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**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT  
JOINT PLAN COMMISSION  
Town of Westport Community Room  
5387 Mary Lake Road  
August 15, 2017 - 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.

**CALL TO ORDER**

**ROLL CALL:** Ken Sipsma, Dean Grosskopf, Eileen Bruskewtiz, Pat McGowan, Brian Malich,  
Tim Black

**MINUTES**

1. July 11, 2017

**PUBLIC COMMENT**

**NEW BUSINESS**

1. Initial Consultation, Certified Survey Map, David and Shannon Bruns, Autumn Leaf Court, Town of Westport
2. Initial Consultation, Childcare Center, 5371 Farmco Drive, Town of Westport
3. Initial Consultation, Jump! Drive-Thru Coffee Shop, 5305 County Road M, Town of Westport
4. Discuss and Take Action on Concept Plan for Lot 2 CSM 14255, Kilkenny Commons, Village of Waunakee
5. Discuss and Take Action on Proposed Urban Service Area Amendment, Southwest Corner of CTH Q & Woodland Drive, Town of Westport
6. Initial Consultation, Access Issues, Forward Development Group, Southeast Corner of CTH Q and Woodland Drive, Town of Westport

**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/TOWN OF WESTPORT**

Notice is hereby given that members of the Village of Waunakee Board of Trustees, the Town of Westport Board of Supervisors, the Village of Waunakee Plan Commission, or the Town of Westport Plan Commission may attend this meeting. No action will be taken by the Village of Waunakee Board of Trustees, the Town of Westport Board of Supervisors, the Village of Waunakee Plan Commission, or the Town of Westport Plan Commission at this meeting.

*Next scheduled meeting is September 12, 2017.*

## ITEM #1.



### Village of Waunakee and Town of Westport Joint Plan Commission Minutes

A regular meeting of the Waunakee/Westport Joint Plan Commission was held  
Tuesday, July 11, 2017, 6:00 p.m. at the Waunakee Village Hall  
500 W. Main Street, Waunakee, Wisconsin

#### **CALL TO ORDER**

Mr. Sipsma called the meeting to order at 6:00 p.m.

Members Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Pat McGowan, Tim Black, Brian Malich

Members Absent: None

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Pete Gross, Bob Davis.

#### **APPROVAL OF MINUTES**

Motion McGowan, second Grosskopf, to approve the minutes from the June 13, 2017 meeting. Motion carried.

#### **PUBLIC COMMENT**

None

#### **NEW BUSINESS**

##### **Initial Consultation, Little Explorers Early Childhood Center, CTH K, Town of Westport**

Commission members discussed location and traffic safety issues. There was general support, but suggested the applicant provide a traffic engineering study to address concerns. No action necessary.

##### **Initial Consultation, River Paws Doggy Daycare, 5305 River Road, Town of Westport**

Mr. Wilson explained that the new business owner wants to make sure they are in compliance with the code and will be applying for a conditional use permit in the near future. No action necessary.



**ADJOURN**

Motion Bruskewitz, second Black, to adjourn the meeting at 6:39 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: \_\_\_\_\_

# ITEM #1.



**4850 Autumn Leaf Court**



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

SCALE: 1" = 130'

**VILLAGE OF  
WAUNAKEE**

500 W. Main St  
Waunakee, WI 53597  
(608) 850-8500

Print Date: 8/9/2017

David and Shannon  
Brunns would like  
to divide Lot 4  
west of the garage.  
The address of  
the residence is  
4850 Autumn Leaf Ct.  
+ Thank you.

Shannon Bruns  
Dad

Shannonanddavebruns@gmail.com



## ITEM #2.

July 13, 17

To Whom It May Concern:

My name is Margarita Ugalde and I am hoping to have the zoning change to open a childcare center at the following address:

5371 Farmco Dr

Madison WI 53704

Building is across from the Mobil gas station and across the gas station on other side of the street is a bank.

Gas station

street

bank

5371 Farmco Dr

Sincerely,

Margarita Ugalde



## ITEM #3.

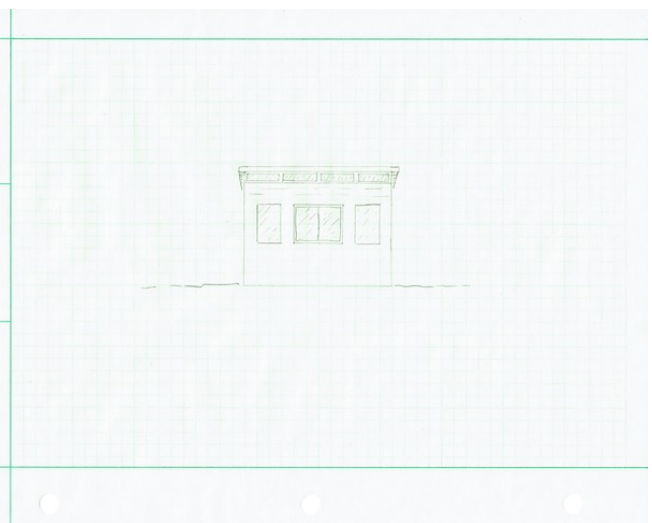
### Jump! Drive-Thru Coffee Shop

Potential site under investigation: 5305 County Road M

- drive-thru only coffee shop
- two drive-thrus to facilitate fast pick-up of pre-orders on the app
- no customer seating or customer entrance



- planned hours: 6:00 am - 2:30 pm daily
- (red box above is approximate scale size and proposed location for Jump! Coffee)



(street-facing facade - stock image from manufacturer with rendering after customizations)

**Joint Planning Commission Members:**

I am starting an app-enabled, drive-thru coffee business and am looking for sites in the Madison area with hopes of opening later this year. I have reached an agreement of intent with Ascendant Holdings, the owners of 5305 County Road M, to explore the feasibility of using the west portion of their lot for this purpose.

I am hoping to get feedback from you about potential concerns you have or challenges you foresee to aid in my preparation of formal applications for design review, a conditional use permit, and building permits.

**Proposed business**

The shop will be a drive-thru only coffee shop with a proprietary smartphone app currently under development. It will have two drive-thrus, one on each side of the structure. There is no customer seating inside or outside and no customer entrance to the building.

The structure is small, 10 ft x 12 ft, with stained cedar covering part of the street-facing facade. It is a permanent structure with water and septic, as well as electricity brought out to it. The base image from the manufacturer, along with a rendering of what mine will look like with the customizations they're doing for me is on the reverse side of this letter. Shown is the street-facing side with a window for customers who did not order in advance through the app. A second drive-thru, on the back side of the structure, will have a window and slots or cupboards exclusively for pick up of app orders.

Our planned hours are 6:00 am - 2:30 pm, 7 days a week. I expect our busiest time to be from 6-9 am; I'm targeting regular commuters who pass the location each morning. We will serve typical coffee shop fare including reheated hot breakfast foods such as egg wraps.

The proposed site is attractive because of its traffic volume with excellent access to the road and large area for queueing of cars if necessary.

**Known potential issues with this site**

- this site is zoned C-2; a retail establishment of this type will require a Conditional Use Permit
- well and septic systems will need to be assessed for appropriate sizing and safety

**The company**

Jump! Coffee Company was started in 2016 by Sean McCormick with a goal of streamlining the delivery of high quality coffee and related products to commuters using a GPS-aware phone app and thoughtful design at the point-of-service. It is currently seeking a site for its first location.

Thank you for your consideration and feedback.

Sean McCormick  
Sole Proprietor, Jump! Coffee Company, LLC



# ITEM #4.



**Lot 2 CSM 14255**



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

SCALE: 1" = 426'

**VILLAGE OF  
WAUNAKEE**

500 W. Main St  
Waunakee, WI 53597  
(608) 850-8500

Print Date: 8/9/2017



**Engineering and Planning Staff Memo**

**MEETING:** Plan Commission August 14, 2017

**AGENDA ITEM:** Discuss and Take Action on concept plan for Lot 2 of CSM 14255, Kilkenny Commons

**SUMMARY:** Kilkenny Farms LLC is proposing a 10,000 s.f. building for two retail tenants. The attached concept plan provides the layout for the remainder of the lot as well.

**ISSUES TO CONSIDER:**

1. Concerns outlined in Strand letter dated August 3, 2017
2. Applicant to work with Waunakee Utilities on placement of easements and electrical boxes
- 3.

**STAFF RECOMMENDATION:** None

**SUGGESTED MOTION:** None needed

**ATTACHMENTS:** Concept Plan

**MORE INFORMATION:**

Kevin Even 849-6276 or [keven@waunakee.com](mailto:keven@waunakee.com)

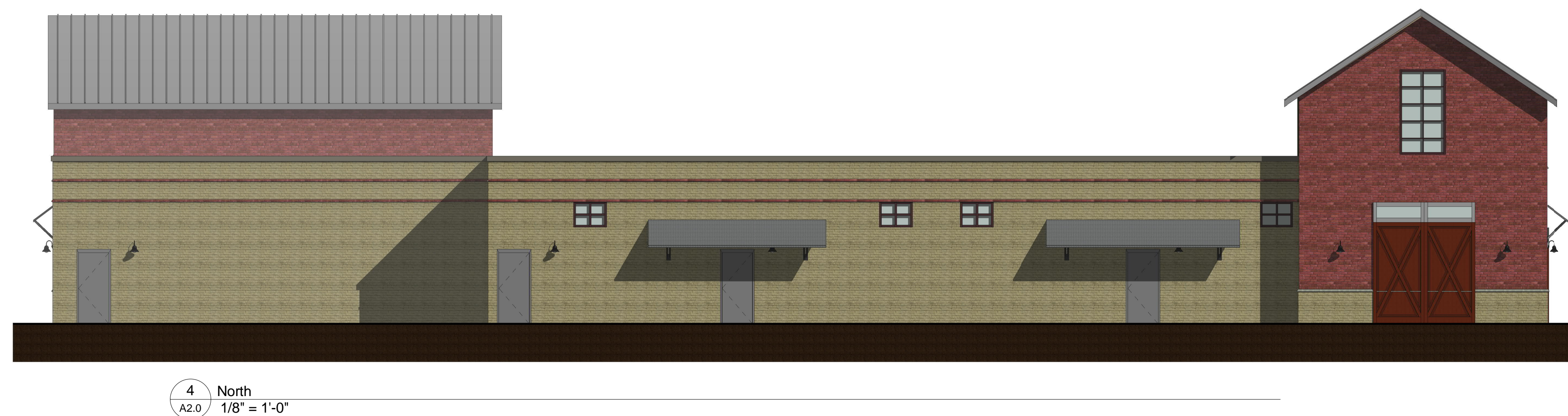
## **ITEM #4.**

### **WRITTEN NARRATIVE FOR APPLICATION FOR SPECIFIC IMPLEMENTATION PLAN FOR PART OF LOT 2, CSM NO. 14255, WATER WHEEL AND SIMON CRESTWAY**

The applicant/developer is Kilkenny Farms, LLC, 3564 Egge Road, DeForest, WI 53532, and the application seeks approval of a Specific Implementation Plan for the lands owned by Kilkenny Farms, LLC, 3564 Egge Road, DeForest, WI 53532, located north of Water Wheel and west of Simon Crestway, described as part of Lot 2, CSM No. 14255, Village of Waunakee, Dane County, Wisconsin.

The architects and engineers for the project are Jewell Associates Engineers, Inc., 560 Sunrise Drive, Spring Green, Wisconsin 53588.

The proposal will include a building for two retail tenants and associated parking, consisting of approximately 10,000 square feet in floor area, and will be the first of several retail/service buildings to be located on the subject parcel. Access to the first building will be achieved by a common private driveway easement to and from Water Wheel, and an easement over the Assembly of God church parcel to the north to and from Simon Crestway. The parcel in question is 3.87 acres in area. The number of parking spaces, the stormwater plans, and other required plans, will be included in the plans to be filed by the engineers.



**JEWELL**  
associates engineers, inc.  
Engineers - Surveyors - Architects

560 Sunrise Drive  
Spring Green, WI 53588  
phone: 608-588-7484  
fax: 608-588-9322

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**Animart**  
Pet Store  
Waunakee, Wisconsin

Date  
7-17-2017

[illegible]

Drawing Name  
**Exterior  
Elevations**

Project number <b>B15010</b>	Sheet number <b>A2.0</b>
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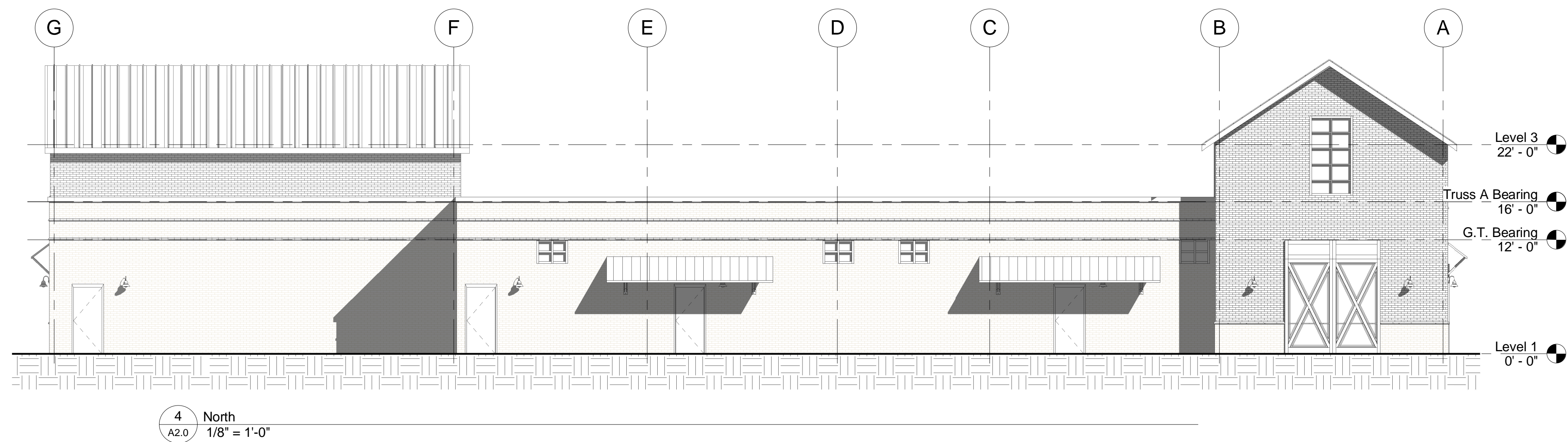
**ITEM #4.**

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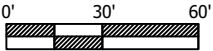
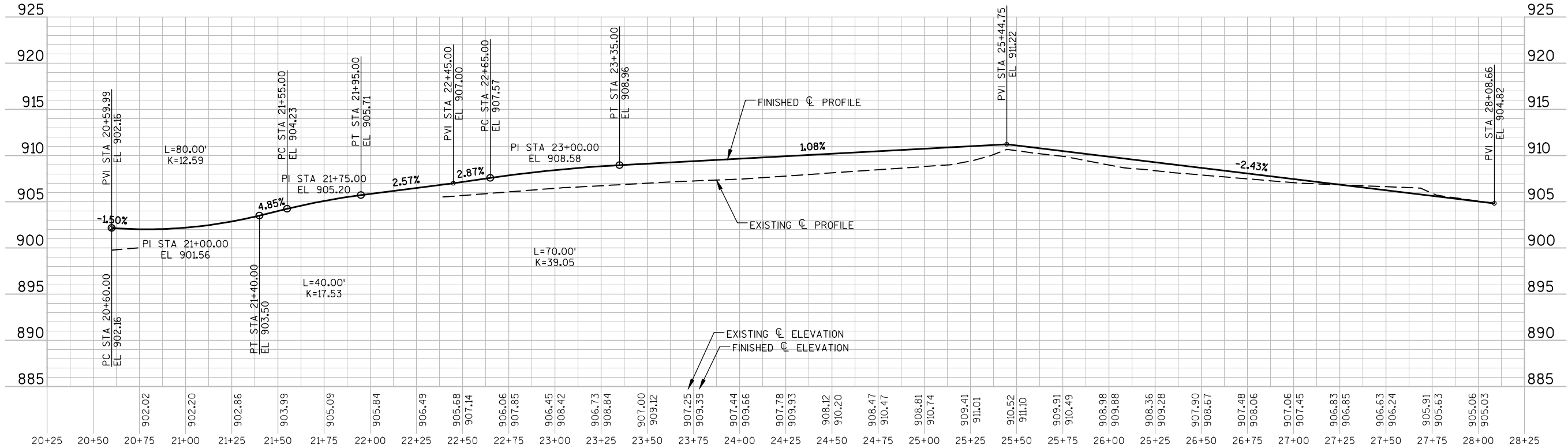
Date  
**7-17-2017**

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Project number <b>B15010</b>	Sheet number <b>A2.0</b>
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Don Tierney Waunakee Development  
Dane County, Wisconsin

Date 7-14-17	
Date	Revision
Drawing Name Profile	
Sheet No. CX.X	
Project Number T44030	

560 Sunrise Drive  
Spring Green, WI 53588  
phone: 608-588-7484  
fax: 608-588-9322

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**JEWELL**  
associates engineers, inc.  
Engineers - Surveyors - Architects

560 Sunrise Drive  
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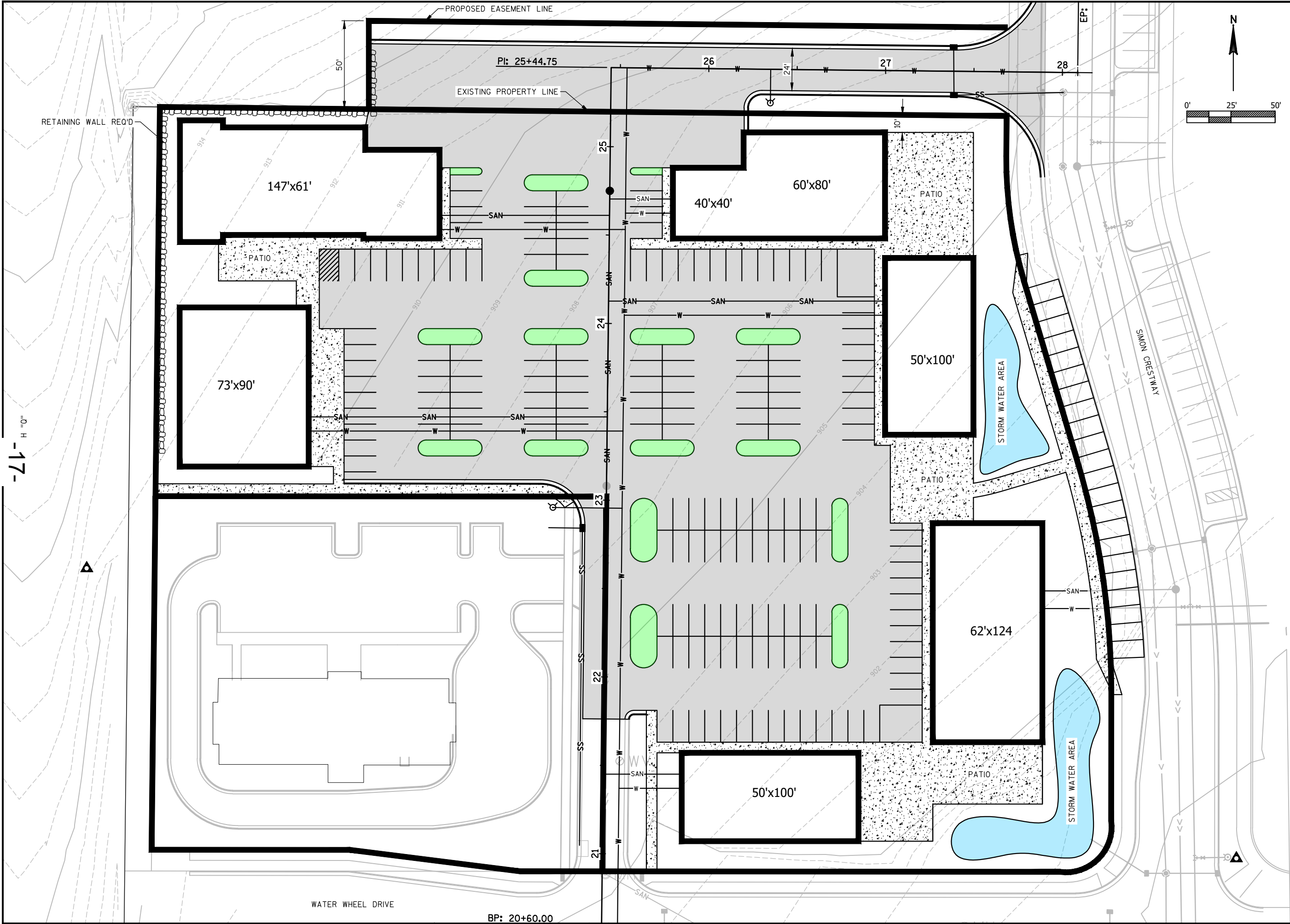
Don Tierney Waunakee Development  
Dane County, Wisconsin

Date  
7-14-17

Drawing Name  
Site Plan

Sheet No.  
CX.X  
Project Number  
T44030

ITEM #4.



0" = 1" H  
-17-

**JEWELL**  
associates engineers, inc.  
Engineers • Planners • Architects

**ITEM #4.**

560 Sunrise Drive  
Spring Green, WI 53588  
phone: 608-588-7484  
fax: 608-588-9322

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Don Tierney Waunakee Development  
Dane County, Wisconsin

Date  
7-14-17

Date	Revision

Drawing Name  
Site Plan

Sheet No.  
CX.X

Project Number  
T44030



August 3, 2017

Mr. Kevin Even, P.E.  
Village of Waunakee  
500 West Main Street  
Waunakee, WI 53597

Re: Animart Conceptual Site Plan–Kilkenny Commons

Dear Kevin,

Jewel Associates provided a conceptual layout dated July 14, 2017 of proposed buildings within the remainder of Kilkenny Commons for review. A follow up sketch was provided by SEH, dated July 19, 2017, which modified the Jewel Plan. The applicant driving the conceptual review is considering the building at the northwest corner of the site, which is intended to house Animart pet store and a pharmacy. Our following comments are related to elements of both site plans.

1. As established when the bank was constructed at the southwest corner of the overall site, the sewer and water utilities will be considered public utilities, and are constructed within easements provided to the village.
2. The SEH plan appears to provide approximately one stall per 235 square feet of floor space, assuming there is no second floor space considered in the totals. This value falls within the range required by ordinance for retail and office spaces. Therefore, the conceptual parking layout seems reasonable.
3. There are no dumpster spaces shown; we presume the applicant will have to add one or more common waste disposal area on the site, unless each unit is intended to have its own smaller containers.
4. Space for storm water infiltration is shown on the plan. The applicant should demonstrate the adequacy of the spaces to serve the needs. In the location shown in the SEH plan, the proposed pond may not be able to serve all the buildings without significant piping.
5. The parking stalls along Simon Crestway, perpendicular to the direction of travel, are not conducive to safe travel along the street.

Sincerely,

STRAND ASSOCIATES, INC.®

R. Kent Straus, P.E.

c: Todd Schmidt, Administrator (via e-mail)  
Bryan Kleinmaier, Stafford Rosenbaum (via e-mail)  
Ed Freer, SEH (via e-mail)

## ITEM #4.



To: Kevin Even  
Tracy Meinholz  
From: Randy Dorn  
Dave Dresen  
Tim Herlitzka  
RE: Animart Site Plan  
Date: June 2, 2017

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This memo provides comments for the Animart Site Plan.

The cost of extending utilities to the property and the building will need to be paid for by the applicant.

We encourage the applicant to contact Dave Dresen at (608) 850-5450 to discuss the details of the electric service for the facility.



SCALE: 1" = 522'

Print Date: 8/10/2017

## ITEM #5.



### Engineering and Planning Staff Memo

**MEETING:** Plan Commission August 14, 2017

**AGENDA ITEM:** Initial Consultation for Neighborhood Plan for lands West of CTH Q

**SUMMARY:** Initial consultation for neighborhood plan

**ISSUES TO CONSIDER:**

1. Access from CTH Q
2. Parkway extension location

**STAFF RECOMMENDATION:** None

**SUGGESTED MOTION:**

**ATTACHMENTS:**

**MORE INFORMATION:**

Kevin Even 849-6276 or [keven@waunakee.com](mailto:keven@waunakee.com)

## **DRAFT – In Progress 8.8.17**

### **Introduction**

The Village of Waunakee requests that the Commission approve a 116.66 acre Urban Service Area amendment. Existing uses include: 102.74 acres of agricultural land, 3.41 acres of commercial, and 10.51 acres of institutional. The proposed USA amendment is planned for development with single family housing, multi-use, and commercial uses. The site is currently in the Town of Westport at the southwest corner of the intersection of Highway Q and Woodland Drive.

#### **1.1 Plan Consistency**

Included in the Appendix is the Future Land Use Plan Map (Map 3.3b) from the Comprehensive Plan adopted by the Village of Waunakee and Town of Westport in January, 2017. The proposed amendment area is shown in the joint planning documents as Commercial along Highway Q, and headed west, a strip of Mixed Use, with the remainder of the amended area to the west as Community Residential. There are existing properties consisting of First Presbyterian Church, Cress Funeral Home, and single family residence, which are to remain.

#### **1.2 Neighborhood Plan**

The proposed Neighborhood plan (see Appendix Map 3.2) delineates the proposed community residential, mixed use, commercial, and institutional uses. A portion of the proposed development is within the existing USA, and indicated as such on the plan.

#### **1.3 Need for the addition to the USA**

Waunakee is a growing community. It is estimated that by the year 2040 the population is projected to increase to 17,530 (45% increase over the 2010 census population). That increase will require additional housing units and neighborhood commercial areas be built.

This amendment area supports the Village and Town's housing goals of fostering social interaction and bike pedestrian access, providing adequate access, drainage, park and recreation facilities, and amenities to the residents, and locating housing in areas that are readily accessible to schools, parks, and neighborhood business districts. Waunakee Intermediate School, Waunakee Community Middle School, and Waunakee High School are all within one mile of the site.

This amendment area also supports the Village and Town's economic prosperity goals. The 2007 Village of Waunakee Comprehensive Plan Amendment Future Land Use plan indicates potential neighborhood commercial at the intersection of Woodland Drive and Highway Q. The 2017 Joint Comprehensive Plan shows a mix of Commercial, Mixed Use, and Residential lining Highway Q.

#### **2.0 Intergovernmental Cooperation**

The Village of Waunakee and the Town of Westport have planned cooperatively in their joint planning since 1996. Because the site is located in the Joint Planning area, the rezoning and site plan will need to be approved by the Joint Planning Commission.

# ITEM #5.

## DRAFT – In Progress 8.8.17

### 2.1 Document Notification of Adjacent Local Governments

The Town Board Resolution and Joint Planning Commission resolution supporting the proposed USA amendment is (to be included in the Appendix). CARPC staff will notify the adjacent local governments of the USA Amendment request.

### 2.2 Adjacent Local Government

CARPC staff will compile any objections and support for the USA.

### 3.1 Proposed USAA Boundary Map

See Map 3.1 in the Appendix for the proposed boundary of the Urban Services Area Amendment.

### 3.2 USA Amendment Area Data

See Table 1 below.

Table 1: USA Amendment Area Data				
Proposed Land Use	Number of Acres			Number of Housing Units
	Total Area	Existing Development	Environmental Corridor	
Single Family	39.91			209
Multifamily Residential	5.62			225
<b>Residential Total</b>	45.53			
Commercial	3.31	3.41		
Industrial				
Institutional		10.51		
Street R-O-W	21.35			
Parks	16.8			
Stormwater Management	9.11			
Other Open Space (DNR Wetland)	8.61			
<b>TOTAL</b>	<b>104.71</b>	<b>13.92</b>		

### 3.3 Existing and Proposed Land Uses Map

See Appendix for Maps 3.3a and 3.3b.

### 3.4 Housing

The housing development within the proposed USA will contain a mix of single family and multi-family housing. There are 209 proposed single family house lots. There are 5.62 acres of proposed multifamily, providing approximately 225 units.

## DRAFT – In Progress 8.8.17

### 3.5 Development Staging

A development staging map indicating 10-year staging boundaries is being developed and will be based on the capacities of the existing sanitary system and future improvements.

### 4.1 Natural Resources

See Appendix Map 4.1a for DNR wetland delineations and existing topography, Map 4.1b for Environmental Corridors, and Map 4.1c for existing soils.

### 4.2 Public Outlots: Parks and Stormwater Management Facilities

Public outlots intended for parks and stormwater management facilities are indicated on the Proposed Neighborhood Plan (See Appendix Map 3.2).

### 4.3 + 4.4 Environmental Corridors – Identification and Mapping

We will work with CARPC staff to delineate Environmental Corridors, and indicate them on a map of the amendment area. (See Appendix Map X.X)

### 5.0 Utilities and Stormwater Management (In Progress 5.1 – 5.10)

Existing and proposed sanitary loads are currently being calculated. At this point the downstream capacity appears to be a limiting factor.

### 5.1 Describe and Provide a Map of the Proposed Sanitary Sewer Extension

The amendment area will be served by sanitary sewers off of two separate gravity sanitary sewers from the east. One sanitary sewer will serve the area along Peaceful Valley Parkway and the eastern half of Ring Road. This 8-inch sanitary sewer will then connect into existing sanitary facilities west of CTH Q across from the First Presbyterian Church. The sanitary sewer, which will vary in size from 8-inches to 10-inches, will serve the western half of Ring Road along with the portion of Pasadena Parkway south of Woodland Drive. This sanitary sewer will lead south to an existing 15-inch sanitary sewer west of the CTH Q/Water Wheel Drive intersection. (See Attachment X Sanitary Sewer added to Urban Service Area) The sanitary sewer extension to serve this area was approved by Madison Metropolitan Sewerage District (MMSD) on Date, Year and by the Wisconsin Department of Natural Resources on Date, Year.

### 5.2 Provide an Average Daily Flow and Peak Flow for the USAA

In order to provide an accurate representation of the average daily flow and peak flow anticipated for the USAA, multiple total basin areas and peaking factors were utilized. All forecasted flows are calculated using anticipated land uses. Currently an area north of the proposed USAA is included in the existing urban service area, however as a result of the proposed development the land use in this area will change. A peaking factor of 4.0 will be used due to the sanitary basin being smaller than 250 acres. The average daily flow for the overall development area is 162,100 gallons/day and the peak wastewater flow will be 421 gallons/minute. The average daily flow for the USAA area only is 106,000 gallons/day and the peak wastewater flow is 279 gallons/minute.

The overall development area will be split into two sub-basins for the purpose of maximizing the area which can be served by the 8" sanitary sewer. These sub-basins are the northeast portion of the development and the southwest portion of the development. The northeast sub-basin contains the area

## ITEM #5.

### DRAFT – In Progress 8.8.17

along Peaceful Valley Parkway and the eastern half of Ring Road. The southwestern sub-basin contains the area along western half of Ring Road and the portion of Pasadena Parkway south of Woodland Drive. Due to these sub-basins entering the existing sanitary systems at different locations, the flows have been calculated for each sub-basin separately. The average daily flow for the northeast sub-basin is 128,700 gallons/day with a peak wastewater flow of 336 gallons/minute. The average daily flow for the southwest sub-basin is 33,400 gallons/day with a peak wastewater flow of 85 gallons/minute.

Capacities at the Blue Ridge Pumping Station will be a limiting factor in determining how much additional flow can be added to the existing sanitary facilities without upgrades. When looking at the sanitary system on a larger scale, the residential peaking factor is reduced from 4.0 to 2.5 due to the increased basin size. The average daily flow for the overall development and the USAA will remain the same, however the peak wastewater flows will decrease to 279 gallons/minute and 184 gallons/minute respectively as they get to the pumping station. All of the forecasted sanitary loadings and proposed land use areas used can be seen below in Table 2.

USAA LOADING ANALYSIS									
BASIN	TOTAL BASIN AREA (ACRES)	RESIDENTIAL (SINGLE-FAMILY) BASIN AREA (ACRES)	RESIDENTIAL (MULTI-FAMILY) BASIN AREA (ACRES)	INSTITUTIONAL AREA (ACRES)	COMMERCIAL AREA (ACRES)	RESIDENTIAL PEAKING FACTOR	AVERAGE DAILY SANITARY LOADING (GAL/DAY)	PEAK SANITARY LOADING (GAL/MIN)	PEAK SANITARY LOADING (GAL/MIN)
OVERALL	82.95	45.74	9.87	10.51	16.83	4.0	162100	606100	421
USAA	62.93	41.02	5.55	10.51	5.85	4	106000	401600	279
NE	47.1	20.4	9.87	0	16.83	4	128700	484300	336
SW	35.85	25.34	0	10.51	0	4	33400	121800	85
OVERALL (2.5 PEAK)	82.95	45.74	9.87	10.51	16.83	2.5	162100	405100	281
USAA (2.5 PEAK)	62.93	41.02	5.55	10.51	5.85	2.5	106000	265000	184

Table 2: Forecasted Sanitary Flows Based on Anticipated Land Use

#### 5.3 Provide Current Average Daily Flow for the Interceptor Sewer

The Blue Ridge Pumping Station and downstream 12-inch interceptor serve the proposed USAA. The theoretical current average daily flow at the Blue Ridge Pumping Station is 297 gallons/day. The average daily flow is not currently monitored at the pumping station.

#### 5.4 Describe the Interceptor Sewer Capacity to Serve the USAA

The current capacity at the Blue Ridge Pump Station is 450 gallons/minute. This pumping station is capable of being upgraded to a capacity of 900 gallons/minute in the future. The interceptor sewer capacity is currently controlled by the Blue Ridge Pumping Station. Once the pumping station is upgraded, the gravity sanitary sewer downstream of the force main from the Blue Ridge Pumping Station will control the interceptor capacity. The capacity of the downstream gravity sanitary is currently 715 gallons/minute.

Based on the existing theoretical flows at the Blue Ridge Pumping Station and forecasted flows generated by the USAA, the theoretical flow at the pumping station will be increased to 481 gallons/minute. This increase exceeds the current capacity of the Blue Ridge Pumping Station. Additional monitoring of this pumping station should be implemented to provide more accurate existing flow data before any upgrade determination will need to be made. Monitoring should also be implemented

**DRAFT – In Progress 8.8.17**

downstream of the forcemain leading from the pumping station. The 12" sanitary sewer downstream of the forcemain has a capacity of 715 gallons/minute and a current theoretical flow of 590 gallons/minute. The additional flow from the USAA would theoretically increase the flow in this downstream sewer to 774 gallons/minute, exceeding the capacity. The monitoring of this sanitary sewer would provide additional data to project whether the sanitary sewer will need to be upgraded.

**5.5 Describe and Provide a Map of the Proposed Water Main Extension**

The USAA will be connected to the existing system by a 12" watermain extending from across CTH Q at the CTH Q/Water Wheel Drive intersection and a 10" watermain extending across CTH Q at the CTH Q/Peaceful Valley Parkway intersection. The 12" watermain extends across CTH Q and enters the USAA from the south. The 12" watermain then continues west along Ring Road and is stubbed at the proposed road to connect to the parcel to the west. The 10" watermain extends across CTH Q and follows Peaceful Valley Parkway to the north where it will be connected into the existing 10" watermain along Woodland Drive. The remainder of the USAA will be serviced by 8" watermain along the public and private roadways. The proposed watermain layout can be seen in Attachment X.

**5.6 Provide an Estimate of the Average Daily and Peak Hourly Water Demand**

The purposed USAA consists of 41.02 acres of single family residential property, 5.55 acres of multi-family residential property, 10.51 acres of institutional area (Presbyterian Church), and 5.85 acres of Commercial area. Based on these land uses, the forecasted average daily water use for the USAA is 207,000 gallons/day. Using a conservative peaking factor of 5.0, the peak hourly water usage for the USAA is forecasted to be 43,000 gallons/hour.

**5.7 Provide Current Capacity of the Water Supply System**

Currently the average daily demand on the existing water supply system is 1,400,000 gallons/day. Using a maximum daily demand multiplier of 2.5 and a peak hourly demand ratio of 2.0, it can be calculated that the current peak hourly demand for the existing water supply system is 4,850 gallons/minute.

**5.8 Describe the Current Capacity of the Water Supply System**

The Village of Waunakee's water distribution system is comprised of five groundwater wells, four elevated tanks, three booster stations, one ground-level reservoir, and approximately 61 miles of distribution main ranging from 6 to 12 inches in diameter. The groundwater wells are capable of providing approximately 5,300 gallons/minute. The elevated storage tanks have the capability of providing service to an elevation of up to an elevation of 960 feet. The combined capacity of the four elevated tanks and the ground-level reservoir is 1,650,000 gallons.

**5.9 Describe and Provide a Map of the Proposed Stormwater Management**

The proposed amendment area will drain to a regional system of detention basins to be located to the west and south of Ring Road from its intersection with Pasadena Parkway to the southern edge of the USAA. Additionally, private and public roadways within the residential portion of the development will be constructed as boulevards with the center island serving as a bioretention basin. This basin will be planted with a variety of appropriate vegetation to infiltrate storm water runoff from the roadways. Any additional runoff not infiltrated will be diverted to drain to the previously described detention basins.

**ITEM #5.**

**DRAFT – In Progress 8.8.17**

**DRAFT – In Progress 8.8.17****5.10 Explain the Responsible Parties for Management and Maintenance of Stormwater Facilities**

The developer will be responsible for maintaining all stormwater facilities during construction to ensure proper erosion control standards are met. The system of detention basins and the bioretention basins within the public roadways will be dedicated to the Village of Waunakee upon completion for ownership and maintenance purposes. Bioretention basins within private roadways will be maintained by the proper maintenance entity (homeowners association, etc.) setup by the developer's agreement. Any new commercial development within the amendment area will be responsible for the construction and maintenance of private stormwater facilities to treat and infiltrate the first one half inch of run-off on site.

## ITEM #5.



Building a Better World  
for All of Us®

## MEMORANDUM

TO: Kevin Even

FROM: Ed Freer

DATE: August 7, 2017

RE: Woodland West  
Preliminary Neighborhood Plan  
  
In Progress Urban Services Area Amendment

### **Project Description:**

Materials have been developed and assembled to submit a request to Dane County to amend the current Urban Services Area. The desire is to extend the current Urban Services Area to the south of Woodland Drive properties parallel to County Trunk Highway "Q". This is illustrated in the following graphic exhibits.

The material shared is in progress and will be used in support of the Villages formal request to Dane County for an amendment to the comprehensive plan – urban services area.

The following attached material include:

- a. Introduction
- b. Neighborhood Plan
- c. County Information Maps
- d. Stormwater Management
- e. Water Utilities Service
- f. Sanitary Utilities Service

Engineers | Architects | Planners | Scientists

**Short Elliott Hendrickson Inc.**, 6808 Odana Road, Suite 200, Madison, WI 53719-1137

SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 608.620.6199 | 800.732.4362 | 888.908.8166 fax



**ITEM #5.**

- EXISTING WATERMAIN
- 8" WATERMAIN
- 10" WATERMAIN
- 12" WATERMAIN

WOODLAND DRIVE

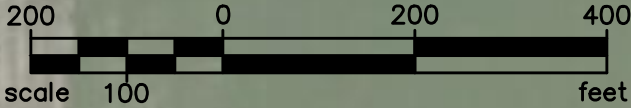
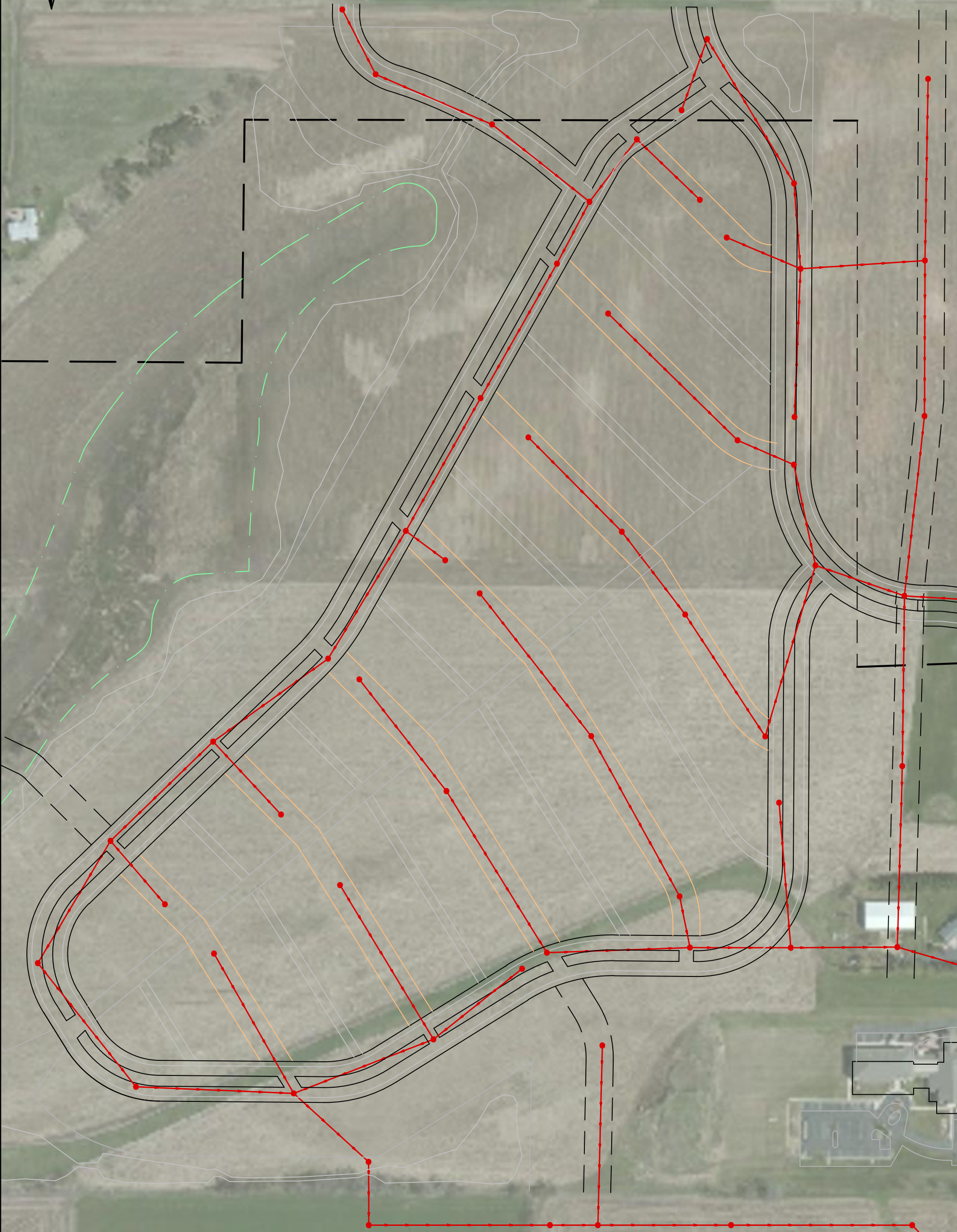
CTH Q

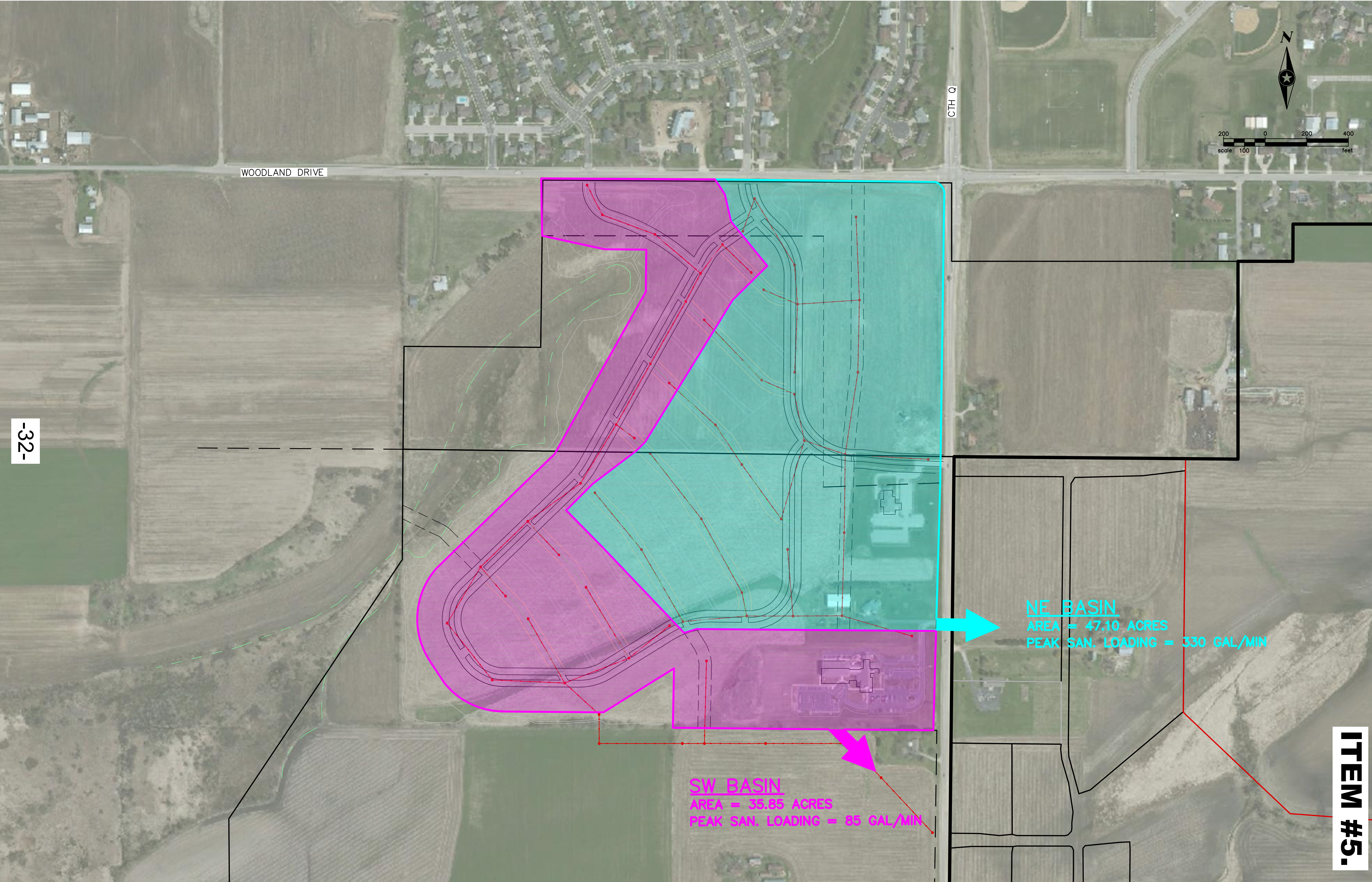


ITEM #5.



WOODLAND DRIVE





WOODLAND DRIVE

CTH Q

200 0 200 400  
scale 100 feet



-32-

NE BASIN  
AREA = 47.10 ACRES  
PEAK SAN. LOADING = 330 GAL/MIN

SW BASIN  
AREA = 35.85 ACRES  
PEAK SAN. LOADING = 85 GAL/MIN

ITEM #5.

PROPOSED USAA LOADING FACTORS		
RESIDENTIAL (SINGLE FAMILY) =	80	GAL/CAP/DAY
RESIDENTIAL (MULTI-FAMILY) =	80	GAL/CAP/DAY
INSTITUTIONAL (CHURCH) =	750	GAL/AC/DAY
COMMERCIAL =	1200	GAL/AC/DAY
POPULATION PER HOUSING UNIT =	2.75	CAP/DU

PEAKING FACTORS	
BASIN SIZE < 250 ACRES =	4.0
BASIN SIZE 250 ACRES < X < 500 ACRES =	3.5
BASIN SIZE > 500 ACRES =	2.5

SANITARY SEWER COMPREHENSIVE PLAN LOADING FACTORS				
RESIDENTIAL (SINGLE FAMILY) =	1.42	1.24	0.90	GPM/ACRE
RESIDENTIAL (MULTI-FAMILY) =	5.57	4.89	3.53	GPM/ACRE
INSTITUTIONAL (CHURCH) =	0.52	0.52	0.52	GPM/ACRE
COMMERCIAL =	2.10	2.10	2.10	GPM/ACRE
INDUSTRIAL =	3.50	3.50	3.50	GPM/ACRE
POPULATION PER HOUSING UNIT =			2.75	CAP/DU

USAA LOADING ANALYSIS												
BASIN	TOTAL BASIN AREA (ACRES)	RESIDENTIAL (SINGLE-FAMILY)		SINGLE-FAMILY HOUSING UNITS	RESIDENTIAL (MULTI-FAMILY)		INSTITUTIONAL AREA (ACRES)	COMMERCIAL AREA (ACRES)	RESIDENTIAL PEAKING FACTOR	TOTAL SANITARY LOADING (GAL/DAY)	PEAK SANITARY LOADING (GAL/MIN)	PEAK SANITARY LOADING (GAL/MIN)
		BASIN AREA (ACRES)	BASIN AREA (ACRES)		BASIN AREA (ACRES)	MULTI-FAMILY HOUSING UNITS						
OVERALL	82.95	45.74		209	9.87	400	10.51	16.83	4.0	162100	606100	421
NE	47.10	20.40		93	9.87	400	0.0	16.83	4.0	128700	484300	336
SW	35.85	25.34		116	0.0	0	10.51	0.0	4.0	33400	121800	85
USAA	62.93	41.02		189	5.55	225	10.51	5.85	4.0	106000	401600	279
OVERALL (2.5 PEAK)	82.95	45.74		209	9.87	400	10.51	16.83	2.5	162100	405100	281

PROPOSED FLOWRATE (SANITARY SEWER COMPREHENSIVE PLAN)

BASIN	TOTAL BASIN AREA (ACRES)	RESIDENTIAL (SINGLE-FAMILY) BASIN AREA (ACRES)	RESIDENTIAL (SINGLE-FAMILY) FLOW (GPM)	RESIDENTIAL (MULTI-FAMILY) BASIN AREA (ACRES)	MULTI-FAMILY FLOW (GPM)	PARK AND RECREATIONAL AREA (ACRES)	COMMERCIAL AREA (ACRES)	COMMERCIAL FLOW (GPM)	PEAK SANITARY LOADING (GAL/MIN)
SS-3	270	176	158	0	0	40	54	113	272
SS-4	40	20	18	0	0	0	20	42	60
SS-5	38	38	35	0	0	0	0	0	35
SS-6	210	168	151	0	0	0	42	89	240
SS-7	83	66	59	0	0	0	17	36	95
SUB-TOTAL (BASIN SS-3 THRU BASIN SS-7) =									701
SS-8	150	120	108	0	0	0	30	63	171
SS-9	80	64	58	0	0	0	16	34	91
SS-10	180	144	130	0	0	0	36	76	205
SS-11	190	152	137	0	0	0	38	80	217
TOTAL=									1385

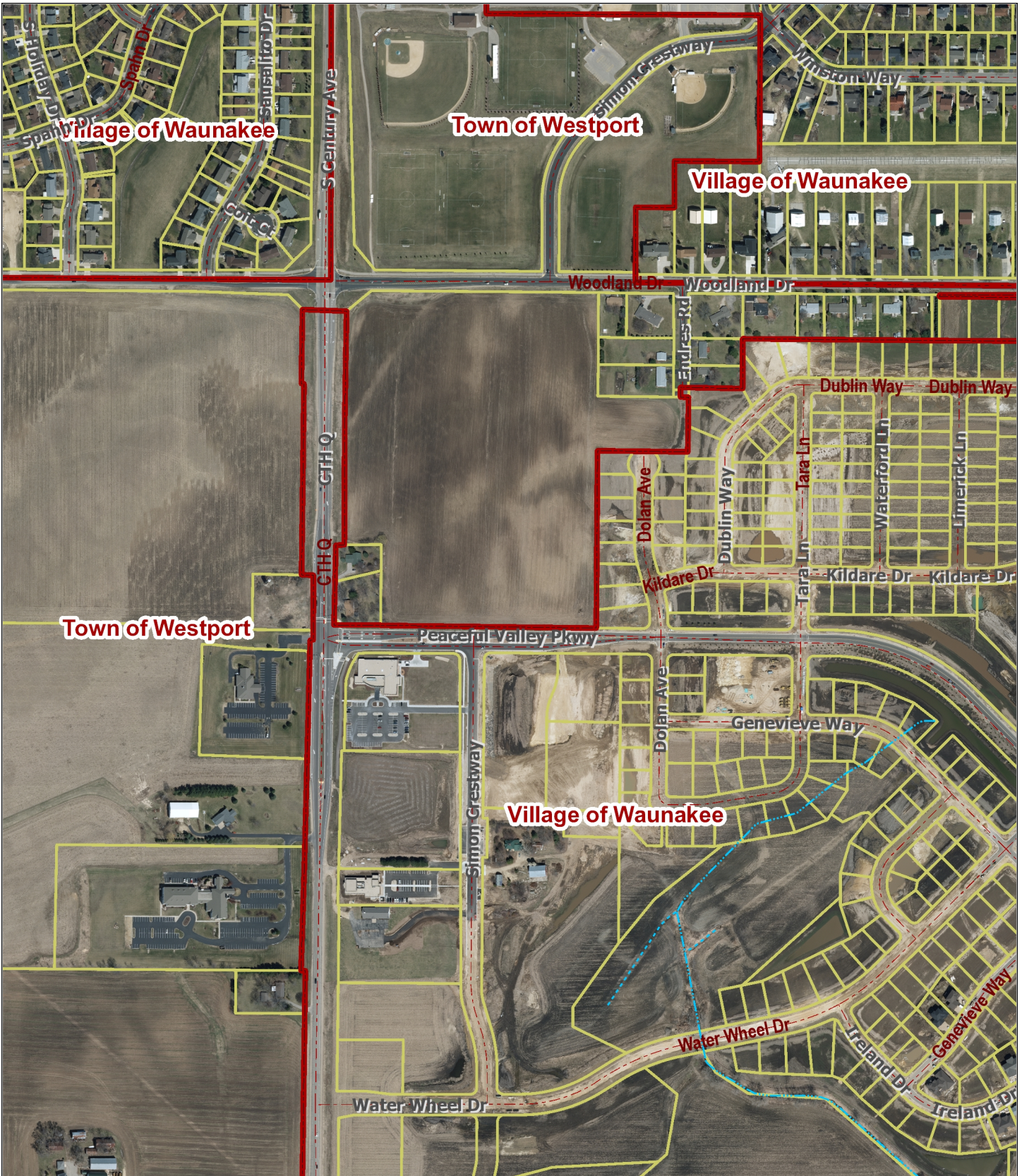
ACTUAL FLOWRATES (INCLUDING KILKENNY WEST)

BASIN	TOTAL BASIN AREA (ACRES)	RESIDENTIAL (SINGLE-FAMILY) BASIN AREA (ACRES)	RESIDENTIAL (SINGLE-FAMILY) FLOW (GPM)	RESIDENTIAL (MULTI-FAMILY) BASIN AREA (ACRES)	MULTI-FAMILY FLOW (GPM)	PARK AND RECREATIONAL AREA (ACRES)	COMMERCIAL AREA (ACRES)	COMMERCIAL FLOW (GPM)	INSTITUTIONAL AREA (ACRES)	INSTITUTIONAL FLOW (GPM)	PEAK SANITARY LOADING (GAL/MIN)
SS-3	270	154	139	5.7	20	69.7	37	78	3.6	1.9	238
SS-4	40	0	0	6.7	24	0	0	0	0	0.0	24
SS-5	38	38	35	0	0	0	0	0	0	0.0	35
*SS-6	195	31	53	6.6	101	0	11	23	7	3.6	177
*SS-7	97	15	26	3.3	50	0	5.6	12	3	1.8	88
SUB-TOTAL (BASIN SS-3 THRU BASIN SS-7) =											561
SS-8	150	120	108	0	0	0	30	63	0	0.0	171
SS-9	80	64	58	0	0	0	16	34	0	0.0	91
SS-10	180	144	130	0	0	0	36	76	0	0.0	205
SS-11	190	152	137	0	0	0	38	80	0	0.0	217
TOTAL =											1245

NOTES:

\* RESIDENTIAL LOADING BASED ON DWELLING UNIT COUNTS INSTEAD OF ACRE APPROXIMATIONS

BLUE RIDGE PUMPING STATION CAPACITIES	
FROM SANITARY SEWER COMPREHENSIVE PLAN	
EXISTING PUMP STATION CAPACITY ~ 450 GPM	
FUTURE PUMP STATION CAPACITY ~ 950 GPM	
EXISTING CAPACITY OF DOWNSTREAM INTERCEPTOR	



## Forward Development Group Property

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



SCALE: 1" = 522'

## VILLAGE OF WAUNAKEE

500 W. Main St  
Waunakee, WI 53597  
(608) 850-8500

Print Date: 8/10/2017

## ITEM #6.



### Engineering and Planning Staff Memo

**MEETING:** Plan Commission August 14, 2017

**AGENDA ITEM:** Initial Consultation, Access Issues, Forward Development Group, Southeast Corner of CTH Q and Woodland Drive, Town of Westport

**SUMMARY:** Attached is the prior plan that was conditionally approved. Note, the conditions were never satisfied.

**ISSUES TO CONSIDER:**

Access, roadway connection, annexation, recapture fees, compatibility

**STAFF RECOMMENDATION:**

**SUGGESTED MOTION:** No action necessary.

**ATTACHMENTS:** Previous plans conditionally approved

**MORE INFORMATION:**

Kevin Even 849-6276 or [keven@waunakee.com](mailto:keven@waunakee.com)



---

**VILLAGE OF WAUNAKEE  
PLAN COMMISSION**

**MINUTES**

A meeting of the Waunakee Plan Commission was held Monday, August 29, 2011, at the Waunakee Village Hall, 500 W. Main Street, Waunakee, WI.

**CALL TO ORDER**

Mr. Laubmeier called the meeting to order at 7:30 p.m.

**ROLL CALL**

Members Present: John Laubmeier, Steve Kraus, Gary Herzberg, Pat McGowan, Mark McGuire, Tom Liebe.

Members Absent: Bill Pellino.

Also Present: Kevin Even, Jim Bricker, Bryan Kleinmaier, Kent Straus, Roberta Baumann, Dennis Steinkraus, Gordon Meffert, Curtis Meffert, Zachary Drewek.

**APPROVAL OF MINUTES**

Motion McGowan, second Herzberg, to approve the minutes from the July 25, 2011 meeting. Motion carried.

**OLD BUSINESS DISCUSSION / ACTION**

**DISCUSS & TAKE ACTION ON AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN FOR THE WOODLAND CREST DEVELOPMENT**

Mr. Even presented the amendment to the Village Comprehensive Plan and explained that the public hearing for this had already been held on May 10, 2011. No action was taken at the time.

Motion Liebe, second McGowan to recommend the Village Board approve the comprehensive plan amendment. Motion carried.

**DISCUSS & TAKE ACTION ON WOODLAND CREST DEVELOPMENT ANNEXATION PETITION, REZONE REQUEST, PRELIMINARY & FINAL PLAT**

Mr. Even presented the submittal by Forward Development Group and explained that the public hearing was held on May 10, 2011. No action was taken at the time.

## ITEM #6.



Motion McGowan, second Herzberg, to recommend approval of the GDP rezone, preliminary plat, final plat and annexation petition, subject to all staff comments being completed to the satisfaction of the Village Engineer and Town Administrator with the following conditions:

- 1) Including the necessary improvements to CTH Q, North of Woodland Drive,
- 2) Signals at Simon Crestway and Woodland as part of Phase I,
- 3) The retaining wall issue resolved with consideration for safety and aesthetics,
- 4) Stormwater improvements meeting Town standards,
- 5) No second/third floor residential allowed.

Motion carried.

### NEW BUSINESS

DISCUSS POSSIBLE MASTER PLANNING OF THE MEFFERT PROPERTY, STH 113, TOWN OF WESTPORT

After discussion, the members recommended to the JPC that the developer be allowed to move forward with a master plan, with no implied commitment for development approval from the Village. Mr. Even informed the developer that this process will take several months and they will need to sign cost-sharing agreements.

No formal action taken.

**FUDA UPDATE:** Tom Liebe provided an update.

### ADJOURN

Motion Herzberg, second Liebe, to adjourn the meeting at 8:17 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary      Approved: \_\_\_\_\_

# **Woodland Crest Neighborhood Center General Development Plan**

Prepared for:

Forward Development Group

JSD Professional Services  
161 Horizon Drive, Suite 101  
Verona, Wisconsin 53593

Originally submitted: January 31, 2011

Revised May 15, 2011 to address initial Village Staff comments. This edition, prepared August 19, 2011, reflects revised site layout and development concepts necessitated by end-user commitments and prospects.

# ITEM #6.

## Table of Contents

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Community Context and Planning Considerations	Page 6
Rationale for Planned Unit Development Zoning	Page 10
Development Standards for the Woodland Crest Neighborhood Center	Page 11

Exhibit A: Legal Description

Exhibit B: Draft Preliminary Plat

Exhibit C: General Plan

Exhibit D: Table 1 Provisional Development Statistics and Parameters

Exhibit E: Buffer Landscaping Illustration

Exhibit F: Architectural and Site Development Guidelines

**Contact Information**

**Applicant// Developer**

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Verona, WI

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608.663.5600

**Consulting Services for Planning, Engineering, and Surveying**

JSD Professional Services  
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161 Horizon Drive  
Verona, WI

[info@jsdinc.com](mailto:info@jsdinc.com)  
608.848.5060

**Project Engineer:**

Debora Hatfield, PE	<a href="mailto:deb.hatfield@jsdinc.com">deb.hatfield@jsdinc.com</a>
	608.712.6595

**Landscape Architect:**

Mike Schmeltzer, RLA	<a href="mailto:mike.schmeltzer@jsdinc.com">mike.schmeltzer@jsdinc.com</a>
	608.225.2426

## ITEM #6.

### Overview

Forward Development Group (FDG) is proposing the annexation and development of a 31 +/- acre mixed-use neighborhood commercial center at the southeast corner of County Hwy Q and Woodland Drive as described in Exhibit A and B.

To implement this proposal, FDG is seeking approval of PUD-GDP Zoning and a combined Preliminary and Final Plat to create parcels and building sites to market to prospective business interests. Other documents and studies that have been prepared in support of this proposal include: The Woodland Crest Preliminary Engineering Plan Set (dated: August 19, 2011), Stormwater Management Plan Woodland Crest (dated: August 19, 2011), and the Traffic Impact Analysis Woodland Crest (dated: August 19, 2011).

The proposed Woodland Crest Neighborhood Center will create development opportunities for businesses that provide goods and services to current and future Village of Waunakee and Town of Westport residents. The Center is envisioned to include: a medical clinic; medical and professional offices; retail space for restaurants, grocery, apparel, and general merchandise; a convenience store; and other complimentary and supporting uses appropriate for this neighborhood center location.

The Center is master planned to take advantage of the excellent access, visibility and convenience afforded by the gateway location to the Village at County Hwy Q and Woodland Drive. It is also planned in relation to the existing and future neighboring residential developments and the Waunakee Schools campus.

To compliment this key gateway entry to the Village, buildings will be designed with attention to four sided architectural features and the practical use of building materials. Extensive building, site landscaping and lighting guidelines have been prepared and will be incorporated into development criteria for the Center.

In addition to a strong focus on creating a visually pleasing built environment, the Woodland Crest Neighborhood Center is committed to sound environmental design principles for stormwater management, multi-modal transportation (walking and bicycling), and sustainable building practices.

The Woodland Crest Neighborhood Center General Development Plan is intended to establish a framework for the general organization and layout of land uses and public infrastructure that are illustrated in the General Plan attached as Exhibit C. While the listing of proposed land uses and zoning criteria are specific to lots shown on the Woodland Crest Preliminary Plat the depictions of particular building site examples are preliminary and illustrative in nature and is subject to revision in connection with each subsequent Specific Implementation Plan and final end-user sales or lease agreements.

**Anticipated Development Sequence**

FDG has found that there is very strong interest in business development opportunities at this location in the Village of Waunakee and is planning to develop the entire site in one construction phase beginning in the fall of 2011 and concluding the summer of 2012.

This construction will involve overall site grading, installation of stormwater management facilities, the extension of Simon Crestway and water, sanitary, and storm sewer infrastructure from Woodland Drive to the south boundary of the property and also a short connecting street between Simon Crestway and County Highway Q. The design of the Simon Crestway extension has been coordinated with the plans for the construction of Peaceful Valley Parkway which is being constructed with the development of the Kilkenny Farm neighborhood which adjoins the Woodland Crest property to the south and east.

FDG has collaborated with Village and Town officials on an expedited schedule for the review and approval of this proposal in order to accommodate construction of the overall subdivision improvements by FDG and the concurrent building construction and site development on the lots fronting on County Highway Q (lots 2, 5, and 7). It is anticipated that the end user on Lot 7 of Woodland Crest, will utilize an interim access drive to County Highway Q until such time as the developer of Kilkenny Farm and the Village complete the extension of Peaceful Valley and the Peaceful Valley and CTH Q intersection.

# ITEM #6.

## Community Context, Planning Considerations

### Location.

The Woodland Crest Neighborhood Center will occupy a 31+/- acre tract located at the southeast corner of County Highway Q and Woodland Drive. The site is within the Waunakee Urban Service Area and the Waunakee-Westport Joint Planning Area.

### Adjoining Land Uses, existing and planned.

Presently, the site is open and cultivated with two rural residences located in the southwest corner. Adjoining land uses include:

- North: Across Woodland Drive, the Waunakee Schools campus and athletic fields.
- East: A small rural residential neighborhood with several residences and the Kippley farmstead. The Kippley farm, which also encompasses lands to the south of the Woodland Crest site, has been approved for the development of the Kilkenny Farm subdivision -- a 320+ unit single family neighborhood.
- South: Open, cultivated farmland.
- West: Across County Highway Q, open cultivated farmland. No long range planning concepts have been identified for the area west of CTH Q.

The adjoining land uses, both existing and planned, present both opportunities and constraints to the development of the Woodland Crest project. The future residential neighborhoods will provide a strong market of customers who will support the potential businesses in the commercial center and who will benefit by having those businesses conveniently accessible by walking or bicycling as well as being only a short drive from home. The school and associated community activities also will contribute to the economic viability of this location. Conversely it is important for the Woodland Crest project to establish and implement design criteria and elements for visual screening, noise and light limitations and traffic management so as not to diminish the value and attractiveness of the adjoining neighborhoods

### Village and Town Comprehensive Planning Policies

Concurrently with the consideration of this proposed General Development Plan, The Village and Town are considering an amendment to the Joint Planning Area (JPA) Land Use Plan. The current JPA Land Use Plan designates the tract for low density residential development supported by a small 4 to 6 acre neighborhood commercial center. Through ongoing discussions FDG, the Village and the Town, have reached a consensus that there would likely be more community benefit realized from the proposed 31 acre, well designed neighborhood commercial center than the expansive single family homes and a limited commercial site described in the current JPA Plan.

The draft of the JPA plan amendment for this location recognizes the community need for more non-residential tax base, employment opportunities, sustainable stormwater management practices, and retail and community services. The Woodland Crest Neighborhood Center is compatible with the proposed JPA Land Use Plan amendment.

Streets and Circulation, existing and planned.

The site is bounded by Woodland Drive along the north and County Highway Q to the west. Woodland Drive is a major east-west collector within the Village. County Highway Q is an arterial highway and a primary travel route between the Village and the Cities of Madison and Middleton – approximately 10 minutes travel south from the Woodland Crest project site.

Wisconsin DOT reported the following 2009 Average Annual Daily Traffic (AADT):

- CTH Q at Woodland Drive                      11,400 Vehicles Per Day (VPD)
- Woodland Drive east from CTH Q        4,800 VPD
- Woodland Drive west from CTH Q       1,700 VPD

Existing traffic levels are projected to increase at a rate of 1.5% annually. Preliminary analysis of the CTH Q and Woodland Drive intersection indicates that it is currently functioning at or near capacity during the AM and PM peak hours. With the expected continued growth in traffic, irrespective of development of additional areas in the south side of the Village, there will soon be a decrease in the level of service rating and efficiency of this intersection.

**Planned Street Improvements.**

Two Village collector streets are planned to serve the Woodland Crest Neighborhood Center: Simon Crestway which will be extended south through the project area, and Peaceful Valley Parkway which will be located along and adjoining a portion of the project site's southern boundary and will continue easterly to serve existing and planned residential neighborhoods.

- Simon Crestway will be constructed by FDG within the planned 80 foot wide Right-of-Way (ROW) and will accommodate vehicle travel, on-street marked bike-lanes, on street parking, and sidewalks.
- Peaceful Valley Parkway is currently planned as a 100 foot ROW to accommodate a paved bike path along its northern ROW line, vehicle travel lanes and a wide grassed stormwater swale along its southerly line. There would be no on-street parking on Peaceful Valley Parkway. FDG is in general concurrence on the cost-sharing arrangement proposed by the Village to finance the construction of this essential off-site improvement.

In addition to the Simon Crestway extension, the Woodland Crest Neighborhood development will be constructing a public street connecting Simon Crestway to CTH Q. This street will

## ITEM #6.

provide better access and circulation within the neighborhood center and is critical to supporting the economic viability of the site.

The new intersection with CTH Q has been conceptually approved by the Dane County Highway Department. It will be located approximately 750 feet south of Woodland Drive (two blocks) and will be a limited “three-quarter” intersection providing right-in right-out access to northbound CTH Q and a left-in only from southbound CTH Q. To accommodate anticipated growth and increased vehicle travel in the Waunakee area, the section of CTH Q between Woodland Drive and Peaceful Valley Parkway will be widened to four lanes. FDG and the Village have reached a general concurrence on cost-sharing for the lane improvements along the Woodland Crest frontage.

Planned Bike and Walking Path Linkages.

In addition to the on-street bike lanes on CTH Q and Simon Crestway, FDG will also be constructing a paved bike path along the easterly side of CTH Q as called for in the Waunakee-Westport JPA Plan.

A paved bike and walking path connecting Simon Crestway to the future extension of Endres Road is also being proposed. This path linkage is subject to change and will be coordinated with the developer of the Kilkenny Farm neighborhood.

### Site Topography, Drainage, and Stormwater Management.

The existing topography of this site is distinguished by a prominent ridge which divides the property such that 2/3s drains north and 1/3 drains south. Current policy by the Village of Waunakee and the Town of Westport requires that for new development the amount of stormwater runoff that is permitted to flow off of the property cannot exceed the amount of runoff from the site in its current pre-development condition. Essentially this means that stormwater management facilities for all new development in the JPA must infiltrate 100% of the increase in storm runoff volumes created by the development.

The practical impact of attaining this goal in the Woodland Crest Neighborhood Center creates over 3 acres of stormwater infiltration basins – approximately 9 % of the project area.

The stormwater management facilities planned for the Woodland Crest Neighborhood Center will meet the following Village and Town requirements:

- Reduce the total suspended solids by 80 percent during the 1-year, 24-hour storm event assuming no re-suspension.
- Treat the first 0.5 inches of runoff using the best oil and grease removal technology available.
- Maintain predevelopment peak runoff rates for the 1-, 2-, 5-, 10-, 25-, 50-, and 100-year, 24-hour storm events.

- Infiltration practices designed to accommodate the storm water runoff volume difference between the pre-development and post-development 100 year, 24-hour storm event.

Despite their impact of reducing the developable (and taxable) acreage within the Woodland Crest project area, FDG recognizes and endorses the important function that these stormwater management facilities contribute to the sustainable design of this development. The basins will be restored provide a significant amount of naturalized open space and wildlife habitat for the community in addition to their functional purposes for managing and treating stormwater runoff.

#### Utilities

All municipal utilities and private utilities are available and have the capacity to be extended to serve the development in the Woodland Crest Neighborhood Center.

## ITEM #6.

### Rationale for Planned Unit Development Zoning

Planned Unit Development Zoning is requested for the Woodland Crest Neighborhood Center to allow the Forward Development Group greater flexibility in creating a viable commercial development while ensuring substantial compliance with the basic intent of the Village of Waunakee zoning and land development requirements.

More explicitly, the Planned Unit Development District for the Woodland Crest project enables:

- Creative and flexible design requirements for appropriate landscape buffering for the planned Kilkenny Farm neighborhood located immediately to the east.
- Maximizing site and lot utilization with smaller setbacks and larger lot coverage standards to offset the land area that is required to satisfy sustainable stormwater management practices
- Flexibility to respond to market demands which may be more selective as to site locations and dimensions than can be anticipated at the present time.
- Flexibility to respond to and address development financing standards which require both municipal approvals and business commitments before financing commitments are finalized.
- The ability to limit and prohibit certain uses within the neighborhood.

**Development Standards for the Woodland Crest Neighborhood Center**

It is the intention of the Forward Development Group to develop the Woodland Crest Neighborhood Center through the completion of site and infrastructure improvements that comply with the development standards of the Village and that comply with the adopted plans of the Village of Waunakee and Town of Westport.

To accomplish this, FDG has formulated the following described “Development Standards” which will govern land use, building and parking area location, and building size. Exhibit D is a table which summarizes the projected maximum floor areas, impervious surface areas and overall open space based on the development standards.

FDG will also install buffer landscaping along the easterly perimeter of the Woodland Crest property adjoining the existing and planned residential neighborhoods as part of the site improvements constructed for the platting of the property. Maintenance of the landscape buffer area will be assigned to the owners of the underlying lots. Exhibit E is the plan for this buffer landscaping.

In addition, FDG has prepared “Development Guidelines” to which will regulate architectural and site improvements constructed by the purchasers of the lots within this project. FDG will be establishing an Architectural Review Committee that will oversee and approve building and site improvements before they are submitted for Village building permit approval. The Woodland Crest Development Guidelines are included as Exhibit F.

Except for the specific setback, bulk and use restrictions that are described in the following section, the Village Zoning and Subdivision Ordinances will regulate land uses and development within the Woodland Crest Neighborhood Commercial Center.

To address the “Residential Sensitive Design” criteria articulated in JPA Comprehensive Plan Amendment, the following section is organized such that the specific development requirements for lots 8, 9, and 10 are listed in the subsection entitled “Development Standards for Neighborhood Sensitive Design Area” – this area is referenced on the General Plan Map.

**Development and Use Standards for lots 1 thru 7 Woodland Crest.****Permitted Uses:**

In addition to all of the permitted and conditional uses allowed under the Village C-1 Commercial General Commercial District, the following uses are allowed:

- Restaurants with drive-thru service window
- Financial Services with up to 3 drive-thru lanes
- Residences located on second or third floor of buildings

## ITEM #6.

- Temporary (seasonal) outdoor display and sales of products such as Christmas Trees and landscape plants
- Farmers Markets
- Call centers
- Data processing Centers
- Health Clubs
- Convenience Stores with fuel sales and car wash. Underground fuel tanks, fuel dispensing pumps, and accessory equipment must be located at least 20 feet from public street ROWs
- Medical and Dental Clinics and Offices. Including: Accessory uses related to the primary function of the clinic or office (such as: laboratory, pharmacy, physical and occupational therapy rooms, sales of medical supplies, eye glasses, data processing centers, cafeterias for use of employees and patients) provided such uses are wholly enclosed within the principal building on the lot.

### Uses Not Permitted:

The following uses and activities are not permitted: Airport/heliport, Automobile and Truck washes not accessory to convenience store use, Automobile sales and rental, Truck sales and rental, recreational vehicle sales and rental, Motor vehicle repair and service, Manufactured Home sales, Dairies, Freight terminals, Telecommunications transmitting towers, Outdoor Theatres, Outdoor storage of products or materials except for seasonal merchandise displayed in defined areas (such as a Christmas Tree Sales lot or garden plant sales lot) , outside parking of delivery vehicles or semi tractors or semi-trailers for longer than two (2) hours or overnight, outdoor display or storage of merchandise for sale or rental by businesses that are not located on the lot, in-patient care facilities for psychiatric care, therapy or substance abuse treatment.

### Setbacks:

Buildings (including roof eaves, canopies, awnings, porches, entry stoops, balconies) and free standing canopies shall comply with the following setback standards:

#### Public Street Right-of-Way:

Buildings:	15 feet
Parking Lot Pavement:	6 feet

#### County Hwy Q Right-of-way:

Buildings;	42 feet
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Parking Lot Pavement: 15 feet

**Peaceful Valley Parkway and Woodland Drive Rights-of-Way**

Buildings: 25 feet

Parking Lot Pavement: 6 feet

**Side Property Lines:**

Buildings: 15 feet\*

Parking Lot Pavement: 5 feet\*

**Rear Property Line:**

Buildings: 15 feet\*

Parking Lot Pavement: 5 feet\*

\* An exception to permit a zero lot line for buildings and parking areas is permitted when the adjoining lots (or lots) are improved and managed as a unified development and a permanent joint use agreement is executed and recorded .

**Lot Development and Building Mass Standards**

Maximum Floor Area Ratio: 0.30

Minimum on lot open-space area: 10% of total lot area including onsite stormwater facilities.

Maximum Building Height: Per Village Zoning Ordinance

Minimum Building Separation: 20 feet (when multiple buildings on lot)

**Development Standards for Neighborhood Sensitive Design Area**

For the purposes of implementing the development criteria articulated in the JPA the development and uses on Lots 8, 9, and 10 shall comply with the following requirements:

**Permitted Uses**

- Medical and Dental Clinics and Offices. Including: Accessory uses related to the primary function of the clinic or office (such as: laboratory, pharmacy, physical and occupational therapy rooms, sales of medical supplies, eye glasses, data processing centers, cafeterias for use of employees and patients) provided such uses are wholly enclosed within the principal building on the lot.
- Professional Offices

## ITEM #6.

- Child and Adult Daycare

### Uses Not Permitted:

The following uses and activities are not permitted: Airport/heliport, Automobile and Truck washes not accessory to convenience store use, Automobile sales and rental, Truck sales and rental, recreational vehicle sales and rental, Motor vehicle repair and service, Manufactured Home sales, Dairies, Freight terminals, Telecommunications transmitting towers, Outdoor Theatres, Outdoor storage of products or materials except for seasonal merchandise displayed in defined areas (such as a Christmas Tree Sales lot or garden plant sales lot) , outside parking of delivery vehicles or semi tractors or semi-trailers for longer than two (2) hours or overnight, outdoor display or storage of merchandise for sale or rental by businesses that are not located on the lot, in-patient care facilities for psychiatric care, therapy or substance abuse treatment.

### Setbacks:

Buildings (including roof eaves, canopies, awnings, porches, entry stoops, balconies) and free standing canopies shall comply with the following setback standards:

#### Public Street Right-of-Way:

Buildings: 15 feet

Parking Lot Pavement: 6 feet

#### County Hwy Q Right-of-way:

Buildings; 42 feet

Parking Lot Pavement: 15 feet

#### Peaceful Valley Parkway and Woodland Drive Rights-of-Way

Buildings: 25 feet

Parking Lot Pavement: 6 feet

#### Side Property Lines:

Buildings: 25 feet\*

Parking Lot Pavement: 5 feet\*

Parking Lot Pavement from existing or planned residential use: 25 feet

#### Rear Property Line:

Buildings: 25 feet\*

Parking Lot Pavement: 5 feet\*

Parking Lot Pavement from existing or planned residential use: 25 feet

\* An exception to permit a zero lot line for buildings and parking areas is permitted when the adjoining lots (or lots) are improved and managed as a unified development and a permanent joint use agreement is executed and recorded .

Lot Development and Building Mass Standards

Maximum Floor Area Ratio: 0.30

Minimum on lot open-space area: 15% of total lot area including onsite stormwater facilities but excluding the landscape buffer easement.

Maximum Building Height: Per Village Zoning Ordinance

Minimum Building Separation: 20 feet (when multiple buildings on lot)

# ITEM #6.



*Forward Development Group  
161 Horizon Drive, Suite 101A  
Verona, WI 53593*

## **WOODLAND CREST DESCRIPTION**

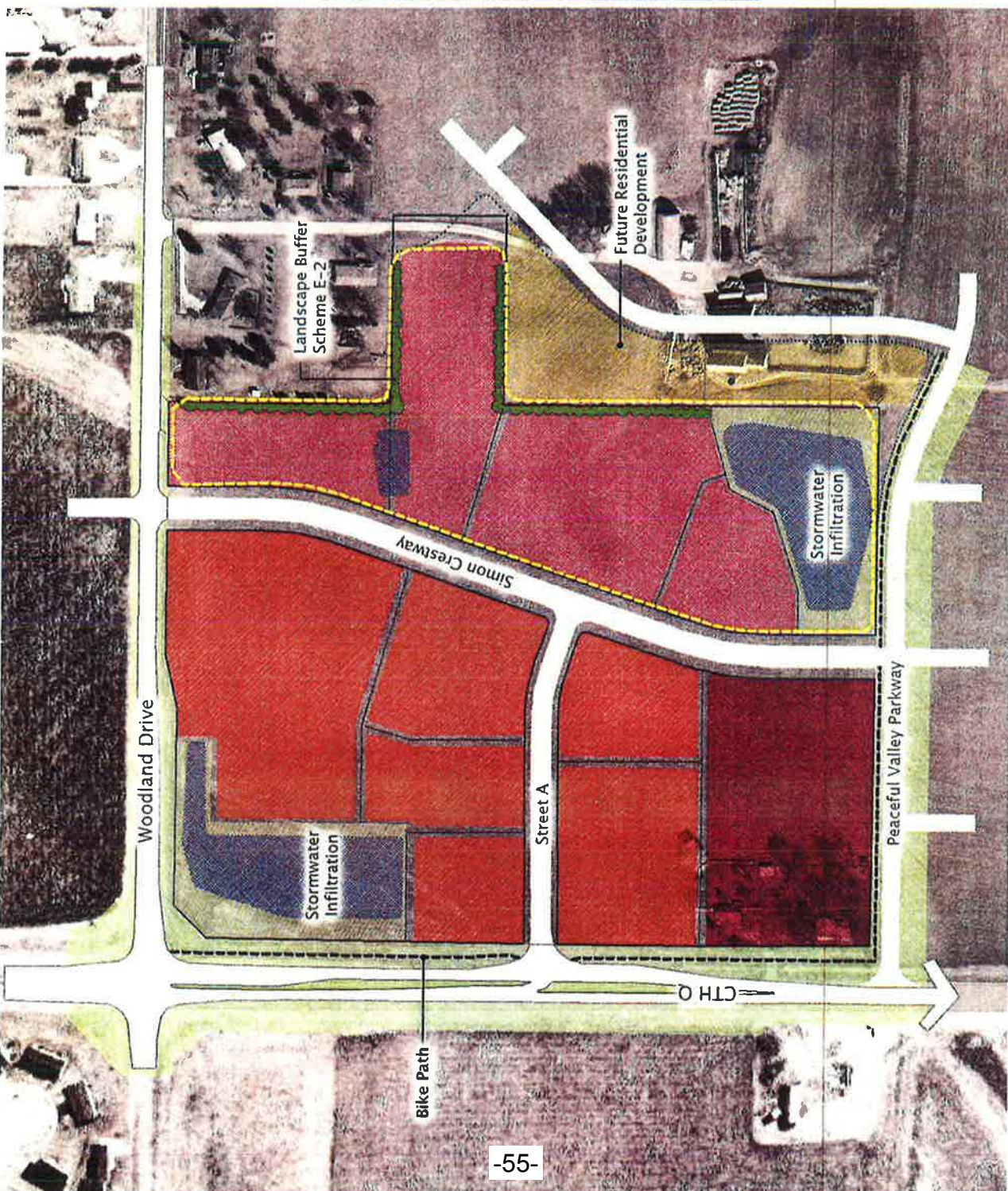
Lots 1 and 2, Certified Survey Map Number 4619 and part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter, all in Section 17, Township 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner of Section 17, aforesaid; thence South 89 degrees 31 minutes 12 seconds East along the North line of the Northwest Quarter, 181.90 feet to the Point of Beginning; thence continuing South 89 degrees 31 minutes 12 seconds East, 861.00 feet to the Northerly extension of the West line of the 1<sup>st</sup> Addition to Roamin' Acres; thence; thence South 00 degrees 17 minutes 26 seconds West along said line 439.20 feet to the Southwest corner of Lot 2, Certified Survey Map Number 6294, as recorded in Volume 30, on pages 240 and 241, as Document No. 2241241; thence South 89 degrees 25 minutes 51 seconds East along the South line of said Lot 2 extended Easterly, a distance of 344.33 feet to the Southerly extension of the Easterly right-of-way line of Endres Road; thence South 00 degrees 22 minutes 20 seconds West, 208.32 feet; thence North 89 degrees 25 minutes 51 seconds West, 344.33 feet; thence South 00 degrees 17 minutes 41 seconds West, 685.67 feet; thence North 89 degrees 31 minutes 40 seconds West, 836.09 feet; thence North 00 degrees 43 minutes 38 seconds East, 1.71 feet to the Southeast corner of Lot 2, Certified Survey Map Number 4619, as recorded in Volume 20, on page 166, as Document No. 1874286; thence North 89 degrees 22 minutes 46 seconds West along the South line of said Lot 2 a distance of 180.74 feet to the easterly right-of-way line of County Trunk Highway "Q"; thence North 00 degrees 34 minutes 23 seconds East along said easterly right-of-way line, 312.14 feet to the Northwest corner of Lot 1 of said Certified Survey Map No. 4619; thence South 89 degrees 19 minutes 18 seconds East along the North line of said Lot 1 a distance of 31.92 feet to the Easterly right-of-way line of County Trunk Highway "Q"; thence North 00 degrees 35 minutes 29 seconds East along said right-of-way line, 461.89 feet; thence North 00 degrees 49 minutes 19 seconds East along said right-of-way line, 442.14 feet; thence North 45 degrees 39 minutes 03 seconds East, 163.28 feet to the point of beginning.

Said parcel contains 1,382,349 square feet or 31.734 acres.



# ITEM #6.



## Legend

- Commercial/Retail & Services
- Medical Clinic
- Professional Office
- Stormwater Infiltration
- Open Space
- Greater attention to be given to residential sensitive design considerations
- Bike Path



MTS

REVISED GDP LAYOUT MAP

EXHIBIT M-1

JSD Professional Services, Inc. Engineers • Surveyors • Planners



WOODLAND CREST - REVISED GDP LAYOUT  
WOODLAND DRIVE CTH Q  
WOODLAND, MI 48211/2011

Table 1

**Woodland Crest General Development Plan**

**Development Statistics and Parameters**

*Subject to Change with Final Plat, Site Plan Approvals from the Westport-Waunakee JPC and Waunakee PC*

Date: 31 January 2011

Revisions: 13 May 2011 to address Village Staff Comments

Update: 19 August to incorporate site plan revision per FDG

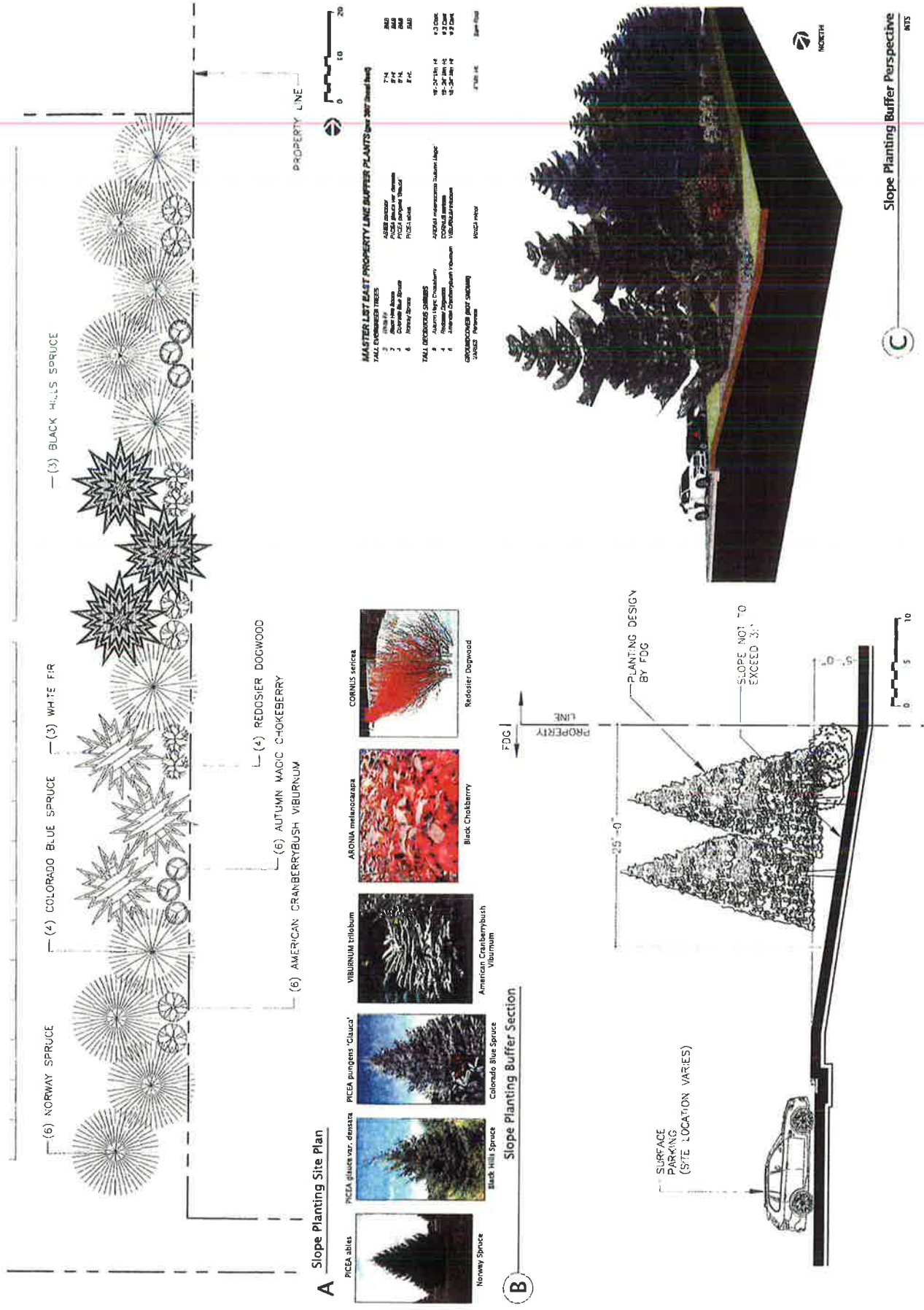
Proposed Preliminary Plat Lot	Projected Use	Lot Area		Floor Area Ratio (FAR)	Maximum Gross Floor Area (GFA) (per FAR)	Maximum Impervious Surface Area Ratio (ISR)	Minimum non Buffer Open Space	Required Landscape Buffer (1)	Total Open Space
		Sq. Ft.	Acres						
1	Commercial	243,028	5.58	0.30	72,908	90%	24,303		24,303
2	Commercial	48,850	1.12	0.30	14,655	90%	4,885		4,885
3	Commercial	53,849	1.24	0.30	16,155	90%	5,385		5,385
4	Commercial	57,822	1.33	0.30	17,347	90%	5,782		5,782
5	Commercial	81,956	1.88	0.30	24,587	90%	8,196		8,196
6	Commercial	33,198	0.76	0.30	9,959	90%	3,320		3,320
7	Professional Office	176,983	4.06	0.30	53,095	85%	26,547		26,547
8	Professional Office	240,337	5.52	0.30	72,101	85%	36,051	7,175	43,226
9	Professional Office	137,039	3.15	0.30	41,112	85%	20,556	17,400	37,956
10	Professional Office	66,603	1.53	0.30	19,981	85%	9,990	10,125	20,115
Net Developable Area		1,139,665	26.16						179,715

Summary

Notes

	Sq. Ft.	Acres	%
Commercial	518,703	11.91	37.5%
Professional Office	620,962	14.26	44.9%
Stormwater Mgt Out lots	118,736	2.73	8.6%
Street ROW	124,555	2.86	9.0%
Total	1,382,956	31.75	
Development/Built	959,950	22.04	69.4%
Open Space/Landscape	298,451	6.85	21.6%
Street ROW	124,555	2.86	9.0%
Total	1,382,956	31.75	

(1) 25 foot wide landscaped buffer adjoining residential lots



## **Exhibit F**

### **Woodland Crest Neighborhood Center Site Development and Architectural Guidelines**

The visible façades of buildings are a significant component of the “first impression” and “sense of place” of a site. Buildings form visual gateways, edges and backgrounds; their architectural elements and choice of building materials create visual character and interest; and their scale or massing contribute to the “feel” experienced by visitors and passers-by. Overall site design and specific building details need to be integrated to present a unique, inviting and memorable place.

The objective of these development guidelines is to both set minimum standards for site and architectural elements and to encourage creative, functional, and energy efficient site development. The intent is to also create a commercial area with a “sense of place” with visual elements (such as architectural features and materials, lighting fixtures, and streetscaping and landscaping elements) that carry through the entire area. The desired result is for the Woodland Crest Neighborhood Center to be an attractive, convenient, and viable “commercial node” providing services and retail goods to the surrounding neighborhoods.

#### **Purpose**

The following Development Guidelines set basic parameters, describe preferences, and illustrate a design intent for building and site development within the Woodland Crest subdivision. These guidelines are a framework within which creative design can and should occur:

#### **Principles**

- Encourage a variety of building types and styles expressed both in large scale (overall building) and small scale (architectural features) design elements.
- Promote interesting, animated architectural features without being thematic or artificial, by utilizing a diverse mix of materials applied in a variety of proportions, exposures, and detailing.
- Promote 5-sided architecture to avoid unsightly views of large un-articulated building elevations -- especially side and rear elevations, un-screened roof appurtenances, utility, and mechanical features from street ROWs, customer parking areas, and community spaces.

## ITEM #6.

- Emphasize important wayfinding nodes within the Woodland Crest development by placing distinctive architectural elements or interesting façades at prominent locations visible to people traveling to the site and moving within the site.
- Encourage a variety of building heights.
- Emphasize the pedestrian's experience with site and architectural features at street level (canopies, material details, and vegetation) and by creating comfortable public spaces (promenades, plazas, and alcoves, safe pathways, and shaded and open to sky spaces).
- Minimize and buffer views of service entries, loading facilities and utility and mechanical services.
- Promote "Green Building" techniques and use of sustainable materials.

### Guidelines

#### Site Development

- Site grading should be compatible and complimentary to natural topography and adjacent areas.
- Preserve existing landforms and vegetation in their natural state to the extent practical by minimizing modification of areas that are not essential to the project.
- Grading - Generally, man-made slopes should not be steeper than 3:1. Slopes that are steeper must be permanently vegetated with low maintenance plantings. When retaining walls are utilized, the vertical wall faces shall not exceed 5 feet. When terraces or benches are needed for higher walls, the terrace shall provide a planting bed area that is a minimum of 5 feet wide. The terrace shall be landscaped with deciduous and coniferous trees, shrubs or perennials, appropriate to the overall scale of the wall.

#### Parking Lots

- All parking areas shall comply with the Village Parking requirements enumerated in Sec. 106-923 of the Village Code of Ordinances.
- Parking stalls shall be clearly delineated. Parking lots and loading areas shall have poured in place concrete curbing.
- Parking stalls shall be located minimum of 6 feet from public ROW.

- Sidewalks which adjoin parking stalls shall be at least 6 ft wide in order to maintain an accessible walkway width while accommodating vehicle bumper overhang.
- Landscaped islands are required within parking lots in order to reduce the heat island effect and to soften the visual appearance of large expanses of pavement.
- Landscaped island minimum dimensions:
  - "Peninsula" islands at ends of a single parking row: 4 feet wide measured from the back of curb and 70 square feet in area (exclusive of curb)
  - "End" islands at end of double sided parking row: 4 feet wide measured from the back of curb and 140 square feet in area (exclusive of curb)
  - "Internal" islands: 25 square feet (5' x 5' diamond exclusive of curb)
- 1 peninsula or end island at each end of every parking row. For double parking rows exceeding 108 lineal feet in length one internal island should be installed a minimum of 45 feet from either end of the parking row.
- Parking Island Landscaping: 1 canopy tree (2.5" dia. at collar of planting) with vegetative, bark or decorative stone mulch, or decorative metal grate per island.
- To visually soften parking areas, perimeter screening is required along the edge of parking lots that are adjacent to public ROWs. Screening shall consist of deciduous or evergreen shrubbery maintained as a linear mass with a mature and maintained height of 3 to 4 feet and at least 40% to 50% opacity to screen parked vehicles. Perimeter screening shrubbery shall be planted such that mature shrubs do not encroach into the parking stall, door opening space, parking access aisle or to within 2 feet of sidewalks and walkways.
- Trees and vegetation. (See Plant List to be provided)

#### Site Lighting

- All site and exterior building lighting shall be "Dark Sky" compliant.

	Min. average <u>maintained footcandles</u>	Uniformity <u>(Avg: Min)</u>
Parking Areas & Drives	1.0	6:1
Sidewalks (adjoining drives)	0.9	6:1
Pedestrian Plazas and Entry-ways	2.0	6:1

Maximum fixture ht. above grade: 20 feet

Maximum light level at property lines: maximum of 0.5 average maintained foot candles

## ITEM #6.

Fixture Type: 90 degree downcast, full cut-off fixtures without drop lenses for all lighting over 150 watts, including lighting under building canopies.

It is expected that similar fixture styles will be utilized throughout the Woodland Crest development area in order to provide subtle visual continuity to the overall development.

### Pedestrian Circulation and Connectivity

Creating safe, inviting and convenient pedestrian circulation between separate buildings and locations is a component of the intended experience and character of the Woodland Crest development.

- Internal pedestrian walkways should be located to provide convenient connectivity between public street sidewalks and parking lot sidewalks and the principal customer entrance of all buildings. Walkways should also connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings and community spaces.
  - Walkways shall be at least 6 feet in width and have a maximum gradient of 5%.
  - When walkways cross parking aisles and access drives they should be clearly distinguished from the adjoining pavement by painted striping, texture or materials (brick or patterned concrete), or color.
- Sidewalks along the building façade featuring a customer entrance should be eight (8) feet wide exclusive of any merchandise display or vending area or other obstruction (such as directional signage, kiosks, fire hydrants, trees, or landscape beds).
- Sidewalks along other building façades should be six (6) feet wide exclusive of any merchandise display or vending area or other obstruction (such as directional signage, kiosks, fire hydrants, trees, or landscape beds).

### Architectural Design Elements

#### Building Facades

- Façades greater than 40 feet in length shall incorporate wall plane projections or recesses having a minimum depth of 12 inches and extending for at least 20% but not more than 40% of the façade length.
- All single story buildings should express a floor height of 12 to 14 feet.
- Buildings with drive-through facilities should have a “tower” element and/or express a story-and-a-half or two-story façade.

- Ground floor façades or that portion of the façade which constitutes the ground floor, that face or abut public streets, or the customer parking area of the building, shall incorporate the following types of features along at least 40% of the façade length:
  - Arcades
  - Windows for vision or display
  - Customer entrances
  - Awnings, canopies, porticos or trellises
  - Outdoor patios or community features

In addition, where the buildings contains multiple stores (such as in-line retail spaces), with separate exterior customer entrances, the ground level façade(s) of such stores should include windows or product display windows for no less than 40% of the length of the store façade facing a public street and/or customer parking area.

- Building façades shall include a repeating pattern that includes no less than 2 of the following elements:
  - Color change
  - Texture change
  - Material change
  - Expression of an architectural or structural bay through a change in plane, no less than 18 inches in width, such as an offset, reveal, or projecting rib.

At least one of these elements should repeat horizontally with the length of the façade.

- The exterior finish of building shall be durable non-combustible materials and should convey a sense of relationship between adjacent buildings located on the same development site. Exterior finish materials are limited to:
  - Brick
  - Integrally colored CMU
  - Natural Stone
  - Glass
  - Glass Block
  - Masonry Stucco
  - EIFS provided that EIFS shall not be used on the lower 36" of any wall abutting, or within 6 feet of a sidewalk, parking stall or driveway.
  - Decorative Concrete provided it is:
    - Burnished to create a terrazzo appearance, or
    - Professionally colored and patterned to create a high quality brick appearance, or

## ITEM #6.

- Professionally colored and patterned to create stucco appearance, or
- Professionally colored and patterned to create a high quality travertine appearance.

- Material changes should occur at interior or reverse corners.
- Façade colors shall be low reflectance, subtle, neutral or earth tone colors. Building trim and accents may feature other materials (including metal) and brighter colors (including primary colors).

### Architectural Lighting

- Architectural accent lighting is permitted provided that it is low wattage LED and is not visible from the residential neighborhood located east or south of the Woodland Crest development.
- Security lighting illuminating entry doors and loading areas must be full cut-off fixtures to prevent light spillage beyond the property line of the building lot.

### Roofs

- At a minimum, roof lines shall be varied with a change in every 80 linear feet of façade length.
- Roofs shall have either:
  - Parapets. Parapets shall have three dimensional cornice treatments. The average parapet height shall not exceed 15% of the supporting wall height and shall not at any single point exceed 33% of the supporting wall height; or
  - Eaves. Eaves should extend at least 3 feet beyond the supporting wall.
- Sloped roofs should not have more than 3 roof slope planes. Eave to ridge height (measured vertically) should not exceed the height of the supporting wall.
- Roof mounted mechanical equipment must be screened so as to not be visible from adjoining residential properties, public ROWs, customer parking, or community spaces. It is preferable for the wall/roof elements (such as parapets, gables, or dormers) be utilized to provide screening rather than secondary screening structures.

### Customer Entrances

Each building shall have a clearly defined, highly visible customer entrance featuring no fewer than three of the following

- Canopies or porticos
- Overhangs
- Recesses or projections
- Arcades or trellises
- Raised corniced parapets above the door(s)
- Display windows
- Peaked roof forms
- Arches

### Community Features and Outdoor Spaces

At least one of the following features or spaces shall be provided for the area encompassing Lots 1, 3 and 4. The community feature or community space shall be a minimum of 400 square feet in size. A minimum of 20% of the community feature or space shall be vegetated.

- Public Patio - seating area
- Pedestrian plaza with benches
- Window shopping walkway
- Kiosk area
- Other deliberately shaped area and/or focal feature or amenity that adequately enhances the site as a public space

### Delivery / Loading, Storage and Utility Areas and Operations

- Where possible delivery and loading docks, garage doors, product storage, utility boxes, trash dumpsters, compactors, and recycling facilities shall be located as far as possible from adjoining residential areas and shall be screened with landscaping and opaque fencing to be minimally visible from any residential lot or dwelling unit, public ROW or customer parking area. Such screening or buffering should have an opacity of 50% to 75% for a height of 6 feet above ground level.
- Dumpsters shall be kept within screened and fenced enclosures and shall not be permitted to occupy customer or employee parking spaces or access drives except during the time that they are being serviced by the waste hauler.
- HVAC and other ancillary mechanical equipment shall be located to reasonably minimize noise, vibration, glare, and odor impacts to adjacent public walkways and residential areas. Such equipment shall be screened with landscaping and opaque fencing.

# ITEM #6.

## Landscaping

- Building foundations. Where the lowest 36 inches of an exposed building façade is within 20 feet of a public or private sidewalk, the building wall shall have foundation planting beds landscaped with shrubbery or perennial plantings. The planting beds shall be at least 3 feet wide and have a minimum total length (in aggregate) equal to 33% of the façade length.
- Lawn and Yard Areas
  - 1 overstory tree per 3000 square feet of lawn area not including the required parking lot trees or screening landscape buffer areas.
- Visually intrusive site elements. Landscaping and screening fences shall be used to screen areas of low visual interest such as loading docks, waste management equipment, service areas, and open storage areas to minimize their view from ROWs, customer parking areas, site community spaces and adjoining residential lots.
- Landscape Accent Lighting. The following are permitted:
  - Uplighting and illuminating specimen landscape plantings or features with Association approval.
  - Spotlights limited to illumination of national or sovereign flags.
  - Walkway and pedestrian plaza lighting with downcast landscape lighting or bollard lighting
  - String lighting in trees in immediate vicinity of outdoor patios

## Signage

Per Village requirements and limitations  
Backlit only, no external spotlight illumination.

PLANT LIST (List of acceptable and prohibited species and varieties to be provided)



OTS 1 AND 2, CERTIFIED SURVEY MAP No. 4619, AS RECORDED IN VOLUME 20, ON PAGE 166, AS DOCUMENT No. 1874286, ALSO PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 9 EAST, VILLAGE OF WAUNAKEE, DIANE COUNTY, WISCONSIN

Department of Administrative