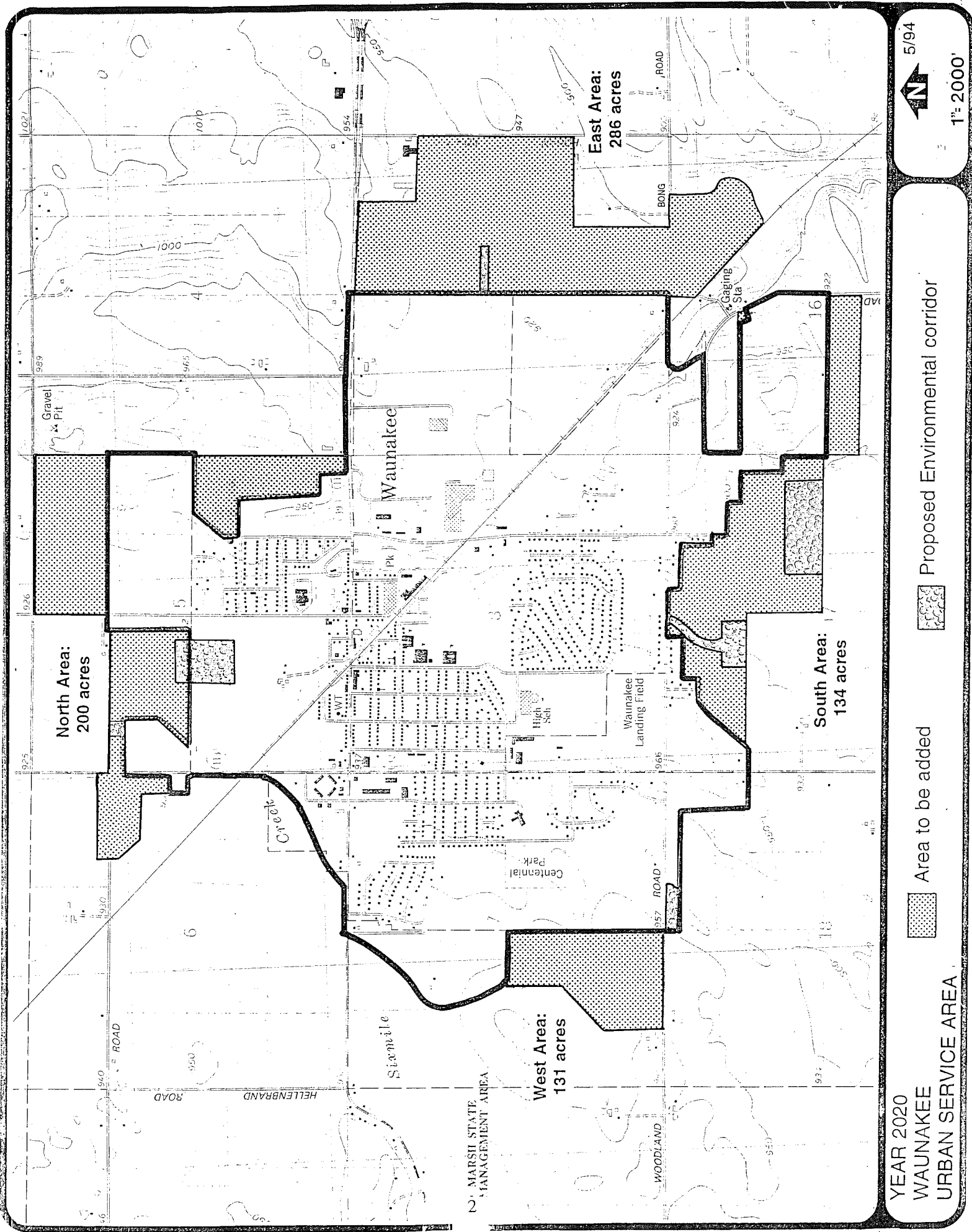
WHEREAS, a staff analysis of the proposed amendment has been prepared, which indicates that the amendment is generally consistent with adopted regional plans and policies, and with criteria for urban service area expansions.

NOW, THEREFORE, BE IT RESOLVED that in accordance with §66.945(9), Wis. Stats., and Sec. 208 of Public Law 92-500, the Dane County Regional Planning Commission amends the Dane County Regional Development Guide, the Farmland Preservation Plan, and the Water Quality Plan by revising the Waunakee Urban Service Area Boundary and Environmental Corridors as shown on the attached map. This amendment is based on the land uses and density standards outlined in the Village of Waunakee Master Plan (April 1994) and on the Village of Waunakee pursuing the following:

- 1) Implementing the plan for staging development and extension of services.
- 2) Specifying and implementing stormwater *quality* management practices (e.g., wet ponds) to control runoff from the industrial park prior to development. Stormwater drainage system plans and practices also should be specified for other areas of the proposed amendment to provide water quality protection as well as meeting the provisions of the Village's erosion and runoff control ordinance.
- 3) Preparing a comprehensive stormwater management plan, with water quality provisions, for the entire village.
- 4) Delineating and adopting additional or expanded environmental corridors to include stormwater management facilities and drainageway buffer strips needed to implement the stormwater management plans.

Date Adopted

Helen J. Johnson, Secretary



YEAR 2020
WAUNAKEE
URBAN SERVICE AREA

Area to be added

Proposed Environmental corridor

5/94
1" = 2000'