



November 23, 2021

Mike Rupiper, Deputy Agency Director
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 an 84-acre area of land located within the Village of Waunakee on the north side of Main Street between Division Street and Schumacher Road. This request is consistent with the 2017 Waunakee/Westport Joint Comprehensive Plan.

The proposed amendment area represents the eastern half of the Heritage Hills subdivision; the western half is already within the Urban Service Area.

The Village of Waunakee Plan Commission and Village Board have been working with Veridian Homes LLC 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 urban services 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 – anticipated to be 1/13/22.

Sincerely,

Village of Waunakee

Tim Semmann, AICP
Community Development Director

RESOLUTION NO. R21-21

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 84-acre Urban Service Area amendment involving property located west of Schumacher Road and north of State Highway 19 and 113 in the Village of Waunakee, including adjacent rights-of-way 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 November 15, 2021.

APPROVED:


Chris Zellner, Village President


Caitlin Stene, Village Clerk



Urban Service Area Amendment Application

Village of Waunakee

November 2021



Application for Urban Services Area Amendment – Heritage Hills Neighborhood

Area north of Main Street between Division Street and Schumacher Road

Village of Waunakee, Wisconsin

Revised: 11/2/2021

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). The application follows the format of the "Urban Service Area Amendment Application Checklist" provided by CARPC.

ATTACHMENTS

USAA Narrative:

This text addresses items on the CARPC Urban Service Area Amendment Application Checklist.

USAA Application Exhibits:

Map 1.2: Planned USA Expansion Area

Map 3.1: Proposed USA Boundary

Map 3.3A: Existing Land Use

Map 3.3B: Future Land Use

Map 3.4: Proposed Housing Units

Map 4.1A: Existing Natural Resources

Map 4.1B: Soils

Map 4.2: Parks & Stormwater

Map 4.4: Proposed Environmental Corridor

Map 5.1: Proposed Sanitary Sewer

Map 5.5 Proposed Public Water

Map 5.9 Stormwater

Application for Urban Services Area Amendment - Heritage Hills Neighborhood

Area north of Main Street between Division Street and Schumacher Road

Village of Waunakee, Wisconsin

Revised: 11/2/2021

NARRATIVE

Introduction

The Village of Waunakee requests that the Capital Area Regional Planning Commission (CARPC) approve an 84 acre Urban Service Area (USA) amendment. The site is currently in the Village of Waunakee north of Main Street between Division Street and Schumacher Road. This proposed addition to the USA is the eastern half of the Heritage Hills Neighborhood; the western half is already within the Village's USA boundary. The existing land use is agricultural, and the area is planned for development including single-family residential, two-family residential, mixed-use, and parks and open space.

1. Plan Consistency and Need

1.1 Comprehensive Plan Consistency

A joint comprehensive plan was done between the Village of Waunakee and the Town of Westport and adopted in 2017. Included in the Appendix is **Map 3.3B: Future Land Use** from this plan. The proposed amendment area is shown in the joint planning documents as future Community Residential.

1.2 Neighborhood Plan

A neighborhood plan has not been completed for the proposed amendment area, but it was planned as a USA Expansion Area in the Village's 2006 Comprehensive Plan, **Map 1.2: Planned USA Expansion Area**. The site is also shown as future community residential in the joint Comprehensive Plan by the Village of Waunakee and the Town of Westport and adopted in 2017, **Map 3.3B: Future Land Use**.

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. This amendment area supports the Village's housing goals of fostering social interaction and bike and 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. The business park south of Main Street, Waunakee Village Center, Community Middle School, and High School are all within about one mile of the site. This site has the opportunity to provide housing with a diversity of price points (entry level, attainable, and move up housing) some of which are not currently readily available in the Village.

2. Intergovernmental Cooperation

The Village of Waunakee and the Town of Westport have planned cooperatively in their joint planning since 1996. The 2006 Urban Service Area Expansion Phasing Plan shows the area within Phase 3 USA expansion area.

3. Land Use

3.1 Proposed USAA Boundary Map

The existing and proposed Urban Service Area boundary are indicated in **Map 3.1: Proposed USA Boundary** of the Appendix.

3.2 USA Amendment Area Data

Note: The property is currently used for agricultural purposes including one farm related residence.

Proposed Land Use	Total Area (Acres)	Existing Development (Acres)	Environmental Corridor (Acres)	Number of Housing Units
Single-Family Residential	27.0	2.5 (Existing Farmstead)		166
Twin Home (Duplex)	8.1			84
Mixed-Use	3.3			
Neighborhood Public ROW	18.3			
Hwy 19 Public ROW	6.7	6.7		
Alley ROW	1.3			
Parks	4.7			
Stormwater Management	11.6		9.9	
Delineated Wetlands	1.5		1.5	
Buffer Open Space (outlot)	1.4			
Total	83.9	9.2	11.4	250

3.3 Existing and Proposed Land Use Maps

The existing and proposed land uses surrounding the proposed USA amendment are shown in the Appendix on **Map 3.3A: Existing Land Use** and **Map 3.3B: Future Land Use**. The land use plans were developed by the Village of Waunakee and the Town of Westport for the 2017 Comprehensive Plan.

3.4 Housing Units

A General Development Plan has been approved for the entire Heritage Hills Neighborhood and a Specific Implementation Plan has been approved for the southwest corner of the neighborhood with construction underway. The approved layout, **Map 3.4: Proposed Housing Units**, consists of single-family, two-family, mixed-use, and parks and open space. Heritage Hills will act as the Village's eastern gateway while offering residents diversity in price point (entry level, attainable, and move up housing) and format (detached and attached single-family).

The proposed Urban Service Area expansion is 84 acres. This neighborhood needs the USA amendment to ensure full build out of the project is possible.

3.5 Development Staging

The proposed Urban Service Area amendment area is 84 acres. This multi-phase project will happen over 5 to 10 years and has begun in the western portion of the Heritage Hills neighborhood and will transition east towards the proposed USA amendment area.

4. Natural Resources

4.1 Existing Natural Resources

The Heritage Hills Neighborhood has wetlands within the USA amendment area that are shown on **Map 4.1A: Existing Natural Resources**. Soils are shown on **Map 4.1B: Soils**. The area where soils may be limiting to development will be designated for wetlands and stormwater management. Topography is also depicted on these maps. No streams, floodplain, woodlands or steep slopes are present in the proposed USA amendment area.

4.2 Public Parks and Stormwater Management Facilities

Proposed public parks and stormwater management facilities are depicted on **Map 4.2: Parks & Stormwater**. These areas will be designated as environmental corridors as shown on map **4.4: Proposed Environmental Corridor**. 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

Map 4.4: Proposed Environmental Corridors illustrates the proposed environmental corridors.

5. Utilities and Stormwater Management

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

The amendment area will be served by the existing 10-inch interceptor (named Division Street Interceptor). This interceptor is in the southwest corner of the amendment area south of Main Street / Highway 19 along Nord Drive. The Village completed a study named the Division Street Interceptor Sewer Capacity Analysis of this interceptor in February of 2020. This report states that the Division Street Interceptor is part of the Village's Master Sewer Plan and would serve the amendment area by gravity sewer.

An extension of existing interceptor will be required across Highway 19 and to the northeast to Schumacher Road as part of this proposed amendment. The report determined this interceptor should be a 15-inch interceptor.

Map 5.1: Proposed Sanitary Sewer illustrates the proposed sanitary sewer features of the amendment area.

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

The amendment area consists of 250 units per the adopted zoning plan approved by the Village. The average daily flow based on population density from the Division Street Interceptor Sewer Capacity Analysis Report is 66,700 gallons per day or 0.10 cubic feet per second and the peak flow for the amendment area is 266,800 gallons per day 0.41 cubic feet per second.

5.3 Provide Current Average Daily Flow for the Interceptor Sewer

The Village conducted flow monitoring of the Division Street Interceptor as part of the analysis of this site. This analysis determined the interceptors average flow was 0.48 cubic feet per second and a peak hour flow of 0.97 cubic feet per second.

5.4 Describe the Interceptor Sewer Capacity to Serve the USAA

The Madison Metropolitan Sewerage District (MMSD) Nine Springs regional wastewater treatment plant serves the Village of Waunakee and will provide wastewater treatment for the development within the amendment area. Capacity information for the Nine Springs treatment plant can be obtained from Curt Sauser at (608) 222-1201 ext. 269.

MMSD has an existing interceptor to serve the Village of Waunakee and it is located south of the railroad tracks west of Division Street approximately 1,700' from the site. The interceptor has been sized for the proposed amendment area.

The Division Street Interceptor currently serves the lands south of Highway 19 in the Waunakee Business Park. The report determined that it could handle the flows from Heritage Hills depending on how much of the site is routed to this point. Monitoring of the capacity of this interceptor should be implemented as several factors will determine when it reaches its capacity. These three factors are as follows:

- 1) The final layout of the sewers in the amendment area and lands adjacent in the neighborhood provide more units than the capacity of the sewer.
- 2) Additional development of the Waunakee Business Park in the service area of the interceptor.
- 3) Future development east of Schumacher.

The report concludes that the Division Street Interceptor will need to either be replaced in the future with an 18-inch diameter sewer or in lieu of an 18-inch sewer a parallel 15-inch sewer could be installed adjacent to the existing 10-inch Division Street Interceptor.

5.5 Describe and Provide a Map of Proposed Public Water Main Extension

The amendment area will be served by the Village of Waunakee public water system. The system has two zones in this area. The amendment area which is the east half of the Heritage Hills neighborhood will be predominantly served by the pressure system from the existing booster station on Lexington Drive just north of Heritage Hills. The Village completed a study in June of 2020 named the Heritage Hills Water Supply Evaluation. This report analyzed the demand from Heritage Hills and how it impacts the existing Lexington Drive Booster Station. Although when the station was originally installed it was sized to accommodate Heritage Hills, it was recently upgraded by the Village to provide more capacity in the booster pumps and incorporating variable frequency drives to allow for longer pump run times.

There will be two connections for Heritage Hills to the existing boosted system. The first connection in the northwest corner of the neighborhood is currently in place and the second connection on Capitol Drive along the north property line will be completed when phasing of the neighborhood connects at this point.

A small portion of the neighborhood along Main Street / Highway 19 east of Breunig Boulevard will be served by the lower pressure system. This area in the amendment area served by this lower pressure system is also serving the multi-family site to the west and 4 single-family lots on Division Street. This area was kept in the lower elevation system as it will provide better fire flow protection for the potential commercial uses in this amendment area. This portion of the system connects to existing mains on Division Street and will extend across to the south side of Main Street / Highway 19 and connect to the existing main on Nord Drive.

All of the amendment area will be served by 8" diameter water mains except the area adjacent to Main Street / Highway 19 will be served by a 10" main from Division Street to the connection on Nord Drive.

Map 5.5: Proposed Public Water illustrates the proposed public water features of the amendment area.

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

The amendment area consists of 250 units per the adopted zoning plan approved by the Village. The average daily water demand based on population density from the Heritage Hills Water Supply Evaluation Report is 35 gallons per minute and the peak hourly water demand for the amendment area is 160 gallons per minute.

5.7 Provide Current Capacity of the Water Supply System

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 Describe the Current Capacity of the Water Supply System

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 Describe and Provide a Map of the Proposed Stormwater Management

The proposed amendment area will drain to two stormwater facilities in the amendment area. The larger facility is in the southeast corner of the amendment area near the intersection of Main Street and Schumacher Road. A second smaller facility is located along Schumacher Road adjacent to the existing low point on Schumacher approximately 2,200' north of Main Street. These two facilities were designed as part of the stormwater management plan for the Heritage Hills neighborhood. This report has been approved during the first phase of the neighborhood by the Village of Waunakee, Capitol Area Regional Plan Commission, and the Wisconsin Department of Natural Resources.

Map 5.9: Stormwater Management Map illustrates the location of the stormwater management features of the amendment area.

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

The developer will be responsible installation and maintenance of all stormwater facilities through acceptance and warranty of the facilities by the Village of Waunakee. The systems will then be dedicated to the Village of Waunakee for the long-term maintenance of the basins. All lands these facilities fall on will be owned by the Village when the final plat for that area is recorded as the outlots will be dedicated to the public.

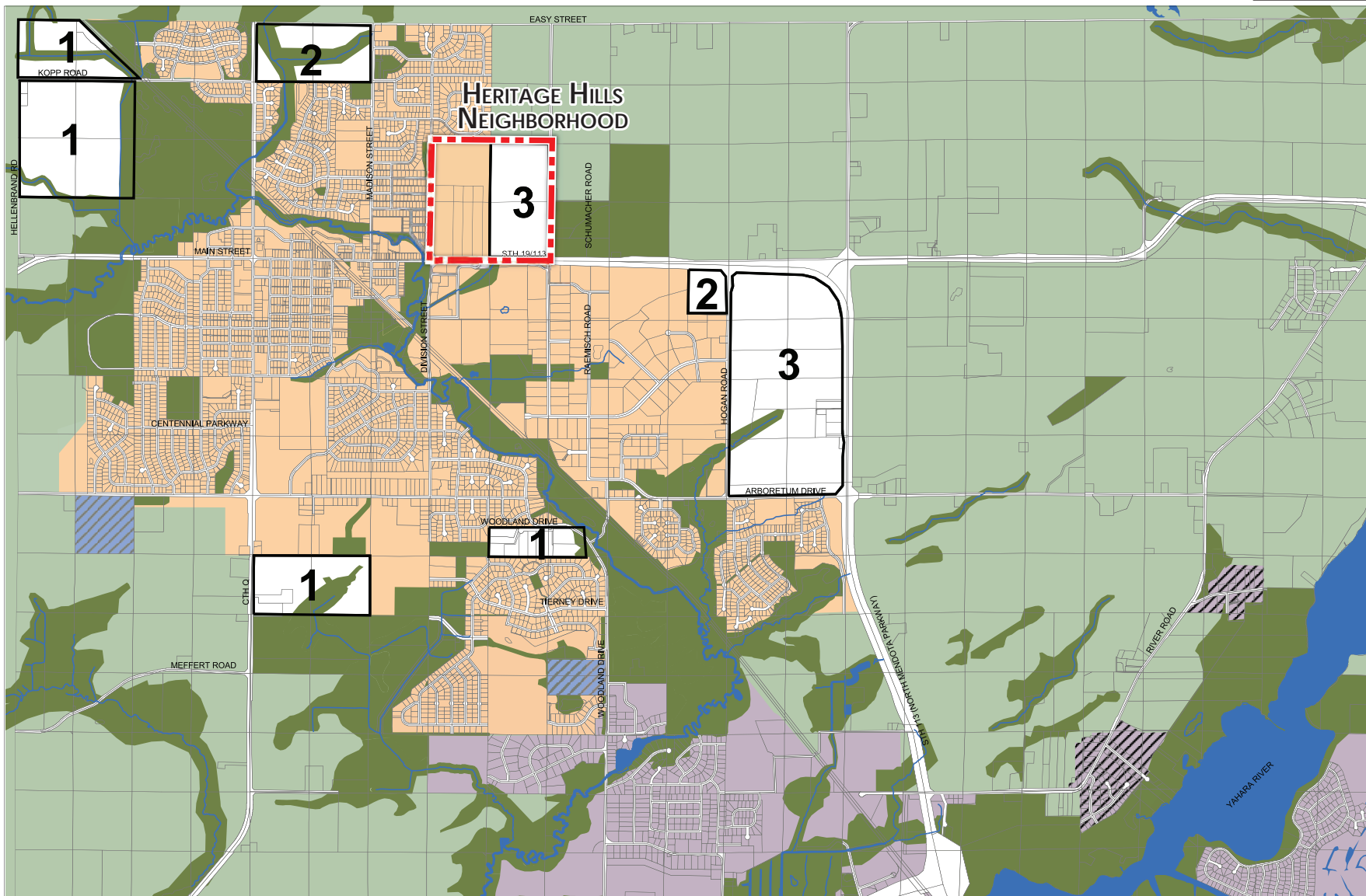
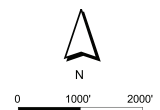


Figure 8.3
Urban Service
Area Expansion
Phasing Plan

- Waunakee Urban Service Area
- Westport Urban Service Area
- Westport Limited Urban Service Area
- Environmental Corridors and Open Spaces
- Rural Preservation Area
- Future School Sites
- 1 Phase 1 USA Expansion Area
- 2 Phase 2 USA Expansion Area
- 3 Phase 3 USA Expansion Area



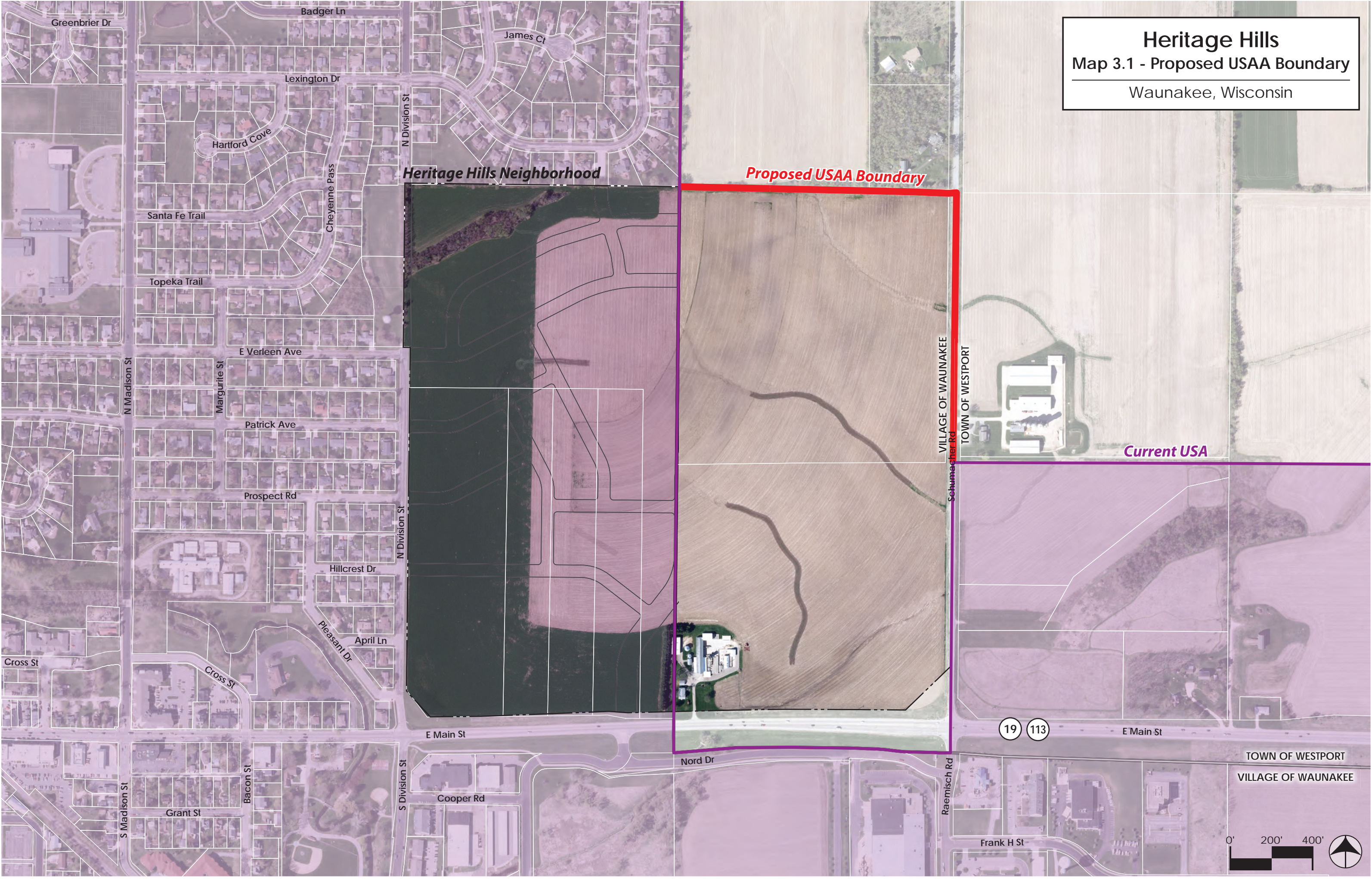
October 17, 2006

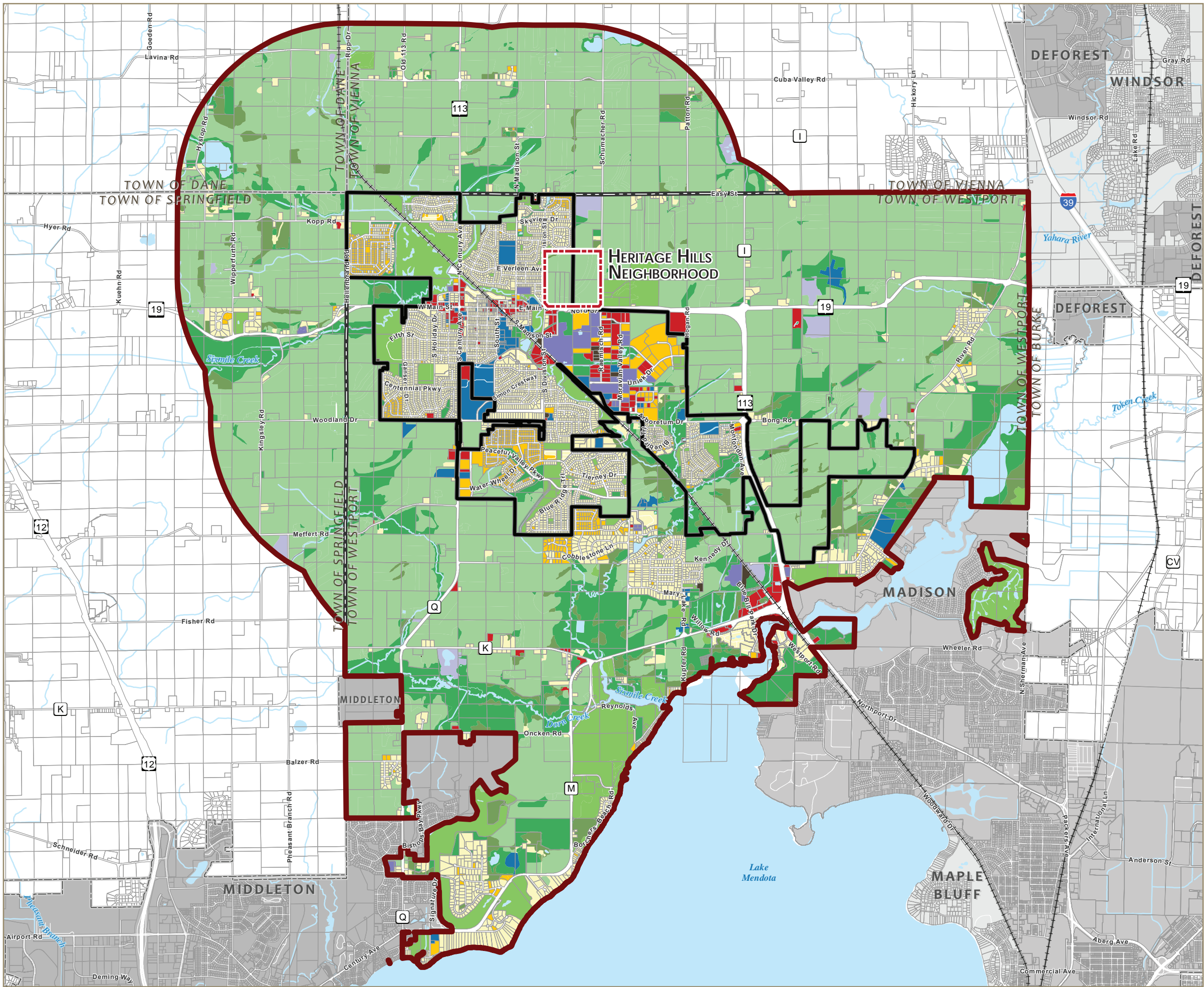


WAUNAKEE COMPREHENSIVE PLAN PROJECT

StockhamConsulting
Urban Planning & Development Services

Heritage Hills
Map 3.1 - Proposed USAA Boundary
Waunakee, Wisconsin





Heritage Hills

Map 3.3A - Existing Land Use

Waunakee, Wisconsin

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE PLAN

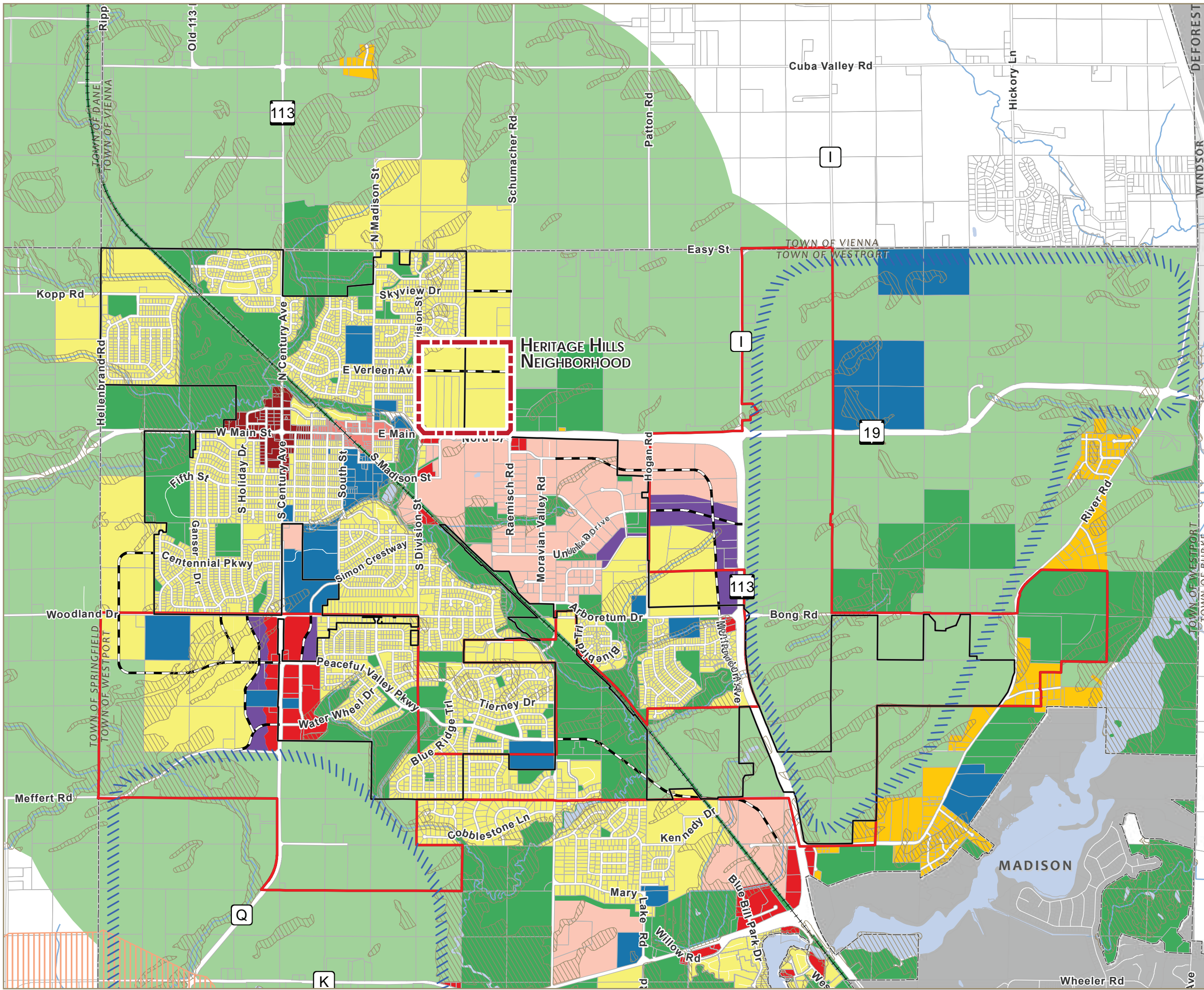
LEGEND

- 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

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

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI





Heritage Hills

Map 3.3B - Future Land Use

Waunakee, Wisconsin

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

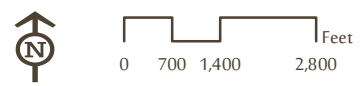
COMPREHENSIVE PLAN

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

The colored portions of this map comprise the combined Planning Area of the Village and Town, including all lands within each jurisdiction and the Village's Extraterritorial Plat Review Jurisdiction area in the Towns of Springfield, Dane, and Vienna.

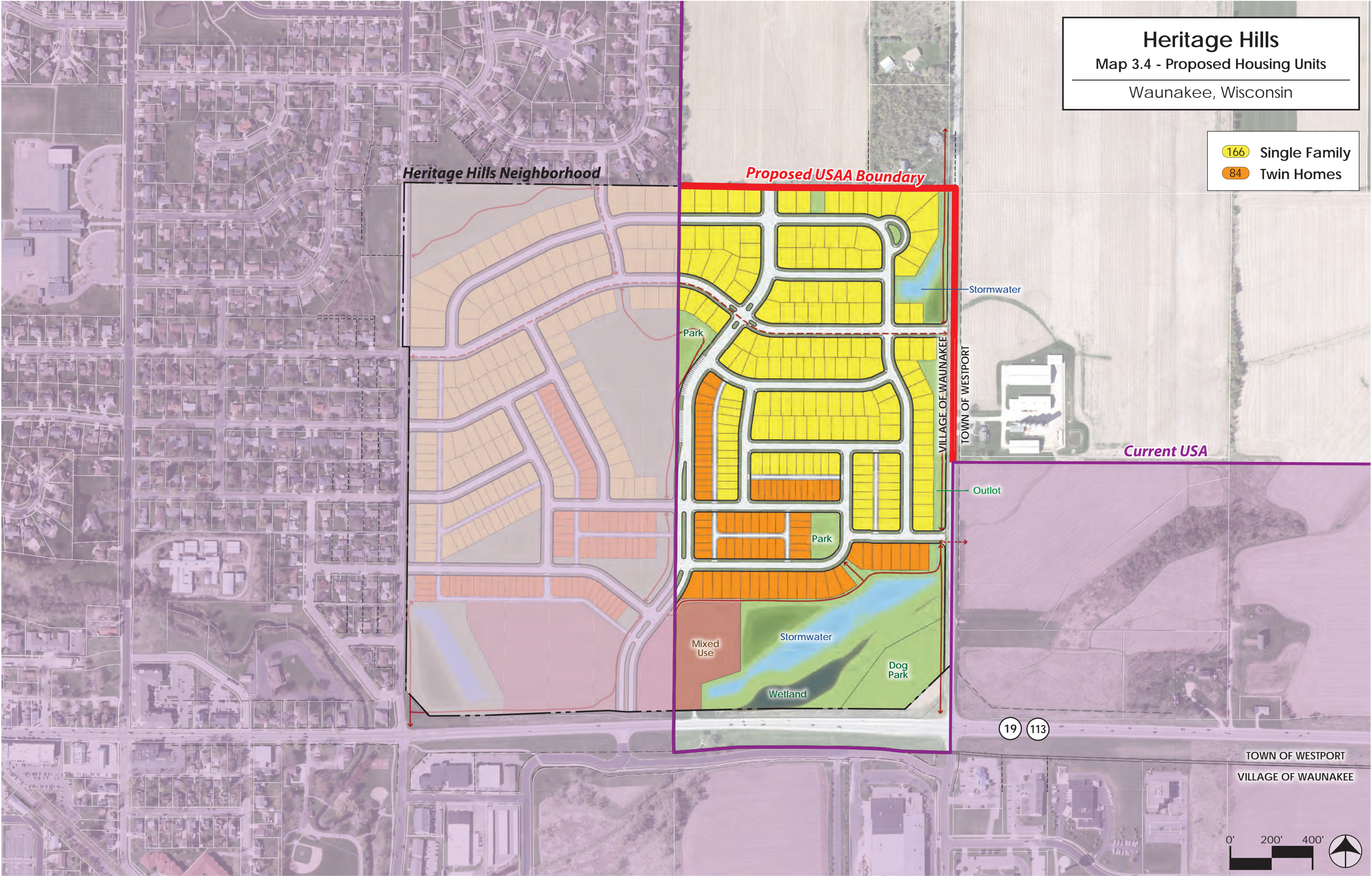
DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
AERIAL PROVIDED BY THE USDA (NAIP 2015).
DEVELOPMENT LIMITATIONS ARE A COMBINATION OF WETLANDS,
FLOODPLAINS, SLOPES GREATER THAN 12%, AND A
100-FT BUFFER AROUND STREAMS.

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI



Heritage Hills
Map 3.4 - Proposed Housing Units
Waunakee, Wisconsin

- 166 Single Family
- 84 Twin Homes





Heritage Hills Map 4.1A - Existing Natural Resources

Waunakee, Wisconsin



Legend

ON-SITE

 **2' Contours** (from 2019 Site Topo Survey)





 **Wetlands** (from 2019 Wetland Delineation)

Steep Slopes

-  12 to less than 20
-  20 and greater

OFF-SITE

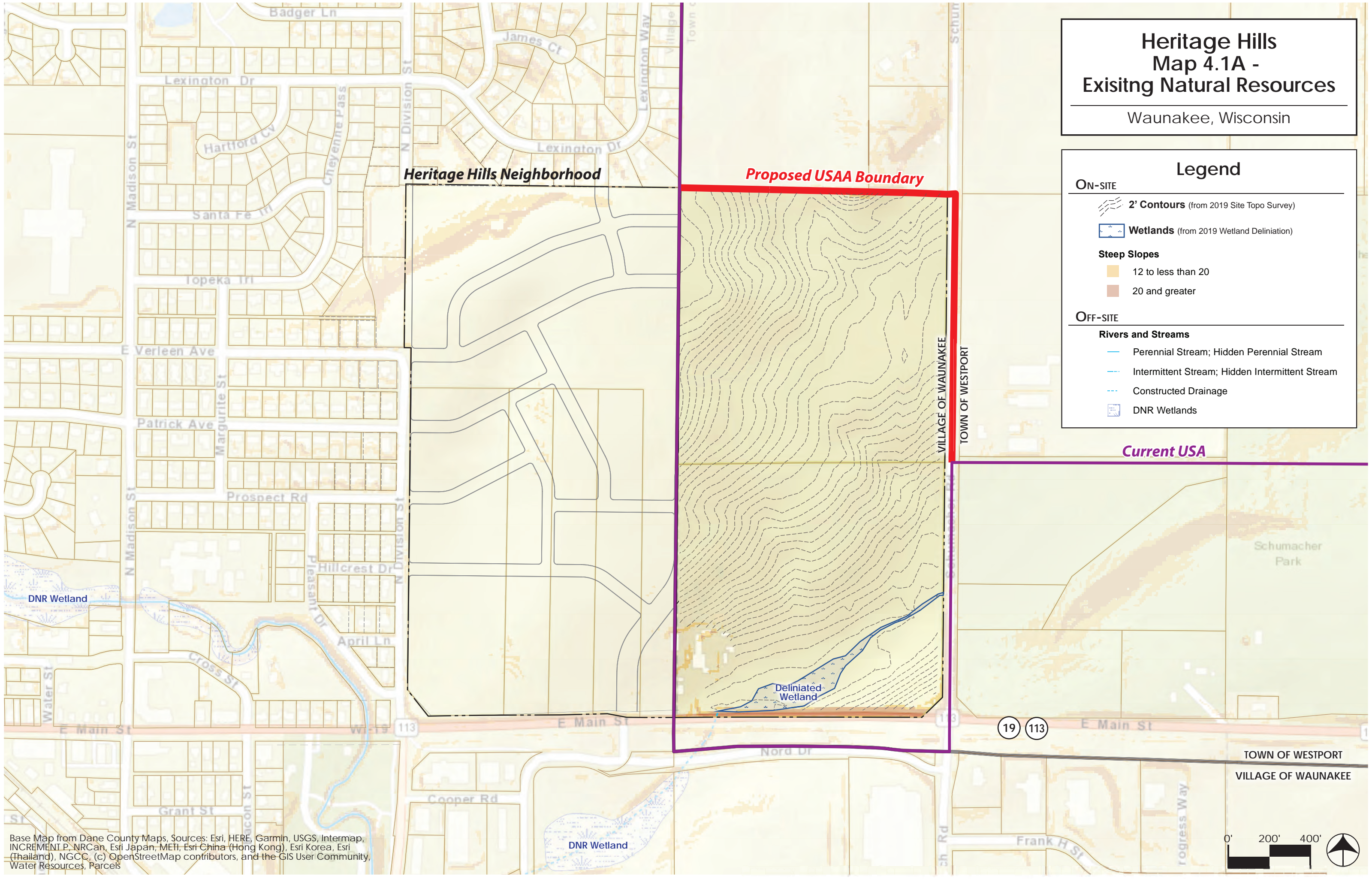
Rivers and Streams

-  Perennial Stream; Hidden Perennial Stream
-  Intermittent Stream; Hidden Intermittent Stream
-  Constructed Drainage
-  DNR Wetlands

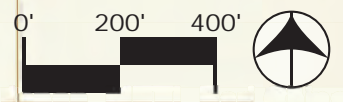
Heritage Hills Neighborhood

Proposed USAA Boundary

Current USA



Base Map from Dane County Maps, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Water Resources, Parcels




Heritage Hills
Map 4.1B - Soils

Waunakee, Wisconsin

Legend

 **2' Contours** (from 2019 Site Topo Survey)


Soils

 Soils

Building Site Potential

 Very Limited

 Somewhat Limited

 Not Limited