
**Staff Analysis of Proposed Amendment to the
Dane County Water Quality Plan
Revising the Waunakee Urban Service Area Boundary and Environmental
Corridors in the Town of Westport (Schumacher Farm Park)**

1. Applicant: Town of Westport and Village of Waunakee.

Request was made by the Village Engineer and the Town Public Works Director, based on informal authorization by the Village and the Town, respectively. Formal action by the boards of the Village of Waunakee and the Town of Westport authorizing the request for this amendment to the Dane County Water Quality Plan was made at their respective January 15 board meetings.

2. Description of Proposal

The proposed amendment would add 85.8 acres to the Waunakee Urban Service Area, including 0.5 acres of existing residential development, 10.8 acres of existing right-of-way, and 74.5 acres of Dane County parkland (Schumacher Farm Park) proposed to be designated as environmental corridor. The net developable area is nil. The Urban Service Area amendment is being proposed to allow sewer and water service to two existing park buildings, potential future park facilities, and an existing single family home. The proposed amendment area is located in the Town of Westport, north of Hwy 19 and east of Schumacher Road (see Maps 1 and 2).

**Table 1: Waunakee Urban Service Area, Schumacher Farm
Requested by the Town of Westport and Village of Waunakee**

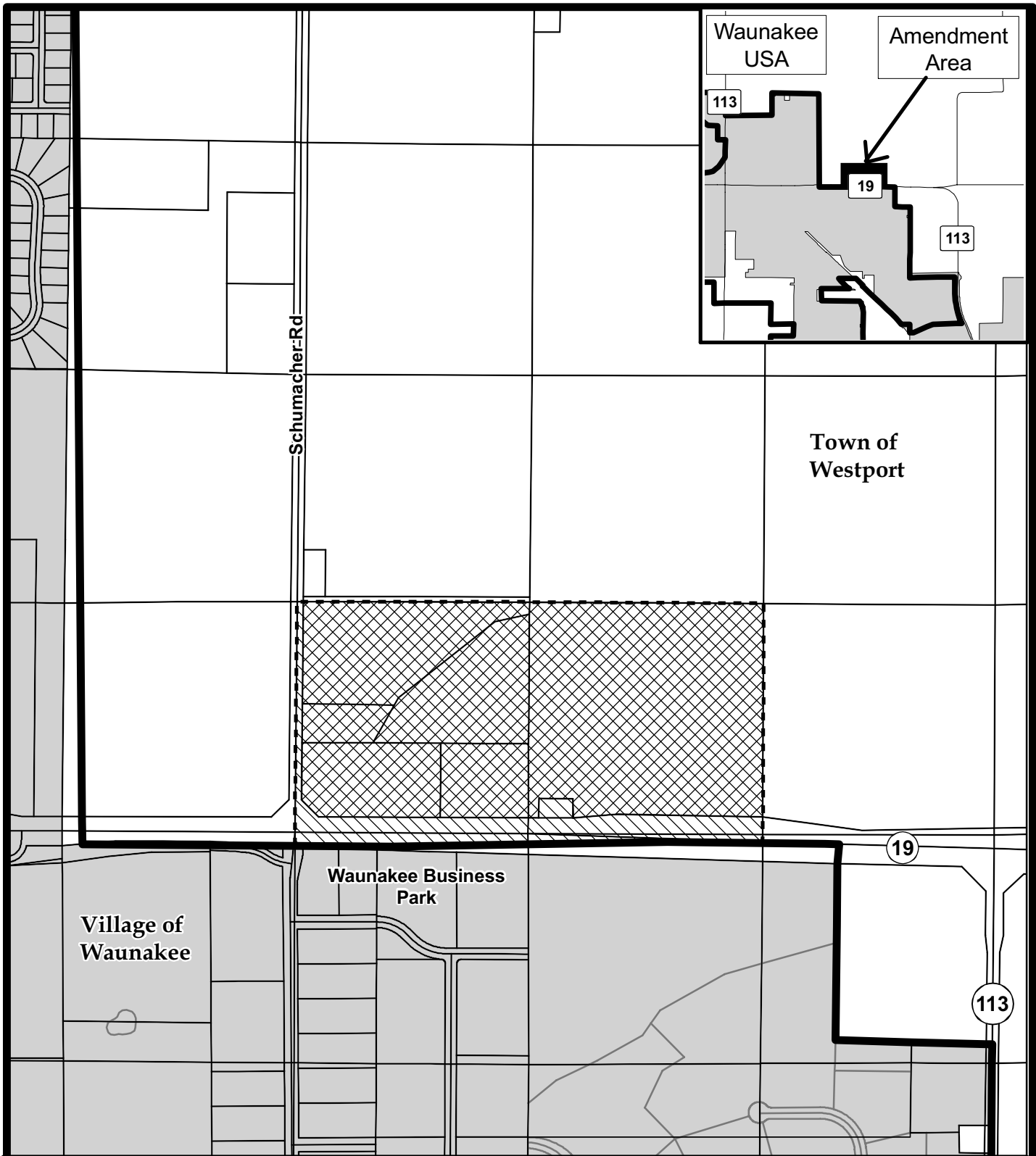
Proposed Land Use	Density (units/acre)		Total (ac.)	% of Total	Housing Units	No. of Persons	No. of Students	Existing Develop.	Environ. Corridor	Develop- able
	Proposal	WUSA								
Single Family Residential	2.0		0.5	0.6%				0.5		
Residential Total	2.0		0.5	0.6%				0.5		
Street R-O-W			10.8	12.6%				10.8		
Environmental Corridor			74.5	86.8%					74.5	
TOTAL			85.8	100.0%				11.3	74.5	0.0

Source: Town of Westport Planning Submittal and Dane County Community Analysis & Planning Division





3. Existing Environment

Land Use. The proposed amendment area includes one existing residence of 0.5 acres, and 10.8 acres of existing right-of-way. The remainder of the amendment area is Schumacher Farm Park, a Dane County park which serves as an outdoor museum representing local farm life during the 1920s-30s. Schumacher Farm Park includes three major parkland uses – historical farmstead, prairie restoration and leased cropland. Land uses adjacent to the proposed amendment are:

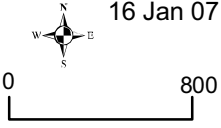
- North: Park (additional acreage of Schumacher Farm Park) and Agricultural (Town of Westport)
- East: Agricultural (agricultural business, Town of Westport)
- South: Commercial (Waunakee Business Park) and agricultural (Village of Waunakee)
- West: Agricultural (Town of Westport)



Map 1
Amendment
to the Waunakee
Urban Service Area,
Town of Westport

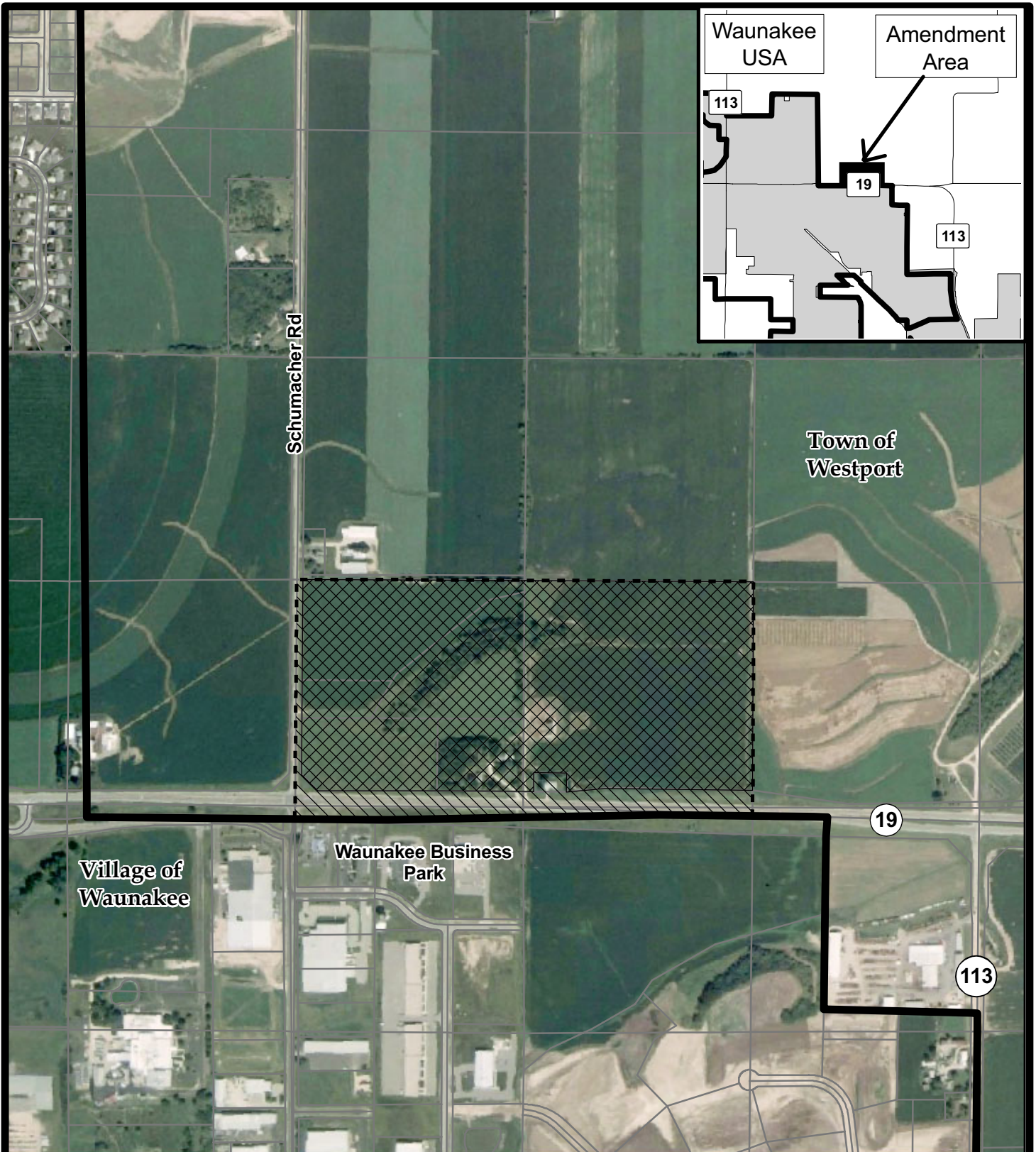
-  Service Area to be added
-  Proposed Environmental Corridor
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

16 Jan 07







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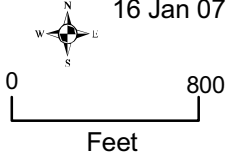
Prepared by staff
 of the CAPD.



Map 2 2006 Aerial
Amendment
to the Waunakee
Urban Service Area,
Town of Westport

-  Service Area to be added
-  Proposed Environmental Corridor
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

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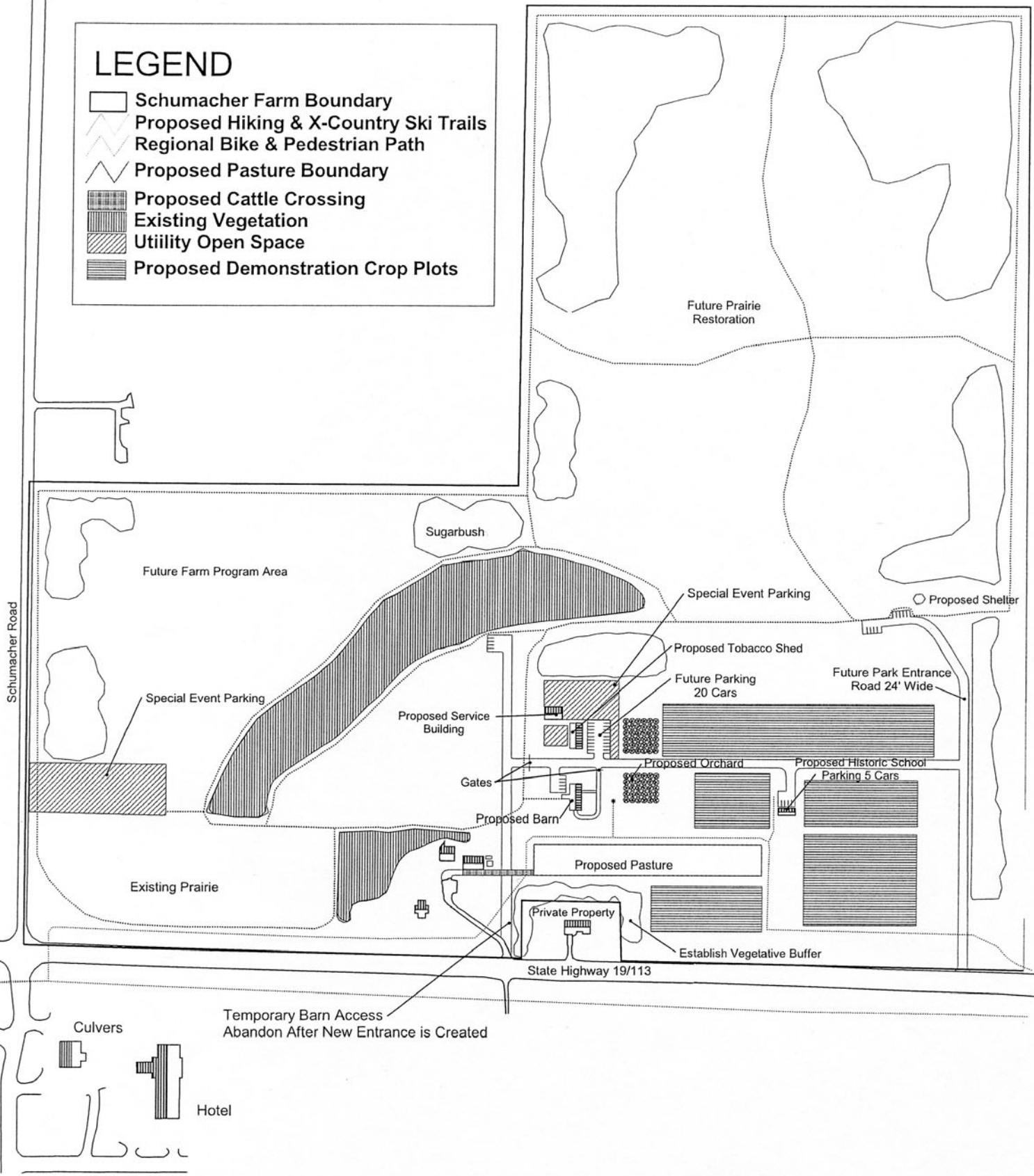


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LEGEND

-  Schumacher Farm Boundary
-  Proposed Hiking & X-Country Ski Trails
-  Regional Bike & Pedestrian Path
-  Proposed Pasture Boundary
-  Proposed Cattle Crossing
-  Existing Vegetation
-  Utility Open Space
-  Proposed Demonstration Crop Plots



Schumacher Farm Master Plan

May 2005

Note: Exact Bulding and Roadway Alignment to be Determined

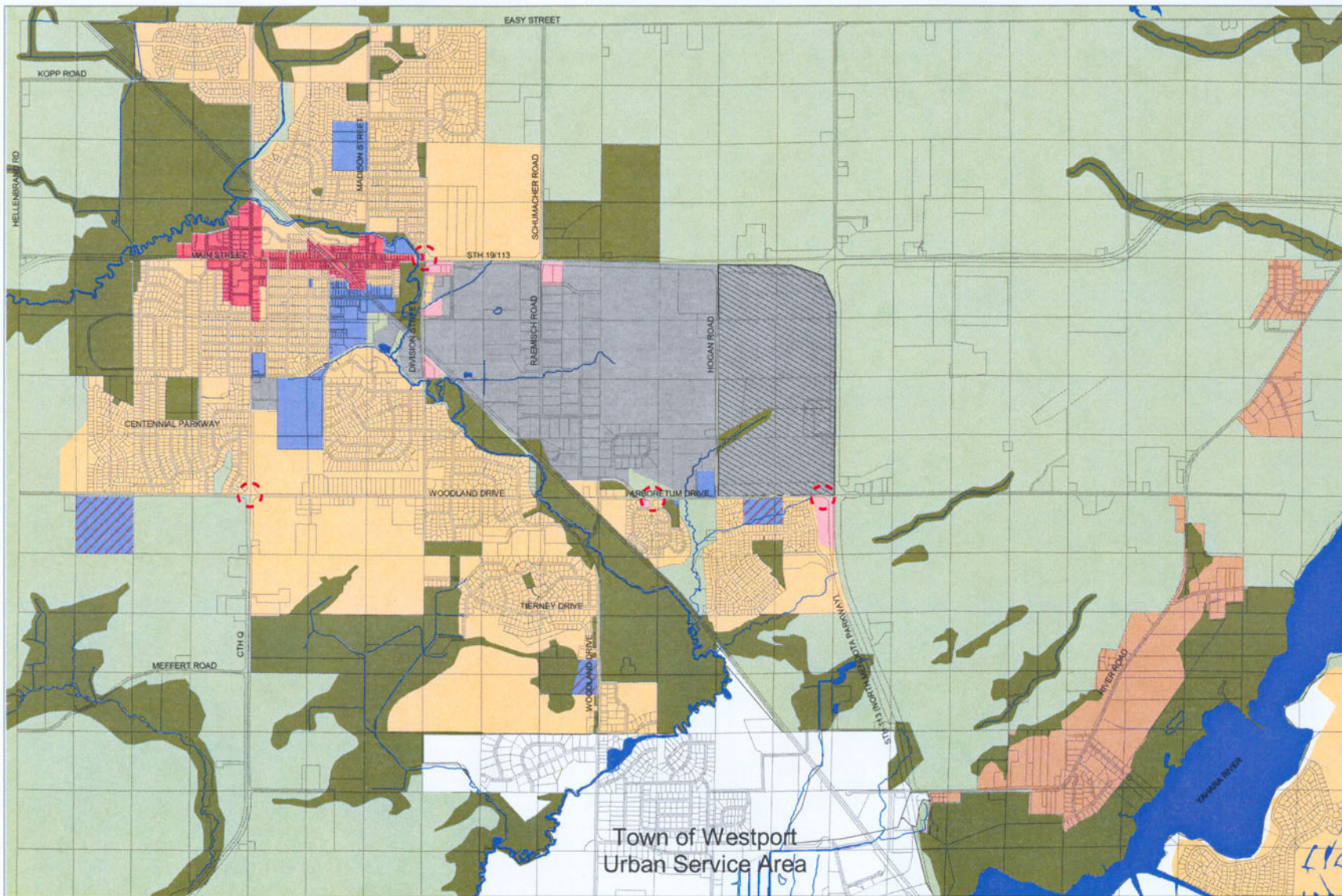


Scale 1" = 125'

Map 4

Figure 8.2

2020 Land Use Plan



- Rural Preservation
- Parks, Open Space, Environmental Corridors
- Community Residential
- Rural Residential
- Central Business District
- General Commercial
- Potential Neighborhood Commercial
- Business Park
- Future Business Park
- Institutional
- Lakes, Rivers and Streams
- Potential School Sites

Town of Westport
Urban Service Area

May 21, 2003



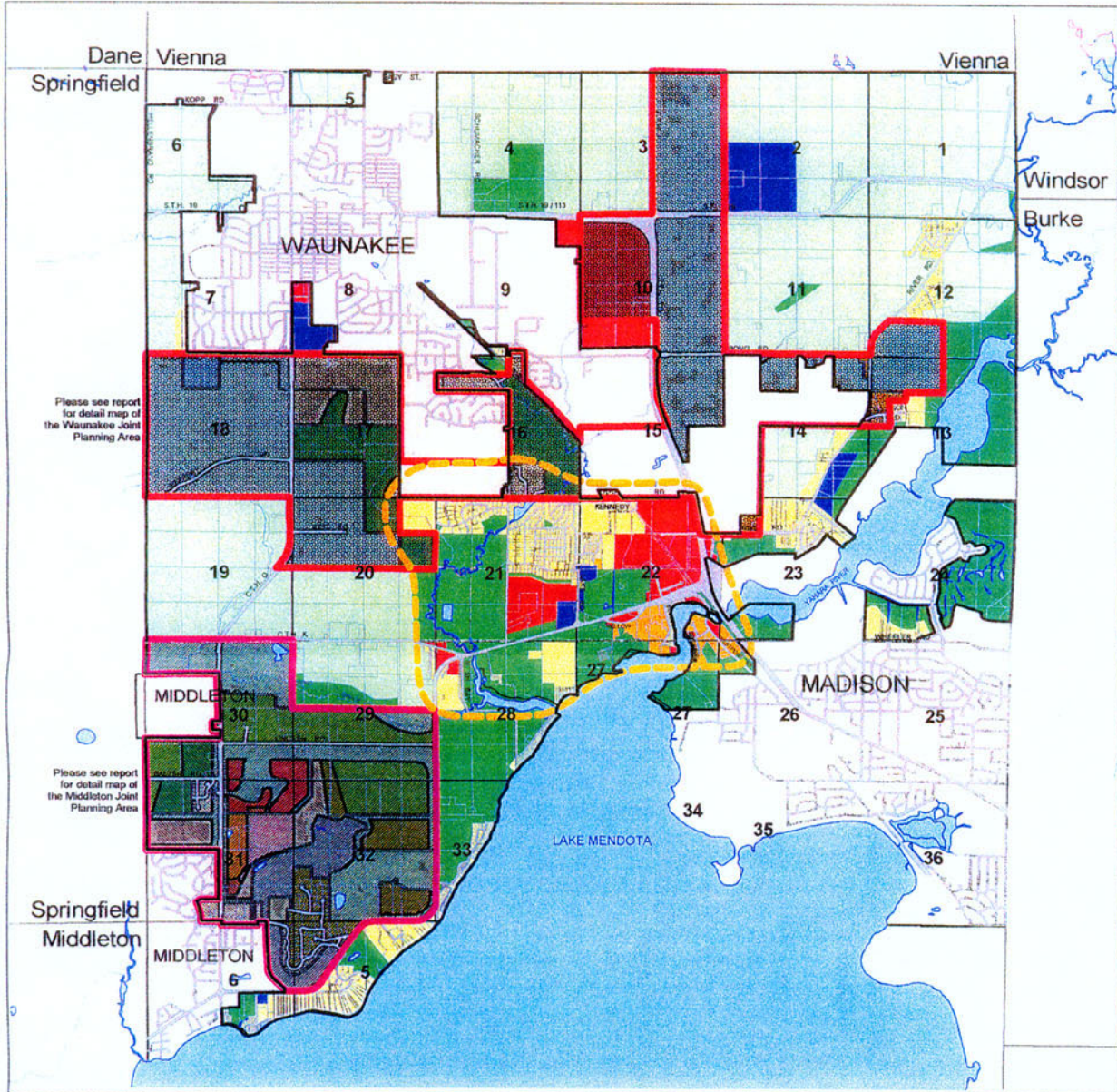
WAUNAKEE COMPREHENSIVE PLAN PROJECT

SmithGroup JJR

Map 5

TOWN OF WESTPORT DANE COUNTY, WISCONSIN PROPOSED LAND USE

Adopted March 15, 2004



Please see report for detail map of the Waunakee Joint Planning Area

Please see report for detail map of the Middleton Joint Planning Area

3000 0 3000 6000 Feet

Key		
Municipality: Town of Westport	Future Business Park	High Density Residential
Incorporated Lakes	Potential School Sites	Commercial/Mixed Use
Rivers	Middleton Joint Plan Area	Office/Mixed Use
Lakes	Open Space	Agriculture
Parishes	Agriculture Holding	Commercial
Waunakee Joint Plan Area	Long Term Agriculture Preservation	Government/Institutional
Rural Preservation	Golf Course/Open Space	Single Family
Parks, Open Space, Environmental Corridors	Residential Infill	Multi-Family
Community Residential	Low Density Residential	Park/Open Space
Rural Residential	Rural Residential	
Rural Residential	Medium Density Residential	



Drafted: LSR
Date: 05-07-04
File: g:/projects/maps/wi/town/westport
Data: provided by Dane Co., MAPS Inc., NRCS
Map: Subject to Town Board Approval



Natural Resources. The amendment area is in the Six Mile Creek watershed. Six Mile Creek is classified as an Exceptional Resource Water, and supports a warm water sport fishery. Six Mile Creek crosses Highway 19 approximately 3,000 feet west-southwest of the amendment area, and flows to Lake Mendota.

The amendment consists of gently rolling topography, with steep slopes north of the farmhouse.

Depth to groundwater is over 25 feet throughout the amendment area. In the northwest corner of the amendment area sandstone bedrock is at a depth of over 50 feet. Dolomite bedrock is at a depth of less than 10 feet along Highway 19, and in a swath from the southwest corner to the center of the northern boundary. In the northeast corner, dolomite bedrock is at a depth of 10 to 50 feet.

The soils of the amendment area are in the Plano-Ringwood-Griswold association. These soils are moderately well drained and well drained, deep silt loams and loams underlain by sandy loam glacial till. Sixty percent of the amendment area contains prime agricultural soils. Table 2 summarizes the soil characteristics of the amendment area (also see Map 6).

The Dane County *Schumacher Farm Park Master Plan* states that there are no recorded archeological resources on the site of the park.

The Natural Heritage Inventory, maintained by the Department of Natural Resources, does not record any citing of threatened or endangered species within the amendment area.

4. Consistency or Conflict With Plans

The proposed amendment to the Urban Service Area proposes no changes to the existing use of the amendment area. Schumacher Farm Park is included in comprehensive plans of the Village of Waunakee (see Map 4) and the Town of Westport (see Map 5), as well as the Dane County Parks Department Master Plan for Schumacher Farm Park, adopted in 2005 (see Map 3). The Village of Waunakee, Town of Westport, and Dane County have each agreed to share in the cost of extending sewer services to Schumacher Farm Park.

The Waunakee USA was established in 1977 and its environmental corridors were adopted in 1984. The service area was last amended in September 2004. In 2005, the Waunakee Urban Service Area population was 10,366 and the 2030 population forecast is 17,497. The Waunakee Urban Service Area Housing Unit and Land Use Analysis provides for a maximum urban service area of 5,103 acres. This represents a potential increase of 1,664 acres of developable land over the current urban service area size of 3,439 acres. The proposed amendment adds no developable land to the urban service area and will not affect the allowable amount.

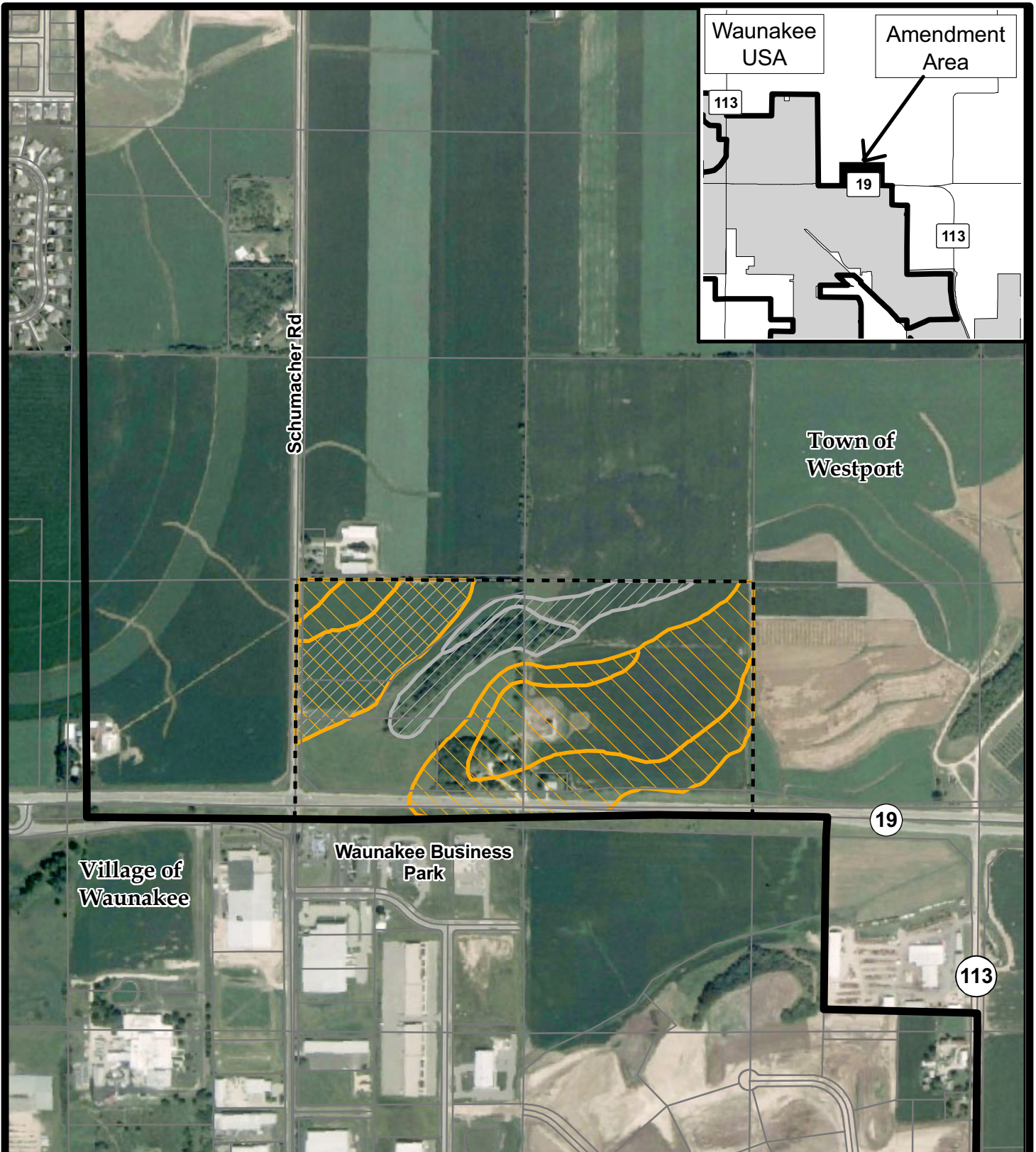
The land to be added to the urban service area is contiguous to the current service area and will be served by connection to existing Village utilities which have already been extended to the south boundary of the park. The extensions are from existing facilities in the Waunakee Business Park south of Highway 19.

Table 2 – Soil Characteristics

Soil	Percent of Area	Characteristics
Ringwood Silt Loam; RnB/C2	34	Deep, well drained soils formed on glaciated uplands. Moderately rapidly permeable substrate. Poses severe hazard of erosion. Prime agricultural soils when slopes are less than 6%. 130 Bu/acre corn yield.
Plano Silt Loam; PnB/C2	33	Deep, well drained and moderately well drained soils on glaciated uplands. Soils have high fertility and moderate permeability. Poses slight to moderate limitation for development. Prime agricultural soil when slopes are less than 6%. 130 Bu/acre corn yield.
Huntsville Silt Loam; HuB	13	Deep, well drained and moderately well drained soils in drainageways and small draws. Soils have high fertility and moderate permeability. Poses severe limitation for development due to flooding. Prime agricultural soils, 130 Bu/acre corn yield.
Griswold Loam; GwC/D2	10	Deep, well drained soils on glaciated uplands. Soils have medium fertility and moderate permeability, with moderately rapid permeability in the substratum. Poses moderate to severe limitation for development due to erosion.
Kidder, eroded; KrE2	7	Deep, well drained soils formed in glacial till on drumlins and terminal and recessional moraines. Moderate permeability and severe hazard of erosion. Severe limitation for development due to slope.
Troxel Silt Loam: TrB	3	Deep, well drained soils in drainageways formed in silty alluvium. Soils have high fertility, moderate permeability, moderate hazard of erosion, and are subject to frequent flooding. Poses severe limitation for development due to flooding and low bearing capacity. Prime agricultural soils, 145 Bu/acre corn yield.





Source: Dane County Soil Survey

Prime Agricultural soils: 60%

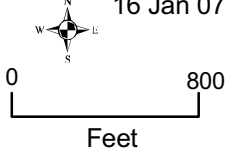


Map 6 Soil Limitations

Amendment
to the Waunakee
Urban Service Area,
Town of Westport

-  Prime Farmland
-  Severe Limitations to Development
-  Existing Urban Service Area Boundary
-  Proposed Urban Service Area Boundary

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Prepared by staff
of the CAPD.

The proposed amendment is consistent with the goals and policies of the *Dane County Land Use and Transportation Plan*. It is neutral with respect to nine goals, and strongly supports two of the 11 goals of the *Plan*. It strongly supports the goal of protecting environmental, cultural and historic resources by designating Schumacher Farm Park, which contains historical farmstead and prairie restoration areas as environmental corridors. The goal of developing a system of open space corridors to preserve environmental functions, scenic value, and recreation opportunities is also strongly supported by the 74.5 acres of environmental corridors designated through this amendment. Although sixty percent of the amendment area contains prime agricultural soils, the impact on the goal of protecting agricultural lands is neutral as the park and residential use of this area are existing uses. The park will continue to showcase farming practices from the 1920s and 30s. Table 3 presents the evaluation checklist for the proposed amendment regarding consistency or conflict with the 11 major goals of the *Plan*.

5. Description of Urban Services

Public Water System. The water supply for the amendment area is proposed to be provided by the Village of Waunakee through the extension of an existing 12-inch water main running parallel to Highway 19, approximately 750 feet south of the amendment area. Water service will be provided to the two existing county buildings in the park and will allow service to the existing single family residence. The Waunakee water system has adequate capacity for potable and fire-fighting water supply. Waunakee has an ISO fire rating of 3, more than adequate for a village of its size.

Wastewater. The amendment proposes providing wastewater service to the existing development in the amendment area through the extension of an existing 8-inch sanitary sewer located approximately 750 feet south of the amendment area.

The amendment area is in the Madison Metropolitan Sewerage District. The District has adequate capacity in its collection and treatment system to serve the amendment area. The Nine Springs Treatment Facility will reach capacity by 2020. The MMSD has started a major facility planning effort to investigate and address the system expansions needed to meet future demand in the district.

Stormwater Management System. This amendment includes only existing uses, most of which is open space. Any potential future park facility would be subject to the Dane County stormwater standards applicable at the time of construction.

Environmental Corridors. Schumacher Farm Park, comprising 74.5 acres of the amendment area, is proposed for designation as environmental corridor. The designation exceeds the minimum requirements of the *Dane County Water Quality Plan*.

Public Areas and Facilities. Schumacher Farm Park is a 117-acre county park which is an outdoor museum representing local farm life during the 1920s and 30s. The park features a 10-acre prairie restoration. The amendment area includes 74.5 acres of the park.

Public Safety Services. General police services are currently provided for the amendment area by the Dane County Sheriff/Town of Westport Municipal Sheriff. These services will be continued. Fire and EMS services are, and will continue to be, provided by the Village of Waunakee.

**Table 3
Dane County Land Use and Transportation Plan
Goals Achievement Checklist**

Goals	Strongly Conflicts	Conflicts	Neutral or Offsetting Effects	Supports	Strongly Supports
Promote balanced communities with a mix of development.			X		
Promote compact urban development.			X		
Promote distinct communities and neighborhoods with a mix of uses.			X		
Provide a range of housing types.			X		
Provide an integrated, all-mode transportation system.			X		
Concentrate employment and activity centers along transit corridors.			X		
Maintain Downtown Madison as the region's major activity center.			X		
Provide employment opportunities and a diverse economic base.			X		
Protect agricultural lands by limiting non-farm development in agricultural areas.			X		
Protect environmental, cultural and historic resources.					X
Develop a system of open space corridors to preserve environmental functions, scenic value, and recreational opportunities.					X

Proposal: Amendment to the Waunakee Urban Service Area

Applicant &

Submittal Date: Village of Waunakee, Town of Westport, January 2007.

Other Urban Services. Garbage and recycling services will continue to be provided to the amendment area by the Town of Westport through contract with Green Valley.

6. Impacts or Effects of Proposal

Surface and Ground Water Impacts. The proposed amendment is composed of existing uses, and is not expected to have significant water quality or quantity impacts. The park area is expected to change with added areas of prairie restoration and other re-vegetation projects. A tobacco shed, a barn, a historic school, and a number of small parking areas are proposed in the park plan. All new facilities will be subject to the Dane County Stormwater Management standards, providing adequate protection from adverse water quality and quantity impacts on the surrounding properties and resources.

School System Impacts. There is no new residential development proposed and no impact on the school system.

7. Alternatives

This amendment is a logical extension of urban services to existing uses.

8. Controversies, Comments Received, Unresolved Issues

A public hearing is scheduled for January 22, 2007. No controversies are noted and no comments have been received to date.

9. Conclusions and Staff Recommendations

The proposed amendment extends needed urban services to an existing county park and an existing residence which is surrounded on three sides by the park (the residential parcel is included in the amendment to prevent the creation of a service “hole” in the USA). Dane County stormwater management standards would apply to any new park facility that may be built in the future. This should provide adequate protection against adverse water quality and quantity impacts from the proposed park facilities.

Staff recommends approval of the proposed amendment to the *Dane County Water Quality Plan*, based on land uses and plans submitted as part of the amendment request.

Report approved by Kamran Mesbah, Deputy Administrator/Director of Environmental Resources Planning, Dane County Community Analysis and Planning Division