



April 12, 2021

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 an amendment to the Urban Service Area to enable extension of public water and sewer service to a 20 acre parcel currently in the Town of Westport. This request is consistent with the 2017 Waunakee/Westport Joint Comprehensive Plan.

The proposed amendment area is bordered on the west by the Waunakee Business Park which is currently in the Urban Services Area.

The Village of Waunakee Plan Commission and Village Board have been working with the Statz Family on planning the future of this corridor. The Waunakee Plan Commission and Village Board have recommended approval. The Village Board resolution authorizing the Village submit a request for this urbanservices amendment is attached.

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.

Sincerely,

Village of Waunakee

Todd Schmidt, Village Administrator

**VILLAGE OF WAUNAKEE
URBAN SERVICE AREA AMENDMENT APPLICATION**

April 2021

Overview

The following documentation was assembled to support the application for an amendment to the Waunakee Urban Service Area.

The information contained in this document follows CARPC's "Urban Service Area Amendment Application Checklist." The Village has assembled the attached materials addressing the following:

1. Plan Consistency and Need
2. Intergovernmental Cooperation
3. Land Use
4. Natural Resources
5. Utilities and Stormwater Management

Attachments:

Map 3.1: Proposed Urban Service Area Amendment Boundary
Map 3.2: Proposed Land Use
Map 3.3A: Existing Land Use
Map 3.3B: Future Land Use
Map 4.1A: Natural Resources (Floodway, Wetlands, Steep Slopes)
Map 4.1B: Soils
Map 4.1C: Environmental Corridor
Map 5.1: Proposed Sanitary Sewer Extension
Map 5.5: Proposed Water Main Extension
Map 5.9: Proposed Stormwater Management Plan

Appendix:

Waunakee Village Board Resolution

Plan Consistency and Need

Introduction

The Village of Waunakee (Village) requests approval for an Urban Service Area Amendment (USAA) to extend municipal water and sanitary sewer service to a 20-acre parcel within the Town of Westport. The subject property is located south of State Highway 19 & 113, and west of Hogan Road. **Map 3.1** shows the proposed Waunakee Urban Service Area (USA) amendment area, including existing public rights-of-way.

The subject property is surrounded by agricultural lands to the west, to the north across Highway 19 & 113, and to the east across Hogan Road. To the south are existing commercial business park lots as well as open space and (temporary) agricultural uses.

For purposes of this application, the proposed expansion area is referred to as the “subject property”. The property within the USAA area is owned by the Statz Family Partnership LLP. The land owner has been in conversations with local staff regarding future planning for the property, resulting in the proposed land use map attached as **Map 3.2**. The land is currently in the Town of Westport; however the intent is to annex the land to the Village of Waunakee in the near future.

1.1 Comprehensive Plan

The proposed USA amendment is consistent with the general goals and policies in the 2017 Waunakee & Westport Comprehensive Plan. The area is currently planned for future “Business Park” land use, which is generally intended for office and industrial uses, as well as a range of uses along the Highway 19 frontage including office, manufacturing, sales or service uses (see **Map 3.3B**). Other compatible business uses, such as hotels, may also be suitable if determined by the local community to be consistent with their long-range plan.

The proposed USAA advances more specific goals, objectives, and policies in the Comprehensive Plan. These are discussed in more detail in **Section 1.3** below.

1.2 Neighborhood / Area Plans

There are no neighborhood or special-area plans applicable to the subject property.

1.3 Need for the Addition to the Waunakee USA

The addition of the subject property to the Waunakee USA would allow for orderly development in the Waunakee Business Park area. The proposed use is consistent with the future land use identified in the joint Comprehensive Plan, which notes that the business park has been expanding eastward to Hogan Road, and that this is a logical extent for phased expansion of the business park.

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). The growth in residential population has led to increased demand for local retail and service businesses.

The Comprehensive Plan identifies that the priority issues for the Village and Town are additional well-paying jobs and finding additional retail opportunities such as sit-down restaurants, grocery

and general merchandise stores, as many people currently travel outside of Waunakee and Westport to make retail and service purchases. Previous economic development planning efforts from 2009 found that residents want more opportunities to shop in Waunakee, a stronger non-residential tax base, and more technology and office jobs for Village residents.

This amendment also supports the Village and Town's economic prosperity goals. These include having stable, sustainable businesses and industries that create jobs and contribute to the local tax base; as well as retail development to serve the needs of local residents. More specifically, it aligns with policies such as reserving land west of Highway 19 & 113 for future business park growth in the Village, and maintaining an inventory of high quality business sites that are suitable for a range of different types of businesses.

Intergovernmental Cooperation

The Village of Waunakee and the Town of Westport have planned cooperatively in their joint planning since 1996. The site is not located within the Joint Planning area. The Village of Waunakee does have extraterritorial jurisdiction, which means that, while the land remains in the Town, any rezoning and site plan would need to be approved by the Village of Waunakee. However if the land is annexed to the Village, all zoning-related approvals would be handled by Waunakee.

2.1 Notification of Adjacent Local Governments

The Village Board has passed a resolution in support of this USAA application. The resolution is attached herein. The Village has notified the Town of the application and the Waunakee/Westport Joint Plan Commission met on March 9th 2021 to review the application.

2.2 Adjacent Local Governmental Objections or Support

No objections to the proposed USAA have been received to date by either the Town or the Village. The Village understands CARPC staff will compile all objections and support for the USA Amendment.

Land Use

3.1 Proposed USAA Boundary Map

The proposed USA boundary is indicated in **Map 3.1** of the Appendix.

3.2 Existing and Proposed Land Uses Table

The existing and proposed land uses within the USAA area is summarized in the table below.

Table 3.2: USA Amendment Area Data

Proposed Land Use	Number of Acres			Number of Housing Units
	Existing Development	Proposed Land Use	Environmental Corridor	
Single Family Residential	0	0	0	0
Other Type Residential	0	0	0	0
Residential Total	0	0	0	0
Commercial	12.4	16.1	0	0
Industrial	0	0	0	0
Institutional	0	0	0	0
Street ROW*	0	1.3	0	0
Parks / Recreation	0	0	0	0
Stormwater Management	0	2.5	2.5	0
Other Open Space (Agricultural)	7.5	0	0	0
TOTAL	19.9	19.9	2.5	0

* "Street ROW" includes the planned future road, and does not include any ROW for Highway 19 & 113 and Hogan Road.

3.3 Existing and Proposed Land Uses Map

The existing and proposed land uses within the USAA area is indicated in **Map 3.2** of the Appendix.

3.4 Housing

There is no housing development planned within the proposed USA amendment area.

3.5 Development Staging

All lands within the proposed USAA expansion area are anticipated to be developed in one phase, within the next 10 years. Because the subject property contains fewer than 100 acres, the maps in the Appendix do not indicate any staging boundaries.

Natural Resources

4.1 Treatment of Natural Resources

See the attached maps for information on environmentally sensitive features. **Map 4.1** depicts information on topography, floodplain, and wetlands. The land is characterized by limited topography that is higher in the north and eastern parts of the site, sloping down to the west. There are some areas of steep slopes present, primarily along the Hogan Road right-of-way and the edges of the existing developed site. According to the Wisconsin DNR Surface Water Data Viewer, there are no mapped wetlands or wetland indicators present on the site.

FEMA maps show a regulatory floodway through the parcels west of the subject property. The existing drainage way across the subject property is proposed to be handled with new stormwater infrastructure, see **Sections 5.9 and 5.10** below for more information. Stormwater management plans for this area will be coordinated with the Village of Waunakee and Dane County, as appropriate.

4.2 Public Outlots: Parks and Stormwater Management Facilities

No public outlots are anticipated on the subject property in the future. No park facilities are proposed, and stormwater management facilities would be contained within privately owned lots (see **Map 3.2** and **Sections 5.9 and 5.10** below). A network of on-street sidewalks and off-street paths located to the south and west will serve to connect the future development on the subject property with neighboring lands.

4.3 + 4.4 Environmental Corridors

We will work with CARPC staff to delineate Environmental Corridors for the USAA area. Existing Environmental Corridors on adjacent properties are shown on **Map 4.1C**. Proposed environmental corridors include the onsite stormwater management areas.

Future development will need to comply with Town and Village policies that require the protection of environmentally sensitive lands, including surface and groundwater resources.

Utilities and Stormwater Management

5.1 Description and Map of Proposed Sanitary Sewer Extension

The existing commercial lot just south of the southwest corner of the STH 19/Hogan Road intersection (Carl F. Statz & Sons, Inc.) of the amendment area will be served by the existing 8" sanitary sewer in Hogan Road. This existing sanitary sewer ultimately discharges to the existing Industrial Park Interceptor. The two proposed lots north of the existing commercial lot are to be served by extension of a sanitary sewer from the existing end of the Industrial Park Interceptor that terminates just north of Lillian Street to the west of the USAA as shown in **Map 5.1 – Proposed Sanitary Sewer Extension** found in the **Appendix**.

5.2 Estimated Average Daily and Peak Wastewater Flows

The USAA will be split into two sub-basins as the northern two lots will be provided with sanitary service by a new sanitary sewer to be connected to the Village's Industrial Park Interceptor and the southern lot will be served by the existing sanitary sewer in Hogan Road. It should be noted that the existing sanitary sewer in Hogan Road ultimately discharges to the Industrial Park Interceptor as well. Since the USAA is less than 250 acres, a peaking factor of 4.0 will be used. The northern sub-basin has an estimated average daily flow of 6,260 gallons/day (gpd) and a peak flow rate of 17 gpm. The southern sub-basin has an estimated average daily flow of 9,870 gpd and a peak flow rate of 27 gpm. The entire USAA has an estimated average daily flow of 16,130 gpd and a peak flow rate of 45 gpm. The estimated sanitary loadings are shown in **Table 5.2** below.

Table 5.2 - Wastewater USAA Loading Analysis						
Basin	Total Basin Area (acres)	Non-Contributing Area (acres)	Commercial Area (acres)	Average Daily Sanitary Loading (gpd)	Peak Sanitary Loading (gpd) (gpm)	
USAA	19.86		16.13	16,130	64,520	45
North	8.74	2.48	6.26	6,260	25,040	17
South	11.12	1.25	9.87	9,870	39,480	27
Factors Used: 4.00 peaking factor 1,000 gallons per commercial acre per day*						
References: *(page 3-4, Sanitary Sewer Comprehensive Plan - Village of Waunakee, Wisc. Strand Assoc., Dec. 2018)						

5.3 Current Average Daily Flow for Interceptor Sewer

The Industrial Park Interceptor Sewer (IPIS) and Nine Springs Wastewater Treatment Plant will serve the proposed USAA. The current estimated average daily flow to the IPIS is 388,500 gpd (270 gpm) per the Sanitary Sewer Comprehensive Plan completed by Strand Associates, Inc. for the Village of Waunakee in 2018. The Nine Springs Wastewater Treatment Plant has average annual flow of 43.1 mgd and a capacity of 50.0 mgd.

5.4 Interceptor Sewer Capacity to Serve the USAA

Per the Sanitary Sewer Comprehensive Plan, the capacity of the limiting segment of the IPIS is 680 gpm or 979,200 gpd. As mentioned above, the current estimated average daily flow to the Industrial Park Interceptor is 388,500 gpd. Adding the estimated average daily flow from the proposed USAA (16,130 gpd) to the current estimated average daily flow results in a flow of 404,630 gallons/day which is less than the 979,200 gpd capacity of the IPIS.

The current future estimated peak flow to the IPIS is 740 gpm per the Sanitary Sewer Comprehensive Plan which is greater than the calculated capacity of the IPIS (680 gpm). However, there are no reported issues with capacity in the limiting segment of the IPIS at this time. Furthermore, per correspondence from Strand Associates, the estimated peak flow is based on full development of the industrial park basins IP-1 & IP-2 using industrial type flow rates.

The industrial park is not fully developed at this time and there are businesses in the park that only use a fraction of their allotted industrial flow. Therefore, the IPIS should be able to accommodate the additional estimated 45 gpm of peak flow from the USAA.

5.5 Map of Proposed Water Main Extension

The proposed USAA will be connected to the existing distribution system by extending an 8" water main toward the west from the current end of the water main in Hogan Road. The proposed water main extension is shown on **Map 5.5** found in the **Appendix**.

5.6 Estimate of Average Daily and Peak Hourly Water Demand

The proposed USAA will consist of 16.13 acres of commercial property. Based on this land use, the estimated average daily water demand of the USAA is 16,130 gpd. Using a maximum day demand factor of 2.5 and a peak hour demand factor of 2.0, the estimated peak hourly water demand is 56 gpm for the USAA. The water demand estimates are shown in **Table 5.6** below.

Table 5.6 - USAA Water Demands						
Basin	Total Basin Area (acres)	Non-Contributing Area (acres)	Commercial Area (acres)	Average Daily Water Demand (gpd)	Maximum Day Water Demand (gpd)	Peak Hourly Water Demand (gpm)
USAA	19.86		16.13	16,130	40,325	56
North	8.74	2.48	6.26	6,260	15,650	22
South	11.12	1.25	9.87	9,870	24,675	34
Factors Used: 2.5 Maximum Day/Average Day* 2.0 Peak Hourly/Max. Day 1,000 gallons per commercial acre per day**						
References: *(page 3-8, Water System Study Update -Waunakee Utilities. Strand Assoc., Dec. 2018) ***(page 3-4, Sanitary Sewer Comprehensive Plan - Village of Waunakee, Wisc. Strand Assoc., Dec. 2018)						

5.7 Current Average Daily and Peak Hourly Water Demand

According to the Village's most recent report to the Public Service Commission of Wisconsin, the existing average daily demand on the water system is 1,079,200 gpd. Using a maximum day demand factor of 2.5 and a peak hour demand factor of 2.0, the estimated peak hourly water demand is 3,750 gpm.

5.8 Current Water Supply System Capacity

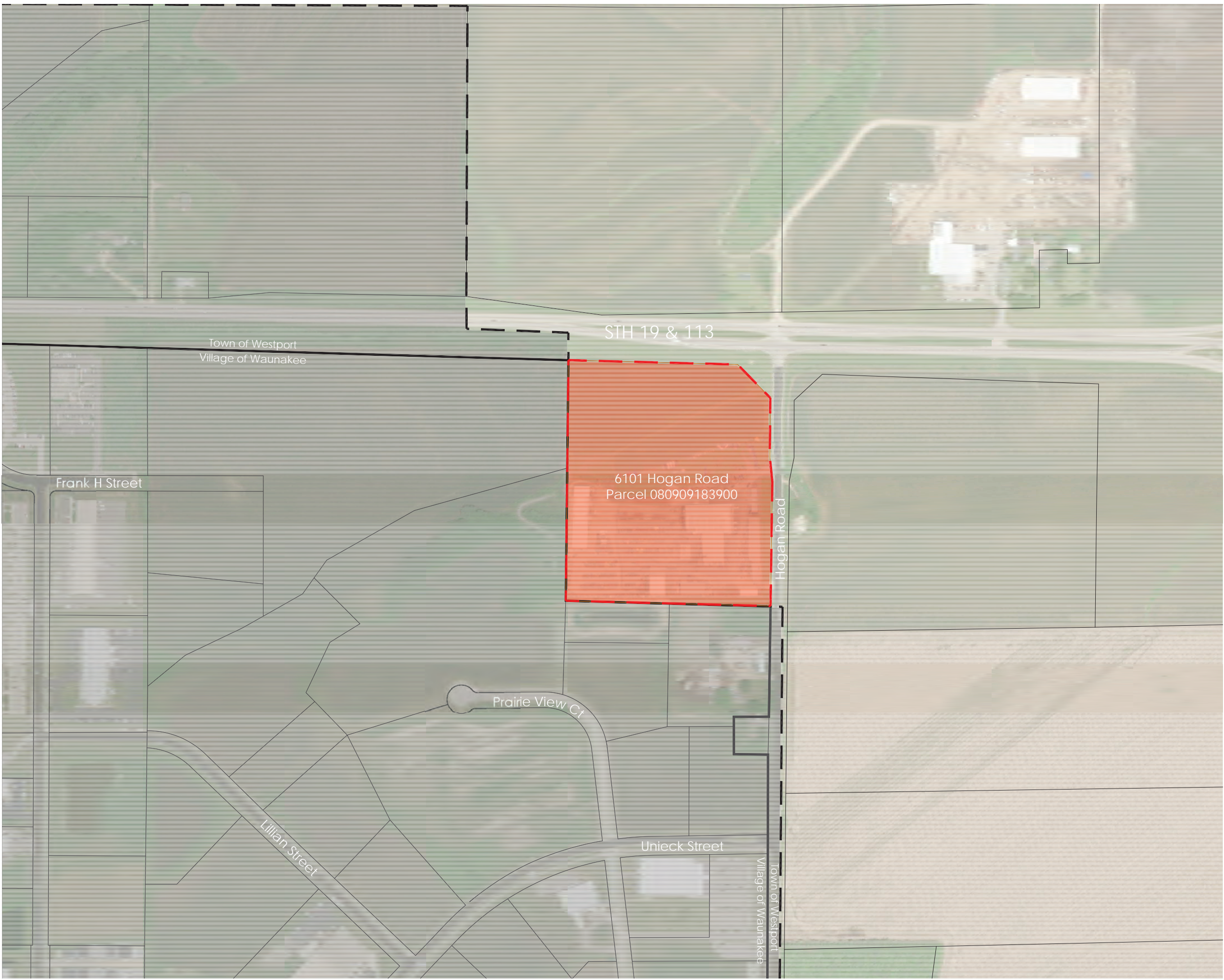
The Village's water supply, storage and distribution system is comprised of five water supply wells, four elevated tanks, one ground-level reservoir, three booster stations, and approximately 71 miles of distribution main ranging from 6 to 12 inches in diameter. The total well capacity is approximately 5,050 gpm. The combined storage capacity of the elevated tanks and the ground-level reservoir is 1,350,000 gallons. The elevated storage tanks provide acceptable pressure up to an elevation of 960 feet.

5.9 + 5.10 Proposed Stormwater Management Facilities: Description, Map, Responsible Parties

The proposed amendment area will drain to a proposed private system of stormwater basins located at the mid western, low portion of the amendment area. This area dedicated to stormwater management will be used to meet all local and state requirements for treatment, infiltration, and detention at the time of plan approval and permitting. Offsite runoff will bypass the proposed stormwater basins and be conveyed in a 60" pipe along the proposed right-of-way. A hydraulic review of the contributing offsite watershed confirmed the required pipe size. Both the offsite runoff and the stormwater facilities will outlet to the existing floodway through coordination with the adjacent property owners. These facilities will be designed and constructed through future development approvals. No additional flows are anticipated downstream. Therefore, there are no anticipated impacts to downstream drainage patterns. See **Map 3.2 & 5.9** for concept locations of stormwater management facilities.

Upon commencement of any construction projects in the amendment area, the project contractor will be responsible for maintaining all stormwater facilities and erosion control standards throughout construction. After construction, the required stormwater maintenance activities and timeline will be established within a maintenance agreement to be recorded with the Dane County Register of Deeds.


Appendix




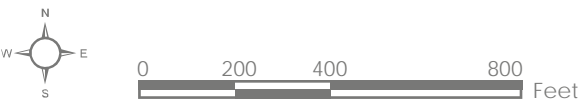
Map 3.1 Proposed Urban Service Area Amendment Boundary

6101 Hogan Road
Urban Service Area Amendment

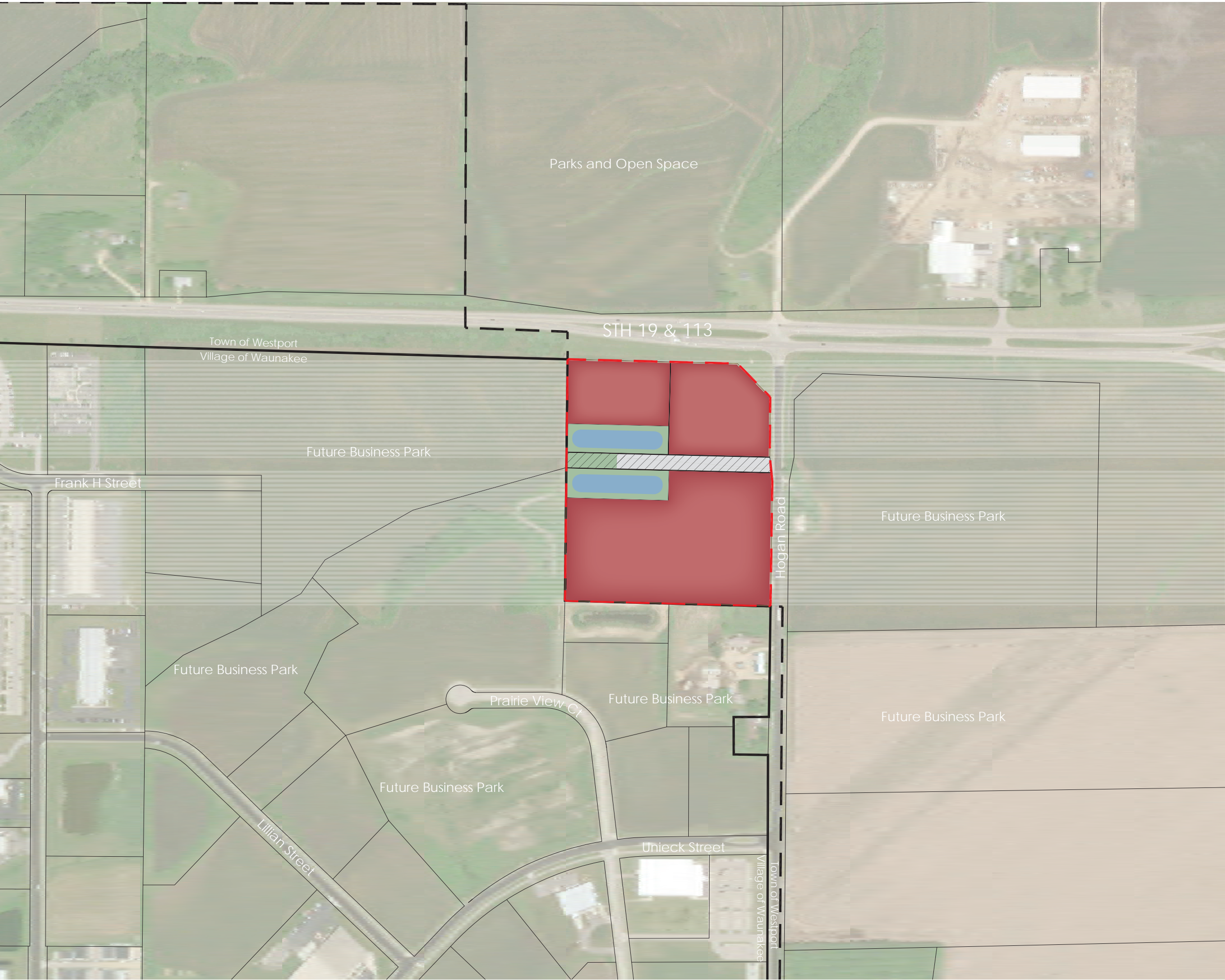
Legend

 Existing Urban Service Area

 Proposed Urban Service Area Amendment



Village of Waunakee and Town of Westport
Dane County, Wisconsin
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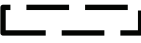







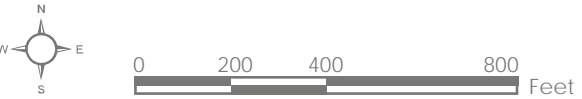
Map 3.2

Land Use Map

6101 Hogan Road
Urban Service Area Amendment

Legend

-  Existing Urban Service Area
-  Proposed Urban Service Area Amendment
-  Proposed Commercial Use
-  Proposed Public Roadway
-  Proposed Public R.O.W.
-  Proposed Stormwater Management



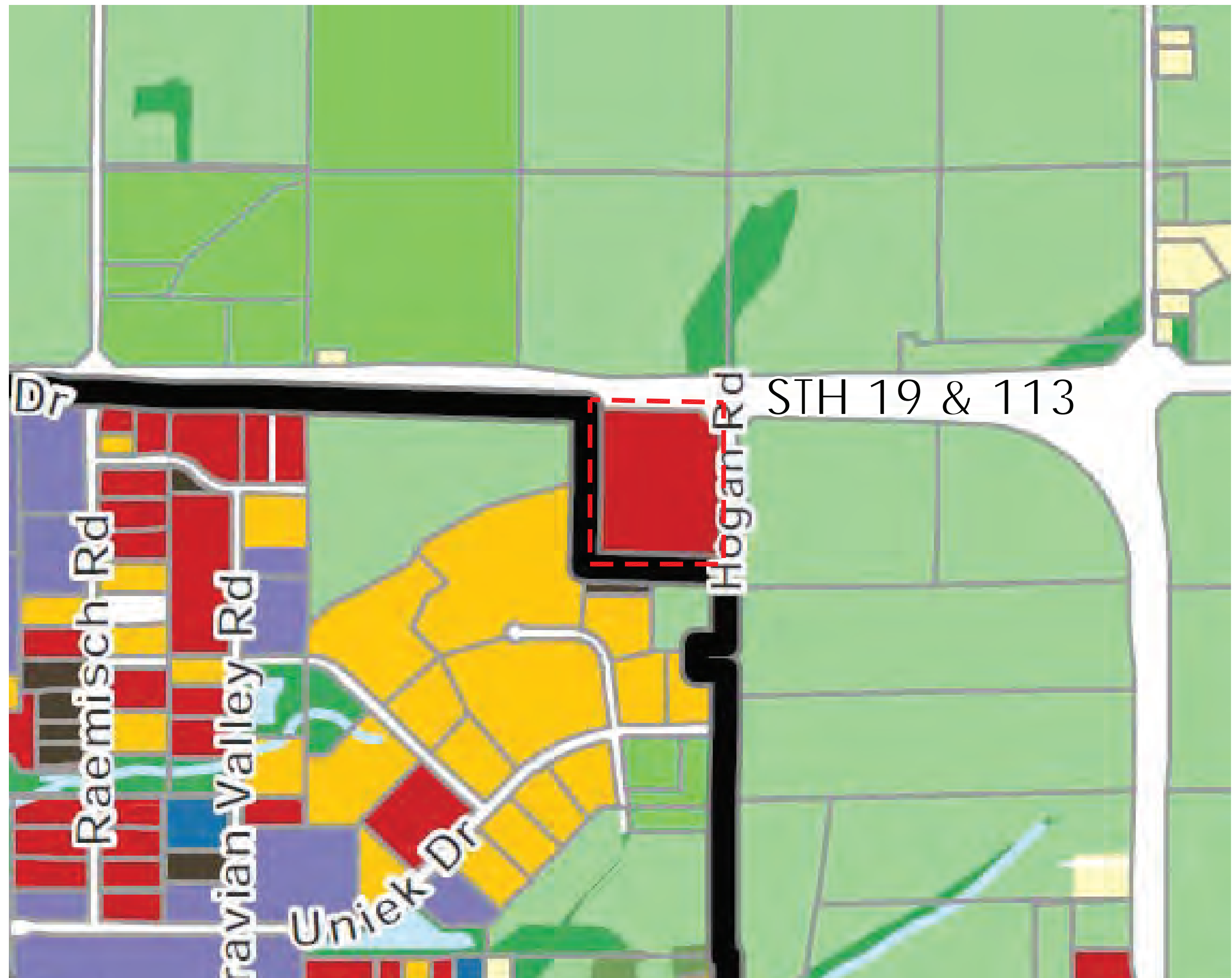
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Map 3.3A

Existing Land Use (Surrounding Area)

6101 Hogan Road
Urban Service Area Amendment

Legend

Proposed Urban Service Area Amendment

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

N

W

E

S

0

300

600

1,200

Feet

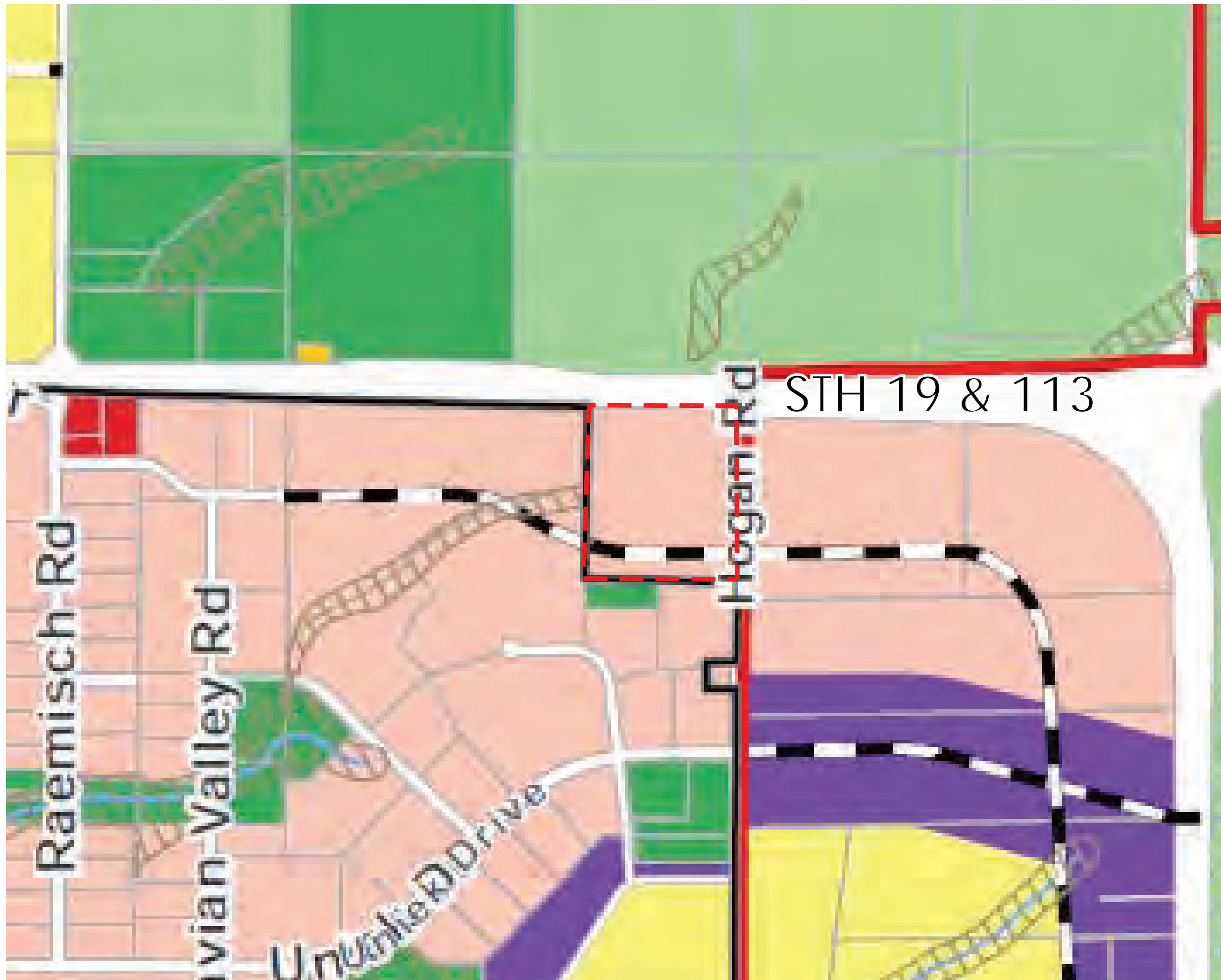
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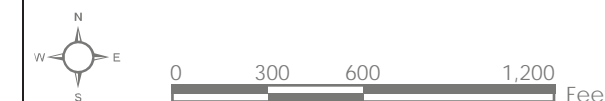
Map 3.3B

Future Land Use (Surrounding Area)

6101 Hogan Road
Urban Service Area Amendment

Legend

- Proposed Urban Service Area Amendment
- | | |
|--|---------------------------------|
| 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 |
| Public & Institutional | Railroad |
| Community Residential | Future Road (approximate) |
| Rural Residential | North Mendota Parkway Corridor |
| Parks, Open Space, Environmental Corridors | |
| Rural Preservation | |
| Development Limitation | |



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