



April 25, 2018

Mike Rupiper, PE, ENV SP  
Capital Area Regional Planning Commission  
210 Martin Luther King Jr. Blvd. Room 362  
Madison, WI 53703

Dear Mike,

Please accept this letter as a formal request by the Village of Waunakee to amend the Waunakee Urban Service Area to include a 2.291 acre parcel located at 5794 Emerald Grove Lane, currently in the Town of Westport. As detailed in the enclosed application, the property owner is seeking approval to connect it to the Village of Waunakee's public sanitary sewer system.

The Village and property owner both look forward to CARPC action on this request. Thank you for your consideration.

Sincerely,

**Village of Waunakee**

A handwritten signature in black ink, appearing to read "Kevin Even", written over a horizontal line.

Kevin Even, P.E.  
Village Engineer/DPW



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

This information is provided to support the Village of Waunakee's application to amend the Waunakee Urban Service Area to include a 2.29 acre parcel, parcel number 0809-162-8740-0, located at 5794 Emerald Grove Lane, currently in within the Town of Westport.

April 4, 2018

## **Village of Waunakee – Waunakee Urban Service Area Amendment Application**

### **Description of Proposed Amendment Area**

The proposed amendment area is a 2.291 acres, residentially developed lot located just southwest of Woodland Drive (see Exhibit 1). The subject lot is located at 5794 Emerald Grove Lane and is currently in the Town of Westport. The proposed amendment area is adjacent to the Waunakee Urban Service Area that is in the Village of Waunakee. Improvements to the subject lot include a new two-story residential structure relocated on the current lot with attached garage structures and relocation of the existing private driveway.

### **Overview of Issues Causing this Request**

The subject lot contains a conventional at-grade septic system with a combination septic/pump chamber. The system is located in side landscaping, approximately 10 feet west of the existing home and attached two-stall garage. The system was installed in 1994 during the construction of the original home, on the property. The current home is a three-bedroom and the septic system is sized accordingly. Due to the planned construction and the close proximity of the septic tank, to the home, its relocation will be inevitable. On this west side of the lot, there plans to an additional garage added and therefore the existing driveway will also be relocated further west. Both the septic tank and the septic field locations would impede this expansion. Also, due to adding additional bedrooms to the home, the sizing of the current system would need to be expanded anyway, incurring costs either way. The subject would like to connect into the Village of Waunakee public sanitary sewer system that is directly south of the subject property lot line. The current pipeline and manholes are located in the rear backyard of the adjacent Village of Waunakee neighbor, just south of the property's wooded area. The feasibility of this connection is a very practical. Most excavation would be within the subject lot only.

The subject lot is also served by a private well and will continue to be served by a private well because it is not feasible to connect the Village of Waunakee public water system. The proximity of the water line is not at all feasible for connection and therefore the subject lot will continue to be served by a private well.

To address the above described issues and considering costs to address the septic system's location regardless, the property owners have submitted a request to amend the Urban Service Area for this single lot issue, so that they are able to join the Madison Metropolitan Sewer District grid area, via the Village of Waunakee public sanitary sewer system.

### **Proposed Land Uses**

This urban service area amendment request proposes to add only a 2.291 acre subject lot described above to the USA. The property owners have no intent to change the existing use of the property. As described by CARPC policies, Table 1 itemizes existing and proposed development (i.e., no proposed development).

The existing land use is consistent with land use recommendations in the Village of Waunakee and Town of Westport Comprehensive Plan, and the area is zoned for single-family use under Waunakee Extraterritorial Zoning.

**Table 1: Waunakee Urban Service Area, 5794 Emerald Grove Lane  
Requested by the Village of Waunakee**

Proposed Land Use	Density: Amend. Area	USA	Total Acres	% of Total	Housing Units	No. of Persons	Existing Development (acres)	Environmental Corridor (acres)	Developable (acres)
Residential			2.291	100%	1.0	6			
Stormwater									
Street ROW									
<b>TOTAL</b>			2.291	100%	1.0	6			

Source: Village of Waunakee

**Description of Proposed Future Urban Services Delivery**

The full range of Village of Waunakee urban services, including public sanitary sewer and water, are provided to adjacent Village lots and are available for extension to the proposed amendment area. The subject lot only requests connection to the public sanitary sewer, once the USA approval occurs – projected for summer of 2018.

**Sanitary Sewer Service**

The subject lot will seek to be in the service area boundary of the Madison Metropolitan Sewerage District (MMSD) upon approval. Sanitary sewer service will be provided via lift system private connection, with connection to the MMSD interceptor sewer located south of the subject lot. The property owner will obtain an easement and will own and maintain the sewer line connection from the south edge of the subject lot to the MMSD interceptor. It is anticipated that the existing development within the proposed amendment area (again, planned to remain “as-is” just larger) will generate the typical amount of wastewater per day (60 gallons per day per person) associated with a single residential structure, which Waunakee’s and MMSD’s systems are capable of handling. Currently, the home is occupied by two adults and four children.

**Stormwater Management**

The subject lot drains towards Emerald Grove Lane cul-de-sac culverts, to the north, and eventually to Six Mile Creek. There are no existing stormwater management features on the lot, but a majority of the site is in green space allowing for infiltration.

Any future development or redevelopment in the amendment area will be subject to the Village’s stormwater ordinance. The ordinance meets standards CARPC has applied to recent urban service area amendment requests.

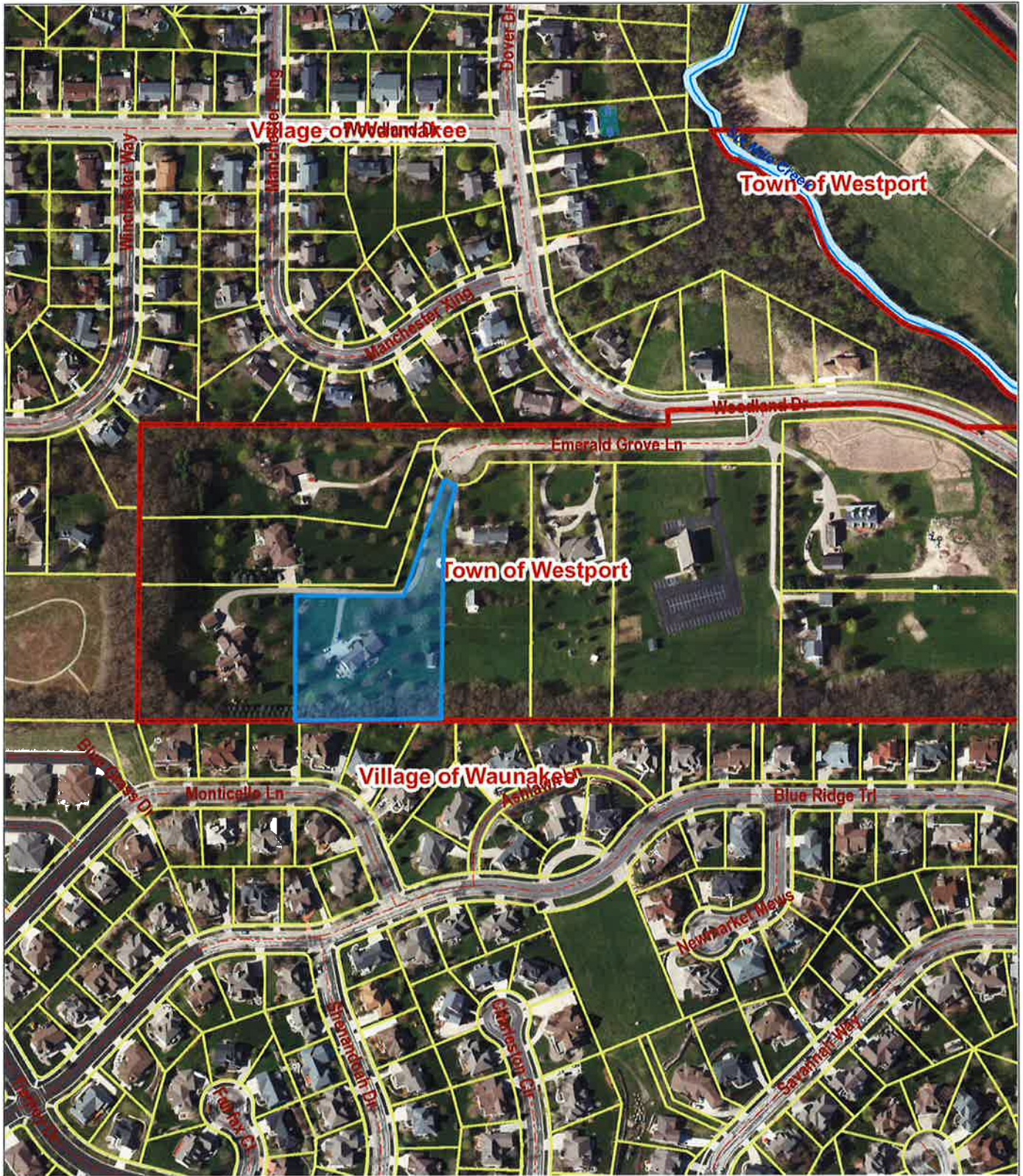
## Village of Waunakee – Waunakee Urban Service Area Amendment Application

### Utility Cost Effectiveness Analysis

NR121 requires cost-effectiveness analysis when alternative wastewater disposal systems are compared or considered. According to the owner, the cost to extend a private sanitary sewer line and provide service to the property will be approximately \$14,300 (including MMSD fees) plus excavation costs. Connection to the Village's sanitary sewer has minimal ongoing maintenance cost, except for payment of sewer service charges, which are estimated at a total of \$300 per year for this property assuming continuation of its current use. Connection to Village sanitary sewer service will also increase the value of the property compared to its current condition.

It is estimated that a new sized septic system would cost approximately \$15,000.

April 24, 2018



**5794 Emerald Grove Lane**



DISCLAIMER: The Village of Waunakee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 414'

**VILLAGE OF WAUNAKEE**

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 Waunakee, WI 53597  
 (608) 850-8500

Print Date: 4/25/2018