

Village of McFarland

Residential Growth Management Plan

Adopted — August 24, 1998

Amendment to the 1994 Master Plan

This report contains a number of background tables and a proposed map, which can be used to update the Village's Phasing Plan (see page 58 of the Master Plan).

The Master Plan provided specific recommendations concerning the expansion of urban services and development in the Village. The urban service area delineated on the Master Plan map (page 46) is estimated to contain enough area to accommodate McFarland's growth through the year 2020. Currently, the Village's population is nearly 6,000 and is forecast to exceed 9,200 by the year 2020.

This report compiles and analyzes the growth-related information on the Village of McFarland, including the following:

- 1) **Growth Management Techniques.** The most important tool used to carry out urban service area plans is the subdivision ordinance, which can require phasing of plats consistent with local plans.

The urban service area represents a long-range growth management technique extending 20 to 25 years into the future, and it provides the "edge" of the development boundary established in the Master Plan.

Annexation approvals represent a medium-range growth management tool. They usually are processed to allow development within the next 5 to 10 years.

Subdivision regulations can be used to control short-range growth. Subdivision approvals through "development agreements" can manage growth within a 2- to 6-year time frame.

Zoning does not control the timing of development but, rather, it is a regulation that either allows or not allows development by rezoning from agriculture to another zoning district.

For best results, the previously mentioned tools need to be coordinated with each other and the Master Plan.

- a) **Urban Service Areas (USA) – Section 208, Federal Clean Water Act; Chap. NR 121, Wis. Adm. Code**

USAs represent the outer limits of planned urban growth over a planning period of twenty to twenty-five years and correspond to sewer service areas required as part of areawide water quality plans. This is a utility extension policy (sewer extensions) used to promote orderly development and implemented through sewer extension permit approvals from RPC, and DNR-authorized by state water quality rules and laws governing MMSD (§66.20-66.24, Wis. Stats.). Adopted regional policies require the intent and ability to provide for a full range of urban services (sewer, water, police, etc.) within the USA. Urban service areas are amended over time to reflect changes in growth and the ability of local governments to provide urban services to new development. Amendments are considered for consistency with regional policies and DNR rules.

- b) Environmental Corridors – §66.25(12), Wis. Stats.; Chap. NR 115-117 and 121, Wis. Adm. Code

Areas within urban service areas that are environmentally sensitive are called environmental corridors. These areas may include wetlands, floodplains, drainageways, steep slopes, woodlands, parks, and other natural features and are required to be delineated in areawide water quality plans. To protect water quality, sewer extensions to serve development within the environmental corridors are prohibited. However, sewer service may be provided to public park facilities within an environmental corridor, and utilities and roads needed to serve areas outside the corridor may be located in or may cross the corridors if necessary. Lands in adopted environmental corridors are exempt from MMSD fees and assessments, except for park facilities.

- c) Annexation – §66.021, Wis. Stats.

Annexation is a process that allows for town lands to become part of a city or village. The annexation process can be used as a growth management tool because cities and villages only provide urban services within their boundaries. If A-1 Exclusive zoning is enforced along with extraterritorial jurisdiction (ETJ) plat review, the annexation process can control the rate of development. Since urban service areas are intended to manage growth over a 20- to 25-year period, annexation approvals can be used to phase development in smaller time periods, such as five to ten years.

- d) Subdivision Regulations – §236, Wis. Stats.

Subdivision regulations are a tool for fashioning development in defined ways and by prescribed methods, regulating the use of private land in the public interest. Subdivision regulations have a number of purposes: 1) To provide an efficient method for selling land and permitting a seller to record a plat of land by dividing it into lots, laid out and sequentially numbered; 2) to require internal subdivision improvements providing for the arrangement of streets in relation to other existing or planned streets for adequate and convenient open spaces of traffic, utilities, access to fire apparatus, recreation, light and air, and for avoidance of congestion of population; 3) to provide for the needs of new subdivision residents for public open space, parks and recreation facilities and adequate streets bordering the subdivision, such as mandatory dedication of roads and parks; 4) to control the timing and sequential residential subdivision activity for the time span of the master plan, usually twenty to twenty-five years; and 5) to impose restrictions to control development in regard to off-site improvements dealing with runoff, flooding, traffic and environmental concerns.

- e) Extraterritorial Jurisdiction Plat Review – §62.23(6) and 236.10, Wis. Stats.

Cities and villages may control land division activity not only within their corporate limits but also within their extraterritorial jurisdiction. The ETJ is 1 ½ miles beyond the corporate limits of villages and small cities or three miles for cities with populations over 10,000. In Dane County five cities presently utilize this authority. ETJ plat review is principally used to prevent unsewered subdivisions (four or more lots) from locating at the doorstep of the city or village. Usually small rural developments, such as certified survey maps (CSM), are approved under the ETJ plat review process.

- f) Farmland Preservation/Exclusive Agriculture Zoning – §91.51 and 59.97, Wis. Stats.

All Dane County towns have prepared farmland preservation plans, and 30 of the 34 towns and the City of Fitchburg have adopted Exclusive Agriculture zoning (A-1 EX). These have been combined into the *Dane County Farmland Preservation Plan*. The implementation of the *Farmland Preservation Plan* requires that proposed development must be consistent with plans. Zoning must be approved by both the county and the respective town. The incentive for farmers in the A-1 EX-zoned areas is that they can receive farmland preservation credits on their state income taxes. The combination of the urban service areas, farmland preservation program and rural wetland-floodplain zoning (NR 115) work together to implement countywide land use plans. The results of these plans are that development is encouraged to locate in areas with urban services, discouraged to locate in farming areas and prohibited from locating in environmentally sensitive areas.

- g) Extraterritorial Jurisdiction Zoning – §62.23(7a), Wis. Stats.

Wisconsin statutes authorize cities or villages and towns to form Joint Extraterritorial Zoning Committees to effectuate mutually agreeable zoning within town ETJ areas. Mutually agreeing to pursue ETJ zoning is a means to maintain local control of land uses and to cooperate in the mutual and shared planning of lands located in areas of concern to both jurisdictions. In the past, the City of Madison and Town of Burke used ETJ zoning. Those presently using ETJ zoning are the City of Sun Prairie and the Town of Windsor, and the Village of De Forest and the Town of Vienna.

- h) Site Plan or Design Review

Site planning or design review is the systematic assessment of land development proposals in terms of a community's land development policies and regulations and design practices. While not controlling the quantity of development, site planning review attempts to assure the quality aspects of the municipal planning process.

- i) Capital Improvements Programming (CIP)

Capital improvements programming is a process that: 1) identifies the major public facilities needed to serve development or support future growth; 2) determines when these should be provided; and 3) decides how to pay for them. The CIP process is especially necessary to municipalities that are expecting future population growth and/or economic development. The use of CIP is usually an integral part of a growth management plan. Specifically, it is an itemized program for the next six years that sets forth the schedule of specific contemplated capital improvements, an estimate of the cost of each project, and a projection of its fiscal impact. The objective of CIP is to keep the municipal tax rate steady and to maintain consistent quality municipal services.

2) Urban Service Area Analysis

Table 1 summarizes Master Plan Appendix B tables estimating the housing and land use needs from 1990 to 2020. About 350 acres are needed for residential development, including streets and parks over the next 22 years.

3) Population, Housing and Platting Trends

Tables 2 through 7 highlight historic and forecast trends in the Village's population and housing. As of January 1998, single-family housing made up about three-quarters of McFarland's housing stock. During the past nine years residential platting activity has outpaced housing: 58 lots created per year compared with about 40 single-family, duplex or apartment lots used per year.

4) Supply of Building Lots

Table 7 compares residential development from 1989 to 1998 with the current supply of lots within approved preliminary plats. This analysis indicates that there is a 9- to 10-year supply of one- and two-family lots and an 18-year supply of multifamily (including elderly housing) lots. It should be noted that the demand for multifamily lots may be higher in the future and the supply, therefore, would be shorter.

5) Residential Impact

Table 8 details the average household size in McFarland by housing type and tenure from the 1990 Census. Of course, single-family detached housing has the highest household size. McFarland's average household sizes are larger in every case than the county's except for rental multifamily. In multifamily housing, household size is a function of the number of bedrooms per unit.

Table 9 applies the 1990 household size information to eight household types with a corresponding school population per household. This data enables Village and school district officials to estimate the potential total and school population from new housing development.

Table 10 compares the residential impact on school costs from single-family, two-family and multifamily housing units. Most residential development will impact negatively on school taxes, especially single-family, which is about ten times as expensive as multifamily housing. This analysis does not include the effect of state aids to schools.

Table 11 applies residential impact information to McFarland's residential zoning districts. This table takes into account the density of development. The R-3 multifamily zoning district generally has the greatest number of persons per acre and the largest number of vehicle trips generated per acre. However, R-1A and R-1 single-family zoning districts have the greatest number of school children per acre. In addition, R-2 two-family zoning is not a good "substitute" for R-3 zoning to control the ultimate impact on school enrollment.

Table 12 applies persons per household factors to proposed changes to the Village's park fee (fee-in-lieu-of parkland dedication). On a per-unit basis, R-1 development has twice the potential impact on park use as would R-E development.

Table 13 compares housing development by type in McFarland to other similar-sized cities or villages in Dane County. McFarland has been one of the slower-growing communities for all types of housing construction. It should be noted that the City of Verona underwent a sewer moratorium for about half of the time period from 1990 to 1998.

Table 14 and the associated graph also compare McFarland's historic and projected population growth with Dane County communities between 5,000 and 8,000 population.

6) Master Plan

Table 15 from the Master Plan has been revised to reflect the foregoing information.

Table 1: Urban Service Area Housing Unit and Land Use Analysis

McFarland Portion Housing Item	Within the Municipality						Forecast	
	1970	1980	1990	1970-1990	1998	1990-1998	1990-2020	2020
1) Total Population	2,386	3,783	5,232	2,846	6,099	867	3,839	9,071
<i>2) Population Per Housing Unit</i>	3.26	2.82	2.73		2.59			2.55
2) Total Housing Units	732	1,341	1,915	1,183	2,357	442	1,642	3,557
<i>3) Single Family as % of Total Units</i>				68.2%		64.7%	67.0%	
3) Number of Single Family Units	610	1,088	1,417	807	1,703	286	1,100	2,517
<i>3) Multifamily as % of Total Units</i>				31.8%		35.3%	33.0%	
3) Number of Multifamily Units	122	253	498	376	654	156	542	1,040
Land Use Item	1970	1980	1990	1970-1990	1995	1990-1995	1990-2020	2020
3) Number of Single Family Units	610	1,088	1,417	807	1,602	185	1,100	
4) Single Family Land Area (Acres)	226	362	457	231	499	43	297	754
<i>4) Density (Housing Units/Acre)</i>				3.5			3.7	
3) Number of Multifamily Units	122	253	498	376	576	78	542	
5) Multifamily Land Area (Acres)	15	22	48	33	59	11	45	93
<i>5) Density (Housing Units/Acre)</i>				11.5			12.0	
6) Commercial Land Use Area (Ac)	20	47	51	31	57	7	46	97
<i>6) Acres / 1,000 Persons</i>				10.8			12.0	
7) Industrial Land Use Area (Ac)	173	176	165	-7	176	11	61	227
<i>7) Acres / 1,000 Persons</i>				-2.6			16.0	
8) Street Right-of Way (Ac)	181	245	303	122	317	15	113	415
<i>8) Percent of Developed Area: 4-7</i>				42%			25%	
9) Transport, Com, & Util. (Ac)	49	49	44	-6	44	0	1	45
<i>9) Acres / 1,000 Persons</i>				-1.9			0.3	
10) Institutional Land (Ac)	41	66	77	37	82	4	50	127
<i>10) Acres / 1,000 Persons</i>				12.9			13.0	
11) Recreation Land (Ac)	24	36	31	7	35	4	96	127
<i>11) Acres / 1,000 Persons</i>				2.3			25.0	
12) Developed Land Area (Acres)	728	1,004	1,174	446	1,269	95	710	1,883
13) Other Development not shown above								6
14) Environmental Corridor not including Recreation Land above								204
15) Flexibility Margin: 50% of 1990-2020 Land Demand								355
16) Maximum 2020 Urban Service Area								2,448
17) Adopted Portion of the Central Urban Service Area								1,841
18) Maximum USA Amendment								607

*Local standard of 1 acre of parkland per 15 housing units or 25 acres of parkland per 1,000 persons

All steps are numbered and assumptions are italicized.

Source: U.S. Bureau of the Census and Dane County Regional Planning Commission

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8/10/98

Village of McFarland Population, Housing and Platting

Table 2: Population and Housing Units, 1970-2020

Item	Census			Estimate 1998	Forecast			1970 to 1998	1998 to 2020
	1970	1980	1990		2000	2010	2020		
Population	2,386	3,783	5,232	6,099	6,427	7,749	9,071	3,713	2,972
Housing Un.	732	1,341	1,915	2,357	2,472	3,039	3,628	1,625	1,271
Persons/HU	3.26	2.82	2.73	2.59	2.60	2.55	2.50		

Table 3: Population by Age, 1990

Village of McFarland	Population by Age Group								Median Age
	Under 5	5-17	18-20	21-24	25-44	45-59	60-64	65 Plus	
	472	1,195	171	177	2,064	679	139	335	31.6

Table 4: Housing Stock, 1/98

Type	Single Family	Two Family	Multifamily	Other	Total
Number	1,759	134	458	6	2,357
Percent	74.6%	5.7%	19.4%	0.3%	100.0%

Table 5: Housing Construction, 1989-1997

Unit Type	1989	1990	1991	1992	1993	1994	1995	1996	1997
Single Family	36	43	41	34	39	28	30	36	35
Two Family	6	10	2	0	4	2	2	6	10
Multifamily	0	12	0	0	30	18	40	8	12
Total	42	65	43	34	73	48	72	50	57

Table 6: Residential Platting Activity, 1989-1997

Lots Created	1989	1990	1991	1992	1993	1994	1995	1996	1997
Number	78	3	21	94	34	39	80	12	165

Table 7: Supply of Residential Building Lots, 1/98

Housing Unit Type	Unit Consumption 1989-1997	Units Used Per Year	Vacant Lots or Potential Units*	Housing Unit Supply in Years
Single Family Lots		322	35.8	8.8
Two Family Units		42	4.7	10.3
Multifamily (non-elderly)		80	8.9	18.9
Elderly Units		40	4.4	18.0

* Based on all approved preliminary plats

Source: U.S. Census Bureau, Wisconsin Department of Administration & Dane County Regional Planning Commission

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Table 8: Village of Mc Farland Average Household Size by Type of Housing: 1990

Housing Type by Tenure	Number of Persons	Number of Households	Persons per Household	Students per Household
Owner:	4,206	1,339	3.14	
One family, detached	4,037	1,276	3.16	
One family, attached & 2 3 or More Units	129	49	2.63	
3 or More Units	40	14	2.86	
Renter:	1,026	507	2.02	
One family, detached	158	61	2.59	
One family, attached & 2 3 to 9 Units	309	126	2.45	
3 to 9 Units	372	195	1.91	
10 or More Units	187	125	1.50	
Total:	5,232	1,846	2.83	
School Age 5-17	1,195			0.647
Vacant Units:		69		
Total:	5,232	1,915	2.73	

Table 9: Household Multipliers Used to Estimate the Total and School Age Population Impact from Residential Development

Household Size by Housing Type & Tenure	Population per Household		School Population per Household	
	Dane County	McFarland Village	Dane County	McFarland Village
Single family – Large lot	3.00	3.30	0.800	0.880
Single family – Medium lot	2.85	3.14	0.725	0.799
Single family – Small lot	2.70	3.00	0.630	0.700
Two family – Rental units	2.35	2.59	0.330	0.364
Two family – Condo units	2.18	2.63	0.180	0.217
Multifamily Rental (3 to 9 units)	2.10	1.91	0.180	0.164
Multifamily Condo units	1.70	2.86	0.075	0.126
Multifamily Rental (9+ units)	1.67	1.50	0.070	0.063
All Housing Units	2.46	2.83	0.417	0.647

Table 10: Village of Mc Farland Residential Impact on School Costs

	1,195	Type of Housing Unit		
		Multifamily	Two Family	Single Family
K-12 Students in 1990	1,195			
Number of Housing Units in 1990	1,915			
K-12 Students per Housing Unit: 1990	0.62			
K-12 Students per Housing Unit in 1990		0.154	0.35	0.80
Property Tax Cost per Mc Farland School District Student (1)		\$3,636	\$3,636	\$3,636
Student Cost per Mc Farland Household		\$560	\$1,273	\$2,904
Median Cost of a New Mc Farland Area Home (2)		\$56,250	\$104,700	\$156,400
Mc Farland School District Tax in Mc Farland per \$1,000 value (1)		\$14.41	\$14.41	\$14.41
Mc Farland Home Value Needed to Afford Student Cost		\$38,858	\$88,314	\$201,550
Mc Farland Home Value Deficit to Afford K-12 Student Cost		(\$17,392)	(\$16,386)	\$45,150
Mc Farland School District Tax per Mc Farland Housing Unit Paid for by Non-Residential Development (Tax Base)		(\$251)	(\$236)	\$651

(1) Wisconsin Department of Public Instruction: 1997-98

(2) Village Building Permits Report and REALTORS Association of South Central Wisconsin, Inc.: 1997

(3) Wisconsin Department of Revenue (taxes levied 1996 – collected 1997)

Source: U.S. Census Bureau and Dane County Regional Planning Commission

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5/7/98

Table 11: Impact of Residential Development by McFarland Zoning District

Zoning District	Area Per Dwelling (sq. ft.)	Dwelling Units per Acre	Persons per		K-12 Students per		School Deficit Cost / Ac.	Vehicle Trips per	
			Dwelling Unit	Acre	Dwelling Unit	Acre		Dwelling Unit	Acre
R-1	10,000	4.36	3.14	14	0.799	3.5	\$2,266	9.3	41
R-1A	6,000	7.26	3.00	22	0.700	5.1	\$3,308	10.2	74
R-2	5,000	8.71	2.50	22	0.350	3.0	(\$720)	10.2	89
R-3 (P)	5,445	8.00	1.80	14	0.154	1.2	(\$309)	9.1	73
R-3 (C)	2,904	15.00	1.80	27	0.154	2.3	(\$580)	7.0	105
R-E (P)	4,356	10.00	1.40	14	0.000	0.0	\$0	6.0	60
R-E (C)	2,075	20.99	1.40	29	0.000	0.0	\$0	3.5	73

(P) = Permitted, (C) = Conditional Use

5/7/98

Table 12: Fee in Lieu of Parkland Dedication by Zoning District

Zoning District	Proposed Fee-in-Lieu-of		Example	
	Parkland Dedication	Persons per Dwelling Unit	Dwelling Units	Total FILO
R-1	\$926	3.14	80	\$74,117
R-1A	\$885	3.00	40	\$35,406
R-2	\$738	2.50	26	\$19,178
R-3	\$531	1.80	122	\$64,794
R-E	\$413	1.40	60	\$24,784
PUD	N.A.	N.A.	328	\$218,280
Average*	\$835	2.83		

ASSUMPTIONS: Average value of an acre of unimproved land = \$4,037

4/10/98

Table 13: Housing Stock in Selected Dane County Communities: 1990-1998

City or Village	Number of Housing Units								
	1990 Census			January 1, 1998 Estimate					Percent 1990-98 Change
	Single Family	Two Family	Multiple Family	Number of Single Family	Percent of Total in 1998	Two Family	Multiple Family	Total	
Oregon	1,146	167	350	1,777	68%	283	558	2,618	57%
Waunakee	1,437	263	301	2,092	68%	367	598	3,057	53%
DeForest	1,289	186	266	1,620	66%	340	496	2,456	41%
Stoughton	2,237	593	526	2,817	61%	745	1,032	4,594	37%
Sun Prairie	3,543	432	1,695	4,528	61%	600	2,342	7,470	32%
Mount Horeb	1,064	249	305	1,327	63%	301	481	2,109	30%
Fitchburg	2,819	171	3,614	3,720	45%	287	4,347	8,354	26%
McFarland	1,464	97	331	1,750	75%	133	451	2,334	23%
Verona	1,391	130	416	1,646	69%	203	534	2,383	23%
Middleton	2,919	278	2,646	3,313	48%	364	3,174	6,851	17%
Total	19,309	2,566	10,450	24,590	58%	3,623	14,013	42,226	31%

Source: U.S. Census Bureau, Wisconsin Dept. of Administration & Dane County Regional Planning Commission

2/18/97

Table 14: Comparison of Population Growth in Similar Sized Urban Service Areas

Place	Urban Service Areas Population											
	Census			Forecast			Estimate		Average Annual Change			
	1970	1980	1990	2000	2010	2020	1997	Rank	1990-1997		1997-2020	
									#	%	#	%
Waunakee Village	2,181	3,890	5,899	8,202	10,323	12,460	7,800	1	272	4.6%	203	2.6%
DeForest Village	1,976	3,659	5,301	7,010	8,722	10,446	6,594	2	185	3.5%	167	2.5%
Verona City	2,473	3,424	5,395	6,482	7,890	9,307	6,044	3	93	1.7%	142	2.3%
McFarland Village	2,386	3,783	5,232	6,449	7,782	9,115	5,988	4	108	2.1%	136	2.3%
Oregon Village	2,560	3,927	4,528	6,266	7,560	8,862	6,167	5	234	5.2%	117	1.9%
Mount Horeb Village	2,793	3,301	4,182	5,042	5,869	6,703	4,911	6	104	2.5%	78	1.6%

Source: U.S. Census Bureau, Wisconsin Department of Administration & Dane County Regional Planning Commission

3/31/98

MEDIUM SIZED URBAN SERVICE AREAS
1970 to 2020

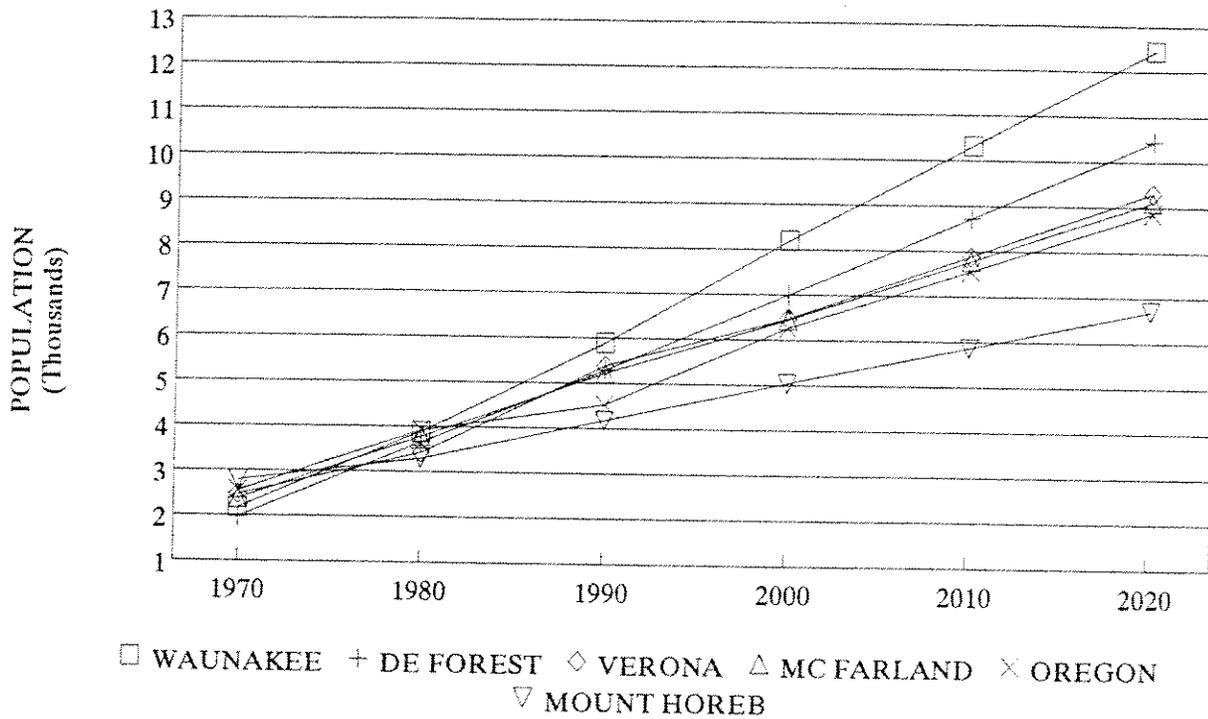


Table 15: Planned Land Uses in the Mc Farland Part of the Central Urban Service Area

Land Use Category (acres)	Existing 1995	Future Land Use	Land Use Plan Map	Percent of Total	Potential Impact of Developed Land Use			
					Housing	% Total	Pop.	Students
Residential	568	495	1,063	46.4%	4,425	100.0%	12,485	2,795
Low Density, One Family	498	432	930	40.6%	3,162	71.5%	9,929	2,526
Medium Density, 2 Fam.	36	31	67	2.9%	503	11.4%	1,256	176
High Density, Multifamily	21	29	50	2.2%	600	13.6%	1,076	92
Elderly Housing	13	3	16	0.7%	160	3.6%	224	0
Street Right-of-Way	272	108	380	16.6%	Overall Residential Density 4.2 Housing Units / Acre			
Transportation & Utilites	49	0	49	2.1%				
Gov't & Institutional	82	21	103	4.5%	Potential Employees	Annual Payroll (in Millions)		
Park & Open Space	48	309	357	15.6%	1,312	\$26.240		
Commercial	58	24	82	3.6%	3,096	\$99.072		
Industrial/Business Park	203	55	258	11.3%	4,408	\$125.312		
TOTAL	1,280	1,012	2,292	100.0%				
ASSUMPTIONS:	Units/	Persons/	Students/		Business Use	Employees	Annual Payroll	
Residential Density	Acre	Hsng unit	Hsng unit		Commercial	per Acre	per Employee	
Low Density	3.40	3.14	0.80		Industrial	16	\$20,000	
Medium Density	7.50	2.50	0.35			12	\$32,000	
High Density	12.00	1.79	0.15					
Elderly Housing	10.00	1.40	0.00					

Revised 2/18/98

Source: U.S. Census Bureau, Wisconsin Department of Administration & Dane County Regional Planning Commission

Table 16: Residential Impact Analysis by Subdivision Phase

Subdivision by Phase Year	Potential Housing Units by Residential Zoning Districts					
	R-1	R-1a	R-2	R-E	R-3	Total
Highland Oaks (98)	0	16	16	0	32	64
Cedar Glade (98)	11	17	12	0	28	68
Country Wood (98)	31	0	2	0	56	89
Ridge View (98)	27	0	0	0	0	27
Calico Court (98)	6	1	0	0	0	7
Red Oak Addition	64	7	2	0	36	109
1998 Total	139	41	32	0	152	364
Highland Oaks (99)	0	21	0	0	0	21
Cedar Glade (99)	0	17	0	0	0	17
1999 Total	0	38	0	0	0	38
Highland Oaks (00)	18	4	0	0	0	22
Cedar Glade (00)	0	18	0	0	0	18
2000 Total	18	22	0	0	0	40
Highland Oaks (01)	16	4	0	0	0	20
Highland Oaks (02)	29	2	6	0	8	45
Highland Oaks (03)	0	4	12	80	44	140
Other Parcels	90	0	0	0	0	90
Total Housing Units	292	111	50	80	204	737
Supply in years	13.3	8.5	10.6	22.9	24.0	
Population	934	333	125	112	367	1,872
K-12 Students	234	78	18	0	33	361
Subdivision / Area	R-1	R-1a	R-2	R-E	R-3	Total
Country Wood	7.8	0.0	0.3	0.0	4.7	12.7
Ridge View	2.8	0.2	0.0	0.0	0.0	3.0
Calico Court	1.8	0.0	0.0	0.0	0.0	1.8
Highland Oaks	15.8	10.2	4.3	5.3	4.3	39.8
Cedar Glade	0.0	12.8	1.5	0.0	3.3	17.6
Red Oak Addition	16.3	1.2	0.3	0.0	3.0	20.7
Other Parcels	22.4	0.0	0.0	0.0	0.0	22.4
Total Area	66.8	24.4	6.3	5.3	15.3	118.0

Zoning Districts
R-1 Single Family R-1a Small Family R-E Elderly Housing
R-2 Two Family R-3 Multiple Family

Table 17: Residential Growth Management Plan

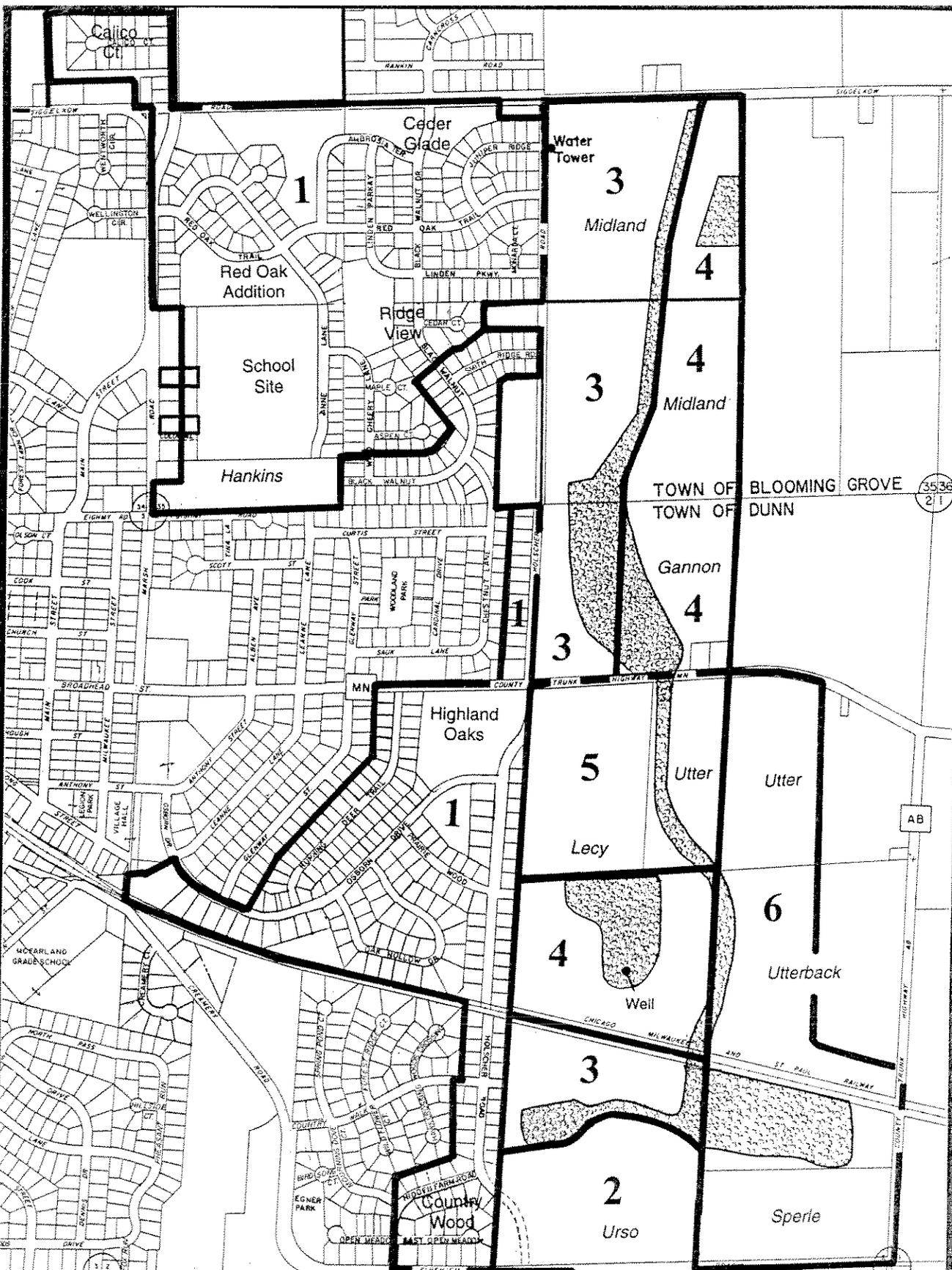
Phase	Starting Year	Residential (in acres)	Housing Units	Population At Buildout	School Enrollment
1	Current	118.0	708	1,784	354
2	2000	20.0	120	302	60
3	2002	64.5	387	975	194
4	2007	61.5	369	930	185
5	2012	42.4	254	641	127
Total	to 2020	306.4	1,838	4,633	919
6	After 2020	45.0	270	680	135

Source: Dane County Regional Planning Commission

Adopted 8/24/98

Table 18: Population Growth by Residential Phase

Year	Phase	Starting Year	Population At Buildout	Incremental Population	Percent of Phase	Population
1998						6,099
	1	1998	1,784	328	18%	328
2000						6,427
	1	1998	1,784	461	26%	461
	2	2000	302	100	33%	100
	3	2002	975	100	10%	100
2005						7,088
	1	1998	1,784	415	23%	415
	2	2000	302	100	33%	100
	3	2002	975	146	15%	146
2010						7,749
	1	1998	1,784	580	33%	580
	2	2000	302	102	34%	102
	3	2002	975	584	60%	584
	4	2007	930	56	6%	56
2020						9,071
	3	2002	975	145	15%	145
	4	2007	930	874	94%	874
	5	2012	641	641	100%	641
After 2020						10,731



MCFARLAND RESIDENTIAL GROWTH MANAGEMENT PLAN

Phase	Time Period
1	Current
2	2000
3	2002
4	2007
5	2012
6	2020

8/17/98

