



March 13, 2023

Mike Rupiper, Deputy Agency Director  
Capital Area Regional Planning Commission  
100 State Street, Suite 400  
Madison, WI 53703

Dear Mike,

Attached hereto on behalf of the Village of Waunakee is a request and application that the Capital Area Regional Planning Commission (CARPC) approve an amendment to the Waunakee Urban Service Area to enable extension of public water and sewer service to a 40-acre parcel of land – currently located in the Town of Westport - on the south side of Woodland Drive, immediately south of the Waunakee Intermediate school. This request is consistent with the 2017 Waunakee/Westport Joint Comprehensive Plan.

The parcel is situated within the Waunakee-Westport Joint Planning Area. The Village of Waunakee Plan Commission and Waunakee-Westport Joint Planning Commission have recommended approval along with the Waunakee Village Board. The Village Board resolution authorizing the Village submit a request for this urban service amendment is attached.

The Village asks that the CARPC place the request for amendment on CARPC's next administrative review cycle with appropriate public notice and associated public hearings – anticipated to be 4/13/23. Let me know if any additional information is needed.

Sincerely,

**Village of Waunakee**

Tim Semmann, AICP  
Community Development Director

Application for Urban Service Area Amendment  
Waunakee USA – Parcel 066/0809-182-9500-4  
Village of Waunakee, WI  
March 13, 2023

**Village of Waunakee**  
**Urban Service Area Amendment**  
**March 2023**

## Overview

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

Process: The following sequence follows the process established in CARPC’s “Process for Plan Amendments in Dane County WDNR Water Quality Plan & Regional Land Use Plan” flowchart and CARPC’s “Urban Service Area Amendment Application Checklist”:

1. USA Amendment submittal
2. USA Amendment review
3. DNR administrative decision

The Village of Waunakee (Village) has assembled materials addressing the following:

1. Plan Consistency and Need
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 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

# Narrative

## Plan Consistency and Need

### Introduction

The Village requests approval for an Urban Service Area Amendment to extend municipal water and sanitary sewer service to a 40-acre parcel within the Town of Westport. The subject property is parcel 066/0809-182-9500-4 and is located north of Meffert Road, west of S. Century Ave (CTH Q.), and south of Woodland Drive. For the purposes of this application, the proposed expansion area is referred to as the “subject property,” and **Map 3.1** shows the proposed Waunakee Urban Service Area (USA) amendment area, including existing public rights-of-way.

The subject property is owned by Dalmatian Farms LLC., and this landowner 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 action is anticipated by the Village Board on March 20, 2023 regarding annexing the land into the Village of Waunakee.

Currently, the subject property is surrounded by agricultural or open lands on the east, west, and south. The Waunakee Intermediate School—classified as an institutional use—borders the subject property to the north.

### 1.1 Consistency with the Comprehensive Plan

The proposed USA amendment is consistent with the general goals and policies in the 2017 Waunakee & Westport Joint Comprehensive Plan. Per Appendix C in the Plan, the Future Land Use Map shows the subject property with residential development, which coincides with the future vision for the subject property as well as contiguous property to the east touching CTH Q that was brought into the Urban Service Area in January 2018, as noted by WI DNR REF: DC-0191 & CARPC Resolution No. 2017-21.

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 Village neighborhood or special area plans applicable to the subject property.

The subject property will be part of the Kilkenny Farms-West development, whose extents (east of the subject property) were brought into the Urban Service Area in January 2018. For that USA amendment, the proposed Neighborhood Plan for Kilkenny Farms-West (see **Map 3.2**) delineated the proposed community residential, and other uses including a connection for future residential use to the subject property.

The subject property will have residential housing options that align with the broader Kilkenny Farms-West development, as well as the housing goals of the Comprehensive Plan. More information appears in **3.4 Housing**.

### **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 of land currently in agricultural use. The proposed use is consistent with the future land use identified in the joint Comprehensive Plan, which recognized the subject property hosting future residential development. Additionally, the subject property is contiguous with property to the east that already lies within the Urban Service Area, having been brought into the USA several years ago.

Waunakee is a growing community, from the 2010 U.S. Census to the 2020 U.S. Census, the Village population increased 18.7 percent from 12,097 to 14,879 residents. It is estimated that by the year 2040, the population is projected to increase to 17,530 (31% increase over the 2010 Census). The growth in residential population has led to increased demand for housing. The 2019 Waunakee Housing Task Force Report notes there are currently 3,591 housing units in the Village. The report also states eighty (80) percent of those employed in Waunakee commute to the Village, which represents an opportunity for households to relocate to the Village. This USA amendment is proposing 59 residential lots which will expand the pool of housing in the Village.

This amendment supports Housing Goal 3 from the 2017 Comprehensive Plan's Chapter 4 Goals, Objectives, Policies, and Programs, which states:

Goal 3- New housing development will be timed and phased to coordinate with market demand and public services capacity.

By provisioning new housing within Urban Service Area boundaries, development may occur in a controlled manner that does not burden Village services.

### **Intergovernmental Cooperation**

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

#### **2.1 Notification of Adjacent Local Governments**

The Village Board has passed a resolution supporting the proposed USA amendment and it is included in the Appendix. The Village has notified the Town of Westport of the application and the Waunakee/Westport Joint Plan Commission met on February 14, 2023 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 are summarized in the table below.

| Table 3.2 - USAA Amendment Area Data                                    |                                 |                              |  |                         |
|---|---------------------------------|------------------------------|--|-------------------------|
| Proposed Land Use   | Existing Development<br>(acres) | Proposed Land Use<br>(acres) | Proposed Environmental Corridor<br>(acres) | Number of housing Units |
| Single Family Residential   |                                 | 20.1                         | 1.3  | 59                      |
| Street ROW  |                                 | 5.4                          |  |                         |
| Stormwater Management   |                                 | 5.0                          | 5.0  |                         |
| Other Open Space<br>(Agricultural/Trails/Wetland)                       | 40.1                            | 9.6                          | 9.6  |                         |
| Total   | 40.1                            | 40.1                         | 15.9                                       | 59                      |
| Notes:<br>(1) "Street ROW" includes the full width of the right-of-way. |                                 |                              |  |                         |

### 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

The housing development within the proposed USA will be single family housing. Within the proposed USA boundary there are 59 proposed detached single-family house lots.

### 3.5 Development Staging

The subject property does not have a development staging plan. However, it is anticipated that the property will develop after the Kilkenny Farms West development near Highway Q has been constructed.

## Natural Resources

### 4.1 Natural Resources

Please view the attached maps for information on environmentally sensitive features. **Map 4.1A** depicts information on topography, floodplain, and wetlands, **Map 4.1B** portrays soils information, and **Map 4.1C** shows environmental corridors. The subject property is characterized by slopes that bisect the property from northeast to southwest, and a wetland is present in the southern portion of the property. The wetland is approximately 10 acres and is classified "Sedge Meadow". The wetland delineation report is included in the Appendix.

Drainage across the subject property is proposed to be handled with new stormwater best management practices, 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

Public outlots intended for parks and stormwater management facilities are indicated on the proposed Land Use Map (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

Existing Environmental Corridors on adjacent properties are shown on **Map 4.1C** in the Appendix. Proposed Environmental Corridors are shown on **Map 3.2** and include a 75' buffer around the existing wetland. The Village will work with CARPC staff to delineate Environmental Corridors for the USAA areas.

Future development will comply with 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 amendment area will be served by gravity sanitary sewers draining to a proposed pumping station at the southeast corner of the amendment area. The amendment area pumping station and other gravity sewers will drain east towards CTH Q eventually reaching the Ashlawn Pumping Station. The sanitary sewer will vary in size from 8" -12". A 12" main is proposed to extend from the southeast corner of the amendment area to the west edge of the amendment area for potential future connections. (See Appendix **Map 5.1**).

### 5.2 Estimated Average Daily and Peak Wastewater Flows

All forecasted flows are calculated using anticipated land uses. 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 USAA area is 26,494 gallons/day and the peak wastewater flow is 45 gallons/minute. The forecasted sanitary loadings and proposed land use can be seen below in **Table 5.2**.

| Table 5.2 - Wastewater USAA Loading Analysis  |                          |                             |                         |   |   |                                      |  |
|---|--------------------------|-----------------------------|-------------------------|---|---|--------------------------------------|--|
| Basin   | Total Basin Area (acres) | Single Family Housing Units | Commercial Area (acres) | Average Daily Wastewater Generation (gpd) | Estimated Infiltration and Inflow (gpd) | Average Daily Sanitary Loading (gpd) | Peak Sanitary Loading <sup>2</sup> (gpm) |
| USAA  | 40.1                     | 59                          | 0                       | 12,980                                    | 13,514                                  | 26,494                               | 45                                       |
| Notes:  |                          |                             |                         |   |   |                                      |  |
| (1) USAA is within the Southside Basin.   |                          |                             |                         |   |   |                                      |  |
| (2) Peak Sanitary Loading = Average Daily Wastewater Generation*Fp + Estimated Infiltration & Inflow. |                          |                             |                         |   |   |                                      |  |
| Factors Used:   |                          |                             |                         |   |   |                                      |  |
| 2.75 residents per dwelling unit (2017-2021 Census)   |                          |                             |                         |   |   |                                      |  |
| 80 gpcd per residential flow metering data <sup>1</sup>   |                          |                             |                         |   |   |                                      |  |
| 105 gallons infiltration per acre <sup>4</sup>  |                          |                             |                         |   |   |                                      |  |
| 4.00 peaking factor (Fp = 4.0 for basin size < 250 acres) <sup>2</sup>                                |                          |                             |                         |   |   |                                      |  |
| 232 gallons inflow per acre <sup>5</sup>  |                          |                             |                         |   |   |                                      |  |
| References:   |                          |                             |                         |   |   |                                      |  |
| (1) page 2-5, Sanitary Sewer Comprehensive Plan - Village of Waunakee, Wisc. Strand Assoc., Dec. 2018 |                          |                             |                         |   |   |                                      |  |
| (2) page 4-2, Sanitary Sewer Comprehensive Plan - Village of Waunakee, Wisc. Strand Assoc., Dec. 2018 |                          |                             |                         |   |   |                                      |  |
| (3) page 3-4, Sanitary Sewer Comprehensive Plan - Village of Waunakee, Wisc. Strand Assoc., Dec. 2018 |                          |                             |                         |   |   |                                      |  |
| (4) page 2-3, Sanitary Sewer Comprehensive Plan - Village of Waunakee, Wisc. Strand Assoc., Dec. 2018 |                          |                             |                         |   |   |                                      |  |
| (5) page 2-4, Sanitary Sewer Comprehensive Plan - Village of Waunakee, Wisc. Strand Assoc., Dec. 2018 |                          |                             |                         |   |   |                                      |  |

### 5.3 Current Average Daily Flow for Interceptor Sewer

The amendment area will flow to the Ashlawn Pumping Station through a 12" interceptor main. 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 current average daily flow for the Ashlawn Pumping Station is 165,888 gallons/day and the peak wastewater flow is 288 gallons/minute. The forecasted sanitary loadings can be seen below in **Table 5.3**.

| Table 5.3 - Ashlawn Pumping Station Service Area                 |                                      |                             |
|--|--------------------------------------|-----------------------------|
| Service Area   | Average Daily Sanitary Loading (gpd) | Peak Sanitary Loading (gpm) |
| Existing Ashlawn Pumping Station Service Area                    | 165,888                              | 288                         |
| Undeveloped Kilkenny (Commercial East of CTH Q)                  | 23,040                               | 40                          |
| Woodland Drive Airstrip  | 8,640                                | 15                          |
| Kilkenny West Tributary to Ashlawn Lift Station DC-0191          | 80,432                               | 105 <sup>1</sup>            |
| USAA   | 26,494                               | 32 <sup>1</sup>             |
| Total  | 304,494                              | 480                         |
| Notes:   |                                      |                             |
| (1) Peak Wastewater Generation + Estimated Infiltration & Inflow |                                      |                             |
| Factors Used:  |                                      |                             |
| 2.75 residents per dwelling unit (2017-2021 Census)              |                                      |                             |
| 1,000 gallons per commercial acre per day                        |                                      |                             |
| 80 gpcd per residential flow metering data                       |                                      |                             |
| 105 gallons infiltration per acre                                |                                      |                             |
| 2.50 peaking factor (Fp = 2.5 per NR 110.13(1)(c)1               |                                      |                             |
| 232 gallons inflow per acre                                      |                                      |                             |



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

A drawdown test was completed at the Ashlawn Pumping Station in February 2023. The current firm pumping capacity at the Ashlawn Pumping Station is 790 gallons/minute. The theoretical capacity of the upstream and downstream gravity sanitary sewer interceptor is between 750 and 975 gallons/minute, based on pipe friction values of  $n = 0.013$  and  $n = 0.010$ , respectively. For Table 5.4, the higher value of 975 gallons/minutes is used based on observations during drawdown testing.

To check the impact of the development on the downstream sanitary facilities, the forecasted sanitary flows for the USAA and the anticipated future Ashlawn Pumping Station service area were used. While the USAA is only a portion of the overall service area, the change in land use dictates that all generated flows should be included when the downstream capacities are begin analyzed.

Based on the existing flows at the Ashlawn Pumping Station and forecasted flows generated by the entire service area, the theoretical flow at the pumping station will be increased to 480 gallons/minute. The pumping station and gravity sewer mains have the capacity to handle the increased flows. The forecasted sanitary loadings can be seen below in **Table 5.4**.

| Table 5.4 - Ashlawn Pumping Station and Interceptor Capacities                     |                   |                    |                    |                    |
|--|-------------------|--------------------|--------------------|--------------------|
|  | Existing Capacity | Existing Peak Flow | Peak Flow Addition | Remaining Capacity |
|  | (gpm)             | (gpm)              | (gpm)              | (gpm)              |
| Ashlawn Pumping Station  | 790 <sup>1</sup>  | 288 <sup>1</sup>   | 192                | 310                |
| Upstream 12-Inch Interceptor   | 975               | 288 <sup>1</sup>   | 192                | 495                |
| Downstream 12-Inch Interceptor   | 975               | 790 <sup>1</sup>   | 40 <sup>2</sup>    | 145                |
| Notes:   |                   |                    |                    |                    |
| (1) Drawdown tests completed in February 2023 confirm existing capacity and flows. |                   |                    |                    |                    |
| (2) Includes additional calculated tributary peak of 40 gpm from the east.         |                   |                    |                    |                    |

#### 5.5 Map of Proposed Water Main Extension

The USAA will be connected to the existing distribution system by extending a 10" water main from the east through the subject property. 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 totals 40.1 acres, with 20.1 acres of residential use and 20.0 acres of right-of-way and outlots. Based on these land uses, the forecasted average daily water use for the USAA is 15,189 gallons/day. Using a conservative peaking factor of 5.0, the peak hourly water usage for the USAA is forecasted to be 53 gallons/minute.

| Table 5.6 - USAA Water Demands   |                          |                               |  |                             |            |                                  |                             |                           |                                |
|--|--------------------------|-------------------------------|--|-----------------------------|------------|----------------------------------|-----------------------------|---------------------------|--------------------------------|
| Basin  | Total Basin Area (acres) | Non-Contributing Area (acres) | Residential Single Family Basin Area (acres) | Single Family Housing Units | Population | Average Daily Water Demand (gpd) | Average Daily Pumpage (gpd) | Maximum Day Pumpage (gpd) | Peak Hourly Water Demand (gpm) |
| USAA   | 40.1                     | 20.0                          | 20.1   | 59                          | 163        | 13,366                           | 15,189                      | 37,972                    | 53                             |
| Factors Used: 2.75 residents per dwelling unit (2020 Census)<br>82.0 gallons per capita per day <sup>1</sup><br>2.5 Maximum Day/Average Day <sup>2</sup><br>88% sales to pumpage ratio <sup>3</sup><br>2.0 Peak Hourly/Max. Day <sup>4</sup>   |                          |                               |  |                             |            |                                  |                             |                           |                                |
| References: (1) Based on average water usage in the Village of Waunakee over the past five years.<br>(2) page 3-8, Water System Study Update -Waunakee Utilities. Strand Assoc., Dec. 2018<br>(3) page 3-7, Water System Study Update -Waunakee Utilities. Strand Assoc., Dec. 2018<br>(4) Typical peak hour / max day factor. |                          |                               |  |                             |            |                                  |                             |                           |                                |

### 5.7 Current Average Daily and Peak Hourly Water Demand

According to the Village’s most recently available report (2021) to the Public Service Commission of Wisconsin, the existing average daily demand on the water system is 1,310,200 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 4,550 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, three booster stations, one ground-level reservoir, and approximately 74 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 approximately 960 feet.

Although the Village’s current water supply and storage capacity are adequate, the 2018 Utility Master Plan identified a location for a new well and tower in the general area of the USAA. A new well and tower are not needed for development of the USAA, but their future locations have been shown on **Map 5.5**.

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

The proposed amendment area will drain to a public system of stormwater best management practices devices located in the middle and south side of the subject parcel. The areas dedicated to stormwater management will meet Village, County and State requirements for treatment, infiltration, and detention at the time of plan approval and permitting.

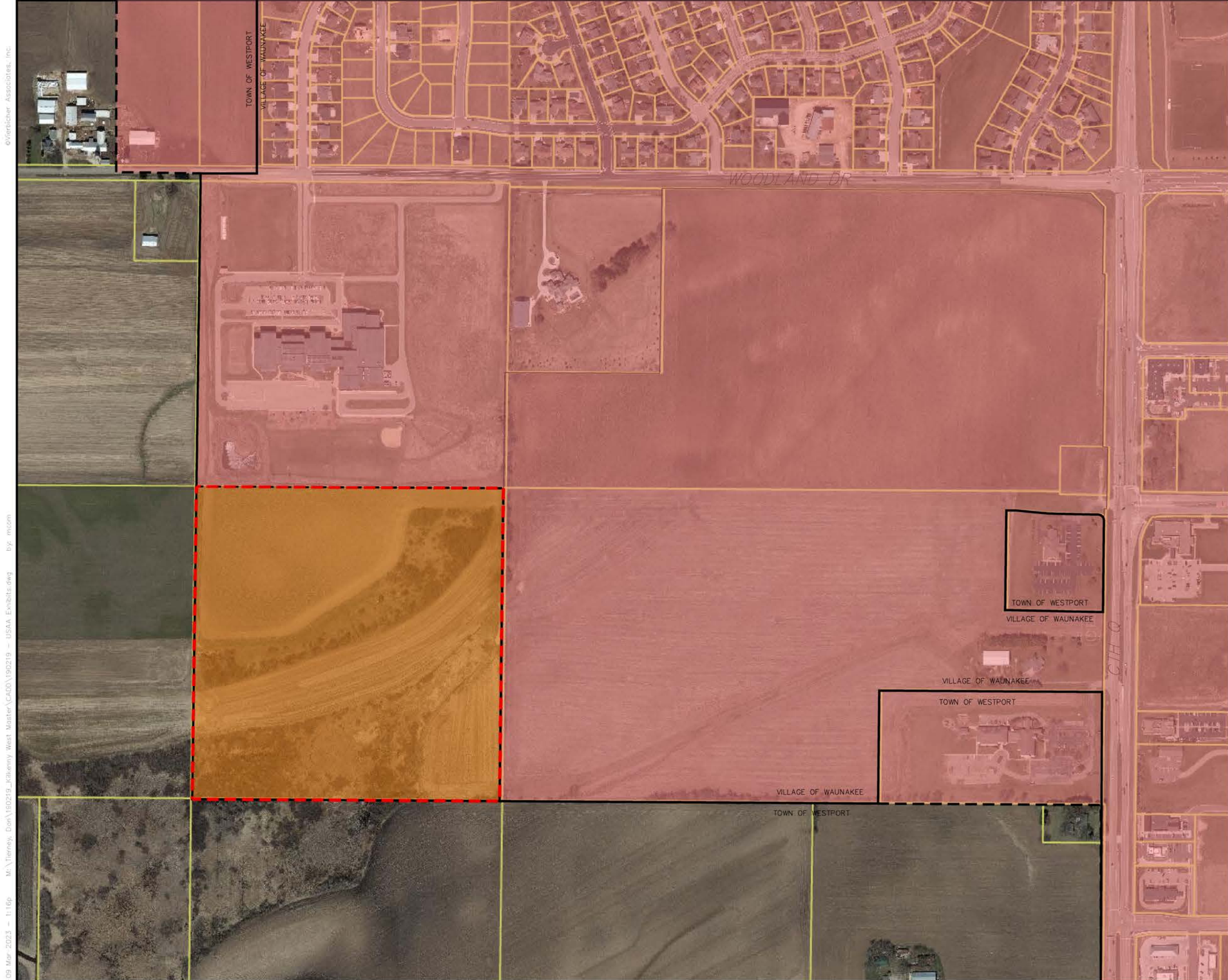
A wetland complex exists at the southwest corner of the subject parcel. To protect this area, a 75' environmental corridor will be placed around the wetland in addition to stormwater best management practices (BMP's). The wetland complex will be placed in an Outlot and dedicated to the Village. There are no anticipated impacts to downstream drainage patterns. See **Maps 3.2 & 5.9** in the Appendix for proposed 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 completed by the Village.

# Appendix






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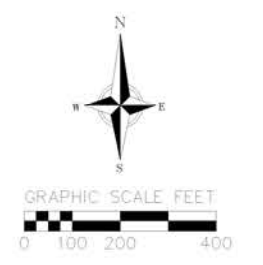


# MAP 3.1

## PROPOSED URBAN SERVICE AREA AMENDMENT BOUNDARY

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT

-  EXISTING URBAN SERVICE AREA
-  PROPOSED URBAN SERVICE AREA AMENDMENT
-  MUNICIPAL BOUNDARY



VILLAGE OF WAUNAKEE + TOWN OF WESTPORT  
DANE COUNTY, WISCONSIN  
CARPC URBAN SERVICE AREA AMENDMENT APPLICATION  
MARCH 13, 2023



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# MAP 3.2

## LAND USE MAP

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT

PROPOSED LAND USE (AMENDMENT AREA)

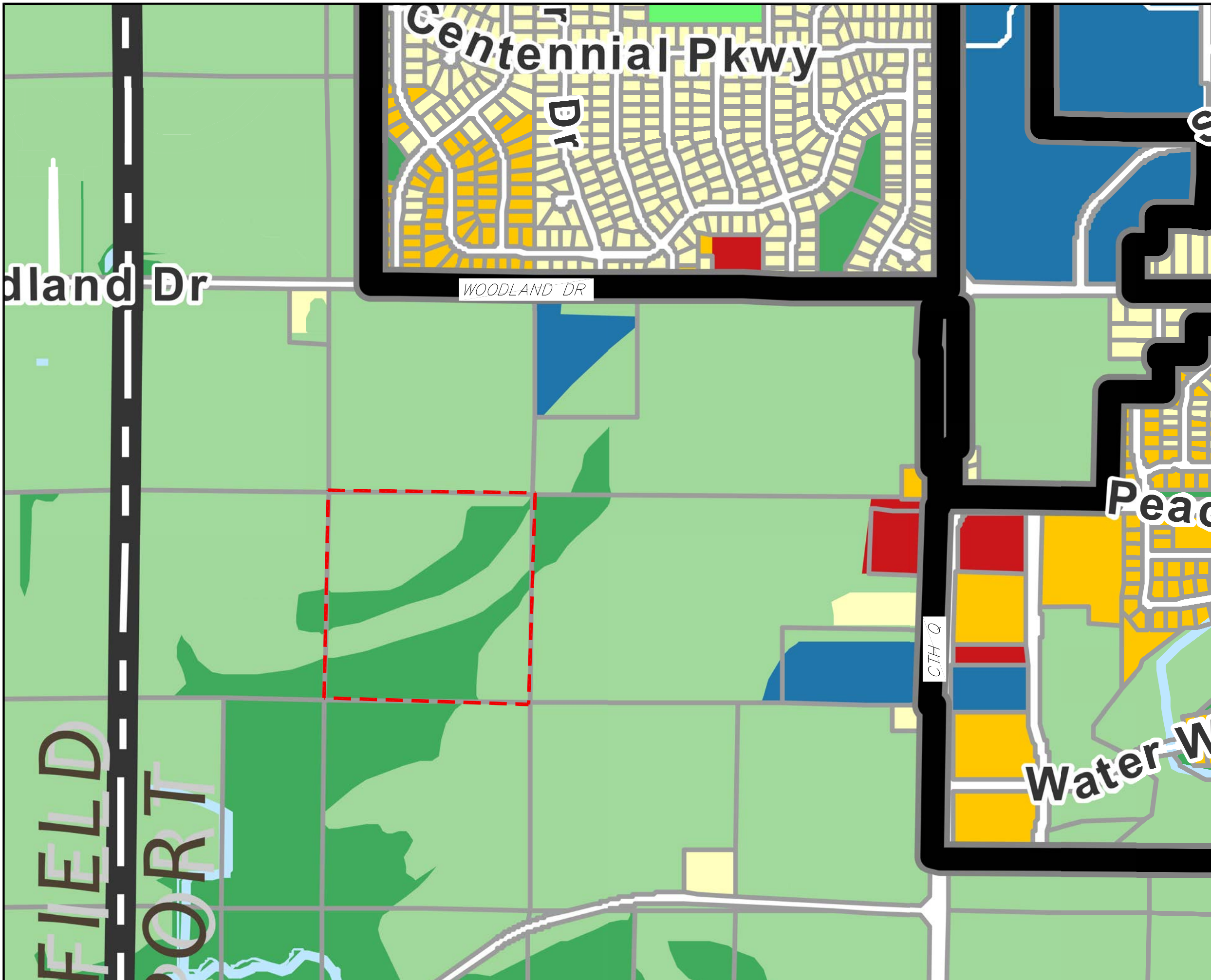
-  EXISTING URBAN SERVICE AREA
-  PROPOSED URBAN SERVICE AREA AMENDMENT
-  PROPOSED RESIDENTIAL USE
-  PROPOSED PUBLIC RIGHT-OF-WAY
-  PROPOSED STORMWATER MANAGEMENT
-  PROPOSED ENVIRONMENTAL CORRIDOR
-  PROPOSED OFF STREET PATH
-  WETLAND BOUNDARY

NOTE: PROPOSED ROAD NETWORK AND LOT PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



VILLAGE OF WAUNAKEE  
DANE COUNTY, WISCONSIN  
CARPC URBAN SERVICE AREA AMENDMENT APPLICATION  
MARCH 13TH, 2023





# MAP 3.3A

## EXISTING LAND USE (SURROUNDING AREA)

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT

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

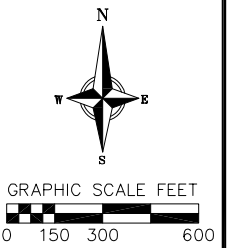
Recreation

Residential

Vacant Subdivided Land

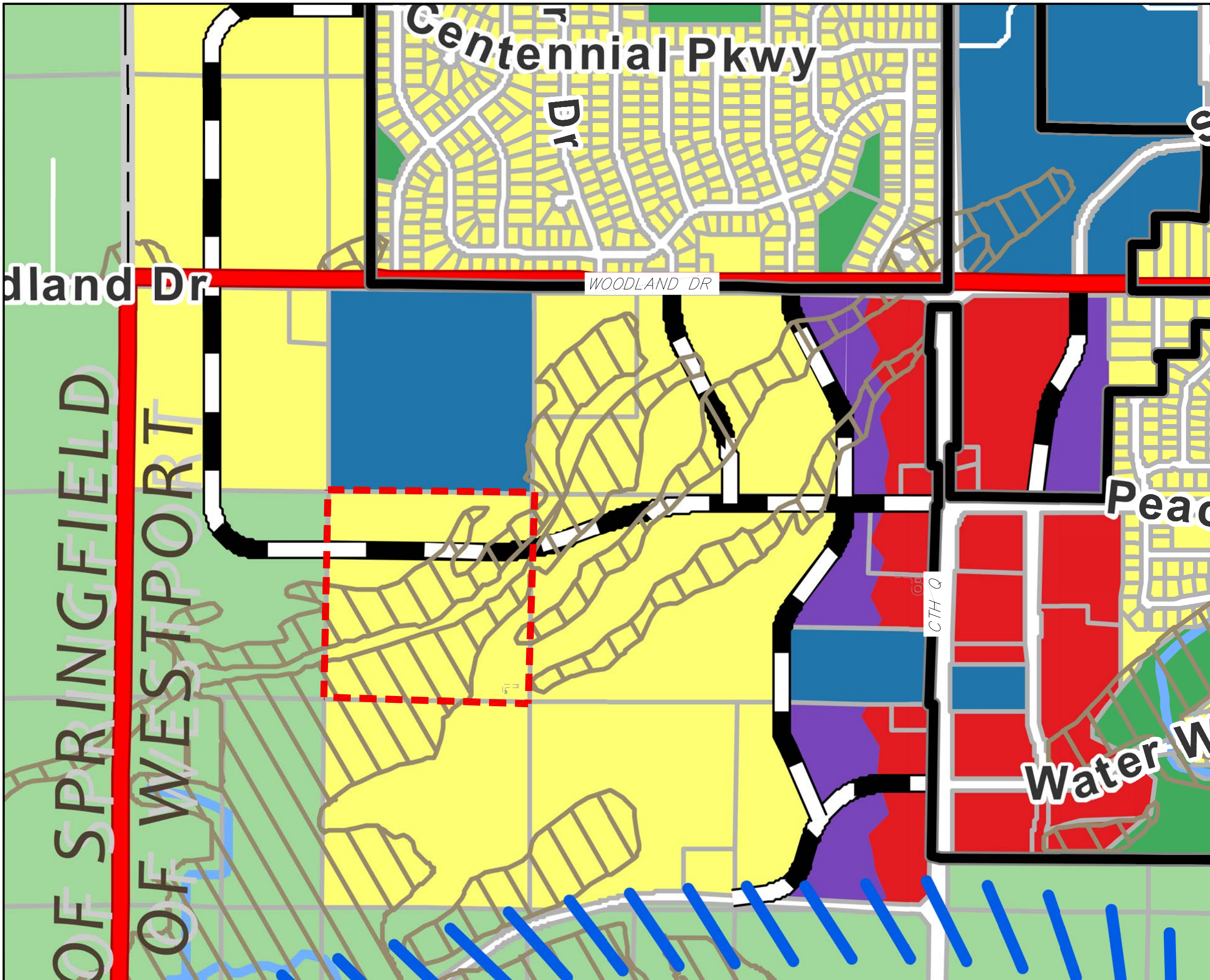
Water

Woodlands



VILLAGE OF WAUNAKEE + TOWN OF WESTPORT  
DANE COUNTY, WISCONSIN  
CARPC URBAN SERVICE AREA AMENDMENT APPLICATION  
MARCH 13TH, 2023



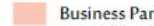









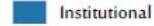





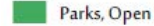




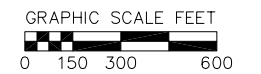
# MAP 3.3B

## FUTURE LAND USE (SURROUNDING AREA)

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT

 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       |
|  Institutional                                |  Railroad                        |
|  Community Residential                        |  Future Road (approximate)       |
|  Rural Residential                           |  North Mendota Parkway Corridor  |
|  Parks, Open Space, Environmental Corridors |   |
|  Rural Preservation                         |   |
|  Development Limitation                     |   |



VILLAGE OF WAUNAKEE + TOWN OF WESTPORT  
DANE COUNTY, WISCONSIN  
CARPC URBAN SERVICE AREA AMENDMENT APPLICATION  
MARCH 13TH, 2023





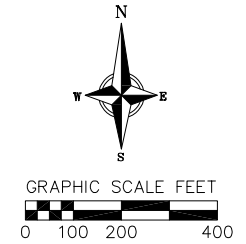
# MAP 4.1A

## FLOODPLAIN, WETLANDS, AND TOPOGRAPHY

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT

- PROPOSED URBAN SERVICE AREA AMENDMENT
- WETLAND BOUNDARY
- 820 - EXISTING MAJOR CONTOURS
- 818 - EXISTING MINOR CONTOURS

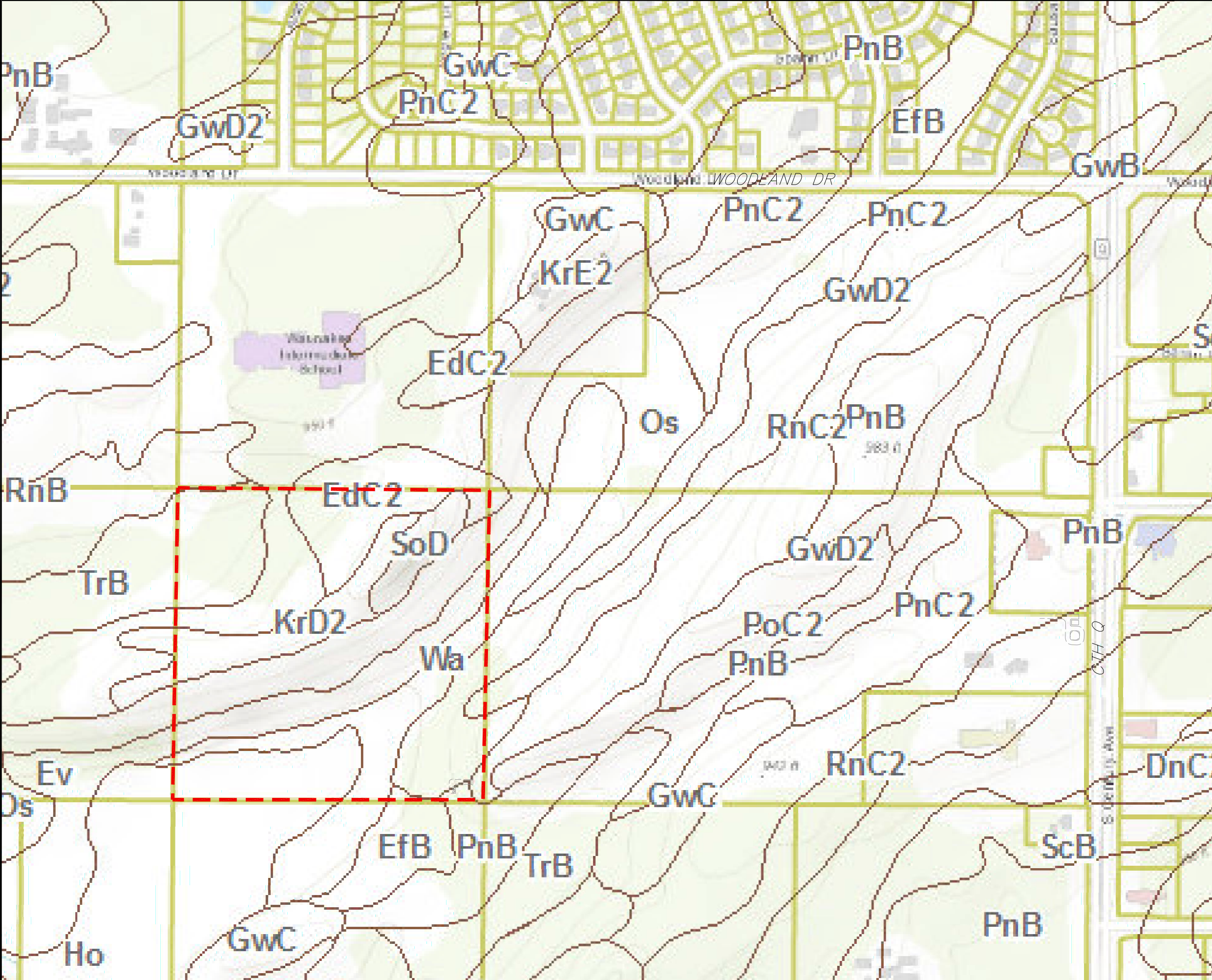
NOTE: NO FLOODPLAIN IS PRESENT ON SUBJECT PARCEL



VILLAGE OF WAUNAKEE + TOWN OF WESTPORT  
DANE COUNTY, WISCONSIN  
CARPC URBAN SERVICE AREA AMENDMENT APPLICATION  
MARCH 13TH, 2023



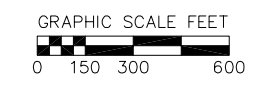
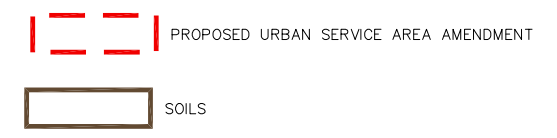
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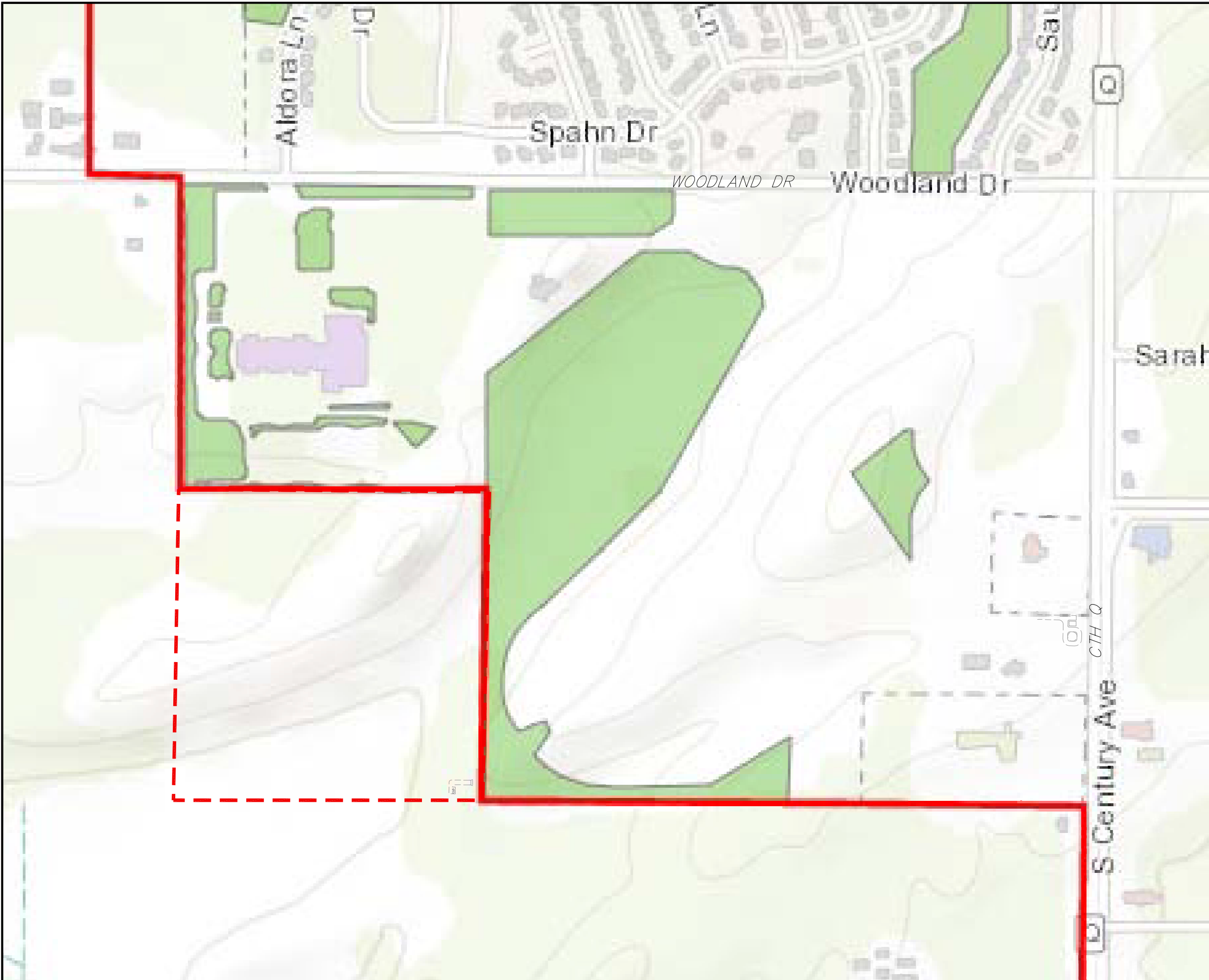
# MAP 4.1B

## SOILS MAP

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT






VILLAGE OF WAUNAKEE + TOWN OF WESTPORT  
DANE COUNTY, WISCONSIN  
CARPC URBAN SERVICE AREA AMENDMENT APPLICATION  
MARCH 13TH, 2023

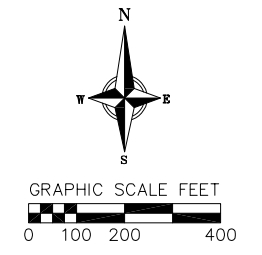


# MAP 4.1C

## ENVIRONMENTAL CORRIDOR

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT

-  PROPOSED URBAN SERVICE AREA AMENDMENT
-  MUNICIPAL BOUNDARY
-  EXISTING ENVIRONMENTAL CORRIDOR



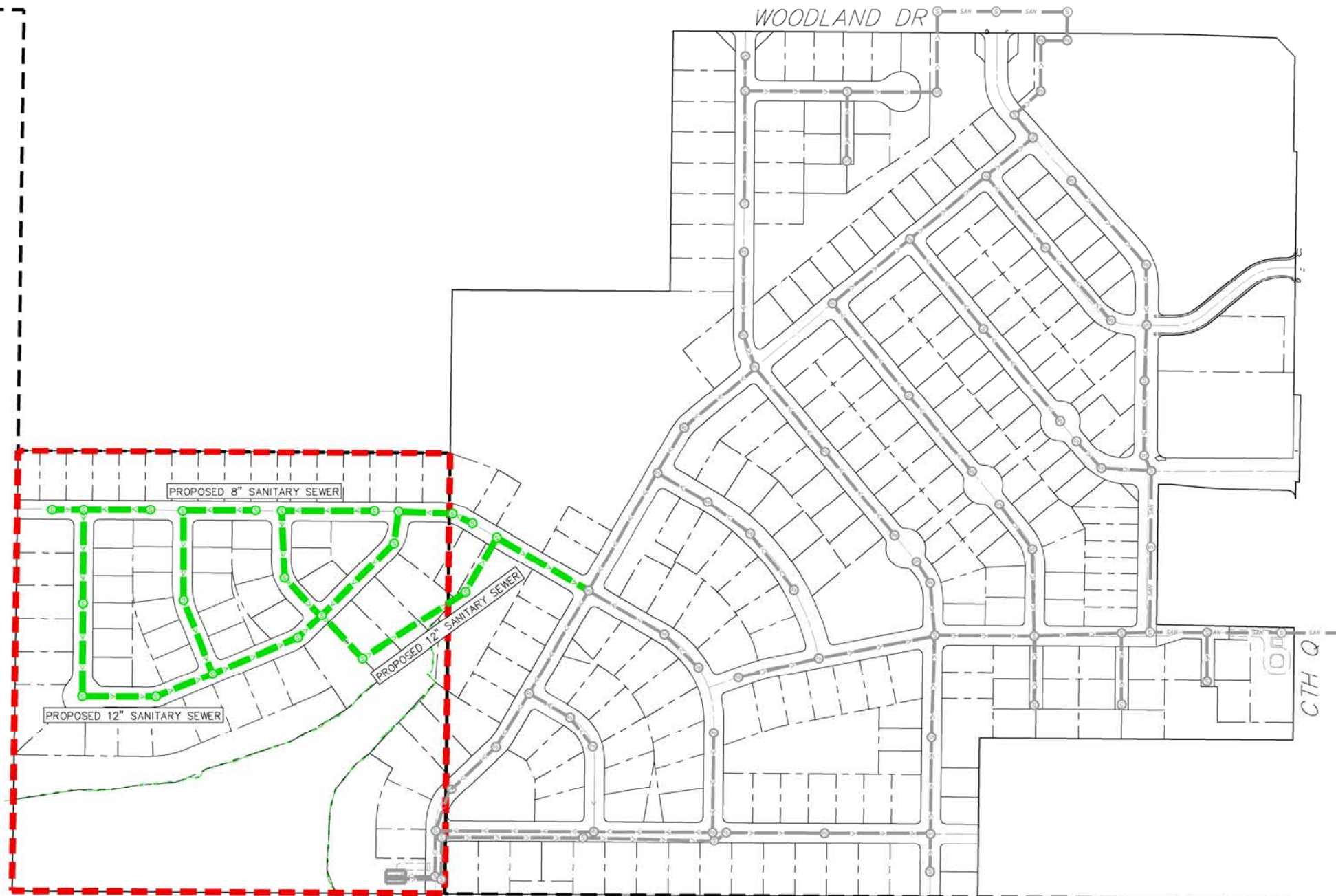
VILLAGE OF WAUNAKEE + TOWN OF WESTPORT  
DANE COUNTY, WISCONSIN  
CARPC URBAN SERVICE AREA AMENDMENT APPLICATION  
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# MAP 5.1

## PROPOSED SANITARY SEWER EXTENSION

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT



- EXISTING URBAN SERVICE AREA
- PROPOSED URBAN SERVICE AREA AMENDMENT
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY SEWER PIPE (OTHER DEVELOPMENT)
- SANITARY SEWER MANHOLE (OTHER DEVELOPMENT)
- PROPOSED SANITARY SEWER PIPE (SIZE NOTED)
- SANITARY SEWER MANHOLE

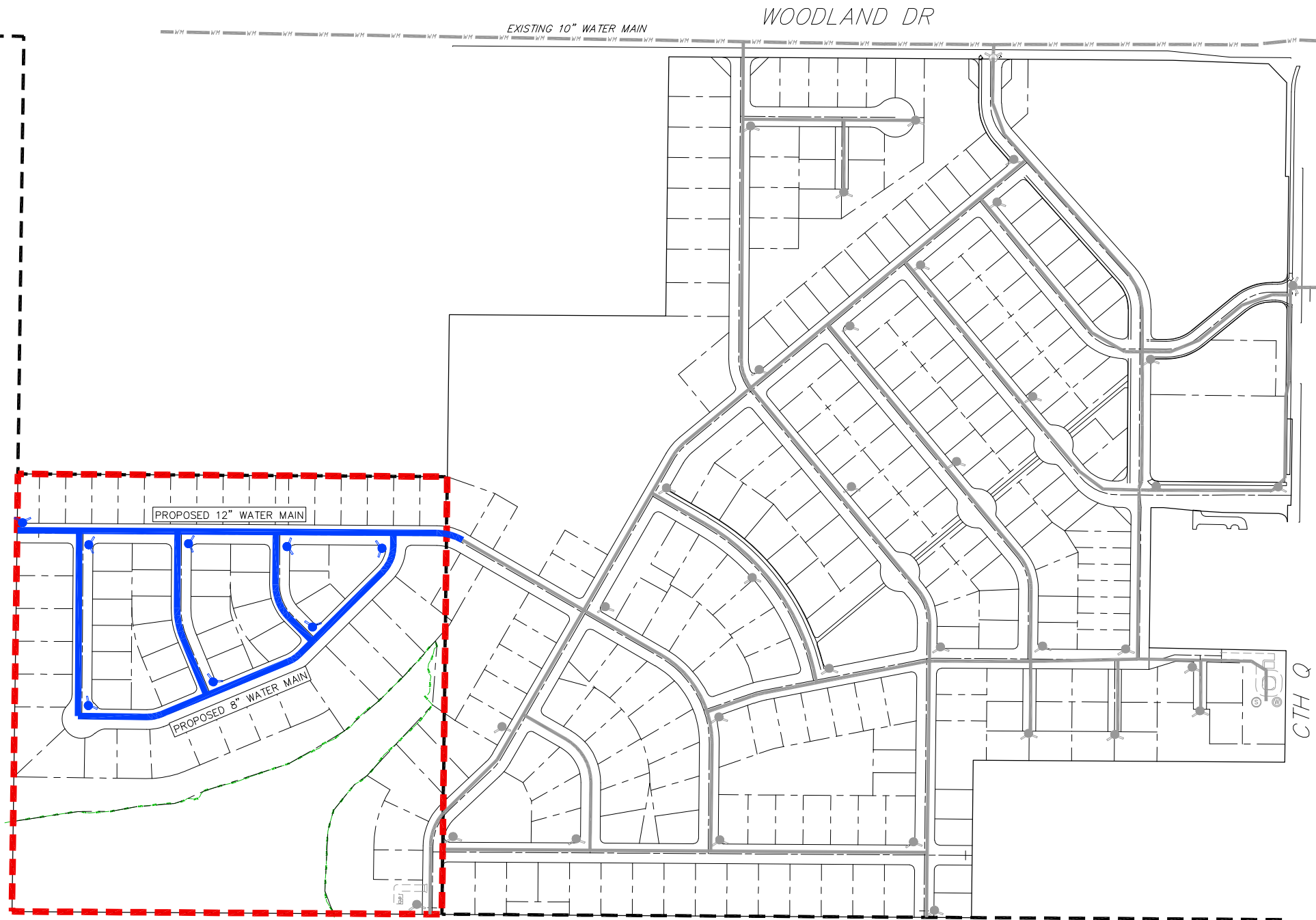


VILLAGE OF WAUNAKEE  
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CARPC URBAN SERVICE AREA AMENDMENT APPLICATION  
MARCH 13TH, 2023

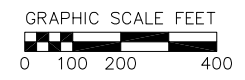
# MAP 5.5

## PROPOSED WATER MAIN EXTENSION

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT



- EXISTING URBAN SERVICE AREA
- PROPOSED URBAN SERVICE AREA AMENDMENT
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED WATER MAIN (OTHER DEVELOPMENT)
- PROPOSED FIRE HYDRANT (OTHER DEVELOPMENT)
- PROPOSED WELL (OTHER DEVELOPMENT)
- PROPOSED STORAGE (OTHER DEVELOPMENT)
- PROPOSED WATER MAIN (SIZE NOTED)
- PROPOSED FIRE HYDRANT

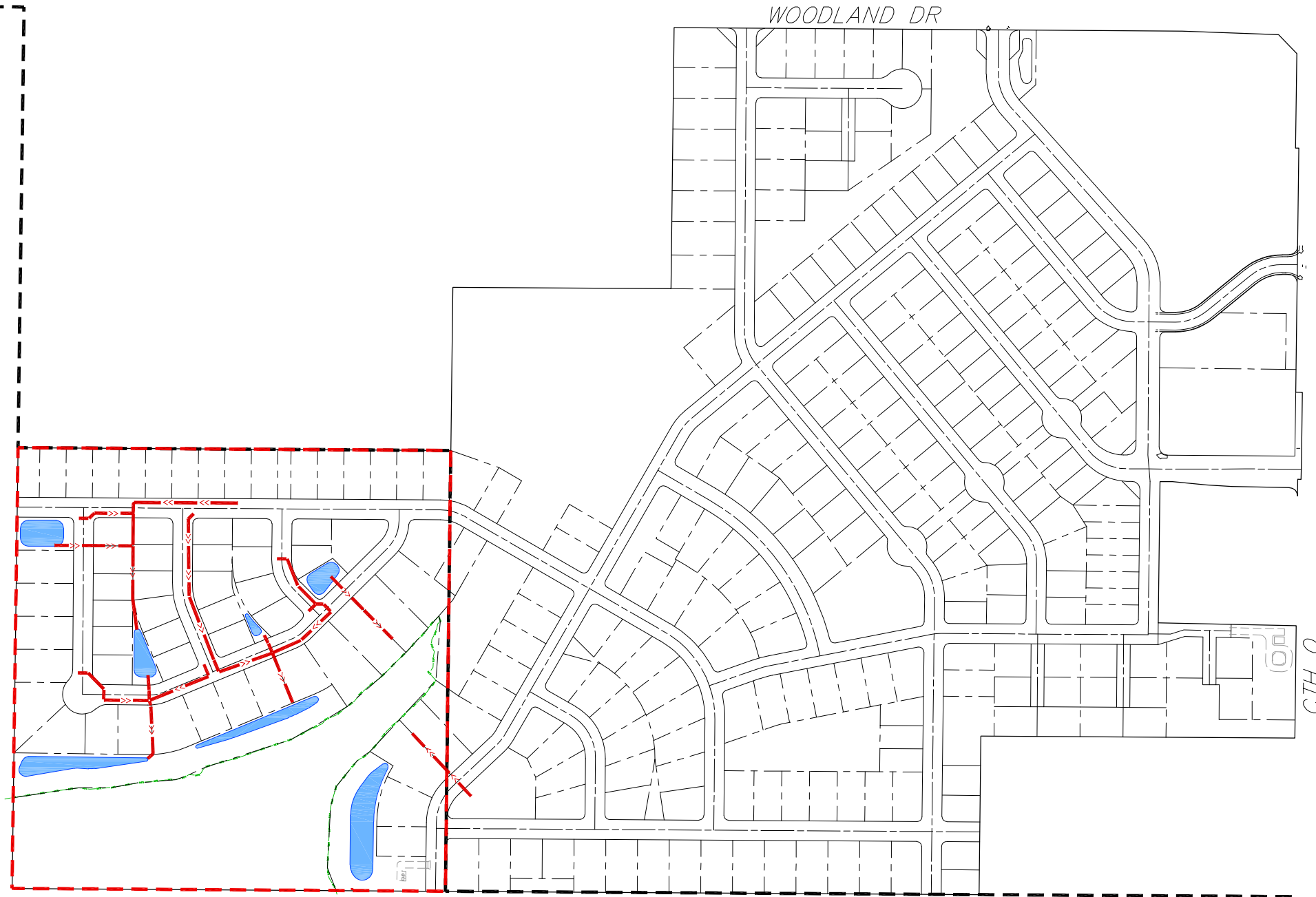









VILLAGE OF WAUNAKEE  
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 MARCH 13TH, 2023

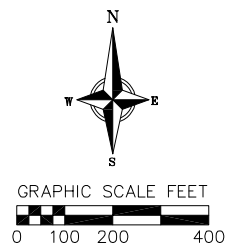
# MAP 5.9

## PROPOSED STORMWATER MANAGEMENT PLAN

DALMATION FARMS, LLC  
URBAN SERVICE AREA AMENDMENT



-  EXISTING URBAN SERVICE AREA
-  PROPOSED URBAN SERVICE AREA AMENDMENT
-  PROPOSED STORM SEWER PIPE
-  STORM SEWER MANHOLE
-  STORM SEWER FIELD INLET
-  STORM SEWER ENDWALL
-  PROPOSED STORMWATER MANAGEMENT



VILLAGE OF WAUNAKEE  
DANE COUNTY, WISCONSIN  
CARPC URBAN SERVICE AREA AMENDMENT APPLICATION  
MARCH 13TH, 2023

**From:** [Jim Pulvermacher](#)  
**To:** [Tim Semmann](#)  
**Subject:** Re: Urban Service Area Amendment - Waunakee  
**Date:** Friday, March 10, 2023 9:01:13 AM

---

Thanks for the update. JimP

Sent from my iPhone

On Mar 9, 2023, at 5:22 PM, Tim Semmann <[tsemmann@waunakee.com](mailto:tsemmann@waunakee.com)> wrote:

Chair Pulvermacher and Dianah,

The Village of Waunakee will be submitting a request to the Capital Area Regional Planning Commission (CARPC) to amend its Urban Service Area (USA) boundary by adding a 40-acre parcel south of Woodland Drive into the Waunakee USA. This parcel is located approximately ¼ mile from the Town of Springfield's easterly boundary. The lands are planned for low density residential development – consistent with the Waunakee-Westport comprehensive plan. I've attached an excerpt from the application that identifies the subject parcel.

Please let me know if you have any questions or concerns about this request or if you'd like to see the full application packet.

Regards,  
Tim

**Tim Semmann, AICP**

Community Development Director  
Village of Waunakee | 500 W. Main Street | Waunakee, WI 53597  
Office: (608) 850-2830 | Email: [tsemmann@waunakee.com](mailto:tsemmann@waunakee.com)  
Website: [www.waunakee.com](http://www.waunakee.com)

<image001.png>

**Stay up to date on what is happening in the Village here:** [www.waunakee.com](http://www.waunakee.com)

<Excerpt from 2023-03-13 - Dalmation Farms LLC - USAA Application.pdf>

RESOLUTION NO. R23-5

**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 40-acre Urban Service Area amendment involving property located south of Woodland Drive, further described as being in the SE ¼ of the NW ¼, Section 18, T8N, R9E 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 February 20, 2023.*

APPROVED:

  
\_\_\_\_\_  
Chris Zellner, Village President

  
\_\_\_\_\_  
Karla Endres, Village Clerk