


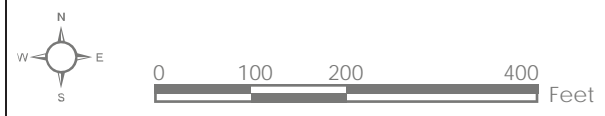
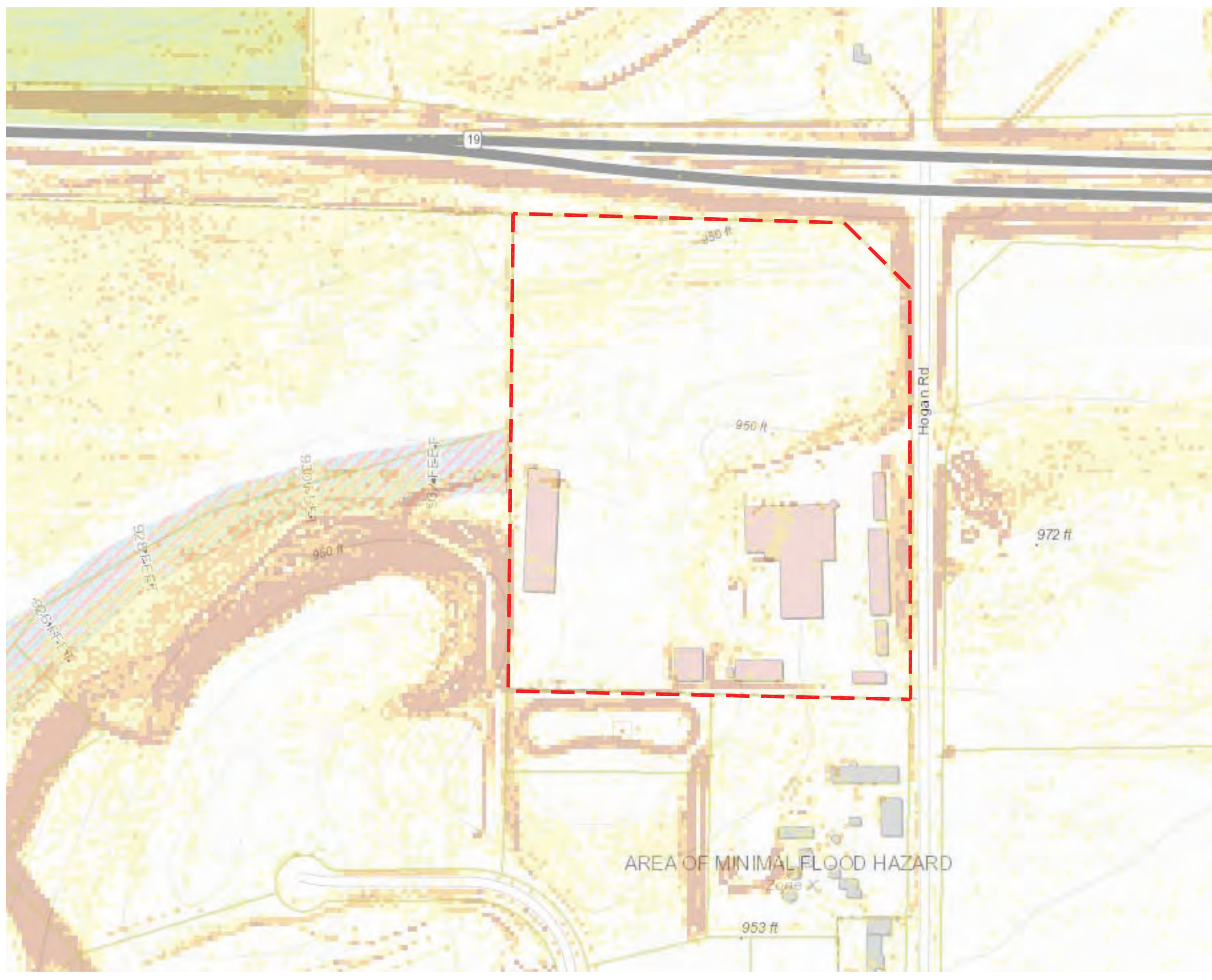
Map 4.1A

Floodway, Wetlands, and Steep Slopes

6101 Hogan Road
Urban Service Area Amendment

Legend

-  Proposed Urban Service Area Amendment
-  Parcels
-  Regulatory Floodway
-  Wetland
- Slopes**
 -  Greater than 6 to less than 12
 -  12 to less than 20
 -  20 and greater



Village of Waunakee and Town of Westport
Dane County, Wisconsin

CARPC Urban Service Area
Amendment Application




April 12, 2021

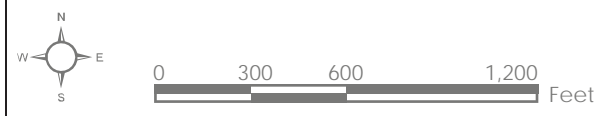
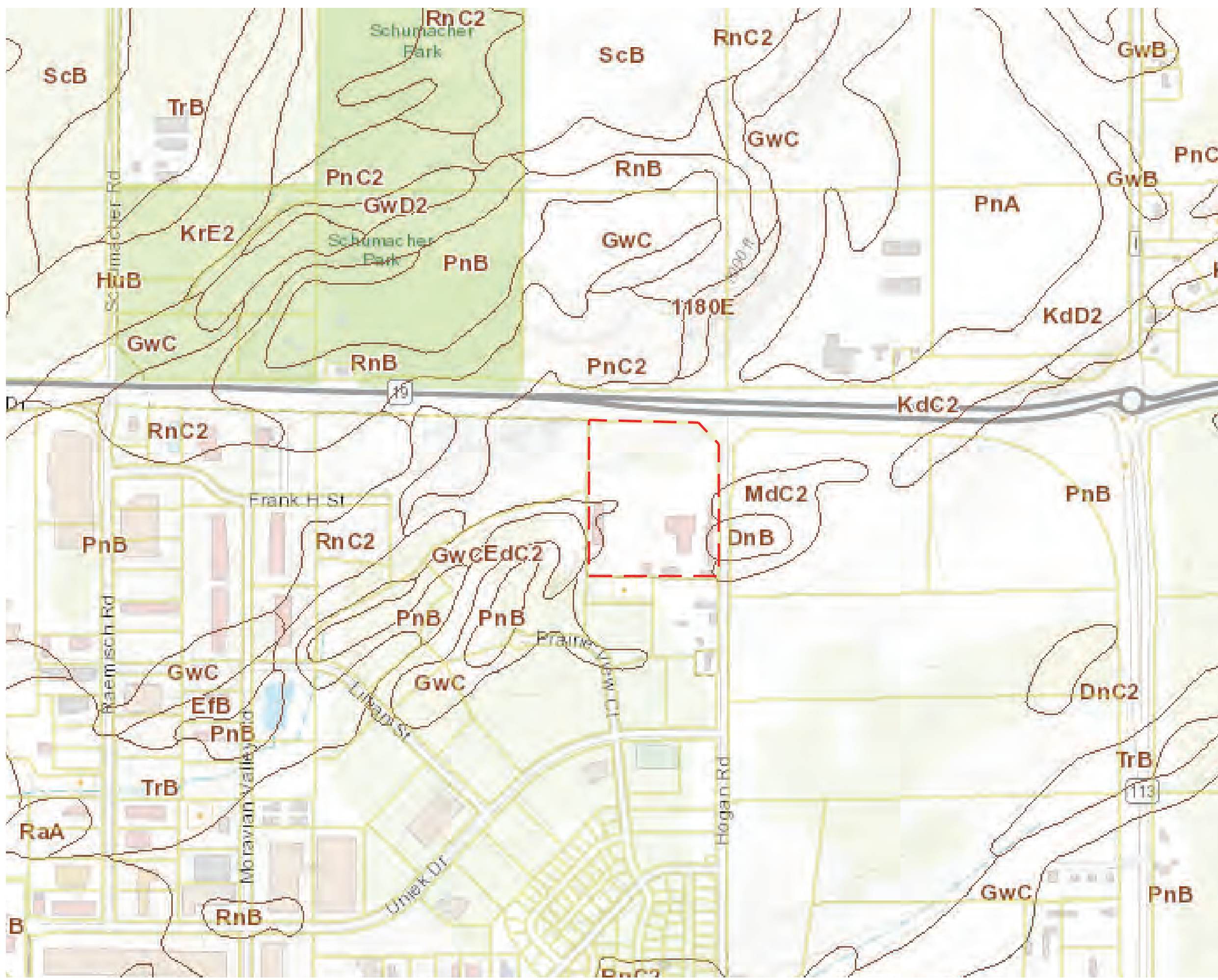
Map 4.1B

Soils Map

6101 Hogan Road
Urban Service Area Amendment

Legend

-  Proposed Urban Service Area Amendment
-  Soils
-  Parcels






Village of Waunakee and Town of Westport
Dane County, Wisconsin
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April 12, 2021

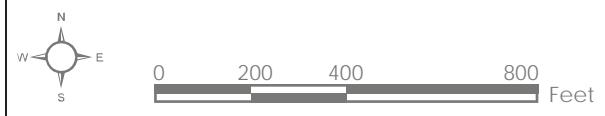
Map 4.1C

Environmental Corridor

6101 Hogan Road
Urban Service Area Amendment

Legend

-  Proposed Urban Service Area Amendment
-  Parcels
-  Environmental Corridor



Village of Waunakee and Town of Westport
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CARPC Urban Service Area
Amendment Application

April 12, 2021






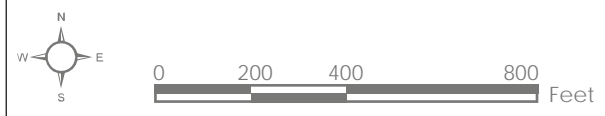
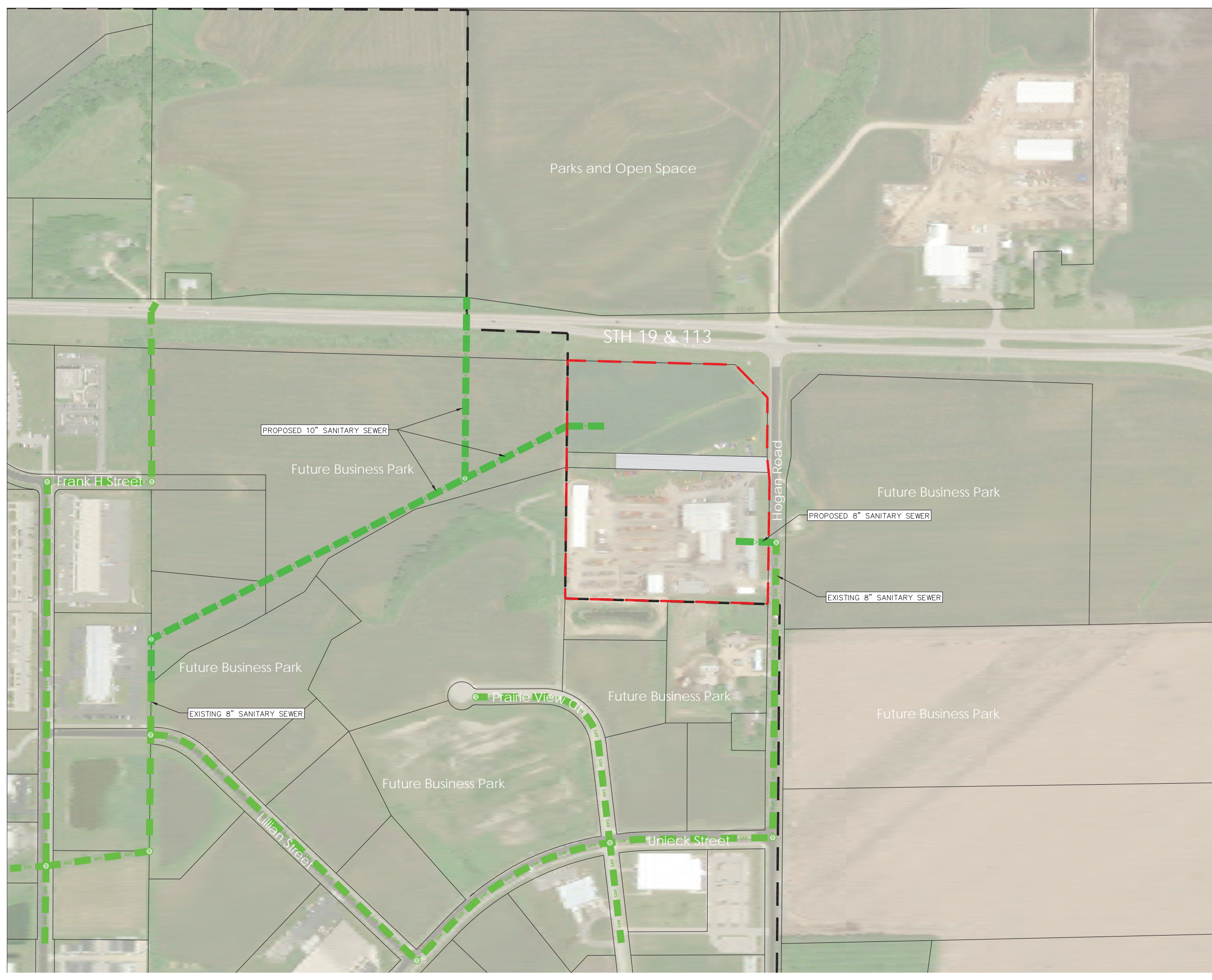
Map 5.1

Proposed Sanitary Sewer Extension

6101 Hogan Road
Urban Service Area Amendment

Legend

-  Existing Urban Service Area
-  Proposed Urban Service Area Amendment
-  Existing Sanitary Sewer Line
-  Proposed Sanitary Sewer Pipe (Size Noted)
-  Existing Sanitary Manhole
-  Proposed Sanitary Manhole



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Dane County, Wisconsin

CARPC Urban Service Area
Amendment Application

April 12, 2021








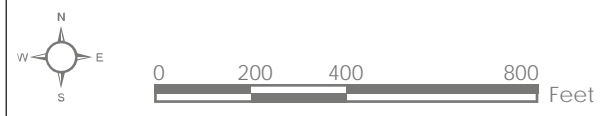
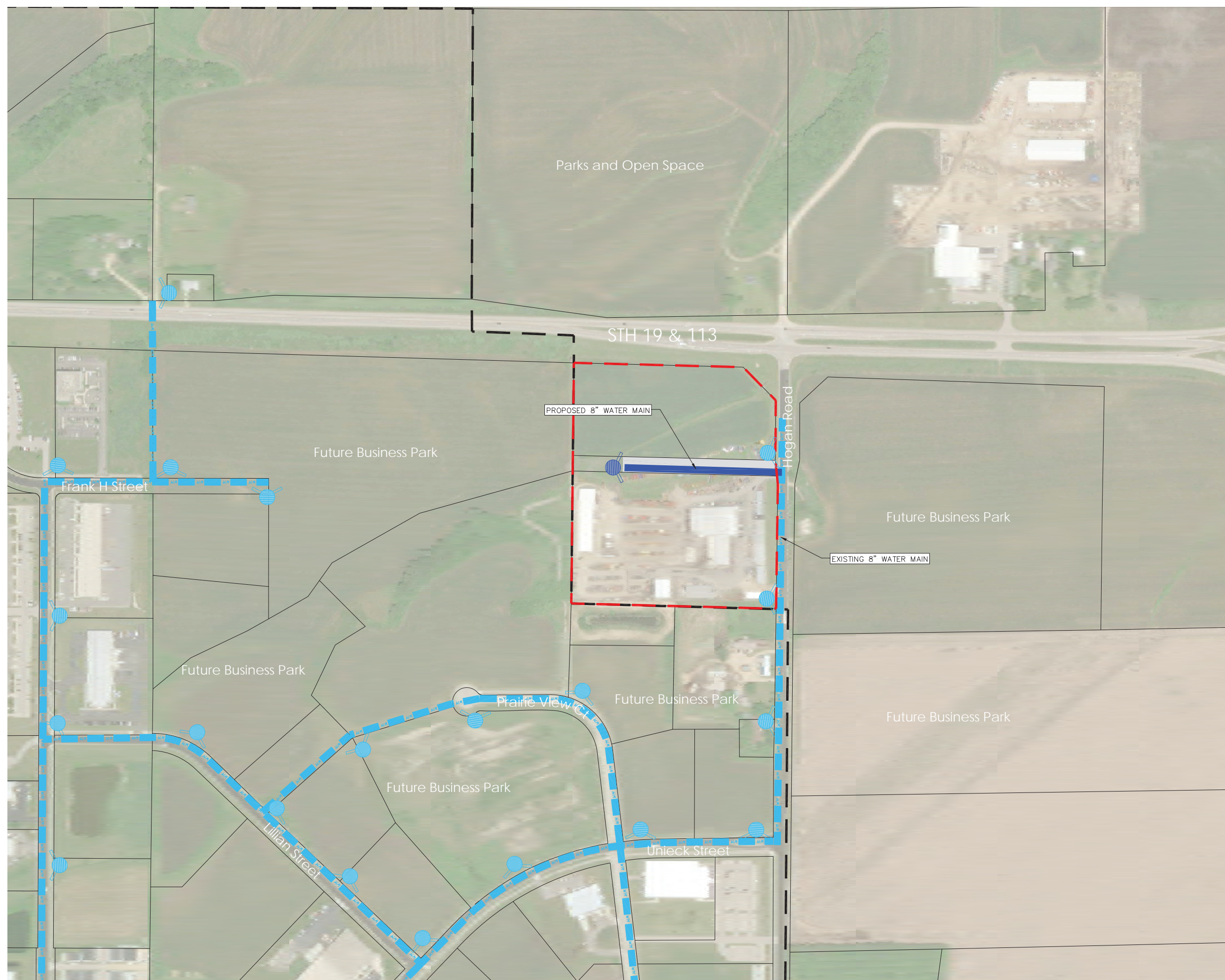
Map 5.5

Proposed Water Main Extension

6101 Hogan Road
Urban Service Area Amendment

Legend

-  Existing Urban Service Area
-  Proposed Urban Service Area Amendment
-  Existing Water Main
-  Proposed Water Main (Size Noted)
-  Existing Fire Hydrant
-  Proposed Fire Hydrant



Village of Waunakee and Town of Westport
Dane County, Wisconsin
CARPC Urban Service Area
Amendment Application
April 12, 2021












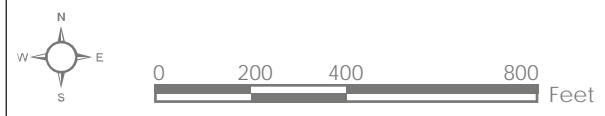
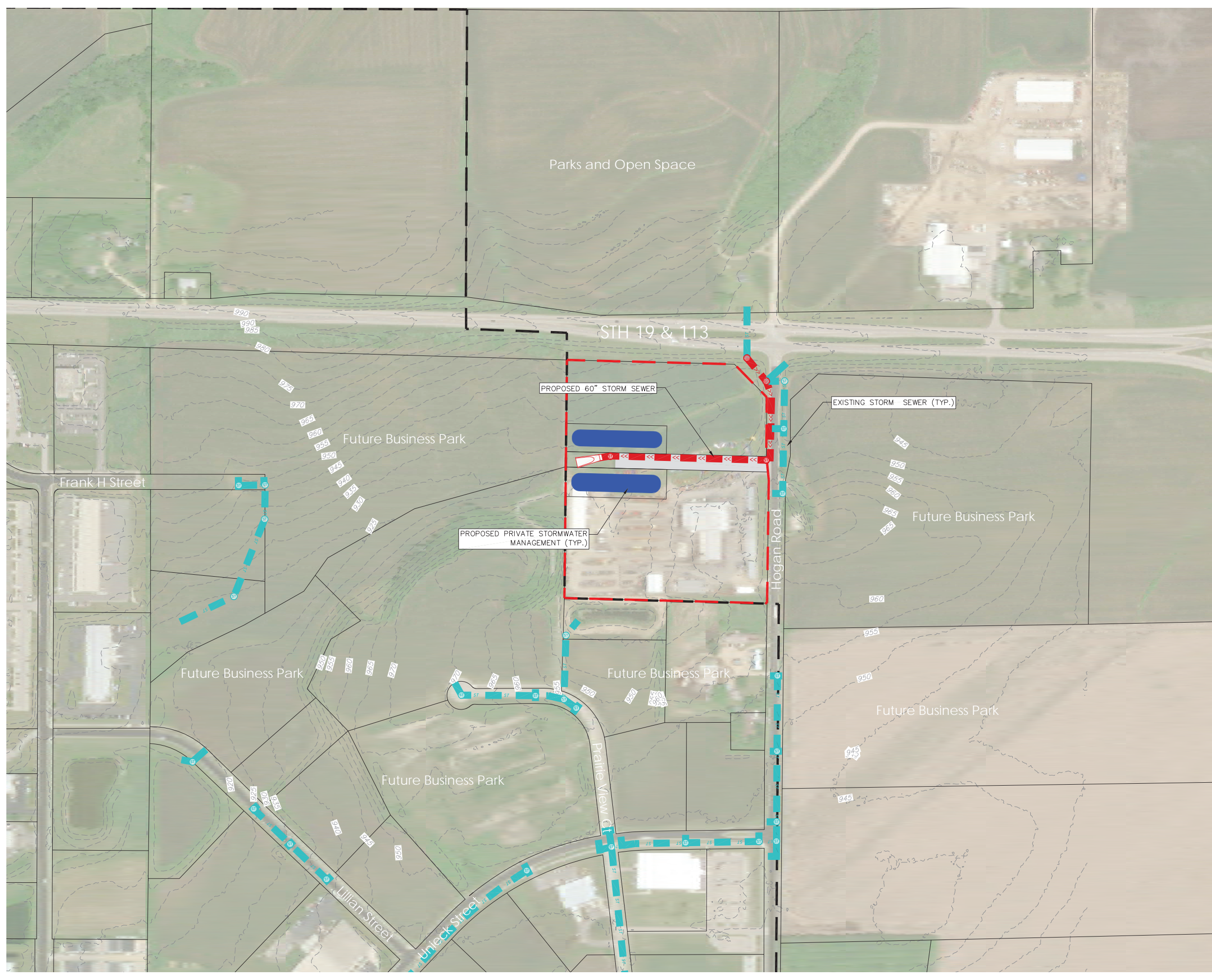
Map 5.9

Proposed Stormwater Management Plan

6101 Hogan Road
Urban Service Area Amendment

Legend

-  Existing Urban Service Area
-  Proposed Urban Service Area Amendment
-  Existing Storm Sewer Line
-  Existing Storm Manhole
-  Proposed Storm Sewer Pipe (Size Noted)
-  Proposed Storm Manhole
-  Proposed Storm Field Inlet
-  Proposed Storm Endwall
-  Proposed Stormwater Management



Village of Waunakee and Town of Westport
Dane County, Wisconsin
CARPC Urban Service Area
Amendment Application
April 12, 2021



RESOLUTION NO. R21-08

VILLAGE OF WAUNAKEE VILLAGE BOARD

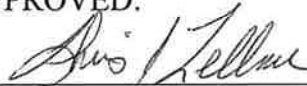
**Resolution Authorizing Submission of an Urban Service Area Amendment
to the Capital Area Regional Planning Commission**

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 approximately 20-acre Urban Service Area amendment involving property at 6101 Hogan Road (located south of State Highway 19 and 113, and west of Hogan Road) in the Town of Westport 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 April 5, 2021.

APPROVED:



Chris Zellner, Village President



Caitlin Stene, Village Clerk

April 12, 2021

Capital Area Regional Planning Commission (CARPC)
100 State Street, STE 400
Madison, Wisconsin 53703

RE: Urban Service Area Amendment Application
6101 Hogan Road
Town of Westport – Dane County

General Plan Comments

1. Page 2: The draft of the Regional Development Framework identifies this area for the types of business indicated in the application. Development east of Hogan Rd between 113 and Arboretum is currently shown in the 2036-2050 scenario. The subject property is shown as already developed due to the Statz implement dealership.

No additional comment.

2. Page 2: Chapter 5 of the 2017 Waunakee/Westport Joint Comprehensive Plan states that a neighborhood master plan is required for all of the lands between Hogan Road and Highway 113. Although the subject property is located on the west side of Hogan Road, it would be beneficial to start developing a detailed street and lot plan for the subject parcel and property to the east to ensure future development on the east and west sides of Hogan Road interfaces and connects in a cohesive and compatible way.

A detailed street and lot plan will be developed for the subject parcel at the time of property development.

3. Page 2/3: This aspect of the Comp Plan's priorities isn't really addressed by the plan for the subject property, so far as I can tell. The site is not particularly well situated to the type of sales and services envisioned. While "sales or service uses" are consistent with the 'Business Park' land use designation, the adjacent land uses suggest office/industrial types of uses would fit a bit better here.

If this general area of the business park (beyond the USAA boundary) may become more office focused with complimentary retail and services, a plan for such development would be helpful to foster an integrated and connected area.

The Village has found this request to be consistent with the Comprehensive Plan and has approved a resolution regarding this request on April 5, 2021.

4. Page 3: The applicant should do this. CARPC will notify adjacent local units of government about the public hearing.

The Village wills notify adjacent local units of government about the public hearing.

5. Page 4: Add 2.5 acres of Stormwater Management to Environmental Corridor column per #13 under Environmental Corridors Policies and Criteria https://www.capitalarearpc.org/wp-content/uploads/2017/12/Environmental_Corridor_Policies_2008.pdf

2.5 acres of stormwater management have been added to proposed environmental corridor.

6. Page 4: Do you have planned roadway cross sections for the future roads within the amendment area, including planned ped/bike facilities?

Have you confirmed with WisDOT that the proposed east-west street through the amendment area, as illustrated on Map 3.2, meets the minimum distance separation from the STH 19/113 roundabout? The proposed street is located closer to STH 19/113 than what is shown on Village of Waunakee/Westport Joint Comprehensive Plan Planned Transportation Facilities Map. Based on WisDOT's Facilities Development Manual, a larger distance may be required than what is shown on Map 3.2. The required distance is dependent on how the east-west road extension is classified, but would be 2,000 feet or one mile, probably the former.

Roadway cross sections & pedestrian/bicycle facilities will be determined and designed at the time of property development. A Traffic Impact Analysis will also be completed at the time of property development to determine the Hogan Road intersection geometry, and separation distance from STH 19/113.

7. Page 4: Will the Statz implement dealership be redeveloped?

There are no plans to redevelop the Statz implement dealership at this time.

8. Page 5: Greater Madison MPO staff suggest constructing a ped/bike side path on the west side of Hogan Road as part of the proposed development. Although this segment is not identified in the Village/Town Joint Comprehensive Plan, it would provide a direct connection between the subject property and the planned off-road trail system along STH 19/113. That off-road trail system is identified on the 2017 Waunakee/Westport Joint Comprehensive Plan's Bicycle & Pedestrian Facilities Map and on the Greater Madison MPO's Bicycle Transportation Plan's Planned Bicycle Facilities Map. A side path already exists along the west side of Hogan Road, from Uniek Drive to Arboretum Drive. It would be advantageous for the ped/bike path to eventually extend from STH 19/113 to Arboretum Drive.

Consider planning to connect the existing paved bike path that terminates near the west property line of the subject parcel to the aforementioned off-road path along Hogan Road. This could be accomplished through continuation of a ped/bike side path along the entire portion of Frank H street extended. This would enhance ped/bike connectivity within the business park.

Pedestrian and bicycle facilities will be planned and designed at the time of property development.

9. Page 5: Recommend editing to include the stormwater management area.

Stormwater management areas have been included.

10. Page 5: What is the purpose of the proposed 10" sanitary sewer running to the north of STH 19 / 113?

The 10" sanitary sewer running to the north of STH 19/113 is shown in Village sanitary sewer Comprehensive Plan and is intended to serve lands to the north of STH 19/113.

11. Page 6: Please also include current average daily flow for wastewater treatment plant. You can contact MMSD for this information.

The average daily flow has been added.

12. Page 6: Please include WWTP capacity to serve the USAA. You can contact MMSD for this information.

The WWTP capacity has been added.

13. Page 6: Should this be "future"?

The plan has been updated to include "future".

14. Page 7: This seems valid in the short-term. However, is there a long-term plan on how to accommodate the full estimated peak flow of the industrial park once development is complete (which is beyond the current capacity), or to update the Comp Plan to reflect actual conditions?

The Village is aware of this and will continue to monitor sewer flows as properties are developed.

15. Page 8: Please also describe stormwater conveyance downstream of site until ultimate discharge into Six Mile Creek, as well as any anticipated impacts to drainage patterns or properties downstream.

A section on stormwater conveyance & anticipated impacts has been added. Offsite stormwater will be diverted through the site through a 60-inch pipe discharging onsite prior to entering the Unnamed Tributary to SixMile Creek. Onsite stormwater management will be designed to meet all local and state requirements applicable at the time of plan approval and permitting. Therefore, there are no anticipated impacts to drainage patterns or properties downstream.

16. Page 8: (at the time of plan approval and permitting)

This note has been added.

17. Page 8: Please describe what discussion has been done thus far, if any, with downstream property owners and/or what mitigation strategies are proposed to alleviate potential downstream issues.

A section on stormwater conveyance & anticipated impacts has been added. The downstream property owner has been made aware of future development plans. The proposed development's stormwater will be managed onsite prior to discharging to the Unnamed Tributary to SixMile Creek. The onsite stormwater management facilities will be designed to meet all local and state requirements at the time of plan approval and permitting. Offsite stormwater will be diverted through the site through a 60-inch pipe discharging onsite prior to entering the Unnamed Tributary to SixMile Creek. Therefore, there are no anticipated downstream issues.