

COMPREHENSIVE PLAN

VILLAGE OF WAUNAKEE & TOWN OF WESTPORT

ADOPTED
January 16, 2017

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ACKNOWLEDGEMENTS

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ORDINANCE 17- 1

**AN ORDINANCE TO ADOPT THE VILLAGE OF WAUNAKEE-TOWN OF
WESTPORT JOINT COMPREHENSIVE PLAN**

The Village Board of the Village of Waunakee, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, the Village of Waunakee is authorized to prepare, adopt, and amend a comprehensive plan

Section 2. The Village Board of the Village of Waunakee, Wisconsin, has adopted written procedures designed to foster public participation in the preparation of a comprehensive plan update as required by section 66.1001(4)(a) of the Wisconsin Statutes.

Section 3. The Plan Commission of the Village of Waunakee, and the Waunakee-Westport Joint Planning Commission, have each, by a majority vote of the entire commission recorded in its official minutes, adopted a resolution recommending to Village Board the adoption of the document entitled "Village of Waunakee-Town of Westport Joint Comprehensive Plan," containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes.

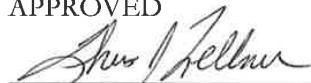
Section 4. The Village has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Waunakee Village Board, does, by enactment of this ordinance, formally adopt the document entitled, "Village of Waunakee-Town of Westport Joint Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication as required by law.

Adopted this 16th day of January, 2017

APPROVED



Chris Zellner, Village President

ATTEST



Julie Helt, Village Clerk

(Published/Posted):

(Approved, Vetocd): 7-0

TOWN OF WESTPORT

ORDINANCE NO. 17-01

AN ORDINANCE TO ADOPT THE VILLAGE OF WAUNAKEE - TOWN OF WESTPORT JOINT COMPREHENSIVE PLAN

WHEREAS, pursuant to section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes, the Town of Westport is authorized to prepare, adopt, and amend a comprehensive plan; and,

WHEREAS, The Town Board of the Town of Westport, Wisconsin, has adopted written procedures designed to foster public participation in the preparation of a comprehensive plan update as required by section 66.1001(4)(a) of the Wisconsin Statutes; and,

WHEREAS, The Plan Commission of the Town of Westport, and the Waunakee-Westport Joint Plan Commission, have each, by a majority vote of the entire commission recorded in its official minutes, adopted a resolution recommending to the Town Board the adoption of the document entitled "Village of Waunakee - Town of Westport Joint Comprehensive Plan," (the "Plan") containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes; and,

WHEREAS, the Town has held at least one public hearing on this Plan and this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes; and,

WHEREAS, the approval of the Plan is an integral part of withdrawing from Dane County's zoning and land division review jurisdiction:

- (A) On March 1, 2016, 2015 Wisconsin Act 178 took effect. That Act allows towns in Dane County to withdraw from the Dane County Zoning Ordinance.
- (B) After Adoption of the Act, the Town Board began evaluating the merits of whether or not to withdraw from County zoning.
- (C) On June 6, 2016, the Town Board adopted a Resolution which gave notice that the Town may decide to withdraw from County zoning.
- (D) Act 178 provides that, prior to withdraw, the Town must enact take certain actions, including adoption of a Comprehensive Plan.
- (E) The Town adopted its previous Comprehensive Plan on March 15, 2004. Dane County has incorporated that Comprehensive Plan into its County Comprehensive Plan. The Town has amended that plan several times, and now wishes to adopt the Plan as a total amendment.
- (F) The Plan was based on studies of the current conditions and needs of the Town, identifying important policy needs in major areas of government services. The Plan contains all elements required by Wisconsin law. The Town Board, as the governing body for the Town, is always aware of the major issues confronting the Town, and the circumstances of the community.

- (G) The Town Board has reviewed the Plan, which was adopted to provide policy guidance for land use decision-making. The policies and goals which were established in the Plan are, at this time, sufficient to provide the necessary policy guidance for the Town in adopting and implementing Town zoning, should the Town elect to withdraw from County Zoning.
- (H) If the Town opts out, references in the Comprehensive Plan to the current County-Town zoning system will need to be applied with the understanding that the County no longer will have a role in supporting, administering, advising or enforcing the Town zoning ordinance.
- (I) The Portions of the Plan which relate to implementation and intergovernmental cooperation also will be administered and applied with the understanding that the County will no longer be involved in approving, administering or enforcing the Town's general zoning.
- (J) The Town finds that the existing Comprehensive Plan provides an adequate factual and policy basis for implementation of new zoning for the Town if the Town elects to withdraw from County zoning. The Town further finds that after the Town has gained experience administering zoning, the Town may elect to further revise and update the Comprehensive Plan.

NOW THEREFORE, The Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin, does hereby ordain as follows:

SECTION 1: The Westport Town Board, does, by enactment of this ordinance, formally adopt the document entitled, "Village of Waunakee - Town of Westport Joint Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 2: The Town hereby incorporates the Plan into this Ordinance, as if fully set forth here.

SECTION 3: The Town Board, upon approval of opting out of Dane County zoning by the Town electors, would amend the Plan as adopted by this Ordinance by adding to the Implementation section of the Plan the following:

"This Plan shall apply to all zoning and land division actions taken by, and affecting the Town. In the event that it is necessary to interpret any provision of this Comprehensive Plan as affecting the Town, the interpretation shall be made by the Town Board of Supervisors. The interpretation of the Town Board shall be followed by all governmental bodies or agencies which are applying this Comprehensive Plan with respect to actions affecting the Town."

SECTION 4: The Plan is also adopted pursuant to sec. 60.62 (6), Wis. Stats. The Plan shall be incorporated, without change, into the Dane County Comprehensive Plan.

SECTION 5: This Ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication as required by law, in accordance with the statutes process for adoption of a Comprehensive Plan. The Town shall give notice of the adoption of this Ordinance and the adopted Comprehensive Plan, including a copy of these documents, to:

1. Every Governmental body that is located in whole or in part within the boundaries of the Town.
2. The clerk of every local governmental unit that is adjacent to the Town.
3. The Wisconsin Department of Administration.
4. The Capital Area Regional Planning Commission.
5. The Public Library for the Town.

The above and foregoing ordinance was duly adopted at a regular meeting of the the Town Board of Supervisors of the Town of Westport on January 16, 2017, by a vote of 5 ayes, 0 nays, and 0 not voting (absent).

APPROVED:

By: John Van Dinter
John Van Dinter, Town Board Chair

Attest: Thomas G. Wilson
Thomas G. Wilson
Town Attorney/Administrator/Clerk-Treasurer

Approved: 1/16/17
Published: 1/26/17

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Chapter 1:

INTRODUCTION

Chapter 1 discusses the role of the plan in Town and Village operations, the statutory basis for planning, the planning area boundaries and regional context, previous planning efforts, and key demographic trends in the Village of Waunakee and Town of Westport.

12 Why Plan?

14 A Snapshot of Waunakee-Westport

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WHY PLAN?

This chapter provides the foundation for the Comprehensive Plan, outlining why we plan, the planning process, Wisconsin planning law and the planning area. Chapter 1 also provides background on both communities, including key community indicators, and a summary of existing plans relevant to this study.

WISCONSIN PLANNING LAW

Wisconsin's "Smart Growth" planning law [§66.1001 Wis. Stats.] was adopted in October of 1999. The law requires that if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with that local governmental unit's comprehensive plan:

- Official maps
- Subdivision regulations
- Zoning ordinances
- Shoreland/wetland zoning ordinance

The statutes do not dictate local policy or growth patterns; rather, they provides guidance concerning important elements local plans should include. The law describes nine elements that must be included in a community's comprehensive plan, including Issues and opportunities; Housing; Transportation; Utilities & Community Facilities; Agricultural, Natural & Cultural Resources; Economic Development; Intergovernmental Cooperation; Land Use and Implementation.

UPDATE AND INTEGRATION OF PREVIOUS VILLAGE AND TOWN PLANS

Per State Statute §66.1001, Comprehensive Plans must be updated every 10 years. This plan is an update and integration of Waunakee's 2003 and Westport's 2004 individual Comprehensive Plans, the 2003 Joint Planning Area Comprehensive Plan, and the joint 2007 Extraterritorial Jurisdiction(ETJ)/Extraterritorial Zoning (ETZ) District Plan. The goals, objectives and strategies of those previous plans were mostly consistent with each other, allowing integration of those plans into this document with limited changes.

This plan is also prepared in compliance with Wisconsin Statutes 62.23(7a) (c), which require preparation and adoption of a "district plan" for areas subject to extraterritorial zoning. The District Plan (this Comprehensive Plan) is intended for use as a land use framework by the Waunakee-Westport Joint Planning Committee (JPC), and the Westport-Middleton Joint Zoning Committee (JCZ) in the respective jurisdictions.

1 Why Plan? The purpose of this plan is to establish a shared vision for Waunakee and Westport to guide future actions and decisions. This guidance provides predictability and consistency over time. The plan should inform annual capital budgeting and reviews of development proposals.

2 Why Plan Together? The Village and Town have been working collaboratively to manage growth and development since the 1990's, and have previously adopted several joint plans addressing land use and bike and pedestrian routes. We share many community interests and assets. This joint comprehensive plan is intended to reinforce our collaborative spirit and simplify planning and development review processes in joint planning areas.

3 Plan Maintenance. This document serves as a "living" guide for growth and change for the Village of Waunakee and Town of Westport. The plan represents the Village's and Town's best effort to address current issues and anticipate future needs, but the plan can and should be amended as conditions warrant reconsideration of policies in the plan. The process of amending the comprehensive plan should not be onerous, but should act as cause for reconsidering the long term vision for the community. The plan's value will be dependent upon frequent use and occasional updates.

PLANNING AREA

The study area for this plan includes all lands in which Waunakee and Westport have both short- and long-term interest in planning and development activity. The planning area includes all lands within the current Waunakee and Westport limits and also those lands in other towns that fall within Waunakee's 1.5 mile extraterritorial plat review jurisdiction.

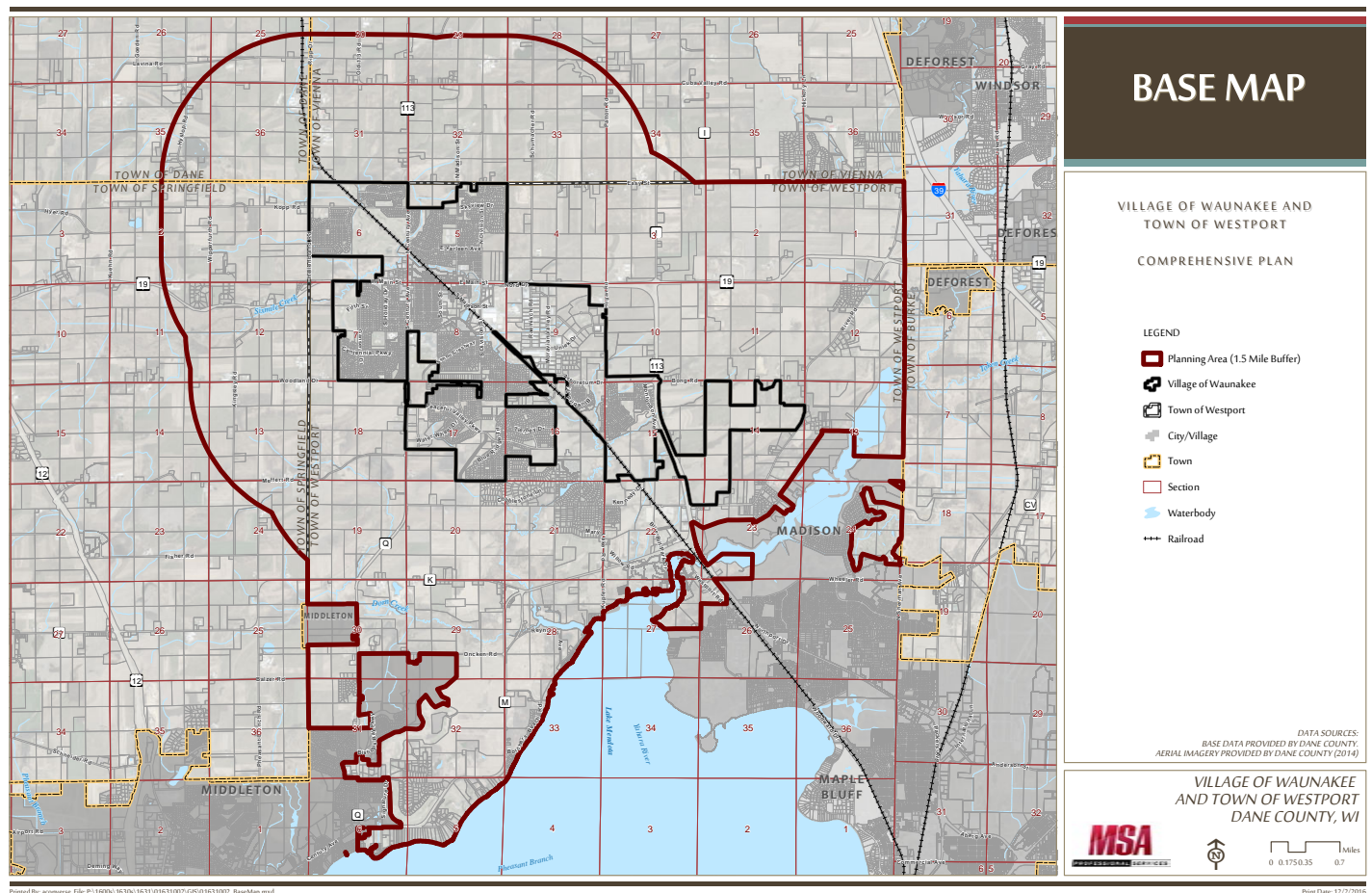
Waunakee is approximately 4,415 acres (6.9 square miles), Westport is approximately 13,332 acres (20.8 square miles), and the planning area is approximately 24,591 acres (38.4 square miles).

REGIONAL CONTEXT

The Village of Waunakee and Town of Westport are located north of the Cities of Madison and Middleton, and north of Lake Mendota. The Town of Westport surrounds the Village of Waunakee on the east, south and west sides. The Towns of Springfield, Dane and Vienna surround Waunakee to the north and west; the Village shares no boundaries with another incorporated municipality. Westport is adjacent to Madison at its southeast corner, Middleton on its southwest corner, the Town of Springfield on the west, the Town of Vienna to the north and the Town of Burke and Village of Windsor on the east. Both jurisdictions are considered part of the Madison Metropolitan Planning Area and are included in regional initiatives and jurisdiction for transportation and sewer service planning.

Figure 1.1 Waunakee-Westport Planning Area

Source: MSA Mapping



A SNAPSHOT OF WAUNAKEE-WESTPORT

WAUNAKEE'S HISTORY

The Village of Waunakee was incorporated in 1893. The incorporation of the Village was a product of the Chicago and Northwestern Railroad extending its line to Saint Paul, MN and placing a station in the Waunakee area. The station was planned to be placed two miles outside of Waunakee. Two of the earliest settlers in the area who owned land along the new line got the railroad to change this original plan and put the station directly in the Village of Waunakee.

More recently, the Village of Waunakee has seen tremendous growth over the past couple of decades, both in development and residents. The population of Waunakee increased 105% between 1990 and 2010. Between 2000 and 2010 the number of housing units increased by 36%. Between the years 2015 – 2025 the Village's population is projected to grow by 17%. The population has increased because of Waunakee's high quality of life, excellent school system and its desirable residential neighborhoods. The Village has one industrial park, the Waunakee Industrial Park, which is nearly full today. A new business park was opened in 2000 and has been expanding eastward. A Downtown Business District Plan (2003) was created to drive the redevelopment of Waunakee's historic downtown, resulting in a series of major investments.

WESTPORT'S HISTORY

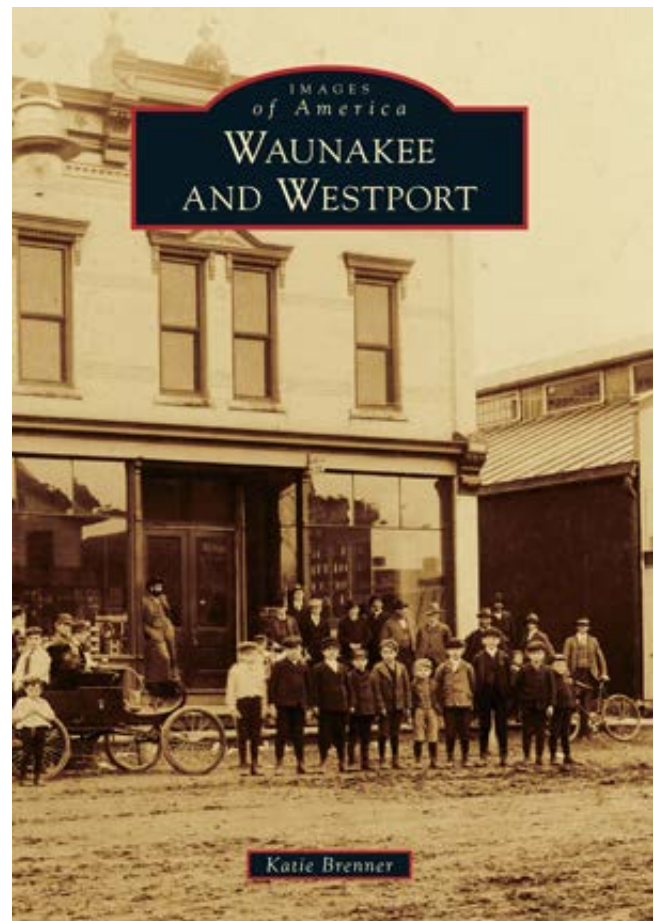
The Town of Westport gets its name from Westport, Ireland which is where many of its first settlers came from (in 1845). A couple of decades later, in addition to the cabins of the early settlers, Westport became home to a Catholic Church, a State Hospital for Mental Healthcare and a grain mill. The Chicago and Northwestern Railroad was also extended through Westport from northwest to southeast.

Similar to the Village of Waunakee, the Town has seen a substantial increase in residents in recent decades. Between 1990 and 2010, the population in the Town of Westport increased by 45%. Between 2000 and 2010 the number of housing units in the Town of Westport

increased by 19%. Population growth is projected to slow in the coming years. Between the years 2015 – 2025, the Town's population is projected to grow by 9%.

JOINT PLANNING HISTORY

The Village of Waunakee and Town of Westport have been involved in intergovernmental planning efforts with each other as well as other communities. Specifically, the Village of Waunakee has worked with the Towns of Springfield and Vienna, and the City of Middleton. The Town has also worked with the City of Middleton. Other entities both communities have worked with include Dane County, the Waunakee Community and Middleton-Cross Plains School Districts, the Capital Area Region Planning Commission (CARPC) and the Madison Area Metropolitan Planning Organization (MPO).



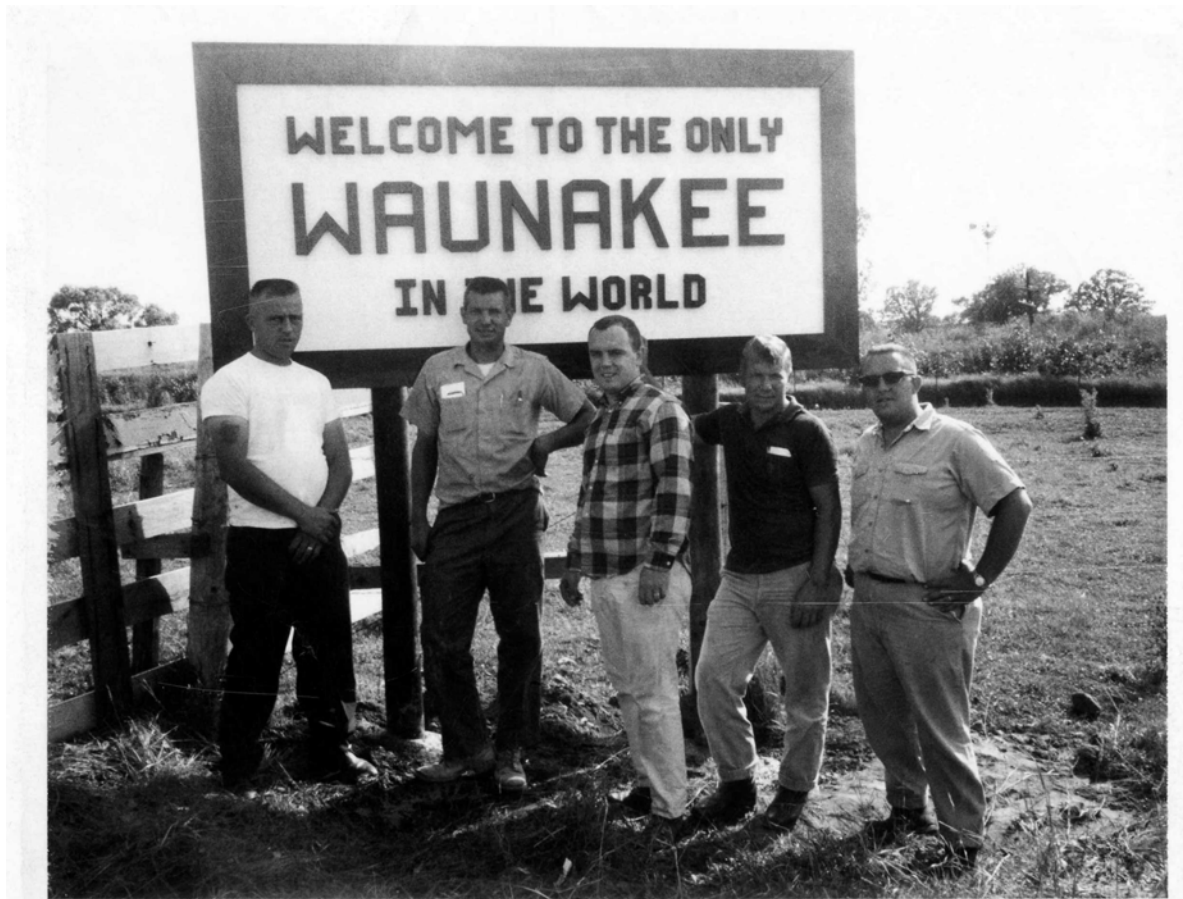
The Waunakee-Westport Joint Planning Area and Joint Planning Committee were created as a result of a 1996 Boundary Stipulation and Intergovernmental Cooperation Agreement between Waunakee and Westport. In 2003 the first Waunakee-Westport Joint Planning Area Comprehensive Plan was completed to address long-range planning and development within the Joint Planning Area.

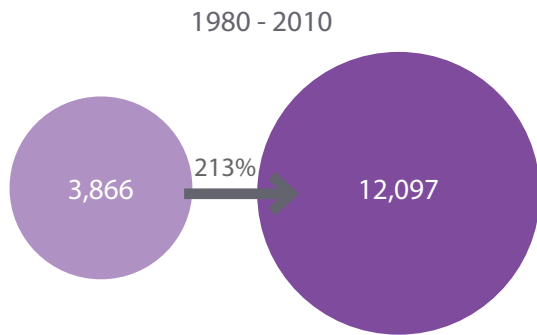
KEY COMMUNITY INDICATORS

The following pages feature infographics describing recent demographic data and trends for the two jurisdictions. Waunakee data are represented in **purple** and Westport data are **green**. Highlights include:

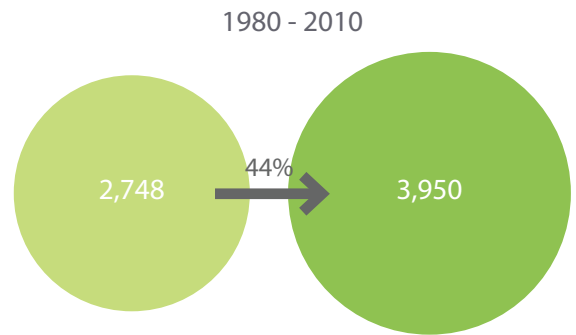
- Rapid population growth, particularly in Waunakee
- A high percentage of the population is seniors (i.e. 65 years or older), particularly in Westport
- Median housing values are high when compared to the Madison area
- The majority of residents drive alone to work
- Residents are highly educated

Additional community indicators are summarized in Appendix A.





30-YEAR POPULATION CHANGE



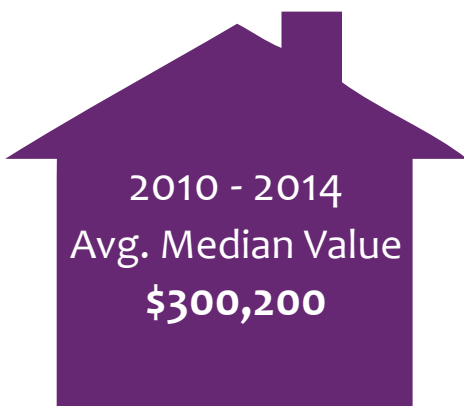
30-YEAR POPULATION CHANGE



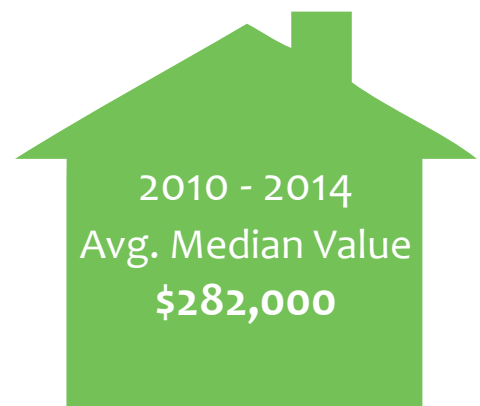
AGE 65 AND OVER



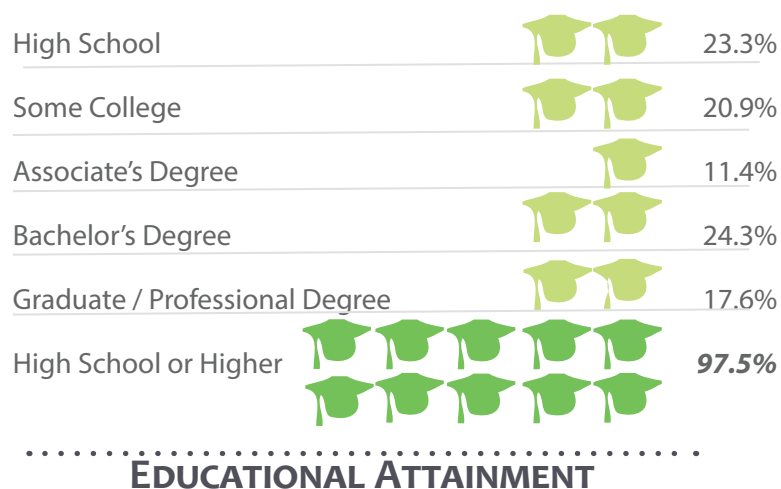
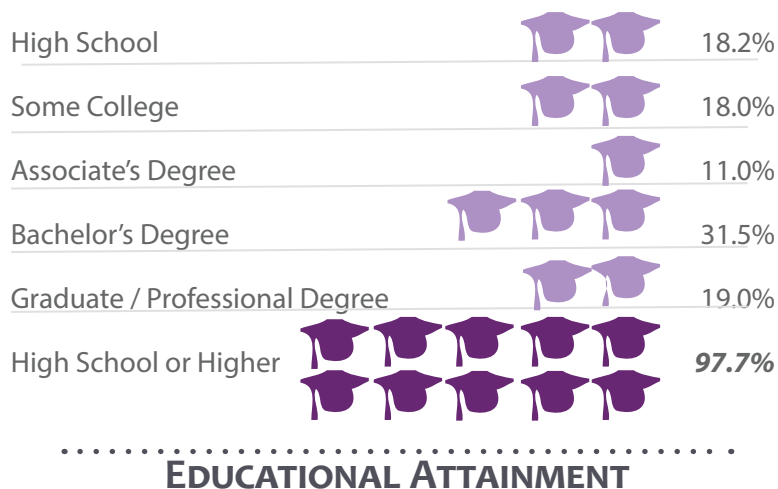
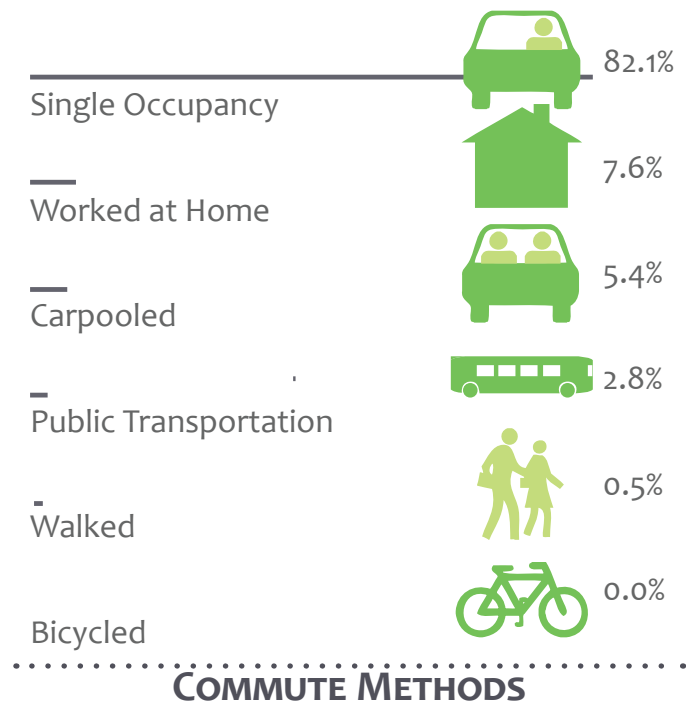
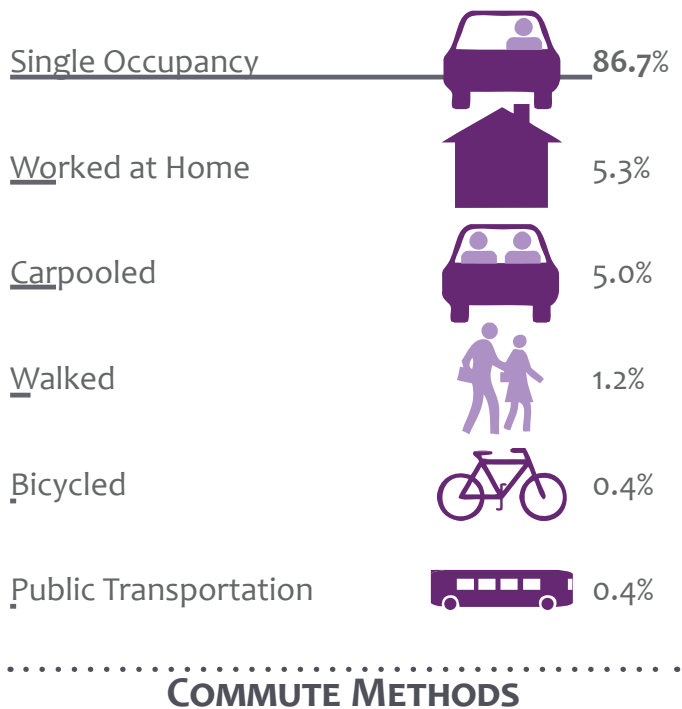
AGE 65 AND OVER



AVG. MEDIAN VALUE



AVG. MEDIAN VALUE



OTHER PLANNING DOCUMENTS

JOINT PLANS & STUDIES

The Village and Town have previously adopted several joint plans.

Waunakee-Westport Boundary Stipulation (1996)

The Waunakee-Westport Boundary Stipulation was adopted in 1996 for a 20-year period and recently renewed for an additional 10-year period. Boundaries are established between the two communities and a joint planning area is set aside for mutual efforts. The Stipulation created a Joint Planning Commission which has the authority to extend water and sewer within the JPA and create and maintain stormwater management facilities. The agreement was amended in 1998 to specify that the Town will exercise the Village's extraterritorial land division approval in the "Town Restricted Extraterritorial Jurisdiction Area".

Waunakee-Westport Joint Planning Area Comprehensive Plan (2003)

The Joint Planning Area (JPA) is delineated in the Boundary Stipulation and Intergovernmental Cooperation agreement between the Village of Waunakee and the Town of Westport (adopted in 1996). This Joint Comprehensive Plan addresses long-range land use and development issues in the JPA over a 20-year planning horizon. Preserving farmland and open space and encouraging well-planned development are the primary drivers for the plan in addition to the desire to plan cohesively. The following are mapped and described within the planning area: community residential expansion areas, future business park expansion areas, rural residential areas, institutional areas, rural preservation areas, parks, open spaces and environmental corridors.

Waunakee-Westport Bicycle and Pedestrian Plan (2005)

The purpose of Waunakee and Westport's Joint Bicycle and Pedestrian Plan is to provide guidance for future bicycle and pedestrian facilities over the next 20 years. The plan focuses on linking neighborhoods with community parks, schools, retail, and restaurants while providing safe facilities to move bikers and walkers to and from these destinations. The plan provides recommendations for on-street bicycling; off-street multi-use path systems; sidewalks and walkways; and intersection, street crossing and underpass improvement recommendations.

Waunakee-Westport Joint Planning Area Comprehensive Plan Amendment (2005)

The Waunakee-Westport Joint Planning Area Comprehensive Plan Amendment from 2006 identifies three future major residential development sites within and the joint planning area and estimated dwelling unit counts of each (Pulvermacher, Kippley, and MeadowBrook Phase 2). Future parkland and improvements related to the new residential development sites are also mentioned.

ETJ/ETZ District Plan (2007)

The Waunakee-Westport Extraterritorial Jurisdiction / Extraterritorial Zoning Plan was created under Wis. Stats. 62.23(7a)(c) which requires preparation and adoption of a district plan for areas subject to extraterritorial zoning. The plan provides a framework and guidelines for development within the Village's extraterritorial jurisdiction within the Town of Westport. Figure 1.2 shows the most recent boundary map (2010). The plan was amended in 2011 to reclassify lands along County Highway Q.

VILLAGE PLANS & STUDIES

Waunakee Central Business District Master Plan (2003)

The first part of the Master Plan develops a vision and opportunity analysis for Waunakee's Central Business District (CBD). The vision supports maintaining Waunakee's historic downtown as the center of the community and improving its connections to the rest of the community and the region. The second part of the master plan is a strategic plan for the redevelopment of the Waunakee Central Business District and focuses on developing a destination-oriented shopping area. The plan recommends dividing the CBD into 5 planning districts based on their uses and appearance which is intended to make implementation more manageable. Design guidelines are recommended in the CBD to create a stronger sense of place and it is recommended that existing storefronts be rehabilitated

and preserved to keep their historic character. The plan provides implementation recommendations including priority projects, recruitment strategies and funding opportunities.

Waunakee Comprehensive Plan (2003)

The Waunakee Comprehensive Plan covers the Planning Area which includes the Village plus areas within the JPA and long-term growth boundary between Waunakee and Westport (1996). Highlights from the plan include goals of providing a diversity of housing opportunities, protecting farmland, attracting higher value businesses and industries, and maintaining physical separation from nearby communities. The plan suggests improving local transportation through bicycle and pedestrian improvements, improved vehicular circulation and traffic calming. The plan was amended in 2007 to identify three

Figure 1.2 Boundary Adjustment for Waunakee ETJ/ETZ District Plan

Source: ETJ/ETZ District Plan (2010 update)

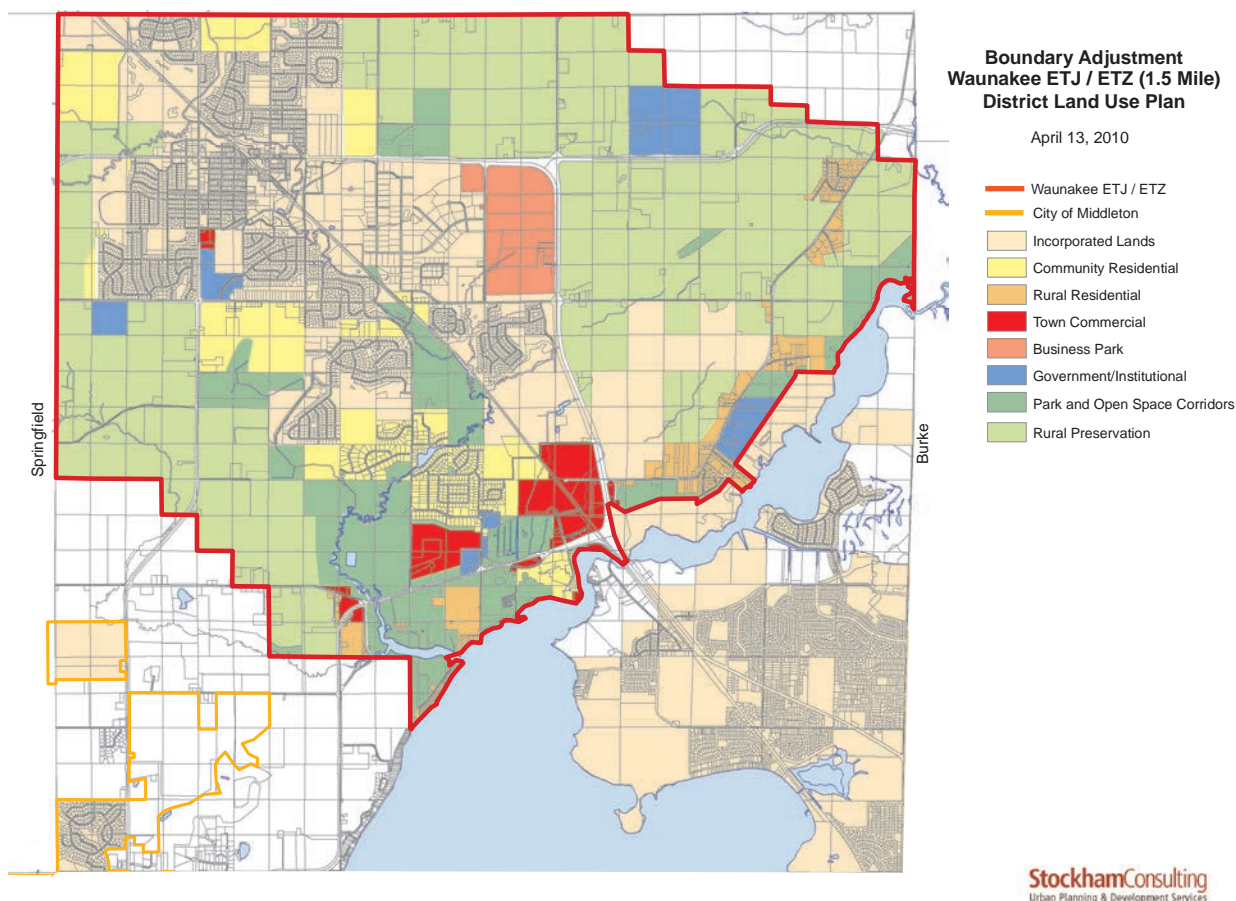
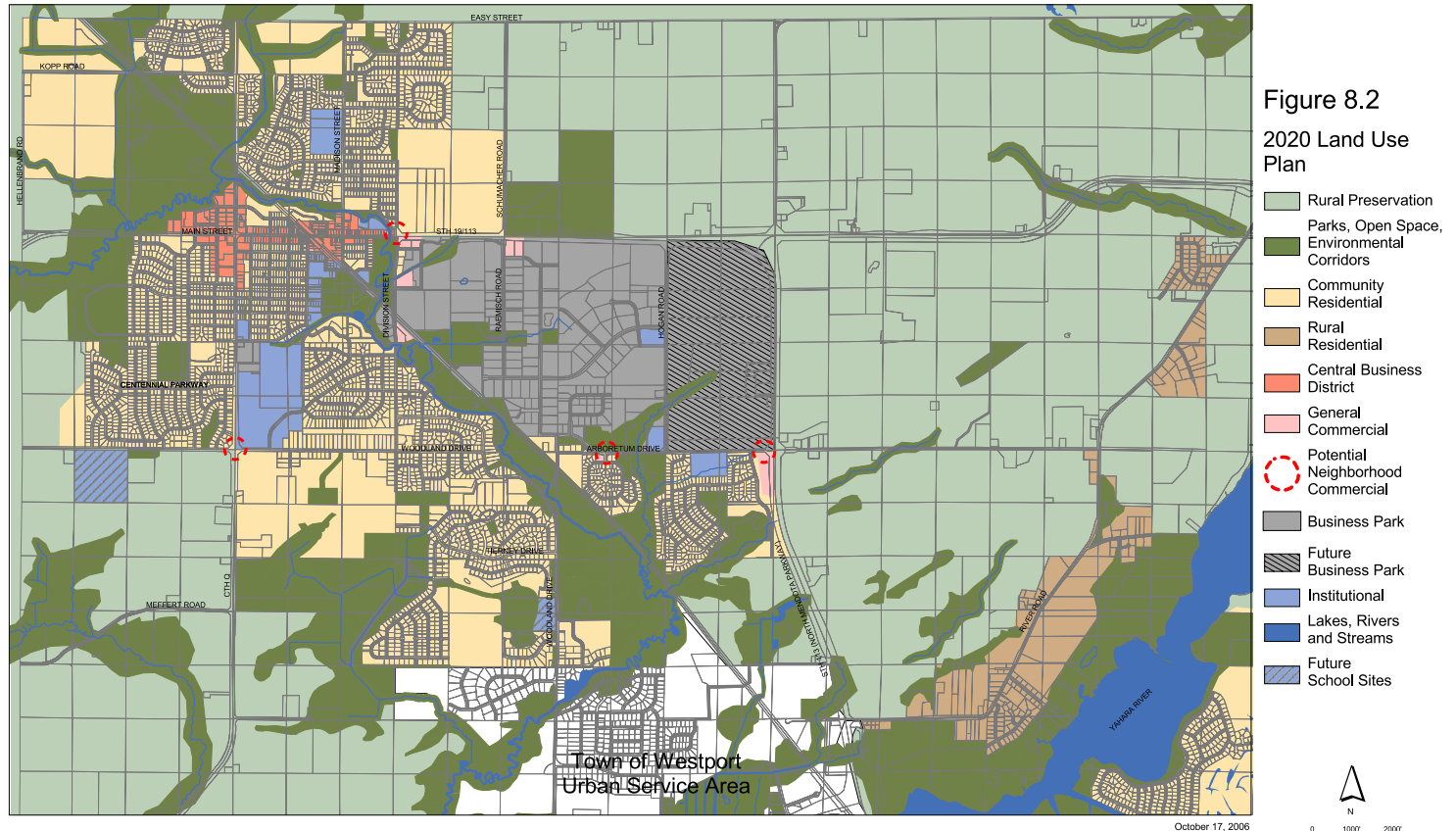


Figure 1.3 Future Land Use Map

Source: Village of Waunakee Comprehensive Plan Amendment (2007)



WAUNAKEE COMPREHENSIVE PLAN PROJECT

Stockham Consulting
Urban Planning & Development Services

additional future residential areas, additional parkland improvements associated with these developments and urban service expansion area phasing.

Waunakee Comprehensive Park and Open Space Plan (2009)

Findings from Waunakee's Comprehensive Park and Open Space Plan show that current park facilities meet the needs of residents and visitors. At the time the plan was created, the Village had 321.71 acres of Village-owned parkland. As the population increases in the future, additional park facilities will be needed to meet the needs of new residents. Concept plans have already been submitted for three new neighborhood park facilities to meet these needs. The proposed parks are located within the following development areas:

Pulvermacher Area, MeadowBrook Subdivision Expansion Area and the Kippley Area. The plan also includes a capital improvement plan for existing parks and other potential future park improvements.

Waunakee Economic Development Strategic Vision Plan (2009)

Analysis in the Waunakee Economic Development Strategic Vision Plan revealed that Waunakee's greatest strength is its high quality residential growth. This in particular will provide a good fiscal base for the Village and School District. Residents want more opportunities to shop in Waunakee, a stronger non-residential tax base, and more technology and office jobs for Village residents. The plan assumes that Waunakee's future job growth will

be in small and mid-sized retail, health and professional services. Major recommendations from the plan include:

- Linking economic development to the school system
- Selectively marketing Waunakee for economic development
- Working with the existing business base
- Fostering selected project development
- Building organizational capabilities for economic development

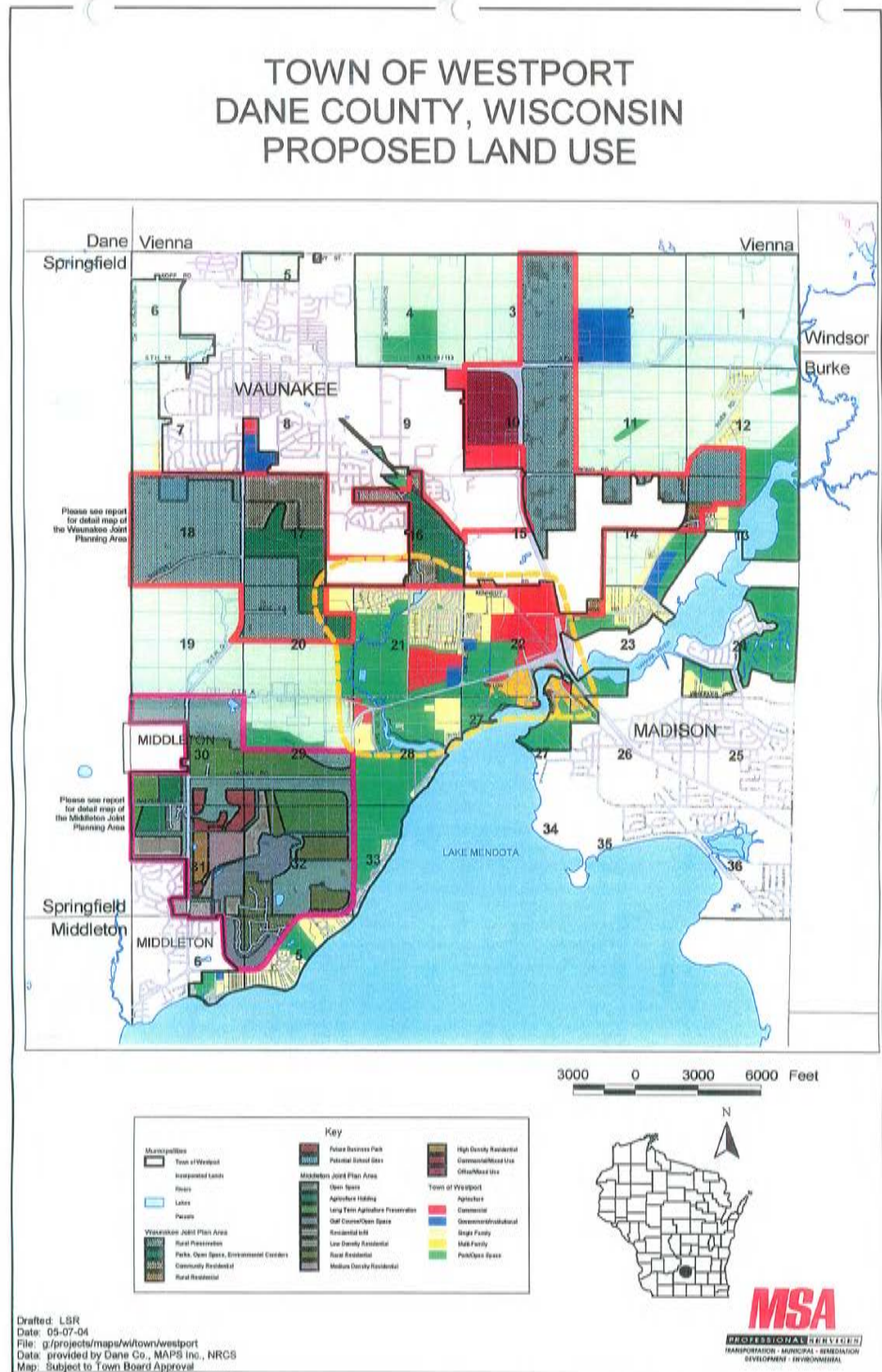
TOWN PLANS & STUDIES

Westport Comprehensive Plan (2004)

The overarching goal of Westport's Comprehensive Plan is to protect the Town's rural character and maintain the current quality of life in Westport. The Town wishes to maintain its "small town" atmosphere and attract businesses and industries that are compatible with that core goal. The plan directs all new development to certain areas of the community and restricts development outside of these areas. The plan desires a focus on multi-modal transportation and encourages the development of alternative transportation throughout the community to reduce demand on its existing roadways. This includes supporting the development of a North Mendota Parkway to carry regional

Figure 1.4 Proposed Land Use Map

Source: Town of Westport Comprehensive Plan (2004)



traffic away from neighborhoods and environmentally sensitive areas. The plan also mentions accommodating bicycles and pedestrians through the creation of safe bicycle routes which can serve the greater community.

Westport Comprehensive Outdoor Recreation Plan (2009)

The Westport Comprehensive Outdoor Recreation Plan exists to ensure quality green spaces for Town residents and visitors. The plan states that the Town does not currently meet the national standard for active use parks in terms of total acreage per person (standard is 10.5 acres/1,000 residents and Westport has 6.3 acres/1,000 residents). A public input survey revealed that more funding is needed to meet the demands for historical/educational sites, winter sports, swimming and trails. The Plan provides a list of recommendations for the entire park system as well as individual park recommendations. A prioritized capital improvements plan is also included.

REGIONAL PLANS & STUDIES

North Mendota Parkway Alternatives Study (2004)

The North Mendota Parkway Alternatives Study examines the long-range future of the area north of Lake Mendota between US 12 and I-39/90/94 and transportation options to support the land use planning goals of communities in the area. The North Mendota Parkway Alternatives Study recommends that a “North Mendota E-Way” is developed between USH 12 and I-39/90/94, Lake Mendota and WIS 19 to preserve potential open space system sites. The Plan also recommends that the Parkway contain a route that would connect from I-39/90/94 at WIS 19 westerly along WIS 19 corridor to WIS 113 at Waunakee; southerly along WIS 113 corridor to CTH M at Westport; and westerly along the CTH M corridor. Both Waunakee and Westport participated in this study. The development of a north Mendota parkway is a long range planning effort that could take decades to be realized.

North Mendota Future Urban Development Area Study (2013)

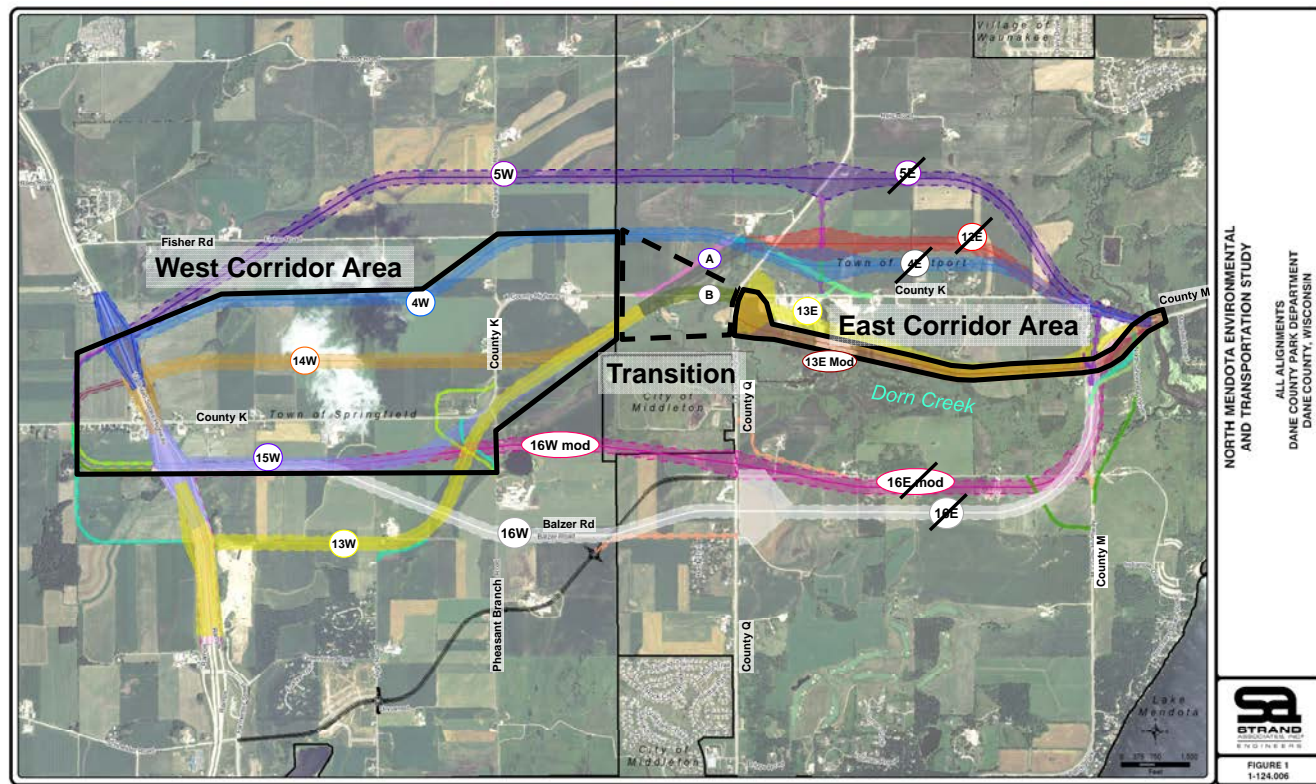
In collaboration with the Capital Area Regional Planning Commission (CARPC), the City of Middleton, Village of Waunakee, Town of Westport and Town of Springfield partnered to create this plan. The plan’s recommended scenario combines locally adopted plans, intergovernmental agreements and other opportunities presented during the public outreach scenarios. The plan recommends that Waunakee and Westport continue to use incentives to facilitate higher redevelopment/ infill; allow for greater density in strategic location; permit “complete neighborhoods” – residential, business, parks and open space; connect trails and support multi-modal transportation; incorporate Stewardship Areas in development planning and as open space for residents; protect mineral resources; improve stormwater management; prevent conversion of ag land to other uses; and ensure effective public water and wastewater planning for future development areas. The FUDA also recommended areas for future study, including the Town of Springfield, Vienna and Waunakee Boundaries and community separation between Middleton and Waunakee.

Westport Bicycle Map (2014)

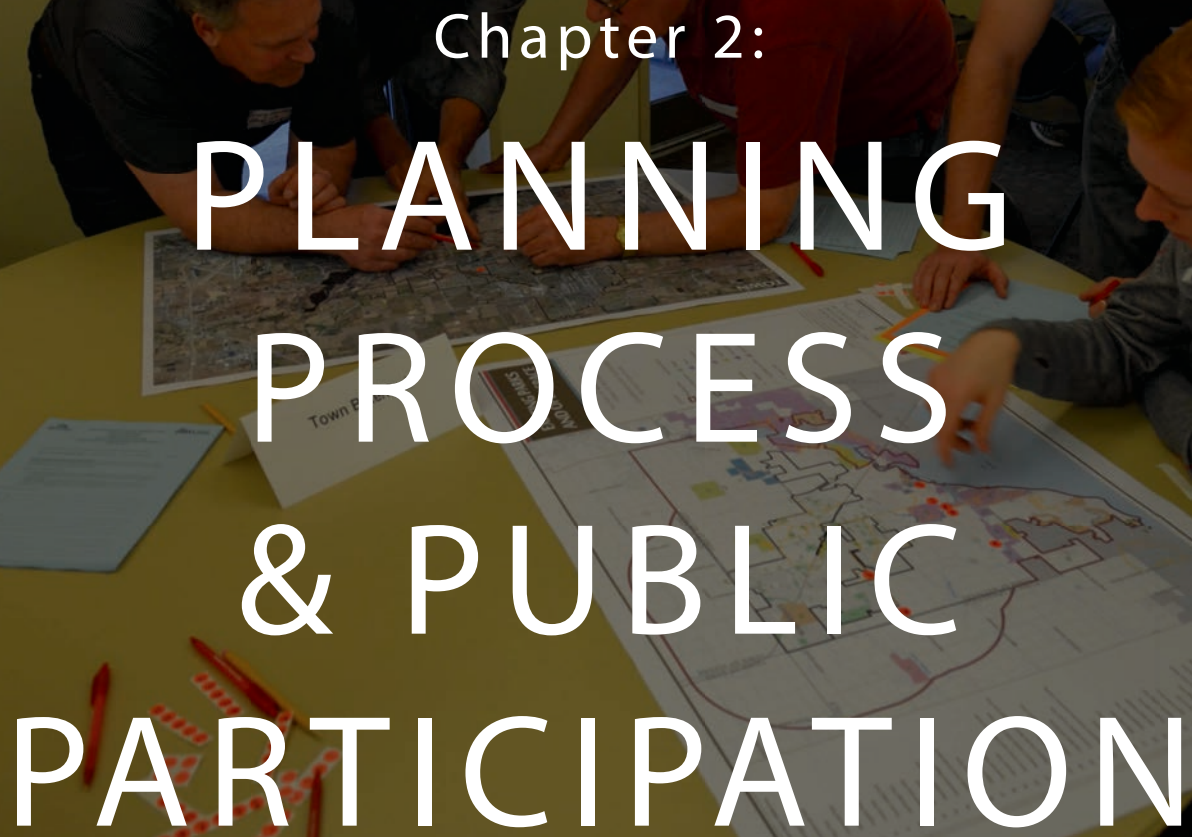
On Dane County’s 2014 Bicycle Map the only roadway that “may be suitable” for biking is River Road. Highways 113, 19, and CTHs K, Q and M are all classified as “roadways least suitable” for biking. There are several paved multi-use trails within the Village of Waunakee that connect to Highways 19 and 113, and CTH Q.

Figure 1.5 Three Study Areas for Future North Mendota Parkway

Source: North Mendota Parkway Alternatives Study (2009 update)



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Chapter 2: PLANNING PROCESS & PUBLIC PARTICIPATION

Chapter 2: Planning Process & Public Participation

Chapter 2 discusses planning process, the community survey and the two public information meetings that were held during the plan making process.

26 The Planning Process

28 Community Survey

30 Public Meetings

THE PLANNING PROCESS

The Village of Waunakee and Town of Westport engaged MSA Professional Services, Inc. to assist in consolidating and updating their Comprehensive Plans, complying with Wisconsin's "Smart Growth" requirements, §66.1001. Per the Statute, Comprehensive Plans must be updated every 10 years. Waunakee-Westport also hired MSA to consolidate and update their Comprehensive Outdoor Recreation Plans (CORPs) and Bike and Pedestrian Plan.

To guide logistics and outreach for both joint plans, the Village and Town created a joint Steering Committee. The Steering Committee met six times throughout the planning process. The Town and Village chose to utilize the Joint Planning Commission (JPC) to guide the development of the Comprehensive Plan, complemented by check-ins with each of their individual Planning Commissions. The JPC met seven times during the planning process.

As required by §66.1001, communities must adopt a public participation plan at the beginning of the planning process. The purpose of the plan is to define the procedures for public involvement during every stage of the planning process (See Appendix D for the complete Joint Public Participation Plan).

All meetings of the Village and Town Planning Commissions and the Joint Planning Commission were public meetings. Public Information Meetings were facilitated by the consultant team in April and November 2016. The Public Hearing was held in January 2017.

Key components of the planning process schedule are described in the right side bar. A complete schedule (for both the Comprehensive Plan and CORP update) are included on the page to the right).

PROJECT SCHEDULE

February 2016

Steering Committee kick-off meeting

March 2016

*Steering Committee meeting
Joint Plan Commission (JPC)
meeting - kickoff*

April 2016

*Community survey
Public information meeting*

May 2016

*JPC meeting - survey review, goals,
objectives and policy review (part
1), community indicators review*

August 2016

*Steering Committee meeting
JPC meeting - Goals, objectives
policy review (part 2)*

September 2016

*Town, Village, JPC meetings -
land use policies review*

October 2016

*JPC meeting - Goals, objectives
and policy review (part 3)
Steering Committee meeting*

November 2016

*JPC meeting - Review draft
Steering Committee meeting
Public meeting*

January 2017

*JPC meeting - Plan adoption
Public hearing*

Table 2.1 Waunakee-Westport Planning Schedule

Waunakee-Westport Planning Project		Project Schedule August 31, 2016		2016		2017																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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● Village Board	2/7 - 2/13	2/14 - 2/20	2/21 - 2/27	2/28 - 3/5	3/6 - 3/12	3/13 - 3/19	3/20 - 3/26	3/27 - 4/2	4/3 - 4/9	4/10 - 4/16	4/17 - 4/23	4/24 - 4/30	5/1 - 5/7	5/8 - 5/14	5/15 - 5/21	5/22 - 5/28	5/29 - 6/4	6/5 - 6/11	6/12 - 6/18	6/19 - 6/25	6/26 - 7/2	7/3 - 7/9	7/10 - 7/16	7/17 - 7/23	7/24 - 7/30	7/31 - 8/6	8/7 - 8/13	8/14 - 8/20	8/21 - 8/27	8/28 - 9/3	9/4 - 9/10	9/11 - 9/17	9/18 - 9/24	9/25 - 10/1	10/2 - 10/8	10/9 - 10/15	10/16 - 10/22	10/23 - 10/29	10/30 - 11/5	11/6 - 11/12	11/13 - 11/19	11/20 - 11/26	11/27 - 12/3	12/4 - 12/10	12/11 - 12/17	12/18 - 12/24	12/25 - 12/31	1/1 - 1/7	1/8 - 1/14	1/15 - 1/21	1/22 - 1/28	1/29 - 2/4																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
● Village Plan Commission	2/8	2/15	2/22	2/29	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
● Village Parks and Recreation Committee	2/8	2/15	2/22	2/29	3/2	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
● Village Economic Development Commission	2/8	2/15	2/22	2/29	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
● Village Public Works Committee	2/8	2/15	2/22	2/29	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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● Town Plan Commission	2/8	2/15	2/22	2/29	3/2	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
● Town Historic Preservation Committee	2/8	2/15	2/22	2/29	3/2	3/14	3/21	3/28	4/4	4/11	4/18	4/25	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	12/4	12/11	12/18	12/25	1/1	1/8	1/15	1/22	1/29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
● Joint Plan Commission	2/9	2/16	2/23	3/1	3/8	3/15	3/22	3/29	4/5	4/12	4/19	4/26	5/3	5/10	5/17	5/24	5/31	6/7	6/14	6/21	6/28	7/5	7/12	7/19	7/26	8/2	8/9	8/16	8/23	8/30	9/6	9/13	9/20	9/27	10/4	10/11	10/18	10/25	11/1	11/8	11/15	11/22	11/29	12/6	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
● STEERING COMMITTEE MEETING	2/9	2/16	2/23	3/1	3/8	3/15	3/22	3/29	4/5	4/12	4/19	4/26	5/3	5/10	5/17	5/24	5/31	6/7	6/14	6/21	6/28	7/5	7/12	7/19	7/26	8/2	8/9	8/16	8/23	8/30	9/6	9/13	9/20	9/27	10/4	10/11	10/18	10/25	11/1	11/8	11/15	11/22	11/29	12/6	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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● PUBLIC MEETING	2/9	2/16	2/23	3/1	3/8	3/15	3/22	3/29	4/5	4/12	4/19	4/26	5/3	5/10	5/17	5/24	5/31	6/7	6/14	6/21	6/28	7/5	7/12	7/19	7/26	8/2	8/9	8/16	8/23	8/30	9/6	9/13	9/20	9/27	10/4	10/11	10/18	10/25	11/1	11/8	11/15	11/22	11/29	12/6	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
● PUBLIC HEARING	2/9	2/16	2/23	3/1	3/8	3/15	3/22	3/29	4/5	4/12	4/19	4/26	5/3	5/10	5/17	5/24	5/31	6/7	6/14	6/21	6/28	7/5	7/12	7/19	7/26	8/2	8/9	8/16	8/23	8/30	9/6	9/13	9/20	9/27	10/4	10/11	10/18	10/25	11/1	11/8	11/15	11/22	11/29	12/6	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
● POLING PLACE POSTERS	2/9	2/16	2/23	3/1	3/8	3/15	3/22	3/29	4/5	4/12	4/19	4/26	5/3	5/10	5/17	5/24	5/31	6/7	6/14	6/21	6/28	7/5	7/12	7/19	7/26	8/2	8/9	8/16	8/23	8/30	9/6	9/13	9/20	9/27	10/4	10/11	10/18	10/25	11/1	11/8	11/15	11/22	11/29	12/6	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
● COMP PLAN AND CORP	2/9	2/16	2/23	3/1	3/8	3/15	3/22	3/29	4/5	4/12	4/19	4/26	5/3	5/10	5/17	5/24	5/31	6/7	6/14	6/21	6/28	7/5	7/12	7/19	7/26	8/2	8/9	8/16	8/23	8/30	9/6	9/13	9/20	9/27	10/4	10/11	10/18	10/25	11/1	11/8	11/15	11/22	11/29	12/6	12/13	12/20	12/27	1/3	1/10	1/17	1/24	1/31																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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COMMUNITY SURVEY

The Village and Town conducted a Community Survey in April 2016 to collect public input on the various topics addressed in this plan. The survey was available online via Survey Monkey from March 28 through May 1, 2016. It was promoted through the following methods:

- Waunakee Utility Bill stuffer (5,134 homes)
- Lobby posters with take-away handouts during April General Election
- Village website
- Town website
- Village Facebook, WaunaBlog and Twitter
- Town Facebook
- Police Department April Email Newsletters (1,500 emails)
- Village Center email communication
- School District Superintendent email to all parents
- Three intersection banners promoting public meeting and website
- Various other direct email promotion from Village and Town staff

In total, 809 individuals started the survey and 628 individuals responded to questions through the end of the survey. Approximately 76% of those who took the survey live in Waunakee and 20% live in Westport. The remainder were primarily from Madison and surrounding towns (Vienna and Springfield). Since nearly all of the respondents live in Waunakee or Westport, responses are representative of those living in the community.

This section summarizes how respondents desire that the communities grow in the upcoming years. A comprehensive summary of survey responses can be found in Appendix B.

HOUSING

- 50% of respondents believe that Waunakee and Westport need more starter homes
- 59% of respondents would support a “Good Neighbor Program” that would offer grants to teachers, firefighters, EMS and policemen to use towards downpayment and closing costs on a home

LAND USE, GROWTH & COMMUNITY DESIGN

- 64% of Westport residents would prefer slow growth (0.5% per year) in Westport over the next 20 years
- 51% of Waunakee residents would prefer moderate growth (2.0% per year) in Waunakee over the next 20 years
- 76% of survey respondents would like to preserve the rural character in Westport
- 80% of survey respondents strongly support or support the protection of community separation and open space between Waunakee and surrounding cities and villages
- 68% of respondents feel Waunakee and Westport are all part of one community

NATURAL & AGRICULTURAL RESOURCES

- 71% of respondents have witnessed conflicts between agricultural uses and other activities in the Waunakee-Westport area
- 70% of respondents believe issues between agricultural uses and other activities could be addressed through providing information to residents about typical farming practices and rural living expectations
- 60% of respondents believe there should be stronger regulation of stormwater runoff from agricultural properties

ECONOMY

- 74% of respondents would like to see more sit-down restaurants in Waunakee-Westport
- 47% of Waunakee residents believe the Village should direct more local tax dollars to help grow businesses and jobs in the community (33% opposed)
- 34% of Westport residents believe the Town should direct more local tax dollars to help grow businesses and jobs in the community (50% opposed)

Figure 2.1 Question 9 from Community Survey

Q9* PLEASE SHARE YOUR OPINIONS ABOUT THE SUPPLY OF VARIOUS HOUSING TYPES IN WAUNAKEE AND WESTPORT.

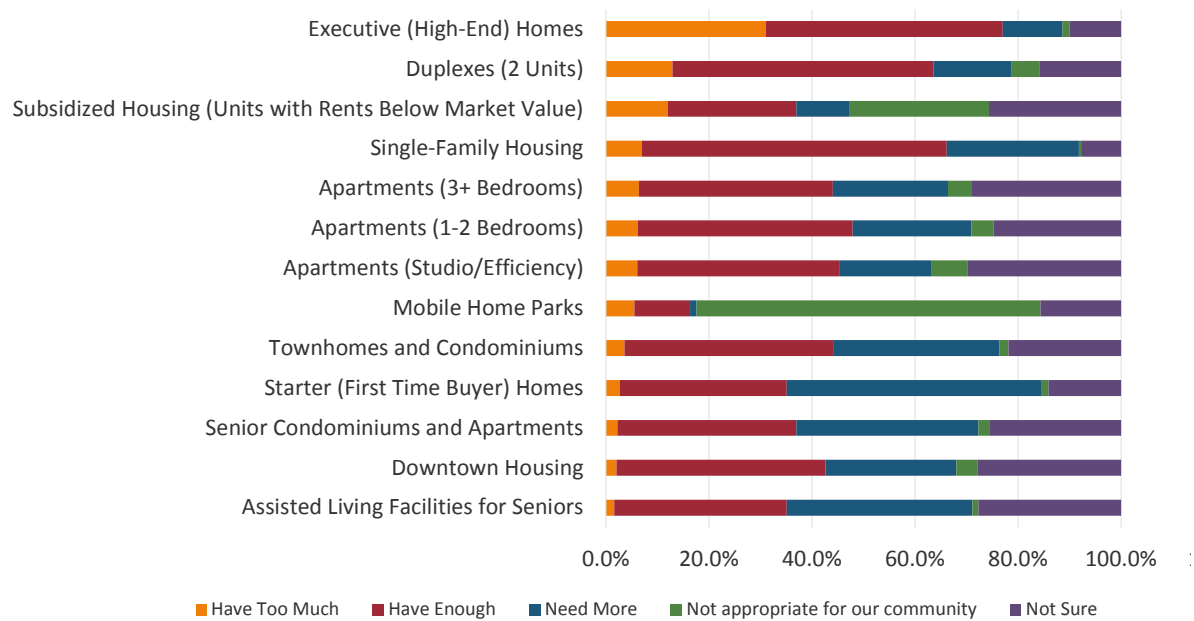
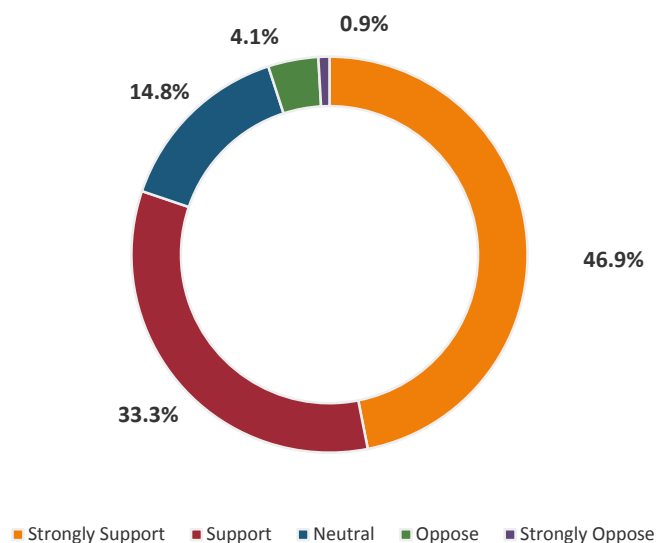


Figure 2.2 Question 16 from Community Survey

Q16 DO YOU SUPPORT THE PROTECTION OF COMMUNITY SEPARATION AND OPEN SPACE BETWEEN WAUNAKEE AND SURROUNDING CITIES AND VILLAGES?



PUBLIC MEETINGS

PUBLIC MEETING #1

An initial public meeting was held on April 19, 2016 at the Village Center to share the purpose of the Comprehensive Plan and CORP and gather stakeholder opinions about future growth and investment in both communities. Approximately 45 people attended.

One meeting activity invited everyone to share their thoughts on two questions by posting their ideas on a blue “sticky wall”. A summary of the responses follows:

1.Looking 20 years into the future, what are your big ideas and aspirations for our community? What would you change or improve?

Many of those who posted under this question desired to preserve farmland and open space, and to maintain open space separation between Waunakee and neighboring municipalities. Attendees wish to preserve the rural feel of Westport. Another common response was to have an improved roadway for through traffic between USH 12 and STH 113 (ie. the Mendota Parkway) to decrease congestion and travel time for Waunakee and Westport residents.

2.What do you love about the Waunakee-Westport community? What is the most important aspect of our community that we should be working to protect in the coming years?

The overwhelming response to this question was that attendees would like to preserve the communities’ rural character and small-town feel. Other responses included ensuring the communities are safe and welcoming for all ages and avoiding the installation of a four lane road through downtown Waunakee.

The meeting also offered participants the opportunity to review maps of both communities and join a discussion about issues and opportunities on each map.

PUBLIC MEETING #2

A second public meeting was held on November 10, 2016 at the Village Center to share the first draft of the Comprehensive Plan and Comprehensive Bicycle, Pedestrian and Outdoor Recreation Plan and get stakeholder feedback on both. Approximately 30 people attended this meeting.

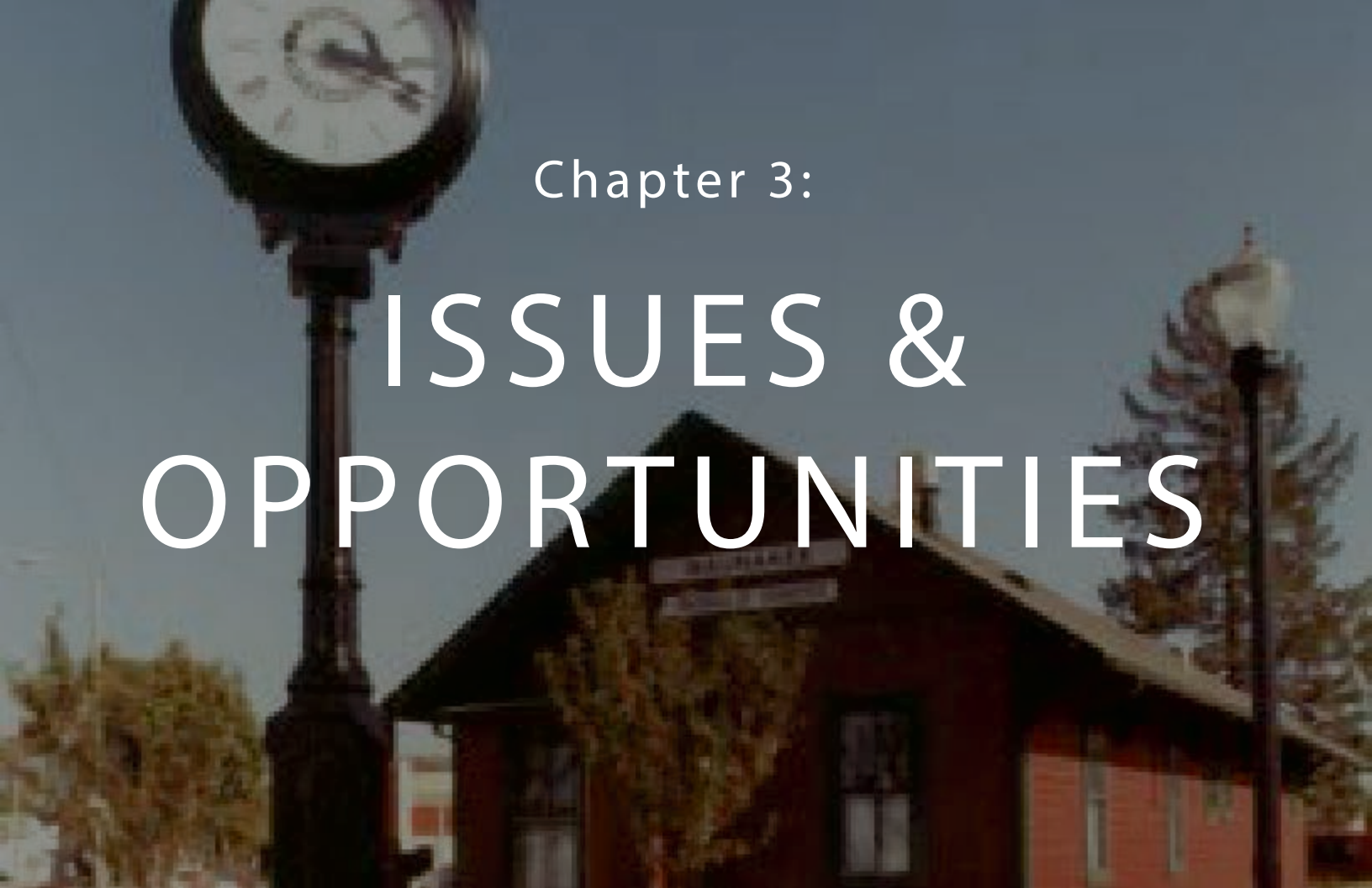
At the meeting, tables were set up for attendees to review the future land use map and associated goals, objectives, policies and programs. The remaining maps found in the plan and with full copies of the draft plan were also available for viewing and comment.

On comment forms, attendees stressed the need to avoid big box development in the communities and the desire for the design of commercial and retail buildings to be more strict. Other comments related to dated signage within the Village, the importance of preserving housing that is affordable, the need for public transportation to Madison, and concern with community separation zones prohibiting development in certain areas.

Figure 2.3 Map Activity from Public Meeting #1 on April 19, 2016



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Chapter 3: ISSUES & OPPORTUNITIES

Chapter 3: Issues & Opportunities

Chapter 3 includes presents a community vision, a profile of growth and development trends and an assessment of community strengths and weaknesses.

34 Growth & Development Profile

36 Community Strengths & Weaknesses

GROWTH & DEVELOPMENT PROFILE

DEVELOPMENT TRENDS

Residential Growth Trends

Over the past three decades, Waunakee and Westport have been two of the fastest growing jurisdictions in the Madison metropolitan area. The residential neighborhoods in the Village and Town are among the most sought after in the region. The Village and Town have been particularly attractive areas for families with children because of the quality of the school system and the character of the residential neighborhoods, and community amenities.

While Waunakee and Westport are growing and diversifying, both are communities of predominantly single-family homes. Approximately 69% of the dwelling units in the Village and 54% in the Town are detached single-family homes, and 21% of the dwelling units in the Village and 34% in the Town are multi-family buildings with two or more units. According to the 2010-2014 American Community Survey (ACS), approximately 75% of housing units in the Village and 73% in the Town are owner-occupied and 22% of the housing units in the Village and 21% in the Town are occupied by renters. As a matter of public policy, the Village has sought to increase the number of owner-occupied units to 75 percent of all dwelling units.

Business and Office Parks

Waunakee and Westport are continuing to evolve economically, offering a range of employment opportunities. The Waunakee Industrial Park, which was started in the 1970's, has been expanding toward Hogan Road. The Arboretum Office Park, which is located on the north side of Arboretum Drive, offers local businesses an alternative business setting with a high level of amenities and a professional office park setting.

The Town of Westport's North Mendota Energy and Technology Park is located at the intersection of HWY 113 and West River Road. It is adjacent to a substation and rail line, making it an ideal location for a data center, cold storage warehouse or large manufacturing facility. All 57 acres are currently available.

Downtown Central Business District

Downtown Waunakee has seen significant new investment over the past ten years, including....

Schools

Among the assets that have drawn new residents to the area are its schools. The Waunakee Community School District is completing a new intermediate school, part of a long-range plan to ensure that school facilities keep pace with Waunakee's and Westport's growth and development.

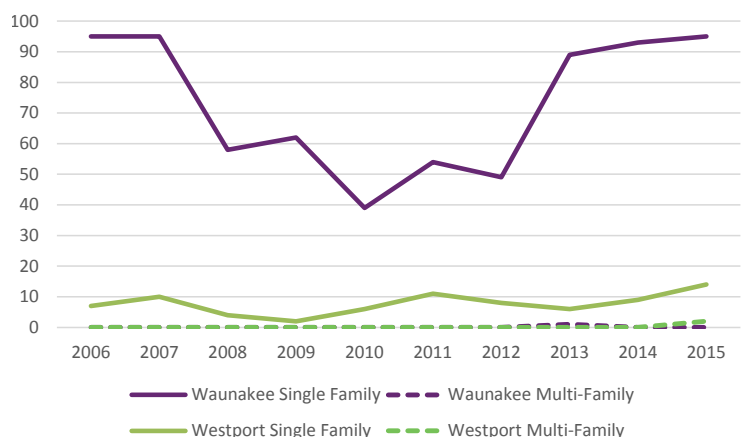
POPULATION, HOUSEHOLD & ECONOMIC TRENDS & FORECASTS

Population Growth Trends 1980-2010

Waunakee and Westport have both experienced relatively steady and strong rates of growth and development over the past 30 years. Waunakee's population increased 213% between 1980 and 2010 while Westport's increased by 44%. New-home construction has kept pace with this growth. During the past ten years, 729 single-family and one multi-family building were constructed in Waunakee. In Westport, 77 single-family homes and two multi-family units were constructed during the same period. Construction slowed (but did not stop) in both communities during the Great Recession, but in 2015 was back to pre-recession levels.

Figure 3.1 Construction Permits, 2006-2015

Source: Village of Waunakee, Town of Westport



Population Projections

Over the next several decades the Wisconsin Department of Administration (WI DOA) has projected that Waunakee's and Westport's populations will continue to increase, but at slower rates than they have over the past several decades. By the year 2040, the population of Waunakee is projected to be approximately 17,530 people, which represents an increase of 45% over the year 2010 population. By 2040, the population of Westport is projected to be approximately 4,745 people, which represents an increase of 20% over the year 2010 population.

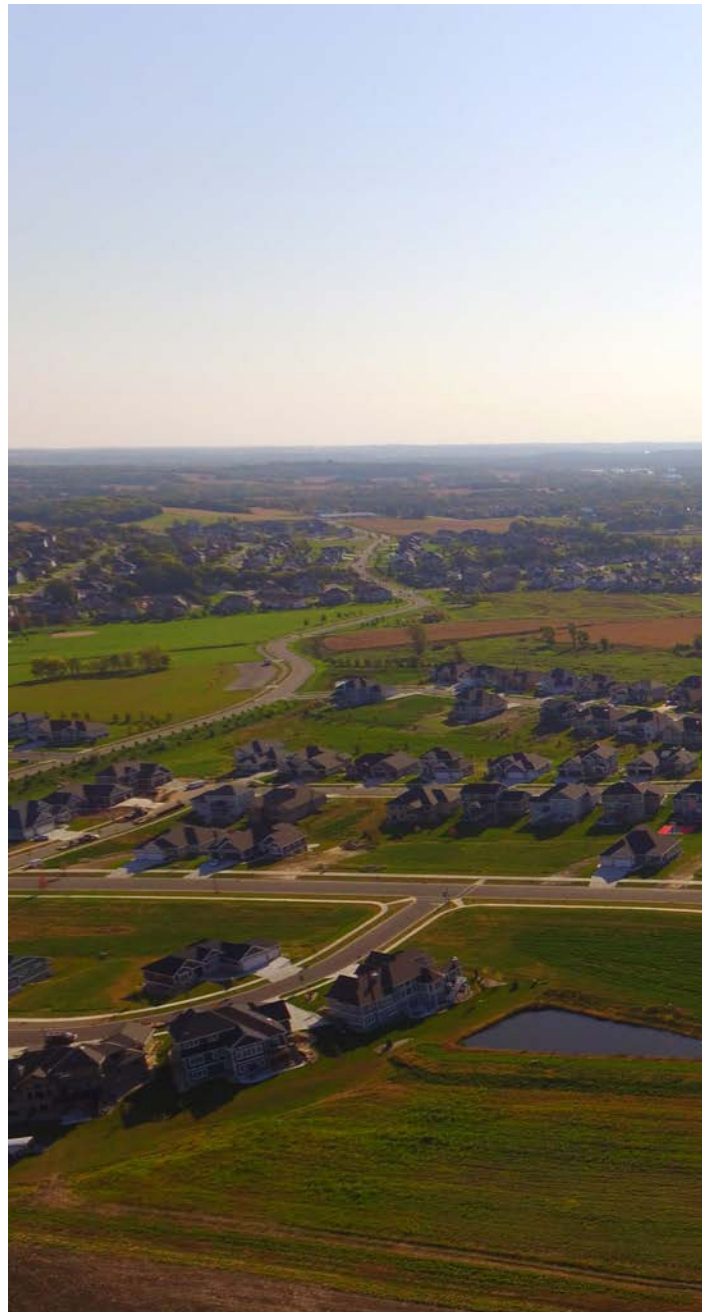
Household Trends & Forecasts

The number of persons per household has declined nationally and regionally due to smaller family sizes, increases in life expectancy (resulting in more single seniors) and increases in single-parent households. By 2040, the average number of persons per household in Waunakee is projected to decline to approximately 2.68 from 2.76 persons per household in 2010. By 2040, the average number of persons per household in Westport is projected to decline to approximately 2.13 from 2.20 persons per household in 2010. The difference between Waunakee's and Westport's persons per household is attributable to the age makeup of each communities' residents; Waunakee has a higher proportion of those under the age of 20, indicating a higher presence of families while Westport has a higher proportion of those 65 and older, indicating a higher presence of empty-nesters and a large senior and assisted living complex. As the populations in both communities continue to age, there will be additional need for more housing targeted toward the aging population.

Economic Trends

2010-2014 ACS estimates show that Waunakee's median household income was \$90,365 and Westport's was \$83,363. Both of these indicators have greatly surpassed the median household incomes in the County (\$62,303) and the State (\$52,738). The ACS data also suggests the number of persons below the poverty level has increased only slightly in Waunakee and Westport from 2000 to present with Waunakee increasing to 3.0% and Westport increasing to 3.4%. During the same period, the percentage of residents below poverty in Dane County and the State both increased to 13.3%.

A majority of workers in both Waunakee (80%) and Westport (68%) earn a private wage and salary. "Management, Professional & Related" occupations are held by approximately 50% of residents in both Waunakee and Westport. The largest occupation by industry in both Waunakee and Westport is "Educational Services, and Health Care and Social Assistance."



COMMUNITY STRENGTHS AND WEAKNESSES

The following community “strengths and weaknesses” reflect the outcomes of the online community survey conducted March 28 through May 1, 2016 and the public meeting held on April 19, 2016 at the Village Center:

COMMUNITY STRENGTHS

- While there has been a significant amount of new development and growth, Waunakee and Westport have retained their “small-town atmosphere.” Residents appreciate the fact that there are strong identifiable neighborhoods, that many of the businesses are locally-owned, and that it is easy to get around the Village and Town.
- Residents appreciate the open space and farmland separating Waunakee from Madison, Middleton and DeForest, which helps to maintain community identity.
- The community has a high quality school system and there is close coordination between the Waunakee School District and local governments. There is a high level of community involvement in decision-making related to the school system.
- There is a strong sense of neighborhood in our communities. Residents identify with their neighborhoods and take pride in the neighborhood parks and the appearance of the neighborhoods.
- Waunakee and Westport are known as good communities in which to raise families and there is a strong sense of “family values.” Residents feel safe in their neighborhoods.
- Waunakee is a pedestrian-oriented community with a population that likes to walk, jog and use bicycle trails. Recent trail improvements have helped connect Village parks and school. Residents want to build on the foundation of trail connections that provide residents the opportunity to walk and bicycle to neighborhood facilities.
- Waunakee and Westport have a history of intergovernmental cooperation and coordination with each other and adjoining jurisdictions.
- Waunakee has retained natural areas and wildlife corridors within the Village and Westport has done the same in urbanized areas of the Town. Residents living near open space corridors appreciate the fact that they have access to green spaces. The Six Mile Creek corridor is recognized as an opportunity to preserve an open space corridor that extends throughout the Village and Town.
- Waunakee has a strong economic base with its business and office parks. Waunakee has preserved a large area for business, office and industrial expansion that is conveniently located with access to the regional highway system.
- There are no “big box” retailers.
- There are many opportunities to get involved in local decision-making and make a difference. The Village and Town each have a strong history of open and accessible government. Any residents who wants to become involved in Village or Town decision-making has an opportunity to do so.

COMMUNITY WEAKNESSES

- Waunakee suffers from poor traffic movement and traffic congestion. The problems with traffic stem, in part, from the fact that the only east-west through street is Main Street, which is also WIS 19 and 113. The only north-south through street is Century Avenue (CTH Q). Both of these highways carry a significant amount of through-traffic as well as local traffic. Traffic is particularly congested at peak rush hour periods when many of the intersections are backed-up.
- Because of the heavy traffic on Main Street and Century Avenue these roads serve as barriers for pedestrian movement. There is a need for safer pedestrian crossings on major arterial streets.
- There is a need for more play equipment for all ages in the Village parks. Some residents feel that their children have to walk too far to get to neighborhood playgrounds.
- Housing in Waunakee and Westport is expensive.

Some workers in local businesses and in the public sector are unable to find affordable housing in the community. There is a need for more affordable housing that is compatible with the incomes of employees in Waunakee and Westport businesses.

- Much of the spending for consumer goods by Waunakee and Westport residents is at stores and shopping centers outside the Village and Town. Some residents favor availability of a wider variety of stores and more competitively priced products and services in Waunakee and Westport.

Note: It should be noted that other residents appreciate the fact that the Village does not have any “big box” chain retailers.

- There is no public transit serving the Village or Town. Young people, people with disabilities and elderly residents must rely on para-transit or friends and family to do most of their shopping and meet their other needs. Businesses in the Business Park have noted the desire for transit options for their employees.

SUMMARY OF ISSUES & OPPORTUNITIES

From these strengths and weaknesses, the following key items can be generalized as priority issues and opportunities for Waunakee and Westport. These items guided the development of the goals, objectives, policies and programs found in Chapters 4 & 5:

Housing

- Housing for individuals with different income levels (e.g. starter homes, senior condos and apartments).

Economic Prosperity

- Additional well-paying jobs within Waunakee and Westport.
- Additional retail opportunities in Waunakee and Westport such as sit-down restaurants, grocery and general merchandise stores, as many currently travel outside of Waunakee and Westport to make retail and service purchases.

- A need for entrances to the Village of Waunakee to be a stronger “gateway” feature or sense of arrival.
- Preserving the “small town” atmosphere within Waunakee and Westport.

Agricultural, Natural, Cultural & Historic Resources

- Preserving farmland and open space.
- Preserving and enhancing historic downtown Waunakee and maintaining the character of the Town Center.

Transportation

- Traffic congestion in Waunakee and Westport and a desire for a bypass (i.e. North Mendota Parkway).
- Alternative transportation options (i.e. public transportation, bicycle lanes/paths) between Waunakee and Westport & Madison and Middleton.
- Additional trail development and the connection of existing trails/points of interest.

Land Use

- Protection of community separation between Waunakee and surrounding Cities and Villages.
- Waunakee and Westport are all part of one community - there is not a strong desire to draw clear distinctions between Village and Town residential areas.

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A large white water tower with a purple band and the word 'Waukegan' in a script font. The tower is set against a clear blue sky with a few wispy clouds. In the background, a suburban landscape with houses and trees is visible under a hazy sky.

Chapter 4:

GOALS, OBJECTIVES, POLICIES & PROGRAMS

Chapter 4: Goals, Objectives, Policies & Programs

Chapter 4 presents a vision for the future of the community and describes the goals, objectives and policies to achieve the vision.

41 Community Vision

42 Housing

44 Economic Prosperity

47 Agricultural, Natural, Cultural and Historic Resources

53 Community Facilities

55 Transportation

61 Intergovernmental Cooperation

ABOUT THIS SHARED PLAN

This is a joint plan adopted by both the Village of Waunakee and the Town of Westport. Both communities will utilize this plan to guide private development and public projects and funding. Most of the goals, objectives, policies and programs are relevant and appropriate in both jurisdictions. Any items specific to only one jurisdiction are explicitly identified. Shared Village/Town policies that pertain to rural areas apply to all of the Town of Westport, and also to portions of other Towns in which the Village has extraterritorial interests and authority, including the Towns of Springfield, Dane and Vienna.

Goals and objectives are presented here as desired outcomes; objectives are added under a goal only when there is the need to describe multiple desired outcomes not adequately captured in the goal statement. Policies and programs include both actions and policy rules – they are the methods proposed to achieve the goals and objectives.

COMMUNITY VISION

The close-knit communities of Waunakee and Westport enjoy *great neighborhoods, strong social ties*, and a “*small-town atmosphere*.” The Village has succeeded in attracting investment to the downtown area while protecting its *history and charm*, and the Town continues to cultivate its Town Center as a distinctive *community place*. Commercial and light industrial development has provided *jobs and services* without changing the community character. Residents value physical activity and the many *parks, trails, natural areas and open spaces*, especially those that *preserve physical separation* from neighboring cities and villages. Village and Town residents appreciate and wish to maintain the *rural character* that exists in much of the Town. The community takes pride in its children and is supportive of its *high quality school system*. By working with each other and with other neighbors and partner agencies, the Village and Town are able to accommodate *moderate growth* while sustaining these valued features of the community.



HOUSING

HOUSING

Goal 1 -Households and individuals with different needs and income levels will be able to find housing in the Waunakee/Westport community

Objective 1.1 – At least a portion of new units in any new residential construction will incorporate “inclusive design” techniques that make them accessible to older residents and residents with disabilities.

Objective 1.2 – There will be a range of unit sizes and price points in most neighborhoods.

Shared Policies & Programs

- 1.1. Encourage housing developers to integrate different housing types and levels of affordability, especially within larger developments. This could include smaller, more affordable units accessible to first-time homebuyers.*
- 1.2. Preserve and rehabilitate existing stock of affordable housing.*
- 1.3. Allow the development of low-income and moderate-income housing units when integrated appropriately with the surrounding neighborhood. Avoid concentrating such units in one location and avoid isolating such units from other housing.*
- 1.4. Conduct a housing market analysis to evaluate in more detail the demand for various housing types in the Village and Town.*

Village Policies & Programs

- 1.1. Encourage senior housing in the community so that life-long residents of the Waunakee area have opportunities to remain in the community.*

Town Policies & Programs

- 1.1. Maintain a range of housing choices in the Town.*

Goal 2 -Neighborhoods will be safe, attractive and distinctive

Objective 2.1 – Neighborhoods will be designed to foster social interaction and bike pedestrian access.

Village Policies & Programs

- 2.1. Encourage subdividers and developers to consider Traditional Neighborhood Developments (TND) that utilize smaller lots, include mixed-uses, foster pedestrian use, and promote neighborhood interaction.*
- 2.2. Require subdividers and developers to master plan residential developments so that there is adequate access, drainage, park and recreation facilities, and amenities available to residents at the time of development*
- 2.3. Encourage the location of housing in areas that are readily accessible to schools, parks, and neighborhood business districts.*



2.4. *Work with developers proposing infill residential development, and adjacent residents, to ensure compatibility with the existing neighborhood. Compatibility is determined case-by-case and includes consideration of architectural design strategies to blend larger structures with existing homes.*

2.5. *Maintain regulations that require new developments maintain a ratio of 75 percent detached, single family units and 25 percent attached units. Redevelopment projects and senior housing projects are exempt from this policy.*

Town Policies & Programs

2.1. *Require that all new residential developments be subject to the Town's design review process.*

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

Shared Policies & Programs

3.1. *Locate housing development in areas where utilities and public facilities and services are available.*

Village Policies & Programs

3.1. *Require all subdividers and developers to phase the construction of new housing so that public infrastructure can keep pace with increased demand.*

3.2. *Require subdividers and developers to pay for or finance all on-site improvements and contribute proportionately to off-site improvements, such as street improvements and regional stormwater facilities.*

3.3. *Maintain the average number of additional single-family detached dwelling units approved at no more than 125 dwelling units per calendar year.*

3.4. *Maintain the inventory of approved residential development lots and dwelling units to provide at least a 3-year supply and no more than a 9-year supply.*

Town Policies & Programs

3.1. *Maintain accurate and current records to track the numbers and types of residential units being constructed on an annual basis.*

Goal 4 -Existing housing will be maintained to ensure safety, quality and energy efficiency.

Village Policies & Programs

4.1. *Explore development of a housing rehabilitation program to help property owners maintain and rehabilitate older housing stock, particularly in the central portion of the Village.*

Town Policies & Programs

4.1. *Enforce Town ordinances on property maintenance.*

4.2. *Enforce the local housing code.*

4.3. *Encourage residents to maintain or rehabilitate the existing housing stock as necessary.*



ECONOMIC PROSPERITY

ECONOMIC PROSPERITY

Goal 1 -Our community will have stable, sustainable businesses and industries that create jobs and contribute substantially to the tax base

Objective 1.1 – There will be land to readily accommodate business and industrial growth.

Objective 1.2 – Business growth will be compatible with the character of the community and will not adversely impact the environment.

Shared Policies & Programs

- 1.1. Land for future business park growth will be reserved on the east side of the Village, especially west of Hwy 113.
- 1.2. Encourage the location of industries and non-retail businesses within planned business parks or designated commercial areas.
- 1.3. The Village and Town will continue to allow home occupations that are not disruptive to the surrounding neighborhood.

Village Policies & Programs

- 1.1. Maintain an inventory of high quality business sites that are suitable for a range of different types of businesses including light manufacturing, distribution, professional offices, and corporate offices.
- 1.2. Promote the development of master-planned business parks with well-designed circulation and drainage systems and protective covenants to assure quality buildings and sites.

1.3. Continue to promote and support the Arboretum Office Park on the east side as a more specialized business park with smaller buildings and office-orientation. The Arboretum Office Park serves as a transition use district between larger businesses and industries located in the Waunakee Business Park to the north and residential uses south of Arboretum Drive.

1.4. Provide Village assistance through Tax Incremental Financing (TIF) for the provision of public infrastructure and business attraction incentives in planned business parks.

1.5. Create sites within business parks for the potential relocation of businesses and industries located in either the Downtown or elsewhere in the community where they are incompatible with adjoining land uses or redevelopments.

1.6. Incorporate regional stormwater management facilities into business parks at the time they are initially developed.

1.7. Create attractive entrances and amenities within business parks that will help promote the parks to higher value businesses.

1.8. Develop pedestrian and bicycle circulation systems within business parks and connecting to community neighborhoods.

1.9. Reserve the area on the east side of Waunakee eastward to Highway 113 for future business park expansion. At some point in the future, the County I/19/113 interchange is likely to be the primary entrance into the community. Premier sites in this area should be reserved for future economic development.



Town Policies & Programs

1.1. *The Town will take an active role in business attraction, retention and growth, in coordination with the Village.*

Goal 2 -The Village and Town each will have a distinctive and economically successful community center

Objective 2.1 – Downtown Waunakee will develop as a specialty retail and service district.

Objective 2.2 –The Westport Town Center will develop further with retail, service, office and industrial businesses.

Shared Policies & Programs

2.1. *Discourage expansion of “big box” retail businesses that would undermine efforts to sustain retail in Downtown Waunakee and the Westport Town Center*

2.2. *Preserve the viability of the rail corridor as a potential future transit corridor.*

2.3. *Maintain a “small town” atmosphere in the downtown business district and Town Center.*

2.4. *Install streetscape enhancements that will help create an identity and unifying theme for Historic Downtown Waunakee and the Town Center.*

Village Policies & Programs

2.1. *Provide guidelines and incentives for the redevelopment of unused and underutilized sites in the Central Business District.*

2.2. *Support reinvestments and improvements in businesses in the West Central Business District.*

2.3. *Develop a “Village Square” in the Village’s Historic Center that will serve as a central landmark and symbol of Waunakee’s historic traditions.*

2.4. *Encourage shared-use of parking facilities between uses with complimentary peak use periods.*

2.5. *Provide access and visibility to the Six Mile Creek corridor from downtown. Link downtown business district to future trails in the Six Mile Creek corridor.*

2.6. *Provide incentives and assistance to relocate existing industries and uses incompatible with downtown revitalization plans to sites within business parks.*

2.7. *Maintain the residential character of the remaining residential buildings on Main Street between Division Street and Century Avenue. Although the use of some of these buildings may convert to shops, offices, and other specialty businesses, their appearance should remain the same. [These blocks are referred to as “transition zones” on Figure 7.1.]*

2.8. *Redesign the circulation and parking patterns in downtown Waunakee to provide better access to businesses from secondary streets and relieve traffic pressures on Main Street.*

2.9. *Continue to promote programs to enhance the downtown business districts through design guidelines, preservation of historic structures, streetscape enhancements, and programs that promote locally-owned specialty businesses.*

Town Policies & Programs

2.1. *Non-farm commercial and industrial uses will be allowed only in the Town Center as identified in this plan.*

2.2. *Utilize this plan, particularly the Land Use and Community Design chapter, to guide the location and design of new commercial and industrial uses in the Town Center.*

2.3. *Provide access and visibility to the Yahara River corridor from the Town Center.*

2.4. *Install streetscape enhancements that will help create an identity and unifying theme for the Town Center.*

Goal 3 -Retail development will serve the needs of local residents

Shared Policies & Programs

3.1. *Encourage the development of smaller neighborhood-oriented businesses within walking distance of surrounding residences.*

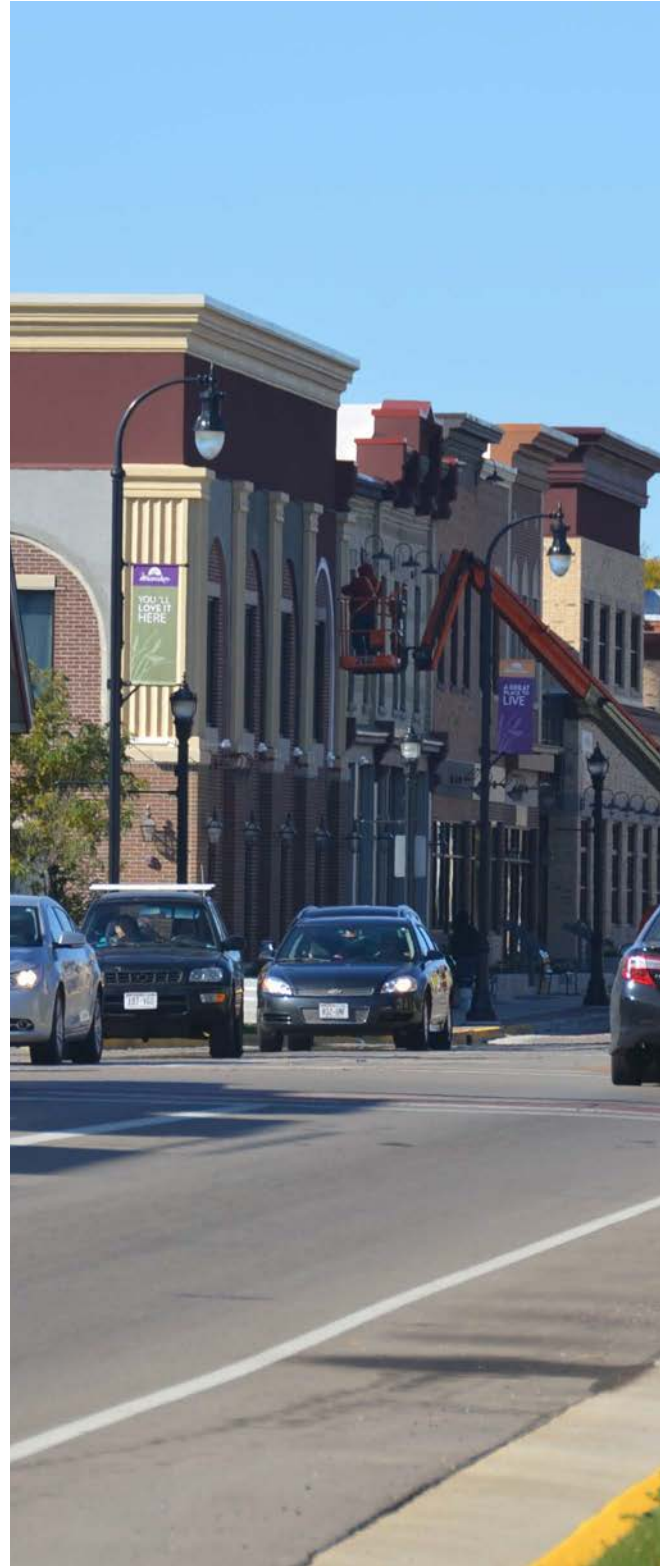
ECONOMIC PROSPERITY

Goal 4 -Commercial development of all types will be compatible with the character and quality of the community

Objective 4.1 – Community entrance corridors will be developed in a coordinated way, rather than in piecemeal fashion, to ensure that property values are maximized in balance with the aesthetic quality of the community.

Shared Policies & Programs

- 4.1. Implement land use controls at the potential locations of interchanges and access points to the future North Mendota Parkway in order to prevent unplanned commercial development at these key locations.*
- 4.2. Encourage commercial and industrial developers to implement building and site design strategies that limit the use of nonrenewable resources and protect the environment. This could include things like energy efficient lighting and building envelope design, renewable energy systems, on-site stormwater detention and infiltration, dark-sky compliant outdoor lighting, water-efficient equipment and appliances, and landscaping that requires minimal irrigation.*
- 4.3. Develop or require the development of master plans prior to new development along any community entrance corridor. The master plan should establish the locations for signage, access to existing streets, internal circulation among adjacent commercial properties, and general approaches to landscaping.*
- 4.4. Attract “clean” businesses and industries that will not have adverse environmental impacts or be incompatible with the character and quality of the community.*
- 4.5. Review design standards for the Waunakee Business Park to ensure that the standards allow use of the best available materials while also allowing property owners to manage construction costs effectively.*



AGRICULTURAL, NATURAL, CULTURAL AND HISTORIC RESOURCES

AGRICULTURAL, NATURAL, CULTURAL AND HISTORIC RESOURCES

Goal 1 - Local groundwater and surfacewater resources will be protected and conserved

Objective 1.1 - The Lake Mendota Yahara River Watershed, including Six Mile Creek and Dorn Creek, will be clean and healthy.

Objective 1.2 - Groundwater supplies and quality will continue to meet the needs of the community.

Shared Policies & Programs

1.1. Stormwater runoff will be well-managed to prevent flooding and waterway pollution. Strategies include:

1.1.a. Work with Dane County, UW-Extension, and other organizations to monitor stormwater and farmland runoff.

1.1.b. Enforce erosion and stormwater management ordinances to prevent contamination of waterways.

1.1.c. Enforce stormwater management regulations to prevent flooding and waterway damage by maintaining runoff from development areas at pre-development levels.

1.1.d. Coordinate stormwater management planning and ordinances between communities. The Town and Village will uphold obligations under the Yahara Watershed Adaptive Management Plan Intergovernmental Agreement, adopted in 2016, and participate in the Yahara Watershed Improvement Network (Yahara WINS). The purpose of this group and agreement is to reduce phosphorous and suspended solids in the Yahara River watershed.

1.1.e. Minimize urban and rural nonpoint source pollution in local waterways. Encourage residents and property owners to care for their vehicles, homes and yards in ways that reduce stormwater pollution. Encourage farmers to utilize vegetated buffers and other best practices to slow, filter, and infiltrate runoff from fields before it reaches waterways.

1.1.f. Utilize regional stormwater management facilities and conveyances, where feasible.

1.1.g. Maintain public and private stormwater facilities over time to ensure their continued function. Provide routine reminders to owners of private facilities (e.g. homeowners associations) regarding their maintenance obligations.

1.2. Protect groundwater quality by avoiding over-concentration of animals in agricultural operations.

1.3. Discourage development on slopes with more than a 12 percent grade or on areas with high soil loss potential or highly erodible soils.

1.4. Protect waterways and delineated wetlands with buffer zones. With new development, a minimum setback of 75' is required and additional setbacks are encouraged. When possible, the Village or Town may acquire the land or secure conservation easements to ensure that these buffer zones serve to filter and absorb stormwater runoff, foster the health of plant and animal communities, and provide passive recreation amenities (i.e. trails) for residents.

1.5. Encourage advanced stormwater management practices, including maintenance of infiltration areas, use of grassed greenways, and incorporation of rain gardens and other bio-retention practices.

1.6. Preserve in permanent conservancy any environmental corridors and other environmentally-sensitive lands within Rural Residential areas as designated in this plan or the Extraterritorial Zoning Ordinance.

Village Policies & Programs

1.1. Consider the creation of a stormwater utility to ensure sustainable funding for stormwater management tied equitably to the sources of stormwater runoff.

Goal 2 - Wildlife and habitat areas, including threatened and endangered species, will be protected and enhanced

Shared Policies & Programs

2.1. Continue to coordinate with WDNR, Dane County, University of Wisconsin, and conservation organizations to inventory and identify wildlife habitat and threatened and endangered species sites.

2.2. Continue to protect wildlife habitat and endangered

AGRICULTURAL, NATURAL, CULTURAL AND HISTORIC RESOURCES

and threatened species sites through a combination of land acquisition, development regulation, and clustering.

2.3. Identify, map, and retain large, unfragmented and undisturbed spaces such as the “North E-Way” to preserve natural habitat for native plant and animal species. (see Environmental Corridors Map and Parks and Open Space Map i.e. Pheasant Branch Creek, Belfontaine, Dorn Creek, and Six Mile Creek as connected)

2.4. Protect woodlots and other areas with natural vegetation and wildlife habitat. Strategies may include (in order here from most effective to least effective) land or conservation easement purchase, conservation subdivision design that places the woodlands in outlots or conservation easements, or site design standards and neighborhood covenants to minimize tree cutting.

2.5. Manage protected natural areas proactively to control invasive plant and animal species.

2.6. Discourage development that would remove or reduce the extent of quality woodlands in the Village.

Goal 3 – Scenic views and visual character will be protected

Objective 3.1 - There will be open space separation between the urbanized areas of Waunakee-Westport and other neighboring municipalities.

Objective 3.2 - It will be a high priority to link conserved lands into contiguous greenways and environmental corridors through the Village and Town, and connecting to other jurisdictions, for the benefit of wildlife movement and recreational trail development.

Objective 3.3 – Residents will have access to open space and natural areas for recreation purposes.

Objective 3.4 – The North Mendota Parkway will be designed to minimize disruption to the rural character of the Town of Westport.

Objective 3.5 - The quality and quantity of trees in the Village will be enhanced.



Objective 3.6 – Historic and culturally significant trees will be protected.

Objective 3.7 – Historic and culturally significant silos will be protected.

Objective 3.8 – Slopes exceeding 12% and hilltops will generally be protected from development in the Village and Town.

Shared Policies & Programs

- 3.1. Delineate environmental corridors and preserve them through the land development review and approval process.
- 3.2. Preserve as permanent open space key parcels that would ensure community separation between the urbanized portions of the Waunakee- Westport community and neighboring municipalities. Agriculture is the primary preferred use in any open space areas that could otherwise be developed, though natural area restoration and passive recreation are also acceptable.
- 3.3. Maintain parts of the Village and the Waunakee-Westport Joint Planning Area east of Highway 113 as predominantly agricultural and open space uses.
- 3.4. Protect linear open space corridors along Six Mile Creek and its tributary creeks and drainageways through a combination of public acquisition and land use regulations.
- 3.5. Encourage the formation of land trusts and other non-profit organizations that protect and preserve natural areas and open spaces.

3.6. Protect the “rural character” of existing rural areas in Westport and other towns by using topography, native vegetation screening buffers and deep setbacks to reduce the visibility of new residential development.

3.7. Create a Silo Protection Program to conserve historic and/or culturally significant silos.

Village Policies & Programs

3.1. Adopt a tree planting program to promote the planting of quality hardwood trees in parks and other public spaces.

Town Policies & Programs

- 3.1. Contribute funds to local efforts to preserve natural areas, environmentally sensitive areas, open spaces, and naturally scenic viewsheds whenever financially feasible.
- 3.2. Actively participate in the planning of any northern transportation corridor and push for the implementation of a design with limited access and development restrictions at proposed points of access.
- 3.3. Develop a coordinated open space preservation program that combines agricultural preservation, historic preservation, landscape preservation, natural habitat protection, and recreational development.
- 3.4. Utilize current zoning, subdivision requirements, and other land use tools to protect critical open space areas.
- 3.5. Create a “Viewshed Overlay District” for the Town to identify additional zoning restrictions on building locations, building heights and elevations, and other site specific restrictions for significant viewshed areas once they are defined by the Town of Westport.



AGRICULTURAL, NATURAL, CULTURAL AND HISTORIC RESOURCES

Goal 4 – Farmland and farming will be preserved as a vital component of our rural community character

Objective 4.1 – Productive and prime soils will be preserved for continued agricultural use whenever possible.

Objective 4.2 – Agricultural lands will be protected from development, with a priority to the protection of large, contiguous acreages that can be farmed efficiently.

Objective 4.3 – Farming operations, especially family farms, will continue to thrive in rural areas.

Shared Policies & Programs

4.1. Support active family farms and the rural family farming lifestyle, and work to minimize the impact of non-farm development on farm operations.

4.2. Encourage sustainable and organic farming practices, especially as part of a strategy to increase farming revenues by serving customers in the Madison metro area with local produce through Community Sustained Agriculture (CSA) programs and/or self-pick crops such as apple orchards.



4.3. Retain Exclusive Farmland zoning districts in the Town.

4.4. Support the interim use of open lands within the Waunakee and Westport Urban Service Areas as farms until such time as planned, orderly, and properly-phased development occurs.

4.5. Limit and direct the growth of urban land uses to minimize the consumption of farmland that may result from construction of a North Mendota Parkway.

Town Policies & Programs

4.1. Identify and map significant agricultural viewsheds in the Town of Westport.

4.2. Discourage land divisions by Certified Survey Map (CSM) that divide farm fields or otherwise inhibit continued farming.

4.3. Maintain the viability of agricultural land uses by preventing the division of parcels that are designated as A-1 Exclusive Agricultural zoning, strictly limiting housing development in these areas (see agricultural uses on the Proposed Land Use Map).

4.3.a. Farm-related residential rezones/land divisions in agricultural areas will be considered on a case-by-case basis.

4.3.b. Any land division proposed under this exemption must deed restrict the remainder of the original parcel to be permanently maintained as an agricultural land use that cannot be developed.

4.3.c. Any land division proposed under this exemption should be located in non-prime agricultural areas.

4.4. Continue to preserve agricultural areas and viewsheds through the Town's Land Division ordinance, and consider financial contributions towards this end where financially feasible.

4.5. Prohibit the division of substandard parcels or non-conforming parcels (e.g. parcels less than 35 acres and created prior to the Town's adoption of Exclusive Agricultural Zoning). Such parcels, if vacant, may be rezoned to an appropriate zoning district consistent with this comprehensive plan, or to permit one dwelling unit in agricultural areas.

4.6. Consider limited, ag-related commercial uses proposed in agricultural areas on a case-by-case basis (see the Rural Preservation policies in Land Use and Community Design).



AGRICULTURAL, NATURAL, CULTURAL AND HISTORIC RESOURCES

Goal 5 – Mineral resource access will be maintained in a manner that does not impact the quality of life of residents

Shared Policies & Programs

- 5.1. Limit conflicts between mining operations and adjacent uses by ensuring adequate setbacks for new development, and taking steps to ensure that future property owners are aware of potential mining activities.
- 5.2. Require all mining operations to submit plans of operation and restoration upon closure.

Goal 6 – Local history and culture will be celebrated and preserved

Shared Policies & Programs

- 6.1. Support local farm, village, and city festivals, which celebrate the area's heritage and traditional ways of life.
- 6.2. Identify, inventory, and preserve cultural, historic and archeological sites.
- 6.3. Preserve, whenever possible, existing farm structures (barns, silos, etc.) and farmsteads that reinforce the rural and agricultural character and heritage of the community. Farm buildings should be considered for adaptive reuse if no longer needed for farm purposes, unless they have deteriorated to the point where their structural integrity is compromised. Where new development is proposed on land surrounding farmsteads, the historic farm structures should be incorporated into the concept plan to the maximum extent feasible. New buildings that adjoin historic sites should be sensitive to the historic resources and should reflect traditional styles that complement the original architecture of the farmstead.

Village Policies & Programs

- 6.1. Work with property owners to protect and restore historical structures that can contribute positively to the character of the community, especially in the downtown area.
- 6.2. Adopt design guidelines for the traditional downtown that preserves the historic scale and character of Downtown Waunakee.

Town Policies & Programs

- 6.1. Develop a volunteer effort to assist in the identification of historic and archeological sites.
- 6.2. Work with the State Historical Society to have qualified historical and archeological sites formally registered as historically significant resources.
- 6.3. Enforce the Town's historic preservation ordinance, and maintain a Historic Preservation Committee that works to protect Town historic resources.

Goal 7 –The development process will be used to identify, protect and enhance important agricultural, natural, cultural and historic resources

Shared Policies & Programs

- 7.1. Require submittal of a conceptual plan for all proposed development detailing impacts on natural resources and opportunities for protection and/ or restoration of those resources.
- 7.2. Encourage in proposed developments the preservation of environmental corridors and creation of greenway linkages or connections between environmental areas. Where feasible, connecting greenways should be 100' wide to allow sufficient area for stormwater conveyance, trail usage, and wildlife habitat.
- 7.3. Encourage developers to cluster developments in a manner that preserves more open space than the minimum required for environmental corridors, parks, and stormwater management areas.

Town Policies & Programs

- 7.1. Utilize design review procedures to require landscaping standards for new development within the Town.
- 7.2. Preserve scenic character in all land use and zoning determinations.
- 7.3. Prohibit or restrict development that threatens waterway health, wildlife habitat, or groundwater quality.

COMMUNITY FACILITIES

COMMUNITY FACILITIES

Goal 1 - All development will be adequately served by public facilities and services

Objective 1.1 - Public health and safety will be protected at all times.

Objective 1.2 - Utility infrastructure of all types will be designed, constructed and maintained with respect for the natural environment and aesthetic compatibility with surrounding land uses.

Objective 1.3 - Public costs will be managed efficiently.

Objective 1.4 - New development will not outstrip the capacity of public facilities and services.

Shared Policies & Programs

1.1. Encourage the joint use of utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice. Encourage the consolidation of facilities using poles where reasonably feasible.

1.2. New facilities will be constructed to correct existing deficiencies, to replace worn out or obsolete facilities and to accommodate planned growth.

1.3. Development proposals will be evaluated for their impact on public facilities and land use approvals will be coordinated with a schedule for capital facilities.

1.4. Complete regional flood protection and stormwater management plans and apply these to development proposals.

1.5. Consider funding mechanisms, including impact fees, for development's contribution to capital facilities.

1.6. The Village and Town will routinely work together, and with other governmental or community organizations, to plan, develop and maintain facilities and infrastructure.

1.7. Share Capital Improvement Plans with adjacent communities to identify potential coordinated projects (i.e. roads, stormwater management, signage)

1.8. Evaluate the use of Intergovernmental service agreements in situations where new or existing development in one jurisdiction may be most efficiently and cost-effectively served by another municipality's facilities.

1.9. Coordinate bidding and construction projects for improved efficiency.

1.10. Complete and maintain utility master plans for each utility service that describe service area, levels of use, overall capacity and features a timetable for capital improvements.

1.11. The Village and Town will cooperate with other agencies and private utility companies that provide utility service in our community to help them accomplish their capital improvement objectives and mitigate, where possible, the impacts of growth upon these agencies.



COMMUNITY FACILITIES

1.12. Collaborate with the Waunakee Community School District to maximize the cooperative use of municipal and school facilities.

1.13. Consult the Waunakee Community School District during major planning processes, including updates to this plan and when large residential developments are proposed, to help them plan and prepare for changes in school enrollment and plan appropriately for new facilities.

1.14. Maintain the exceptional high quality of emergency services.

Village Policies & Programs

1.1. All new development in the Village will utilize public utilities.

1.2. Construct new potable water sources and distribution system improvements to serve the needs of current and new residents and businesses.

1.3. Extend sewer mains to new development areas in a manner that is economical, consistent with plans, and minimizes the use of lift stations.

Town Policies & Programs

1.1. Monitor Town financial resources, staff levels, and equipment needs to ensure effective management of Town infrastructure and facilities.

1.2. Limit the extension of additional water and sewer infrastructure to areas within planned urban service areas.

1.3. Encourage and foster public participation in Town decisions regarding public infrastructure and public service levels.



TRANSPORTATION

TRANSPORTATION

Goal 1 - The transportation network will offer safe and efficient access throughout the Village and Town

Objective 1.1 - Regional arterials will be maintained as effective routes for local and pass-through traffic.

Objective 1.2 - Neighborhood streets will be safe.

Objective 1.3 - Local roads will serve local users, while regional traffic will use County and State routes.

Shared Policies & Programs

1.1. Plan transportation systems in a long-term, comprehensive manner, rather than rely on short-term solutions.

1.2. The Village and Town will maintain Official Maps as described by State Statutes 62.23(6) to identify and protect future road corridors.

1.3. Require developers and subdividers to plan and design efficient through streets within new developments, including any routes identified in this plan or an Official Map, so that traffic is not funneled onto a limited number of existing corridors.

1.4. Design the street network to accommodate future growth, and do not allow new growth to exceed the capacity of existing facilities.

1.5. Require developers to evaluate the impact of new development on existing roads and intersections with a traffic impact analysis, and to contribute equitably to the cost of improving existing facilities if improvements are necessary to accommodate new traffic

1.6. Coordinate transportation facility planning for the Village and Town with regional transportation efforts of the Wisconsin Department of Transportation, Dane County, and other municipalities.

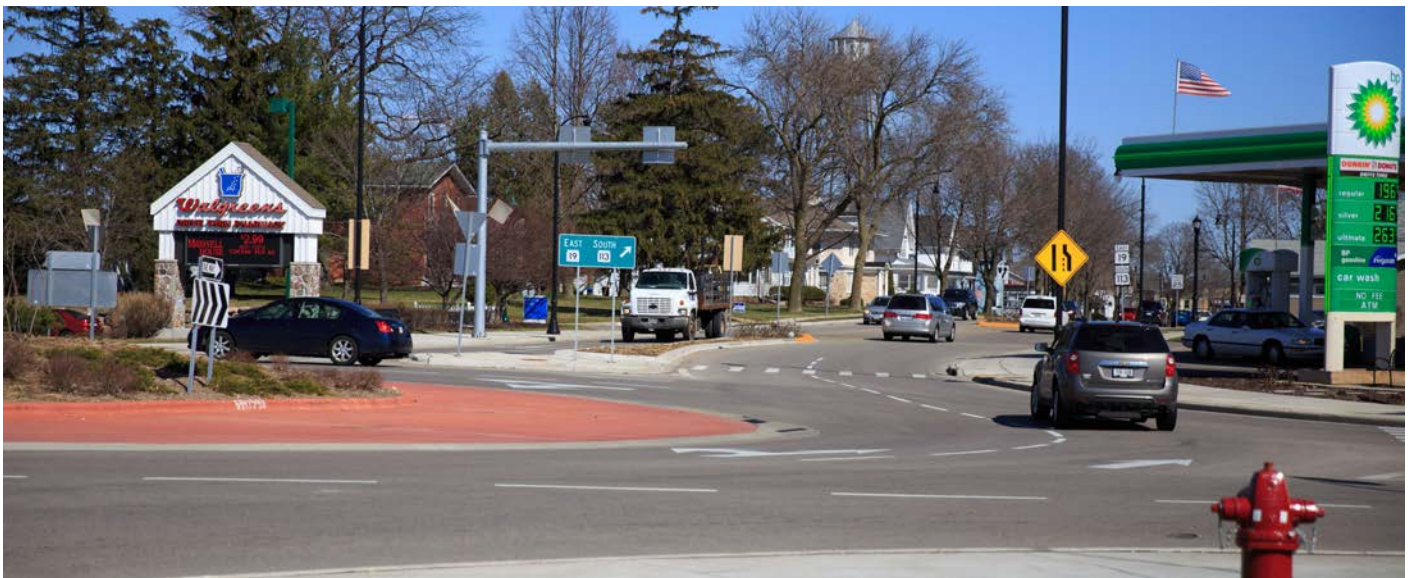
1.7. Require developers and subdividers to coordinate street design and layout with adjoining property owners.

1.8. The Village and Town will continue to coordinate on design standards for roads that transition from Village to Town jurisdiction. Where appropriate, utilize designs that meet urban performance standards while retaining rural character.

1.9. Where excessive vehicle speeds and/or cut-through traffic become a problem in neighborhood streets or rural roads, the Village or Town will consider the installation of traffic calming devices such as speed bumps or tables, traffic circles or landscaped center islands.

1.10. Work with Wisconsin Department of Transportation and Dane County to install traffic signals or roundabouts at key intersections to better manage safety and congestion, as warranted by traffic volumes.

1.11. Continue to allow reduced right-of-ways and street widths within lower-density subdivisions.



TRANSPORTATION

- 1.12. *Support the design and construction of the North Mendota Parkway in a manner that utilizes existing highway corridors and results in the least disruption to existing neighborhoods.*
- 1.13. *Limit new access points onto county and state trunk highways.*
- 1.14. *Consider the potential land use implications of transportation investment decisions, as well as the impacts of land development proposals on the existing and planned transportation network.*
- 1.15. *Support the planned 2018 upgrades to the intersection of STH 19 and STH 113 to improve the overall safety of the area.*
- 1.16. *Promote the use of electric and fuel efficient vehicles.*
- 1.17. *As streets are improved in business districts, include improvements that ensure pedestrian safety, such as crosswalks, pedestrian-activated beacons, etc.*
- 1.18. *Establish set-aside and dedication requirements for all plats and certified surveys that adjoin existing or potential transportation routes that may require future improvements.*

Village Policies & Programs

- 1.1. *As new areas are developed, upgrade existing rural roads to urban street standards consistent with the Village's street design standards. The costs of such upgrades should be assessed proportionately against benefiting property owners and developers.*

Town Policies & Programs

- 1.1. *Monitor the activities and proposals of the Madison Area Metropolitan Planning Organization and the County Highway and Transportation Department.*
- 1.2. *Use the Town's access control ordinance when evaluating any new development on local, county and state roadways.*
- 1.3. *Discourage regional traffic on River Road.*
- 1.4. *Support improvements to current standards to the extent practical when repaving or reconstructing local roads.*



Goal 2 – Local residents will have access to transportation alternatives to private automobiles

Objective 2.1 - There will be safe, convenient and efficient pedestrian and bicycle facilities in all residential neighborhoods.

Objective 2.2 - Rail lines that could host future passenger rail service to the Waunakee area will be preserved.

Objective 2.3 - There will be progress toward the establishment of regional transit service connecting Waunakee and Westport to Middleton and Madison.

Shared Policies & Programs

- 2.1. *Maintain a detailed plan for the improvement of safe bike and pedestrian routes as part of the Village and Town's joint Comprehensive Bicycle, Pedestrian and Outdoor Recreation Plan (CBPORP). See the CORP for details about how and where these routes are planned.*
- 2.2. *Wherever medium- to high-density residential is proposed, sidewalks should be installed connecting that site to other uses and areas.*
- 2.3. *Coordinate transportation facility planning for the Village and Town with regional transportation efforts of the Wisconsin Department of Transportation, Dane County, and other municipalities.*
- 2.4. *Participate in local or regional efforts to provide transit connections to the metropolitan transit systems in Madison and other Dane County communities.*
- 2.5. *Encourage the development of inter-city bus service in collaboration with Metro Transit and the Madison Area Transportation Planning Board, including Express Commuter buses as described in the Regional Transportation Plan 2035. When more detailed planning occurs, address the interests of employers in the Waunakee Business Park to support employee transportation needs, and identify appropriate locations for park and ride lots that maximize the convenience of transferring between the private vehicle and public transit service.*
- 2.6. *Continue to support and promote para-transit facilities for senior citizens and disabled.*
- 2.7. *Continue to require developers and subdividers to provide sidewalks and shared-use sidepaths in newly developing*

neighborhoods. Where feasible and appropriate, such pedestrian and bicycle facilities shall be connected to the regional trail system.

- 2.8. *In the event that the existing rail corridor is abandoned by the railroad, preserve the corridor for transportation use, including recreational trails and the future restoration of rail use.*
- 2.9. *Explore the feasibility of establishing a pedestrian ferry service across Lake Mendota, connecting Westport with downtown Madison.*
- 2.10. *Encourage major employers to participate in ride-share programs and provide employees incentives to use means of transportation other than private automobiles.*

Village Policies & Programs

- 2.1. *Develop sidewalks or alternative pedestrian facilities within the public street right-of-ways.*

Goal 3 – Regional traffic will be accommodated without altering the existing rural character or land use patterns in the Town of Westport

Shared Policies & Programs

- 3.1. *The Town and Village support and will advocate for the development of a "North Mendota Parkway" or similar that carries regional traffic away from neighborhoods and environmentally sensitive areas.*
- 3.2. *Regional transportation needs should be met, to the maximum extent possible, by existing transportation corridors, rather than by creating new highway corridors.*
- 3.3. *Use and enforce the Future Land Use Map in this plan to guide development locations in the North Mendota Transportation Corridor. Resist pressure to allow development of Rural Preservation and Community Separation areas for more urban uses of any kind.*
- 3.4. *Ensure that parcels adjacent to roadways, particularly near interchanges and major intersections, are appropriately zoned so that regional highway improvements do not result in unplanned or premature development.*
- 3.5. *Work to identify and mitigate the environmental, economic, and traffic consequences of improvements to the regional transportation system, particularly the "North Mendota Parkway."*

TRANSPORTATION

3.6. Continue to work with the Madison Area Metropolitan Planning Organization (MPO), Dane County, and the Wisconsin Department of Transportation to ensure that local interests, including those described in this plan, are incorporated into the MPO's decision-making processes.

Village Policies & Programs

3.1. Continue to designate safe and efficient truck routes to service area businesses and provide safe and efficient access for through truck traffic on regional highways.

Town Policies & Programs

3.1. Where lands are under pressure for development due to highway improvements, consider the purchase or donation of development rights to preserve those lands as rural.

3.2. As new routes are improved, such as the North Mendota Parkway, protect the connectivity among and within neighborhoods, and the access of farmers to their fields.

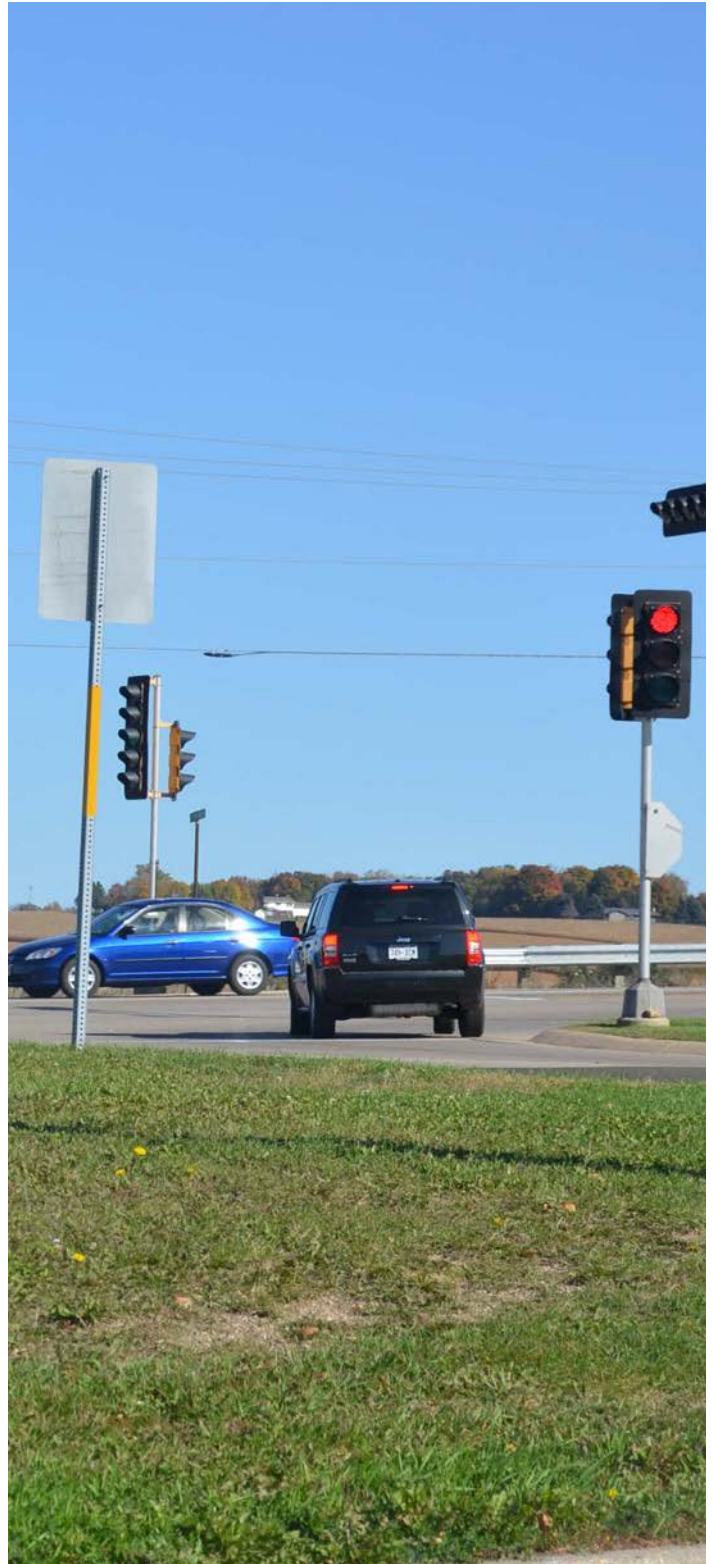
3.3. Encourage short, local trips to take place on the local road network instead of relying on regional highways, which should be geared to carrying through traffic.

3.4. Develop more-detailed, area-specific land use and local roadway plans for the CTH M and STH 113 corridors in coordination with future planning for the parkway.

3.5. Provide clear, standard definitions of proposed roadway types being evaluated for future transportation corridors to aid all communities potentially impacted by the project. (This will help to eliminate confusion created by referring to the corridor as a "parkway" until that roadway design is formally adopted.)

3.6. Maintain the Town of Westport's approved policy regarding any proposed regional transportation corridor north of Lake Mendota, sometimes referenced as a "North Mendota Parkway," that consists of the following statements:

3.6.a. Any such transportation corridor from U.S. Highway 12 to 1-90/94/39 on the north side of Lake Mendota should follow the existing corridors of CTH K, CTH M, STH 113, and STH 19.



3.6.b. The corridor should be a state-funded roadway adjacent to the Dom Creek open space corridor. The precise location of any proposed roadway improvements must be based on an environmental impact assessment.

3.6.c. A continuous, local collector road will be constructed north of Middleton and south of the freeway.

3.6.d. A safe and viable local Town roadway system along CTHM from CTHK to STH 113 must be clearly defined and identified in any corridor plans impacting the Westport Town Center area. Access to the Town Center area from the proposed roadway will also be incorporated into any corridor plans.

3.6.e. A multi-jurisdictional agreement regarding farmland preservation policy will be negotiated between the City of Middleton, the Town of Springfield, and the Town of Westport prior to design and construction of the roadway.

3.7. Actively participate in regional transportation planning projects involving the Town of Westport.

3.8. Designate a Town representative(s) to attend all local, county and regional transportation related meetings in the area to report back to the Town Board.

3.9. Invite County, State and regional staff to provide formal updates to the Town Board on a regular basis.

Goal 4 – Area residents will have access to airports that support air transport and general aviation needs

Shared Policies & Programs

4.1. Continue to support the improvement of Morey Field in the City of Middleton as a second general aviation airport serving the western portions of Madison and Dane Count.

4.2. Continue to support air services and routes into the Dane County Regional Airport.

Village Policies & Programs

4.1. Maintain and protect the approach space for Waunakee Airport as a private general aviation facility

Goal 5 – The local transportation system will serve the needs of local businesses

Shared Policies & Programs

5.1. Maintain active freight rail service to the Waunakee-Westport area.

Village Policies & Programs

5.1. Continue to designate safe and efficient truck routes to service area businesses and provide safe and efficient access for through truck traffic on regional highways.



PLANNED TRANSPORTATION FACILITIES

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

LEGEND

- Planning Area
- Village of Waunakee
- Town of Westport
- City/Village
- Town
- Waterbody
- Railroad
- Principal Arterials - Interstate
- Principal Arterials - Other Freeways
- Principal Arterials - Others
- Minor Arterials
- Collectors - Urban
- Collectors - Major/Rural
- Local
- Airport
- North Mendota Parkway Corridor
- Future Road (approximate)

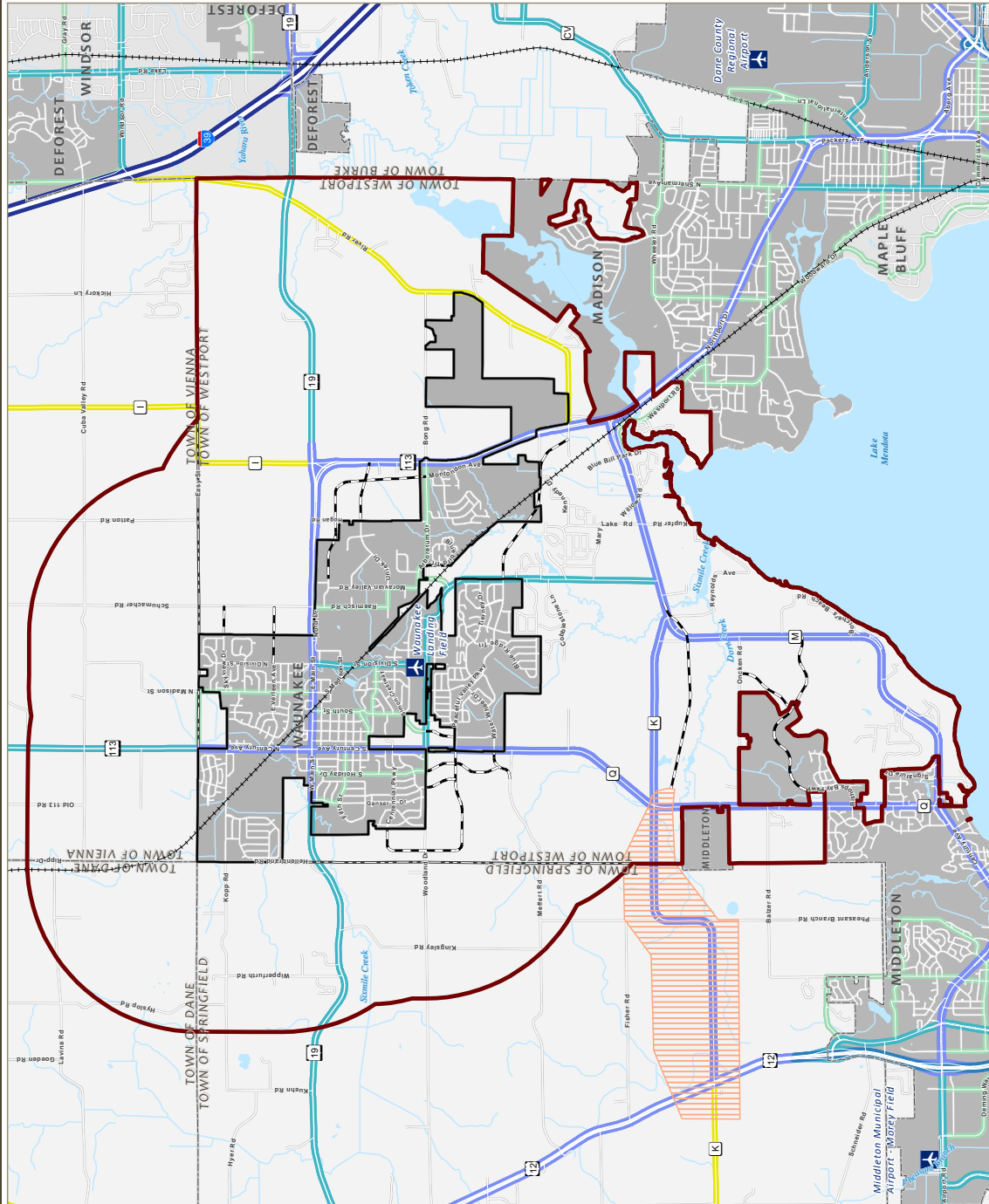
DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
SEE THE WAUNAKEE-WESTPORT COMPREHENSIVE BICYCLE,
PEDESTRIAN AND OUTDOOR RECREATION PLAN FOR
BIKE AND PEDESTRIAN ROUTES.

VILLAGE OF WAUNAKEE
AND TOWN OF WESTPORT
DANE COUNTY, WI



0 1,125 2,250 4,500 Feet

Print Date 12/7/2016



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INTERGOVERNMENTAL COOPERATION

INTERGOVERNMENTAL COOPERATION

Goal 1 - Land use and development regulation will be coordinated with all regulatory agencies, adjacent jurisdictions, and the school district

Objective 1.1 - Land use patterns at community boundaries will be compatible.

Objective 1.2 - Annexations will occur by mutual consent and will not result in lawsuits.

Shared Policies & Programs

- 1.1 *The Town of Westport and Village of Waunakee will continue to collaborate and cooperate in many ways, including the use of this joint comprehensive plan to guide land use and zoning decisions in the Waunakee Extraterritorial Zoning Jurisdiction and the Joint Planning Area. This plan replaces the ETJ/ETZ District Plan and the Westport-Waunakee Joint Planning Area Comprehensive Plan.*
- 1.2 *The Town of Westport and City of Middleton will use this Comprehensive Plan to guide land use and zoning decisions in the Middleton Extraterritorial Jurisdiction.*

1.3. *Comprehensive plan updates and amendments will be shared with request for comments from adjacent jurisdictions during the drafting process, and similar opportunity will be requested of those jurisdictions. This includes the City of Madison; the Village of DeForest; the Village of Windsor; the Towns of Vienna, Dane and Springfield; and the City of Middleton.*

1.4. *Consider the adoption of boundary agreements with neighboring jurisdictions. Waunakee will consider agreements with the Towns of Vienna and Springfield. Westport will consider an agreement with the Village of DeForest. These agreements could establish shared expectations regarding various topics of mutual interest, possibly including, but not limited to, land division and land use in Village extraterritorial jurisdictions, purchases or transfers of development rights, bike paths and routes, stormwater and erosion control, maintenance of roads along Village/Town borders, and other infrastructure maintenance or public service cooperation.*

1.5. *Coordinate the identification and definition of environmental corridors among the North Mendota communities.*

1.6. *The Waunakee Community School District will be informed and consulted during comprehensive plan amendments and during the review of any major residential development proposal.*



INTERGOVERNMENTAL COOPERATION

1.7. Assist Dane County to implement the Erosion Control and Storm Water Management Ordinance by ensuring development requests include the requirements of this ordinance.

1.8. Communicate the Town's desire to preserve agricultural areas outside of the Town Center to the Dane County Planning Department when they are evaluating requests for zoning changes, especially those areas that are currently zoned A-1 Exclusive Agriculture.

Goal 2 – The Town and Village will have strong working relationships with local, regional and state governments and agencies

Objective 2.1 - The Town and Village will maintain cooperative relationships with each other and each of the adjoining jurisdictions.

Objective 2.2 - Transportation issues and projects affecting the Waunakee-Westport area will be improved through consistent communication and planning process participation.

Objective 2.3 - Park and recreation investments will be coordinated with neighboring jurisdictions and other public landowners within the planning area.

Objective 2.4 - The Town and Village will achieve cost efficiencies through collaboration.

Shared Policies & Programs

2.1. Resolve conflicts in plans or projects through regular communication and occasional joint meetings of the appropriate elected officials.

2.2. Maintain collaborations among the North Mendota Communities to coordinate planning and provision of services to the communities on the north side of Lake Mendota.

2.3. Participate in regional planning and policy bodies.


2.4. Participate actively in the planning of a Northern Transportation Corridor (North Mendota Parkway).

2.5. Coordinate the funding of multi-jurisdictional transportation projects so that each jurisdiction carries an equitable share of regional project costs.

2.6. Collaborate with neighboring jurisdictions to connect regional bike paths.

2.7. Coordinate the planning of mass transit and alternative transportation modes between neighboring jurisdictions.

2.8. Consider joint services and facilities, where this would promote conservation of resources and cost savings.



Chapter 5: LAND USE

Chapter 5: Land Use

Chapter 5 describes the desired future land uses for Waunakee, Westport and the surrounding planning area, including development densities and design strategies consistent with the goals, objectives, policies and programs of Chapter 4.

64 General Land Use Goals, Objectives, and Policies

68 Using and Amending the Future Land Use Map

71 Future Land Use Categories

GENERAL LAND USE GOALS, OBJECTIVES AND POLICIES

ABOUT THIS SHARED PLAN

This is a joint plan adopted by both the Village of Waunakee and the Town of Westport. Both communities will utilize this plan to guide private development and public projects and funding. Most of the goals, objectives, policies and programs are relevant and appropriate in both jurisdictions. Any items specific to only one jurisdiction are explicitly identified. Shared Village/Town policies that pertain to rural areas apply to all of the Town of Westport, and also to portions of other Towns in which the Village has extraterritorial interests and authority, including the Towns of Springfield, Dane and Vienna.

Goals and objectives are presented here as desired outcomes; objectives are added under a goal only when there is the need to describe multiple desired outcomes not adequately captured in the goal statement. Policies and programs include both actions and policy rules – they are the methods proposed to achieve the goals and objectives.

LAND USE

These goals, objectives and policies apply generally, throughout the Village and/or Town. See also the policies for specific land use categories.

Goal 1 - New development will result in strong neighborhoods and will reinforce the existing character of the Village and the Town.

Objective 1.1 – Existing farming areas and open spaces will be preserved to the maximum extent possible, especially where they provide for community separation between Waunakee/Westport and the Cities of Madison and Middleton and the Villages of DeForest and Windsor.

Objective 1.2 – Development will generally be compact, to make efficient use of land and infrastructure while also protecting green spaces, farmland and community separation.

Objective 1.3 – Neighborhoods will be well-designed and well-maintained.

Objective 1.4 – Development will be phased to manage the pace of growth and its impact on community character.

Shared Policies

- 1.1. Ensure future development will not adversely affect the health, safety and general welfare of the public.*
- 1.2. Discourage premature development that “leapfrogs” undeveloped parcels that can be served by existing utilities and services. Developable areas within the existing Urban Service Area should be substantially developed prior to expanding the Urban Service Area boundaries or opening new development areas.*
- 1.3. Future expansion of the Urban Service Area should be coordinated with the ability of the applicable jurisdictions to provide adequate public services, including schools, streets, parks, and public utilities.*
- 1.4. Both residential and commercial development should be master planned, so that the future use and development of entire ownership parcels is taken into consideration, including stormwater management, street circulation, utilities, and preservation of open spaces.*
- 1.5. Discourage the further creation of new town islands or peninsulas.*
- 1.6. Areas designated as “Community Separation Zone” should be maintained as agricultural and open space.*
- 1.7. The development process will protect wetlands, floodplains, woodlands, steep slopes and public lands.*
- 1.8. Developers are encouraged to cluster developments in a manner that preserves more open space than the minimum required for environmental corridors, parks, and stormwater management areas.*
- 1.9. Developers are encouraged to use Traditional Neighborhood Development (TND) design principles.*
- 1.10. Preserve open space corridors in the Village and Town.*
- 1.11. Residential development at densities greater than one unit per acre will be located within the urban service area, where public sanitary sewer and public water supplies are available.*

Goal 2 - There will be land available in the Village and the Town for balanced growth, including housing and commercial and employment opportunities.

Objective 2.1 – The primary “economic development zone” in terms of new nonretail business expansion is the area between Highway 19/113 and Uniek Drive west of Highway 113. This area should be reserved for planned business park development.

Objective 2.2 – The primary commercial districts will continue to be the Waunakee Central Business District, the Waunakee West Business District (West Main and Century Ave), Waunakee Southern Business District (Hwy Q south of Woodland) and the Westport Town Center.

Goal 3 - The Waunakee/Westport community will protect rural character in the Town of Westport, and other adjacent towns

Objective 3.1 – Rural areas in the towns around Waunakee, including Westport, that are not served by public utilities will continue to have rural character.

Objective 3.2 – Preservation of rural character will be the principal development theme for the Town of Westport.

Shared Policies

3.1. *River Road will continue to have a rural character and land use pattern.*

3.2. *Lands east of Highway 113 and along Highway Q south of Meffert Road will continue to be protected from development.*

3.3. *Non-rural uses, including residential neighborhoods and non-agricultural commercial or industrial activities will be permitted to expand within the Town (without annexation), but only in the following areas, which are designated for such uses on the Future Land Use Map:*

3.3.a. *The Town Center, which is generally defined as the town lands north and south of County Highway M, from Hwy 113 to Woodland Drive.*

3.3.b. *Lands at the intersection of CTH M and CTH K, though only in conjunction with more detailed planning of the North Mendota Parkway through this area.*

3.3.c. *Lands jointly planned with the City of Middleton.*



GENERAL LAND USE GOALS, OBJECTIVES AND POLICIES

Town Policies

- 3.1. Review the siting and design of new development in the context of preserving rural character as defined in this comprehensive plan and other corresponding ordinances, guidelines and policies.
- 3.2. Prohibit all non-agricultural development that cannot connect to municipal sewer and water service, unless a minor residential land division/rezone allowed by other policies of this plan.
- 3.3. Substandard parcels may be rezoned to another district if consistent with this comprehensive plan.
- 3.4. Preserve agricultural lands for agricultural uses.

Goal 4 – The community’s primary entrance corridors will be attractive and inviting, including highways Q, 19 (east and west), 113 and M

Objective 4.1 – Buildings and landscaping along these corridors will be aesthetically pleasing.

Objective 4.2 – Entry corridors will be improved by public improvements such as lighting, signs and landscaping in the public right-of-way.

Shared Policies

- 4.1. Development along the community’s primary entrance corridors requires special attention and design effort in the development process to ensure a strong and attractive entrance. This should include the selection of high quality materials and designs for buildings, exceptional landscaping, and buffering techniques to obscure the view of features not intended for view from a highway, such as residential rear yards, garage doors and loading docks.
- 4.2. The Town and Village will establish and maintain similar design standards for development along the entrance corridor highways.
- 4.3. Limit commercial driveway access onto CTH Q and Highways 19 and 113; where feasible, use shared driveways, frontage drives, and access from side streets.

Village Policies

- 4.1. The Village will adopt and enforce basic design standards and guidelines for all buildings and sites along its primary entrance corridors.
- 4.2. Encourage and promote architectural design and materials that are consistent with the character of the community.
- 4.3. Preserve landscaped buffers along key arterial highways.
- 4.4. Limit the size and amount of commercial signage.
- 4.5. Prohibit billboards and other forms of off-premise signage.

Town Policies

- 4.1. Most of the Town is intended to remain rural in character, including lands along the major transportation corridors. As people enter the Town from the southeast (Hwy 113), east (Hwy 19) and southwest (Hwy M), they are greeted by woodlands, wetlands, farmland and open spaces with few billboards and limited exterior lighting. These conditions should be maintained.
- 4.2. When entering the Town Center area, which is focused around Highway M, from Hwy 113 to the Town Hall complex at Mary Lake Road, the character is less rural and more urban. Over time, as sites in this area are developed and redeveloped, this area should take on a more consistent quality and character, following these guidelines:
 - 4.2.a. Minimize the visual impact of parking areas by using landscaping to break them up and/or place parking in the side yard rather than the street yard,
 - 4.2.b. Reduce the apparent size of larger buildings with architectural techniques that “break up” the massing, such as gables, varied roof planes, variation in setback, etc. Avoid long buildings or long, unbroken rooflines
 - 4.2.c. Multi-story buildings are allowed, up to three stories.
 - 4.3.d. Incorporate robust pedestrian and bike access amenities.
 - 4.3.e. Signs should be monument-style only, generally no greater than 10 feet in height.

Goal 5 – The development process will be clear and predictable for all participants.

Shared Policies

5.1. *The Town and Village will work collaboratively with people and will help all participants in the development process make informed submittals and decisions to facilitate development consistent with this plan.*

5.2. *Document all findings and recommendations to approve or deny land division and zoning submittals, including a review for consistency with this plan and adopted ordinances.*

5.3. *Utilize established guidelines and procedures, including review of similar past development proposals, to ensure consistency and similar treatment of projects.*

5.4. *Require developments to include a formal fiscal analysis of their project, including anticipated costs for required public services and estimated tax contributions, whenever public funding assistance is requested, and/or at the request of the Planning Commission.*



USING AND AMENDING THE FUTURE LAND USE MAP

USING THE FUTURE LAND USE MAP

The Future Land Use Map (Appendix C) identifies categories of similar use, character and/or development density. These categories are described in the following pages, including explanation of intent and design and development strategies for each.

This map and the corresponding text are to be consulted whenever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development should be consistent with the use category shown on the map and the corresponding text. If consistency is difficult to determine for any reason (e.g. because the plan is silent on a topic or contains conflicting language about a topic), the local jurisdiction (Village or Town) is empowered to interpret the plan and decide if and how a project may proceed. In no case may the County use this plan as justification to approve or deny a proposal in conflict with a position clearly established by the Town.

There may be instances when a single development or redevelopment project is proposed on parcels spanning more than one land use category, for example Central Business District and Community Residential. In these cases it is at the discretion of the local jurisdiction to decide if and how a project spanning two categories should be allowed to alter the boundary between two types of use.

Where uses in this map differ from the current use, it is not the general intent of the Village/Town to compel a change in zoning or a change in use. Except in instances when the Village/Town may actively facilitate redevelopment of a priority site, the Village's/Town's use of this map will be only reactive, guiding response to proposals submitted by property owners.

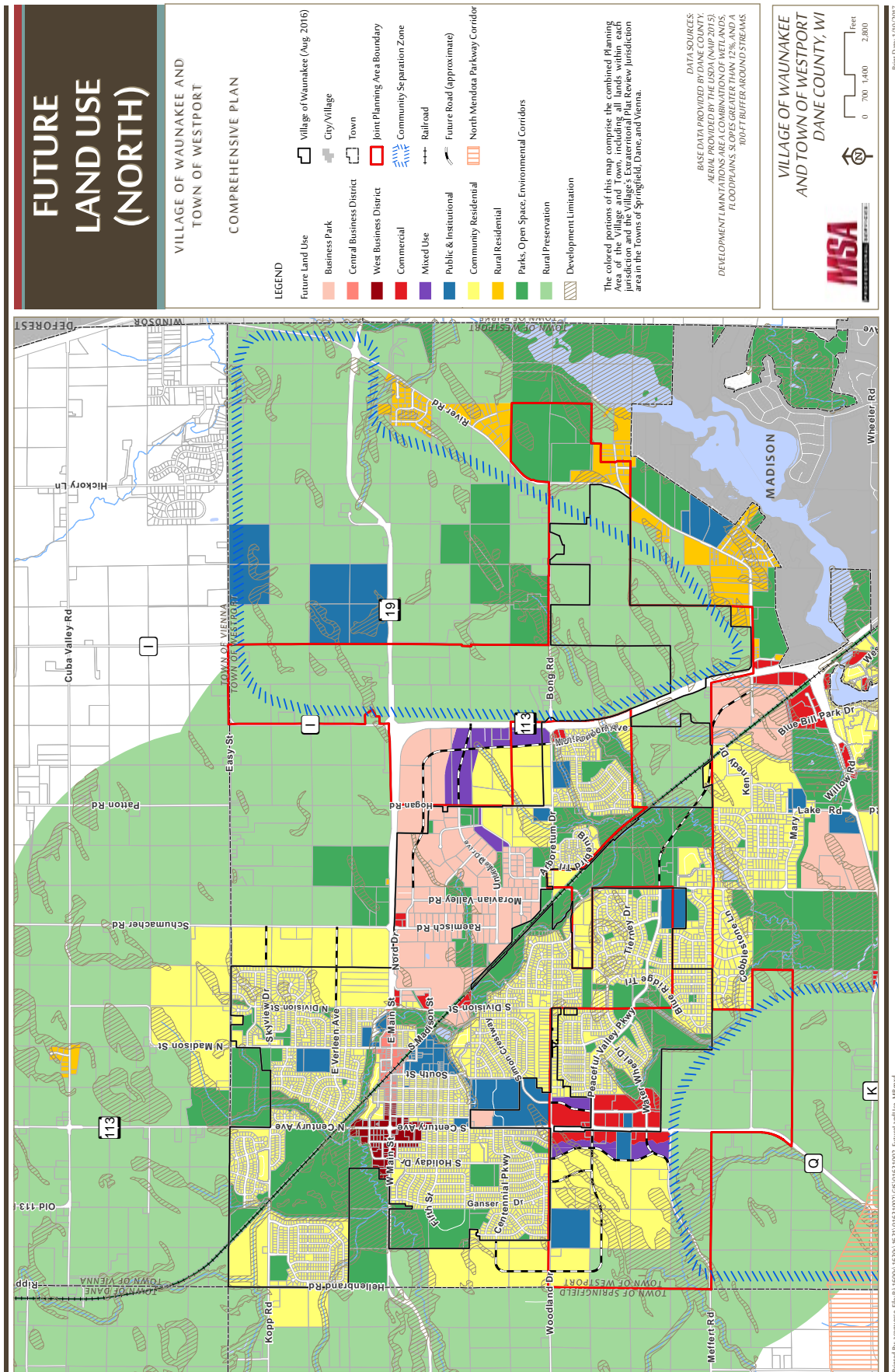
The map and text include land use policies for areas in the Towns of Vienna and Springfield, within 1.5 miles of the current Village limits. Though only a small portion of these areas is planned for annexation and urban development, the Village has interest in how all of these lands are used due to the possibility of impacts on surface water and groundwater quality, air quality, bluffland scenic vistas, and traffic through the Village.

AMENDING THE FUTURE LAND USE MAP

It will from time to time be appropriate to consider amendments to the Future Land Use Map. For example, a project may be proposed that is inconsistent with the Future Land Use Map but generally viewed to be appropriate and desirable. The best practice in these situations is to amend the plan, so that the Village and Town can continue to act in accordance with this plan, as adopted. The following criteria should be considered before amending the map to enable development not previously anticipated.

- The proposed use is compatible with adjacent uses, especially existing residential neighborhoods.
- The proposed use will not adversely affect important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands.
- The lay of the land will allow for construction of appropriate roads and/or driveways that are accessible by emergency vehicles.
- Provision of public facilities and services will not place an unreasonable financial burden on the Village/Town.
- There is a clear public need for the proposed change and/or the proposed development is likely to have a positive fiscal impact on the Village/Town.
- The proposed development is consistent with the general vision for the Village/Town, and the other goals, objectives, policies and programs of this Plan.

See the Implementation Chapter for the description of the process for amending the plan.



FUTURE LAND USE (SOUTH)

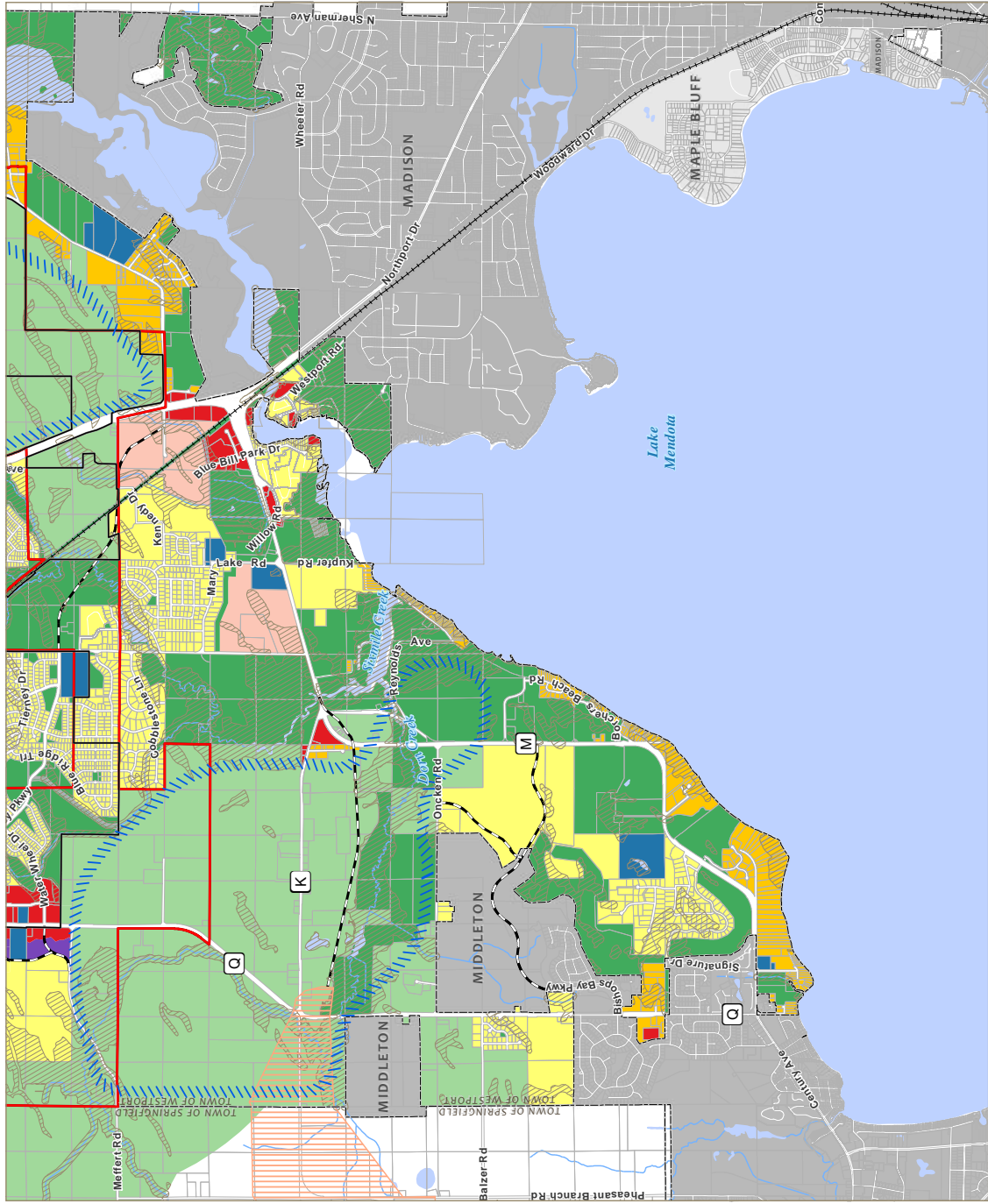
VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

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

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 Extrajurisdictional 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 AREA COMBINATION OF WETLANDS, FLOODPLAINS, SLURF CREEK TRIBUTARIES AND A 100-FT BUFFER AROUND STREAMS.

VILLAGE OF WAUNAKEE
AND TOWN OF WESTPORT
DANE COUNTY, WI



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Print Date: 1/10/2017

FUTURE LAND USE CATEGORIES

The following sections describe policies associated with specific land use categories as assigned on the Future Land Use Map. Land division and zoning decisions by the Village and the Town should be consistent with the policies of the corresponding land use category on the map, and also with the other goals, objectives and policies described in this chapter.

RURAL PRESERVATION

“Rural Preservation” Planning Areas include land in the Village and the adjoining towns that is predominantly agricultural or open space and is in relatively large parcels that could be farmed or managed for resource protection. The intent of this Comprehensive Plan is to retain both the natural resource values and rural character of these areas.

Some of the land that is designated as Rural Preservation could be served by public infrastructure and may ultimately be developed. However, until the land within the Waunakee Urban Service Area is consumed, these areas should be maintained in agricultural, resource extraction, or open space uses. This plan envisions these areas remaining predominately rural until at least the year 2035.

1. The Village should continue to review all land divisions within the Village’s statutory extraterritorial plat review

area, which extends one-and-one-half miles from the Village limits.

2. No new rural subdivisions (i.e. plats with five or more lots) should be permitted within Rural Preservation Areas.
3. Landowners may create individual rural lots by CSM providing that for each rural lot created a minimum of 40 acres is deed restricted to remain as permanent farmland.
4. Lots created by CSM should consume as little productive cultivated land as feasible.
5. Lots created by CSM should be located on areas with less productive soils.
6. Rural lots created by CSM and access to those lots should be located in a manner that does not break-up farm fields or otherwise make it impractical or inefficient to farm adjoining undeveloped areas.
7. New land uses should preserve mature woodlands to the maximum extent feasible.
8. No new lots shall be created or rezoning approved for commercial uses in Rural Preservation Areas except for agricultural-related businesses.
9. Allow agricultural production and resource extraction (e.g. quarries, gravel pits) within the Rural Preservation Area, subject to zoning and permitting requirements.



FUTURE LAND USE CATEGORIES

10. Rezoning of land from the Agricultural Exclusive District (A-1E) to less restrictive districts should be for the least land area feasible and should be limited to the parcel or lot where the land use change is proposed. New non-ag uses should not have an adverse impact on farming practices on adjoining land.

11. Maintain the viability of agricultural land uses by preventing the division of parcels that are designated as A-1 Exclusive Agricultural zoning, strictly limiting housing development in these areas (see agricultural uses on the Future Land Use Map).

- Farm-related residential rezones/land divisions in agricultural areas will be considered on a case-by-case basis.
- Any land division proposed under this exemption must deed restrict the remainder of the original parcel to be permanently maintained as an agricultural land use that cannot be developed.
- Any land division proposed under this exemption should be located in non-prime agricultural areas.

12. For lands in the Rural Preservation Area already zoned for a more intensive use than A-1 Exclusive Agriculture, rezoning to more intensive use classifications should be avoided.

RURAL RESIDENTIAL

The Rural Residential land use category identifies land suitable for residential use in a rural setting, typically on larger lots where public sewer or water service may not be available. These areas are mainly located along the Lake Mendota shoreline or along River Road.

1. Permit detached single-family homes and legal home occupations on existing lots in Rural Residential areas, subject to zoning requirements.
2. Allow only limited future divisions of lots in the Rural Residential area, and only if the proposed new lots are consistent with existing zoning and existing, adjacent neighborhoods.
3. Encourage landowners to preserve natural vegetation (i.e. woodlots, prairie, and tall grass meadows) on rural lots to help preserve the rural character of the area.



Source: Identify media via Flickr

4. Encourage the use of “Conservation Subdivision” principles to maintain the rural character of the countryside and preserve open space, and to protect desirable environmental features not already protected by regulations, such as prairies, woodlands and shorelands.

COMMUNITY RESIDENTIAL

The Community Residential land use category identifies land suitable for urban and suburban-style residential use, including smaller lots and multi-family formats, and typically with public sewer and water service.

1. Where adjoining developments may be able to utilize a regional stormwater facility, or where multiple developments are accessed from the same collector street system, the Village or Town may require neighborhood plans that consider multiple development parcels together within the context of a district or planned neighborhood. The South Neighborhood Plan is a good example of such a neighborhood or district plan that looks at an entire neighborhood and drainage area within the context of a unified district plan.
2. Proposed residential and mixed-use developments should preserve environmental corridors and provide greenway linkages or connections between environmental areas. Where feasible, connecting greenways should be 100' wide to allow sufficient area for stormwater conveyance, trail usage, and wildlife habitat.
3. The Village or Town may allow limited neighborhood commercial uses and work-live housing units within master planned developments, provided such uses do not conflict with the primary land uses and with the overall residential character of the development.

4. As part of the review and approval process, developers will be required to provide a more specific phasing plan and schedule for each individual development.

5. All residential subdivisions require deed restrictions of protective covenants that address site and building design, ownership and maintenance of common areas, and creation of neighborhood or subdivision associations.

6. Developers are encouraged to include mixed housing types and levels of affordability within residential developments.

7. New residential developments that adjoin existing neighborhoods should include housing that is compatible with adjoining established neighborhoods on portions of the development parcel adjoining the existing neighborhoods.

8. Residential developers are encouraged to provide private recreational amenities on association-owned common lands. Such amenities may include walkways, mini parks or totlots, or community garden areas.

9. Limited professional offices and services, such as day care centers, may be allowed in the Community Residential Planning Areas provided such uses are not incompatible with adjoining residences and all parking areas are screened from adjacent residences. The O-1 Office Zoning District was specifically created to allow limited professional offices and services within predominantly residential neighborhoods.

10. Residential subdivisions should be designed to avoid double-sided lots, which have street frontage on both the front and backside of the lots.



FUTURE LAND USE CATEGORIES

INSTITUTIONAL

The Institutional land use category designates public and non-profit uses, existing and planned. These uses include schools, churches and sites owned and operated by the Village, the Town or the County.

1. Institutional uses shall be planned and designed for compatibility with adjoining uses. The site owner will make every reasonable effort to mitigate the impacts of noise, light or traffic that the institutional use may generate, especially with respect to nearby residential areas.
2. If a site designated for institutional use is no longer needed for that purpose, it is acceptable to allow other uses on that site that are compatible with the adjoining uses, generally including any of the adjoining uses. Approval of such other uses would not require an amendment to the future land use map.

COMMERCIAL

The Commercial land use category is intended primarily to accommodate consumer-oriented retail and service businesses located outside of Waunakee's Central Business District and West Business District areas.

1. Land uses within Commercial Planning Areas should be uses permitted in the Village's C-1 and C-2 Districts, or the County's B-1, C-1, or LC-1 Districts (or equivalent districts if the Town adopts its own zoning ordinance).
2. Land uses and developments adjoining residential uses must be compatible with these uses and provide a buffer and visual screen between adjacent residences and commercial storage or parking areas.
3. Sidewalks or alternative pedestrianways must be provided along all adjoining public streets.
4. Future "big box" commercial development along the Highway 19 frontage should be phased and permitted only at such time as the Historic Downtown and West CBD are stabilized and opening of new commercial sites would not undermine revitalization efforts.



5. The Village will consider revising the ordinance restricting the maximum size of a retail store (currently 75,000 SF), but only after a community discussion about this policy.
6. Any commercial development within or adjacent to the Waunakee Business Park must be proposed and approved within the context of an overall development plan for the entire development parcel.
7. Any lighting on commercial structures must be recessed and/or screened so that there is no spill-over onto adjoining properties. Lighting should be permitted as approved by the respective communities in their codes.
8. Commercial developments must meet all signage and parking requirements of the Village Zoning Ordinance, unless granted waiver or variance as afforded by the Village Ordinance.
9. In Town commercial areas, prohibit any commercial use that would be incompatible with neighboring uses, especially rural residences and farming operations. Incompatible uses may exhibit one or more of the following characteristics:
 - Excessive noise, light, traffic, or odor.
 - Dissimilar architecture, signage needs or other appearances.
 - Requires an excessive employees or generates significant customers from outside the Town of Westport or immediate area.
 - Requires exceptional levels of public improvements or services.
 - Lack of appropriate area for setbacks or screening between neighboring buildings, parcels and other land uses.
10. In Town commercial areas as designated in this plan, multi-unit residential uses may be considered on a case-by-case basis, either as a stand-alone use or mixed with a commercial use. The suitability of such use will be determined by site characteristics and the quality of the design. The applicant needs to demonstrate the safe provision of access, parking, and pedestrian routes and show how the residential use relates to other uses on that site or adjacent sites.



FUTURE LAND USE CATEGORIES

BUSINESS PARK

The Business Park land use category is generally intended to accommodate office and industrial uses in the Village and Town.

1. Encourage future nonretail uses and services not oriented toward the general public to locate in one of the planned industrial or business parks.
2. Assist nonretail uses in the Downtown area to relocate to sites in the Waunakee Business Park.
3. Maintain a sufficient inventory of sites and lots in the Waunakee Business Park to accommodate incoming and expanding businesses in the Waunakee area.
4. As larger business relocate or close facilities, utilize existing industrial buildings as “incubators” for new business.
5. Require any new business parks to have deed restrictions and architectural guidelines that regulate the design and development of buildings and sites.
6. Convene a study group to review existing deed restrictions and architectural guidelines, to consider the balance between the costs and community benefits of those standards, both for properties visible from major transportation corridors and those that are not.
7. Reserve land on the east side of Hogan Road designated on the Land Use Plan as “Future Business Park” until the existing business and industrial parks are substantially full and infrastructure can be extended to new development areas.
8. As the “Future Business Park” area develops, require “transitional” uses along the Arboretum Drive frontage adjoining residential neighborhoods.
9. Allow a range of uses along the Hwy 19 frontage, including office, manufacturing, sales or service uses, while maintaining high standards for building and site

design to ensure an attractive entrance corridor to the Village. Work with property owners to revise existing covenants and restrictions as necessary to achieve these outcomes.

10. Any lighting on commercial structures must be recessed and/or screened so that there is no spill-over onto adjoining properties. Lighting should be permitted as approved by the respective communities in their codes.
11. Commercial developments must meet all signage and parking requirements of the Village Zoning Ordinance, unless granted waiver or variance as afforded by the Village Ordinance.
12. For Business Park areas that will remain in the Town of Westport when developed (as mapped, these are north of Hwy M and west of Hwy 113), the following policies apply:
 - The new use must not threaten the natural environment in any way as compared to residential development, including an increased risk of contamination to the air, soil, surface waters, or ground water; increased sound levels; or increased nighttime light levels.
 - The new use should be compatible with existing adjacent uses, especially any residential uses. Buildings and sites should be designed to prevent noise, odors, exterior lighting, or traffic patterns that would be objectionable to existing adjacent uses.
 - Prohibit any use that generates excessive traffic, does not create good paying jobs for local residents, uses dangerous or potentially hazardous types of processes, requires large amounts of raw material, generates significant amounts of waste products, utilizes or requires hazardous materials, generates excessive noise, or has the potential to negatively impact the natural and agricultural resources of the Town of Westport.



MIXED USE

The Mixed Use land use category designates areas that are suitable for a variety of uses, sometimes mixed within a single development. Some of these areas are in highly-visible locations where the design and appearance of development is of great importance to influence the overall character of the community. The plan uses this designation in growth areas adjacent to Hwy 113, Hwy Q, and the Waunakee Business Park.

1. East Village Gateway – Hwy 113 to Hogan Road

- a. This site is suitable for a mix of business park uses, multi-unit residential uses, and/or competition-quality recreational facilities. It may be appropriate to mix office and residential uses on the same site, or in the same buildings, though such mixing of uses is not a priority for this site.
- b. This site offers high visibility from Highway 113; sites adjoining the highway should utilize high quality materials and landscaping, and service features such as garages, loading docks and trash collection containers should not be visible from the highway.
- c. Residential uses should generally not be located adjacent to highway 113.
- d. A neighborhood master plan is required for all of the lands between Hogan Road and Highway 113, including this Mixed Use area, before any of them may be developed. The plan should establish a cohesive neighborhood design and work out the relationship among various uses, including open space features to orient and connect the different uses.

2. Village Business Park – West of Hogan Road

- a. This site, along the north side of Uniek Road, is a transition zone between residential and business park uses and is suitable for either use or a mix of both, pending market demand.
- b. Residential uses, if proposed, should be designed for compatibility with commercial/business sites in the business park, including buffering techniques to avoid undesirable views or noises, and excellent pedestrian connectivity to all surrounding uses.

3. Simon Crestway

- a. This site, along the east side of Simon Crestway (when it is connected between Peaceful Valley Parkway and Woodland Drive) is suitable for multi-unit residential use, such as apartments or senior housing, to serve as a transitional use between commercial uses west of Simon Crestway and the existing neighborhood to the east.

4. West Village Gateway, West of Hwy Q

- a. This site, between Hwy Q and the proposed extension of South Holiday Drive, is suitable for commercial uses, multi-unit residential uses such as apartments or senior housing, or vertical mixed use buildings with upper floor residential and ground floor commercial. The boundary between this area and the adjacent Commercial land use designation along Hwy Q is not precisely defined, but it is the intent of this plan to avoid locating residential uses of any type directly adjacent to Hwy Q. The precise configuration of roads, parcels and uses should be figured out through the development process, during which a neighborhood plan will be required for this area. That plan should demonstrate an appropriate transition of uses from commercial use along the highway to lower-density residential use within the neighborhood.



FUTURE LAND USE CATEGORIES

CENTRAL BUSINESS DISTRICT/ HISTORIC DOWNTOWN PLANNING AREA

The Land Use Plan identifies the areas along Main Street between West Street at the west end and Division Street at the east end as part of the Central Business District (CBD). The general intent of the Historic Downtown Planning Area is to preserve the architectural character and scale of historic commercial district. The core blocks fronting on Main Street should continue to maintain buildings with their front facades built to the sidewalk line. Because of the limited lot sizes and characteristics of the building stock, Historic Downtown Waunakee is best suited for small specialty businesses and services. The core of specialty businesses currently in Downtown Waunakee is beginning to create a destination district.

1. Encourage commercial uses and services that are consistent with the C-1D Downtown Commercial Zoning District. These are predominantly retail and service uses that are similar in character to the existing businesses.
2. Encourage two-story construction that has either commercial or residential uses on the upper floors.
3. Discourage new residential uses on the street level floors along Main Street and adjoining commercially zoned streets. The first levels should be used for retail and service uses that will contribute to a core commercial district.
4. Require the architecture of any new development in Downtown Waunakee to be compatible in terms of scale, materials, and architectural character to the existing business district.
5. Encourage site planning that is “pedestrian-friendly” and provides both sidewalks and interior pedestrian circulation pathways.
6. Discourage rezonings or conditional uses that would permit land uses that are not in character with the predominantly retail character of Downtown Waunakee.
7. Relocate existing industries and heavier commercial uses in the Downtown area to more appropriate sites in a business park setting.
8. Protect the character of “transition” blocks within the Central Business District that are at least 50% residential, through the following strategies:

- a. Allow use to change from residential to commercial, but retain the character and scale of the existing structures and yards.
- b. Limit commercial uses to the uses permitted in the C-1D Downtown Commercial Zoning District.
- c. Require parking to be located in the rear or side yards, preserving lawn in the front yards.

Guidelines for the Rehabilitation of Existing Historic Storefronts

- The architectural character of buildings on Main Street should reflect traditional architectural themes.
- If the building has an intact and original storefront, preserve the storefront’s character.
- Avoid the use of materials that were unavailable when the building was constructed, including vinyl and aluminum siding, mirrored or tinted glass, artificial stone and brick veneer.
- Choose paint colors based on the building’s historic appearance.
- Original elements should be preserved where possible (glass, doorway elements, frames).

Guidelines for Designing Replacement Storefronts

- The architectural character of buildings on Main Street should reflect traditional architectural themes.
- Respect the scale and proportion of the existing building.
- Select construction materials that are appropriate to the storefront.
- Respect the separation between the storefront and upper stories.
- Differentiate the primary retail entrance from the secondary entrance to upper floors.
- The storefront generally should be as transparent as possible, use of glass doors and display areas allow for visibility.

- Keep secondary design elements such as graphics and awnings simple to avoid visual clutter.
- Fabric awnings are useful to shelter pedestrians and protect window displays and can be visually appealing if they are related to the building. Plastic and metal canopies should be avoided.
- Canopies that are not part of the original building design should be avoided.
- The façade design of new buildings should complement adjoining buildings in proportion, material selection and color.

Guidelines for Specific Building Elements

Upper Facades

- If the upper façade has been altered, attempt to bring back original design elements and materials.
- Avoid altering, concealing, or removing historic details when renovating upper façades.

Cornices

- Original cornices that are intact should be retained, repaired, and protected from deterioration.

Windows

- Maximize window space for display.
- Keep windows transparent to allow for visibility into and out of the building.
- Upper window replacements should fill the original openings.
- Original window openings should not be concealed and the size and proportion of the original windows and doors should not be altered.

Building Color and Materials

- Paint color should be appropriate to the style and setting of the building.
- Paint should only be applied to trim features of masonry and stone buildings. Masonry and stone should be cleaned rather than painted.
- A storefront color scheme should complement the materials colors in the building and should be consistent on the storefront and upper façade.
- Simple color schemes with up to three colors are appropriate.
- Avoid bright colors or highly contrasting colors.



FUTURE LAND USE CATEGORIES

Guidelines for Site Design in Historic Downtown Waunakee

Signage

- Avoid concealing significant architectural features when locating signs.
- Sign lighting should not overpower the façade or streetscape. Flashing signs should not be allowed.
- The sign message should be simple - avoid redundant wording and unnecessary clutter.
- The sign design should be customized to complement the building character and the streetscape environment. Avoid plastic signs.
- Avoid large projecting signs and roof mounted signs. Small, personalized, and well-designed projecting signs should be allowed.
- Sign messages should be unified with coordinated colors and lettering styles.
- Signs should be constructed with durable, long-lasting materials - high quality sign enamel paints and decay-resisting woods.
- Avoid placing signs on upper stories of buildings, as they draw attention away from storefront areas, which are the focal point of a business district.
- All obsolete signs should be removed in a timely manner. When a business activity concludes, the business owner should be responsible for removal of all signs.
- The scale of signage should be proportional to smaller buildings in the downtown and be consistent with the pedestrian environment.



Source: hovdeproperties.com

Parking

- Parking is discouraged in front yard setback areas.
- Rear lot parking should be used. Parking adjacent to Main Street or other streets should be screened.
- Pave, stripe, and light all parking areas.

Setbacks

- Buildings should be consistent with front yard set-backs of adjoining properties.

WEST BUSINESS DISTRICT

The Land Use Plan identifies the areas along Main Street between West Street and the Piggly Wiggly, and along Century Avenue between Six Mile Creek on the north and Fifth Avenue on the south, as part of the West Business District (WBD).

The Village intends to initiate a visioning process and plan for this district. That plan, if adopted, will replace the following policies.

1. Reserve the frontage along West Main Street east of Holiday Drive and on Century Avenue north of Fourth Street for commercial uses permitted in the C-1 or C-2 Commercial Districts
2. Encourage the renovation of the Village Mall and the smaller strip shopping centers.
3. Install streetscape enhancements that will help unify the business district and provide a consistent architectural theme.
4. Require all developments and redevelopments to include sidewalks on all public street frontages.
5. Prohibit garage doors that face a public street.
6. Require a landscaped buffer area between the sidewalk and parking areas.

DEVELOPMENT LIMITATIONS

The Development Limitations areas on the map are those areas that are believed to have wetlands, floodplains, or slopes exceeding 12%, based on available data. Property owners are warned of the possible presence of such features, and associated restrictions on development as established by the Town and/or Village (the policies below), Dane County, or the Wisconsin Department of Natural resources.

1. Property owners who wish to building structures in or near these areas are encouraged to have a more detailed site analysis prepared by a qualified professional (e.g. a wetland delineation and/or topographical survey) to confirm the location of features that should be protected from development.
2. Prohibit development on or in proximity to wetlands and floodplains.
3. Restrict development in areas where there is a significant risk of groundwater contamination.
4. Prohibit development in areas where there are steep slopes of 12% or greater.
5. Restrict development in areas where soils are subject to erosion.
6. Restrict development in areas that are critical to effective storm water runoff management.



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Chapter 6:

IMPLEMENTATION

Chapter 6: Implementation

Chapter 6 outlines how the vision, goals, objectives, policies and programs of the plan will be implemented in everyday decisions and annual goal-setting and budgeting and how the plan should be updated and amended as necessary.

84 Guiding Decisions

86 Adoption, Amendments & Updates

88 Plan Consistency & Severability

89 Action Plan

GUIDING DECISIONS

GUIDING DAILY DECISIONS

Responsibility for implementing this plan lies primarily with the Village and Town Boards, Planning Commissions, Joint Planning Commission and Village and Town Staff.

Village and Town Boards

The Village and Town Boards set priorities, control budgets and tax rates, and often have the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Board members are aware of the plan and expect Village or Town actions to be consistent with this plan. Each board member should have a copy of this plan and should be familiar with the major goals and objectives described herein. The Village and Town Boards should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

Village and Town Planning Commissions (PCs) and Joint Planning Commission (JPC)

Land use and development recommendations are a core component of this plan, and the PCs and JPC have major roles in guiding those decisions. PC and JPC members must each have a copy of this plan and must be familiar with its content, especially Chapter 5, Future Land Use. It is generally the responsibility of the PCs and JPC to determine whether proposed projects are consistent with this plan, and to make recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the Village and/or Town, the respective PC or JPC should initiate efforts to amend the plan to better reflect Village and/or Town interests. This will help to reinforce the legitimacy of the plan as an important tool in Village and Town functions.

Other Village and Town Committees/Commissions

In some cases, particular initiatives and action items listed in this plan may be more appropriately carried out by another Village or Town committee such as the Waunakee Economic Development Commission or Town Historic Preservation Committee, or in cooperation with other units of government, business and service organizations, or non-profit agencies. In such cases, this plan should serve as a foundation for Village- and Town-related decision making. Village and Town staff and officials should take an active lead role in sharing this plan with other organizations, communicating the intent of relevant objectives and policies.

Village and Town Staff

Key Village and Town staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. Specifically, the following people should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- Town Attorney/Administrator/Clerk-Treasurer
- Village Engineer/Public Works Director/Zoning Administrator
- Village Building Inspector
- Village Finance Director
- Village Administrator/Economic Development Director

These key staff members are expected to know and track the various goals, objectives, policies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. All of the Village's and Town's contracted staff should also be aware of the plan and the connections between the plan and Village projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to Village and Town functions.

GUIDING ANNUAL DECISIONS

To provide lasting value and influence, this plan should be used and referenced regularly, especially during annual goal-setting, budgeting and capital planning processes. To inform these annual processes, the Village and Town should each prepare, with input from their Plan Commissions, a concise Comprehensive Plan Annual Report that may include the following information:

- Action items in progress or completed during the prior 12 months (celebrate success!)
- Planning Commission recommendations for action items to pursue during the next 12 months.
- Recommendations for any policy or map amendments to the Comprehensive Plan.

The Action Plan at the end of this chapter should be updated on an annual basis. Completed actions should be celebrated and removed, while those actions not yet completed should be given new deadlines (if appropriate) and assigned to specific individuals, boards or committees for completion per the new schedule and Village or Town Board directive. If the updated Action Plan is consistent with the goals, objectives, and policies of the comprehensive plan, updating the Action Plan should not require an amendment to the Comprehensive Plan and can be approved simply by Village or Town Board resolution.



Many of the strategies identified in this plan presume the use of existing Village ordinances and Village and Town programs. The Town's and Village's key implementation tools include:

Operational Tools

- Annual Budget Process

Regulatory Tools

- Land Use Regulations (including zoning, land division, subdivision and extraterritorial land use controls)
- Site Design Regulations
- Building Codes (including plumbing and electrical codes)
- Erosion and Stormwater Ordinances
- Official Maps

Funding tools

- Tax Incremental Financing (TIF) Districts
- Grant Programs
- General Fund Revenues
- Fees & Special Assessments
- Fundraising
- Room Tax Revenue

ADOPTION, AMENDMENTS & UPDATES

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Village and Town Boards in the form of an adoption ordinance approved by majority vote. Two important steps must occur before the Village and Town Boards may adopt or amend the plan: the Planning Commissions must recommend adoption and the Village and Town must hold an official public hearing.

It is assumed and encouraged that both the Town and the Village will work together on any amendments to the plan, and will each adopt the amendments. It is possible, however, that either entity may at some point choose to amend a portion of the plan that does not directly affect or fall within the jurisdiction of the other entity, for example a Village amendment to policies for the Historic Downtown area. Any unilateral amendment to this joint plan should include a finding that the amendment will not have a substantive affect on the other jurisdiction. If approved, the amended portion should be provided to the other jurisdiction.

Planning Commission Recommendation

The Planning Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan or amendment and its various components. The resolution should also reference the reasons for creating or amending the plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the Planning Commission, and the approved resolution should be included in the adopted plan document.

Public Hearing

Prior to adopting this plan, or plan amendment, the Village and Town (either Village and Town Boards or Planning Commissions) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,

- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

Draft Distribution and Public Hearing Notifications

The Village and Town are required to provide direct notice of the public hearing to all of the following as they apply to the municipal limits:

- An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)(d).
- A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.
- Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local government unit provide the property owner or leaseholder notice of the hearing.
- Any individuals who request, in writing, notification of the proposed comprehensive plan ordinance or public hearing. Each such individual must be sent a notice of the public hearing and a copy of the ordinance at least 30 days prior to the public hearing. The Village and Town may charge a fee equal to the cost of providing such notice and copy.

Finally, the Village and Town should send the notice and a copy of the proposed plan, or plan amendment, to the *Plan Distribution List* (see below). These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Village and Town should coordinate directly with the Waunakee Public Library to make a copy of the proposed plan, or plan amendment, available for viewing by any interested party.

Plan Adoption

This plan and any future amendments become official Village and Town policy when the Village and Town Board each pass, by a majority vote of all elected members, an adoption ordinance. The Village or Town Boards may choose to revise the plan after it has been recommended by the Planning

Commission and after the public hearing. It is not a legal requirement to consult with the Planning Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Adopted Plan Distribution

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village and Town, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Village and Town.
3. The regional planning commission in which the Village and Town are located.
4. The public library that serves the area in which the Village and Town are located.
5. The Comprehensive Planning Program at the Department of Administration.

Plan Amendment vs. Plan Update

From time to time the Village and/or Town may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Village and/or Town. Should the Village and Town wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any change to the plan goals, objectives, policies, programs or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in this section. Amendments may be proposed by either the Village or Town Boards, Village or Town PCs, Joint Plan Commission, Village Staff, Town staff or Village or Town property owners. Amendments may be made at any time using this process; however, in most cases the Village and Town should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of minor

plan amendments. This process can begin with a meeting of the JPC (January), followed by JPC recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by the Village and Town Boards (March or April).

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

PLAN CONSISTENCY & SEVERABILITY

PLAN CONSISTENCY

Once formally adopted, the plan becomes a tool for communicating the Village's and Town's land use policies and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, after January 1, 2010, if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with that local governmental unit's comprehensive plan:

- Official maps
- Local subdivision regulations
- General zoning ordinances
- Shoreland/wetland zoning ordinances

An action will be deemed consistent if:

- It furthers, or at least does not interfere with, the goals, objectives, policies and programs of this plan,
- It is compatible with the proposed future land uses and densities/intensities contained in this plan,
- It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.
- The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan, the Village and Town reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

SEVERABILITY

If any provision of this Comprehensive Plan will be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional by court of law, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application. If any requirement or limitation attached to an authorization given under this Comprehensive Plan is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid.

ACTION PLAN

The following section is a list of items for Waunakee and Westport to pursue jointly and independently over the next 10 years in order to implement the vision, goals, and objectives of this plan. This list was developed from the policies and programs in Chapters 4 and 5. These tables omit policies that provide guidance but do not require proactive effort by the Village and/or Town.

PRIORITIES AND TIMELINES

The action plan suggest approximately when each action should occur, within a ten-year timeframe. This plan will be updated and new actions selected by the end of that period. Some of the actions in this plan require continual ongoing or annual effort.

Decisions regarding the timing, budgeting, and coordination of each action item will be made by the Village Board and Town Board, typically as part of the municipal budget setting process or the Comprehensive Plan Annual Report. This plan is intended to inform those annual processes, but not to compel completion of these actions.

MEASURING SUCCESS

There are multiple ways to track the Village's and Town's success in implementing this plan. In some cases, success is evaluated based on whether a facility is built, a program is created (e.g. Silo Protection Program) or a study or zoning code amendment is completed. In other cases, success may be judged by degree to which change has occurred (or not occurred - some of the actions are intended to preserve current strenghts). Change can be measured both quantitatively (e.g. the number of new business or jobs created since plan adoption) or qualitatively (e.g. degree to which residents are satisfied with improvements).



Shared Action Plan

	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
HOUSING ACTIONS	2017-2019	2020-2025	2025-2035	
Conduct a housing market analysis to evaluate in more detail the demand for various housing types in the Village and Town.	x			Joint Planning Commission
Explore development of a housing rehabilitation program to help property owners maintain and rehabilitate older housing stock, particularly in the central portion of the Village.	x			Village Plan Commission
	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
ECONOMIC PROSPERITY ACTIONS	2017-2019	2020-2025	2025-2035	
Conduct a visioning process and prepare a master plan for the West Business District.	x			Village Administrator/ ED Director, Village Planning Commission, Village Board
Install streetscape enhancements that will help create an identity and unifying theme for Historic Downtown Waunakee and the Town Center.		x		Director of Public Works, Town Administrator, Village Board, Town Board
The Town will take an active role in business attraction, retention and growth, in coordination with the Village.	x	x	x	Town Planning Commission
Develop a "Village Square" in the Village's Historic Center that will serve as a central landmark and symbol of Waunakee's historic traditions.		x		Village Administrator/ ED Director, Village Planning Commission, Village Board
Review design standards for the Waunakee Business Park to ensure that the standards allow use of the best available materials while also allowing property owners to manage construction costs effectively.	x			Village Economic Development Committee, Village Plan Commission
	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
AGRICULTURAL, NATURAL, CULTURAL & HISTORIC RESOURCES ACTIONS	2017-2019	2020-2025	2025-2035	
Consider the creation of a stormwater utility to ensure sustainable funding for stormwater management tied equitably to the sources of stormwater runoff.		x	x	Public Works

Shared Action Plan (continued...)

AGRICULTURAL, NATURAL, CULTURAL & HISTORIC RESOURCES ACTIONS	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
	2017-2019	2020-2025	2025-2035	
Protect linear open space corridors along Six Mile Creek and its tributary creeks and drainageways through a combination of public acquisition and land use regulations.	x	x	x	Village & Town Boards
Create a Silo Protection Program to conserve historic and/or culturally significant silos.	x	x	x	Village & Town Boards
Identify and map significant agricultural viewsheds in the Town of Westport.		x		Town Planning Commission
Identify, inventory, and preserve cultural, historic and archeological sites. (Town: Develop a volunteer effort to assist in the identification of historic and archeological sites.)	x	x	x	Village Planning Commission, Town Historic Preservation Committee
Adopt design guidelines for the traditional downtown that preserves the historic scale and character of Downtown Waunakee.		x		Village Planning Commission
COMMUNITY FACILITIES ACTIONS	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
	2017-2019	2020-2025	2025-2035	
Complete regional flood protection and stormwater management plans and apply these to development proposals.	x	x	x	Public Works, Planning Commissions
Share Capital Improvement Plans with adjacent communities to identify potential coordinated projects (i.e. roads, stormwater management, signage).	x	x	x	Public Works Director
Complete and maintain utility master plans for each utility service that describes service area, levels of use, overall capacity and features a timetable for capital improvements.	x	x	x	Public Works Director, Town Administrator

Shared Action Plan (continued...)

	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
TRANSPORTATION ACTIONS	2017-2019	2020-2025	2025-2035	
Maintain Official Maps as described by State Statutes 62.23(6) to identify and protect future road corridors.	x	x	x	Village and Town Planning Commissions
Explore the feasibility of establishing a pedestrian ferry service across Lake Mendota, connecting Westport with downtown Madison.		x		Town Planning Commission
Participate in local or regional efforts to provide transit connections to the metropolitan transit systems in Madison and other Dane County communities.	x	x	x	Village Administrator/ ED Director, Town Administrator
The Town and Village support and will advocate for the development of a "North Mendota Parkway" or similar that carries regional traffic away from neighborhoods and environmentally sensitive areas.	x	x	x	Village Board, Town Board, Village Administrator/ ED Director, Town Administrator
Develop more-detailed, area-specific land use and local roadway plans for the CTH M and STH 113 corridors in coordination with future planning for the parkway.			x	Town Planning Commission
	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
INTERGOVERNMENTAL COOPERATION ACTIONS	2017-2019	2020-2025	2025-2035	
Pursue boundary agreements with the Towns of Vienna and Springfield	x			Village Administrator/ ED Director, Plan Commission, Village Board
Pursue a boundary agreement between the Town of Westport and the Village of DeForest	x			Town Administrator, Plan Commission, Town Board
	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
LAND USE ACTIONS	2017-2019	2020-2025	2025-2035	
The Town and Village will establish and maintain similar design standards for development along the entrance corridor highways.	x	x	x	Plan Commissions

Appendix A:

COMMUNITY INDICATORS REPORT

The Community Indicators Report is a summary of current conditions and recent trends in the Village of Waunakee and Town of Westport based on the best available data. The purpose of those indicators is to enable informed choices about the future of the Village and the Town. This report is included as an appendix to the Comprehensive Plan so that it may be easily updated from time to time as new data becomes available.

- Demographics
- Housing
- Mobility & Transportation
- Economic Prosperity
- Agriculture & Natural Resources
- Community Facilities & Services
- Community Character
- Collaborations & Partnership
- Land Use

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ABOUT THE DATA

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally

reliable at the County level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error exceeds 10% of the estimate, the value in the table is ***bolded and italicized***. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

1980	124	2.2	79,564	5.0	
1990	138	3.4	100,601	6.0	
2000	145	10	145,452	7.0	
2010	150	12.3	179,638	8.0	← Census data
Avg.2009-2013	<i>378</i>		253,053		← ACS data
	↑		↑		
	error exceeds 10%		error less than 10%		

Note: This report is a summary of current conditions and recent trends in the Village of Waunakee and Town of Westport, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the Village and Town.

Demographics

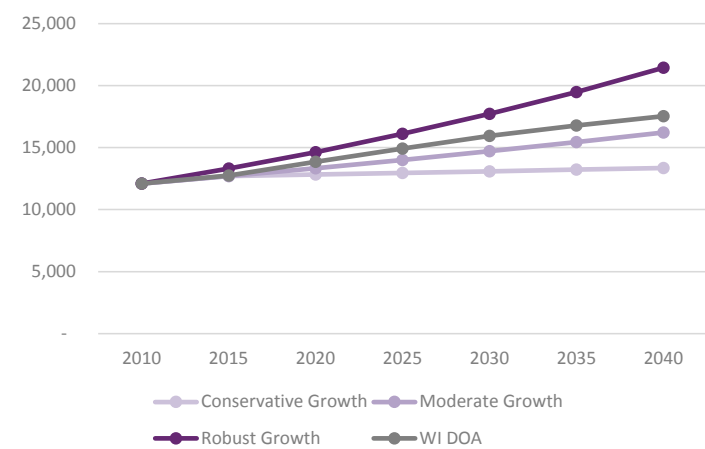
POPULATION

From 1980 to 2010 the population in Waunakee grew by 213% and the population in Westport grew by 44%. From 2000 through 2010, the population in Waunakee increased by 34% and the population increased by 10% in Westport. Waunakee’s growth rate from 2000 through 2010 surpassed the growth rate for the Village of DeForest (21%), Dane County (14%) and the City of Middleton (11%). Waunakee and Westport both surpassed the growth rate for the same time period in the State of Wisconsin (6%). High growth rates in both communities can be attributed to the area’s high quality of life, excellent school system and quality residential neighborhoods. This trend is projected to continue into the future.

Based on Wisconsin Department of Administration (WIDOA) data, Waunakee’s 2040 population is projected to be 17,530 which is an increase of 45% from year 2010. Westport’s population is projected to increase to 4,745 in 2040, which is an increase of 20%. Waunakee’s projected population growth exceeds the Village of DeForest (34%), City of Middleton (33%) and Dane County (24%) during this time period. Waunakee and Westport are both projected to have a greater growth rate than the State of Wisconsin (14%) between 2010 and 2040.

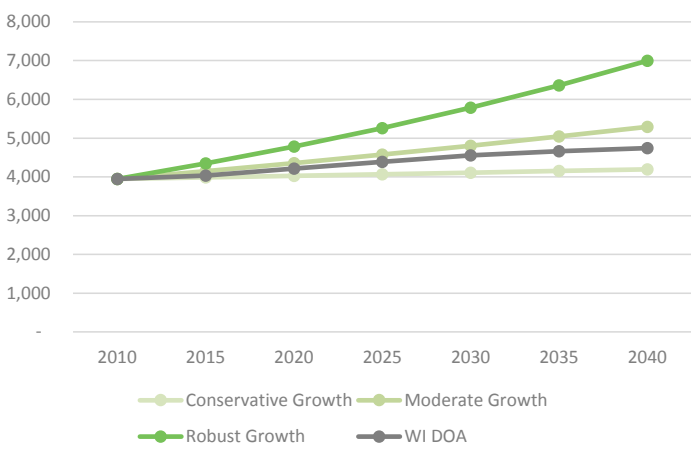
Growth Projection for Waunakee

Source 2010 Census; Wisconsin Dept. of Admin.; MSA projections



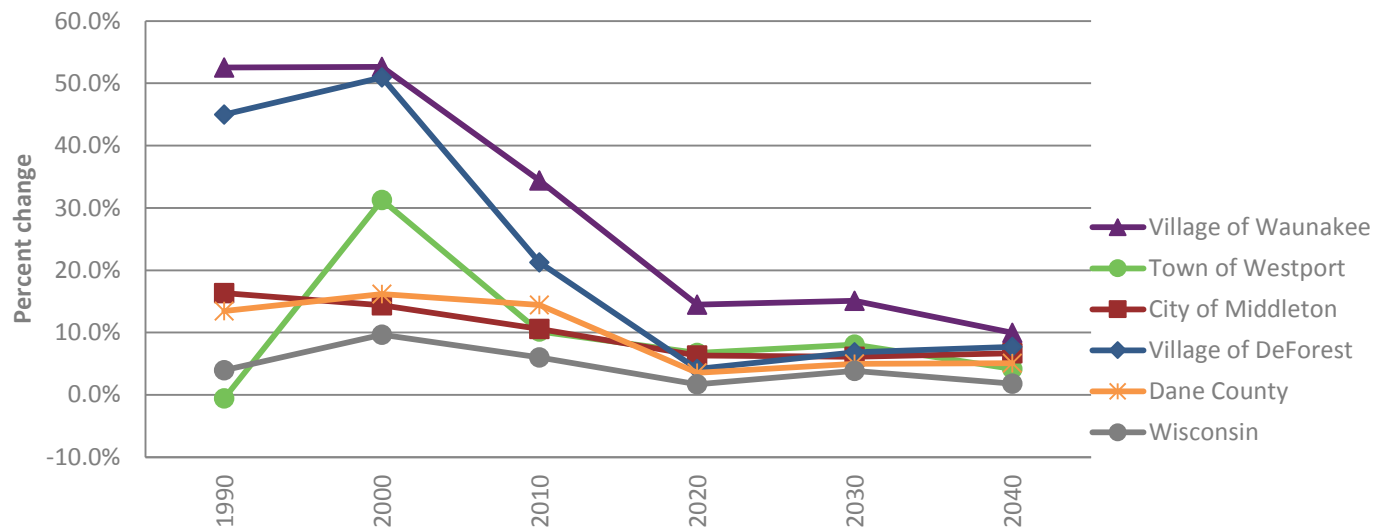
Growth Projection for Westport

Source 2010 Census; Wisconsin Dept. of Admin.; MSA projections



Population Trends & Projections

Source 2010 Census; Wisconsin Dept. of Admin.



Note: According to the WIDOA, predictions of the population are based on the primary assumption that past demographic and economic patterns, on a large scale, will hold true into the future. Population projections are not a statement of what will happen, but an inference of what might happen, if past patterns and probable future trends hold true.

Demographics

Age & Sex

Source 2010 Census

	Village of Waunakee		Town of Westport		City of Middleton		Village of DeForest		Dane County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Male	5906	48.8%	1,951	49.4%	8,427	48.3%	4,327	48.4%	241,411	49.5%
Female	6191	51.2%	1,999	50.6%	9,015	51.7%	4,609	51.6%	246,662	50.5%
Under 10	2,017	16.7%	344	8.7%	2,023	11.6%	1,373	15.4%	60,114	12.3%
10-19 years	2,055	17.0%	443	11.2%	2,052	11.8%	1,403	15.7%	61,742	12.7%
20-34 years	1,476	12.2%	461	11.7%	3,711	21.3%	1,614	18.1%	126,105	25.8%
35-54 years	4,184	34.6%	1,078	27.3%	5,032	28.8%	2,900	32.5%	133,593	27.4%
55-64 years	1,165	9.6%	678	17.2%	2,476	14.2%	873	9.8%	56,375	11.6%
65-74 years	560	4.6%	507	12.8%	1,178	6.8%	389	4.4%	26,559	5.4%
75-84 years	378	3.1%	335	8.5%	621	3.6%	293	3.3%	15,811	3.2%
85 & over	262	2.2%	104	2.6%	349	2.0%	91	1.0%	7,774	1.6%
Median Age	37.9	-	49.8	-	39.1	-	35.6	-	34.4	-
17 & under	3,824	31.6%	719	18.2%	3,809	21.8%	2,595	29.0%	106,084	21.7%
65 & over	1,200	9.9%	946	23.9%	2,148	12.3%	773	8.7%	50,144	10.3%
Total Population	12,097	100%	3,950	100%	17,442	100%	8,936	100%	488,073	100%

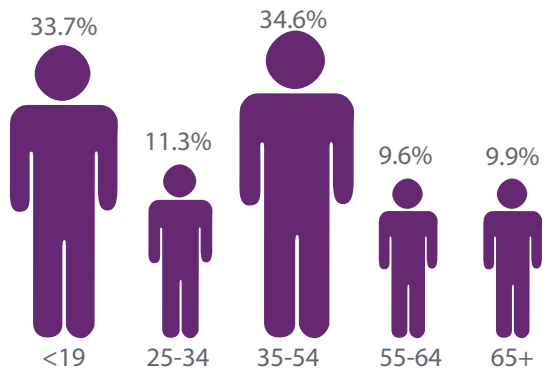
AGE & SEX

In 2010, the median age in Waunakee was 37.9 and the median age in Westport was 49.8, both of which are higher than the Village of DeForest (35.6) and Dane County (34.4). Westport has the highest median age; it is also higher than the median age of the City of Middleton (39.1). The largest age cohort in both Waunakee and Westport is those age 35-54, this is similar across all comparables. The 35-54 cohort comprises 35% of the population in Waunakee and 27% of the population in Westport. Westport has the highest proportion of "senior citizens" (i.e. 65 and over) at 24% as compared to Waunakee (10%), Middleton (12%), DeForest (9%) and Dane County (10%). Westport is home to Westshire

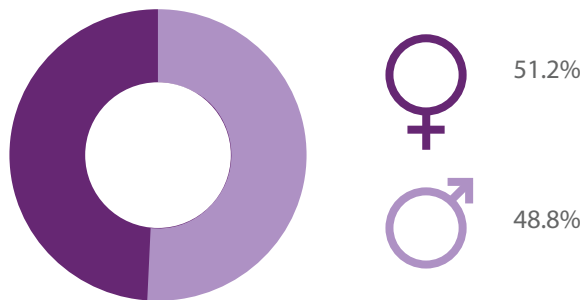
Village which is a 55+ retirement community, and is contributing to the high number of seniors in the Town. In general, the cohort of those 65 and older is expected to increase as baby boomers age. Approximately a third of the population in Waunakee (32%) is age 17 and under indicating a higher presence of households with youth. This surpasses the percentage of those age 17 and under in the Village of DeForest (29%), City of Middleton (22%), Dane County (22%), and Town of Westport (18%).

In 2010, 49% of the population was male and 51% female in both Waunakee and Westport.

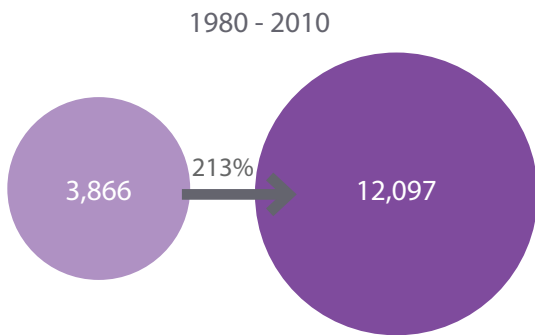
Quick Compare



AGE

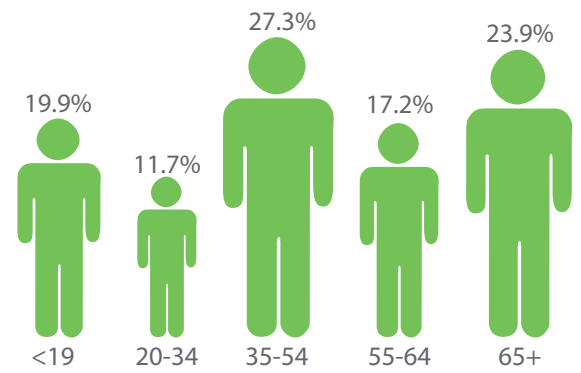


GENDER

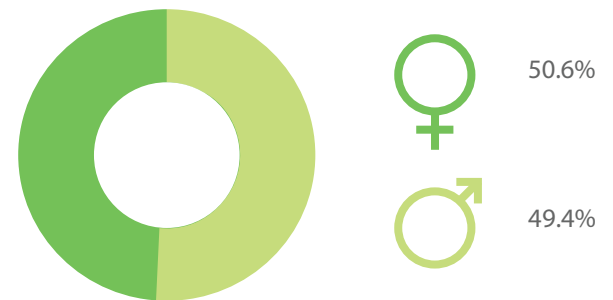


30-YEAR POPULATION CHANGE

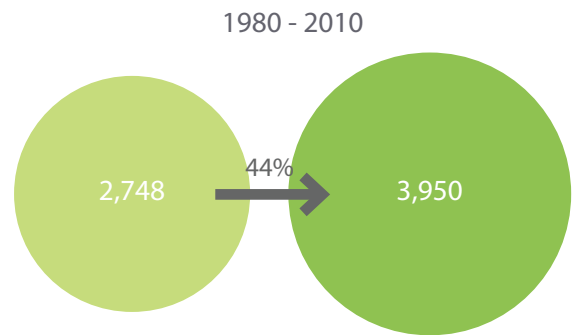
Waunakee



AGE



GENDER



30-YEAR POPULATION CHANGE

Westport

Housing

HOUSEHOLD COUNTS

From 2000 to 2010 the number of households in Waunakee grew by 36% and households in Westport grew by 15%. Both of these increases were greater than the increase in the City of Middleton (13%) and the State (9%). Waunakee's household growth also surpassed the Village of DeForest (27%), and Dane County (17%).

Waunakee's "persons per household" did not change between 2000 and 2010, while all other comparables saw a decrease. Westport had a decrease in households size of 5% which was greater than the Village of DeForest (-4%), the State (-3%), City of Middleton (-2%) and Dane County (-2%). Waunakee's lack of change in persons per household can be attributed to the robust population growth primarily comprised of families with children, as evidenced by the relatively high percentage of those under the age of 19. This can be compared to the Town of Westport, where approximately one quarter of the population is age 65 and older indicating a higher instance of empty-nesters, or smaller households. Westport's decreasing trend in persons per household is consistent with national trends over the past several decades and can be attributed to smaller family sizes, increases in life expectancy, and increases in single parent households.

As shown in the table below, there are projected to be increases of 2,201 households in Waunakee and 441 in Westport between 2010 and 2040. This equates to an additional 2,272 housing units in Waunakee and 477 housing units in Westport, increases of 51% and 25% respectively. Following national, regional and local trends, it is projected that average persons per household will begin to decline in Waunakee to 2.68 in 2040 and continue to decline to 2.13 in Westport through the year 2040.

OCCUPANCY & HOUSING STOCK

The most prevalent type of housing in both Waunakee and Westport is single-family (69% and 54% respectively). The housing stock in Westport includes more attached units than Waunakee. The percentage of total housing units that are multi-family is 21% in Waunakee and 34% in Westport, which is similar to that of Sun Prairie (37%).

As of 2010, approximately 73% of Waunakee residents and 71% of Westport residents live in owner-occupied housing with respective vacancy rates 1.4% and 3.1%, as compared to 1.5% and 6.8% in the year 2000. The percentage of those living in owner-occupied housing

Household Trends & Projections

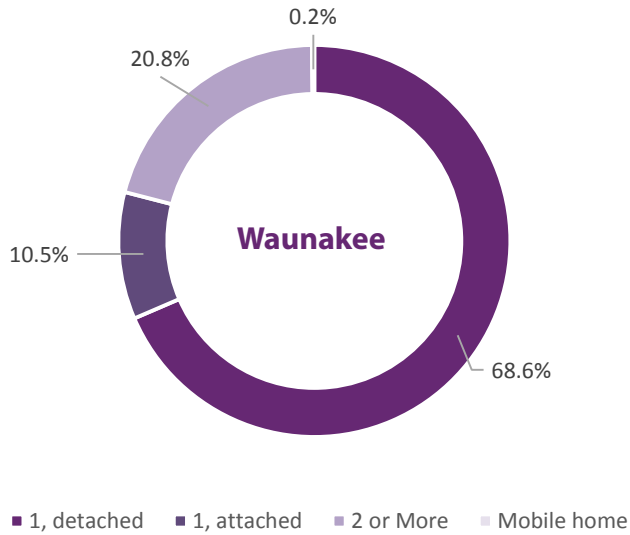
Source: U.S. Census Bureau & WI DOA Projections

	Village of Waunakee		Town of Westport		City of Middleton		Village of DeForest		Dane County		Wisconsin	
	Number	Persons Per	Number	Persons Per	Number	Persons Per	Number	Persons Per	Number	Persons Per	Number	Persons Per
1980	1,242	3.11	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,652,261	2.85
1990	2,002	2.88	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2,055,774	2.38
2000	3,203	2.76	1,546	2.32	7,095	2.21	2,675	2.74	173,484	2.37	2,084,544	2.57
2010	4,344	2.76	1,782	2.20	8,037	2.16	3,400	2.63	203,750	2.33	2,279,768	2.49
2015	4,643	2.75	1,843	2.19	8,626	2.15	3,558	2.62	218,004	2.32	2,329,913	2.48
2020	5,069	2.73	1,935	2.18	9,198	2.14	3,819	2.60	230,028	2.31	2,431,538	2.47
2025	5,488	2.72	2,026	2.17	9,761	2.13	4,076	2.59	241,850	2.30	2,524,646	2.46
2030	5,892	2.71	2,112	2.16	10,288	2.12	4,325	2.58	252,786	2.28	2,607,704	2.45
2035	6,234	2.69	2,172	2.15	10,714	2.11	4,526	2.56	261,159	2.27	2,662,061	2.43
2040	6,545	2.68	2,223	2.13	11,083	2.10	4,706	2.55	268,301	2.26	2,681,786	2.42

* Forecasted years (2015-2040) assumes a 1.0% decline per decade (past decline ranged from 0.0-5.2%, excluding State figures)

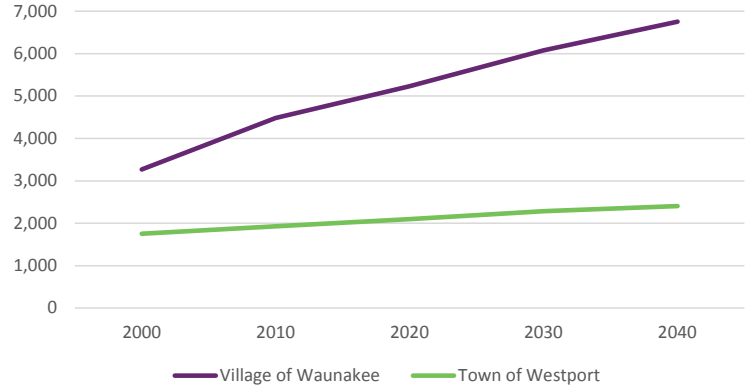
Unit Type, 2010-2014 Average*

Source: American Community Survey



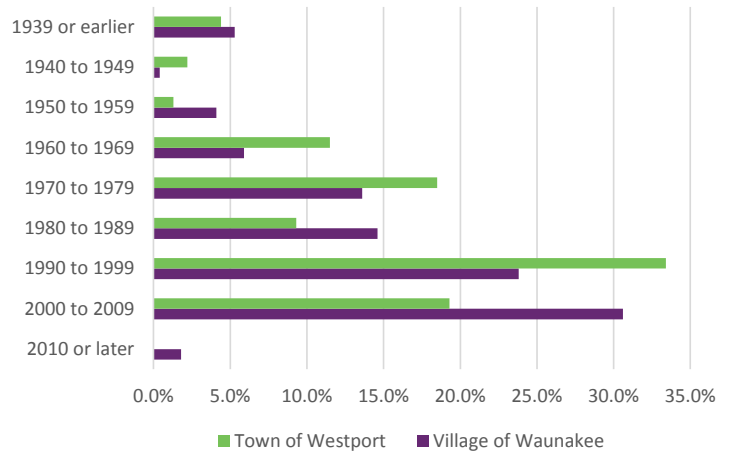
Housing Unit Projections 2010-2040

Source: U.S. Census Bureau & MSA Projections



Year Structure Built, 2010-2014 Average*

Source: American Community Survey



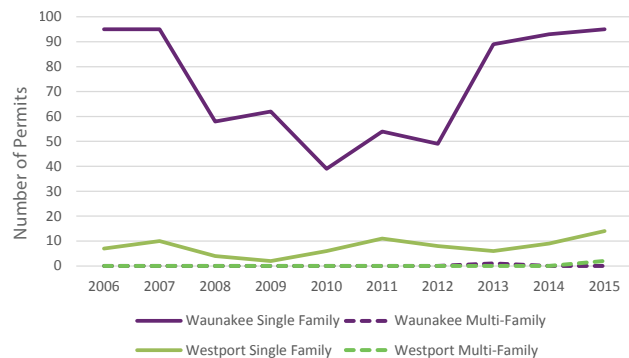
■ 1, detached ■ 1, attached ■ 2 or More

* error exceeds 10% for all estimates except for '1, detached' in Waunakee

* error exceeds 10% for all estimates

New Construction Permits, 2006-2015

Source: Village of Waunakee, Town of Westport



Housing

Unit Occupancy - Waunakee

Source: U.S. Census Bureau & American Community Survey

	2000		2010		Avg. 2010-2014	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	2,124	64.5%	3,262	72.8%	3,499	74.7%
Renter Occupied	1,079	32.7%	1,082	24.1%	1,031	22.0%
Vacant	92	2.8%	139	3.1%	153	3.3%
Homeowner Vacancy Rate		1.5%		1.4%		2.3%
Rental Vacancy Rate		3.3%		5.5%		1.6%
TOTAL	3,295		4,483		4,683	

Unit Occupancy - Westport

	2000		2010		Avg. 2010-2014	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	1,210	69.1%	1,376	71.3%	1,419	73.4%
Renter Occupied	336	19.2%	406	21.0%	402	20.8%
Vacant	206	11.8%	147	7.6%	113	5.8%
Homeowner Vacancy Rate		6.8%		3.1%		2.7%
Rental Vacancy Rate		15.4%		3.1%		5.6%
TOTAL	1,752		1,929		1,934	

Unit Occupancy Comparisons, 2010-2014 Average

Source: American Community Survey

	Village of Waunakee	Town of Westport	City of Middleton	Village of DeForest	Dane County	Wisconsin
	%	%	%	%	%	%
Owner Occupied	74.7%	73.4%	52.5%	71.3%	56.1%	58.9%
Renter Occupied	22.0%	20.8%	43.6%	27.7%	39.3%	28.1%
Vacant	3.3%	5.8%	3.9%	1.1%	4.5%	13.0%
Homeowner Vacancy Rate	2.3%	2.7%	0.3%	0.0%	1.5%	1.9%
Rental Vacancy Rate	1.6%	5.6%	4.0%	0.0%	3.2%	5.2%

in Waunakee Westport is similar to DeForest (71%), but much higher than Middleton (53%), Dane County (56%), and the State (59%). All of these communities have higher percentages of renter-occupied housing than both Waunakee and Westport.

The 2010-2014 rolling estimates suggest the homeowner vacancy rate is holding between 2.3-2.7% in both Waunakee and Westport. A healthy balance of owner-occupied vacancy rates is typically 1-2% reflecting the fact that sellers typically live in their homes while they are on the market and units are rarely vacant.

The graphs and tables on pages A-9 through A-10 provide several insights to Waunakee and Westport's housing stock, as listed below:

- Approximately 16% of Waunakee's and 20% of Westport's housing stock was built prior to 1970. These older homes are prone to needing more maintenance and are likely to have components known to be unsafe due to structure/product make-up (e.g. lead pipes, lead paint and asbestos).
- Between 1990-2010, both Waunakee and Westport saw significant increases in home construction. This correlates with the 105% increase in population in Waunakee and 45% increase in population in Westport during the same period. However, since 2010 there has been limited new home construction within both communities. A major contributor to the lack of home construction is the Great Recession.
- The rental vacancy rate in 2010 was 5.5% in Waunakee, up from 3.3% in 2000. The rental vacancy rate in 2010 was 3.1% in Westport, down from 15.4% in 2000. The 2010-2014 rolling estimates suggest the rental vacancy rate is holding around 1.6% in Waunakee and 5.6% in Westport. A healthy balance of rental units is around 5% allowing renters options in the market and the ability to move in immediately.

Within the past ten years, new single-family construction permits in both communities decreased by about half during the Great Recession but in 2015 are back to 2006-2007 pre-recession levels. Although at a reduced level, new single-family construction did not completely come to a halt during the Great Recession in either community. Increased building is a sign that the economy in general is recovering, banks are lending and housing and retail supply are attempting to keep pace with demand. Within the past ten years only one multi-family building has been constructed in Waunakee (2013) and one in Westport (2015).

AFFORDABILITY & VALUE

Housing is generally considered "affordable" when the owner or renter's monthly housing costs do not exceed 30% of their gross monthly income. Based on the rolling average between 2010-2014, roughly 29% of Waunakee homeowners and 42% of renters exceeded the "affordable" threshold. In Westport, 38% of homeowners and 40% of renters exceeded the "affordable" threshold.

While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses, homeowners in particular.

Gross Rent as a Percentage of Income, 2010-2014 Average

Source: American Community Survey

	Waunakee	Westport
	%	%
Less than 20 percent	9.8%	28.6%
20.0 to 24.9 percent	21.5%	22.1%
25.0 to 29.9 percent	24.9%	5.7%
30.0 to 34.9 percent	10.1%	17.2%
35 percent or more	31.5%	23.1%
Not Computed	2.1%	3.2%

Gross Rent, 2010-2014 Average

Source: American Community Survey

	Waunakee	Westport
	%	%
Less than \$200	0.0%	0.0%
\$200 to \$499	3.7%	0.0%
\$500 to \$749	11.7%	7.0%
\$750 to \$999	33.4%	45.5%
\$1,000 to \$1,499	30.2%	44.3%
\$1,500 or more	18.9%	0.0%
No Cash Rent	2.1%	3.2%
Median Rent	\$1,002	\$977

Housing

The median value of a home in Waunakee is estimated to be around \$300,200 (based on the rolling average from 2010-2014), which is similar to Westport (\$282,000). These values are slightly above Middleton's median home value (\$277,600), and much higher than DeForest (\$202,100), Dane County (\$229,000) and the State (\$165,000). The median monthly cost for a home with a mortgage is about \$2,100 in both Waunakee and Westport. Assuming that no more than 30% of the household budget goes to housing (a generally accepted standard), the median housing cost requires a gross annual household income of \$84,000.

Selected Monthly Owner Costs, 2010-2014 Average

Source: American Community Survey

	Waunakee %	Westport %
Less than 20 percent	36.1%	37.4%
20.0 to 24.9 percent	20.7%	10.2%
25.0 to 29.9 percent	14.3%	14.2%
30.0 to 34.9 percent	7.0%	15.7%
35 percent or more	21.9%	22.6%
Not Computed	0.0%	0.0%

Value (For Homes with Mortgages), 2010-2014 Average

Source: American Community Survey

	Village of Waunakee %	Town of Westport %	City of Middleton %	Village of DeForest %	Dane County %	Wisconsin %
Less than \$50,000	1.5%	2.0%	3.1%	0.5%	2.8%	5.7%
\$50,000 to \$99,999	1.3%	0.9%	4.2%	0.0%	2.3%	14.4%
\$100,000 to \$149,999	5.8%	6.1%	7.7%	10.9%	9.7%	22.0%
\$150,000 to \$199,999	7.2%	10.6%	9.5%	37.4%	22.9%	21.3%
\$200,000 to \$299,999	34.2%	38.2%	31.5%	36.5%	35.8%	22.2%
\$300,000 to \$499,999	42.1%	19.2%	34.8%	12.4%	19.8%	10.9%
\$500,000 or more	8.0%	23.0%	9.2%	2.3%	6.7%	3.6%
Median Value	\$300,200	\$282,000	\$277,600	\$202,100	\$229,000	\$165,900

EXISTING HOUSING PROGRAMS

Rural Rent Assistance: In rural areas, the Rural and Economic Development office administers a rent assistance program similar to the Section 8 program. The rural program uses the same income guidelines to establish eligibility. The rent charged to the tenant is generally limited to 30% of the tenant's income. Priority is given to tenants in program-sponsored projects who are paying the highest percentage of their income toward rent. Contact the local Rural and Economic Development office for details, which is generally located at the county seat.

Rural & Economic Development Loans: Rural and Economic Development "Section 502" loans are available to rehabilitate homes that fail to meet minimum standards for "decent, safe and sanitary" housing, and to make homes accessible to persons with disabilities. Contact the local Rural and Economic Development office.

Home Improvement Loan Program: The Wisconsin Housing and Economic Development Authority (WHEDA) administers the Home Improvement Loan Program (HILP) and the Home Energy Loan Program (HELP). These programs are designed to enable homeowners with low or moderate incomes to repair and improve their homes. The program makes FHA-insured home improvement loans available at an interest rate below the market rate. A third program, the Home Energy Incentive Program, is used with HILP for energy conservation projects. To apply for a loan, visit a participating lending institution, or call 800-334-6873.

Low-Income Energy Assistance Program: The Low-Income Energy Assistance Program provides energy assistance for low-income renters and homeowners. Eligibility is limited to households that have an income not greater than 150% of the poverty level, and that show an "energy burden". This means the household must directly pay a fuel provider or pay rent that includes heat. Applications usually must be made through the county Energy Assistance Office. Payments are made based on a multi-tier schedule depending on income, household size, and fuel type. One payment at the appropriate benefit rate is made for the entire heating season.

Weatherization Programs: Dane County is served by Project Home which helps low-income households realize significant savings in energy bills. Common services include insulating attics and sidewalls, air-sealing the structure, furnace inspections, and energy conservation measures such as lighting and refrigerator replacement. Call Project Home at 608-246-3737 for further information.

Home Rehabilitation Loans: Project Home provides Home Rehabilitation Loans for home repairs to eligible homeowners in Dane County. There is a program for major repairs (e.g. roofing, siding, HVAC, plumbing, electrical) and a program for minor maintenance/repairs (e.g. repairing leaky faucets, replacing windows or doors, installing railings for safety) . Call Project Home at 608-246-3737 for further information.

Housing

HOUSING FOR SENIORS

A unique aspect of Westport is the housing options it offers for seniors (i.e. 65 and older). The numerous options for this cohort can help to explain the relatively high percentage of seniors in Westport (24%) when compared to neighboring communities such Middleton (12%) and DeForest (9%). Westport's senior population is also much higher than Waunakee's (10%).

Westport is home to Westshire Village which is a 40 acre retirement campus that is situated on Lake Mendota; this is likely where the largest concentration of seniors are located. The community targets those age 55 and older and offers a variety of housing types to fit all lifestyles. Housing options include single family homes with a life lease option (Westshire Village's website explains this as a one-time lease payment that provides residents with a long-term right of occupancy and guarantees the lessee a home as long as they choose to live in the Village) and apartments (over 160 units). For those choosing the single-family home option, they pay a monthly basic service fee (similar to condo association fees) which includes interior and exterior maintenance of the home.

The community features a beauty salon, billiards, club house, community computer, community room and kitchen, lounge, game and party room, exercise room, ping pong and shuffleboard, and planned social activities. Westshire Village also connects to a seven-acre nature trail.

Within Westshire Village there is also an assisted living and memory care facility; Sylvan Crossings (34 beds). This facility in combination with the independent living options cover nearly all types of housing options that seniors need and make it easy to stay within Westshire Village and build community throughout the later years of life.

Other assisted living facilities within Waunakee-Westport include:

- Sienna Crest Assisted Living, Inc. (22 beds)
- Waunakee Manor (15 beds)
- Homestead Living (16 beds)

Subsidized housing for seniors within Waunakee-Westport includes the properties listed below. All units were constructed using Low Income Housing Tax Credits (LIHTC):

- Cannery Row (73 units)
- Century Commons (30 units)
- Village Glenn (32 units)
- Heartland Properties (42 units)

LIHTC is a federal program that helps develop affordable rental housing for low-income households. Many LIHTC properties are designated for seniors - as are the properties in Waunakee-Westport. Rents are based on the apartment's mix of affordable vs. market rate units and the area median income.

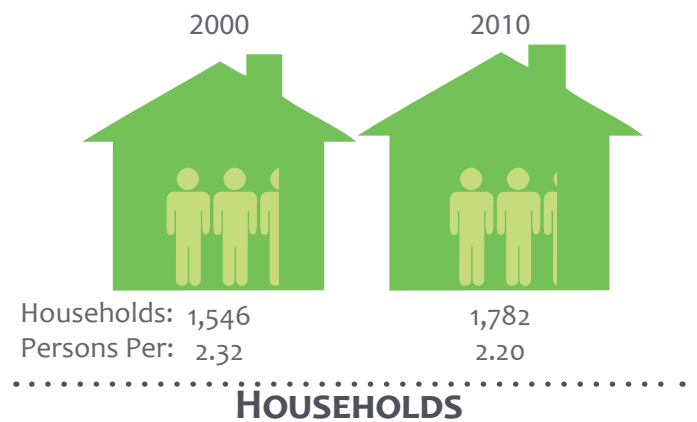
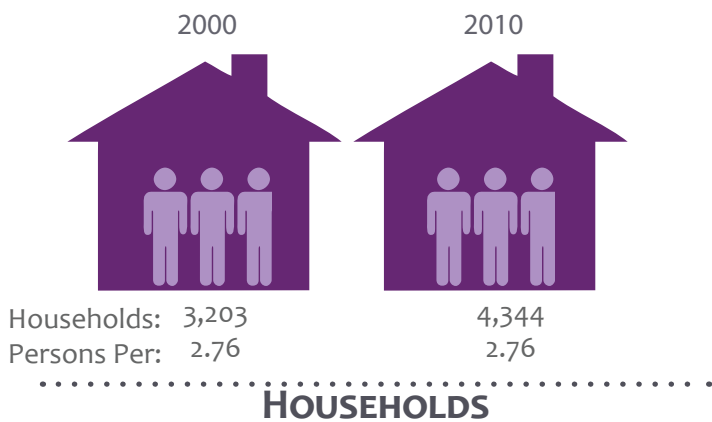
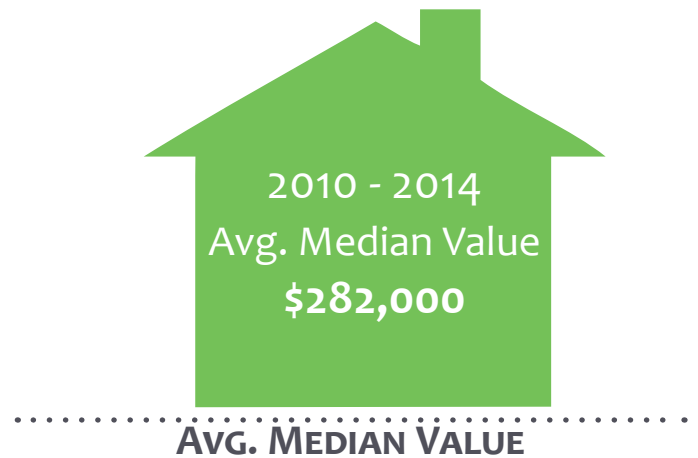
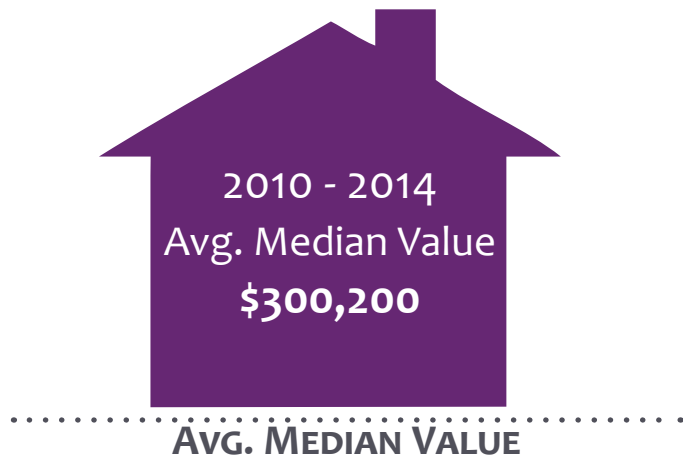
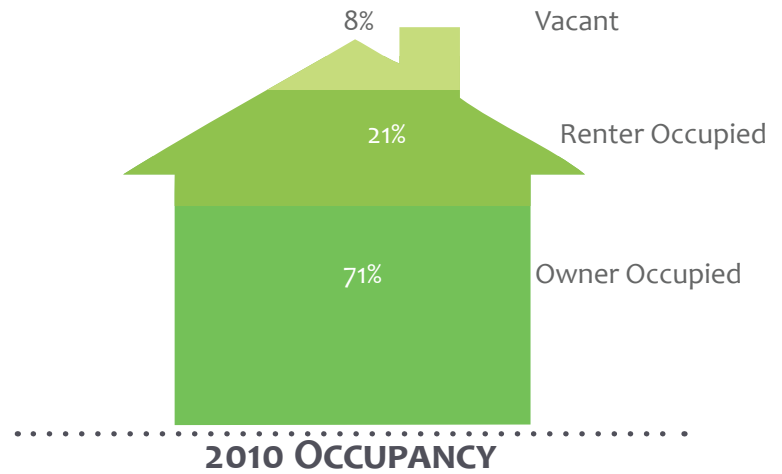
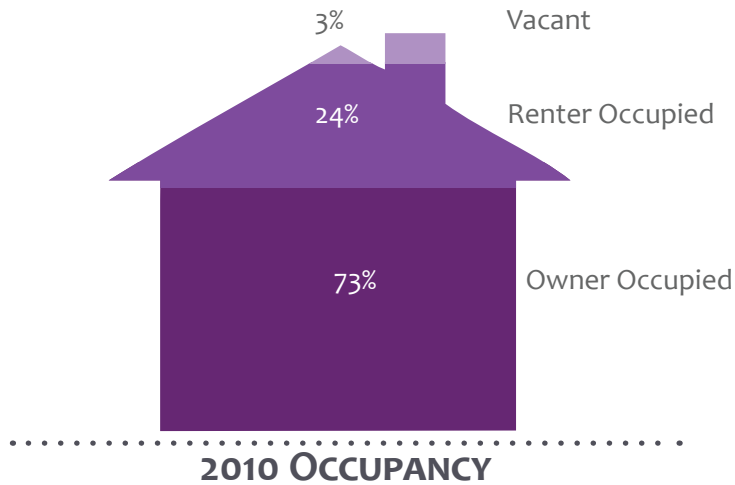


Westshire Village

Source: westshirevillage.com



Quick Compare



Waunakee

Westport

Mobility & Transportation

COMMUTING

In general, Waunakee's and Westport's workforces (16 years or older) have longer commutes than the workforces within Dane County and the State as a whole. A majority of the workforce in Waunakee (94%) and Westport (99%) work within Dane County which is similar to those who live in Dane County (95%).

Commuting in Waunakee and Westport is mostly done by car, with 87.0% of commuters in Waunakee and 82.1% in Westport traveling in a single occupant vehicle. This number is higher than both the County (72.6%) and the State as a whole (80.4%). A greater portion of local residents work at home; with 5.3% of Waunakee's and 7.6% of Westport's workforce working from home compared to 4.5% of Dane County and 4.1% of the State as a whole.

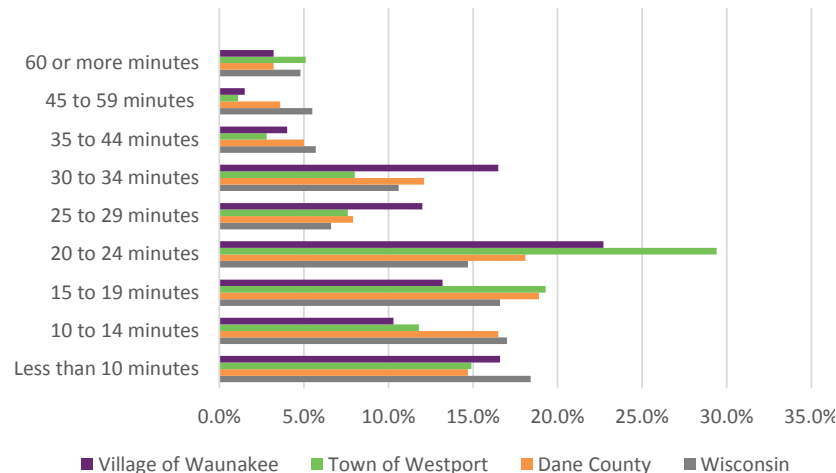
MAJOR MODES OF TRAVEL

Waunakee and Westport are connected to a robust regional transportation network. The communities are served by air, shipping, trucking and a variety of roadways which serve different types of traffic:

Aviation Service: Waunakee and Westport are located near the Dane County Regional Airport, accessible via a short drive on WIS 113. The airport is a convenient amenity for residents and businesses. Morey Field in Middleton serves as a secondary airport to the Dane County airport. Morey Field offers business travel and flight instructions. The airport has two runways. One that is a 4,000 foot by 100 foot hard service. The second runway is a 2,000 foot by 120 foot grass strip. The Waunakee Airport is a privately-owned airfield located in the Village and is one of only a few active airfields with adjoining residences that have direct access to the taxi way and airfield. The airport's location has not presented any major land use conflicts at this point. The Village will maintain its height restrictions on developments near the airfield to meet FAA standards for a private airfield.

Commuting Time to Work, 2010-2014 Average

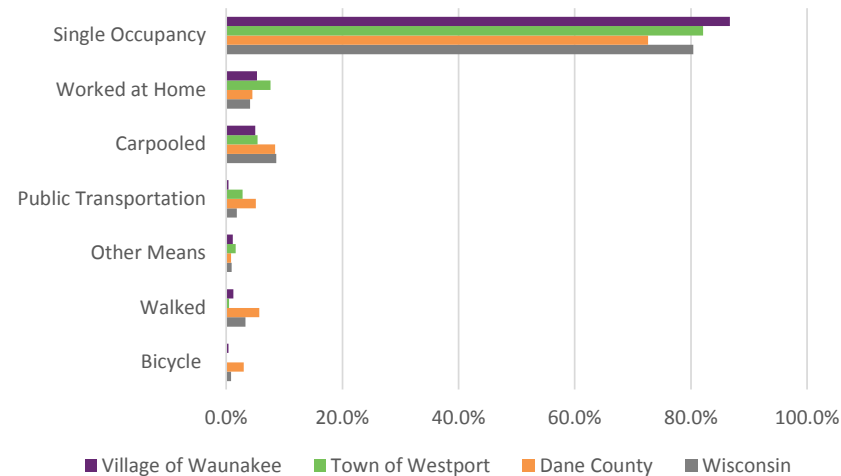
Source: American Community Survey



* error exceeds 10% for all estimates except Dane County and Wisconsin

Commuting Method to Work, 2010-2014 Average

Source: American Community Survey



* error exceeds 10% for all estimates except Dane County, Wisconsin, and SO in Waunakee

Place of Work, 2010-2014 Average

Source: American Community Survey

	Village of Waunakee	Town of Westport	Dane County
Within Dane County	93.5%	99.0%	94.5%
Outside of County, Within State	5.2%	1.0%	4.7%
Outside of State	1.3%	0.0%	0.8%

Railroad Service: Waunakee and Westport are both served by freight service on the Chicago & Northwestern Railroad line which is operated by the Wisconsin & Southern Railroad Company. The rail facilities are important to a number of regional businesses.

The nearest passenger service (AMTRAK) station is located approximately 30 miles north in Portage. This stretch of rail is part of Amtrak's Empire Builder Route, which is a major east-west route that runs between Chicago and the Pacific Northwest.

Water Transit: There is currently no water transit in Waunakee or Westport, though over the years there have been discussions about possible ferry service across Lake Mendota. This ferry would connect Waunakee, Westport and other North Mendota Communities more directly with downtown Madison and the UW campus area.

Truck Routes: Trucking is an important transportation element and is used extensively throughout the region because of the intermodal transfer options, including the Interstate and National Highway network, Wisconsin River, freight rail and aviation facilities. Officially designated truck routes within Waunakee and Westport include WIS 19 which runs through downtown Waunakee, US 51 and I-90/94 to the east and US 12 to the south and west.

WIS 113 is not an official truck route, however trucks travelling from the northeast side of Madison sometimes use this route to access I-90/94. The proposed North Mendota Parkway will run from the intersection of WIS 19 and the Interstate along WIS 19 to WIS 113, south on WIS 113, and then west on Highway M. It is intended to facilitate traffic flow across the north end of the Madison metro region, while alleviating congestion on the existing rural highways and in Downtown Waunakee.

Road Classifications: All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System" based upon the type of

service they provide (see map on the next page for road classifications in the Plan Area). In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic.

Roadway Improvement Projects: Wisconsin's Six Year Highway Improvement Program identifies projects by county and project limits. This list provides projects to be completed between 2016 and 2021. The Village of Waunakee and Town of Westport will be impacted by one main project during this time frame: the STH 19 Broadway Drive intersection that is occurring between Waunakee and Sun Prairie during 2016. There will be 0.42 miles of highway affected by this project. No other major projects are currently anticipated over the next six years.

BIKE, PEDESTRIAN & TRANSIT

Sidewalks, Trails, & Routes: Both Waunakee and Westport view creating regional and safe bike and pedestrian facilities as a priority in the communities. In Waunakee and Westport's previous Joint Bike and Pedestrian Plan (2005), the communities identified a series of improvements intended to create a system of trails in the region. The plan identified Woodland Drive as a barrier for bicycles and pedestrians in the communities. This route is seen as the missing link to connect residential areas to recreation areas, Waunakee to Westport, and both communities to Governor Nelson Park, Madison and Middleton. It was recommended that Woodland Drive be widened to accommodate bike lanes to connect to existing bike lanes and construct an off-street path along the west side of the road from County M to Mill Road. Railroad tracks and creeks are other barriers that were identified. The Public Kickoff Meeting, held as part of this 2016 Comprehensive Plan update, also revealed that stakeholders have concern with kids crossing the road safety at Woodland Drive. In its previous Comprehensive Plan, Waunakee identified key "spine trails" along Six Mile Creek. Waunakee also has a policy of installing 8 foot to 10 foot curvilinear sidepaths along major arterials and collector streets. The Village also requires all new developments to provide sidewalks or alternative sidepaths and trails.

Mobility & Transportation

Transit Service: There is no public transportation in Waunakee and Westport. Dane County does offer transportation for older adults and those with disabilities in the County. The County offers the following:

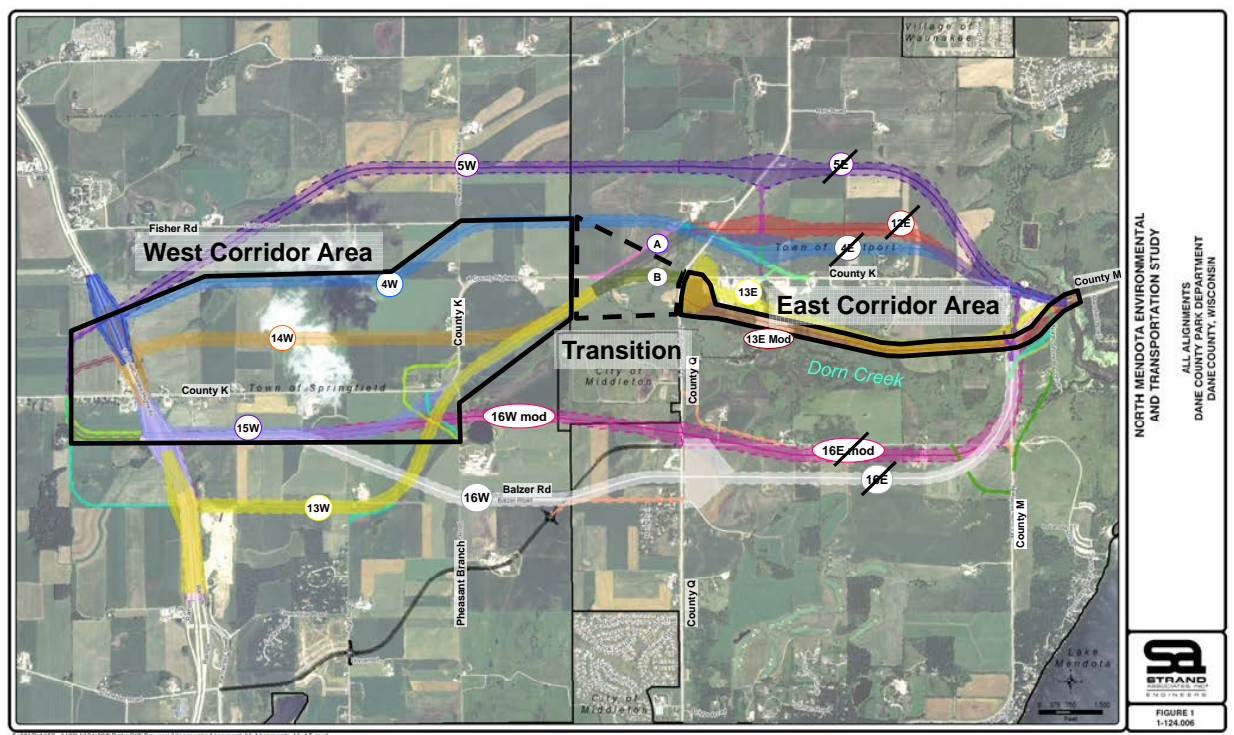
- Rural Senior Group Transportation Program: for older adults and persons with disabilities. There are scheduled group trips to destinations such as meal sites, community/senior centers, and grocery and general shopping. This is a door-to-door service.
- Older Adult Transportation Assistance Program: for those age 60 and over living in their own homes or apartments. The program provides rides to appointments and services which enhance older adult's ability to remain independent and in their own homes. This is a door-to-door service.
- RSVP Driver Escort Service: medical rides for those age 60 and over. This is a door-to-door service.
- RideLine Service: provides rural persons with disabilities with rides to work or volunteer opportunities, education or training, or selected medical trips. The service is door-to-door.
- Supplemental Medical Transportation Assistance Program: provides rides for persons with medical treatments which are frequent, or of long duration, or more than 25 miles from a patient's home.

The area is also served by private taxi services.

North Mendota Parkway Planning: The Village and Town have participated in a series of planning efforts to establish an improved route for regional traffic around the north side of Lake Mendota, connecting to US Highway 12 and Interstate 90/94/39. This route would utilize the existing County Highway M, State Highway 113 and US Highway 19 routes, but it's route is not firmly established between the intersection of County Highways M and K, and US Highway 12. In the most recent active work on this project, completed in 2009, the North Mendota Parkway Implementation Oversight Committee (NMPIOC) recommended three study areas for a future north-metro parkway route west of the M/K intersection:

- An Eastern Corridor Area between County Highway M and County Highway Q;
- A broader Western Corridor Area between the Town of Westport / Town of Springfield line and U.S. Highway 12, and;
- A transition area to connect the Eastern Corridor and Western Corridor areas.

These areas are outlined in black on the map below.



EXISTING TRANSPORTATION FACILITIES

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

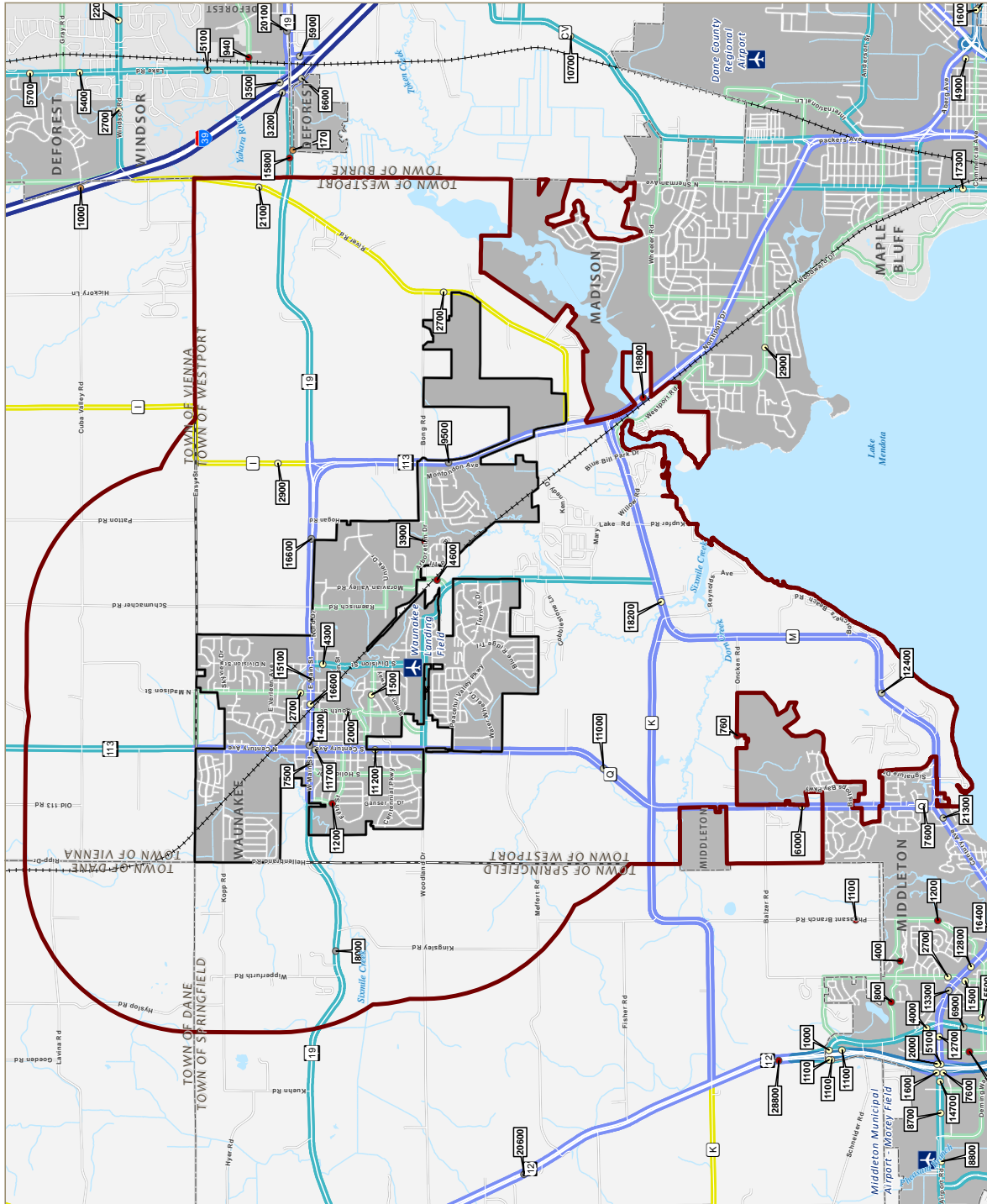
- LEGEND**
- Planning Area
 - Village of Waunakee
 - Town of Westport
 - City/Village
 - Town
 - Waterbody
 - Railroad
 - Principal Arterials - Interstate
 - Principal Arterials - Other Freeways
 - Principal Arterials - Others
 - Minor Arterials
 - Collectors - Urban
 - Collectors - Major, Rural
 - Local
 - Airport
- Traffic Count Year**
- 2010
 - 2011
 - 2012
 - 2013
 - 2014
- Annual Average Daily Traffic Count**
- 100

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY,
AADT COUNTS FROM WISDOT.
SEE THE WAUNAKEE-WESTPORT COMPREHENSIVE BICYCLE,
PEDESTRIAN AND OUTDOOR RECREATION PLANNING MAPS OF
BIKE AND PEDESTRIAN ROUTE.

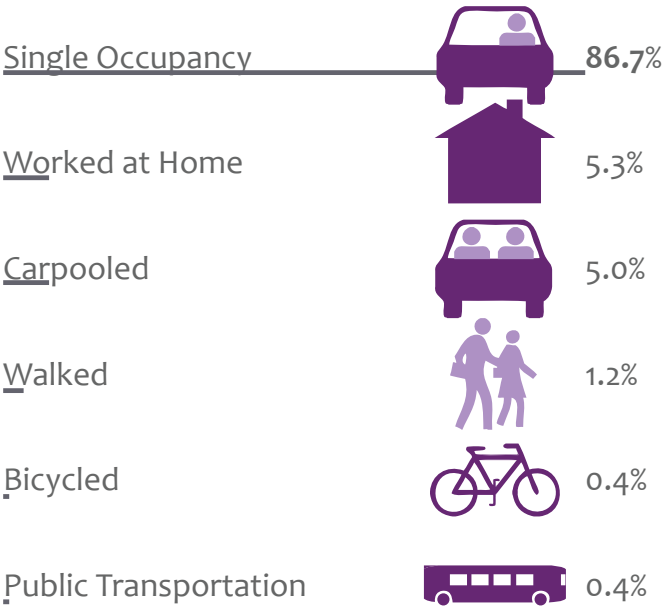
**VILLAGE OF WAUNAKEE
AND TOWN OF WESTPORT
DANE COUNTY, WI**

MSA

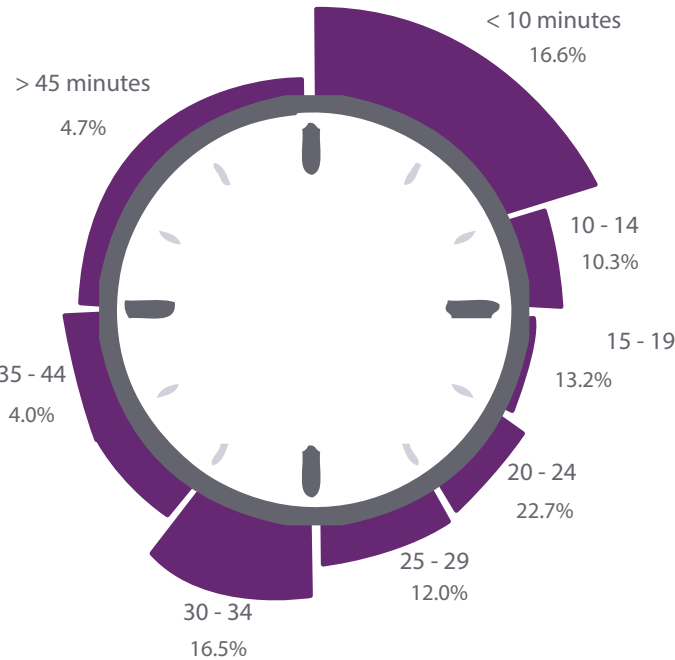
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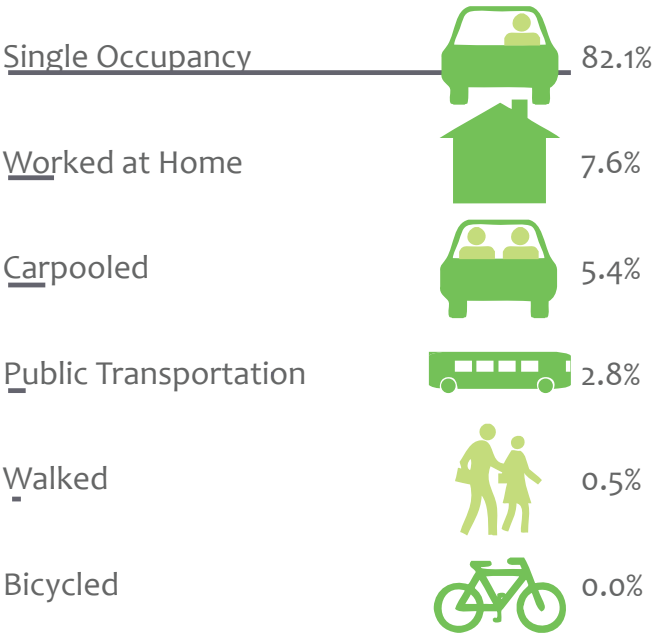
Quick Compare



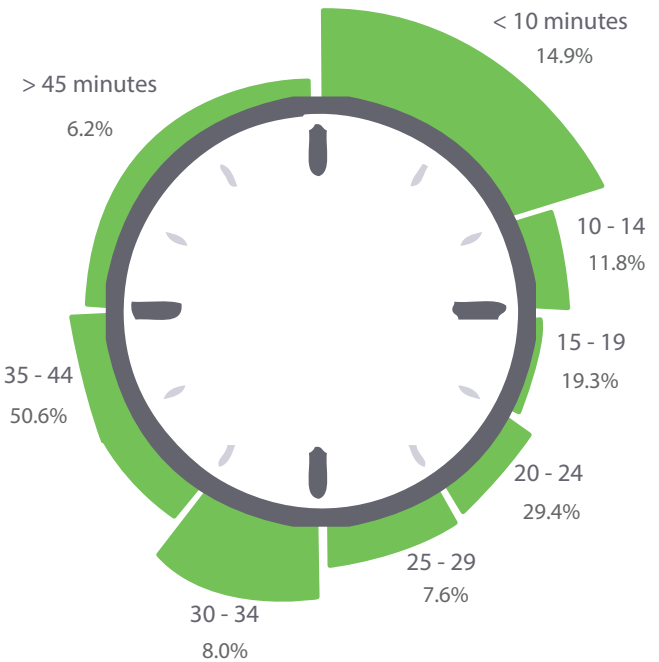
COMMUTE METHODS



COMMUTE TIME TO WORK
Waunakee



COMMUTE METHODS



COMMUTE TIME TO WORK
Westport

Economic Prosperity

EDUCATION & INCOME

Educational attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. Recent data from the American Community Survey (2010-2014) suggests that Waunakee and Westport residents surpass the County and State in having at least a high school diploma. Dane County (19.4%) is similar to Waunakee (19.0%) and Westport (17.6%) regarding the number of residents that hold a graduate/professional degree. Previously, in the year 2000, approximately 92% of Waunakee residents and 92% of Westport residents 25 years or older had at least a high school diploma. This was higher than both Dane County (81%) and the State (85%). Looking at higher education, 7.7% of Waunakee residents and 15.8% of Westport residents obtained a graduate/professional degree which was higher than the County (3.4%) and the State (7.2%) in the year 2000.

Recent data from the American Community Survey (ACS) suggests that Waunakee (\$103,665) and Westport (\$105,196) have greatly surpassed the median family income in both the County (\$84,175) and the State (\$67,232). In 2000, Waunakee and Westport's median family and household income levels were more similar to the County and State's income levels. The ACS data also suggests the number of persons below the poverty level has increased only slightly in Waunakee and Westport from 2000 to present with Waunakee increasing to 3.0% and Westport increasing to 3.4%. During the same period, the percentage of residents below poverty in Dane County and the State both increased to 13.3%.

Educational Attainment

Source: U.S. Census Bureau & American Community Survey

	2000	Avg. 2010-2014
Village of Waunakee	High School (HS)	24.2%
	Some College	24.3%
	Associate's Degree	11.5%
	Bachelor's Degree	24.5%
	Grad./Prof.Degree	7.7%
	HS Grad or Higher	92.2%
Town of Westport	High School (HS)	22.3%
	Some College	20.3%
	Associate's Degree	8.9%
	Bachelor's Degree	24.8%
	Grad./Prof.Degree	15.8%
	HS Grad or Higher	92.1%
Dane County	High School (HS)	41.1%
	Some College	19.3%
	Associate's Degree	7.5%
	Bachelor's Degree	9.7%
	Grad./Prof.Degree	3.4%
	HS Grad or Higher	81.1%
Wisconsin	High School (HS)	34.6%
	Some College	20.6%
	Associate's Degree	7.5%
	Bachelor's Degree	15.3%
	Grad./Prof.Degree	7.2%
	HS Grad or Higher	85.1%

Note: A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

Economic Prosperity

EXISTING LABOR FORCE

Based on the tables and graphs below, the following can be inferred regarding Waunakee's and Westport's existing labor forces:

- The economy is still recovering from the Great Recession, which has impacted the nation since the late 2000's. Based on the American Community Survey (avg. 2010-2014), Waunakee's unemployment rate (4.2%) is lower than the County (5.5%) and the State's (7.2%). Westport's unemployment rate is higher than the State's at 7.5%. According to the Wisconsin Department of Workforce Development, as of January 2016, the unemployment rate in Wisconsin has fallen to 4.6% and 3.5% in Dane County. Therefore, the 2016 actual unemployment rates in both Waunakee and Westport are likely lower than the most recent American Community Survey estimates.
- A majority of workers in both Waunakee (80.0%) and Westport (67.9%) earn a private wage and salary, higher than the County at 65.3%.
- "Management, Professional & Related" occupations are held by approximately 50% of residents in both Waunakee (52.0%) and Westport (52.2%). This is slightly higher than residents in both Dane County (48.3%) and the State (34.3%). "Sales and Office" occupations are held by approximately one-quarter of residents in Waunakee (24.9%) and Westport (24.1%). This is similar to Dane County (22.1%) and the State (23.4%).
- The largest occupation by industry in both Waunakee and Westport is "Educational Services, and Health Care and Social Assistance". In Waunakee, approximately 12.7% of residents have jobs related to "Professional, Scientific and Admin". The second most common industry occupation in Westport is "Retail Trade". These are consistent expectations given the region is home to the University of Wisconsin-Madison, Madison Area Technical College, Meriter Hospital and University of Wisconsin Hospitals.

Employment Status

Source: U.S. Census Bureau, American Community Survey, WI Workforce and Labor Market Information System

	Village of Waunakee	Town of Westport	Dane County	Wisconsin
In Labor Force (2000)	5,013	1,964	256,180	2,782,104
Unemployment Rate	0.8%	0.4%	2.9%	3.2%
In Labor Force (avg. 2010-14)	7,109	2,241	297,631	3,076,311
Unemployment Rate	4.2%	7.5%	5.5%	7.2%

Income Trend

Source: U.S. Census Bureau & American Community Survey

	2000	Avg. 2010-2014
Village of Waunakee		
Per Capita	\$25,952	\$37,951
Median Family	\$67,894	\$103,665
Median Household	\$59,225	\$90,365
Below Poverty	1.7%	3.0%
Town of Westport		
Per Capita	\$40,268	\$49,321
Median Family	\$75,357	\$105,196
Median Household	\$64,750	\$83,363
Below Poverty	3.0%	3.4%
Dane County		
Per Capita	\$24,985	\$33,895
Median Family	\$62,964	\$84,175
Median Household	\$49,223	\$62,303
Below Poverty	9.4%	13.3%
Wisconsin		
Per Capita	\$21,271	\$27,907
Median Family	\$52,911	\$67,232
Median Household	\$43,791	\$52,738
Below Poverty	8.7%	13.3%

Class of Worker, 2010-2014

Source: American Community Survey

	Village of Waunakee	Town of Westport	Dane County	Wisconsin
Private Wage & Salary	80.0%	67.9%	65.3%	72.7%
Government Worker	11.5%	13.3%	21.0%	12.5%
Self-employed & Not-for-Profit Worker	8.4%	18.7%	13.6%	14.6%
Unpaid family Worker	0.0%	0.0%	0.1%	0.2%

Note: The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is "poor". If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".

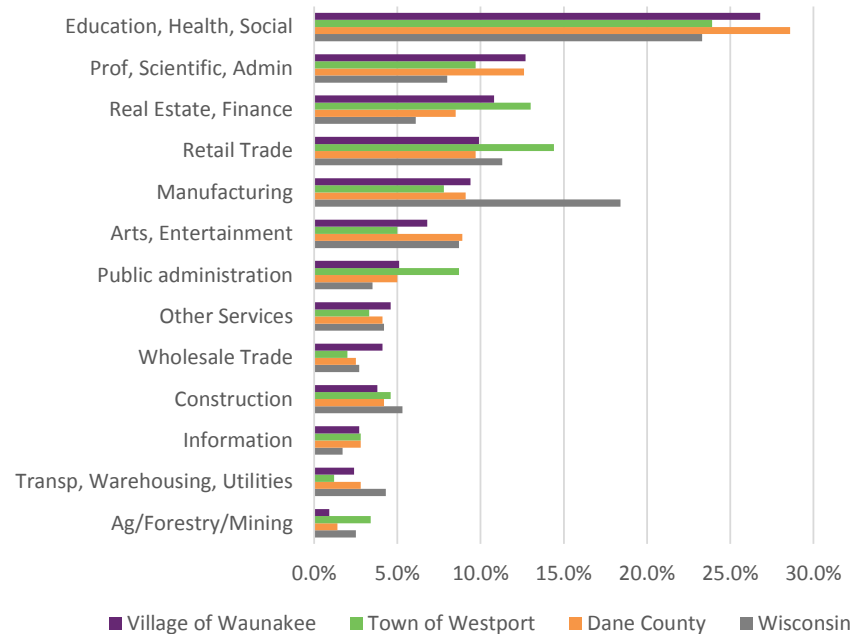
LABOR PROJECTIONS

Based on the Wisconsin Department of Workforce Development (WI DWD)'s 2015 Dane County Workforce & Economic Profile, the industries projected to grow the fastest in the south central region (Columbia, Dane, Dodge, Jefferson, Marquette and Sauk Counties) between 2012 and 2022 are "Construction" and "Professional & Business Services". The healthcare industry in general is growing rapidly, both regionally and statewide due in part to the aging population. The only industry projected to decline in the south central region is "Natural Resources".

For the State of Wisconsin, the WI DWD estimates the following will be the top three high-growth occupations between 2012-2022: "Interpreters and Translators" (44.3% increase), "Diagnostic Medical Sonographers" (41% increase) and "Physician Assistants" (36.9% increase). Note that highest growth does not translate to greatest number of jobs.

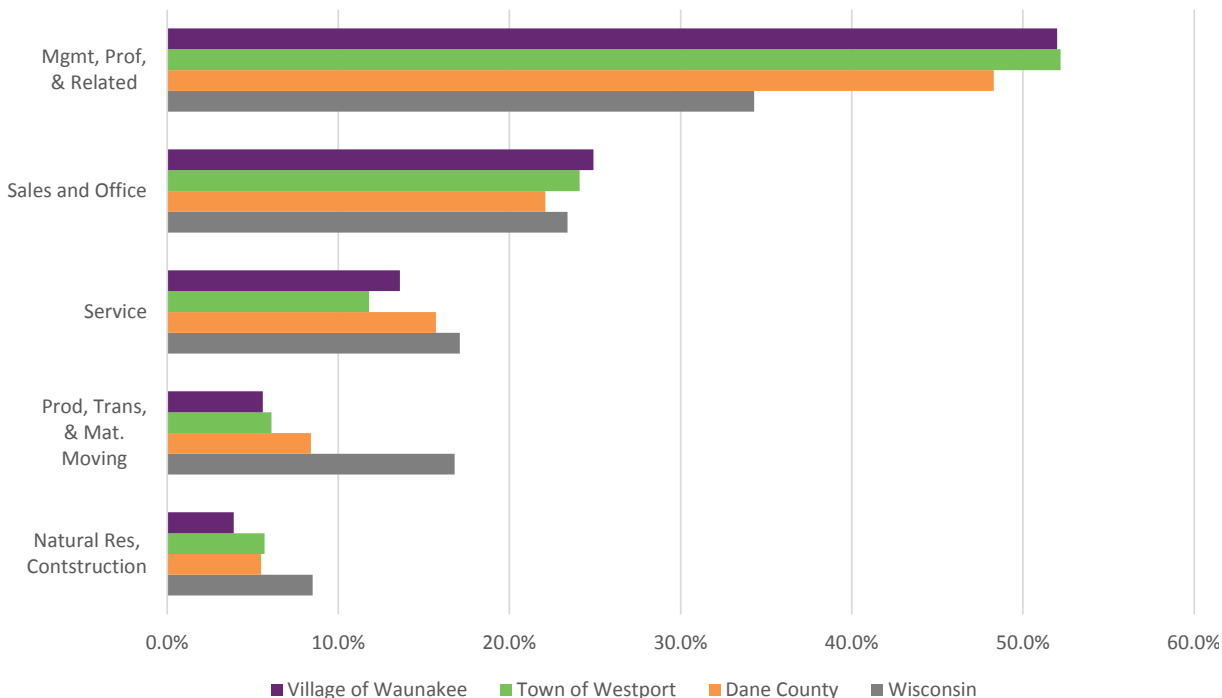
Employment by Industry, 2010-2014 Average

Source: American Community Survey



Employment by Occupation, 2010-2014 Average

Source: American Community Survey



Economic Prosperity

Major Employers in Dane County

Source: WI DWD, Bureau Workforce Training, QCEW, 2013

Establishment	Service or Product	Number of Employees
UW - Madison	Colleges and universities	1,000 or more
University of Wisconsin Hospitals	General medical and surgical hospitals	1,000 or more
Epic Systems Corp	Software publishers	1,000 or more
American Family Mutual Insurance Co.	Direct property and casualty insurers	1,000 or more
SSM Health Care of Wisconsin Inc.	General medical and surgical hospitals	1,000 or more
Madison Area Technical College	Junior colleges	1,000 or more
Meriter Hospital Inc.	General medical and surgical hospitals	1,000 or more
County of Dane	Executive and legislative offices	1,000 or more
William S. Middleton Memorial VA Hospital	General medical and surgical hospitals	1,000 or more
American Girl Brands LLC	Mail-order houses	1,000 or more

Fastest Growing Industries in South Central Region (Columbia, Dane, Dodge, Jefferson, Marquette and Sauk Counties)

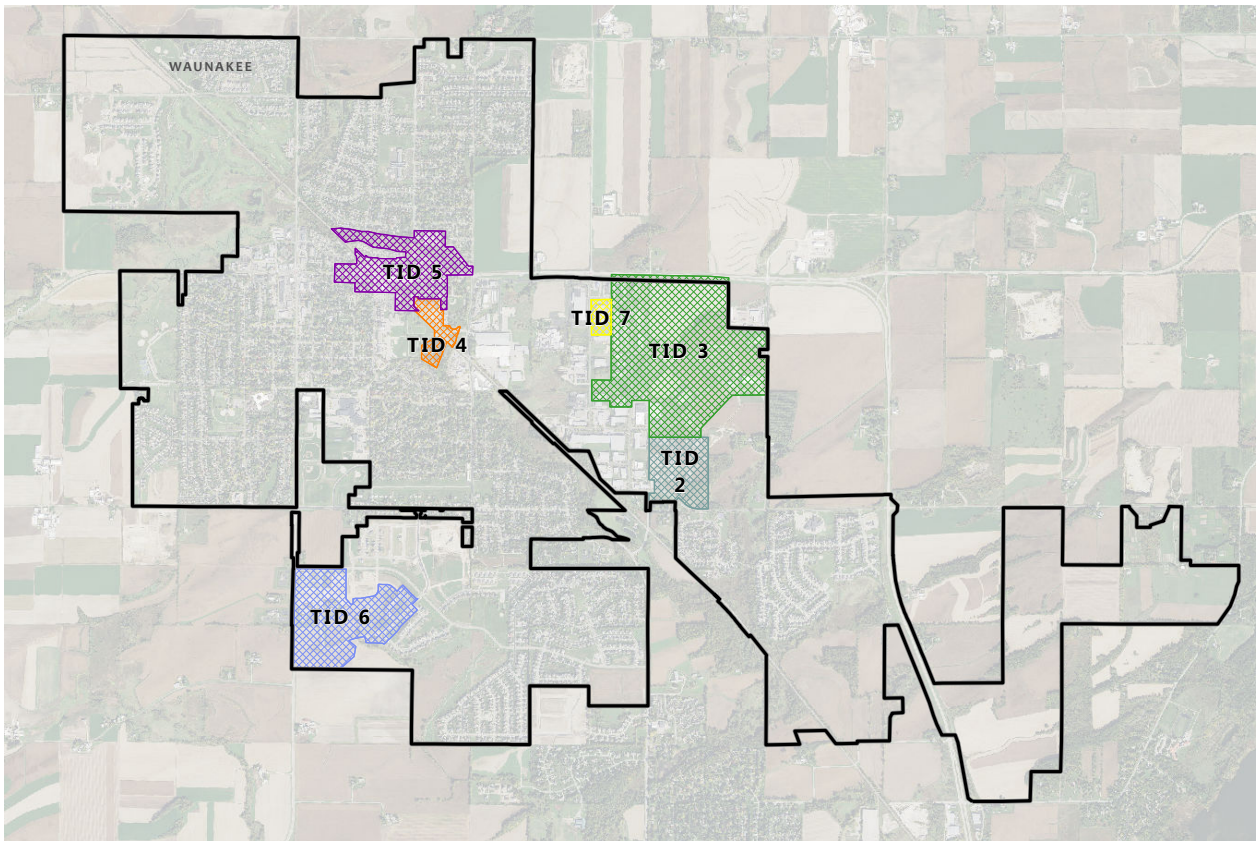
Source: Dane County Workforce & Economic Profile 2015, Wisconsin Department of Workforce Development

Industry	Employment		Change	
	2012	2022	2012-2022	
	Number	Number	Number	Percent
Natural Resources	8,002	7,795	(207)	-3.0%
Construction	16,190	20,135	3,945	24.0%
Manufacturing	53,471	55,630	2,159	4.0%
Trade, transportation, utilities	74,382	80,664	6,282	8.0%
Information	12,951	14,795	1,844	14.0%
Financial Activities	28,375	31,541	3,166	11.0%
Professional & Business Services	47,888	57,766	9,878	21.0%
Education & Health Services	85,657	98,743	13,086	15.0%
Leisure & Hospitality	44,030	49,495	5,465	12.0%
Other Services	13,625	15,078	1,453	11.0%
Public Administration	39,742	41,401	1,659	4.0%
Self-Employed & Unpaid Family Workers	27,475	29,406	1,931	7.0%
Total Civilian Employed Pop., 16+ Yrs.	451,788	502,449	50,661	11.0%

EXISTING ECONOMIC DEVELOPMENT PROGRAM

Village of Waunakee Tax Increment Financing (TIF):

TIF is a tool to build the local tax base - it allows the Village to borrow money to build infrastructure or assist development projects, and then pay off those loans with the new tax revenue. The Village has 6 active TIF districts, including two districts created in 2015 and 2016. As of January 2015, the total value of tax “increment” in active districts was \$56.4 million, equaling about 4% of total village’s total taxable property value. The Village can continue to create or expand TIF districts as long as that percentage is under 12%.



Existing TIDs within Waunakee

Economic Prosperity

INDUSTRIAL & OFFICE PARKS

Within Westport, there is one industrial park: North Mendota Energy and Technology Park. The park is 57 acres and is located approximately 10 miles north of Madison at the intersection of HWY 113 and West River Road. All 57 acres are currently available and the Park is potentially looking for two to three users to fill it. No specific site dimensions have been determined. The Park is adjacent to an electric substation fed by three transmission voltage sources and is adjacent to the rail line making it an ideal location for a data center, cold storage warehouse or large manufacturing facility.

Within Waunakee there is one industrial park; Waunakee Business Park and one office park; Arboretum Office Park. Waunakee Business Park is 160 acres and currently has 15 sites still available. These sites range in size from 2.81 to 30.0 acres. The Park is bounded by Raemisch Road, HWY 19 and Hogan Road. Arboretum Office Park is 45.2 acres. Today there are 11 sites still available. These sites range in size from 0.7 to 1.4 acres.



Waunakee Business Park

Source: mlgcommercial.com



North Mendota Energy and Technology Park

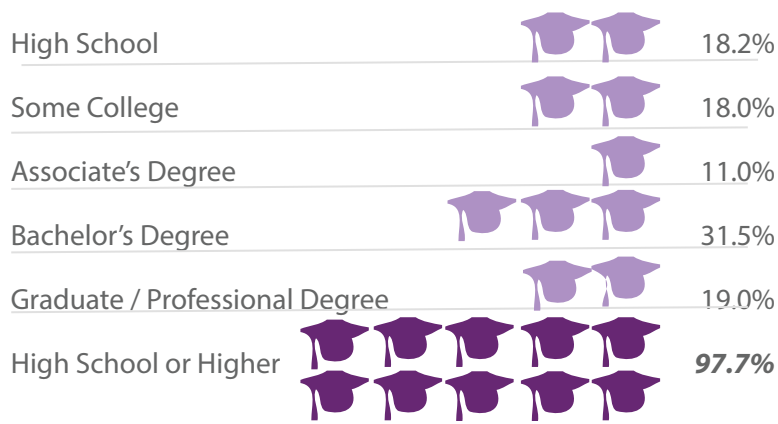
Source: Ruedebusch Development & Construction



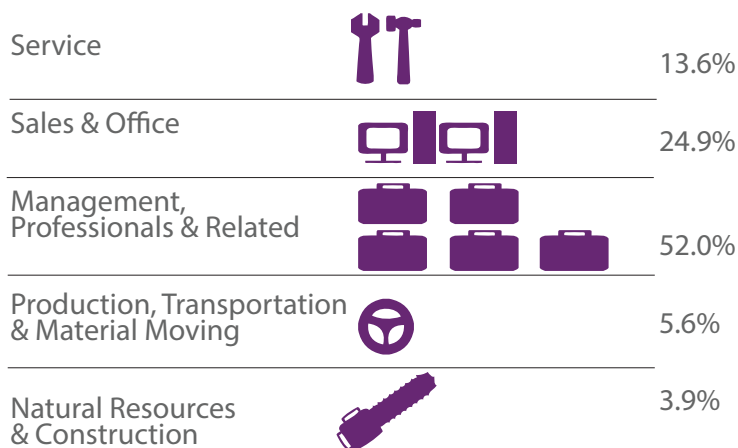
Arboretum Office Park

Source: dontierney.com

Quick Compare

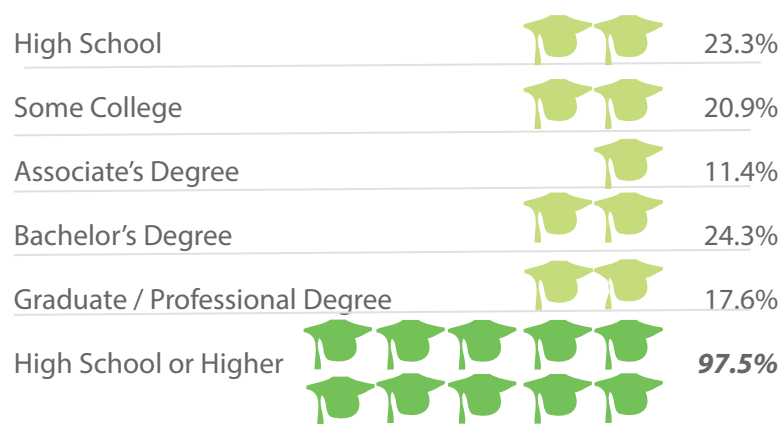


EDUCATIONAL ATTAINMENT

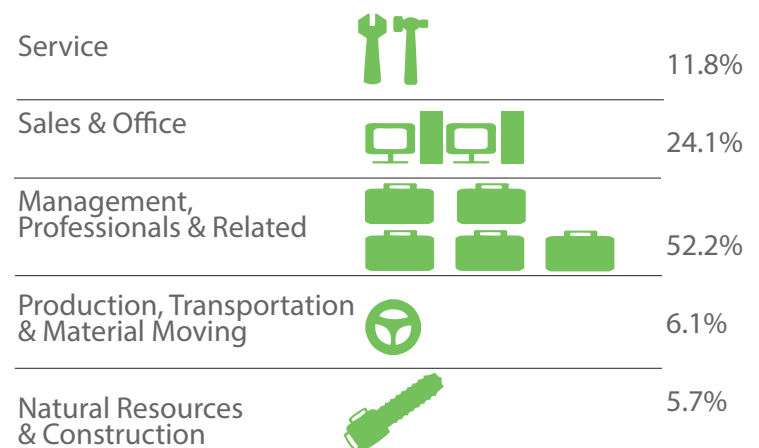


EMPLOYMENT BY OCCUPATION

Waunakee



EDUCATIONAL ATTAINMENT



EMPLOYMENT BY OCCUPATION

Westport

Agricultural & Natural Resources

NATURAL RESOURCES

Physiography

Waunakee-Westport is part of the Yahara River Basin, a ground moraine area consisting of relatively flat or undulating glacial deposits formed by the glaciers from 10,000 to 20,000 years ago.

Soils

Waunakee-Westport is primarily silt loam, which includes Plano, Ringwood, Huntsville and St. Charles soils. These soils generally do not have steep slopes and are therefore good for development.

At the floodplain around Six Mile Creek, soils include Orion silt loam, Waucosta silty clay loam and alluvial lands. These soil types have severe limitations for development due to high compressibility, seasonal high water table and occasional flooding. These soils are good for stormwater management because infiltration is high.

Topography

Topographic relief ranges from about 1,000 feet above sea level down to about 809 feet above sea level at Six Mile Creek.

Mining & Natural Resources

There are 5-6 active mining sites in or near Waunakee and Westport. There is also a closed quarry located on Oncken Road in Westport.

Agricultural Land & Open Space

Waunakee-Westport is committed to preserving prime agricultural lands within the community and the rural area that separates it from nearby cities and villages. The well-drained to moderately well-drained silt loams that comprise the area are some of the richest farmlands in Wisconsin. A majority of these farmlands are large-scale farming operations. See map on page A-33 for the location of prime agricultural lands in the Waunakee-Westport planning area.

Rare Species

The Wisconsin Department of Natural Resources keeps a database that lists rare species and natural features in Wisconsin. The database is searchable by Township and Range. Within T08N and R09E the following have been documented: (see table on the following page).

WATER RESOURCES

Drainage Basin & Watershed

Waunakee and Westport are both located in the Yahara Watershed. Waunakee and the northwestern part of Westport are in the Six Mile & Pheasant Branch Creek sub-watershed. The remainder of Westport is located in the Yahara River & Lake Mendota sub-watershed. All are listed on the WDNR's list of impaired waterways – pollutants causing these impairments are listed in parentheses: Six Mile Creek (Total Phosphorus), Pheasant Branch Creek (Total Phosphorus, Chloride and Total Suspended Solids), Yahara River (Total Phosphorus, Chloride and Total Suspended Solids) and Lake Mendota (Total Phosphorus, PCBs and E. Coli).

The Six-Mile & Pheasant Branch Creek sub-watershed was one of the WDNR's first Nonpoint Source Pollution Priority Watershed Projects. Despite project efforts to reduce runoff, polluted runoff is still a major threat to the watershed. Pollutants from this watershed contribute to pollutants downstream in the Yahara Chain of Lakes.

To address the high levels of phosphorus, Madison Metropolitan Sewerage District (MMSD), in collaboration with over 30 partners, has pioneered a new regulatory approach to address phosphorus pollution called Watershed Adaptive Management. With this approach, all sources of phosphorus discharge and runoff work together to implement cost effective phosphorus reduction practices. This local effort is called the Yahara Watershed Improvement Network (Yahara WINS).

To verify compliance with phosphorus standards established by the State, Yahara WINS partners with the Rock River Coalition to establish a network of

citizen stream monitoring sites. Volunteer stream monitors collect samples and analyze Total Phosphorus, Dissolved Oxygen, Temperature and Transparency. In the Rock River Coalition's 2013-2014 stream monitoring results report, the median total phosphorus concentrations for all six sites sampled in Six Mile & Pheasant Branch Creek sub-watershed exceeded the WI Total Phosphorus Criteria of 0.075 mg/L.

Waunakee and Westport are part of the Madison Area Municipal Storm Water Partnership (MAMSWaP) which is a group of 21 municipalities who have one Joint MS4 General Storm Water Permit from WDNR. As a part of the group permit, Waunakee and Westport are involved in education and outreach activities aimed at reducing the adverse impacts to water quality in lakes and streams from urban sources of stormwater runoff.

Surface Water

Six Mile Creek begins at a marsh one mile west of Waunakee in Springfield, runs through the northwest corner of Waunakee-Westport and runs in a southeast direction until it meets Dorn Creek at Governor Nelson State Park and empties into Lake Mendota.

Westport is adjacent to Lake Mendota and the Yahara River.

Groundwater

Waunakee-Westport's groundwater flows beneath the communities towards the Yahara River and Lake Mendota. In recent years there has been some concern over drawdown of the water table due to high levels of municipal and private pumping. Excessive pumping can lead to deterioration of water quality.

Wetlands

Wetland is land that has been saturated by either surfacewater or groundwater. Wetlands provide critical habitat for fish and wildlife and also filter water which improves quality.

Endangered & Threatened Species

Source: Wisconsin Department of Natural Resources Natural Heritage Inventory

Common Name	Scientific Name	Protection Status
A Leafhopper	Prairiana cinerea	SC/N
A Planthopper	Myndus ovatus	SC/N
American Eel	Anguilla rostrata	SC/N
Bell's Vireo	Vireo bellii	THR
Blanchard's Cricket Frog	Acris blanchardi	END
Blanding's Turtle	Emydoidea blandingii	SC/P
Calcareous Fen	Calcareous fen	NA
Dry-mesic Prairie	Dry-mesic prairie	NA
Emergent Marsh	Emergent marsh	NA
Henslow's Sparrow	Ammodramus henslowii	THR
Hill's Thistle	Cirsium hillii	THR
Knotweed Dodder	Cuscuta polygonorum	SC
Lake Sturgeon	Acipenser fulvescens	SC/H
Northern Wet Forest	Northern wet forest	NA
Plains Gartersnake	Thamnophis radix	SC/H
Prairie Bush Clover	Lespedeza leptostachya	END
Prairie False-dandelion	Nothocalais cuspidata	SC
Prairie Parsley	Polytaenia nuttallii	THR
Pugnose Minnow	Opsopoeodus emiliae	SC/N
Purple Martin	Progne subis	SC/M
Red-tailed Prairie Leafhopper	Aflexia rubranura	END
Rope Dodder	Cuscuta glomerata	SC
Shrub-carr	Shrub-carr	NA
Southern Sedge Meadow	Southern sedge meadow	NA
Western Harvest Mouse	Reithrodontomys megalotis	SC/N
Woodland Vole	Microtus pinetorum	SC/N
Yellow Giant Hyssop	Agastache nepetoides	SC

Protection Status: Endangered (END), Special Concern (SC), No Laws Regulating Use, Possession or Harvesting (SC/N), Fully Protected (SC/P), Natural Area (NA), Threatened (THR), Fully Protected by Federal and State Laws Under the Migratory Bird Act (SC/M), & Take Regulated by Establishment of Open Closed Seasons(SC/H).

Agricultural & Natural Resources

Wetlands within Waunakee and Westport are primarily found in Governor Nelson State Park and adjacent to the Yahara River, Cherokee Marsh and Six Mile Creek and its tributaries. A majority of these lands have been protected as conservancy lands. Waunakee has a shoreland-wetland zoning district that restricts uses in shoreland-wetland areas. Westport requires conservation easements for all wetland areas. Within Waunakee-Westport there are approximately 2,254.8 acres of wetlands (which makes up approximately 9% of the planning area).

Waunakee has a chapter in its Code of Ordinances for Shoreland-Wetland Zoning (Chapter 43). Westport falls under Dane County's Shoreland-Wetland Zoning jurisdiction (Chapter 11). The purpose of both of these ordinances is to protect habitat, preserve shoreline and prevent/control water pollution.

Floodplains

Floods are the nation's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface water, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

The Federal Emergency Management Agency (FEMA) designates 100- and 500-year floodplains. The Development Limitations Map (on page A-34) displays the 100-year floodplain in the planning area.



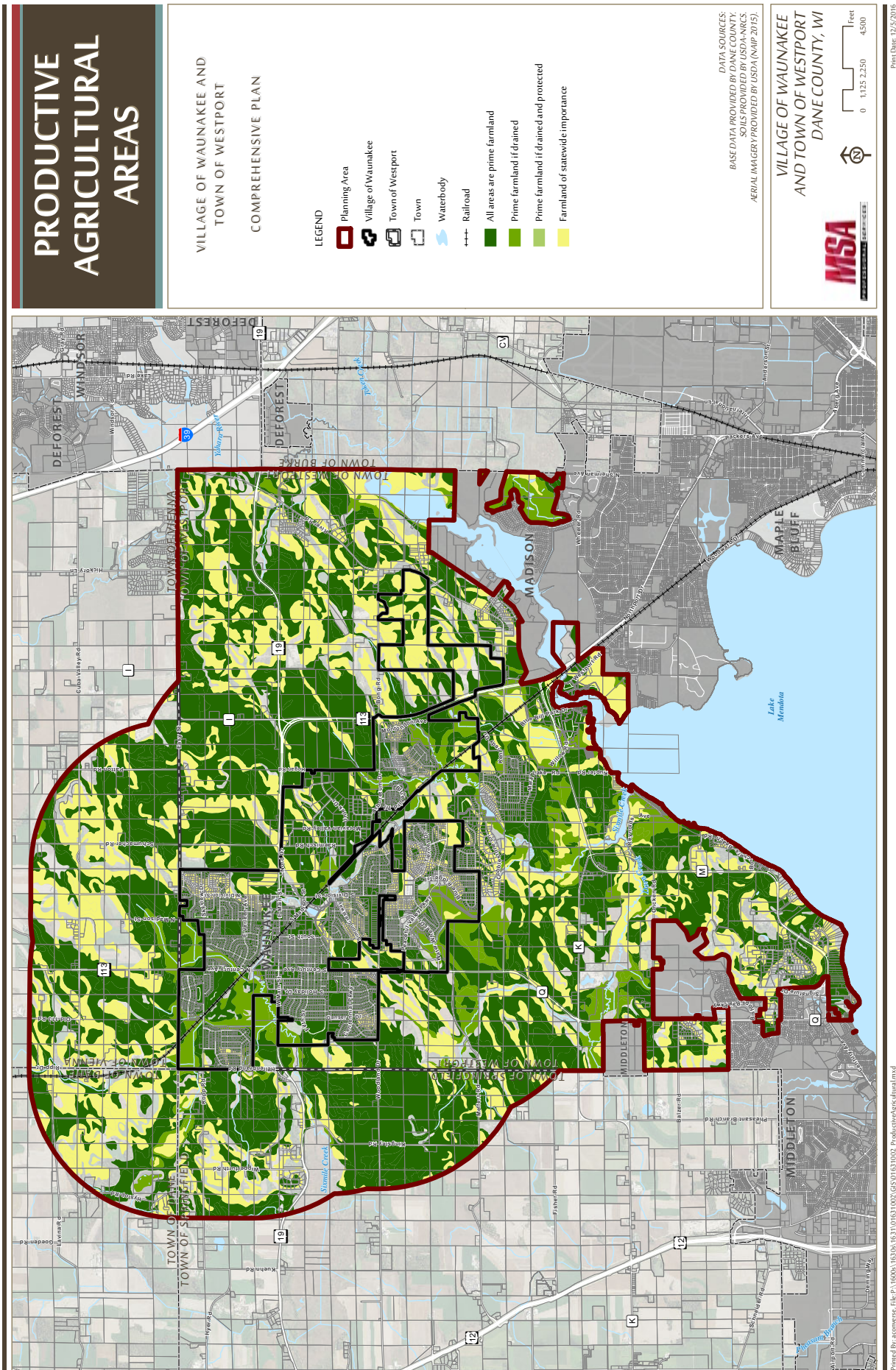
Yahara River at Westport Road

Source: MSA



Cherokee Marsh - Yahara Heights on Yahara River

Source: MSA



DEVELOPMENT LIMITATIONS

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

LEGEND

- Planning Area
- Village of Waunakee
- Town of Westport
- City/Village
- Town
- Waterbody
- Railroad
- Average Slope Greater than 12%
- Wetlands
- Floodplain

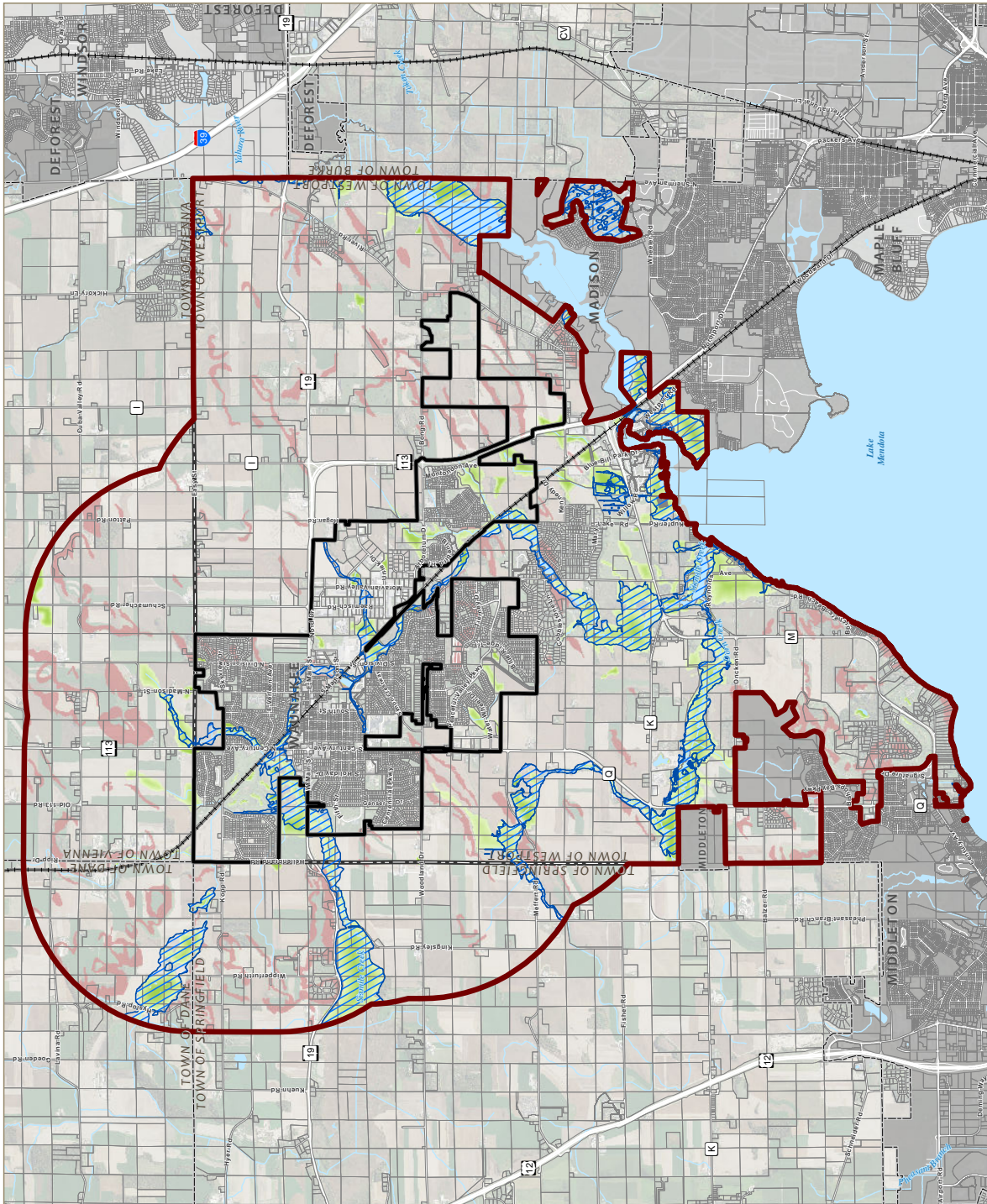
DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
SLOPES BASED ON USDA-NRCS SOILS (SSURGO).
WETLANDS DERIVED FROM WIDE SURFACE WATER DATA VIEWER.
FLOODPLAIN PROVIDED BY FEMA.
AERIAL IMAGERY PROVIDED BY USDA (NAIP 2015).

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI



0 1,125 2,250 4,500
Feet

Print Date: 12/22/2016



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Community Facilities & Services

GENERAL FACILITIES

Healthcare Facilities

Dean Clinic has a branch in the Village of Waunakee which includes five family medicine doctors and one optometrist. Within Waunakee there are also nine dentists and six chiropractors.

Police, Fire & Emergency Facilities

The Waunakee Police Department has 21 FTEs which includes 19 police officers and two office staff. In 2014 office staff handled over 8,000 phone calls and 2,400 walk-in customers. The Waunakee Police Department provides service to public sites in the Town of Westport, under contract with the Town, and more generally as needed under mutual aid commitments. Westport is also served by the Dane County Sheriff's Department, including contracts for extra patrols. The Sheriff's deputies sometimes operate out of the Town Hall.

The Waunakee Fire Department is staffed with 38 volunteer firefighters. The Department also serves parts of the Towns of Westport, Springfield, Vienna and County of Dane. The Town of Westport is also served by the City of Middleton's Fire District.

The Waunakee Area Emergency Medical Service is a volunteer crew of roughly 65. They also provide services in the Towns of Westport, Dane, Vienna, Springfield, and Village of Dane. The group responds to mutual aid agreements in other surrounding districts as well.

Library Facilities

The Waunakee Public Library serves both Waunakee and Westport and is located at 710 South Street in Waunakee. The existing Library is in poor condition, lacks sufficient programming and meeting space and has no available land adjacent to it to expand its building or parking lot. A new library is currently being planned. In 2015 the Village Board approved funding the first phase of architectural planning and hiring a consultant to conduct a campaign feasibility study to determine fundraising potential in the Village.

The site the Village is most interested in for placement of the new library is the former Waunakee Alloy Casting Corp. site at North Madison Street. The parcel is 4.5 acres and is near Village-owned park land.

Other Governmental Facilities

- Village Hall, 500 W Main St., Waunakee
- Public Works & Parks Department, 504 Moravian Valley Rd., Waunakee
- Village Center, 333 S Madison St., Waunakee
- EMS, 201 N Klein Dr., Waunakee
- Fire Department, 205 N Klein Dr., Waunakee
- Town Hall, 5397 Mary Lake Rd., Westport



Senior Class at Village Center

Source: MSA

Public School Facilities

Waunakee and Westport are both served by the Waunakee Community School District (WCSD). Other communities in the District include portions of the Towns of Vienna, Dane and Springfield.

WCSD has seen minimal growth over the past ten years and, in 2014, saw its first annual enrollment decline, a drop of 0.3%. The average annual increase in enrollment over the past ten years is 2.6%. Enrollment for the 2014-2015 school year was 4,031.

Schools in the District include:

- Eight 4-K sites
- Arboretum Elementary (K-4)
- Heritage Elementary (K-4)

FIRE AND EMS SERVICE AREAS

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

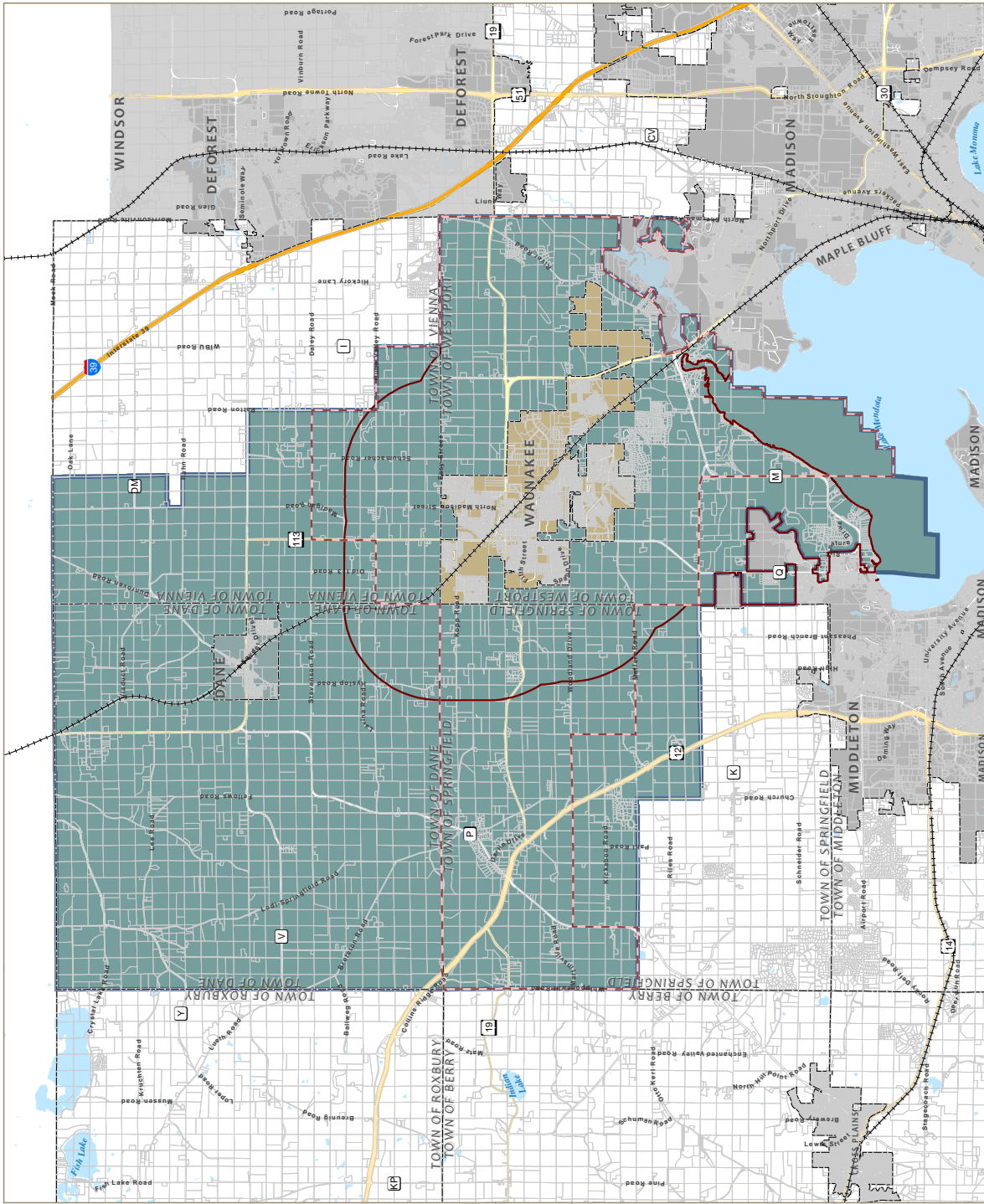
- LEGEND**
- Planning Area
 - Village of Waunakee
 - City/Village
 - Town
 - Waterbody
 - Railroad
 - Waunakee Fire District
 - Waunakee EMS

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.

VILLAGE OF WAUNAKEE
AND TOWN OF WESTPORT
DANE COUNTY, WI



Print Date: 12/22/2016



Community Facilities & Services

- Prairie Elementary (K-4)
- Waunakee Intermediate School (5-6)
- Waunakee Community Middle School (7-8)
- Waunakee Community High School (9-12)

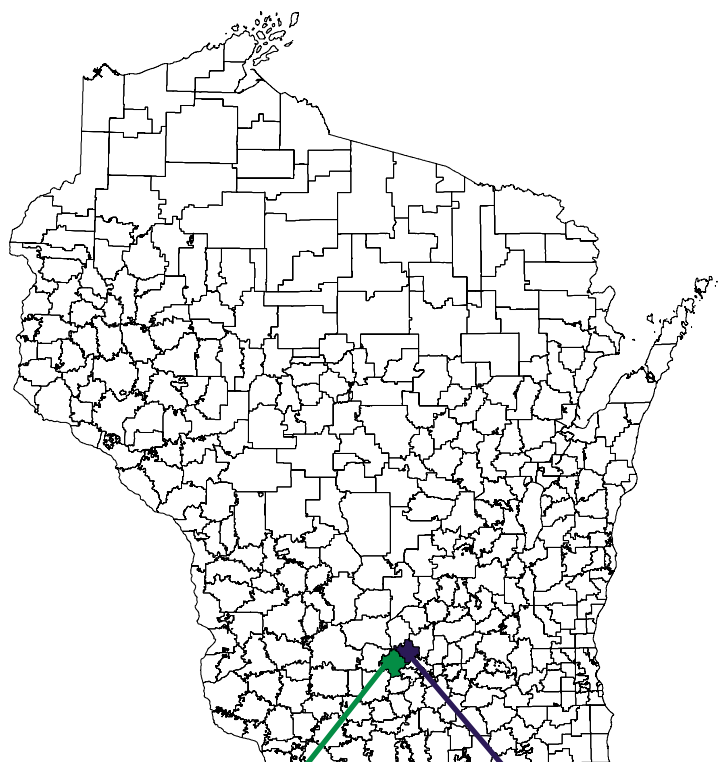
The WCSD recently completed construction of a new Intermediate School which opened Fall 2016. Fall 2016 also marked the completion of the expansions and remodels of Heritage and Prairie Elementary Schools.

The Town of Westport is also served by the Middleton-Cross Plains School District, which includes residents in the southwest part of the Town near Middleton.

The Town is also home to Madison Country Day School, a private, K-12 school located Westport at 5606 River Road.

Wisconsin Public School District Map

Source: Wisconsin Department of Public Instruction



Middleton-Cross Plains
School District

Waunakee Community
School District

Childcare Providers in Waunakee and Westport

Source: Wisconsin Department of Children and Families

Facility	Class	Capacity	Age Served
A Barrel of Monkeys Family Child Care	Family	8	6 weeks - 12 years
Adventures in Learning CCC	Group	130	6 weeks - 12 years
After School Arboretum	Group	85	5 years - 13 years
After School Prairie	Group	85	5 years - 13 years
After sSchool Heritage	Group	45	5 years - 13 years
Arthouse Preschool	Group	45	6 weeks - 11 years
Brenda Hamilton Day Care Inc.	Family	8	1 week - 13 years
Brilliant Beginnings	Group	80	6 weeks - 11 years
Burbacks Tiny Tot Family Daycare	Family	8	6 weeks - 13 years
Carol's House Family Day Care	Family	8	8 weeks - 13 years
Castleberry Childrens Center	Family	8	6 weeks - 13 years
Ginger Bear Day Care	Family	8	1 week - 13 years
La Petite Academy Woodland	Group	125	6 weeks - 12 years
Leap Academy	Group	83	6 weeks - 13 years
Lori's Family Day Care	Family	7	6 weeks - 10 years
Mary Lake Montessori Inc.	Group	80	6 months - 11 years
Mary Laufenberg Family Child Care	Family	8	10 weeks - 13 years
Moppet LLC	Group	75	6 weeks - 11 years
Nurturing Development	Regular	6	0 weeks - 13 years
Peace Lutheran Preschool	Group	50	2 years - 7 years
Shannon Bruns	Family	8	7 months - 12 years
The Seventeenth Radish	Group	30	6 months - 6 years
WI Youth Company Camp Pleasant Valley	Camp	70	5 years - 14 years

Higher Education Facilities

There are six higher education facilities located nearby in the City of Madison:

- University of Wisconsin - Madison
- Edgewood College
- Madison Area Technical College
- ITT Technical Institute
- Madison Media Institute
- Cardinal Stritch University

Childcare Facilities

There are 23 childcare providers located in Waunakee and Westport. See table on the previous page.

PARKS & RECREATION

See the Waunakee-Westport Bicycle, Pedestrian, Park and Open Space Plan for a complete listing of parks. The map on page A-41 displays the neighborhoods in Waunakee and Westport that are within a quarter-mile of a school or park.

There are several County and State Parks and Natural Areas located near Waunakee and Westport:

- Empire Prairie State Natural Area (14 acres) that stretches across southern Columbia and northern Dane Counties.
- Dorn Creek Conservancy (300 acres) is located between Hwy M and Hwy Q.
- Upland Prairie is located north of Bong Road and east of Hwy 113.
- Governor Nelson State Park (422 acres) is located on the north shore of Lake Mendota.
- Mendota County Park is located at the intersection of CTH Q and M.
- Six Mile Creek Resource Area - flows through the Village and the Town
- Yahara Heights/Cherokee Marsh (385 acres) is located north of Madison on the west side of STH 113 and the CTH M intersection off of River Road on Catfish Court.
- Pheasant Branch Conservancy (550 acres) located 1.5 miles north of Hwy M on Pheasant Branch Road, just west of Westport.
- Schumacher County Park (117 acres) located one mile east of Waunakee on WIS 113.
- Indian Lake County Park (483 acres) located in the Town of Berry on WIS 113 about two miles west of WIS 12.
- Ice Age Trail is located a few miles west of Westport.



Daleo Soccer Fields

Source: MSA

UTILITIES & SERVICES

Stormwater Management

The Town and Village are updating their Stormwater Management Plan (SWM), with DNR approval anticipated in November 2016. Waunakee and Westport are both MS4 communities are part of the Madison Area Municipal Storm Water Partnership (MAMSWaP) and engage in outreach activities as part of this group. Waunakee's Construction Site Erosion Control and Stormwater Management ordinances are located in Chapter 18, Article 8, Division 3 of its ordinances. Westport's Erosion and Stormwater Runoff Control ordinances can be found in Title 10, Chapter 4 of its ordinances. Neither community has a stormwater utility.

Waste Water & Sanitary Sewer System

Waunakee and Westport are part of the Madison Metropolitan Sewerage District (MMSD). MMSD's treatment plant is located on the south side of Madison off of Moorland Road. Waunakee's average wastewater gallons per day (taken from quarterly invoices from MMSD) for 2015 was 1,350,000. For 2014 the total was 1,425,000.

Most of the development in the Town of Westport is on MMSD sewer, though there is no data readily available describing average flows. There are some private sewer facilities in Waunakee, and there are no known problems with these private systems.

Community Facilities & Services

Solid Waste & Recycling Facilities

Waunakee and Westport both use Advanced Disposal for their solid waste and recycling services. Advanced operates a transfer station and recycling facility at 300 Raemisch Road in the Village of Waunakee. Solid waste is transferred to the Dane County Landfill.

Within the Town of Westport there is a closed landfill on Bong Road.

Water Supply

Waunakee has its own water utility: Waunakee Utilities. The Village uses 466,588,000 gallons of water annually. The average is approximately 1.3 million gallons a day. The highest usage date in 2015 was September 6, at 2.7 million gallons. The Utility has four water towers (50,000; 200,000; 300,000; and 500,000 gallon tanks) and one reservoir at 300,000 gallons. The Utility is planning to construct another water tower in the next few years.

The Town of Westport has its own Westport Water Utility, which serves approximately 370 metered sites in the Town. This includes both commercial buildings and buildings with a single meter but multiple residences. The Utility maintains two wells and one water tower.

There are many homes with the Town that operate on individual and shared wells, however since the Town doesn't issue permits for them, there is no way to know how many exist.

Telecommunications Facilities

Charter and TDS both provide high speed internet and cable television service to Waunakee and Westport. In addition, AT&T provides high speed internet in the Town of Westport.

The Waunakee Library is working with the Madison Area Library System to get the Metropolitan Unified Fiber Network (MUFN) which would provide high speed internet to the Waunakee Library and community facilities.

There are several cell towers located within Westport: one at the intersection of CTH Q and CTH K, one at the intersection of 113 and Bong Road, on on Westport's Water Tower, one near St. Benedicts on CTH M, and two or three on Bond Road near the Land Trust.

Gas & Power

MG&E provides natural gas to Waunakee and Westport. Waunakee Utilities provides electricity to Waunakee and parts of Westport. There are currently five substations in Waunakee at the following locations:

- 4.16/2.4 KV Division Street substation
- 12.4/7.2 KV West side substation
- 12.4/7.2 KV Industrial Park substation
- 12.4/7.2 KV North side substation

All of the substations are connected so if one goes offline the load can be shifted to other substations. The substations are connected primarily through a 69 KV transmission line that is owned by ATC. The Foundry and North Side substations connected to ATC's transmission line by 69 KV transmission lines owned by Waunakee Utilities.

Alliant Energy provides electricity to Westport. Within Westport there are three electrical substations: one at the end of Blue Bill Park Drive - Huiskamp, and one next to Endres Manufacturing on CTH Q.

POTABLE WATER FACILITIES

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

LEGEND

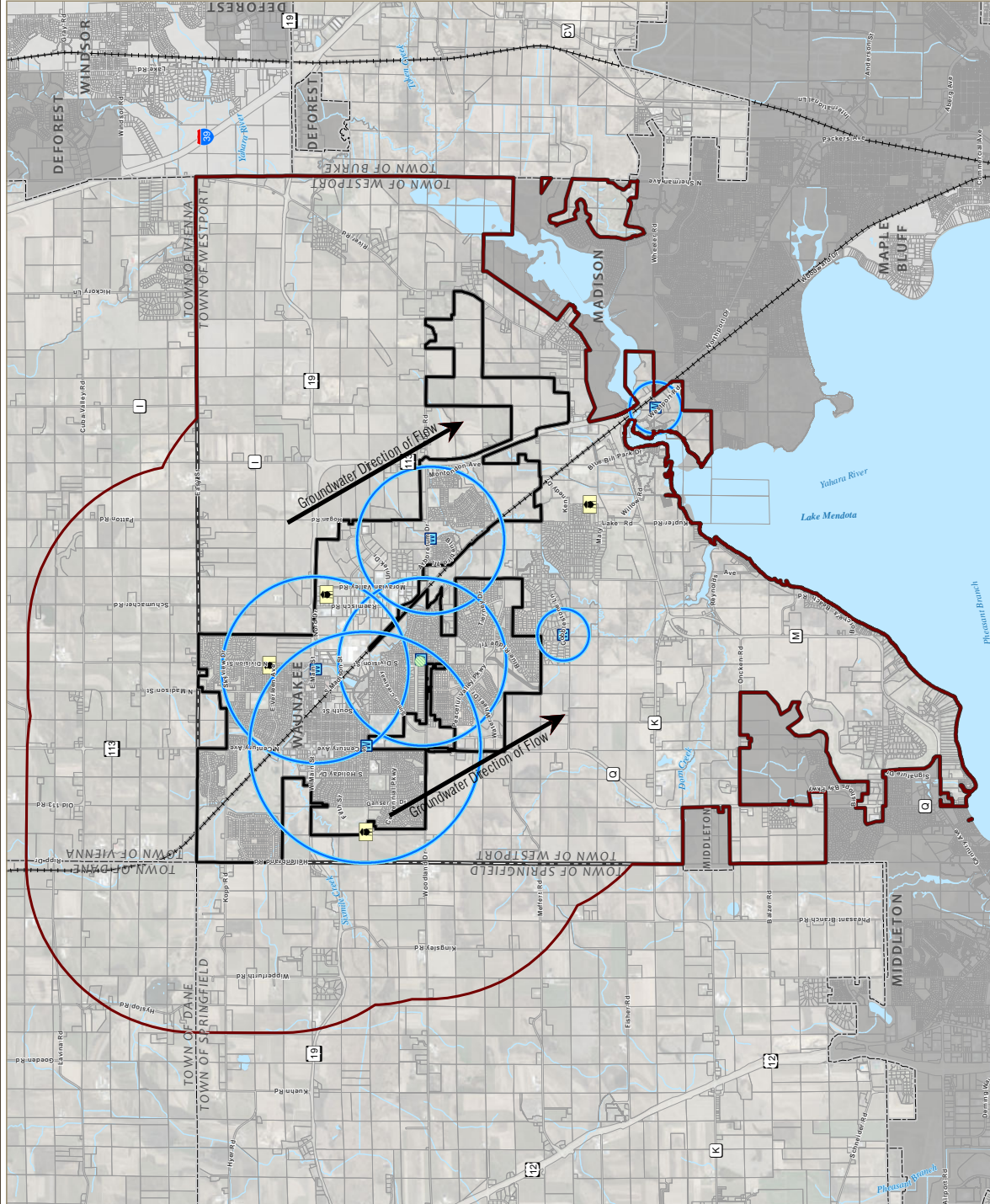
- Planning Area
- Village of Waunakee
- Town of Westport
- City/Village
- Town
- ~ Waterbody
- ++ Railroad
- Water Tower
- Reservoir
- Well
- Municipal Well Zone of Protection

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



Print Date: 12/5/2016



Printed By: acoware, File: PA 16006 \16306 \1631 \01631 \002 \GIS\163163 \002 \waunakee.mxd

COMMUNITY AND PUBLIC FACILITIES

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

LEGEND

- | | | | |
|--|---------------------------------|--|------------------------------|
| | Planning Area | | Land Ownership |
| | Village of Waunakee | | Waunakee |
| | Town of Westport | | Westport |
| | City/Village | | Waunakee/Westport |
| | Town | | School District |
| | Waterbody | | City of Madison/MMSD |
| | Railroad | | County |
| | Passive Trail | | State of WI/WisDOT/DNR |
| | Paved Trail | | Benedictine Women of Madison |
| | Water Trail | | Natural Heritage Land Trust |
| | Town & Village Parks/Open Space | | WD Ice Rink Inc. |

- | | | | |
|--|-------------------|--|--------------------|
| | Waunakee | | Community Facility |
| | Westport | | Education |
| | Waunakee/Westport | | Municipal Facility |
| | Golf Course | | |

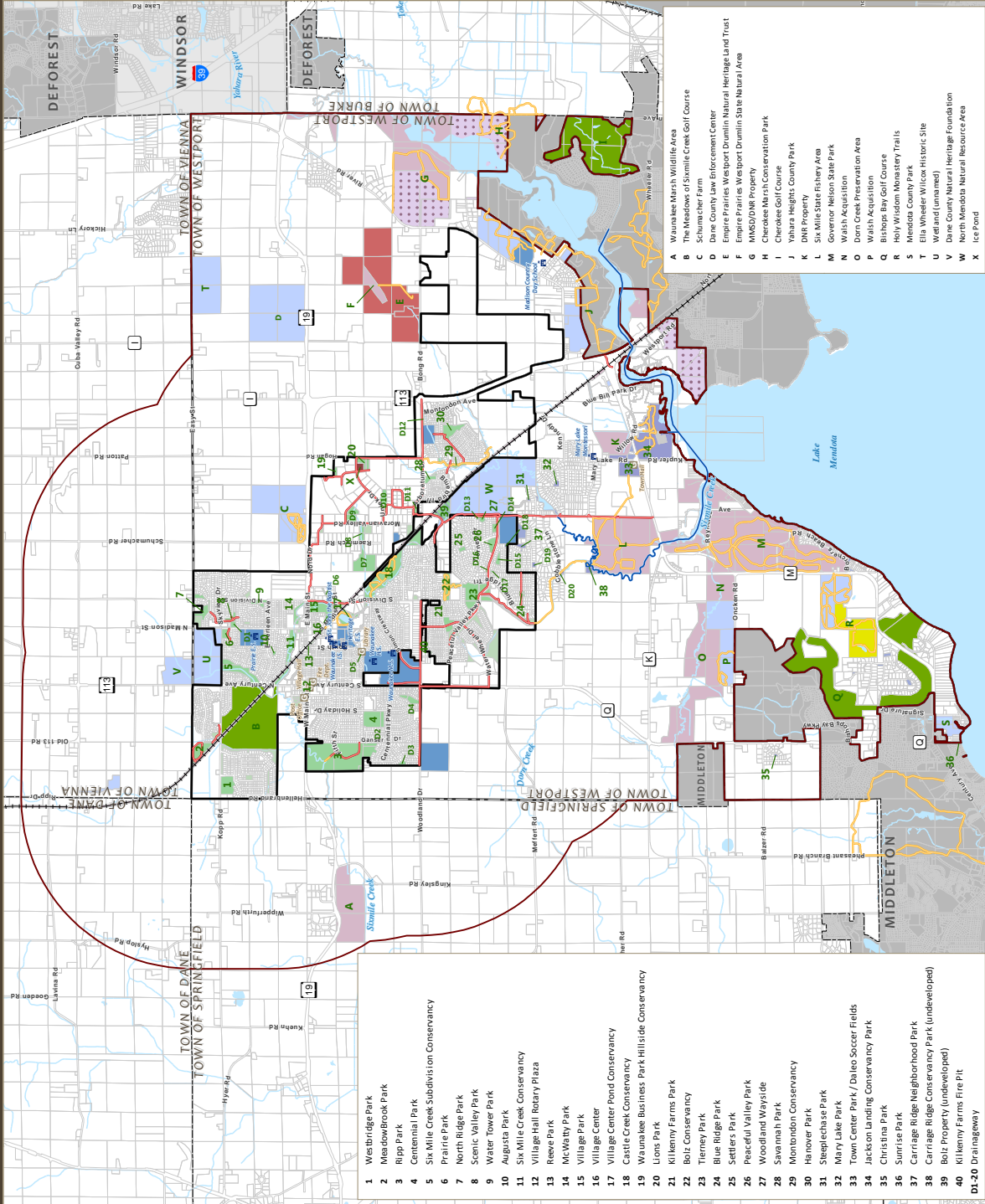
DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
NOTE THAT NOT ALL LANDS SHOWN ARE OPEN FOR PUBLIC USE.

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT, WI DANE COUNTY, WI



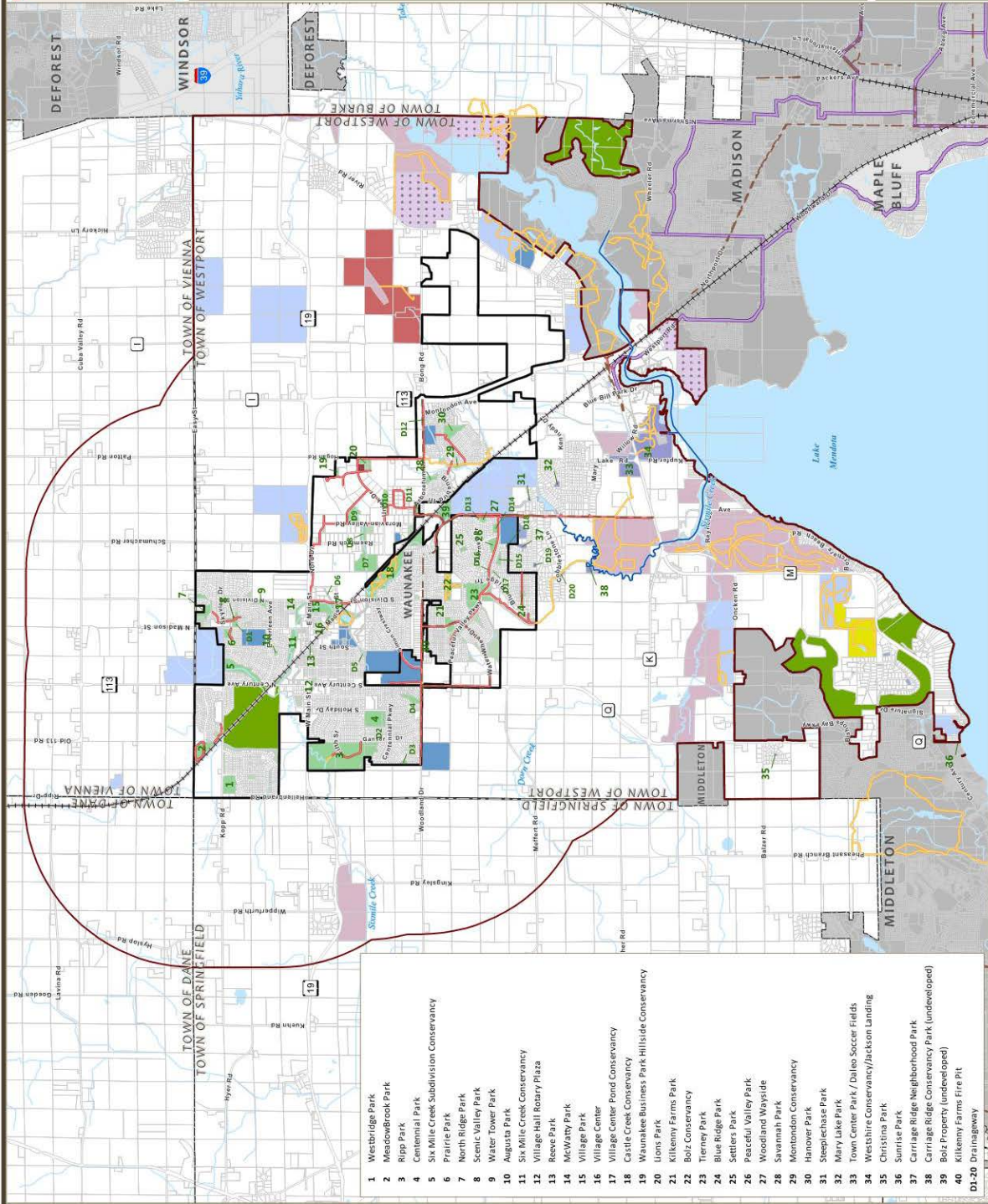
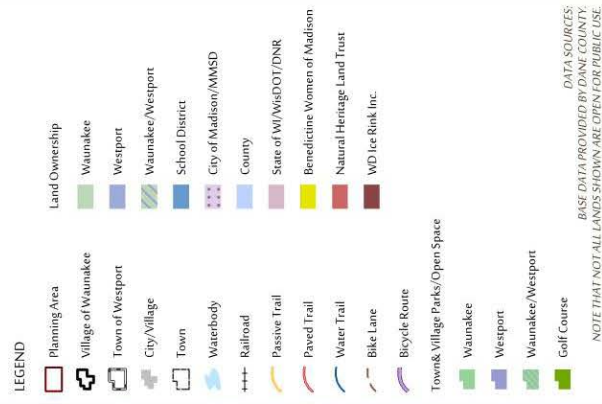
0 1,125 2,250 4,500 Feet

Print Date: 12/8/2016



TOWN AND VILLAGE EXISTING PARKS AND OPEN SPACE

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE BICYCLE, PEDESTRIAN & OUTDOOR RECREATION PLAN



Community Character

CULTURAL RESOURCES

Historic Farmsteads and Farm Buildings

Historic Farmsteads and farm buildings are an important aspect of rural character in the Waunakee-Westport community. One noteworthy historic farmstead is the Schumacher Farm, which is in Westport. The Farm/Park is managed by Dane County. Programming and museum development is sponsored by Friends of Schumacher Farms. The Park is an outdoor museum that represents local farm life during the 1920-1930s.



Waunakee Train Depot Today

Source: waunakeechamber.com

HISTORICAL RESOURCES

Wisconsin Historical Markers

Wisconsin Historical Markers identify, commemorate and honor the important people, places and events that have contributed to the State's heritage. The Wisconsin Historical Society's Division of Historic Preservation administers the Historical Markers Program.

There are two registered Wisconsin Historical Markers in the Town of Westport and none in the Village of Waunakee. The Town of Westport's historical markers include Schumacher Farm (a living history museum) and Ella Wheeler Wilcox (Wisconsin's most famous poet).

State & National Register of Historic Places

The Waunakee Railroad Depot in Waunakee is listed on the State and National Register of Historic Places. The Depot was listed on the National Register in 1978 and on the State Register in 1989. Its period of significance is from 1875-1899 and it is significant for exploration/settlement and transportation.

The Halvorson Mound Group in Westport is a grave/burial location and ceremonial site that has been listed on the National Register of Historic Places since 1993. The site is believed to have been most active in 1000-500 AD and 1499-1000 AD, and has religious and archaeological/prehistoric significance.



Waunakee Train Depot (Past)

Source: waunakee.k12.wi.us

Collaboration & Partnerships

EXISTING AND POTENTIAL COLLABORATION AND PARTNERSHIPS

As jurisdictions within a growing metropolitan area, the Village and Town have many collaborative relationships and opportunities.

Waunakee and Westport have a long history of collaboration with each other as well as with other entities. The two communities have three current joint plans in place, including the Joint Planning Area Comprehensive Plan, Extraterritorial Zoning District Plan and the Joint Bike/Ped Plan.

Both communities participated in the North Mendota Future Urban Development Area (FUDA) plan in 2012 and 2013. This effort was led by the Capitol Area Regional Planning Commission (CARPC) and also involved the City of Middleton and Town of Springfield.

Waunakee-Westport has been involved in other CARPC and Metropolitan Planning Organization (MPO) planning efforts and studies in the past.

The Village of Waunakee had an intergovernmental agreement with the Town of Springfield which lapsed in March 2016. The agreement acknowledged Waunakee's extraterritorial jurisdiction for purposes of comprehensive planning, official mapping, and subdivision plat and certified survey map review. In the past, Waunakee also had an intergovernmental agreement with the Town of Vienna which addressed long-term boundaries and development and infrastructure near shared boundaries. This agreement has since lapsed. The focus of both of these intergovernmental agreements was on maintaining the rural character of undeveloped lands around the Village.

The Town of Westport has in effect, a land use planning agreement in place with the City of Middleton, in the form of City of Middleton Extraterritorial Zoning within the Town. The Westport-Middleton Extraterritorial Zoning (ETZ) Committee is an advisory body that reviews zoning requests in this planning area.

There are many opportunities to continue or renew collaboration with neighboring jurisdictions on land use and development, including each of the neighboring jurisdictions. This includes the Village of DeForest, which is currently separated from the Town of Westport by the recently-incorporated Village of Windsor, but which is expected to gain jurisdiction over lands abutting the Town of Westport in the Highway 19 corridor.

Transportation issues and projects are important to the Waunakee-Westport community, and there is a strong history of planning and collaboration with the State of Wisconsin Department of Transportation, Dane County, and the Madison Area Transportation Planning Board (the MPO).

Both communities are signatories to the Intergovernmental Agreement for an Adaptive Management Plan for the Yahara Watershed and participants in the Yahara Watershed Improvement Network (Yahara WINS) Group. Through this agreement, which went into effect in April of 2016 for a 20-year period, Westport and Waunakee have agreed to help limit phosphorous in local waterbodies and contribute funding toward projects that would do so.

EXTRATERRITORIAL JURISDICTIONS

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

LEGEND

- Planning Area*
- Village of Waunakee
- Town of Westport
- City/Village
- Town
- Waterbody
- Railroad
- Westport/Waunakee Joint Planning Area
- Village of Waunakee Extraterritorial Zoning Jurisdiction
- City of Middleton Extraterritorial Zoning Jurisdiction

*Includes Village of Waunakee 1.5-mile extraterritorial flat review jurisdiction in Towns of Vienna, Dane and Springfield. Flat review jurisdiction in the Town of Westport is typically the closest municipality and does not always correspond to the extraterritorial zoning jurisdictions. Jurisdiction is determined case-by-case in areas where "closest" is difficult to determine.

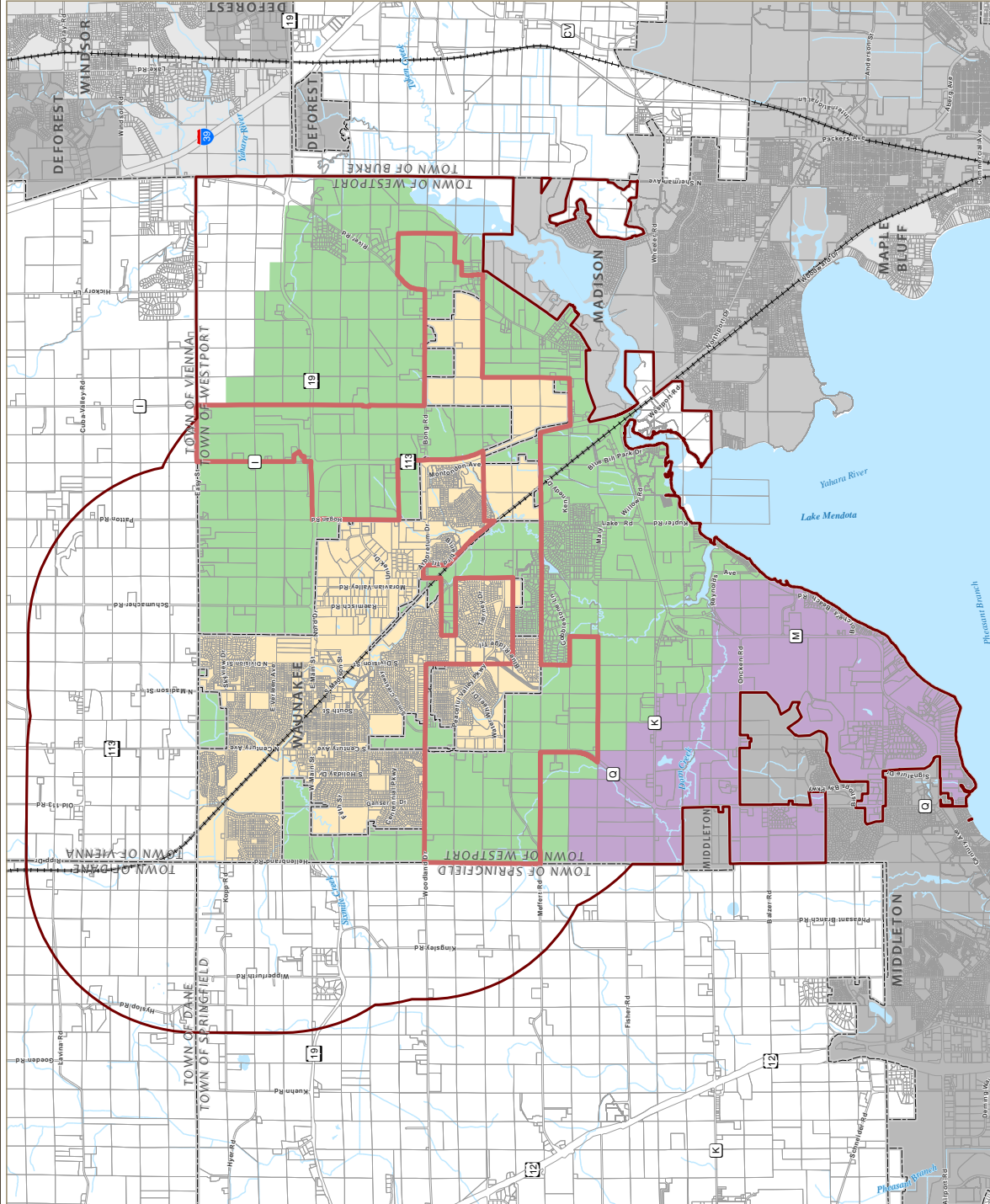
DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.

VILLAGE OF WAUNAKEE
AND TOWN OF WESTPORT
DANE COUNTY, WI



0 0.175 0.35 0.7 Miles

Print Date: 12/5/2016



Printed by: acoware, file: PA 16006 16306 16310 1631002.GISD 1631002_ExtextraterritorialJurisdiction.mxd

Land Use

EXISTING & PROJECTED LAND USE

Together, Waunakee-Westport includes approximately 17,659 acres, 27.6 square miles. The majority of Waunakee is currently comprised either as residential (26.5%) or open space/recreation (17.9%). The majority of Westport is currently comprised either as agriculture (52.8%) or open space/recreation (22.3%). Developed lands (i.e. commercial, utilities, industrial, institutional, quarry, transportation and residential) makes up 52.9% of the Village and 17% of the Town. As discussed prior, there are several limitations to building development (i.e. steep slopes, wetlands, and floodplain), reducing the potential for future development. In total there are approximately 536 acres of land with development limitations in the Village (12.4%) and 3,027 acres with development limitations in the Town (22.7%). Therefore, roughly 1,507 acres remain developable in the Village and 8,028 acres remain developable in the Town. As shown on the Existing Land Use Map there are approximately 384 acres of vacant subdivided land in the Village and 114 acres in the Town. These lots are a combination of residential, commercial and industrial sites.

Using the projected population and household sizes assumptions from the previous sections, it is expected that Waunakee will need an additional 224 acres of residential land, 32 acres of commercial land, and 25 acres of industrial land in the next 20 years. Westport will need 50 acres of residential land, five (5) acres of commercial land and one (1) acre of industrial land. However, this methodology is based on an assumption that commercial and industrial lands will grow in the same proportion to residential development as currently exists into the future. This may be unlikely if the North Mendota Parkway is constructed which would be an officially designated truck route that trucks travelling from the northeast side of Madison can use to access I-90/94. In this case the North Mendota Parkway could generate additional demand for commercial and industrial properties within Waunakee and Westport.

REDEVELOPMENT OPPORTUNITIES

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of Waunakee-Westport. Redevelopment is typically synonymous with commercial or industrial infill development. In order to continue to preserve agricultural lands within Waunakee-Westport, redevelopment is critical because it will help ensure the urban service area is only expanded when that is the only option.

DEVELOPMENT OPPORTUNITIES

Within the Village of Waunakee there are 15 vacant parcels (a total of 40 acres) zoned commercial/industrial with an average size of 2.7 acres. In the Town of Westport there are nine vacant parcels (a total of 245 acres) with an average size of 27.3 acres. Parcels on land which appear to have severe development limitations have been removed from this calculation. These remaining parcels are all candidates for new development within the community. See Economic Prosperity Map in Appendix C.

ZONING

Land development and building activity within Waunakee is subject to the Village's zoning ordinance (Chapter 106). Within Westport, development and building activity is subject to Dane County's zoning ordinance (Chapter 10). Within the Joint Planning Area (JPA), Waunakee-Westport's Joint Planning Commission (JPC) designates zoning. The JPC can create, revise or amend zoning classifications within the JPA. Existing zoning is shown on the map on page A-49.

EXISTING LAND USE

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE PLAN

LEGEND

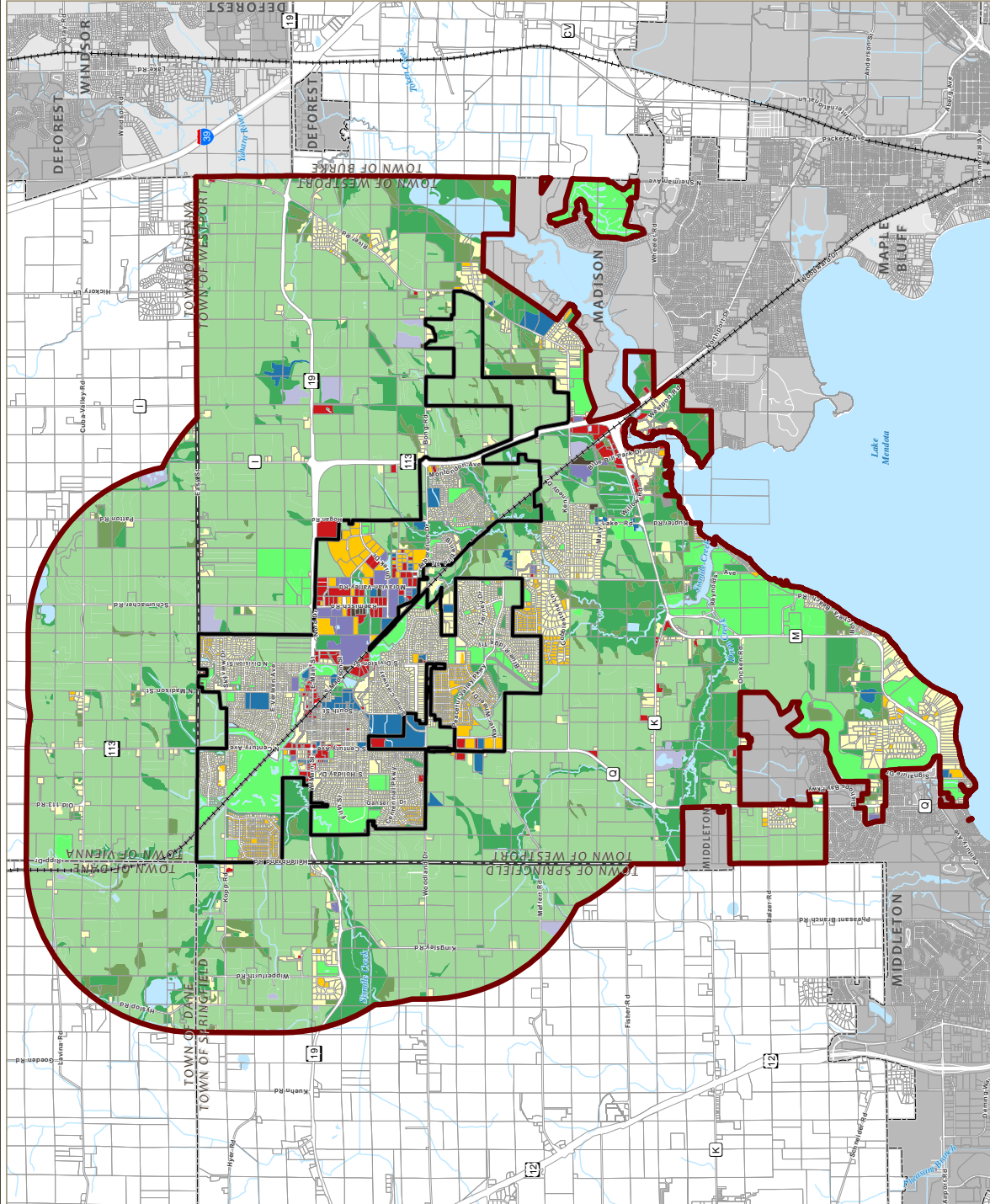
- Planning Area
- Town of Westport
- City/Village
- Town
- Railroad
- Land Use
- Agriculture
- Commercial
- Communications/Utilities
- Industrial
- Institutional/Governmental
- Mineral Extraction
- Open Land/Cemetery
- Recreation
- Residential
- Vacant Subdivided Land
- Water
- Woodlands

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

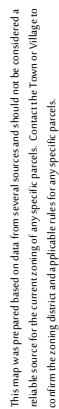


Print Date: 12/2/2016



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A-46 WAUNAKEE & WESTPORT // COMPREHENSIVE PLAN



COMPREHENSIVE PLAN

ing Area

- DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
ZONING PROVIDED BY THE VILLAGE, TOWN AND COUNTY.



Feet	Yards
0	0
1,125	1
2,250	2
4,500	4

Print Date: 1/26/2017

Appendix B:

PUBLIC INPUT

COMMUNITY SURVEY RESULTS

To solicit public involvement in the Waunakee-Westport Comprehensive Plan, the project team created an online public opinion survey. The survey was available March 28 through May 1, 2016 and hosted on Survey Monkey.

In total, 809 individuals started the survey and 628 individuals responded to questions through the end of the survey. Approximately 76% of those who took the survey live in Waunakee and 20% live in Westport. The remainder were primarily from Madison and surrounding towns (Vienna and Springfield).

The survey represents a diverse group demographically, though certain groups were under- and over-represented. Generally older and younger members of both communities were under-represented and those categorized as middle-age were over-represented. For instance, those under 18 represented 0.5% of survey respondents but make up 18.2% of Westport and 31.6% of Waunakee. The figure depicting respondents' answers to their corresponding age group compared to 2010 Census data is shown as the response to question 2 on page B-2.

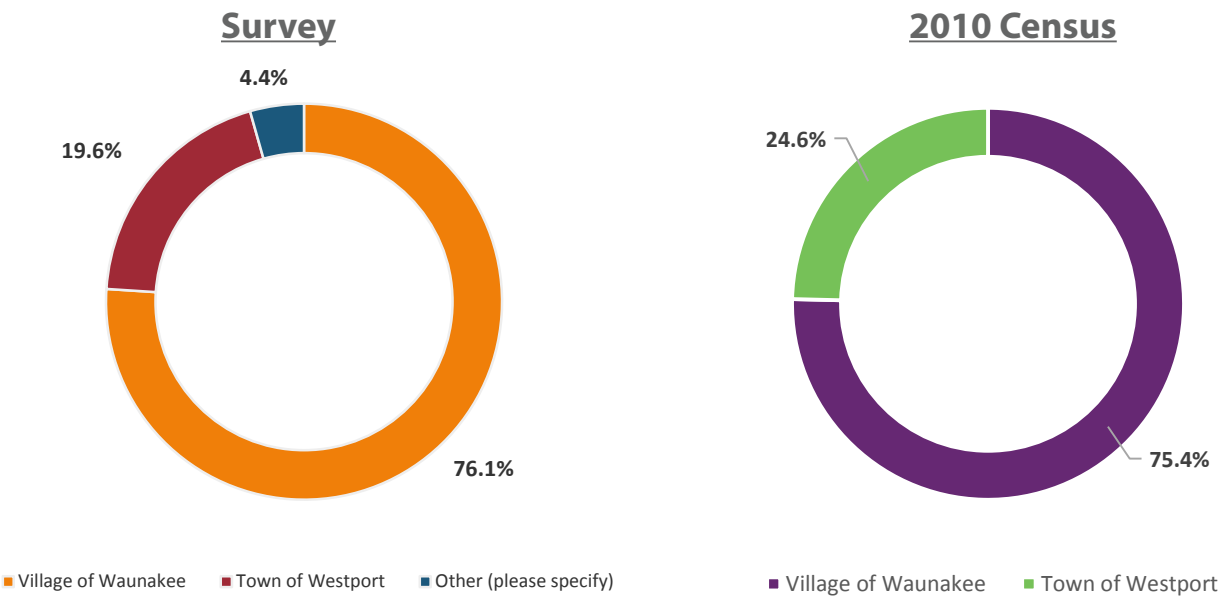
Responses were filtered by community of residence to identify any differences between the view of Waunakee and Westport residents. There were few noteworthy differences, but important differences are identified.

A comprehensive list of open-ended questions is available upon request to the Village or Town. Questions with additional comments/open-ended responses will be marked with an asterisk (e.g. Q2).

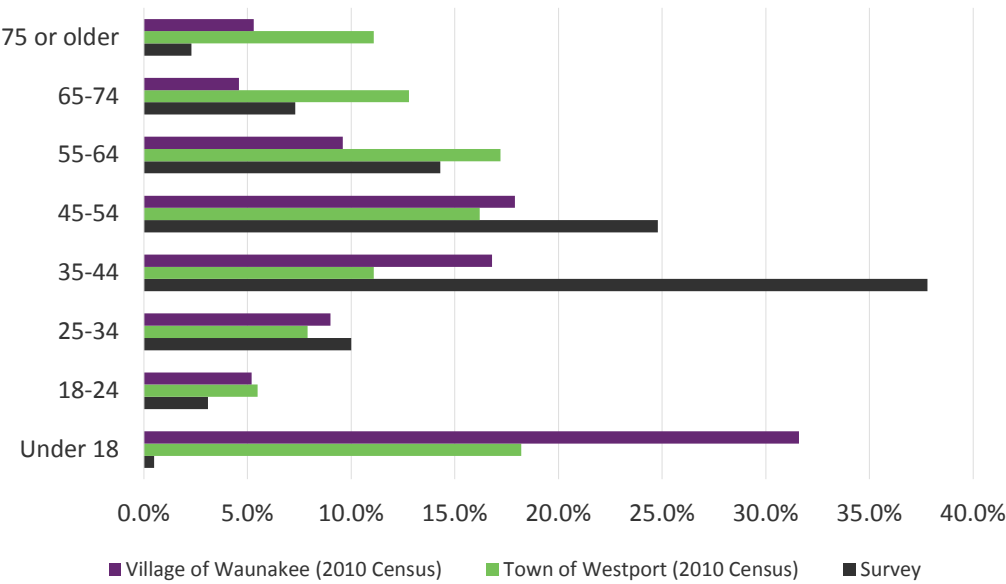
Respondent Profile

Note: the number of respondents that answered each question is given in parentheses at the end of each question.

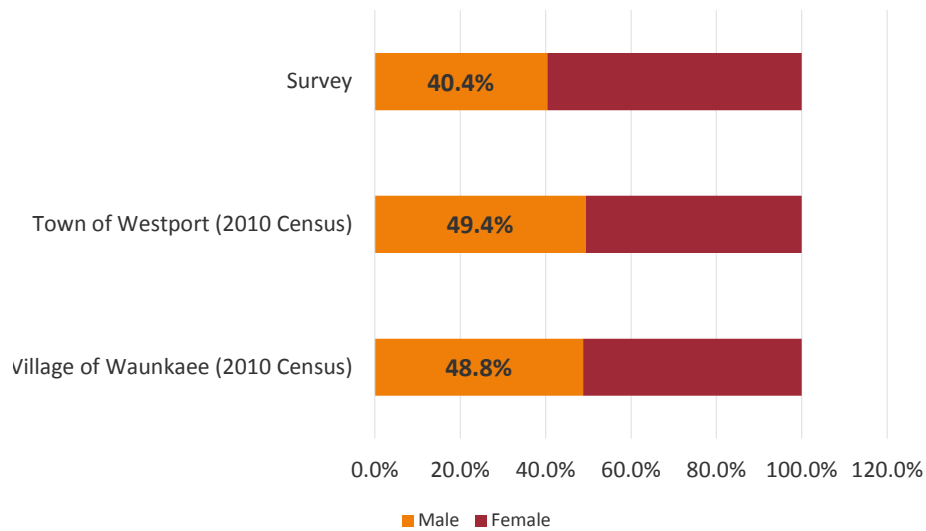
Q1* WHERE DO YOU LIVE? (803)



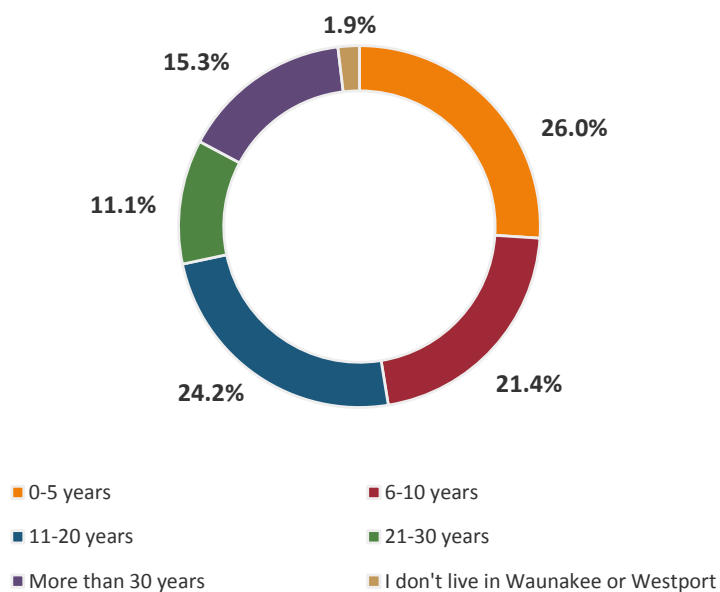
Q2 WHAT IS YOUR AGE? (799)



Q3 WHAT IS YOUR GENDER? (797)

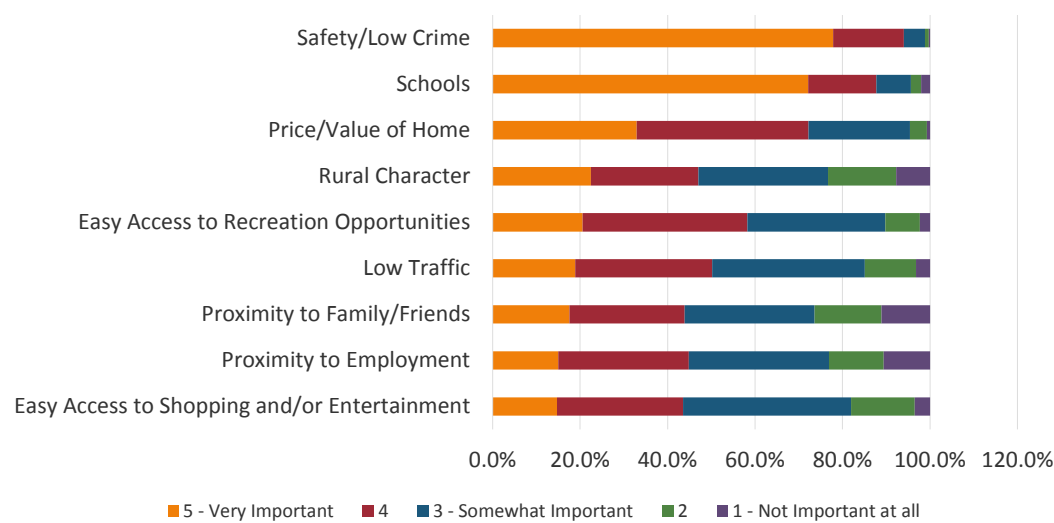


Q4 HOW LONG HAVE YOU LIVED IN WAUNAKEE OR WESTPORT? (691)

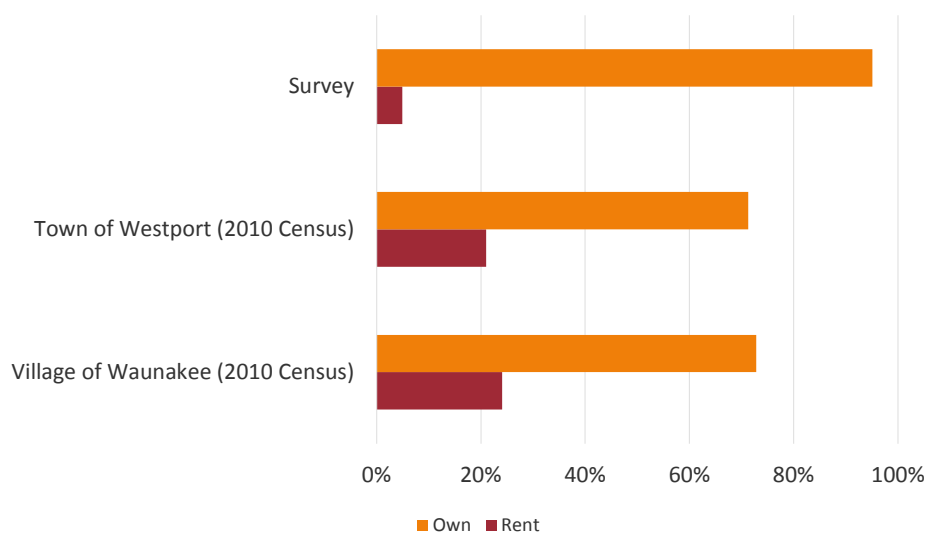


Housing

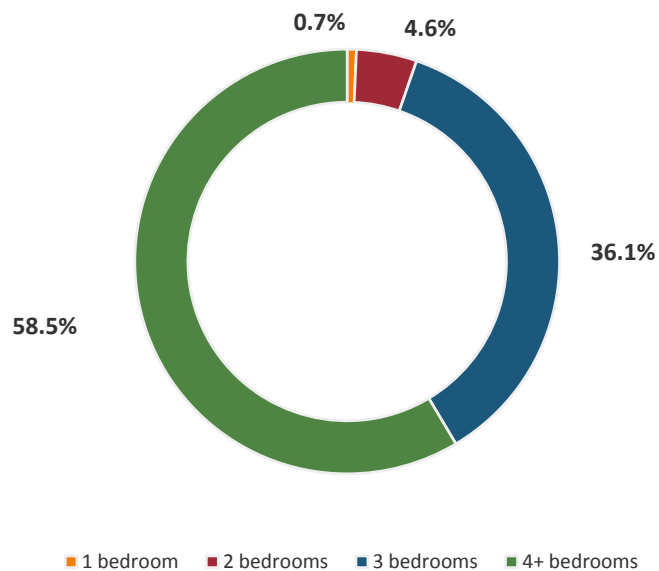
Q5* PLEASE RATE THE IMPORTANCE OF THE FOLLOWING FACTORS IN YOUR DECISION TO LIVE WHERE YOU LIVE RIGHT NOW (WITH 1 BEING “NOT IMPORTANT AT ALL” AND 5 BEING “VERY IMPORTANT”. (690)



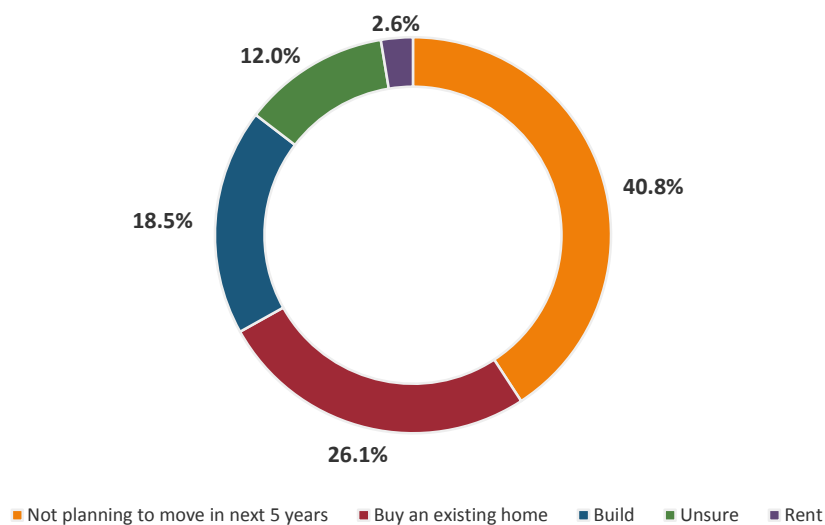
Q6 DO YOU RENT OR OWN YOUR CURRENT HOME? (690)



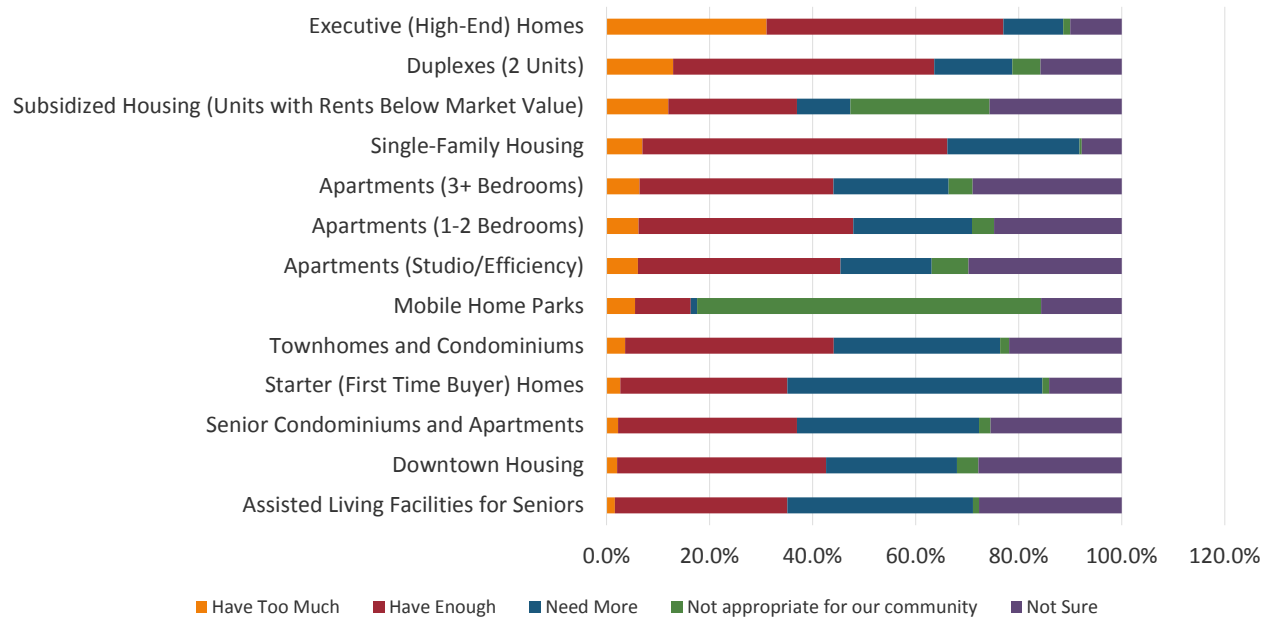
Q7 WHAT SIZE IS YOUR CURRENT HOME? (689)



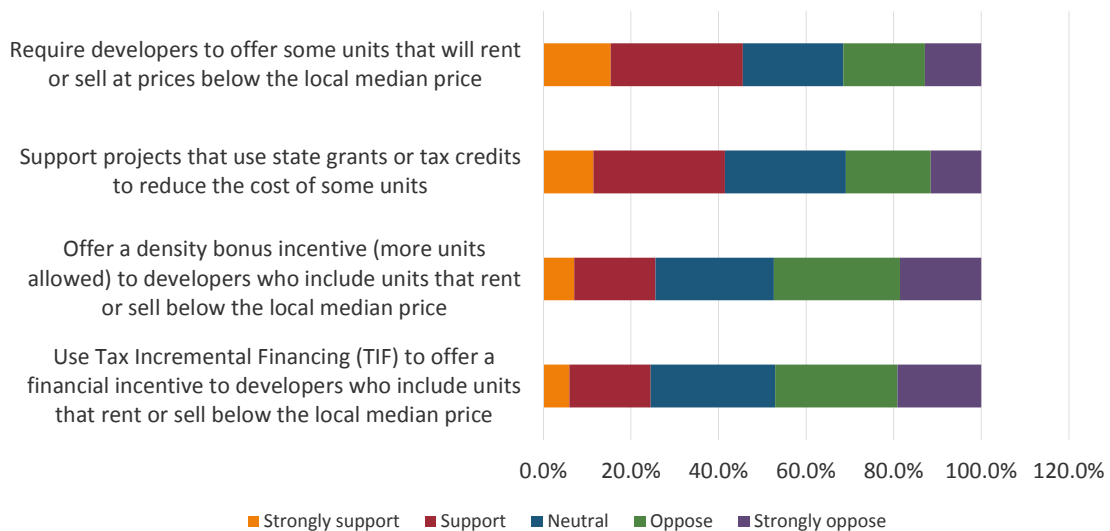
Q8 IF YOU WERE TO MOVE IN THE NEXT 5 YEARS, WOULD YOU BE LOOKING TO RENT, BUY AN EXISTING HOME OR BUILD? (686)



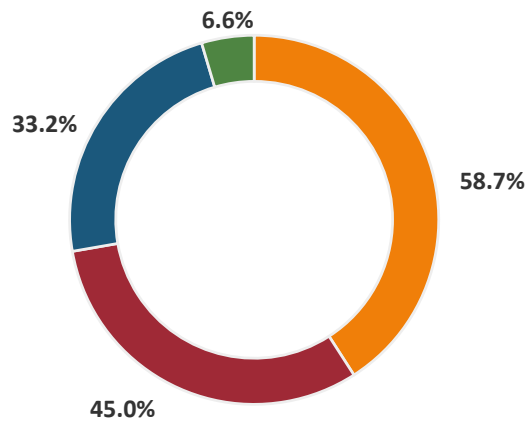
Q9* PLEASE SHARE YOUR OPINIONS ABOUT THE SUPPLY OF VARIOUS HOUSING TYPES IN WAUNAKEE AND WESTPORT. (682)



Q10* THE AVERAGE (MEDIAN) MONTHLY COST FOR A HOME WITH A MORTGAGE IS ABOUT \$2,100 IN BOTH WAUNAKEE AND WESTPORT. ASSUMING THAT NO MORE THAN 30% OF THE HOUSEHOLD BUDGET GOES TO HOUSING (A GENERALLY ACCEPTED STANDARD), THIS MEDIAN HOUSING COST REQUIRES GROSS ANNUAL HOUSEHOLD INCOME OF \$84,000. BY COMPARISON, THE MEDIAN ANNUAL SALARY FOR A TEACHER IN THE WAUNAKEE COMMUNITY SCHOOL DISTRICT IS \$50,000. PLEASE INDICATE YOUR SUPPORT/OPPOSITION FOR THE FOLLOWING STRATEGIES TO EXPAND HOUSING OPTIONS IN OUR COMMUNITY FOR PEOPLE WHO WORK HERE. (673)



Q11* WOULD YOU SUPPORT ANY OF THE FOLLOWING COMMUNITY-SPONSORED INCENTIVES TO ENCOURAGE THOSE WHO WORK IN WAUNAKEE OR WESTPORT TO ALSO LIVE IN WAUNAKEE OR WESTPORT? CHECK ALL THAT YOU WOULD SUPPORT. (651)



- "Good Neighbor Program" - this program would offer grants to teachers, firefighters, EMS and policemen to use towards downpayment and closing costs on a home.
- "Live Near Your Work Program" - a partnership between communities and local employers that would offer grants for employees to live near their place of employment.
- I do not support any incentives to encourage those who work in Waunakee or Westport to also live in Waunakee or Westport.
- Other (please specify)

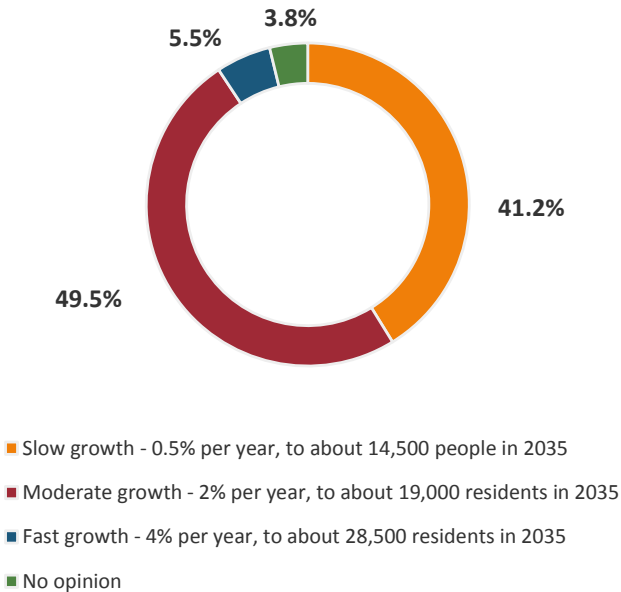
Common "Other" Responses

- Pay teachers more.
- Provide housing that starts at lower price points.
- Any programs shouldn't be funded by taxes.

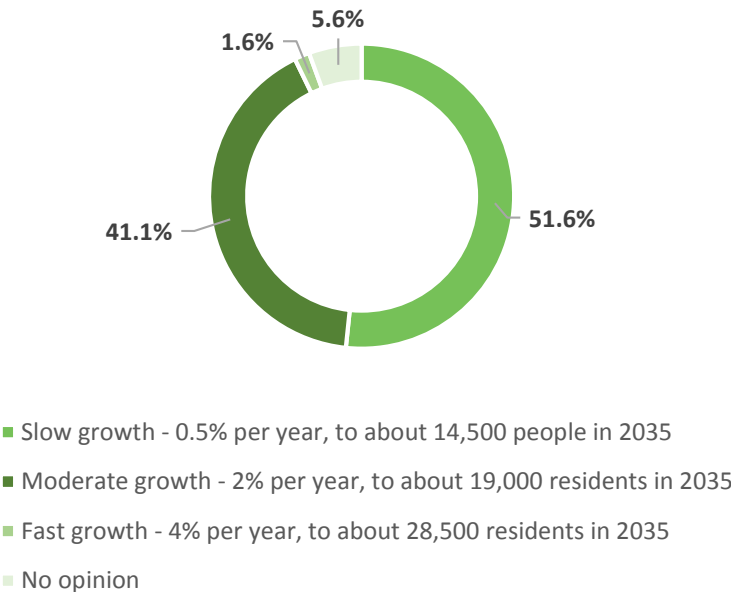
Land Use, Growth & Community Design

Q12* FROM 1990 TO 2010, THE VILLAGE OF WAUNAKEE POPULATION GREW BY ABOUT 3.7% PER YEAR, AND THE CURRENT POPULATION IS ABOUT 13,000. WHICH OF THE FOLLOWING GROWTH SCENARIOS WOULD YOU PREFER OVER THE NEXT 20 YEARS? (660)

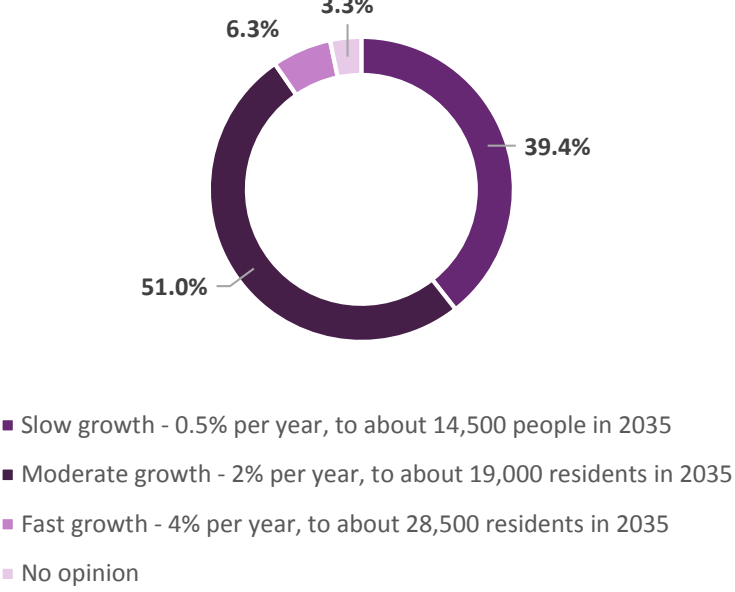
Survey



Westport

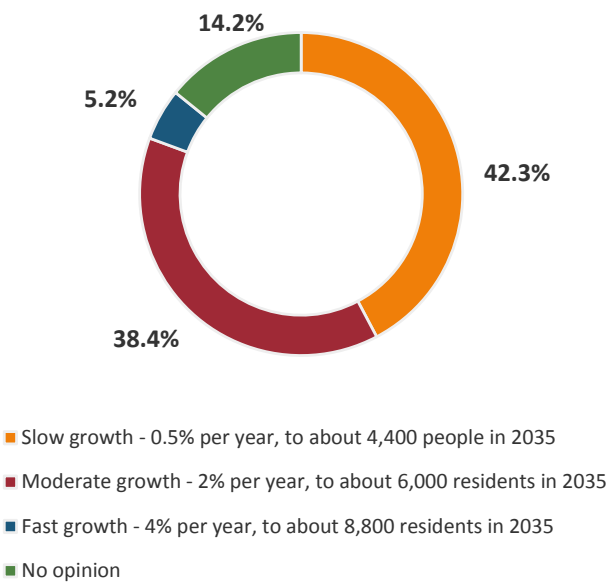


Waunakee

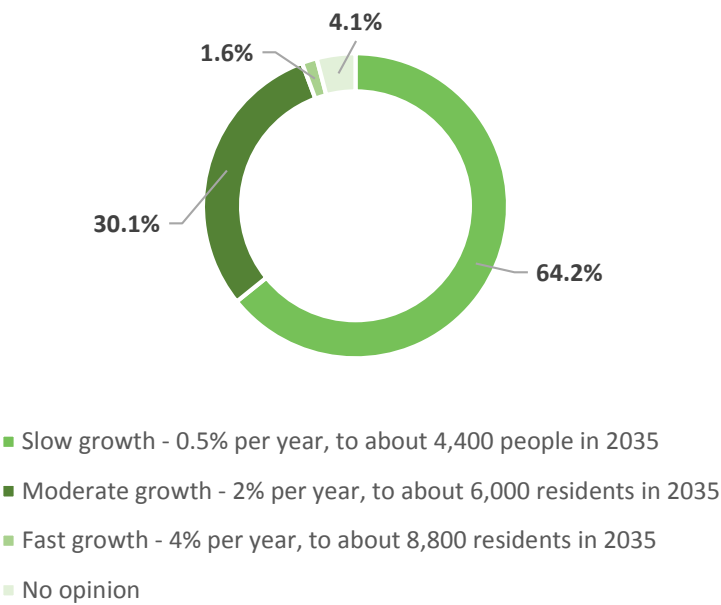


Q13* FROM 1990 TO 2010, THE TOWN OF WESTPORT POPULATION GREW BY ABOUT 2% PER YEAR, AND THE CURRENT POPULATION IS ABOUT 4,000. WHICH OF THE FOLLOWING GROWTH SCENARIOS WOULD YOU PREFER OVER THE NEXT 20 YEARS? (657)

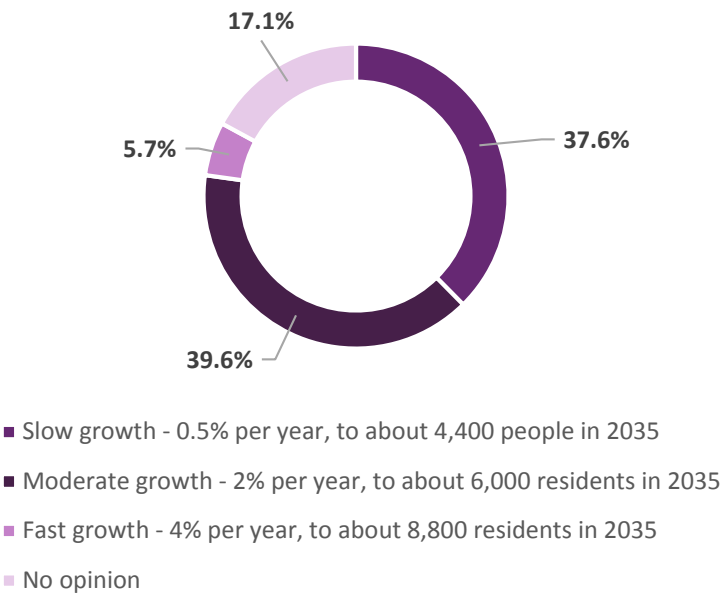
Survey



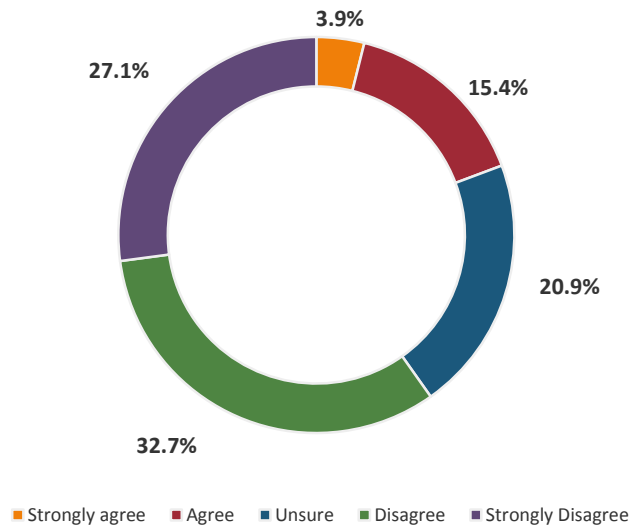
Westport



Waunakee

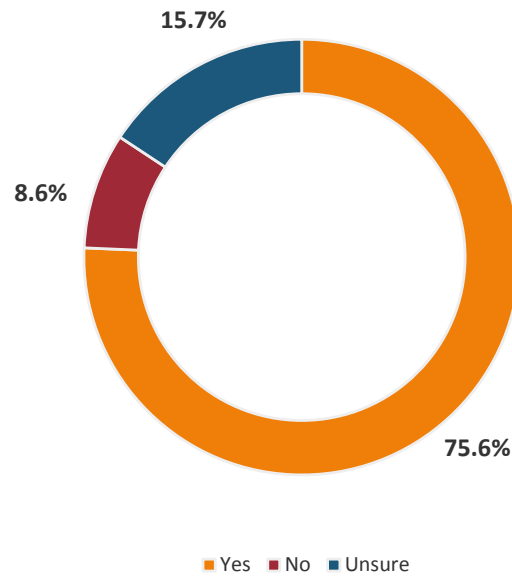


Q14* THE 2013 NORTH MENDOTA “FUDA” STUDY IDENTIFIED A LOCAL PREFERENCE FOR COMPACT DEVELOPMENT PATTERNS INCLUDING SMALLER LOTS AND MORE ATTACHED HOUSING UNITS (TOWNHOMES, APARTMENTS, ETC). DO YOU AGREE WITH THIS APPROACH TO DEVELOPMENT IN WAUNAKEE-WESTPORT? (661)

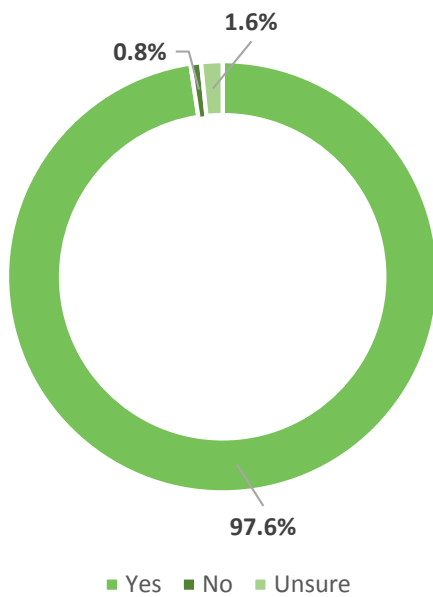


Q15* WOULD YOU LIKE TO PRESERVE THE RURAL CHARACTER IN WESTPORT? (661)

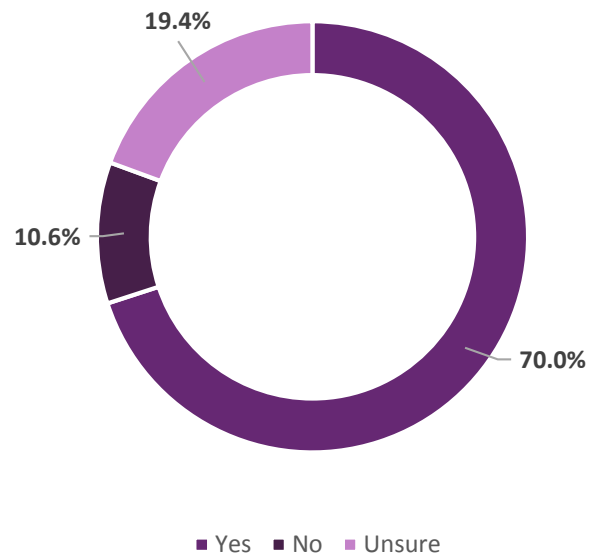
Survey



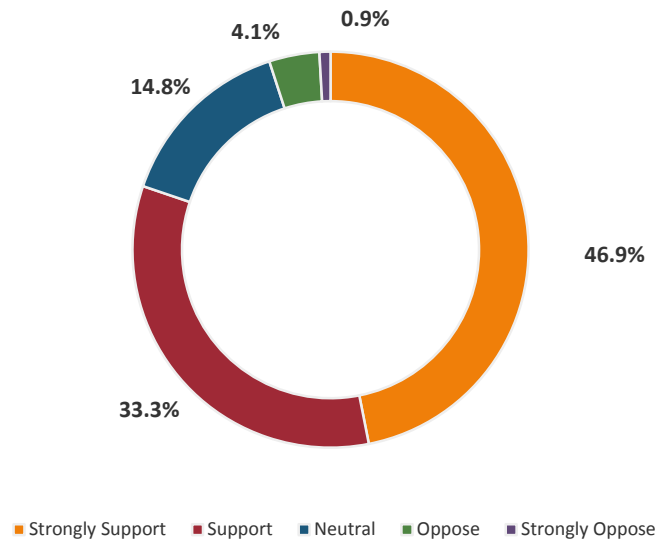
Westport



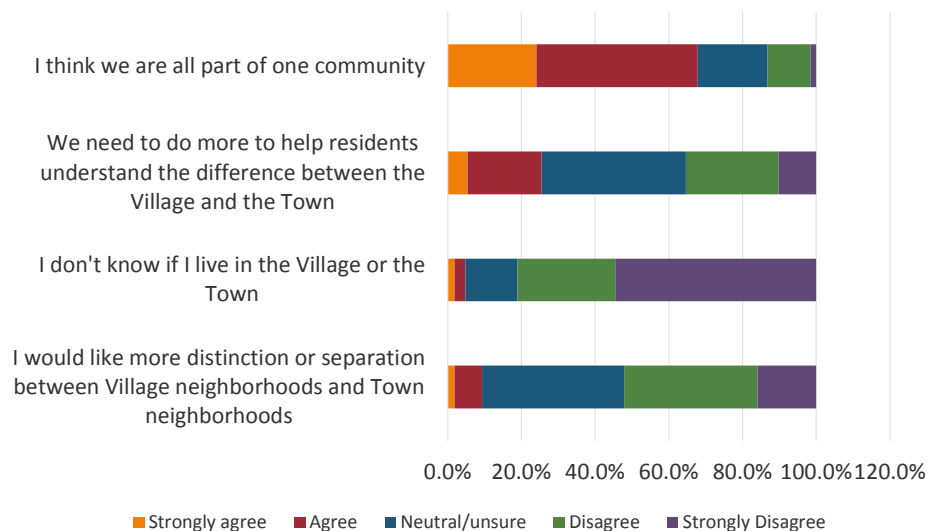
Waunakee



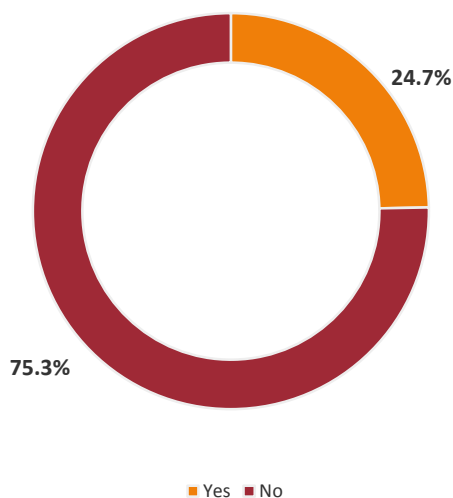
Q16 DO YOU SUPPORT THE PROTECTION OF COMMUNITY SEPARATION AND OPEN SPACE BETWEEN WAUNAKEE AND SURROUNDING CITIES AND VILLAGES? (657)



Q17* THE TOWN OF WESTPORT AND VILLAGE OF WAUNAKEE ARE CONNECTED IN MANY WAYS. PLEASE INDICATE YOUR AGREEMENT WITH THE FOLLOWING STATEMENTS: (660)



Q18* ARE THERE ANY ENTRANCES TO THE VILLAGE OF WAUNAKEE WHERE YOU FEEL THERE SHOULD BE A STRONGER "GATEWAY" FEATURE OR SENSE OF ARRIVAL? (645)

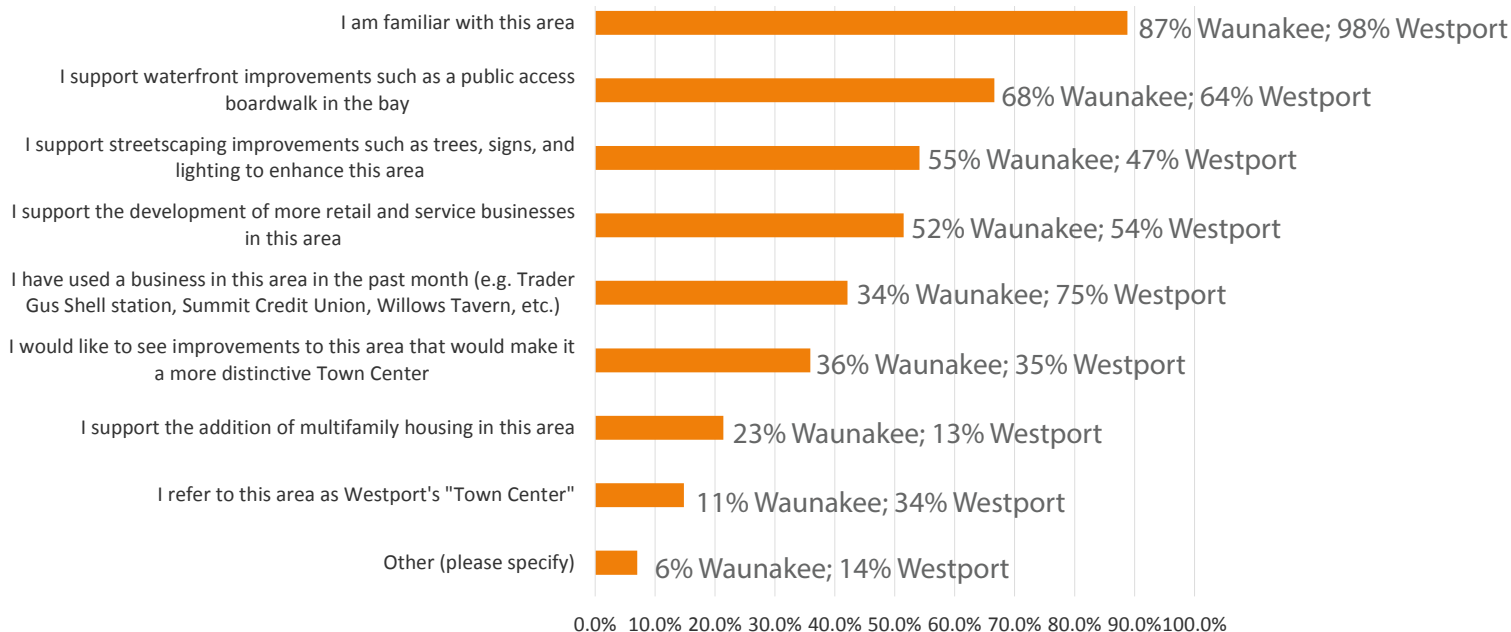


Common Responses

- Hwy 19.
- Hwy Q.
- Highway 113.

Q19* THE WESTPORT TOWN CENTER IS THE AREA ALONG HIGHWAY M, GENERALLY FROM HIGHWAY 113 (NORTHPORT DR.) TO THE TOWN HALL (MARY LAKE ROAD). SELECT EACH TRUE STATEMENT. (641)

Responses filtered by community

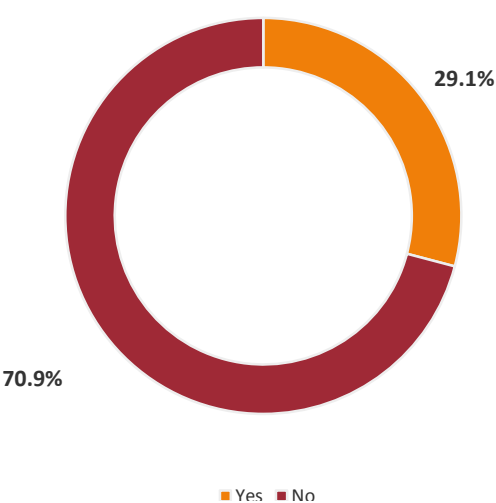


Common "Other" Responses

- The area is fine as is: rural.
- Leave natural areas as they are.
- More could be done to make the area more attractive and inviting: signage, waterfront development, clean-up, etc.

Natural & Agricultural Resources

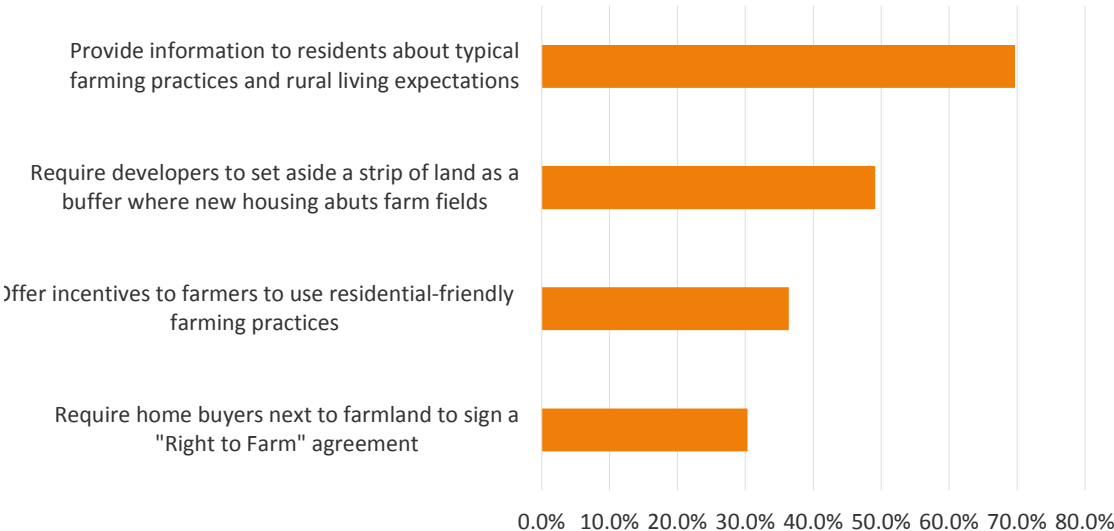
Q20* HAVE YOU WITNESSED ANY CONFLICTS BETWEEN AGRICULTURAL USES AND OTHER ACTIVITIES IN THE WAUNAKEE-WESTPORT AREA? (I.E. RESIDENTS COMPLAINING ABOUT FARMING PRACTICES ON NEARBY LAND OR TRAFFIC PROBLEMS INVOLVING FARM EQUIPMENT) (645)



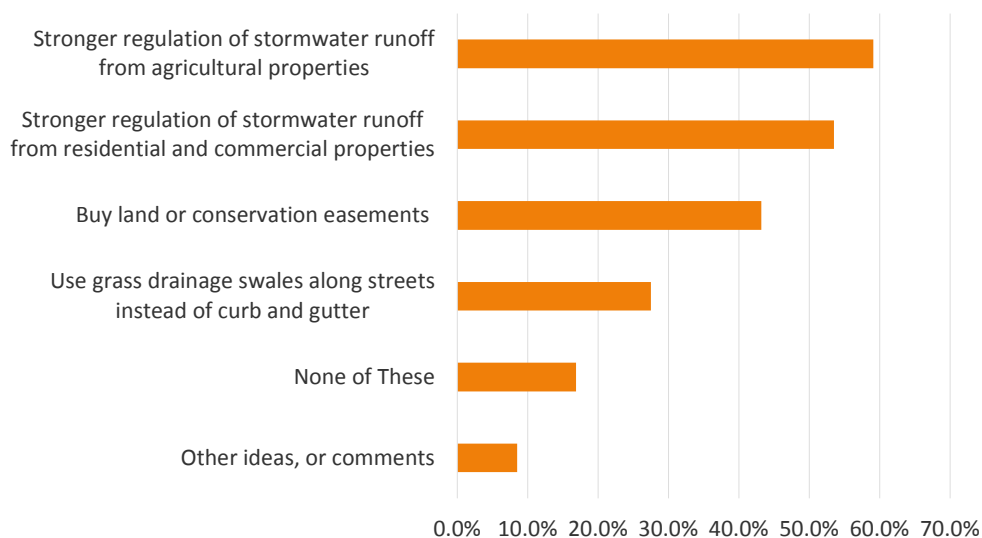
Common Problems Listed

- Smell/odor from manure spreading.
- Chemical spraying and fertilizing.
- Farm equipment slowing traffic.

Q21* IF YOU ANSWERED “YES” TO THE PREVIOUS QUESTION, HOW DO YOU THINK WAUNAKEE-WESTPORT SHOULD ADDRESS CONFLICTS BETWEEN AGRICULTURAL USES AND OTHER ACTIVITIES? CHECK THE BOX FOR ANY APPROACH YOU SUPPORT, OR OFFER YOUR OWN IDEA. (228)



Q22* SHOULD WAUNAKEE-WESTPORT BE DOING MORE TO PROTECT LOCAL WETLANDS AND WATERWAYS? CHECK ANY MEASURE THAT YOU SUPPORT. (574)



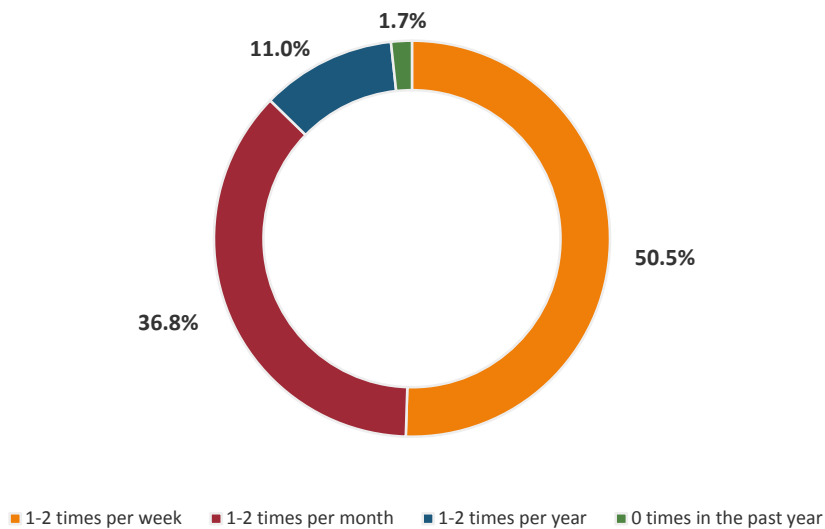
Common “Other Idea” Responses

- Focus on Six Mile Creek.
- Regulations already exist - ensure they are being followed.
- Protect wetland and marsh areas from development.

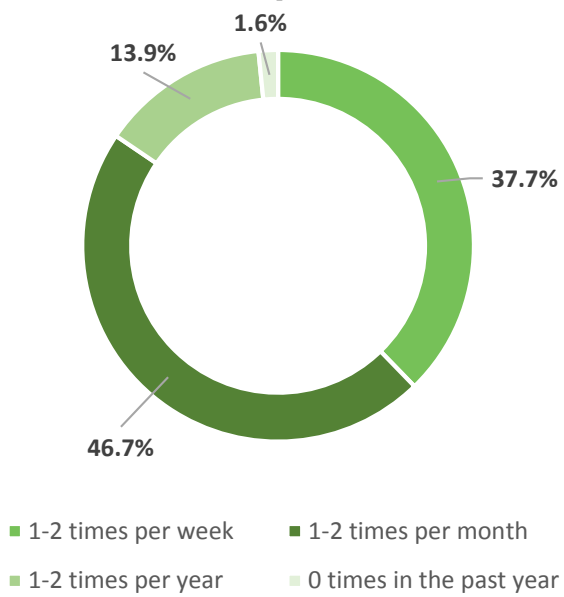
Economy

Q23 HOW OFTEN DO YOU FREQUENT ANY BUSINESSES IN DOWNTOWN WAUNAKEE (MAIN STREET BETWEEN VILLAGE PARK AND THE ROUNDABOUT)? (639)

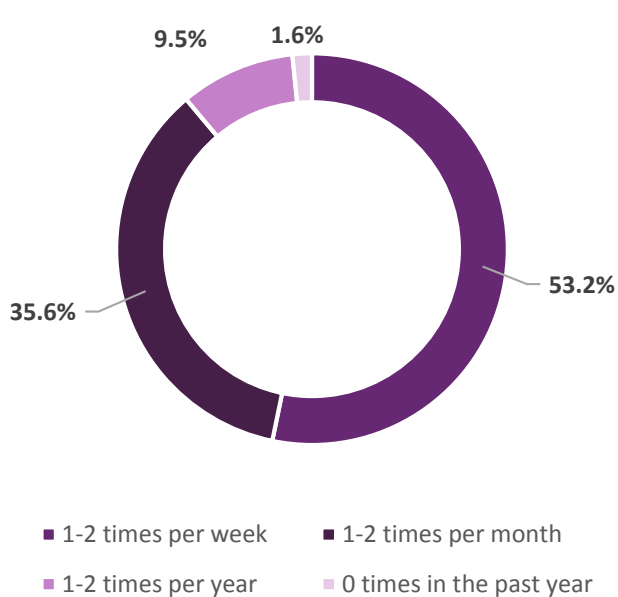
Survey



Westport

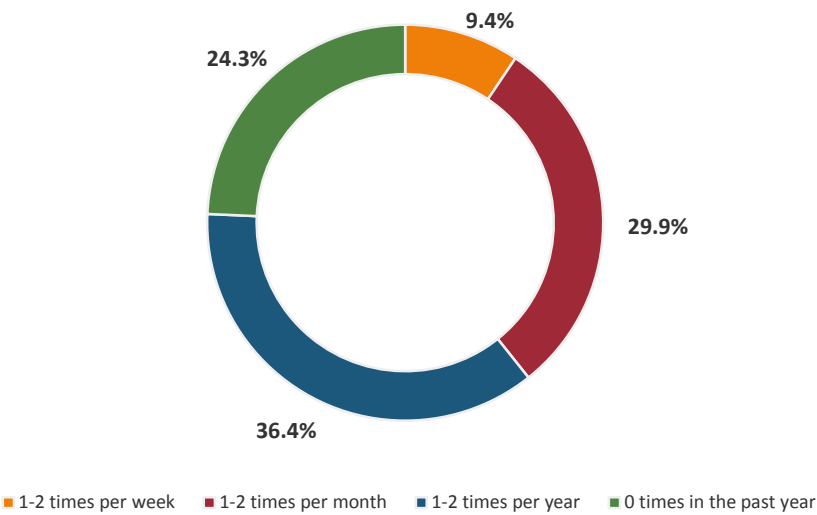


Waunakee

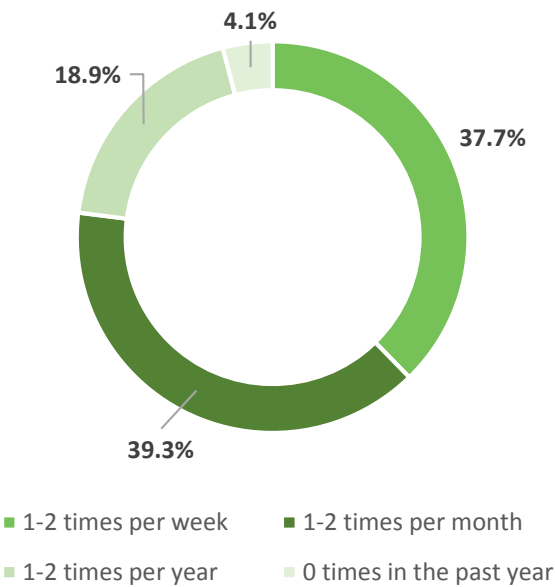


Q24 HOW OFTEN DO YOU FREQUENT ANY BUSINESSES IN WESTPORT'S TOWN CENTER (THE AREA AROUND CTH M NEAR WIS 113)? (638)

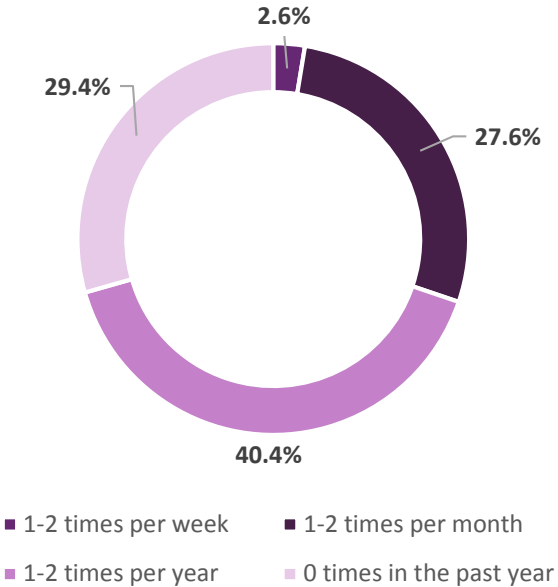
Survey



Westport



Waunakee



Q25* ARE THERE ANY SPECIFIC NEW BUSINESSES OR BUSINESS TYPES YOU WOULD LIKE TO SEE IN WAUNAKEE-WESTPORT? CHECK ALL THAT APPLY. (586)

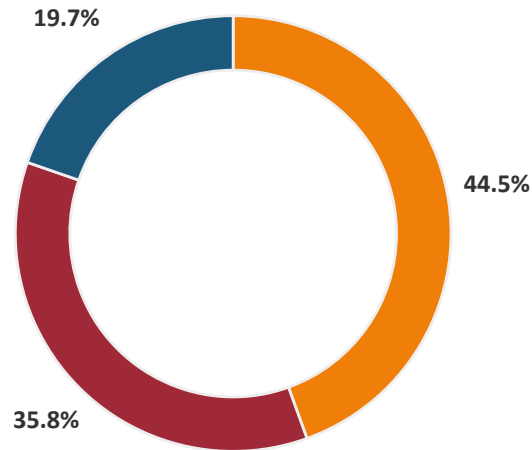


Common “Other” Responses

- Restaurants
- Grocery
- Target

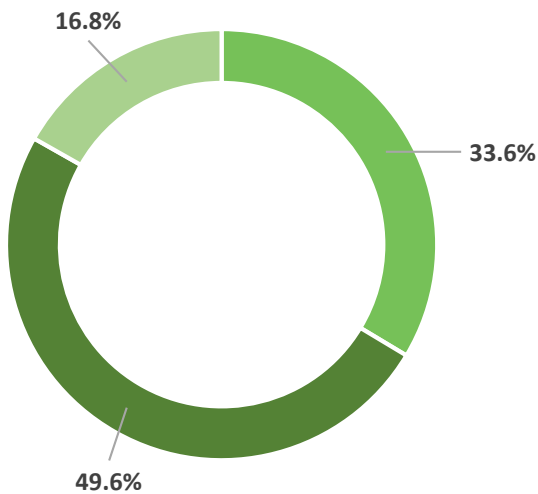
Q26* DO YOU BELIEVE YOUR COMMUNITY SHOULD DIRECT MORE LOCAL TAX DOLLARS, THROUGH MARKETING, INCENTIVES, ETC., TO HELP GROW BUSINESSES AND JOBS IN THE COMMUNITY? (625)

Survey



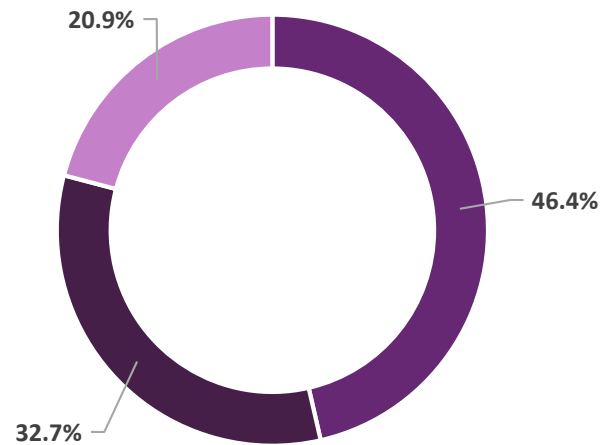
■ Yes ■ No ■ It depends...

Westport



■ Yes ■ No ■ It depends...

Waunakee

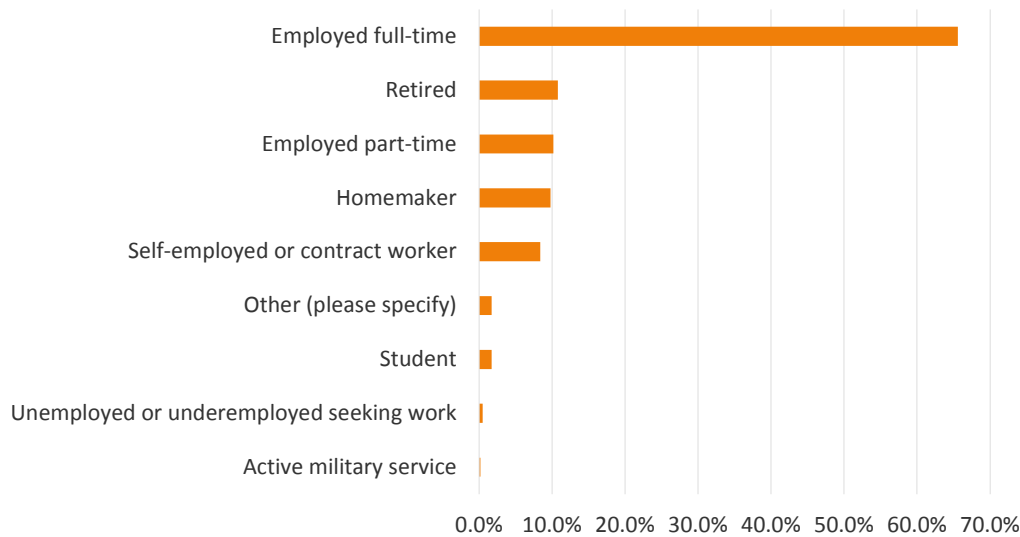


■ Yes ■ No ■ It depends...

Common "It Depends..." Responses

- Should bring high-paying jobs.
- Don't want taxes to go up.
- These should be locally-owned businesses.

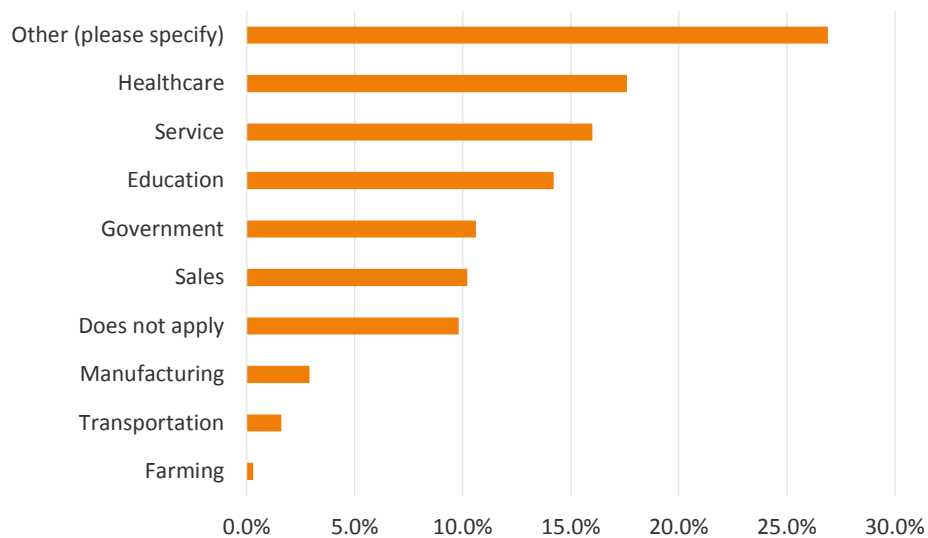
Q27* WHAT IS YOUR EMPLOYMENT STATUS? (CHECK ALL THAT APPLY) (640)



Common "Other" Responses

- In between jobs.
- Disabled.
- Retired.

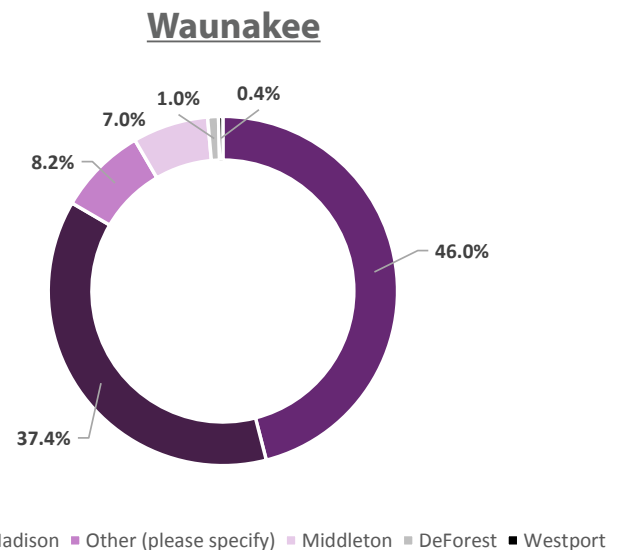
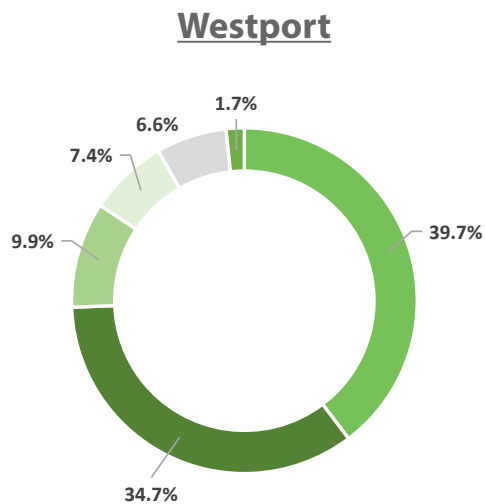
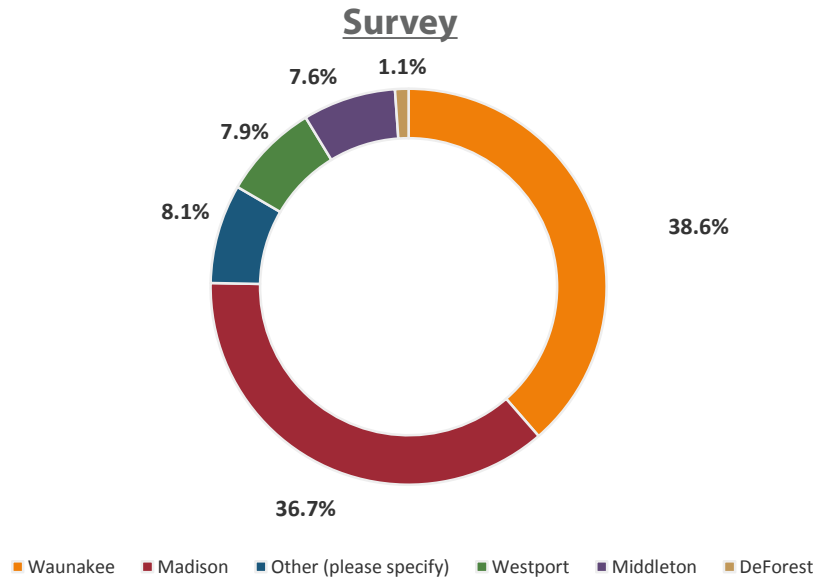
Q28* DESCRIBE YOUR PRIMARY OCCUPATION (SELECT ALL THAT APPLY): (620)



Common "Other" Responses

- Engineering.
- Insurance.
- Technology.

Q29* WHERE DO YOU SPEND MOST OF YOUR TIME ON WEEKDAYS (PLACE OF EMPLOYMENT OR OTHERWISE)? (632)

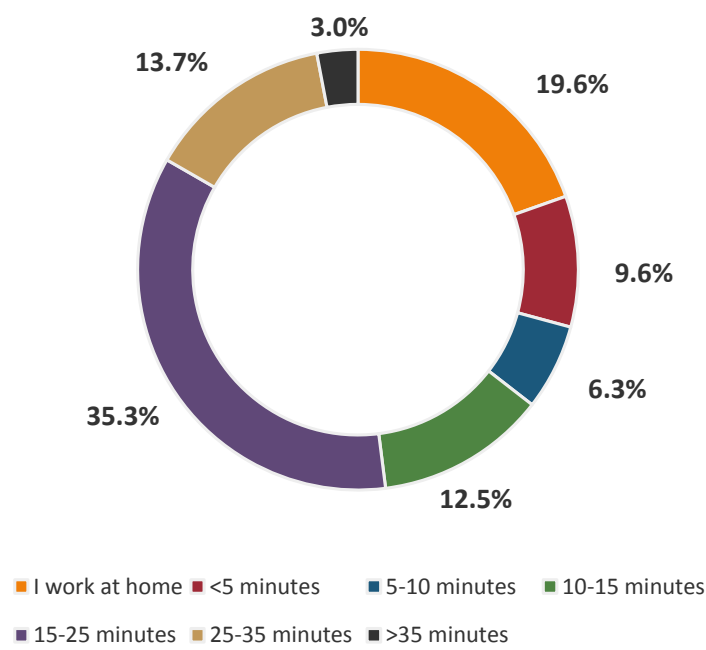


Common "Other" Responses

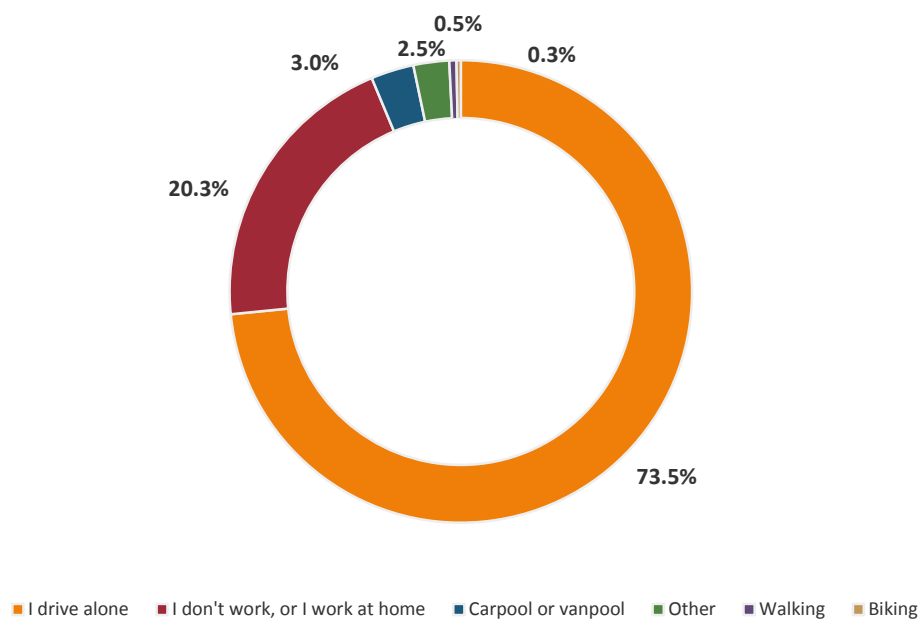
- Madison.
- Verona.
- Sun Prairie.

Transportation

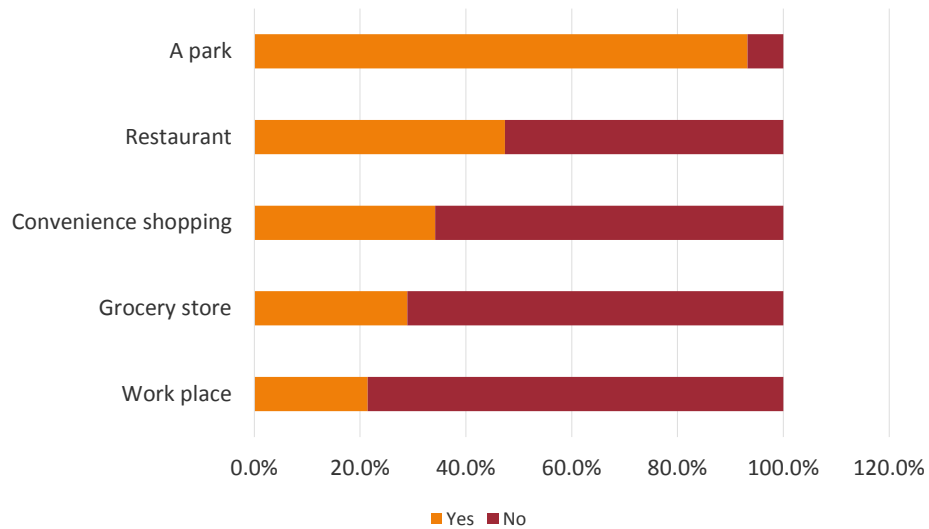
Q30 HOW LONG DOES IT TAKE YOU TO GET TO WORK? (592)



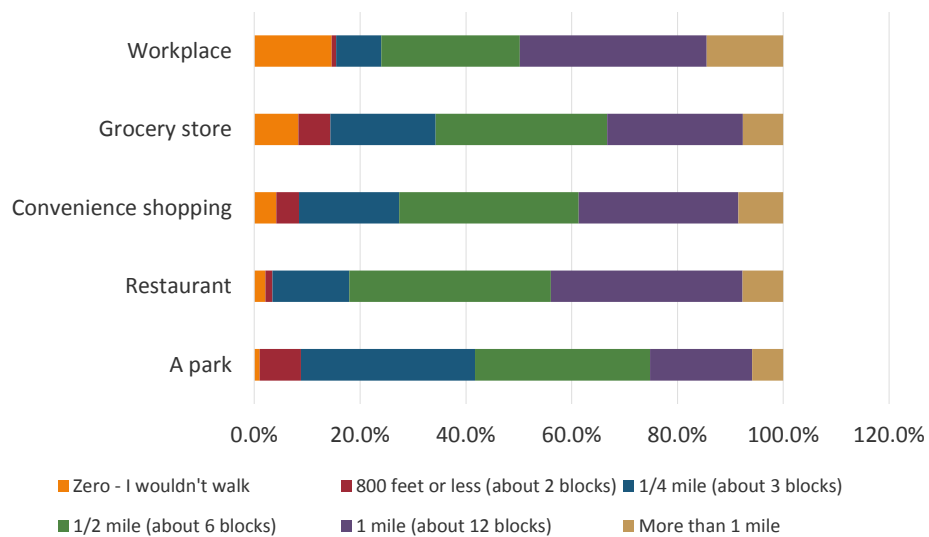
Q31* HOW DO YOU TYPICALLY GET TO WORK? (607)



Q32* ARE ANY OF THESE WITHIN REASONABLE WALKING DISTANCE OF YOUR HOME? (629)

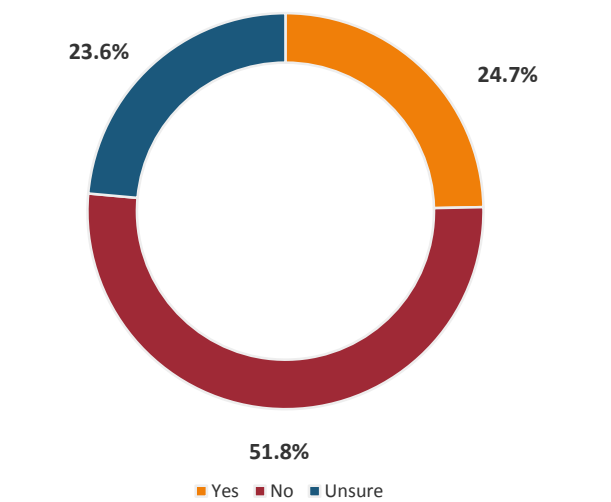


Q33* WHAT DO YOU CONSIDER TO BE A REASONABLE WALKING DISTANCE TO THESE LOCATIONS? (620)

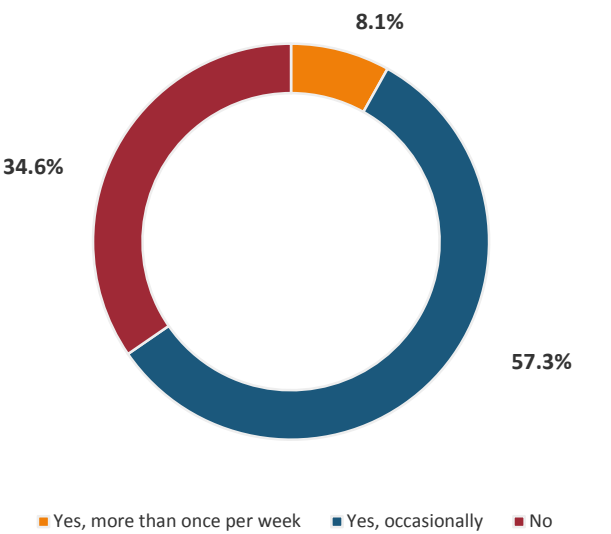


Transportation

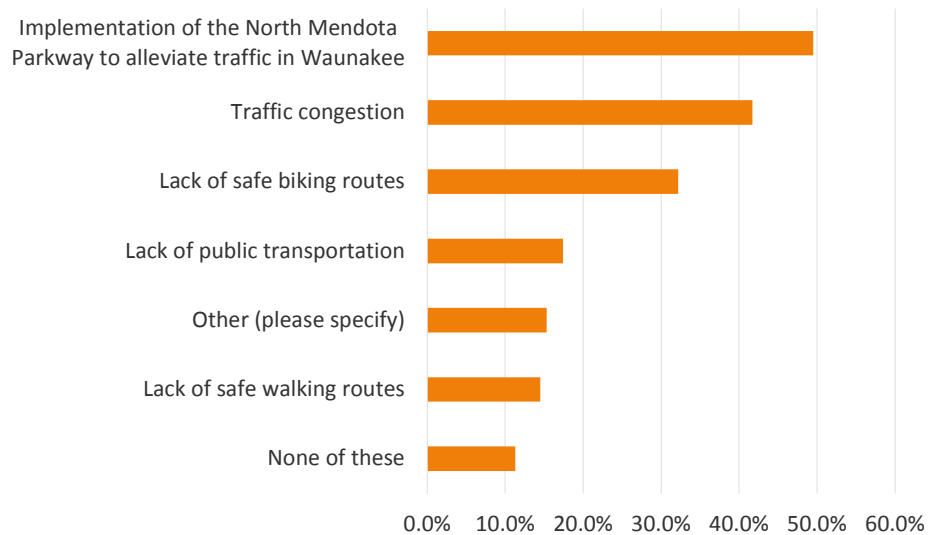
Q34 IF THERE WERE PUBLIC TRANSPORTATION THAT CONNECTED WAUNAKEE-WESTPORT TO MADISON AND/OR MIDDLETON WITH REASONABLE RIDE TIMES, WOULD YOU USE IT? (628)



Q35* IF THERE WERE A SEASONAL WATER TAXI SERVICE TO DOWNTOWN MADISON, WOULD YOU USE IT? (618)



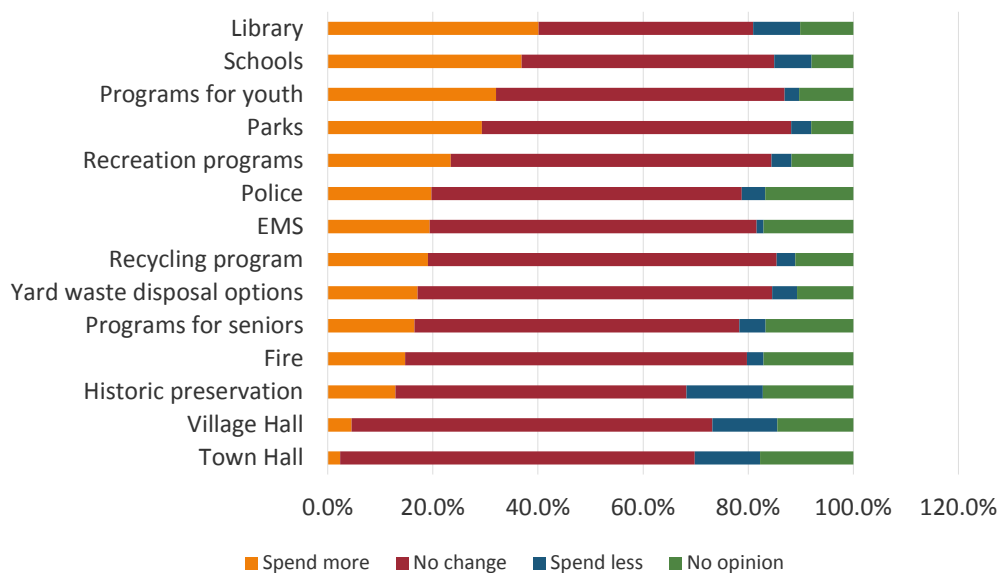
Q36* WHAT DO YOU SEE AS WAUNAKEE-WESTPORT'S TWO MOST PRESSING TRANSPORTATION ISSUES? (628)



Common "Other" Responses

- Too much traffic.
- Connect pedestrian and biking trails.
- Repairs and maintenance of existing roads.

Q37* SHOULD OUR COMMUNITY ADJUST OUR INVESTMENT OF TAX DOLLARS IN ANY OF THE FOLLOWING PUBLIC FACILITIES OR SERVICES? (612)

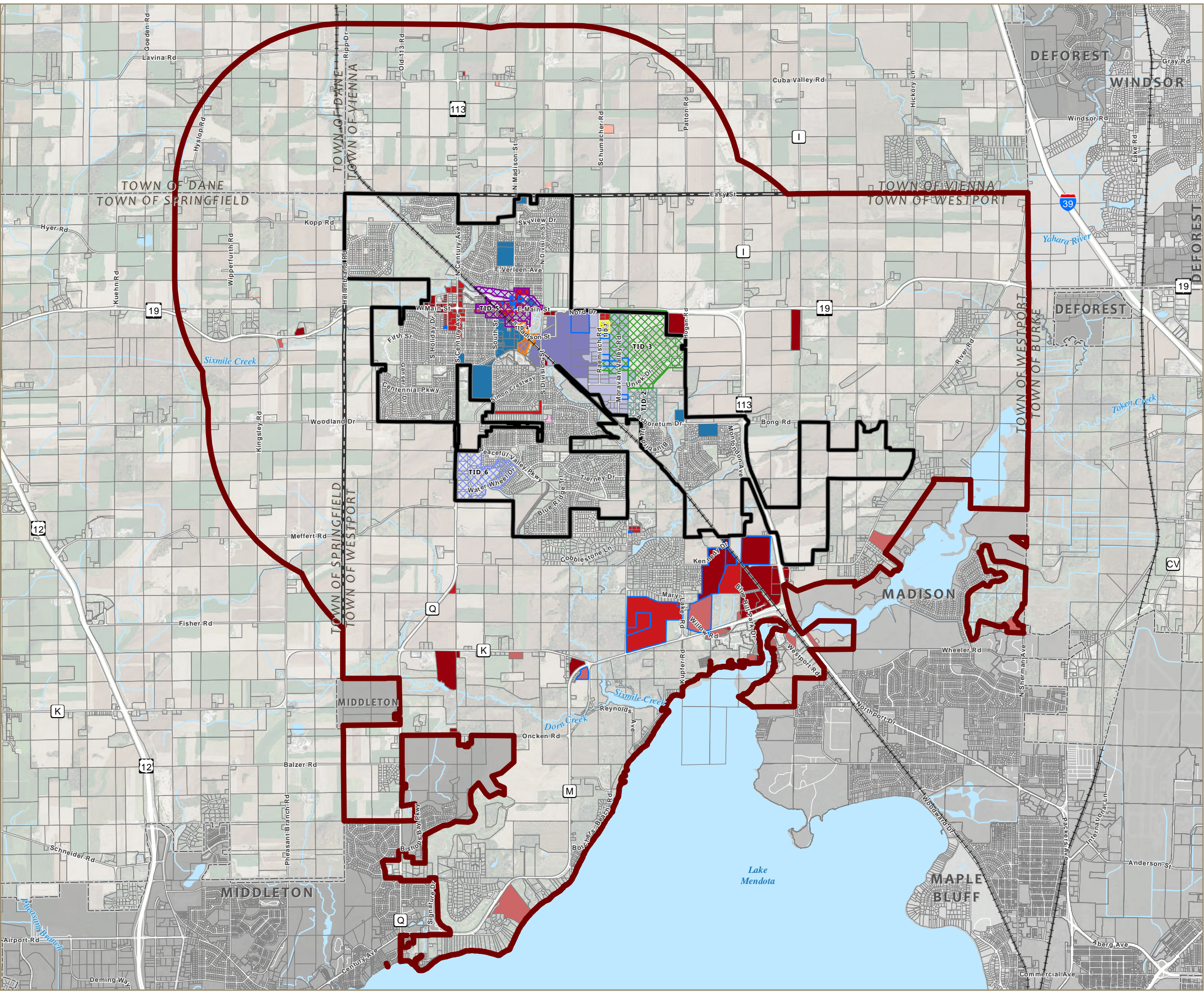


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Appendix C:

COMPREHENSIVE PLAN MAPS

- Economic Prosperity
- Unofficial Zoning
- Existing Transportation
- Planned Transportation
- Existing Land Use
- Future Land Use
- Extraterritorial Jurisdictions
- Existing Parks and Open Space
- Productive Agricultural Land
- Development Limitations
- Community Facilities
- Potable Water Facilities
- Fire and EMS Service Area



ECONOMIC PROSPERITY

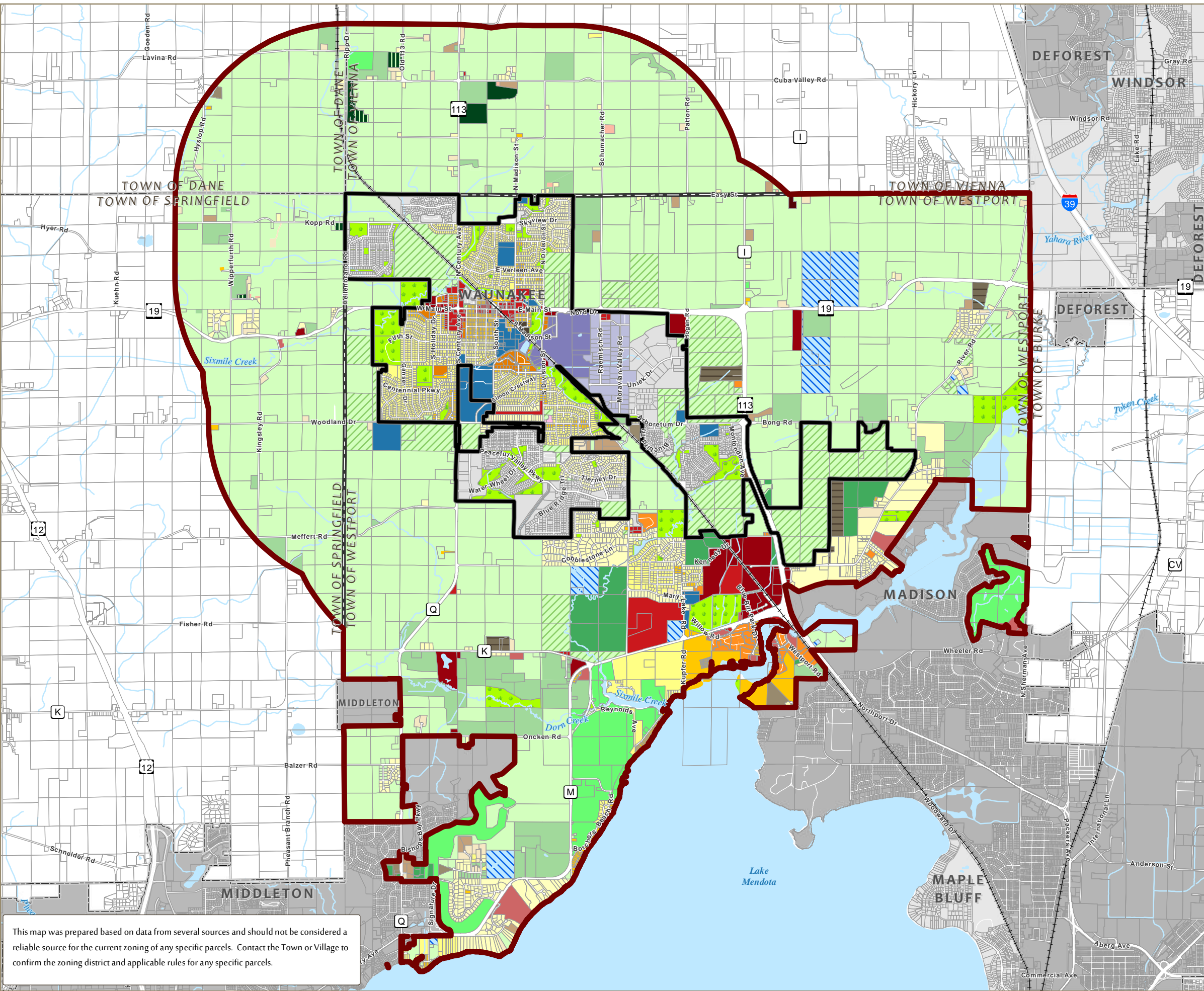
VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

- | Planning Area | Zoning |
|----------------------|---|
| Waunakee | B-1 Commercial |
| Town of City/Village | C-1 Commercial (Town, Village); C-1D Downtown Commercial District (Village) |
| Waterbody | C-2 Commercial (Town) Highway Commercial (Village) |
| TID | G-1 Institutional |
| TID | I-1 Light Industrial |
| TID | I-2 Heavy Industrial |
| TID | LC-1 Limited Commercial District |
| TID | O-1 Limited Office-Residence |
| TID | Undeveloped, Zoned Com./Ind. |
| TID | |
| TID | |

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
AERIAL IMAGERY PROVIDED BY USDA (NAIP 2015).

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI





This map was prepared based on data from several sources and should not be considered a reliable source for the current zoning of any specific parcels. Contact the Town or Village to confirm the zoning district and applicable rules for any specific parcels.

UNOFFICIAL ZONING

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE PLAN

Planning Area	CUP
Village of Waunakee	ER-1
Town of Westport	G-1
City/Village	I-1
Town	I-2
Waterbody	LC-1
Railroad	O-1
Zoning	
A-1	R-1; R-1A; R-1V
A-1(EX)	R-2
A-2; A-2(1); A-2(2); A-2(4); A-2(8)	R-3; R-3A; R-3D
A-3	R-4
A-4	R-5
A-B	RE-1
B-1	RH-1
C-1; C-1D	RH-2
C-2	RH-3
CR-5A	RH-4
CO-1; CON	S-1

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
ZONING PROVIDED BY THE VILLAGE, TOWN AND COUNTY.

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI

EXISTING TRANSPORTATION FACILITIES

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE PLAN

LEGEND

- Planning Area

Village of Waunakee

Town of Westport

City/Village

Town

Waterbody

Railroad

Principal Arterials - Interstate

Principal Arterials - Other Freeways

Principal Arterials - Others

Minor Arterials

Collectors - Urban

Collectors - Major, Rural

Local

Airport

Annual Average Daily Traffic Count
- Traffic Count Year

2010

2011

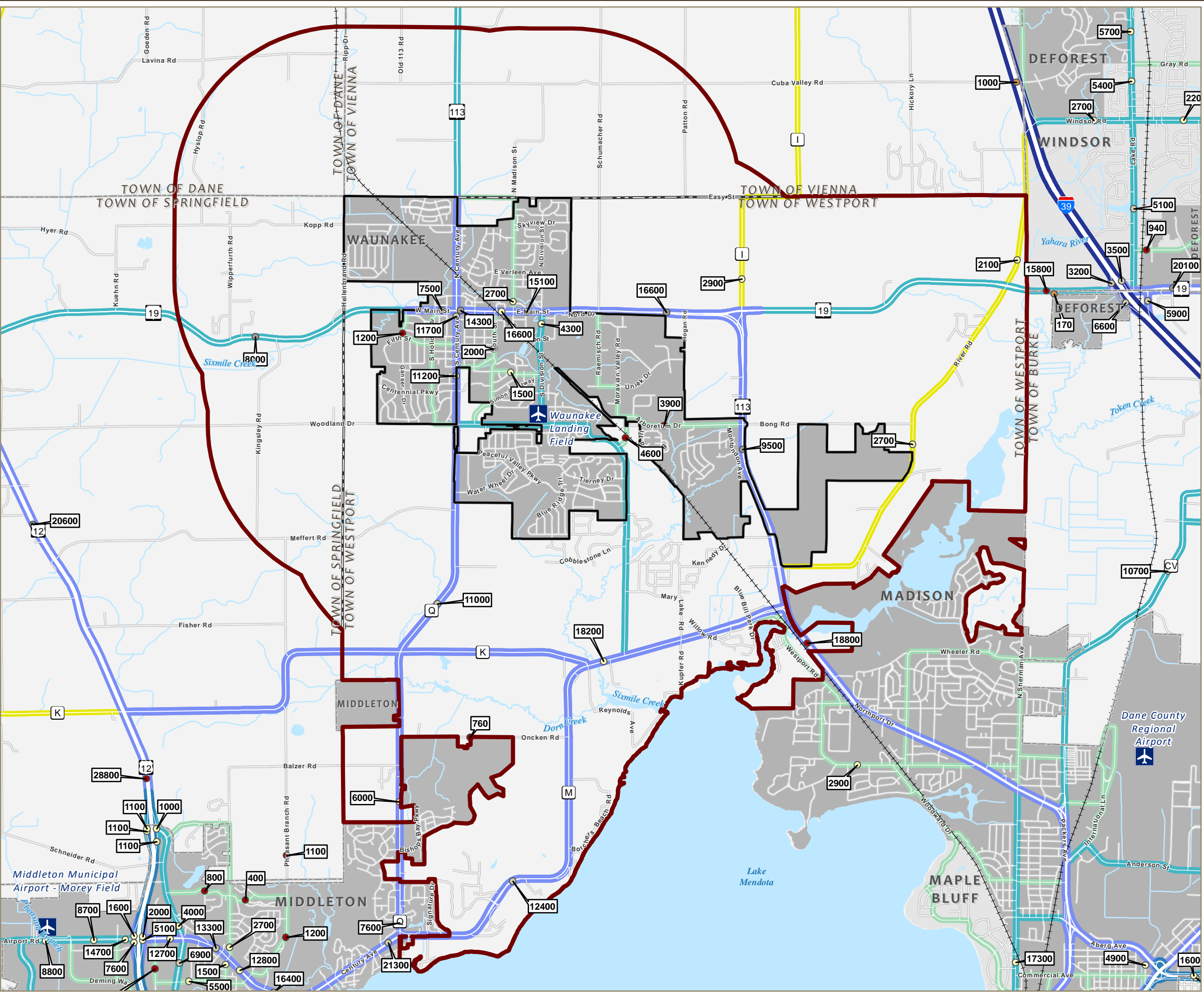
2012

2013

2014

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
AADT COUNTS FROM WISDOT.
SEE THE WAUNAKEE-WESTPORT COMPREHENSIVE BICYCLE,
PEDESTRIAN AND OUTDOOR RECREATION PLAN FOR MAPS OF
BIKE AND PEDESTRIAN ROUTE

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI




















PLANNED TRANSPORTATION FACILITIES

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

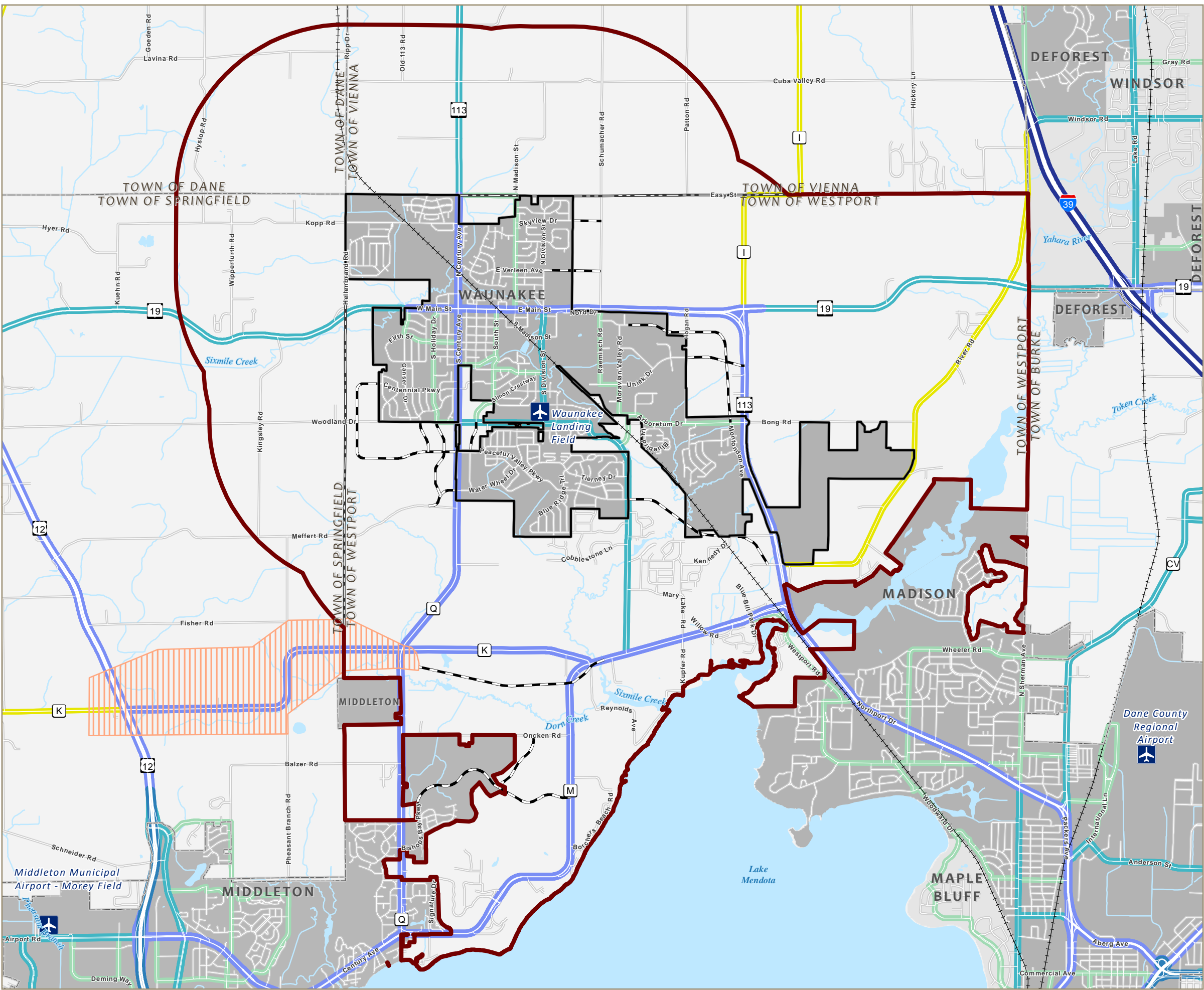
COMPREHENSIVE PLAN

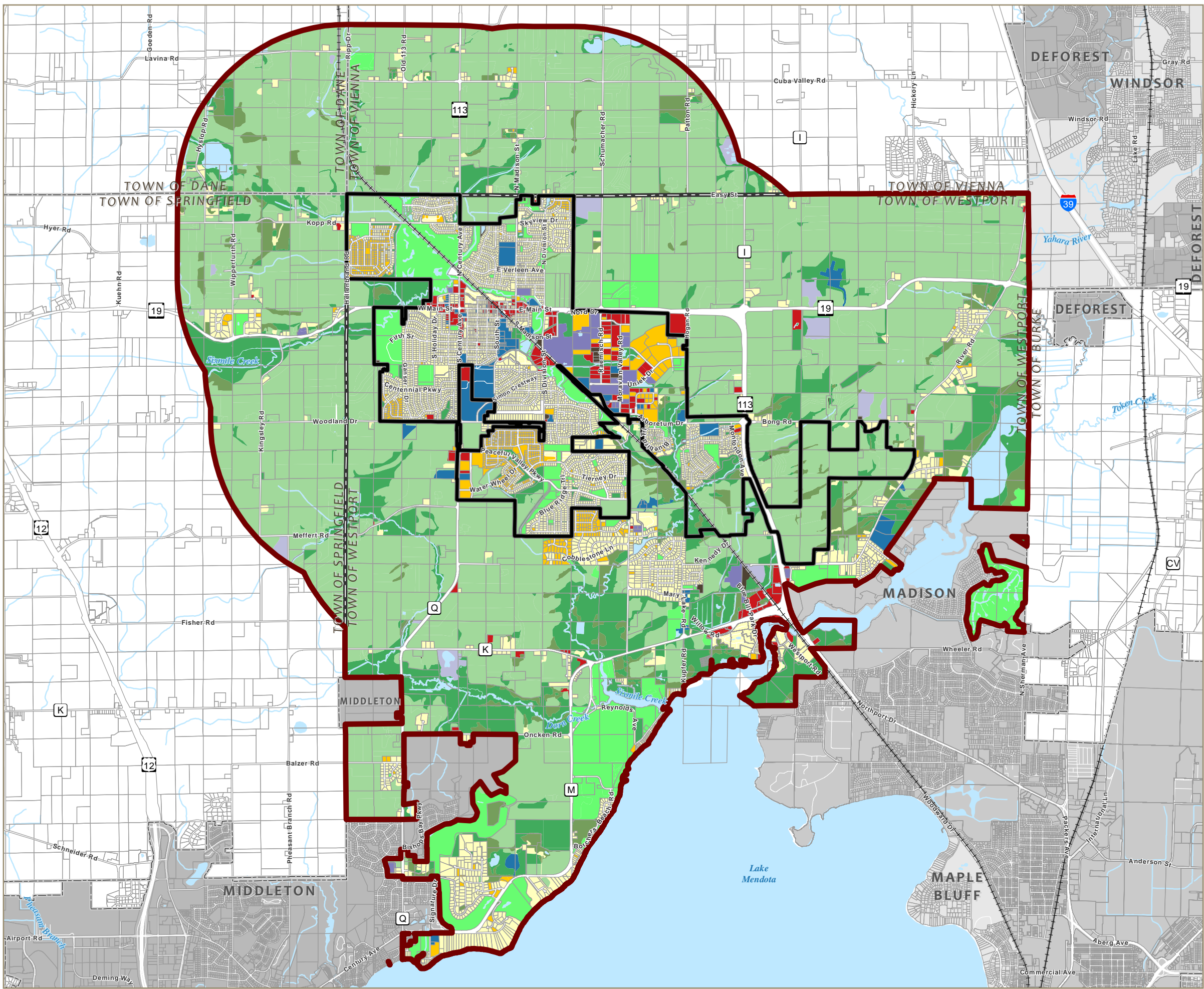
LEGEND

-  Planning Area
-  Village of Waunakee
-  Town of Westport
-  City/Village
-  Town
-  Waterbody
-  Railroad
-  Principal Arterials - Interstate
-  Principal Arterials - Other Freeways
-  Principal Arterials - Others
-  Minor Arterials
-  Collectors - Urban
-  Collectors - Major, Rural
-  Local
-  Airport
-  North Mendota Parkway Corridor
-  Future Road (approximate)

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
SEE THE WAUNAKEE-WESTPORT COMPREHENSIVE BICYCLE,
PEDESTRIAN AND OUTDOOR RECREATION PLAN FOR MAPS OF
BIKE AND PEDESTRIAN ROUTES.

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI





EXISTING LAND USE

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE PLAN

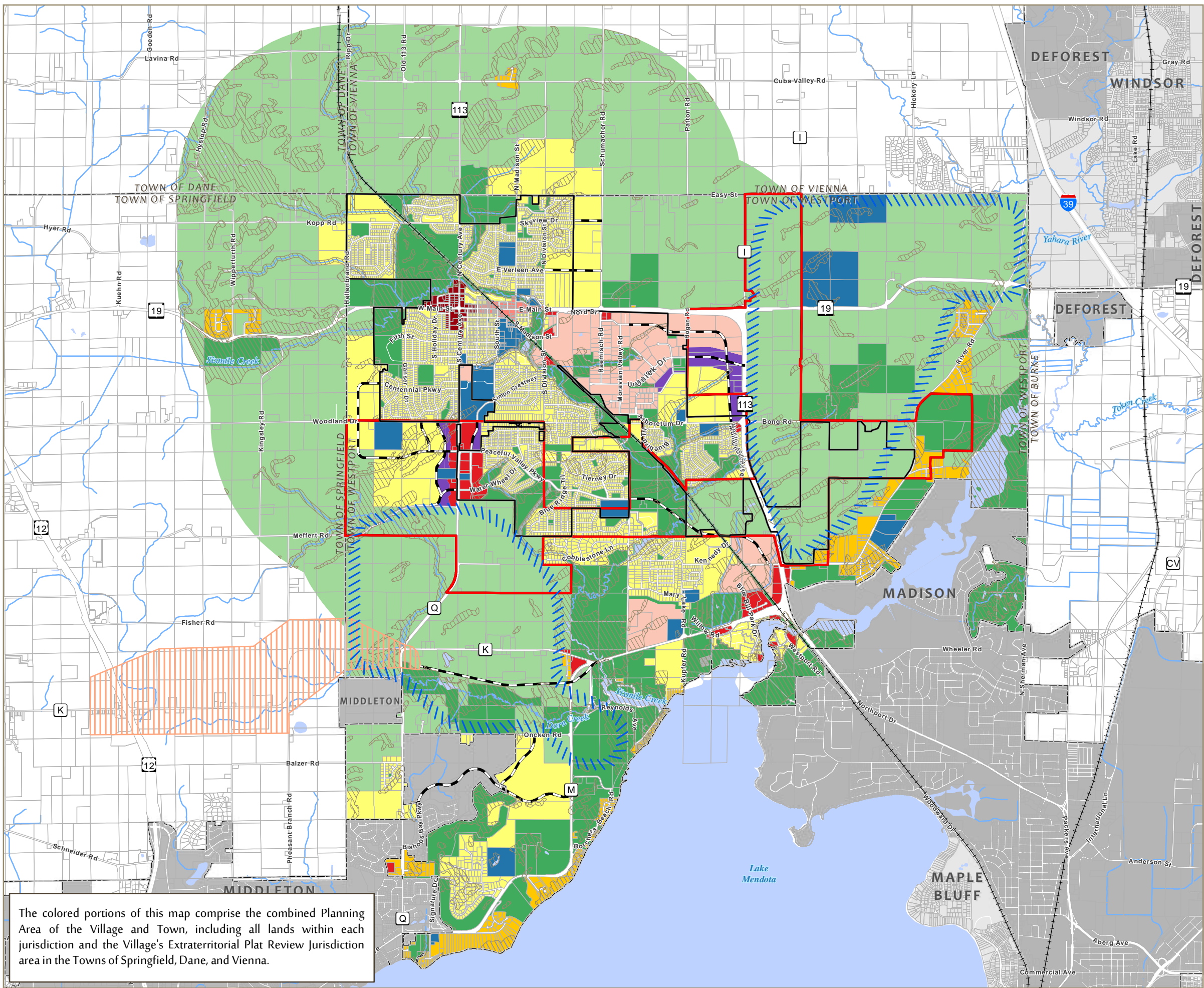
LEGEND

- 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





FUTURE LAND USE

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

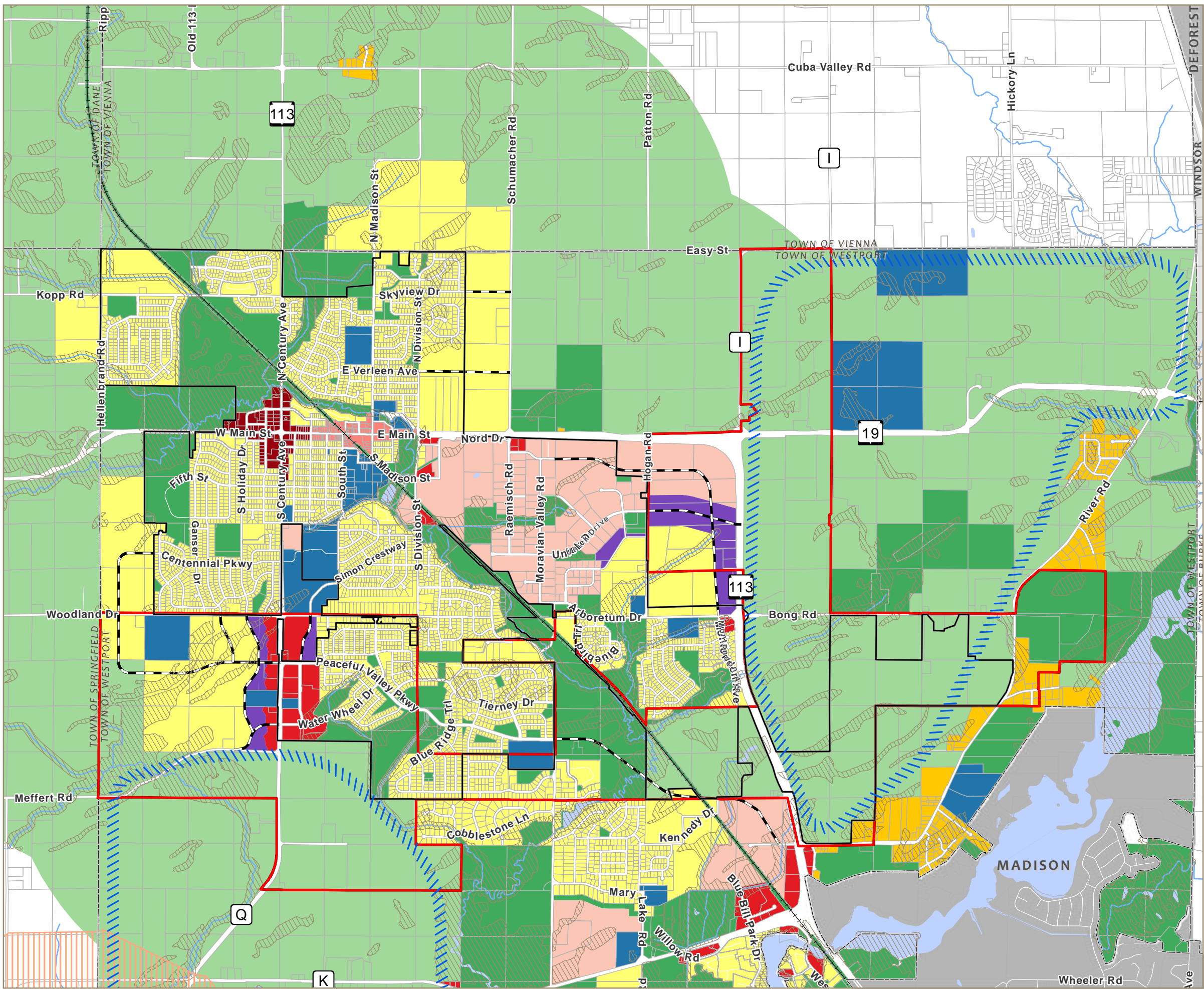
- LEGEND
- | | |
|--|---------------------------------|
| Future Land Use | Village of Waunakee (Aug. 2016) |
| Business Park | City/Village |
| Central Business District | Town |
| West Business District | Joint Planning Area Boundary |
| Commercial | Community Separation Zone |
| Mixed Use | Railroad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

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
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



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.



FUTURE LAND USE (NORTH)

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

LEGEND

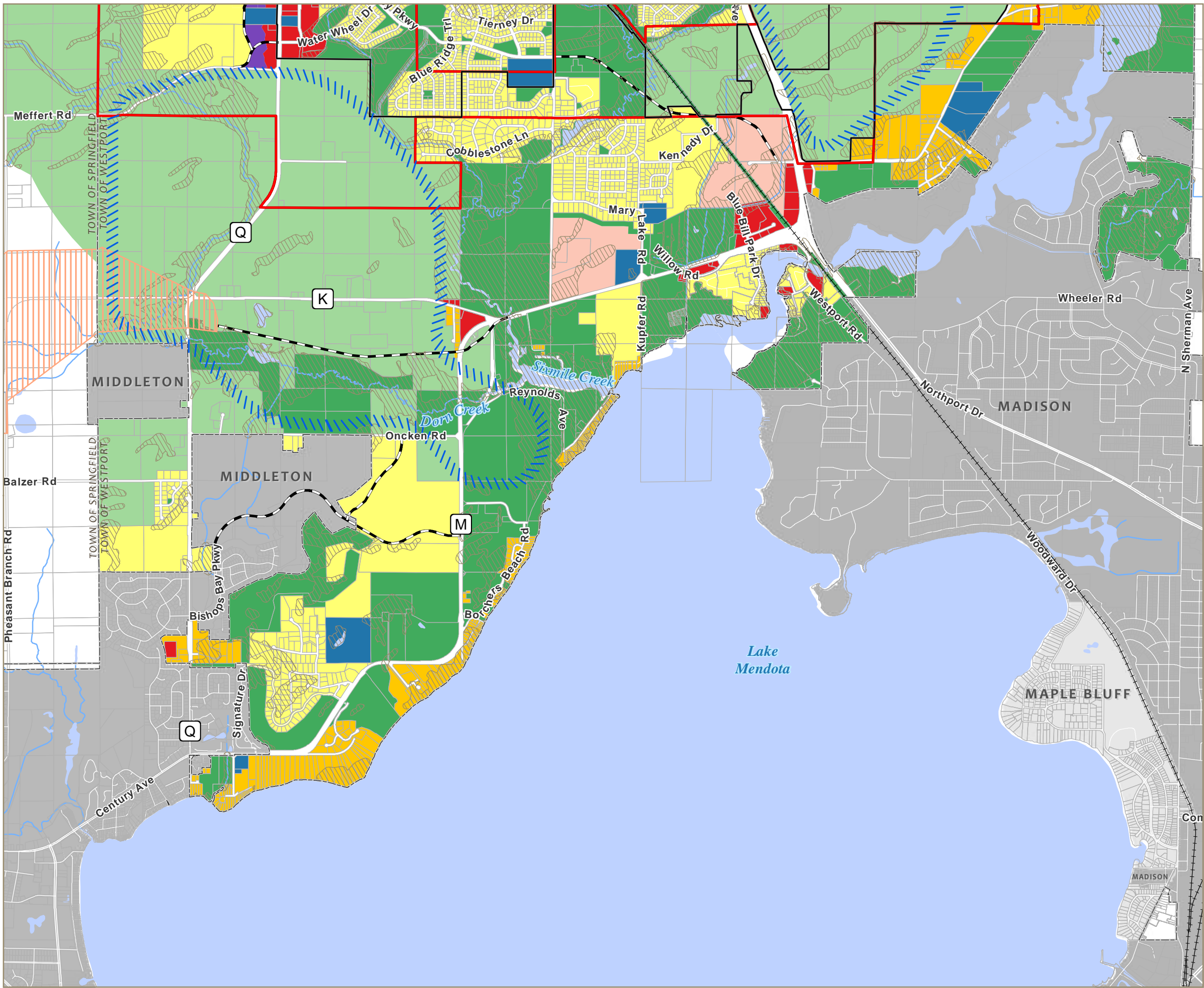
- | | |
|--|---------------------------------|
| Future Land Use | Village of Waunakee (Aug. 2016) |
| Business Park | City/Village |
| Central Business District | Town |
| West Business District | Joint Planning Area Boundary |
| Commercial | Community Separation Zone |
| Mixed Use | Railroad |
| Public & 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





FUTURE LAND USE (SOUTH)

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 | |

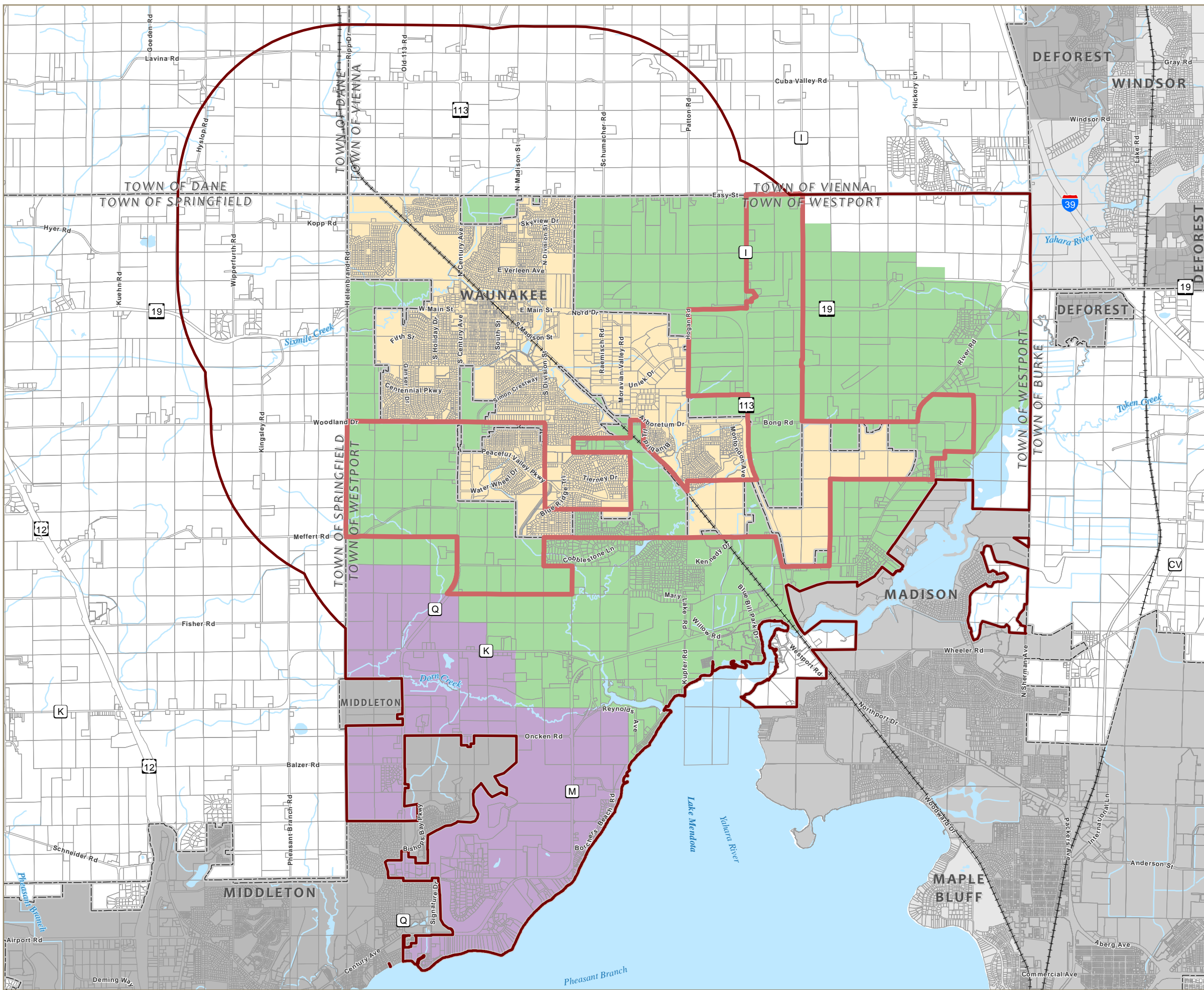
The colored portions of this map comprise the combined Planning Area of the Village and Town, including all lands within each jurisdiction and the Village's Extraterritorial Plat Review Jurisdiction area in the Towns of Springfield, Dane, and Vienna.

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



0 700 1,400 2,800 Feet



EXTRATERRITORIAL JURISDICTIONS

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

- LEGEND
- Planning Area*
 - Village of Waunakee
 - Town of Westport
 - City/Village
 - Town
 - Waterbody
 - Railroad
 - Westport/Waunakee Joint Planning Area
 - Village of Waunakee Extraterritorial Zoning Jurisdiction
 - City of Middleton Extraterritorial Zoning Jurisdiction

*Includes Village of Waunakee 1.5-mile extraterritorial plat review jurisdiction in Towns of Vienna, Dane and Springfield. Plat review jurisdiction in the Town of Westport is typically the closest municipality and does not always correspond to the extraterritorial zoning jurisdictions. Jurisdiction is determined case-by-case in areas where "closest" is difficult to determine.

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI



0 0.175 0.35 0.7 Miles

TOWN AND VILLAGE EXISTING PARKS AND OPEN SPACE

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE BICYCLE, PEDESTRIAN & OUTDOOR RECREATION PLAN

LEGEND

Planning Area	Land Ownership
Village of Waunakee	Waunakee
Town of Westport	Westport
City/Village	Waunakee/Westport
Town	School District
Waterbody	City of Madison/MMSD
Railroad	County
Passive Trail	State of WI/WisDOT/DNR
Paved Trail	Benedictine Women of Madison
Water Trail	Natural Heritage Land Trust
Bike Lane	WD Ice Rink Inc.
Bicycle Route	
Town & Village Parks/Open Space	
Waunakee	
Westport	
Waunakee/Westport	
Golf Course	

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
NOTE THAT NOT ALL LANDS SHOWN ARE OPEN FOR PUBLIC USE.

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI



- 1 Westbridge Park
 - 2 MeadowBrook Park
 - 3 Ripp Park
 - 4 Centennial Park
 - 5 Six Mile Creek Subdivision Conservancy
 - 6 Prairie Park
 - 7 North Ridge Park
 - 8 Scenic Valley Park
 - 9 Water Tower Park
 - 10 Augusta Park
 - 11 Six Mile Creek Conservancy
 - 12 Village Hall Rotary Plaza
 - 13 Reeve Park
 - 14 McWatty Park
 - 15 Village Park
 - 16 Village Center
 - 17 Village Center Pond Conservancy
 - 18 Castle Creek Conservancy
 - 19 Waunakee Business Park Hillside Conservancy
 - 20 Lions Park
 - 21 Kilkenny Farms Park
 - 22 Bolz Conservancy
 - 23 Tierney Park
 - 24 Blue Ridge Park
 - 25 Settlers Park
 - 26 Peaceful Valley Park
 - 27 Woodland Wayside
 - 28 Savannah Park
 - 29 Montondon Conservancy
 - 30 Hanover Park
 - 31 Steeplechase Park
 - 32 Mary Lake Park
 - 33 Town Center Park / Daleo Soccer Fields
 - 34 Jackson Landing Conservancy Park
 - 35 Christina Park
 - 36 Sunrise Park
 - 37 Carriage Ridge Neighborhood Park
 - 38 Carriage Ridge Conservancy Park (undeveloped)
 - 39 Bolz Property (undeveloped)
 - 40 Kilkenny Farms Fire Pit
- D1-20 Drainageway

PRODUCTIVE AGRICULTURAL AREAS

VILLAGE OF WAUNAKEE AND
TOWN OF WESTPORT

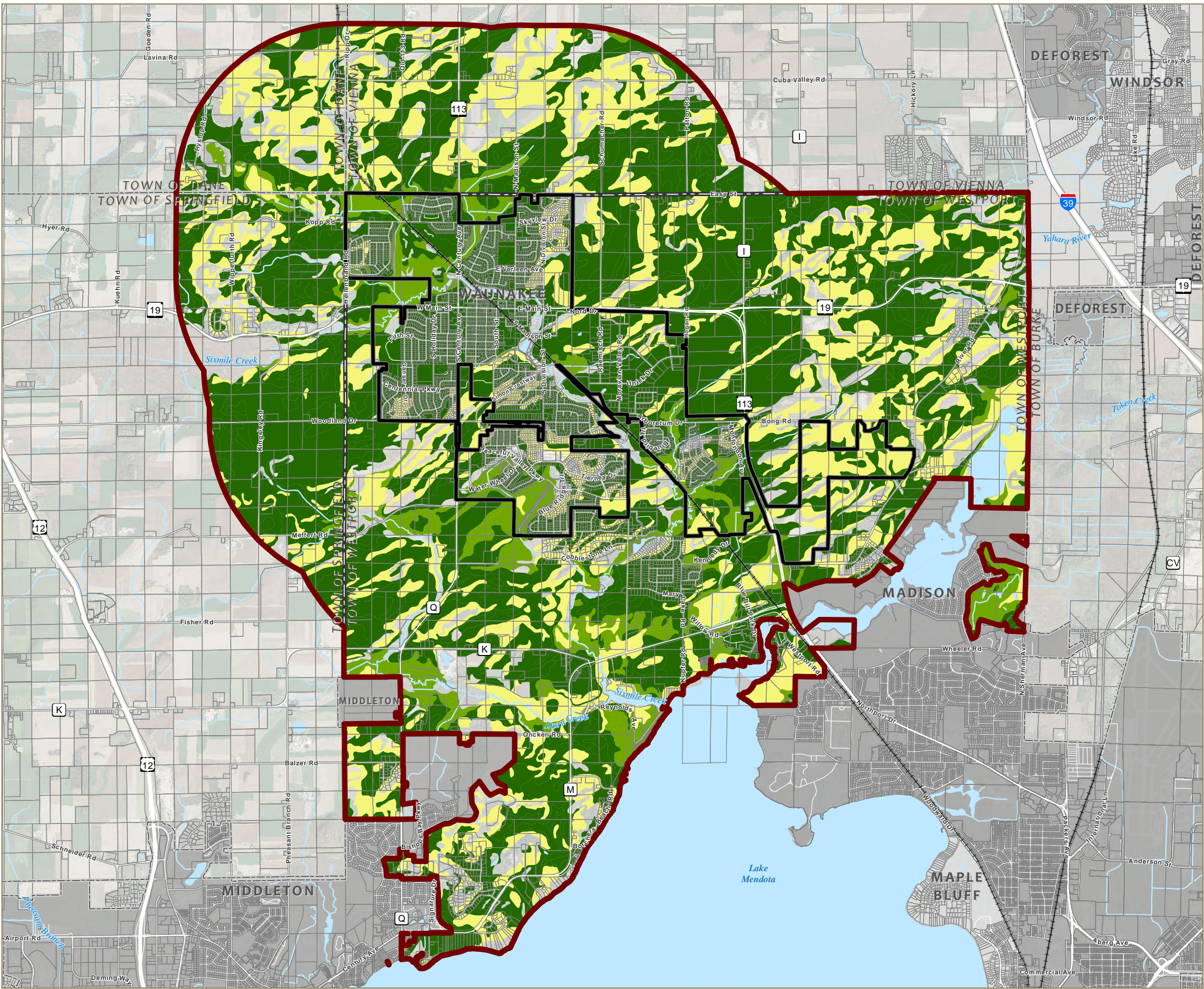
COMPREHENSIVE PLAN

LEGEND

-  Planning Area
-  Village of Waunakee
-  Town of Westport
-  Town
-  Waterbody
-  Railroad
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if drained and protected
-  Farmland of statewide importance

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
SOILS PROVIDED BY USDA-NRCS.
AERIAL IMAGERY PROVIDED BY USDA (NAIP 2015).

VILLAGE OF WAUNAKEE
AND TOWN OF WESTPORT
DANE COUNTY, WI













DEVELOPMENT LIMITATIONS

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

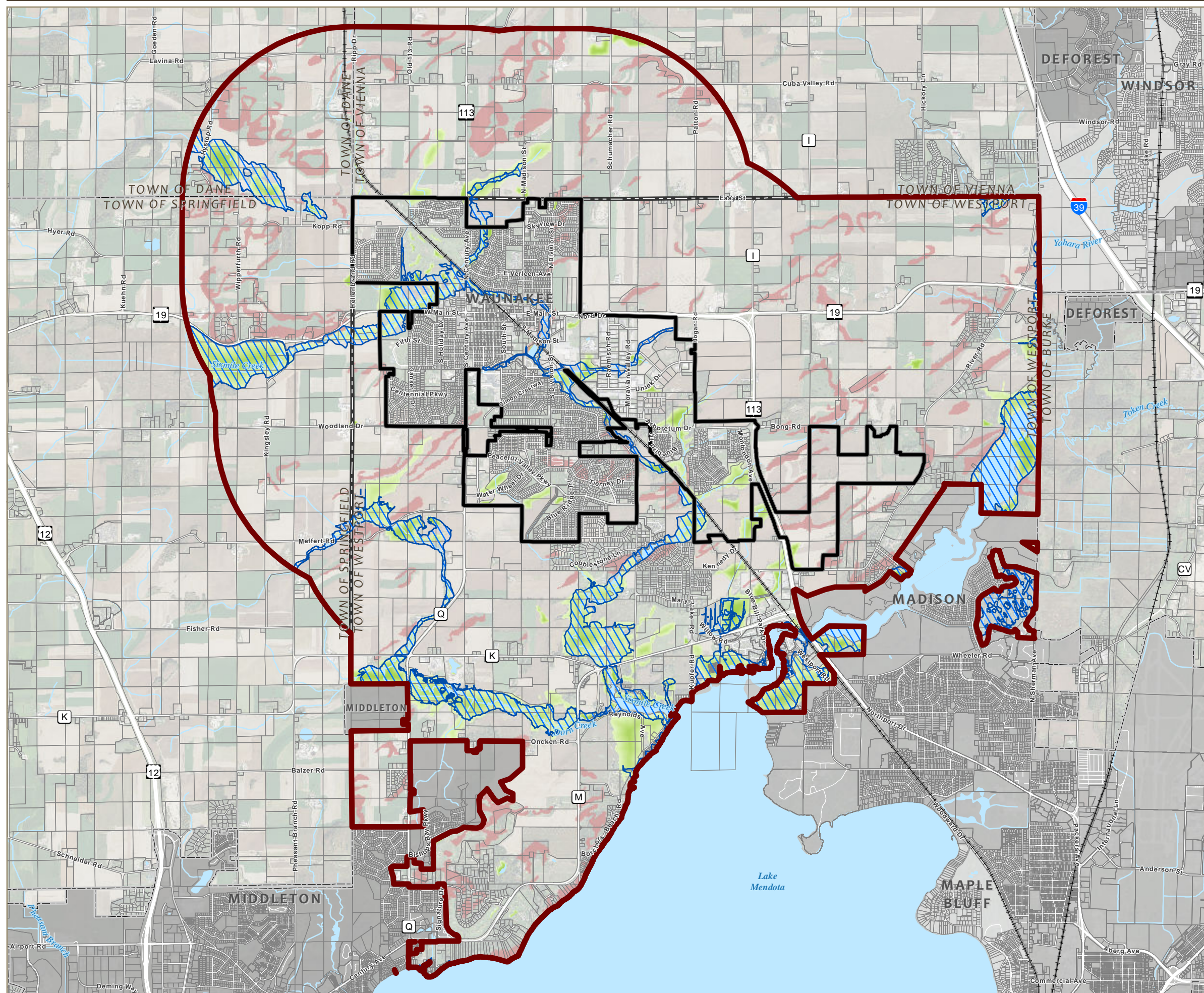
COMPREHENSIVE PLAN

LEGEND

-  Planning Area
-  Village of Waunakee
-  Town of Westport
-  City/Village
-  Town
-  Waterbody
-  Railroad
-  Average Slope Grade Greater than 12%
-  Wetlands
-  Floodplain

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
SLOPES BASED ON USDA-NRCS SOILS (SSURGO).
WETLANDS DERIVED FROM WDNR SURFACE WATER DATA VIEWER.
FLOODPLAIN PROVIDED BY FEMA.
AERIAL IMAGERY PROVIDED BY USDA (NAIP 2015).

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI



COMMUNITY AND PUBLIC FACILITIES

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

LEGEND

Planning Area	Land Ownership
Village of Waunakee	Waunakee
Town of Westport	Westport
City/Village	Waunakee/Westport
Town	School District
Waterbody	City of Madison/MMSD
Railroad	County
Passive Trail	State of WI/WisDOT/DNR
Paved Trail	Benedictine Women of Madison
Water Trail	Natural Heritage Land Trust
Town& Village Parks/Open Space	WD Ice Rink Inc.
Waunakee	Community Facility
Westport	Education
Waunakee/Westport	Municipal Facility
Golf Course	

- A Waunakee Marsh Wildlife Area
- B The Meadows of Sixmile Creek Golf Course
- C Schumacher Farm
- D Dane County Law Enforcement Center
- E Empire Prairies Westport Drumlin Natural Heritage Land Trust
- F Empire Prairies Westport Drumlin State Natural Area
- G MMSD/DNR Property
- H Cherokee Marsh Conservation Park
- I Cherokee Golf Course
- J Yahara Heights County Park
- K DNR Property
- L Six Mile State Fishery Area
- M Governor Nelson State Park
- N Walsh Acquisition
- O Dorn Creek Preservation Area
- P Walsh Acquisition
- Q Bishops Bay Golf Course
- R Holy Wisdom Monastery Trails
- S Mendota County Park
- T Ella Wheeler Wilcox Historic Site
- U Wetland (unnamed)
- V Dane County Natural Heritage Foundation
- W North Mendota Natural Resource Area
- X Ice Pond

- 1 Westbridge Park
 - 2 MeadowBrook Park
 - 3 Ripp Park
 - 4 Centennial Park
 - 5 Six Mile Creek Subdivision Conservancy
 - 6 Prairie Park
 - 7 North Ridge Park
 - 8 Scenic Valley Park
 - 9 Water Tower Park
 - 10 Augusta Park
 - 11 Six Mile Creek Conservancy
 - 12 Village Hall Rotary Plaza
 - 13 Reeve Park
 - 14 McWatty Park
 - 15 Village Park
 - 16 Village Center
 - 17 Village Center Pond Conservancy
 - 18 Castle Creek Conservancy
 - 19 Waunakee Business Park Hillside Conservancy
 - 20 Lions Park
 - 21 Kilkeny Farms Park
 - 22 Bolz Conservancy
 - 23 Tierney Park
 - 24 Blue Ridge Park
 - 25 Settlers Park
 - 26 Peaceful Valley Park
 - 27 Woodland Wayside
 - 28 Savannah Park
 - 29 Montondon Conservancy
 - 30 Hanover Park
 - 31 Steeplechase Park
 - 32 Mary Lake Park
 - 33 Town Center Park / Daleo Soccer Fields
 - 34 Jackson Landing Conservancy Park
 - 35 Christina Park
 - 36 Sunrise Park
 - 37 Carriage Ridge Neighborhood Park
 - 38 Carriage Ridge Conservancy Park (undeveloped)
 - 39 Bolz Property (undeveloped)
 - 40 Kilkeny Farms Fire Pit
- D1-20 Drainageway

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
NOTE THAT NOT ALL LANDS SHOWN ARE OPEN FOR PUBLIC USE.

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI














POTABLE WATER FACILITIES

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

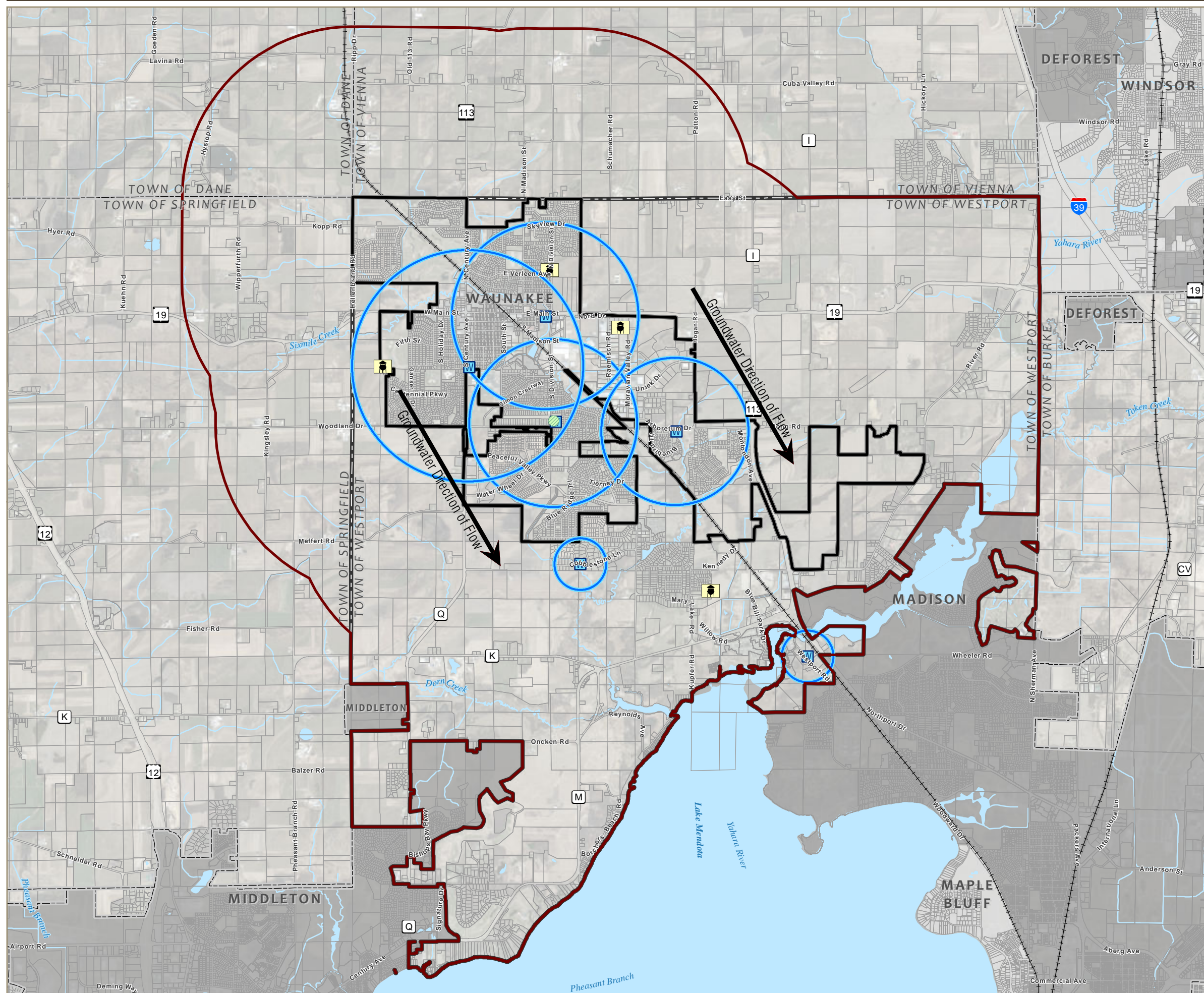
COMPREHENSIVE PLAN

LEGEND

-  Planning Area
-  Village of Waunakee
-  Town of Westport
-  City/Village
-  Town
-  Waterbody
-  Railroad
-  Water Tower
-  Reservoir
-  Well
-  Municipal Well Zone of Protection

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



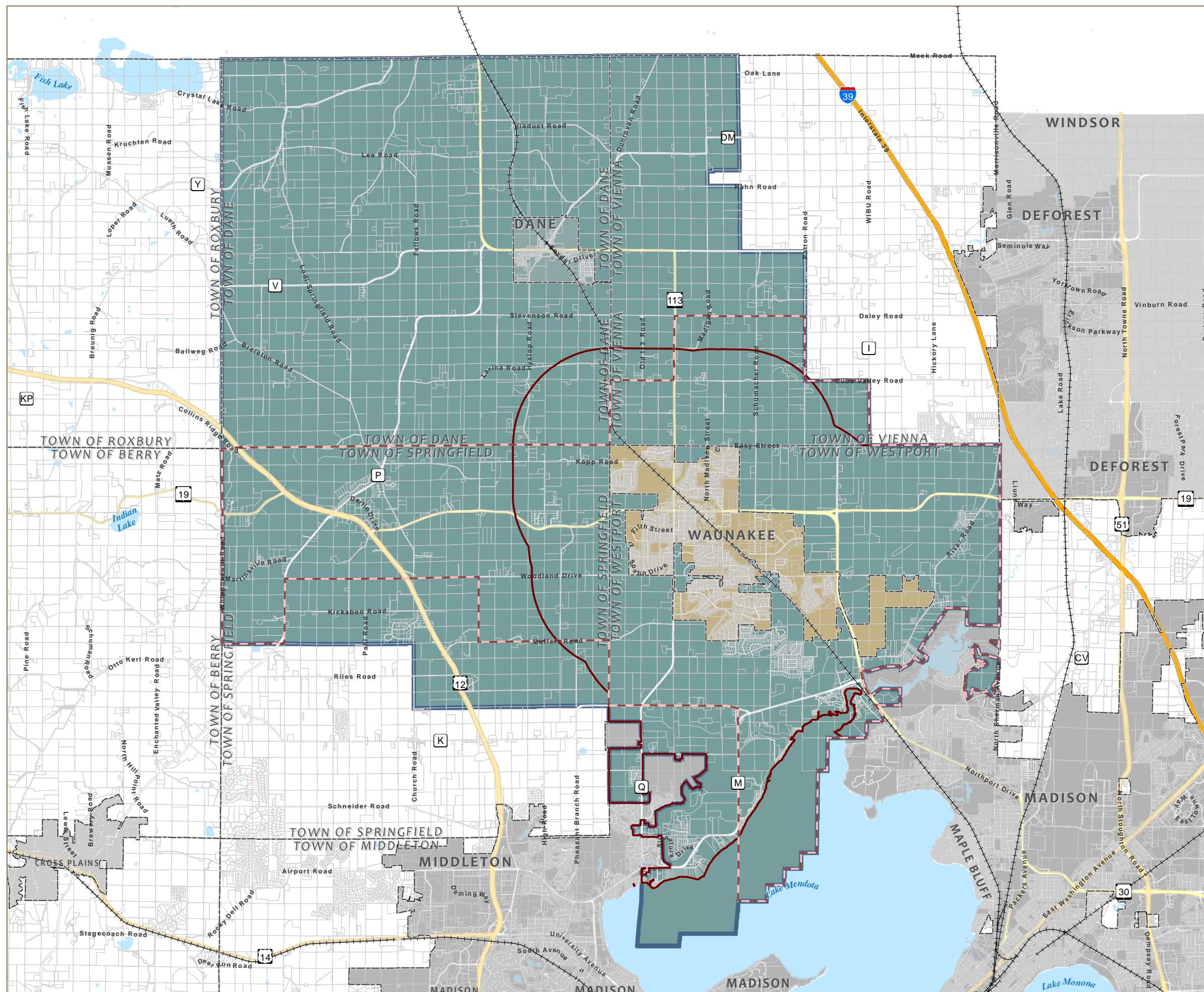
FIRE AND EMS SERVICE AREAS

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE PLAN

LEGEND

- Planning Area
- Village of Waunakee
- City/Village
- Town
- Waterbody
- Railroad
- Waunakee Fire District
- Waunakee EMS



DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI



Appendix D:

PUBLIC PARTICIPATION PLAN & ADOPTION RESOLUTIONS

TOWN OF WESTPORT
RESOLUTION NO. 16-04

**A RESOLUTION TO ESTABLISH PUBLIC PARTICIPATION PROCEDURES
FOR COMPREHENSIVE PLAN**

WHEREAS, the Town of Westport has decided to prepare a comprehensive plan under the authority of and procedures established by Section 66.1001(4), Wis. Stats.; and

WHEREAS, Section 66.1001(4)(a), Wis. Stats., requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures shall provide for wide distribution of draft plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Town of Westport believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the attached Joint Comprehensive Plan Update Public Participation Plan for the Village of Waunakee and Town of Westport, includes written procedures to foster public participation, ensure wide distribution of draft plan material, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Westport hereby adopts the written procedures included in the attached Joint Comprehensive Plan Update Public Participation Plan for the Village of Waunakee and Town of Westport, as its public participation procedures meeting the requirements of Section 66.1001(4)(a), Wis. Stats., for its current comprehensive planning efforts.

The above and foregoing Resolution was duly adopted by the Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin at a regular meeting held on March 21, 2016 by a vote of 5 ayes and 0 nays, with 0 members not voting.

TOWN OF WESTPORT

Approved:

By: John A. Van Dinter
John A. Van Dinter, Town Board Chair

Attest: Thomas G. Wilson
Thomas G. Wilson,
Town Attorney/Administrator/Clerk-Treasurer

APPROVED: 3/21/16
POSTED: 3/23/16

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0317161503

**VILLAGE OF WAUNAKEE
RESOLUTION NO. R16- 11**

**A RESOLUTION TO ESTABLISH PUBLIC PARTICIPATION PROCEDURES
FOR COMPREHENSIVE PLAN**

WHEREAS, the Village of Waunakee has decided to prepare a comprehensive plan under authority of and procedures established by Section 66.1001(4), Wis. Stats.; and

WHEREAS, Section 66.1001(4)(a), Wis. Stats., requires that the governing body of the local government unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and a process for the governing body to respond to such comments; and

WHEREAS, the Village of Waunakee believes that regular, meaningful public involvement in the comprehensive plan process is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the attached Joint Comprehensive Plan Update Public Participation Plan for the Village of Waunakee and Town of Westport, includes written procedures to foster public participation, ensure wide distribution of draft plan material, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFOR, BE IT, RESOLVED that the Village Board of the Village of Waunakee hereby adopts that written procedures included in the attached Joint Comprehensive Plan Update Public Participation Plan for the Village of Waunakee and Town of Westport, as its public participation procedures meeting the requirements of Section 66.1001(4)(a), Wis. Stats., for its current comprehensive planning efforts.

The above and foregoing Resolution was duly adopted by the Village Board of Trustees of the Village of Waunakee, Dane County, Wisconsin at a regular meeting held April 18, 2016 by a vote of 7 ayes and 0 nays, with 0 members not voting.

VILLAGE OF WAUNAKEE

Approved:

By:


Chris Zellner, Village Board President

Attest:


Julee Helt, Village Clerk

**2016 Village of Waunakee and Town of Westport
Joint Comprehensive Plan Update
Public Participation Plan**

Section 1: Public Participation Purpose

In an effort to address the guidelines for adopting comprehensive plans under Wisconsin comprehensive planning statutes (Section 66.1001(4)(a)), the Village of Waunakee and Town of Westport have prepared this public participation plan and work schedule for the 2016 Waunakee-Westport Comprehensive Plan and Waunakee-Westport Comprehensive Outdoor Recreation Plan updates (collectively referred to in this document as the “comprehensive plan”).

Public participation helps to ensure that the comprehensive plan accurately reflects the needs, opportunities and desires of our communities. This document outlines the procedures that will be used in the comprehensive planning process to foster public participation, and to ensure that there are opportunities for public participation at every stage of the preparation of the comprehensive plan.

While no specific dates are outlined in this plan, the document serves as a general guideline for the methods of public outreach and the meetings to be held. This Public Participation Plan will be forwarded to the Village Board and Town Board after review and recommendation by the Waunakee/Westport Joint Plan Commission, the Waunakee Plan Commission and the Westport Plan Commission for approval and revisions, as necessary.

Section 2: Public Participation Goals

The Village of Waunakee, the Town of Westport and staff will work to:

- Ensure that a broad range of interests are considered in the comprehensive planning process;
- Actively seek involvement from the general public;
- Ensure that the planning process is as inclusive as possible and that perspectives of all interested parties, including traditionally under-represented populations, influence the plan;
- Serve as liaisons to, and perform outreach to, individuals and groups such as local neighborhood groups and other interest groups, service clubs, and business organizations; and
- Truly engage representatives of Waunakee and Westport so that the plan becomes a “living plan” with community buy-in.

Section 3: Public Participation Plan Process

Wisconsin State Statute 66.1001 *Comprehensive Planning* outlines the procedures for adopting comprehensive plans. A local government unit shall comply with all of the following before its comprehensive plan may take effect:

The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the

public to the governing body and for the governing body to respond to such written comments. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.

The following represents the approach the Village and Town will take to inform and involve the public:

- Public hearings
- Public meetings
- Committee, Commission, and Board meetings (both Village and Town)
- Village and Town Websites
- News releases
- Survey
- Presentations to interest groups, service clubs, and business organizations
- One-on-one meetings with government and public service officials
- Village and Town Social Media

Public Hearings

According to Wisconsin State Statute 66.1001(4)(d), at least one public hearing must be held per jurisdiction before a comprehensive plan is adopted or updated, and the hearing must be preceded by a class 1 notice under Chapter 985 that is published at least 30 days prior to the date of the hearing. Also, sections 62.23(7a)(d) and (e), Wis Stats., require public hearings before the joint zoning committee and Village Board for plans in extra-territorial zoning areas.

The Village and Town will each meet this requirement by holding at least one public hearing with a Class 1 notice.

Additional hearings may be scheduled if deemed necessary by the Plan Commission and/or Board for each jurisdiction, or by the Waunakee/Westport Joint Planning Committee. All public hearings will be open to the public and written and oral testimony will be taken. Minutes will be kept and filed with the Clerk's Office of each respective jurisdiction. Public hearings may be jointly held by Town and Village bodies. Public meetings may be broadcasted via cable and/or web based technology if available.

Public Meetings

Public meetings will be held to solicit input from community stakeholders and to provide information on the plan update. Three public meetings will be held throughout the process. The first public meeting will be the public kickoff to the planning process, which will provide an overview of the project scope and schedule and engage people in exercises to identify issues, opportunities and aspirations for the future of both the Village and the Town. Two additional public meetings will be held in open-house style format allowing for interaction with the feedback worksheet to target any issues on which feedback is needed. Public meetings may be broadcasted via cable and/or web based technology if available.

Committee, Commission, and Board Meetings

A Steering Committee will be developed to help guide the entire joint planning process. The Steering Committee will include 1 member from each of the following groups: Village Board, Town Board, Village

Plan Commission, Town Plan Commission, Village Parks Committee, and Town Parks Committee. Steering Committee members will be responsible for guiding the overall direction of the process and keeping their respective groups informed on the process. The Steering Committee will serve as the primary review committee during the entire process.

Joint Plan Commission and Park Committee meetings will be called to ensure policy coordination and consensus building between the two jurisdictions. The Village's Economic Development Commission will meet to discuss draft economic development policies. The Town's Historic Preservation Commission will meet to review relevant plan content.

All meetings will be open to the public and the meeting agendas will be posted. Public attendees are encouraged to voice their ideas, opinions, and concerns at each meeting via a via an Open Public Comment section. Minutes will be kept and filed with the Clerk's Office of each respective jurisdiction.

Village and Town Website

A page will be created on the Village and Town websites specifically for information pertaining to the comprehensive plan update. Information will include meeting notices and summaries and drafts of chapters of the plan. An email feedback option will be provided so that questions and comments can be forwarded electronically to the appropriate staff member from each organization.

News Releases

In addition to required notices published in The Waunakee Tribune, Village and Town staffs anticipate that the media will play an active role in the public awareness process. News releases will be sent out at the kickoff of the comprehensive plan process and at the time when the Draft Plan with updated maps is available for review.

Survey

A survey will be conducted to gather opinions from Village and Town residents with respect to the comprehensive plan update. Two web-based surveys will be conducted, one survey on land use and community design, and the second survey on bicycle, pedestrian, parks, open space, and any other outdoor recreation topics. A paper version of the survey will be made available at Village and Town Hall for residents unable to access the web-based survey.

Presentations to Interest Groups, Service Clubs, and Business Organizations

Staff anticipates that presentations will be given to various interest groups, service clubs, and business organizations throughout the planning process.

One-on-One Meetings with Government and Public Service Officials

Staff anticipates that meetings will be held with community leaders (including public officials, school district officials, and agency directors) to gather in-depth recommendations and comments. The Draft Plan will be disseminated to neighboring jurisdictions and appropriate governments, providing 30 days for written comments. Any comments by neighboring jurisdictions and appropriate governments will be evaluated and incorporated as necessary into the Comprehensive Plan. A summary of comments and subsequent action will be provided upon request.

Village and Town Social Media

The Village and Town will utilize their various social media platforms to disseminate information pertaining to the comprehensive plan update. Information will include meeting notices, meeting summaries and information on how individuals can participate in the update process.

Comments and questions regarding the Comprehensive Plan Update can be directed to Kevin Even, Village of Waunakee Engineer / Director of Public Works.

Recommended by the Waunakee Plan Commission on April 11, 2016.

Recommended by the Westport Plan Commission on March 14, 2016.

Adopted by the Waunakee Village Board on April 18, 2016 (Waunakee Village Board Resolution 16- 11).

Adopted by the Westport Town Board on March 21, 2016 (Westport Town Board Resolution 16-04).

**RESOLUTION NO. JPCR17-01
WAUNAKEE/WESTPORT JOINT PLAN COMMISSION**

**A RESOLUTION RECOMMENDING ADOPTION OF THE
VILLAGE OF WAUNAKEE/TOWN OF WESTPORT JOINT
COMPREHENSIVE PLAN**

WHEREAS, the Village of Waunakee and Town of Westport desire to maintain a high quality of life in our community for current and future residents; and

WHEREAS, the Village of Waunakee and Town of Westport have a strong partnership and history of collaboration and have elected to prepare a Joint Comprehensive Plan; and

WHEREAS, Village and Town staff have worked with MSA Professional Services, Inc. to collect and consider the latest available data on many aspects of the Village and Town, including those specified in the nine planning elements required by State Statute 66.1001; and

WHEREAS, the Village Plan Commission, and Town Plan Commission, and Joint Plan Commission have participated in the drafting of the Joint Comprehensive Plan, through updates and policy discussions during meetings throughout 2016; and

WHEREAS, Village and Town residents have participated in the drafting and review of this joint plan through a community survey, public information meetings and a public hearing, and the final draft document was available at the Village and Town websites, Town Hall, Village Hall and Waunakee Public Library for 30 days prior to the public hearing; and

WHEREAS, a Class 1 notice was published in the Waunakee Tribune a minimum of 30 days prior to the public hearing held on January 9, 2017 for the Joint Comprehensive Plan; and

WHEREAS, the Village and Town have shared the draft Joint Comprehensive Plan with neighboring jurisdictions and sought their feedback, and will distribute the adopted plan to all necessary local, county and state entities as required by law; and

WHEREAS, future decisions by the Village and Town regarding official mapping, land division, land use and zoning should be consistent with the goals, objectives, and policies of this Joint Comprehensive Plan; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail; and

Waunakee-Westport JPC – Comp Plan

WHEREAS, the Joint Comprehensive Plan would replace the Town's current Comprehensive Plan as adopted March 15, 2004; the Village's current Comprehensive Plan as adopted June 30, 2003 and subsequently amended; the Westport-Waunakee Joint Planning Area Comprehensive Plan as adopted on May 14, 2003 and subsequently amended; and the Waunakee-Westport ETJ/ETZ District Plan as adopted May 21, 2007;

NOW, THEREFORE, BE IT RESOLVED, by the Waunakee-Westport Joint Plan Commission that the Village of Waunakee-Town of Westport Joint Comprehensive Plan is hereby recommended for adoption pursuant to s.60.62 (4), s.61.35 and s.62.23, Wis. Stats.

APPROVED:


Ken Sipsma, Chairperson
Joint Plan Commission

ATTEST:



**RESOLUTION NO. PCR17-01
VILLAGE OF WAUNAKEE PLAN COMMISSION**

**A RESOLUTION RECOMMENDING ADOPTION OF THE
VILLAGE OF WAUNAKEE/TOWN OF WESTPORT JOINT
COMPREHENSIVE PLAN**

WHEREAS, the Village of Waunakee and Town of Westport desire to maintain a high quality of life in our community for current and future residents; and

WHEREAS, the Village of Waunakee and Town of Westport have a strong partnership and history of collaboration and have elected to prepare a Joint Comprehensive Plan; and

WHEREAS, Village and Town staff have worked with MSA Professional Services, Inc. to collect and consider the latest available data on many aspects of the Village and Town, including those specified in the nine planning elements required by State Statute 66.1001; and

WHEREAS, the Village Plan Commission, Town Plan Commission, and Joint Planning Commission have participated in the drafting of the Joint Comprehensive Plan, through updates and policy discussions during meetings throughout 2016; and

WHEREAS, Village and Town residents have participated in the drafting and review of this joint plan through a community survey, public information meetings and a public hearing, and the final draft document was available at the Village website, Town Hall, Village Hall and Waunakee Public Library for 30 days prior to the public hearing; and

WHEREAS, a Class 1 notice was published in the Waunakee Tribune a minimum of 30 days prior to the public hearing held on January 9, 2017 for the Joint Comprehensive Plan; and

WHEREAS, the Village and Town have shared the draft Joint Comprehensive Plan with neighboring jurisdictions and sought their feedback, and will distribute the adopted plan to all necessary local, county and state entities as required by law; and

WHEREAS, future decisions by the Village and Town regarding official mapping, land division, land use and zoning should be consistent with the goals, objectives, and policies of this Joint Comprehensive Plan; and

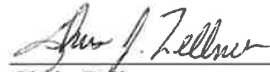
WHEREAS, this Comprehensive Plan may from time to time be further amended, extended, or added to in greater detail; and

WHEREAS, the Joint Comprehensive Plan would replace the Town's current Comprehensive Plan as adopted March 15, 2004; the Village's current Comprehensive

Plan as adopted June 30, 2003 and subsequently amended; the Westport-Waunakee Joint Planning Area Comprehensive Plan as adopted on May 14, 2003 and subsequently amended; and the Waunakee-Westport ETJ/ETZ District Plan as adopted May 21, 2007;

NOW, THEREFORE, BE IT RESOLVED, by the Village of Waunakee Plan Commission that the Village of Waunakee-Town of Westport Joint Comprehensive Plan is hereby recommended for adoption by Village Board pursuant to s.61.35 and s.62.23, Wis. Stats.

APPROVED:



Chris Zellner, Chairperson
Village Plan Commission

ATTEST:



TOWN OF WESTPORT PLAN COMMISSION

RESOLUTION NO. 17- 01

RECOMMENDATION TO ADOPT THE VILLAGE OF WAUNAKEE - TOWN OF WESTPORT JOINT COMPREHENSIVE PLAN (WESTPORT PLAN COMMISSION)

WHEREAS, the Town of Westport and Village of Waunakee desire to maintain a high quality of life in our community for current and future residents; and

WHEREAS, the Town of Westport and Village of Waunakee have a strong partnership and history of collaboration and have elected to prepare a Joint Comprehensive Plan; and

WHEREAS, Town and Village staff have worked with MSA Professional Services, Inc. to collect and consider the latest available data on many aspects of the Town and Village, including those specified in the nine planning elements required by State Statute 66.1001; and

WHEREAS, the Town Plan Commission, Village Plan Commission and Joint Planning Commission have participated in the drafting of the Joint Comprehensive Plan, through updates and policy discussions during meetings throughout 2016; and

WHEREAS, Town and Village residents have participated in the drafting and review of this joint plan through a community survey, public information meetings and a public hearing, and the final draft document was available at the Village website, Town Website, Town Hall, Village Hall and Waunakee Public Library for 30 days prior to the public hearing; and

WHEREAS, a Class 1 notice was published in the The Waunakee Tribune a minimum of 30 days prior to the public hearing held on January 9, 2017 for the Joint Comprehensive Plan; and

WHEREAS, the Village and Town have shared the draft Joint Comprehensive Plan with neighboring jurisdictions and sought their feedback, and will distribute the adopted plan to all necessary local, county and state entities as required by law; and

WHEREAS, future decisions by the Village and Town regarding official mapping, land division, land use and zoning should be consistent with the goals, objectives, and policies of this Joint Comprehensive Plan; and

WHEREAS, this Comprehensive Plan may from time to time be further amended, extended, or added to in greater detail; and

WHEREAS, the Joint Comprehensive Plan would replace the Town's current Comprehensive Plan as adopted March 15, 2004; the Village's current Comprehensive Plan as adopted June 30, 2003 and subsequently amended; the Westport-Waunakee Joint Planning Area Comprehensive Plan as adopted on May 14, 2003 and subsequently amended; and the Waunakee-Westport ETJ/ETZ District Plan as adopted May 21, 2007;

NOW, THEREFORE, BE IT RESOLVED, by the Town of Westport Plan Commission that the Village of Waunakee-Town of Westport Joint Comprehensive Plan is hereby recommended for adoption by the Town Board pursuant to s.60.62 (4), s.61.35 and s.62.23, Wis. Stats.

The above and foregoing Resolution was duly adopted by the Plan Commission of the Town of Westport, Dane County, Wisconsin at a regular meeting held on January 9, 2017, by a vote of 7 ayes and 0 nays, 0 abstaining, and 0 not voting (absent).

TOWN OF WESTPORT PLAN COMMISSION

By: J. A. Van Dinter
John A. Van Dinter, Chair

Attest: Thomas G. Wilson
Thomas G. Wilson,
Town Attorney/Administrator/Clerk-Treasurer

Approved: 1/9/17
Posted: 1/12/17

