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**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT  
JOINT PLAN COMMISSION  
Town of Westport Community Room 5387 Mary Lake Road  
September 14, 2021 6:00 PM**

Agendas may change prior to the commencement of the meeting.  
Please check the posting board at the Village Hall, 500 W. Main Street,  
Waunakee, Wisconsin for the current agenda.

**AGENDA**

**CALL TO ORDER**

**ROLL CALL: Ken Sipsma, Dean Grosskopf, Eileen Bruskwitz, Brain Malich, Brian Wallace,  
Kevin Phelps**

**MINUTES**

**1 July 13, 2021**

**PUBLIC COMMENT**

**NEW BUSINESS**

- 1 Initial Consultation, Rezone and Land Division (Create 1 Residential Lot), Simon,  
5966 Cherokee Valley Pass, Town of Westport**
- 2 Concept Plan for Woodland Crest GDP Amendment for Multifamily on Outlot 1  
and Inclusion of Residential Lots Along Century Ave./CTH Q**
- 3 Discussion/Recommendation on Proposed MG&E Easement for Mill Road Right-  
of-Way**

**ADJOURN**

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the municipal clerk at (608) 850-8500, 500 West Main Street, Waunakee, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

**VILLAGE OF WAUNAKEE BOARD AND PLAN COMMISSION MEETING  
TOWN OF WESTPORT BOARD AND PLAN COMMISSION MEETING**

Notice is hereby given that the Village or Town Board or Village or Town Plan Commission may attend this meeting. No action will be taken by the Village or Town Board or Village or Town Plan Commission at this meeting.

*Next scheduled meeting is 10/12/2021 6:00:00 PM.*

**VILLAGE OF WAUNAKEE  
JOINT PLAN COMMISSION MEETING  
Town of Westport Community Room, 5387 Mary Lake Road  
July 13, 2021 6:00 PM**

**Meeting Minutes**

**CALL TO ORDER**

The meeting was called to order by Brian Malich at 6:00 p.m.

**ROLL CALL:**

**Present:** Dean Grosskopf, Eileen Bruskewitz, Brian Malich, Brian Wallace, Kevin Phelps

**Absent:** Ken Sipsma

**Also Present:** Tom Wilson, Tim Semmann, Tracy Meinholz, Jeff Kraemer

**MINUTES**

**1 June 15, 2021**

Motion Wallace, second Grosskopf, to approve the minutes from the June 15, 2021 Joint Plan Commission meeting as presented. Motion carried.

**PUBLIC COMMENT:** None

**NEW BUSINESS**

**1 Initial Consultation, Kramer Development Concept Plan for Newly Acquired Property Along CTH Q, South of Existing Retail Construction**

The applicant has an accepted offer to purchase the two lots at the NE corner of CTH Q and Peaceful Valley Parkway. The desired use at this location will involve a rezoning; therefore action will be needed by both the Village and Waunakee/Westport Joint Plan Commissions. The applicant is seeking feedback on how receptive the commission members would be to the proposed use and associated access points prior to formally pursuing zoning entitlements and development approvals. The PC members indicated a concern for traffic cuing and the aesthetic of two additional drive-thru establishments at this corner. Tim Semmann updated the JPC members on the issues discussed the previous evening at the Village Plan Commission. The Town members present stated that they would defer to the Village, but that they were concerned with the access off of CTH Q.

No action taken. Consultation only.

**ADJOURN**

Motion Bruskewitz, second Phelps, to adjourn the meeting at 6:31 p.m. Motion carried.

Respectfully Submitted:

Tracy Meinholz, Plan Commission Secretary



**WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET**

**MEETING DATE:** September 14, 2021

**ITEM:** New Business Item No. 1

**PRESENTER:** Tom Wilson

**TITLE:** Initial Consultation, Rezone and Land Division (Create 1 Residential Lot), Simon, 5966 Cherokee Valley Pass, Town of Westport

**ISSUE SUMMARY:** The Simons own an approximate 3.5 acre parcel off of Cherokee Valley Pass by Drumlin Ridge Winery. The land is on the far western edge of the Village ETZ. The parcel is in the Rural Residential district of the Comp Plan and zoned County R-1. There is one home on the parcel now. They are seeking to split the lot creating a 1.5 acre lot for a parent to build a small home. The Comp Plan on p. 72 regarding the Rural Residential district provides for limited future divisions of lots and only if the proposed new lots are consistent with the existing zoning and lots in the adjacent neighborhood. The lot created is consistent with the other parcels in the area, allowed by the current zoning, and the creation of the one more home on Cherokee Valley would not change traffic patterns. Creating a lot here for a parent would be consistent with many provisions of the Comp Plan, and actions by the Town and Village in the ETZ over the years. The lot shape would be somewhat irregular but that is just to accommodate the driveway for the current lot.

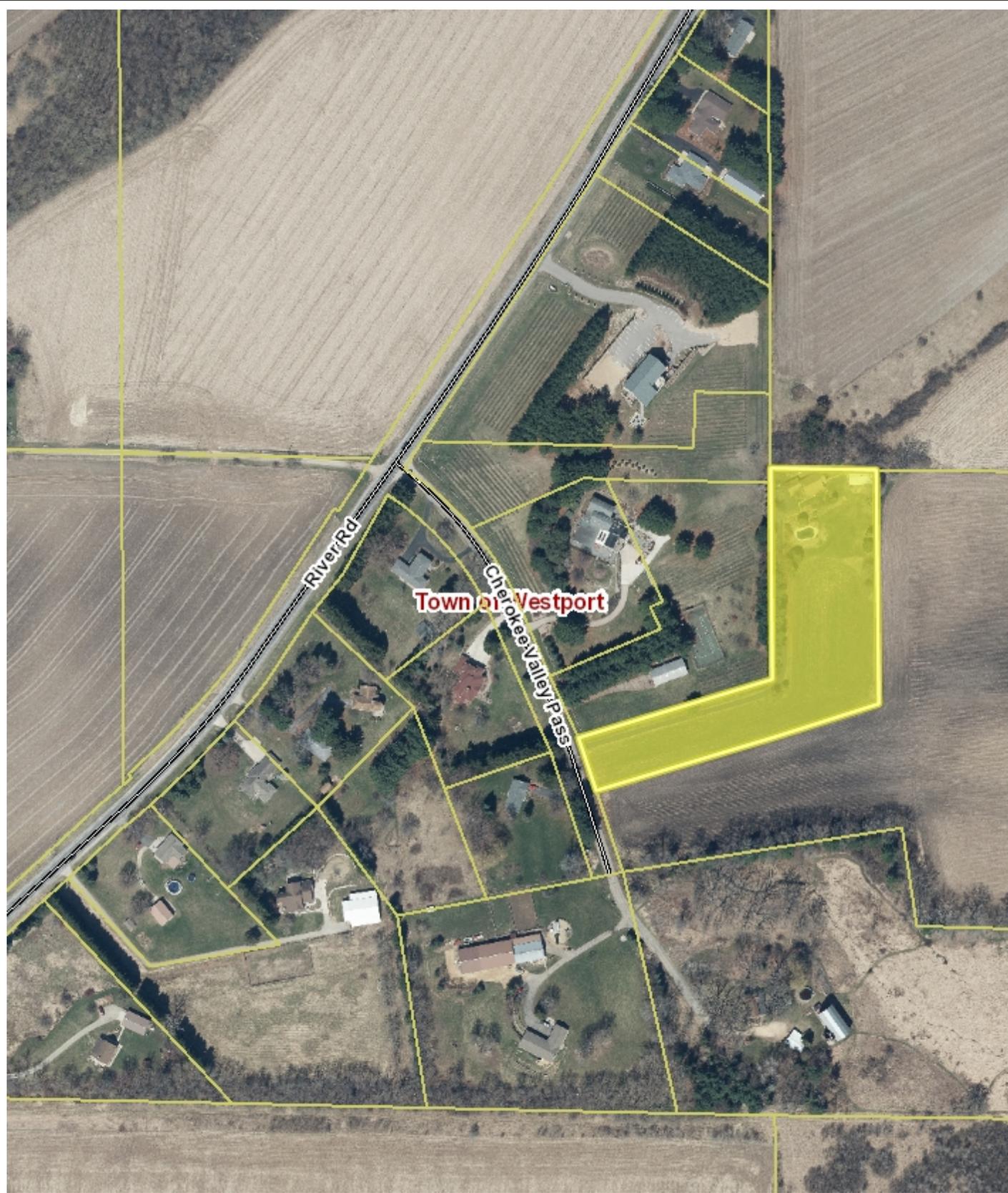
**STAFF RECOMMENDATION:** None

**RECOMMENDED MOTION:** No action necessary. Initial consult only.

**ATTACHMENT(S):** Location Map

**FOR MORE INFORMATION CONTACT:** [twilson@townofwestport.org](mailto:twilson@townofwestport.org) or (608) 849-4372 or [tsemmann@waunakee.com](mailto:tsemmann@waunakee.com) or (608) 850-2830





Town of Westport GIS

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



SCALE: 1 = 380'

Town of Westport  
5387 Mary Lake Road  
Waunakee, WI 53597  
(608) 849-4372

Print Date: 8/3/2021



**WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET**

**MEETING DATE:** September 14, 2021

**ITEM:** New Business Item No. 2

**PRESENTER:** Tim Semmann, AICP

**TITLE:** Concept Plan for Woodland Crest GDP Amendment for Multifamily on Outlot 1 and Inclusion of Residential Lots Along Century Ave./CTH Q

**ISSUE SUMMARY:** Forward Development Group, LLC is requesting review and commentary regarding a proposed 94-unit multi-family building located at the NW corner of the intersection of Simon Crestway and Peaceful Valley Parkway (Outlot 1 of the Woodland Crest plat). The three-story building as currently proposed would consist of nine studio units, 55 1-BR units, and 30 2-BR units. The development would include a mix of at-grade and below grade parking, with below grade parking consisting of approximately 106 stalls.

To accommodate the development, the applicant proposes an amendment of the Woodland Crest GDP to include this Outlot, along with the with the two small adjacent lots at the NE corner of Peaceful Valley Parkway and County Rd Q. A concept plan for the two smaller lots was recently reviewed by the Commission at its July 12 meeting.

**STAFF RECOMMENDATION:** This is a consult, so no action is to be taken; however, please let the potential applicant know of any concerns there are to address if filing for action.

**RECOMMENDED MOTION:** None

**ATTACHMENT(S):** Concept Plan for Outlot 1 Woodland Crest, Staff Memos

**FOR MORE INFORMATION CONTACT:**  
[twilson@townofwestport.org](mailto:twilson@townofwestport.org) or (608) 849-4372

or  
[tsemmann@waunakee.com](mailto:tsemmann@waunakee.com) or (608) 850-2830



September 3, 2021

Mr. Tim Semmann, Community Development Director  
Village of Waunakee  
500 West Main Street  
Waunakee, WI 53597

Re: Woodland Crest Multifamily Site  
Concept Plan  
Village of Waunakee, Wisconsin (Village)

Dear Tim,

Forward Development Group (Forward) has provided conceptual layouts and building elevations for a proposed 94-unit multifamily apartment building on Outlot 1 of the Woodland Crest plat. Forward eventually plans to request an amendment to the current General Development Plan for Woodland Crest to include this area, as well as an area at the corner of Peaceful Valley Parkway and Century Avenue, which currently contain residential properties. The focus of this conceptual plan is the multifamily apartment building on Outlot 1. Forward indicated it wants to implement Planned Unit Development (PUD) zoning. Strand Associates, Inc.® (Strand) has the following comments on the functionality of the conceptual plans.

### **Lot Size Considerations**

As mentioned previously, Forward seeks a PUD designation for this lot. For comparison, the most appropriate Village zoning for this type of project would be R-5, which allows for multiple-unit apartments in a single building. The proposed project would not fit under that zoning, because of front yard, side yard, height and lot size requirements. Forward stated it will be seeking acceptations to these and other zoning requirements at the time of its Specific Implementation Plan submittal.

### **Parking and Access Circulation**

Forward shows approximately 165 parking stalls, located both on the ground surface surrounding the building, and underground. Recently, the Village has considered an alternative parking strategy for multifamily housing projects. Under this strategy, Forward would need to have 151 stalls, based on its breakdown of housing unit types. However, Forward also states that approximately 27 stalls below the building are designed for compact cars; Forward did not provide actual dimensions of these stalls.

Strand is generally accepting of the traffic circulation pattern shown on the conceptual plan. The access to Simon Crestway is reasonably spaced from Peacefully Valley Parkway; the plan provides the anticipated connection to Lot 2 development (Kraemer) to the north; there is a right-in/right-out access to Peaceful Valley Parkway reasonably spaced from Century Avenue; and there are driveway cross connections to the future commercial property west of Outlot 1. One item to note is that the west parking lot uses the access drive connection to Lot 2 and Peaceful Valley Parkway. It is preferred that drives serving multiple properties not be burdened with connected parking stalls, as this creates opportunities for vehicle conflict. However, this project cannot meet the parking requirements without these stalls.

Mr. Tim Semmann, Community Development Director  
Village of Waunakee  
Page 2  
September 3, 2021

There are two access points from Outlot 1 to the two existing residential lots west of the subject lot. The layout of the future commercial use of this adjacent site may influence the location and quantity of these connection points. Strand will provide comments when the plan is presented.

### **Stormwater Management**

Forward states that adequate stormwater management will be provided by a regional basin in the area. This appears to be true based on the stormwater management plan prepared for Woodland Crest. Forward will need to keep the impervious area of its site is less than 85 percent when following the plan, and the grading plan will need to address how the runoff will be collected and routed to the regional basin.

### **Utilities**

Sewer and water utilities services are not shown, but will presumably come from Simon Crestway, where laterals were constructed with the development. Forward will need to demonstrate the existing services are adequate for the intended use.

Please call 608-251-4843 if you have any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



R. Kent Straus, P.E.

c: Todd Schmidt, Administrator, Village of Waunakee  
Tim Herlitzka, Village of Waunakee Utilities  
Bill Frederick, Director of Public Works, Village of Waunakee  
Aaron Jahncke, Village Engineer, Village of Waunakee  
Bryan Kleinmeier, Stafford Rosenbaum

 **MSA** Memo

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**To:** Village of Waunakee Planning Commission  
**From:** Jason Valerius, AICP  
**Subject:** Woodland Crest Phase 2 GDP Amendment, Outlot 1 SIP  
**Date:** September 3, 2021

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### Request

Applicant (Forward Development Group) will be seeking amendment of the Woodland Crest General Development Plan (GDP) to add and establish development standards for Woodland Crest Outlot 1 (2.58 acres) and two additional adjacent lots (Lots 1 and 2 of CSM 4619) along Hwy Q. Applicant intends to submit a GDP amendment and also a Specific Implementation Plan (SIP) for Outlot 1. The September meeting is a presentation by the applicant to identify any concerns in preparation for future submittal of the GDP amendment and SIP.

### Proposed Variations from Conventional Zoning

The focus of review for any General Development Plan should be the variations from standard regulations, to understand and evaluate the impacts of those variations.

Applicant notes six categories of exceptions

#### Building Height

The standard height limit is 45 feet, measured from the average ground level along each street-facing elevation to the eave-to-peak midpoint on pitched roofs. The Village can approve up to 55' by conditional use permit, though the excess can't be within 30 feet of the public ROW. Applicant should provide detail on anticipated heights – a subjective review of their illustrations suggests that an exception or CUP may not be needed.

#### Minimum Dwelling Size

Applicant is proposing studio apartments, which need a conditional use permit. The Village is in the process of amending the minimum size for efficiencies and studios down to 500 SF. If that amendment is *not* approved by Village Board, the GDP should include an exception to allow those units.

#### Setbacks

Applicant is proposing reduced setbacks near the north lot line of Outlot 1. This is likely acceptable but indication of support from the adjoining owner would be appropriate, and a construction and maintenance easement may be necessary if any part of the building is within 1 foot of the property line. Further details on this are expected.

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1702 PANKRATZ STREET, MADISON, WI 53704  
P (608) 242-7779 • TF (800) 446-0679 • F (608) 242-5664

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Page 1 of 2

Woodland Crest GDP amendment, Outlot 1 SIP  
September 3, 2021

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Required number of parking stalls per unit

The code requires two stalls for every unit (200 would be required) and allows smaller stalls for those in excess of the minimum number of stalls, while the proposal is for 165 stalls, including 25% of the under-building stalls to be “small car only” stalls. The Village has been using a modified standard recently of 1 stall per efficiency, 1.5 stalls per 1 bedroom unit, and 2 stalls for 2 or more bedrooms, resulting in a need for 152 stalls.

Minimum Lot Area

The R-5 district would allow 109 *bedrooms* on Outlot 1. The proposal is for up to 100 *units* with a mix of unit types that will result in up to 124 bedrooms.

Retaining Wall Height

The code sets a limit of 6 feet for retaining walls and requires at least a 3-foot terrace between parallel walls. We consider retaining walls to be accessory structures that must be set back at least 3 feet from property lines. The only retaining wall of significant height apparent in the current plans is for the parking garage entrance.

Other Topics

- Applicant should work with adjoining property owners on pedestrian connections that connect effectively to those adjacent commercial uses.
- The architectural design and material selection is consistent with a high quality development. The SIP submittal should include more detailed materials information.
- A full landscaping and planting plan should be included in the SIP.
- Stormwater management methods for the two new commercial lots will need to be addressed in the GDP.

Sincerely,  
MSA Professional Services, Inc.



Jason Valerius, AICP  
Consultant Planner

## Memorandum

To: Todd Schmidt, Village of Waunakee Administrator  
 Tim Semmann, Community Development Director

From: Jessica Vaughn, Senior Planner, AICP, JSD Professional Services, Inc.

Re: Woodland Crest Outlot 1 Concept Plan

JSD Project #: 17-8080

Date: August 19, 2021

cc: Konner Kearney, Ron Henshue (FDG), Dave Jenkins (JSD)

On behalf of Forward Development Group, LLC (FDG), JSD Professional Services, Inc. (JSD) is requesting to present the enclosed Concept Plan for the development of Outlot 1 (OL1) located in the Woodland Crest Neighborhood Center General Development Plan (Woodland Crest GDP) planning area to the Village Plan Commission at its September 13, 2021, regular meeting.

It is our understanding that the next step in the entitlement process would include a combined:

- General Development Plan Amendment to amend the current Woodland Crest General Development Plan for the development of OL1, including the proposed multi-family residential land use and general zoning standards, including density, parking requirements, building height, setbacks, etc.

In addition to the OL1 development materials, it is anticipated that Lots 1 and 2 of CSM 4619 would also be added to the Woodland Crest General Development Plan planning area. As such, this request would be part of the General Development Plan Amendment request.

- Specific Implementation Plan rezoning request that establishes the specific site plan and design details for OL 1, including details for architecture, landscaping, and open space amenities.

### Project Site Location and Background

Planning efforts for the Woodland Crest GDP have been ongoing since 2009. The intent of the Woodland Crest GDP is to create a mixed-use neighborhood center comprised of retail and service-oriented businesses and supporting multi-family and senior residential uses. Generally, the OL1 project site is located at the southeast corner of the intersection of Peaceful Valley Parkway and Simon Crestway and is comprised of roughly 2.57 acres, as depicted on the map on the next page. The project site was graded and restored in 2019/2020 as part of the overall mass grading for the initial development within Woodland Crest. See **Attachment A: Existing Conditions and Legal Description** for details.

The 2019 Woodland Crest GDP Master Plan conceptually planned for approximately 100 units of senior living on OL1. See **Attachment B: Woodland Crest GDP Master Plan**.

### Outlot 1 Concept Plan

With the goal of maintaining the design intent of the Woodland Crest GDP, as well as creating a vibrant mixed-use commercial center, FDG is proposing to improve OL1 with market rate apartments. The



improvements will consist of a single, three-story multi-family building comprised of 94 apartment homes. Refer to **Attachment C: Woodland Crest General Development Plan OL1 Multi-Family Concept Plan** for additional details.

Proposed Housing Unit Mix, Density, and Unit Features. The proposed mix of units is based on detailed analyses, market research, and direction provided by property management. The research has indicated a desire for one and two-bedroom units, as well as studio units. Three-bedroom units were not included in the proposed development, as the research suggests that the three-bedroom market is often best served best by townhouses and duplexes.



As proposed, the anticipated unit mix is as follows:

- 9 - Studio Units (approximately 500 SF)
- 55 - One Bedroom Units (approximately 725 SF to 825 SF)
- 30 - Two Bedroom Units (approximately 1,050 SF to 1,200 SF)

Overall residential unit density on the site is anticipated to be approximately 36 dwelling units per acre. As noted in the code modifications section, an adjustment to minimum unit size is being requested.

The targeted market demographic tends to value higher-end finishes, fixtures, and appliances over overall unit size. All units will have a full-functioning kitchen, living space, in-unit washer and dryer, and most will have a private balcony.

Site Access and Internal Circulation. The primary access to the site will be from Simon Crestway and secondary access will be from a right-in/right-out driveway to the west-bound lanes of Peaceful Valley Parkway. It is anticipated that additional secondary access points will be provided through the adjoining Lot 2 retail center to the north, as well as lots 1 and 2 of CSM 4619. The Woodland Crest plat established an access easement on the westerly portion of OL1 to facilitate vehicle circulation via a private shared driveway between OL1 and Lot 2. It is anticipated that as part of the Specific Implementation Plan process, specific shared access points and easements will be established to the development within CSM 4619.

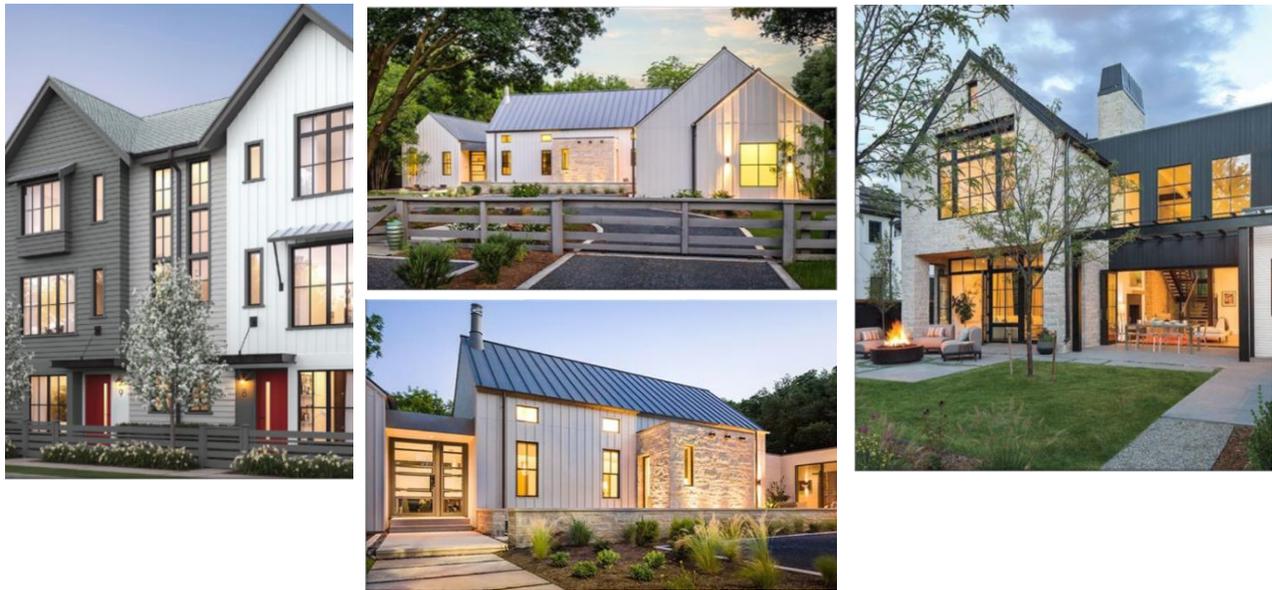
Parking. The proposed development will be served with both surface and below-grade garage parking. Surface parking is provided in two locations; one on the west side of the building along a shared access drive, and the second a lot located within the courtyard on the east side of the building that is accessible from Simon Crestway.

The parking provided along the shared access drive is intended to be designed in such a fashion as to resemble an urban shared 'complete street' with perpendicular parking stalls, sidewalk, and active unit entries. The parking located along the shared access drive is comprised of 34 stalls.



Comprised of 25 stalls, the surface courtyard parking lot is intended to provide visitor and future tenant parking. Below-grade garage parking includes 106 stalls, 25% of which are designed for compact cars.

Site Design. The building is planned to portray a “Modern Agrarian” architectural character with complimentary varied façade treatments including: including: board and batten panel (vertical), lap siding (horizontal), simulated field stone/masonry accent panels, and foundation treatments in earth tones. Covered balcony spaces, and a conventional pitched roof with gable features to create articulation in the facades and the roof/eave line. The conceptual images below appropriately depict the architectural character and style. The conceptual elevations and renderings are depicted on **Attachment D: Concept Elevations & Renderings.**



Landscape. Landscape materials will complement the visual theme of the building and site. Plantings will be used to highlight and define the edges, appropriately screen adjacent land uses, enhance the social spaces, and provide privacy for first floor units. Plant selection will emphasize native tree and shrubbery species when possible and where space permits. Perennial grasses and wildflowers will be used in accent beds and in layered arrangements to provide year-round visual interest and for screening building foundation walls.

Amenities. Interior proposed amenities include but are not limited to: seating areas and an entrance lobby, a fitness room, and a community room. The programming for the exterior amenity areas is envisioned to include more passive recreation opportunities, including, but not limited to: social patio/courtyard space, grilling stations, fire pit, bike parking, and a bike repair station.

Lighting. Recognizing that site lighting contributes to placemaking, as well as providing additional security, site lighting is anticipated to be provided in a few different forms, including pole mounted fixtures in parking areas, bollards along certain internal pathways and open spaces, and wall mounted fixtures to serve both as security lighting at building entries and as architectural accents. Site lighting is anticipated to be dark skies compliant consistent with Village zoning and building codes. Exact fixture locations and details will be provided as part of the SIP.

Stormwater/Erosion Control. The temporary runoff/sediment control basin and inlet that is located in the southeast corner of OL1 will be removed when the site is developed in conformance with future Village approval of a PUD Specific Implementation Plan (SIP). Stormwater from OL1 will be conveyed to the



existing treatment, rate control, and infiltration basins located east of Simon Crestway, on the south portion of OL2.

Proposed Development Standards and Village Code Modifications. In order to achieve the design intent of Woodland Crest GDP, the Planned Unit Development zoning district is required, as mixed-use development is not supported by the Village's conventional zoning districts outside the downtown area.

FDG aims to ensure that the development of OL1 and all land uses within the Woodland Crest GDP planning area will be orderly and compatible. As such, FDG will be seeking approval from the Village for certain modifications on OL1. These modifications allow for greater flexibility to achieve unit efficiency and to address unique site features due to grading and topography. Specifically, the anticipated municipal code exceptions are likely to include:

- Building height
- Minimum dwelling unit size
- Setbacks
- Required number of parking stalls per unit
- Minimum lot area
- Retaining wall height

A complete list of the proposed code exceptions will be provided as part of the GDP/SIP application materials.

### **Project Timeline**

The anticipated timeline is to complete the GDP/SIP entitlement process over Fall 2021 with a target construction start date in Spring 2022.

### **Conclusion**

Overall, the proposed Outlot 1 Concept Plan is generally consistent with the Village's land use goals and policies, including those related to housing, land use as note below:

- Providing housing opportunities for households and individuals with different needs and income levels within the Village;
- Encouraging developers to integrate different housing types and levels of affordability;
- Development will be generally compact, efficiently utilize land and infrastructure;
- Providing enhanced building design and landscaping along community entry corridors.

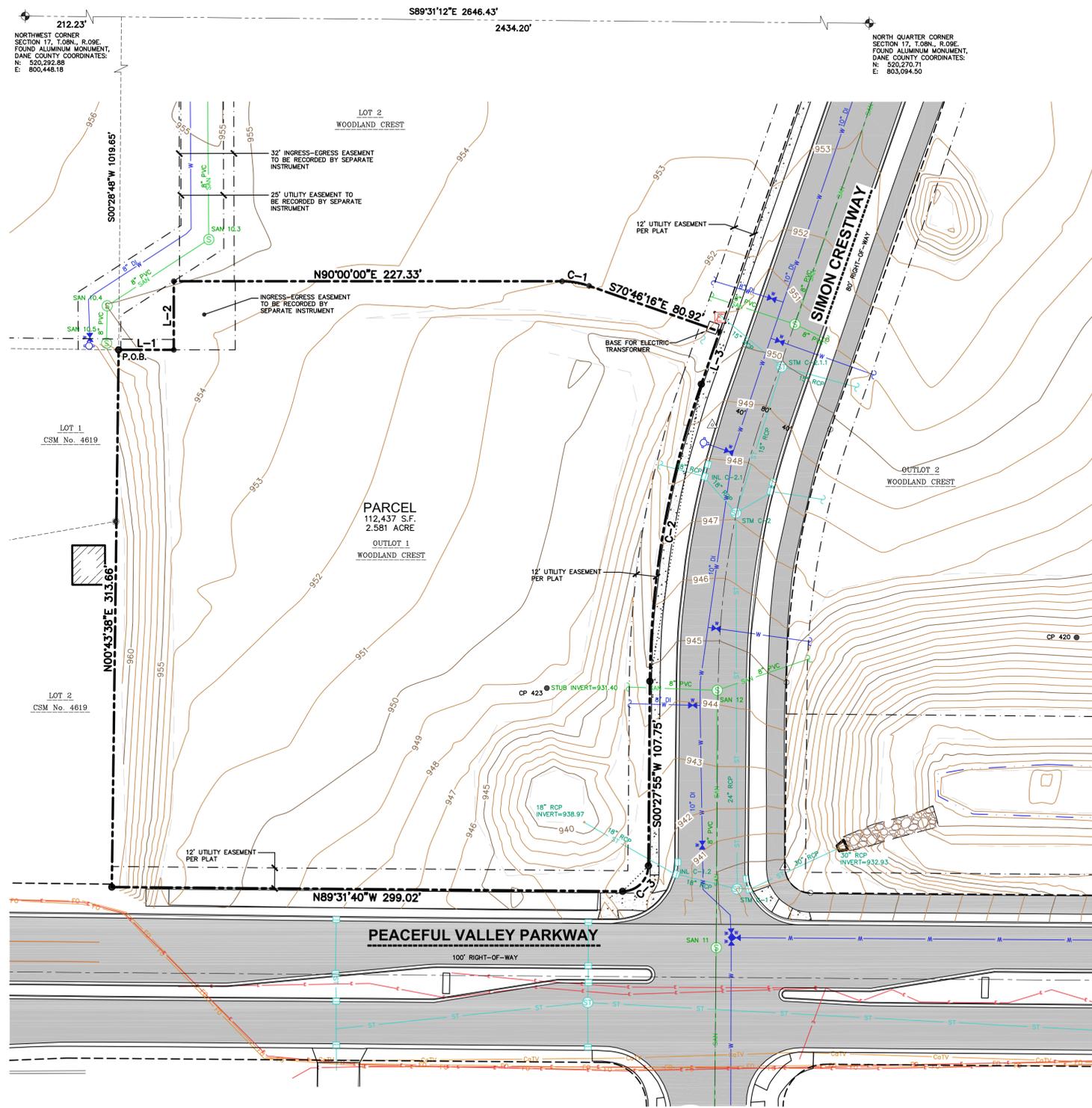
FDG is committed to working with the Village to satisfy statutory and ordinance requirements for this project and to collaborate to reasonably address other development goals and policies for the community.

### **Attachments**

Attachment A:	Outlot 1 Existing Conditions and Legal Description
Attachment B:	Woodland Crest General Development Plan Master Plan
Attachment C:	Woodland Crest General Development Plan Outlot 1 Multi-Family Concept Plan
Attachment D:	Concept Elevations & Renderings

# EXISTING CONDITIONS SURVEY

OUTLOT 1, WOODLAND CREST, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 08 NORTH, RANGE 09 EAST, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN.



### LEGEND

- 2"  $\odot$  2" IRON PIPE FOUND
- $\circ$  1 1/4" x 30" REBAR SET (4.30 LBS/LF)
- $\circ$  3/4" x 24" REBAR SET (1.50 LBS/LF)
- $\odot$  SANITARY MANHOLE
- $\odot$  HYDRANT
- $\square$  WATER VALVE
- $\square$  ELECTRIC PEDESTAL
- $\square$  STORM MANHOLE
- $\square$  CURB INLET
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- === CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL OR RIP RAP
- END OF FLAGGED UTILITIES

### NOTES

- FIELD WORK PERFORMED ON JUNE 29 AND 30, JULY 1, 2020.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17-08-09, RECORDED AS S89°31'12"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A DISK IN A CONCRETE MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 17-08-09, ELEVATION = 927.77'
- CONTOUR INTERVAL IS ONE FOOT AND ARE CURRENT AS OF DATE OF SURVEY. (SEE NOTE No. 1)..
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:  
 WAUNAKEE UTILITIES      MADISON GAS AND ELECTRIC COMPANY  
 CHARTER COMMUNICATIONS      TDS TELECOM-WAUNAKEE
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.

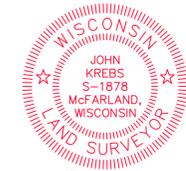
### LEGAL DESCRIPTION

OUTLOT 1, WOODLAND CREST, RECORDED IN VOLUME 60-016B OF PLATS, ON PAGES 91-92, AS DOCUMENT NUMBER 5508499, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN.  
 TAX KEY No.: 191/0809-172-2550-1

### SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT UNDER THE DIRECTION OF FORWARD DEVELOPMENT GROUP, LLC THIS EXISTING CONDITIONS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878  
 PROFESSIONAL LAND SURVEYOR



LINE	BEARING	DISTANCE
L-1	N90°00'00"E	32.30'
L-2	N0°00'00"E	40.02'
L-3	S191°3'44"W	32.52'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	16.11'	48.00'	19°13'44"	S80°23'08"E	16.03'
C-2	176.84'	540.00'	18°45'49"	S9°50'49"W	176.05'
C-3	23.56'	15.00'	90°00'25"	S45°28'08"W	21.21'

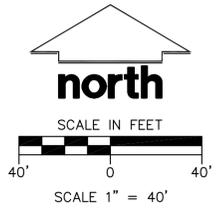
SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-12	944.17	NE	931.83	8"	PVC
		W	931.77	8"	PVC
		S	931.48	8"	PVC

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-C-2.1.1	949.93	NW	944.20	15"	RCP
		SE ?	944.20	15"	RCP
		SW	944.01	15"	RCP
STM C-2	947.23	NE	943.76	15"	RCP
		NE	940.79	12"	RCP
		NW	940.72	18"	RCP
		S	940.65	24"	RCP
STM-C-1	938.97	N	935.47	24"	RCP
		NW	935.30	18"	RCP
		E	933.81	30"	RCP

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-C-2.1	947.09	NE	941.77	15"	RCP
		W	941.89	15"	RCP
		SE	941.74	18"	RCP
INL-C-1.2	940.96	N	936.30	15"	RCP
		NW	936.11	18"	RCP
		SE	935.82	18"	RCP

CONTROL POINTS				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-420	519103.59	801212.67	937.35	RBR6
CP-423	519074.04	800902.55	948.57	RBR6

\*JSD DOES NOT GUARANTEE THAT THE CONTROL POINT ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE  
 KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE  
 161 HORIZON DRIVE, SUITE 101  
 VERONA, WISCONSIN 53593  
 P. 608.848.5060

CLIENT:  
**FORWARD DEVELOPMENT GROUP, LLC**

CLIENT ADDRESS:  
**1641 HORIZON DRIVE, SUITE 101A  
 VERONA, WI 53593**



Toll Free (800) 242-8511

PROJECT:  
**OUTLOT 1, WOODLAND CREST**

PROJECT LOCATION:  
**VILLAGE OF WAUNAKEE  
 DANE COUNTY, WISCONSIN**

PLAN MODIFICATIONS:		
#	Date:	Description:
1		
2		
3		
4		
5		
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15		

Design/Drawn: **JK 07/06/20**  
 Approved: **TJB 07/06/20**

SHEET TITLE:  
**EXISTING CONDITIONS SURVEY**

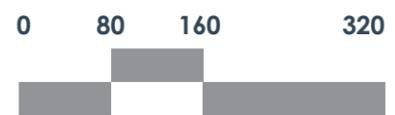
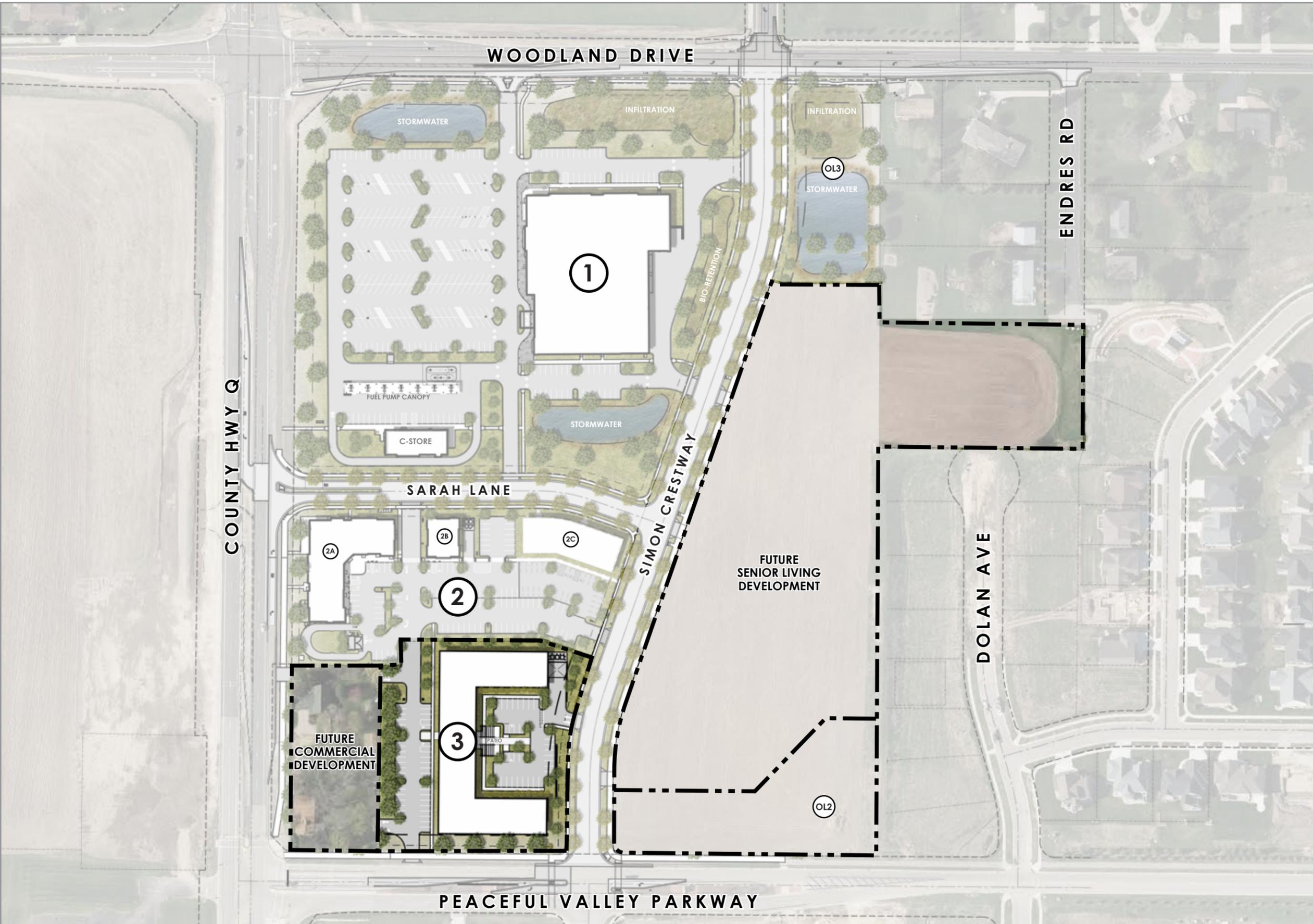
SHEET NUMBER:  
**1 OF 1**

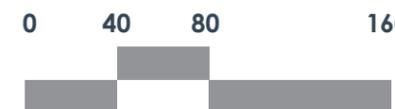
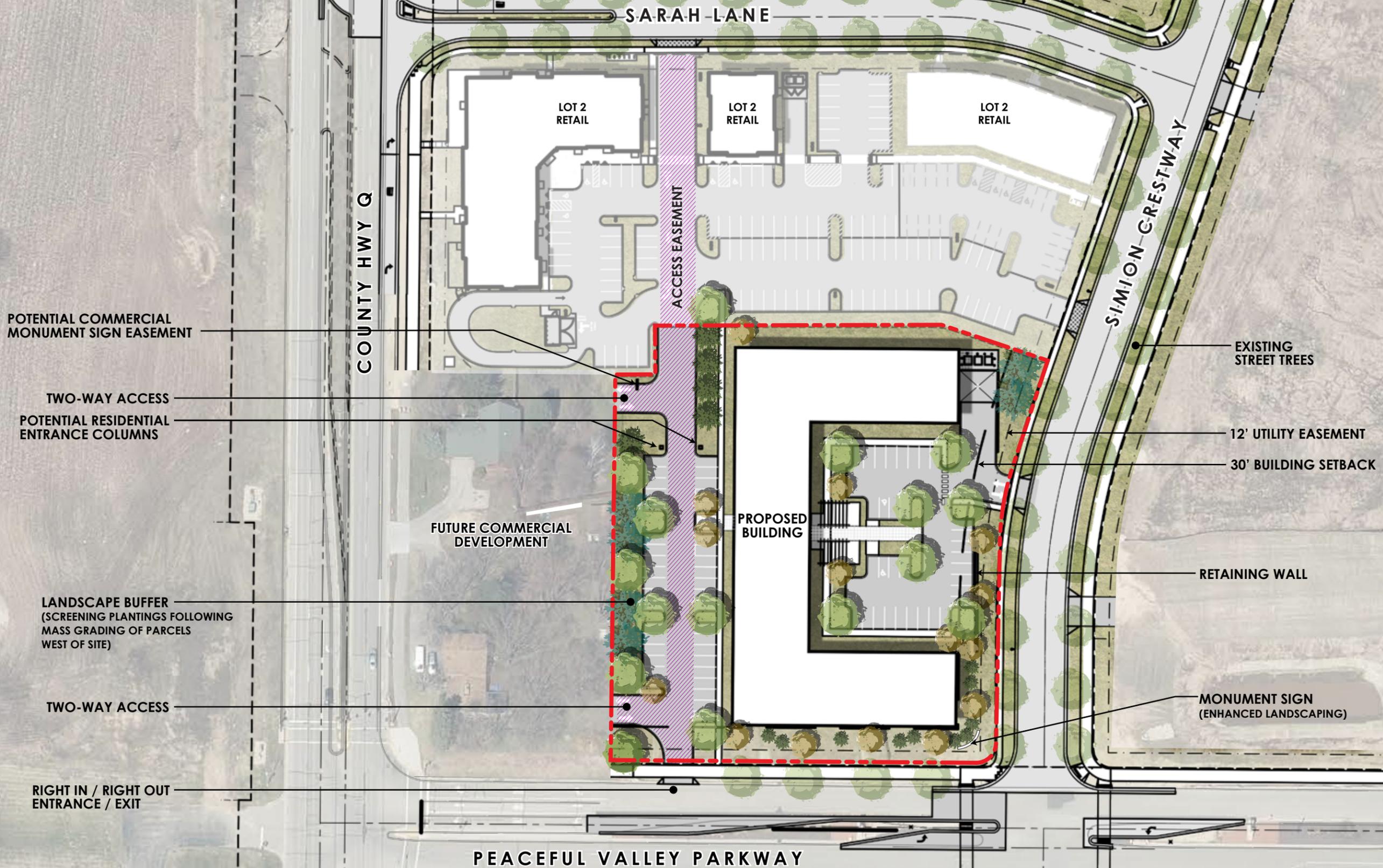
JSD PROJECT NO: 17-8080

# LAND USE KEY

- 1 HY-VEE & C-STORE**  
 LOT AREA • 453,121 SF (10.4 ACRES)  
 GFA • 61,710 SF  
 TOTAL PARKING • 338 STALLS  
 PARKING STALLS/1000 SF GFA • 5.4 STALLS  
 FAR • 0.14  
 OPEN SPACE • 185,425 SF - 41%
- 2 MIXED COMMERCIAL**  
 LOT AREA • 127,195 SF (2.9 ACRES)  
 GFA • 28,921 SF  
 TOTAL PARKING • 141 STALLS  
 PARKING STALLS/1,000 SF GFA • 29  
 FAR • 0.23  
 OPEN SPACE • 30,554 SF - 24%
- 3 MULTI-FAMILY HOUSING**  
 LOT AREA • 112,428 SF (2.6 ACRES)  
 GFA • 101,925 SF  
 TOTAL PARKING • 139 STALLS  
 PARKING RATIO • 1.5-2 STALLS PER UNIT  
 FAR • 0.91  
 OPEN SPACE • MIN. 30%  
 UNIT RANGE • 95-100
- OL STORMWATER**  
 OUTLOT 2 • 63,597 SF (1.5 ACRES)  
 OUTLOT 3 • 53,065 SF (1.2 ACRES)

\*GFA : GROSS FLOOR AREA  
 \*FAR : FLOOR AREA RATIO





I:\2017\178080\Planning\Plans\2021\2021-06-23 Outlot 1\_Site Plan





**JLA**  
ARCHITECTS

WOODLAND CREST  
SOUTH ELEVATION

MARCH 18, 2021



**JLA**  
ARCHITECTS

WOODLAND CREST  
EXTERIOR PERSPECTIVE

MARCH 18, 2021





**JLA**  
ARCHITECTS

WOODLAND CREST  
EXTERIOR PERSPECTIVE

MARCH 18, 2021







**WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET**

**MEETING DATE:** September 14, 2021

**ITEM:** New Business Item No. 3

**PRESENTER:** Tim Semmann, AICP

**TITLE:** Discussion/Recommendation on Proposed MG&E Easement for Mill Road Right-of-Way

**ISSUE SUMMARY:** MG&E would like to install a gas main extension through property jointly owned by the Village of Waunakee and Town of Westport south of Mill Road. In order to facilitate the construction of the pipeline, granting of an easement will be needed to allow MG&E the ability to accomplish the work.

A sanitary sewer main already bisects the property, perpendicular to the proposed gas main alignment.

**STAFF RECOMMENDATION:** Staff recommends the JPC recommend to their respective legislative bodies the granting of a 10' wide gas main easement for the purpose of installing and maintaining a gas main extension, subject to confirmation by the Madison Metropolitan Sewerage District (MMSD) that the installation and maintenance of the gas line will not negatively impact the operation and maintenance of the existing sanitary sewer line.

**RECOMMENDED MOTION:** Motion to recommend the respective Boards for the Village of Waunakee and Town of Westport grant MG&E a 10' gas main easement through jointly owned property on the south side of Mill Road for the purpose of installing and maintaining a gas main extension.

**ATTACHMENT(S):** Proposed MG&E Easement

**FOR MORE INFORMATION CONTACT:** [twilson@townofwestport.org](mailto:twilson@townofwestport.org) or (608) 849-4372 or [tsemmann@waunakee.com](mailto:tsemmann@waunakee.com) or (608) 850-2830

Document No.

**GAS MAIN EASEMENT**

This grant of easement is hereby made by and between the undersigned, VILLAGE OF WAUNAKEE, a Wisconsin municipal corporation, and TOWN OF WESTPORT, a Wisconsin body corporate and politic, ("Grantor(s)"), and MADISON GAS AND ELECTRIC COMPANY, a Wisconsin corporation ("MGE"). For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby grant, convey, and warrant unto said MGE, its successors, and assigns, the perpetual, non-exclusive right and easement to construct, lay, operate, maintain, inspect, replace, and remove a pipeline, including valves, conduit, meters, lines, regulators, and other appurtenances necessary for the distribution of gas ("Facilities") upon, along, under, and through the following described land located in Dane County, Wisconsin (the "Easement"):

A STRIP of land, being TEN (10) feet in width, located in part of the NE¼ of the NW¼, and in part of the NW¼ of the NE¼ of Section 16, Township 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin, having a centerline more particularly described as follows:

Commencing at the North ¼ corner of said Section 16; thence S00°33'10"W, 1172.63 feet along the East line of the NE¼ of the NW¼ of said Section 16; thence N89°26'50"W, 246.67 feet to the Point of Beginning on the Northeasterly Right-of-Way line of Woodland Drive; thence N26°52'51"E, 302.13; thence N21°30'51"E, 99.79 feet; thence N20°03'52"E, 64.22 feet; thence N15°40'20"E, 141.73 feet; thence N10°43'35"E, 106.60 feet to the Point of Termination on the Easterly Right-of-Way line of Mill Road. ("Easement Area").

THIS SPACE RESERVED FOR RECORDING DATA

Return To:  
Rights-of-Way Department  
Madison Gas and Electric Co.  
PO Box 1231  
Madison WI 53701-1231  
PIN 0809-161-8700-0

MGE Easement No. \_\_\_\_\_

21eas94

The Easement Area is depicted on attached Exhibit "A", dated August 2, 2021.

The Easement Area is located in a parcel owned by Grantors described as follows:

A parcel of land located in the NE¼ of the NW¼ and also part of the NW¼ of the NE¼ of Section 16, Township 8 North, Range 9 East, in the Town of Westport, Dane County, Wisconsin, more particularly described as follows: Commencing at the West¼ corner of said Section 16; thence N0°14'42"E along the West line of said NW ¼ of Section 16, 1327.67 feet; thence N89°38'24 "E, 2662.17 feet to the point of beginning; thence continue N89°50'39"E, 880.54 feet; thence N47°07'51"W, 1192.53 feet; thence S20°07'04"W, 109.19 feet; thence along the arc of a curve concaved Southeasterly having a radius of 470.87 feet and a long chord bearing S12°25'19.5"W a distance of 126.11 feet; thence along the arc of a curve concaved Northwesterly having a radius of 209.29 feet and a long chord bearing S32°01'45"W, a distance of 192.00 feet; thence S59°19'55"W, 75.00 feet; thence S31°32'03"W, 155.31 feet; thence along the arc of a curve concaved Southwesterly having a radius of 669.62 feet and a long chord bearing S27°34'06"E, a distance of 26.92 feet; thence S26°25'00"E, 134.80 feet; thence N89°38'05"E, 194.88 feet; thence S19°02'55"E, 117.72 feet to the point of beginning. ("Parcel").

The Easement includes the right of MGE to enter upon said Parcel for purposes not inconsistent with this Easement, including repairing, maintaining, improving, or removing the Facilities, and the right to trim or remove such trees and brush as may now or hereafter interfere with or endanger the Facilities. MGE shall not have the right to erect any fence or other structures unless otherwise specifically provided for herein. Grantors shall have the right to use and enjoy the surface of the Easement Area conveyed hereby but shall not interfere with the use of the Easement by MGE for purposes hereinabove granted. Grantors shall not build, create, or construct any buildings or other structures; plant trees; inundate; or change the grade of the Easement Area, nor permit others to do so without the express written consent of MGE. It is agreed that the complete exercise of the rights herein conveyed to MGE may be gradual and not fully exercised until sometime in the future and that none of the rights herein granted shall be lost by non-use.

Notwithstanding anything to the contrary herein, Grantors retain the following relocation right:

Grantors have the right to require MGE to relocate the Facilities from the Easement Area to another location on and within the Parcel with any and all such relocation costs to be paid for by MGE; expressly provided that the new location of the Easement Area i) allows MGE to continue to exercise its rights in a manner consistent with the purposes of this Easement and in a manner which will not impair standard utility infrastructure maintenance and operation; ii) enables the relocation and reconstruction of the Facilities, and continued use and operation thereof, in a manner consistent with applicable laws, regulations and construction standards; and iii) provides a reasonable time frame for such relocation and reconstruction ("Relocation Right"). In the event that this Relocation Right is exercised by Grantors, Grantors shall reasonably cooperate with MGE to amend and replace Exhibit A with the new location of the Easement Area.

Grantors and MGE expressly agree that this foregoing Relocation Right: i) is personal to Grantors; ii) shall not run with the land; iii) shall expire and terminate upon the sale of any part of or the entirety of the Parcel, and iv) shall not be transferable or assignable in any manner by Grantors, including by either Grantor individually, to any third-party or successor owner, trustee, mortgagee or transferee of the Parcel. The intent of this paragraph is to ensure that only the Grantors may exercise the Relocation Right during their period of Parcel ownership, but that no future owners, assignees, trustees, mortgagees, or other transferees of the Parcel may exercise said Relocation Right or require MGE to relocate the Facilities or Easement Area at MGE's expense.

The undersigned warrants and represents that the undersigned have the proper power and authority to execute and grant this Easement.

**WITNESS**, the hand and seal of the Grantor(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**VILLAGE OF WAUNAKEE**

\_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF WISCONSIN     )  
  ) SS.  
COUNTY OF \_\_\_\_\_)

Personally came before this this \_\_\_\_ day of \_\_\_\_\_, 2021, the above-named \_\_\_\_\_ of the Village of Waunakee to be known to such person and officer who executed the foregoing instrument and acknowledge that s/he executed the same as such officer for the purposes therein contained.

\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My commission expires: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
 ) SS.  
COUNTY OF \_\_\_\_\_)

Personally came before this this \_\_\_\_ day of \_\_\_\_\_, 2021, the above-named \_\_\_\_\_ of the Town of Westport to be known to such person and officer who executed the foregoing instrument and acknowledge that s/he executed the same as such officer for the purposes therein contained.

\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My commission expires: \_\_\_\_\_

WITNESS, the hand and seal of MGE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

MADISON GAS AND ELECTRIC COMPANY

ACKNOWLEDGEMENT

STATE OF WISCONSIN )  
 ) SS.  
COUNTY OF \_\_\_\_\_)

Personally came before this this \_\_\_\_ day of \_\_\_\_\_, 2021, the above-named \_\_\_\_\_ of Madison Gas and Electric Company be known to such person and officer who executed the foregoing instrument and acknowledge that s/he executed the same as such officer for the purposes therein contained.

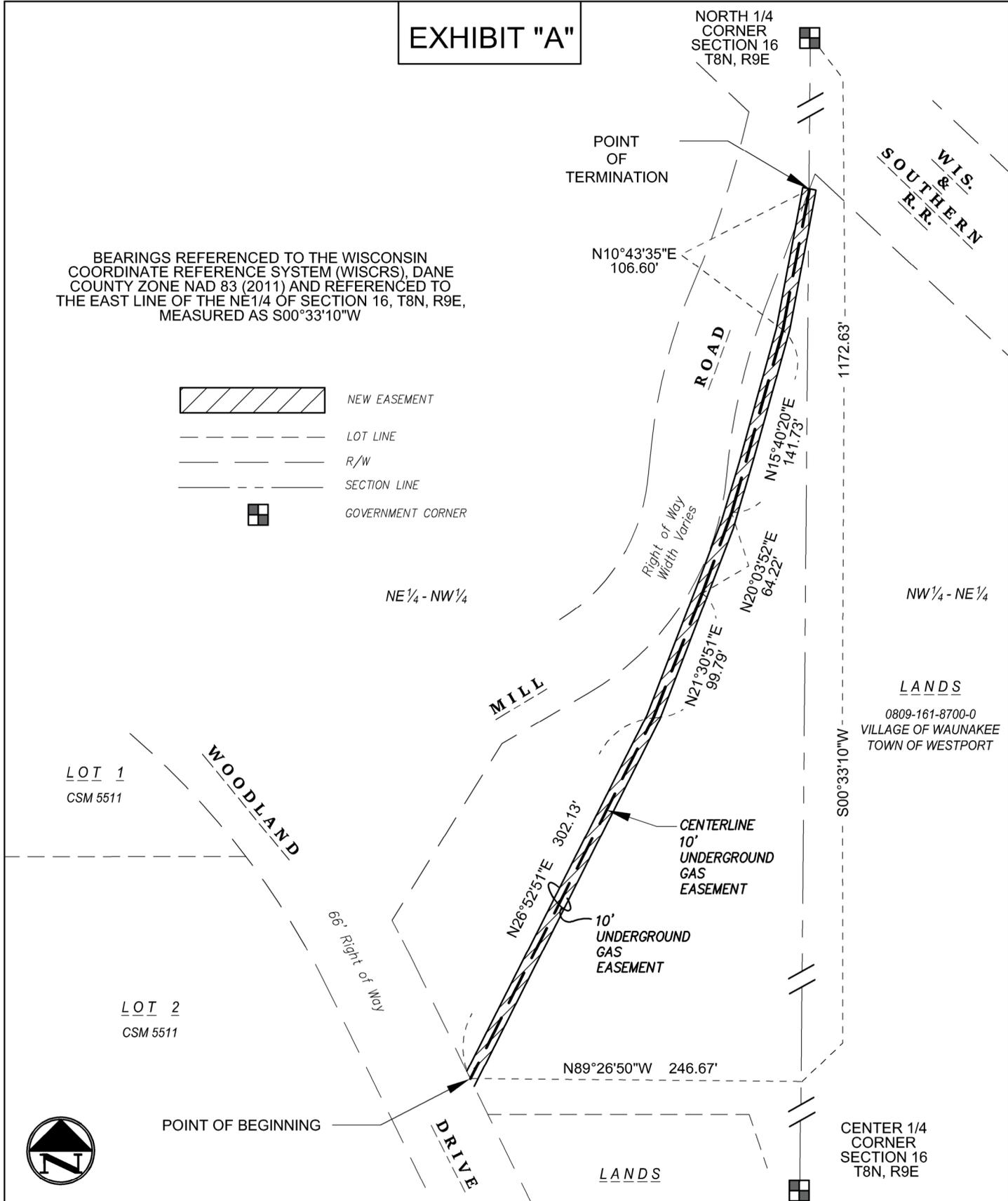
\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My commission expires: \_\_\_\_\_

This easement was drafted by Attorney Gregory D. Murray, Madison Gas and Electric Company

**EXHIBIT "A"**

BEARINGS REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY ZONE NAD 83 (2011) AND REFERENCED TO THE EAST LINE OF THE NE1/4 OF SECTION 16, T8N, R9E, MEASURED AS S00°33'10"W

-  NEW EASEMENT
-  LOT LINE
-  R/W
-  SECTION LINE
-  GOVERNMENT CORNER

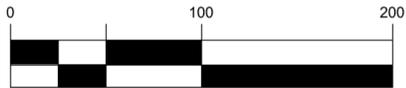


LOT 1  
CSM 5511

LOT 2  
CSM 5511



GRAPHIC SCALE



1 inch = 100 ft

THIS INSTRUMENT WAS DRAFTED BY:  
SCOTT WARNER  
KAPUR  
8/2/2021



623 RAILROAD ST  
MADISON, WI 53703  
GENERAL OFFICE: 608-252-7000