



**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT
JOINT PLAN COMMISSION
5387 MARY LAKE RD, WESTPORT
May 10, 2016 - 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, John Van Dinter, Eileen Bruskewitz, Pat McGowan, Mark McGuire,
Brad Zeman

MINUTES

1. April 12, 2016

PUBLIC COMMENT

NEW BUSINESS

1. Initial Consult, Jay Williamson CSM & Rezone, STH 113, Town of Westport
2. Initial Consult, North Oak Gourmet Meats, 5371 Farmco Dr., Town of Westport
3. Initial Consult, Kilkenny Farms GDP Amendment for Lot 263/264, Village of Waunakee
4. Discussion/Action on Waunakee Community Bank, Site Plan and SIP Amendment, Village of Waunakee
5. Discussion/Action on Site Plan for Lot Adjacent to Trader Gus Shell
6. Comprehensive Plan Update and Draft Plan Review

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 June 14, 2016.

ITEM #1.



Village of Waunakee and Town of Westport Joint Plan Commission

A regular meeting of the Waunakee/Westport Joint Plan Commission was held Tuesday, April 12, 2016, 6:00 p.m. at the Town of Westport Community Room, 5387 Mary Lake Road, Town of Westport.

CALL TO ORDER

Mr. Sipsma called the meeting to order at 6:15 p.m. due to open house for First Presbyterian Church Hwy Q Access from 5:00-6:00 p.m. running long.

Members Present: Ken Sipsma, John Van Dinter, Eileen Bruskewitz, Pat McGowan, Brad Zeman

Members Absent: Mark McGuire

Also Present: Kevin Even, Tracy Meinholz, Jason Bollig, Bryan Mann, Steve Peotter, Marty O'Connor, Calvin Meyers, Jerry Connery, Tim Kiefer, Bob Somermeyer, Leonard Allen, Gary Herzberg, Don Tierney, Jerry Tierney, Mike Lawton, Jim Becker, Allie Devine, Werner Gade.

APPROVAL OF MINUTES

Motion McGown, second Van Dinter, to approve the minutes from the March 8, 2016 Joint Plan Commission meeting. Motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

Initial Consultation, Oregon Community Bank Site Plan, Kilkenny Farms, Village of Waunakee

Representatives from the bank presented the preliminary plans. Commission members were receptive. Applicant will make a formal submittal for the next meeting. No action taken.



Discussion/Recommendation on Certified Survey Map, Lot 264 Kilkenny Farms, Village of Waunakee

This CSM will divide the lot to accommodate the proposed Oregon Community Bank site. Motion Van Dinter, second Zeman, to recommend approval of the Lot 264 CSM to the Village Board subject to all staff comments. Motion carried.

Discussion/Action on O'Malley Parkland Proposed Use

Mr. Even stated that they are looking for direction as to whether active parkland would fit in with the previous passive park vision for this corridor as part of the Heritage Foundation purchase. If so, 10 acres could be set aside. There would be some financial considerations that would need to be worked out as well. Motion McGowan, second Bruskewitz, to recommend exploring a possible purchase of 10 acres for active parkland. Motion carried, 4-0-1 with Sipsma abstaining.

County Highway Q Construction Project/Public Comment

Prior to the JPC meeting, there was an open house from 5-6 p.m. to discuss the project. 48+ people attended asking questions and voicing concerns about not being included in the planning process. Kent Straus of Strand Associates presented the proposed improvements. Mr. Even stated that the Village staff has been working with a group from the First Presbyterian Church on possible alternatives for access to the property for some time now. Mr. Even passed out a letter from the church stating that they prefer the right-in/right-out option, instead of a temporary access road until further development occurs to the west. They ultimately support a roundabout at Water Wheel Drive, but understand that this is not an option at this time.

Mr. Sipsma stated that the previous approval was for 2 signals on CTH Q. No action is necessary unless there is a motion to change the previously approved plan. No such motion was made.

Comprehensive Plan Update

Mr. Even gave an update on the survey and open house planned for April 20, 2016.

Initial Consultation, Home Again Assisted Living Site Plan, Kilkenny Farms, Village of Waunakee

Marty O'Conner and Jerry Connery presented plans to construct an "aging in place" facility on 2 acres of land in Kilkenny Farms. This use is allowed in this development. Applicant advised to work with staff on a formal submittal. No action taken.

ADJOURN

Motion McGowan, second Bruskewitz, to adjourn the meeting at 7:34 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: _____

ITEM #1.



Williamson CSM & Rezone

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" = 413'

VILLAGE OF WAUNAKEE

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

Print Date: 5/5/2016



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

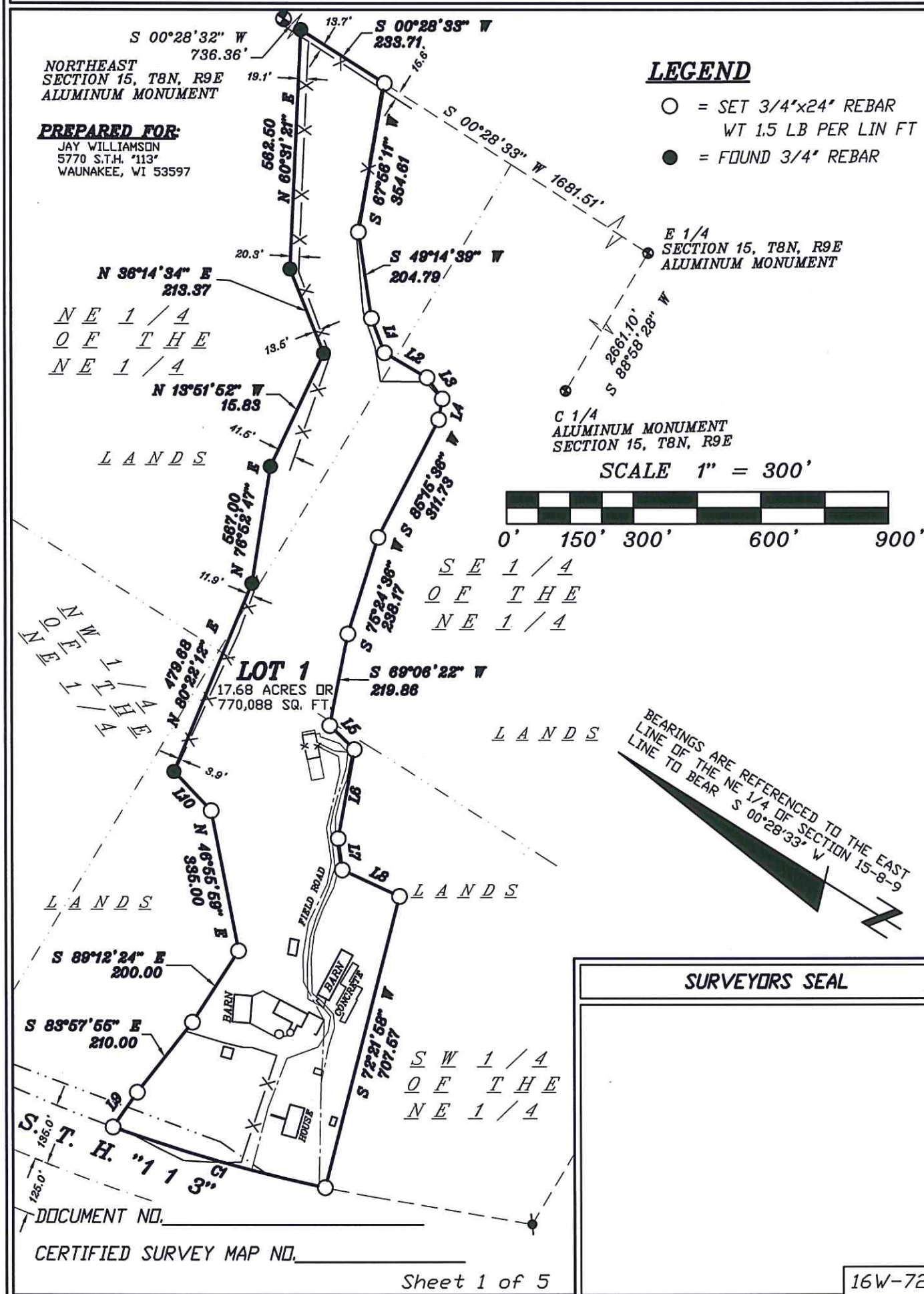
PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Letter of Intent

Jay Williamson is requesting a rezone and CSM approval in order to separate the existing farm buildings and un-tillable land from the remaining agricultural land. Jay is looking to sell the farm land to an adjoining farmer while keeping ownership of the new CSM lot. Currently they use these farm buildings to house livestock and would like to continue this use. This parcel falls within the Village of Waunakee ETZ so we are requesting the zoning to be changed to the Village A-1. The parcel that we have proposed would be 17.68 acres. There are no plans at this time to change the existing conditions of the home or the farm buildings on this site.

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.



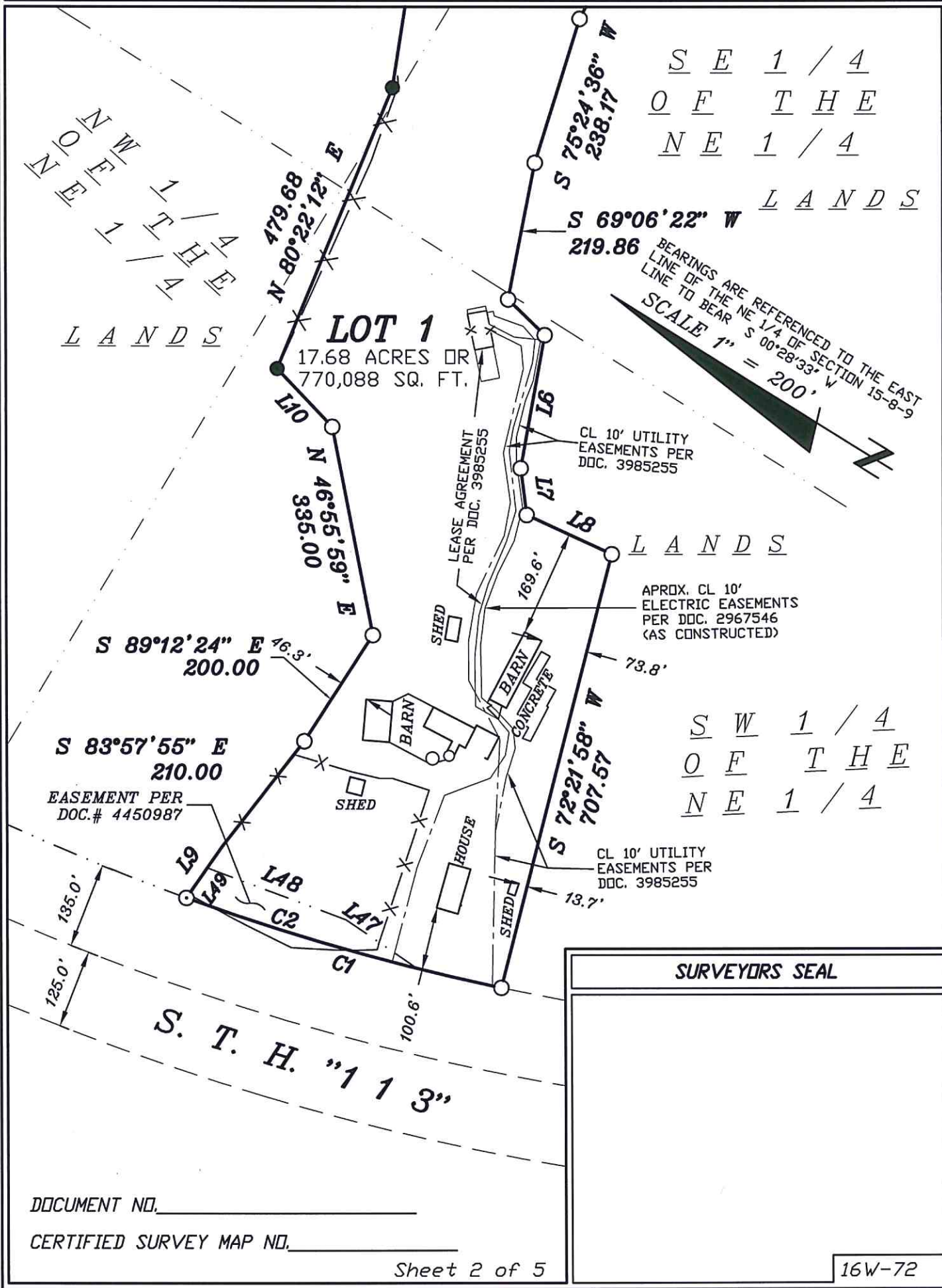


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part a parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Northeast corner of said Section 15; thence S 00°28'32" W, 736.36 feet to the point of beginning.

thence continue S 00°28'32" W, 233.71 feet; thence S 67°56'11" W, 354.61 feet; thence S 49°14'39" W, 204.79 feet; thence S 37°10'26" W, 86.69 feet; thence S 01°54'40" E, 116.25 feet; thence S 22°18'04" W, 61.39 feet; thence S 67°48'55" W, 49.55 feet; thence S 85°15'36" W, 311.73 feet; thence S 75°24'36" W, 238.17 feet; thence S 69°06'22" W, 219.86 feet; thence S 12°00'25" W, 80.71 feet; thence S 68°17'00" W, 213.44 feet; thence S 50°38'20" W, 74.21 feet; thence S 07°26'48" E, 148.57 feet; thence S 72°21'58" W, 707.57 feet to the easterly right of way of State Highway "113"; thence along said right of way and the arc of a curve concaved easterly having a radius of 3,684.72 feet and a long chord bearing N 16°12'08" W, a distance of 517.94 feet; thence S 87°16'34" E, 100.00 feet; thence S 83°57'55" E, 210.00 feet; thence S 89°12'24" E, 200.00 feet; thence N 46°55'59" E, 335.00 feet; thence N 14°22'27" E, 126.41 feet; thence N 80°22'12" E, 479.68 feet; thence N 76°52'47" E, 567.00 feet; thence N 13°51'52" W, 15.83 feet; thence N 36°14'34" E, 213.37 feet; thence N 60°31'21" E, 562.50 feet to the point of beginning. This parcel contains 770,088 square feet or 17.67 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

CURVE TABLE

C#	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	518.36	3684.72	517.94	N 16°12'08" W	01°47'41"
C2	378.55	3684.72	378.38	N 15°06'55" W	05°53'10"

LINE TABLE

L#	BEARING	DISTANCE
L1	S 37°10'26" W	86.69
L2	S 01°54'40" E	116.25
L3	S 22°18'04" W	61.39
L4	S 67°48'55" W	49.55
L5	S 12°00'25" W	80.71
L6	S 68°17'00" W	213.44
L7	S 50°38'20" W	74.21
L8	S 07°26'48" E	148.57
L9	S 87°16'34" E	100.00
L10	N 14°22'27" E	126.41

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Jay E. Williamson

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Jay E. Williamson to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL

ITEM #1.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Westport on this ____ day of _____, 20__.

Thomas G. Wilson
Town Clerk

VILLAGE OF WAUNAKEE APPROVAL

Resolved that this certified survey map in the Town of Westport is hereby acknowledged and approved by the Village of Waunakee on this ____ day of _____, 20__.

Julee Helt
Village Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

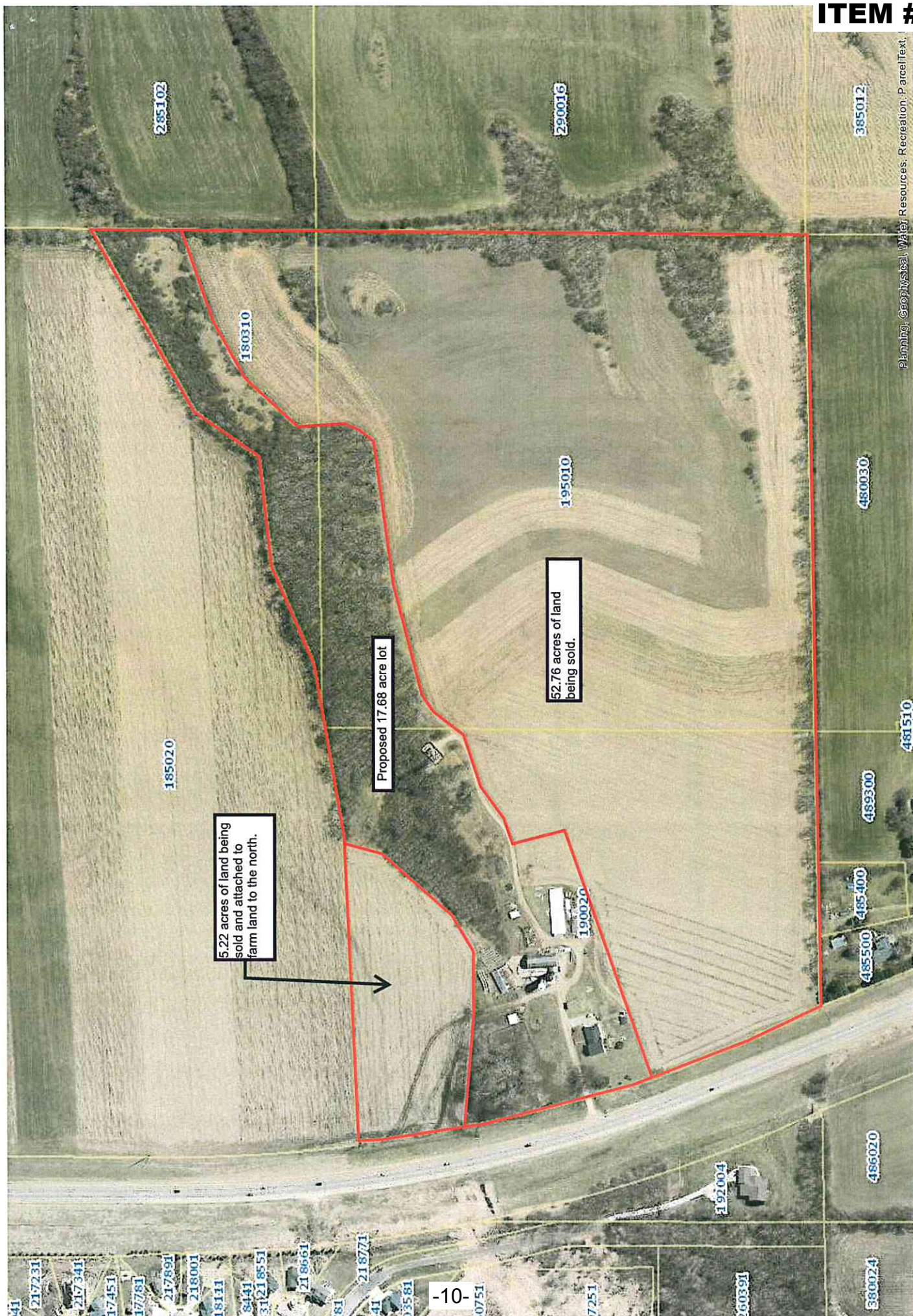
Received for recording this ____ day of _____, 20__ at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



ITEM #2.



North Oak Gourmet Meats Consult



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" = 111'

VILLAGE OF WAUNAKEE

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

Print Date: 5/5/2016

Hi,

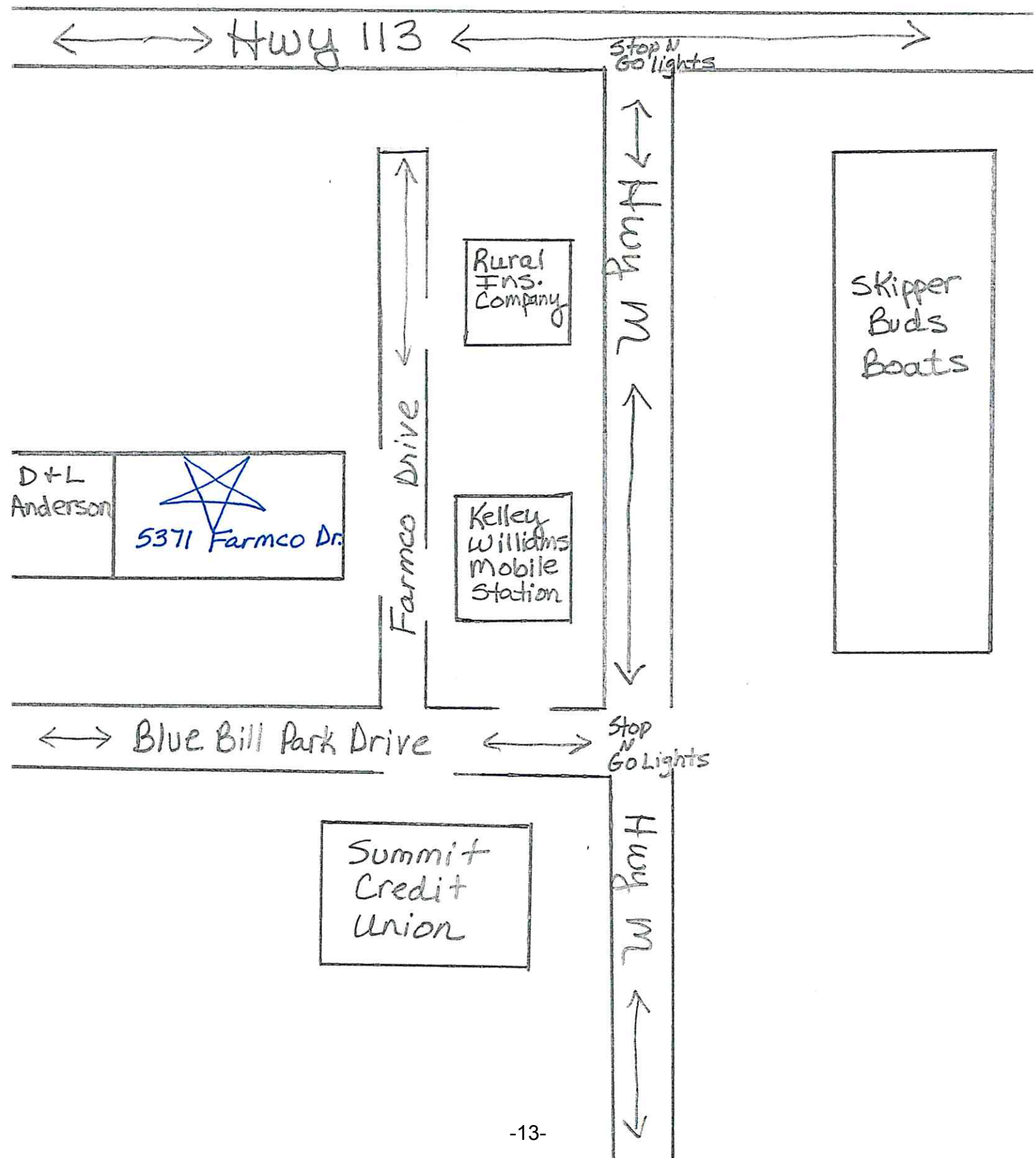
We are Steve and Barb Beloungy with North Oak Gourmet Meats, and we would like your consideration in re-zoning the property of 5371 Farmco Drive so we can start up our retail store. Currently it is zoned as C2.

We are planning to start our business as retail by selling our Beef Jerky, Beef Sticks, Specialty Brats, and other meats and cheeses. We also plan to open a sandwich shop within the same facility in the future.

We thank you for your consideration in getting this property re-zoned so we can start our business.

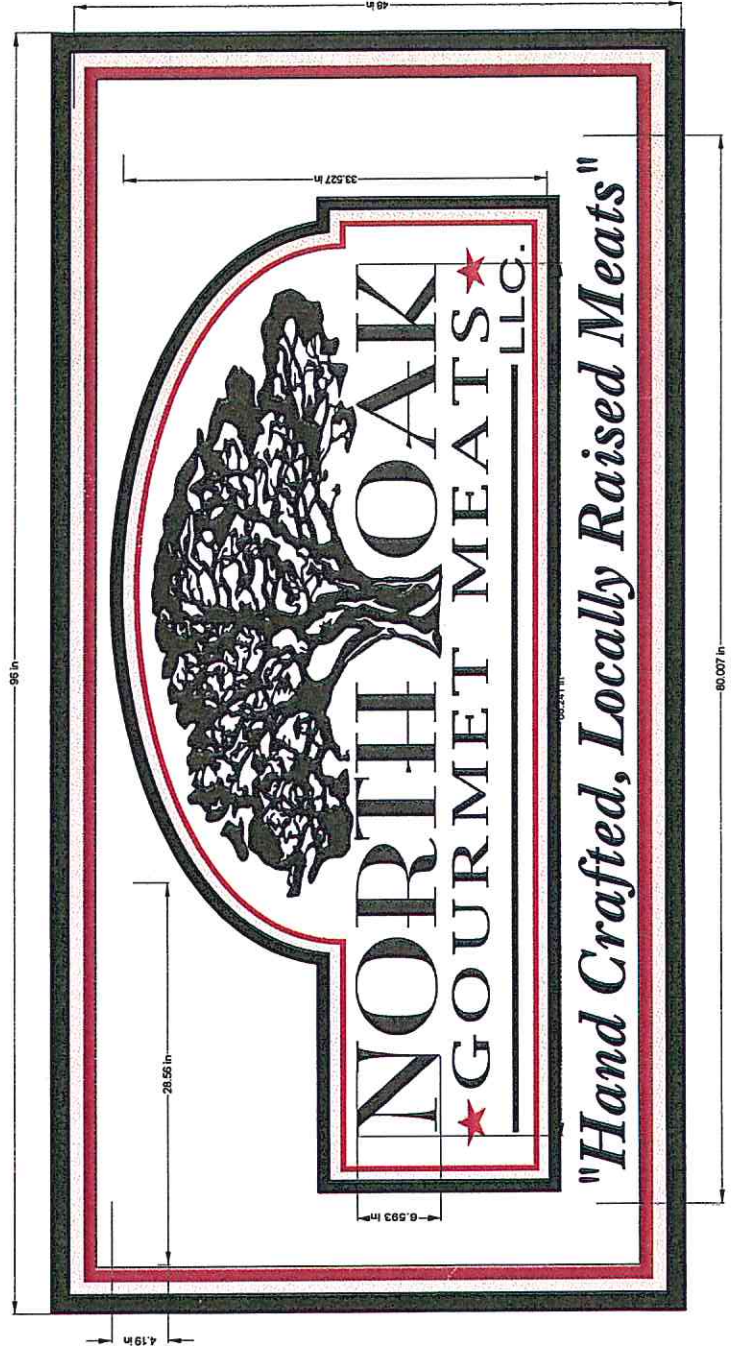
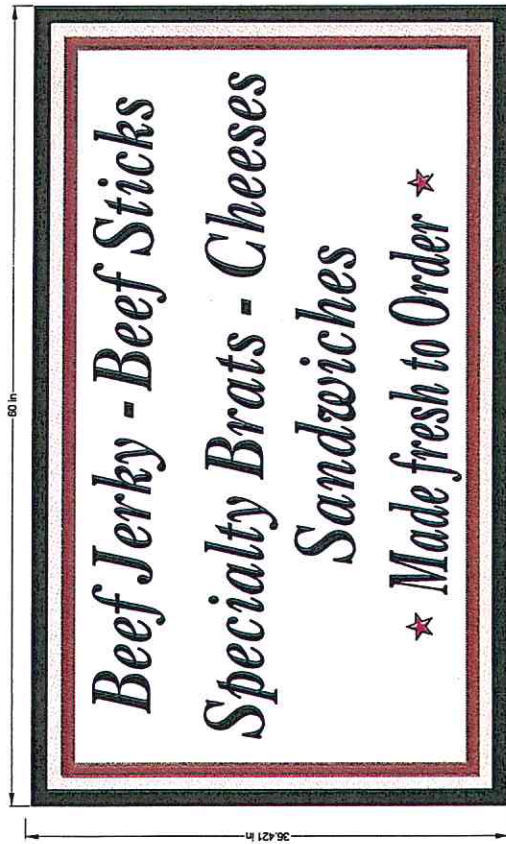
Thank you,
Steve & Barb Beloungy
North Oak Gourmet Meats

ITEM #2.





ITEM #2.





Lot 263-264 GDP Amendment



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" = 535'

VILLAGE OF WAUNAKEE

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

Print Date: 5/5/2016

ITEM #3.



PLAN COMMISSION APPLICATION

PROJECT ADDRESS / NAME: Amendment to General Development Plan - Kilkenney Farms
Lots 263 & 264

APPLICANT:	<u>Kilkenney Farms, LLC</u>		
ADDRESS:	<u>3564 Egge Road, De Forest, WI 53532</u>		
PHONE:	<u>608-241-0102</u>	EMAIL:	<u>jktierney@frontier.com</u>

OWNER:	<u>Kilkenney Farms, LLC</u>		
ADDRESS:	<u>3564 Egge Road, De Forest, WI 53532</u>		
PHONE:	<u>608-241-0102</u>	EMAIL:	<u>jktierney@frontier.com</u>

PROJECT DESCRIPTION: Amendment to General Development Plan for
Lots 263 & 264, Kilkenney Farms, Village of Waukegan, relating to
placement of convenience store

OWNER/APPLICANT SIGNATURE: [Signature]

DATE: 4/15/16

FEES: (CHECK ALL THAT APPLY)

- | | |
|--------------------------|---|
| • SITE PLAN | <input type="checkbox"/> \$320 |
| • REZONE | <input type="checkbox"/> \$345 |
| • CONDITIONAL USE PERMIT | <input type="checkbox"/> \$350 |
| • CERTIFIED SURVEY MAP | <input type="checkbox"/> \$100 + \$25 per lot |
| • PRELIMINARY PLAT | <input type="checkbox"/> \$100 + \$50 per dwelling unit |
| • FINAL PLAT | <input type="checkbox"/> \$100 + \$50 per dwelling unit |
| • GDP/SIP APPROVAL | <input type="checkbox"/> \$475 |

TOTAL: _____

ESCROW DEPOSIT:

An escrow deposit is required in accordance with the Development Application Agreement.

ESCROW FEE PAID: _____

DATE: _____

FEE WAIVED BY: _____

April 15, 2016

Mr. Kevin Even
Village Engineer and Director of Public Works
Village of Waunakee
500 West Main Street
Waunakee, WI 53597

Re: Application for Amendment to Kilkenny Farms GDP and Requested Comprehensive Plan Amendment

Dear Mr. Even:

Kilkenny Farms, LLC is the owner of Lots 263 (5.214 ac.) and 264 (5.107 ac.) in the Kilkenny Farms development in the Village of Waunakee. These lots are commercial lots abutting CTH Q, also abut Water Wheel Drive on the north and south sides of that street. Currently, the General Development Plan (GDP) for Kilkenny Farms specifies that a convenience store can be located only on Lot 264. However, Oregon Community Bank is purchasing the prime site for a convenience store on Lot 264 for use as a branch bank. We now have a signed purchase agreement with another party for a convenience store to be located on the other side of Water Wheel Drive on Lot 263. Therefore, we are requesting that the provisions in the Kilkenny Farms GDP relating to a convenience store be moved from Lot 264 to Lot 263, including the provisions requiring a high level of architecture, requiring review by the Joint Planning Committee's architectural review committee, and requiring that the developer provide examples of the architecture that the developer will use on the balance of Lot 263, including the Colonial Williamsburg alternative. A copy of our draft proposed GDP amendment accompanies this letter. We did remove the requirement that the second building on Lot 263 be started before or at the same time as the convenience store building, as we are not sure that the timing will work for this to happen, but we expect that the Joint Planning Committee, through its architectural review committee, will require high standards for all buildings on this lot in any event.

In addition, we understand from Bryan Kleinmaier that it may be necessary for the Village comprehensive plan to be amended to conform to this change in the Kilkenny GDP, as there may be references in the current comprehensive plan to the convenience store being on Lot 264 and not Lot 263. Accordingly, we are requesting that the Village

ITEM #3.

proceed with amending the comprehensive plan as needed to permit the convenience store on Lot 263.

None of these changes affect the ability of the Village, the Joint Planning Committee, or its architectural review committee, from reviewing the Specific Implementation Plan (SIP) for any building plans for either of these lots, and requiring high standards to be met by the developer or the building owner. As always, Don Tierney will require that any building plans on these lots be approved by him, and he will continue to insist on high architectural standards at these locations.

Owner and Applicant: Kilkenny Farms, LLC, 3564 Egge Road, DeForest, WI 53532; telephone 608-241-0102; email: jktierney@frontier.com

Attorney: Michael J. Lawton, Boardman & Clark LLP, PO Box 927, Madison, WI 53701-0927; telephone 608-286-7236; email: mlawton@boardmanclark.com

Engineer, Surveyor, Architect, Planner: None for the GDP amendment.

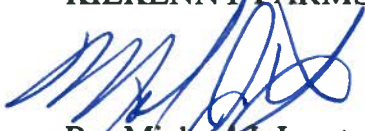
Plans: There are no plans or maps for the GDP amendment, as this is just a text amendment. The text amendment draft accompanies this letter.

We look forward to discussing this application with you, and with the members of the Waunakee Plan Commission, Joint Planning Committee or Village Board at anytime. If you need further information, please contact us.

Thank you for your consideration of this matter.

Sincerely,

KILKENNY FARMS, LLC



By: Michael J. Lawton, Agent for Applicant and Owner

cc: Bryan Kleinmaier

**AMENDMENT TO GENERAL DEVELOPMENT PLAN FOR LOTS 263 AND
264, KILKENNY FARMS, VILLAGE OF WAUNAKEE, DANE COUNTY,
WISCONSIN**

Kilkenny Farms, LLC, a Wisconsin limited liability company (“Developer”), owner of Lots 263 and 264, Kilkenny Farms, Village of Waunakee, Dane County, and being the Developer of the plat of Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin, hereby submits the following Amendment to the General Development Plan for the development of Lots 263 and 264, Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin, for approval pursuant to the Waunakee Zoning Code:

1. **Land Subject to this Amendment to General Development Plan.** The real property subject to this Amendment to General Development Plan consists of: Lots 263 and 264, Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin.
2. **Document Being Amended.** This Amendment modifies the General Development Plan (GDP) dated April 16, 2013, approved by the Village Board of the Village of Waunakee on March 18, 2013, and recorded on May 15, 2013, as Document No. 4987682.
3. **Permitted Uses – Zone 2.** The following amendment shall be made to the Permitted Uses – Zone 2 in section 8 of the GDP:

Delete paragraph (f) relating to convenience stores.

4. **Permitted Uses – Zone 3.** The following amendment shall be made to the Permitted Uses – Zone 3 in section 9 of the GDP:

Add a new paragraph (i) to section 9 to read as follows:

- (i) **Convenience store (including car washes, gas pumps and alternative fuel dispensing equipment), but such use:**
 - (1) **Shall be required to have the highest level of architectural design for such use and,**
 - (2) **Design and building materials shall be approved by the architectural review committee appointed by the Joint Planning Committee, but no approval may be granted by the architectural review committee until after the Developer provides examples to**

ITEM #3.

such committee of the level of architectural design that will be required by the Developer on all uses on the balance of Lot 263 that is not used for such convenience store, and such examples shall include a building replicating a prominent historic building façade, e.g. Colonial Williamsburg Governor's Residence.

5. **No Other Amendment.** There will be no other amendment to the GDP. The GDP shall remain in full force and effect without change, except as otherwise provided herein.

Dated this ____ day of April, 2016.

KILKENNY FARMS, LLC

By: _____

Donald C. Tierney, Manager

By: _____

Joanne K. Tierney, Manager

STATE OF WISCONSIN)

) SS

COUNTY OF DANE)

Personally came before me this ____ day of April, 2016, the above named Donald C. Tierney and Joanne K. Tierney, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission: _____.

CERTIFICATION OF APPROVAL

The aforesaid Amendment to General Development Plan was approved by the Village Board of the Village of Waunakee on May _____, 2016.

Dated this _____ day of May, 2016.

Julee Helt, Village Clerk

This instrument drafted by and to be returned to:
Michael J. Lawton
PO Box 927
Madison, WI 53701-0927

ITEM #3.

DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the "Agreement") is made and entered into this 5th day of April, 2016, by and between the Village of Waunakee, a Wisconsin municipal corporation (the "Village"), and Kilkenny Farms, LLC (the "Applicant").

RECITALS

- A. The Applicant plans to file, or has filed, an application for approval by the Village of one or more of the following activities within the Village's jurisdiction: site plan / conditional use permit / rezone / variance / other development (hereinafter referred to as the "Development").
- B. The Village desires to review and take action on the Development in a timely manner in accordance with all applicable federal, state and local laws and regulations, and without unreasonable expense to Village taxpayers.
- C. The Applicant agrees and acknowledges that decisions and approvals regarding the Development are legislative determinations to be made in the Village's discretion and that the Applicant's compliance with this Agreement does not, in any way, entitle the Applicant to approval of the Development.
- D. The process of reviewing the plans and documents associated with the Development will cause the Village to incur direct and indirect expenses including, but not limited to, staff time and fees and expenses incurred by the Village for outside consultant services related to review of the Development (e.g., engineers, attorneys, accountants, planners, and other professionals).

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, the Village and the Applicant agree as follows:

- 1. *Recitals.* The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.
- 2. *Applicant to Reimburse Village Review Costs.* The Applicant shall reimburse the Village for all direct and indirect costs and expenses related to the Village's review of the Development. The direct and indirect costs and expenses include, but are not limited to, staff time and fees and expenses incurred by the Village for outside consultant services (e.g., engineers, attorneys, accountants, planners, and other professionals). For purposes of this Agreement, the direct and indirect costs and expenses shall be referred to as "Review Costs." Village staff time shall be charged at current rates.

3. *Deposit Required to Fund Reimbursement Account.*

- a. To ensure that funds are readily available to the Village for reimbursement of the Review Costs as provided in paragraph 2 above, the Applicant shall deposit with the Village an amount determined by the Village Zoning Administrator to be used to pay the Review Costs (the "Deposit"). The Village Zoning Administrator shall use the following table as a guide to determine the amount of the Deposit:

- (1) Small additions shall require a \$1,500 Deposit.
- (2) Small-sized projects shall require a \$3,500 Deposit.
- (3) Medium-sized projects shall require a \$5,500 Deposit.
- (4) Large-sized projects shall require a \$10,000 Deposit.
- (5) In addition to the amounts identified in (1) through (4), any Development that requires a development agreement or tax incremental financing assistance from the Village shall require an additional \$5,000 to \$10,000 Deposit.

All Deposit amounts shall be determined by the Village Zoning Administrator in his/her sole discretion and are not subject to challenge by the Applicant. Generally small additions will be less than 2,500 square feet, small projects less than 5,000 square feet, medium projects less than 10,000 square feet and large projects are over 10,000 square feet.

- b. The Applicant is responsible for payment of all Review Costs regardless of whether the amount exceeds the amount initially deposited with the Village. The Village reserves the right to require the Applicant to deposit additional amounts if the Village Zoning Administrator determines that additional amounts are necessary because of the size of the Development or because the Reimbursement Account (defined below) has been depleted.
- c. The Deposit may be provided in the form of cash, a certified check, cashier's check, personal check, or some other form as approved by the Village.
- d. The required Deposit must be made by the Applicant upon execution of this Agreement.
- e. The Applicant agrees and acknowledges that the Village will not process the application(s) associated with the Development and that the Village may suspend or otherwise stop activities associated with the Development if the Applicant fails to comply with this Agreement.
- f. The Village shall place and maintain the Deposit in a segregated, non- interest bearing account to be used solely for the purpose of reimbursing the Review Costs in accordance with paragraph 4 below (the "Reimbursement Account").

ITEM #3.

4. *Village Withdrawals from the Reimbursement Account.*
 - a. After complying with the notification requirements of paragraph 4.b. below, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.
 - b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.
 - c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches \$1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.
 - d. Any amounts remaining in the Reimbursement Account after the Village as taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.
5. *Authority/Binding Effect.* The parties agree that the undersigned signatories to this Agreement have full power and authority to act on behalf of the Village and the Applicant, and that all necessary and enabling resolutions have been enacted. This Agreement shall bind the heirs, successors and assigns of the Applicant and the Village.
6. *Notification of Parties.*

Any notices to be provided under this Agreement may be made by delivery in person, by First Class mail, or by electronic mail (request a read receipt required) as provided below:

To Village: Village of Waunakee
Attn: Village Zoning Administrator
500 West Main Street
P.O. Box 100
Waunakee, WI 53597
Email: kevin@waunakee.com

To Applicant:

Kilkenny Farms, LLC
 Attn: Donald C. Treney
 3564 Egge Road
 De Forest WI 53532
 Email: jkTreney@

7. *Severability.* If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.
8. *Amendment, Withdrawal, or Release.* This Agreement may be withdrawn, amended or released only by a written document duly executed by both parties.
9. *Effective Date.* This Agreement shall be effective commencing on the date indicated in the first paragraph above.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by the duly authorized individuals and officers below.

VILLAGE OF WAUNAKEE

By: _____

Kevin Even

Village Zoning Administrator

APPLICANT

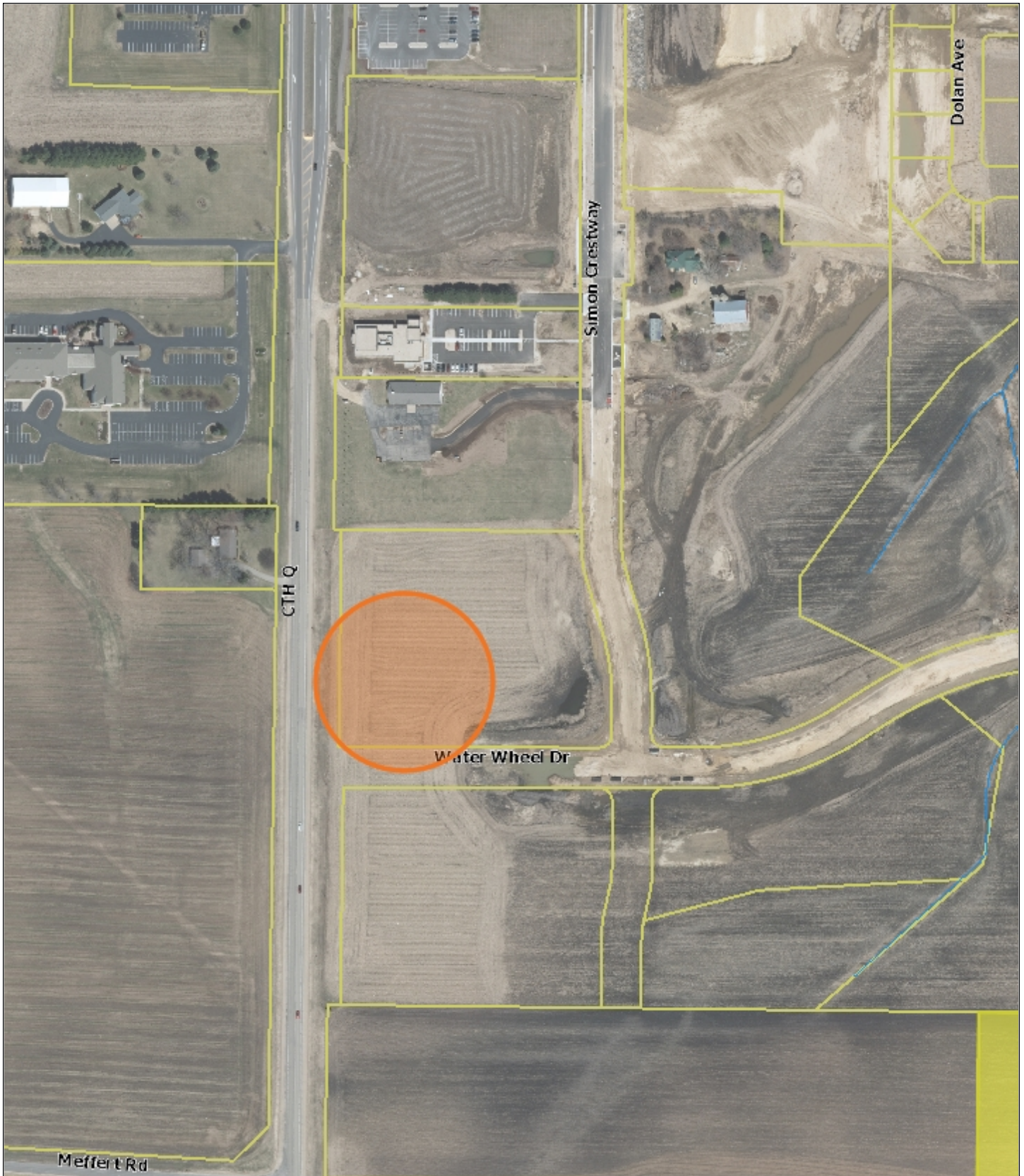
By: _____

Print name: _____

Title: _____

KILKENNY FARMS, LLC
 [Signature] Agent for Applicant & owner
 Donald C. Treney by Michael J. Lantieri Agent
 Manager

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WCB Site Plan & SIP Amendment

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" = 267'

VILLAGE OF WAUNAKEE

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

Print Date: 5/5/2016

Tracy Meinholz

From: Straus, Kent <Kent.Straus@strand.com>
Sent: Monday, May 02, 2016 5:38 PM
To: Tracy Meinholz
Cc: Kevin Even; Todd Schmidt; efreer@sehinc.com; 'Bryan Kleinmaier' (bkleinmaier@staffordlaw.com); Tim Herlitzka
Subject: RE: Waunakee Community Bank - Submission - Additional Information

Tracy,

Given the quick turnaround time required, I will reply via email instead of by standard letter.

1. Sheet AS101 Exterior Signage - Wall signage appears to not exceed area requirements. Looks fine. Monument sign at 12 square feet also meets size requirements. The distance the sign is setback from the private sidewalk is not shown. It should be far enough back that an motorist leaving the site can see peds along the sidewalk. The directional signage on the site is not counted toward the sign area requirements, so those look fine as well.
2. C1 - Civil Site Drawing - All dimension seem reasonable. We don't know what the GDP indicates the setbacks to CTH Q must be, we could not find that information. However, the setback to CTH Q right of way is shown at 43.5 feet, which is significantly greater than First Choice Dental, so that appears to be fine. It would be good to confirm what the GDP requires. Circulation also seems fine, and the number of parking stalls provided appears to meet the ordinance requirements.
3. C2 - Grading and Erosion Control Plan - the top of wall elevations on the west side of the lot seem to agree with proposed CTH Q path elevations. It is good that they are stepping the wall with two levels to decrease the amount of drop on a single wall. The wall may need to wrap around the corner of the lot at the northwest corner in order to blend grades with CTH Q path. The southeast corner of the lot should be graded so that slopes do not exceed 4:1.
4. C3 - Utility Plan - Storm sewer drainage on the south side of the lot will be to catch basins located in the parking lot then piped to proposed storm sewers in the private access drive, then to the existing storm sewer in Water Wheel Drive. All of that seems fine. Stormwater detention and stormwater quality management is provided in regional ponds within the development. They show a small biofiltration area on site, presumable to satisfy infiltration requirements. We assume they will apply to Dane County for their erosion control and stormwater permitting as part of their approvals.

A sanitary sewer is shown extending to the north from Water Wheel though the private access drive. This sewer would likely be necessary to serve the land north of the proposed bank, so it seems necessary. The sewer in this private access drive should be considered a private sewer. The applicants sewer service connects to this proposed sewer, which seems fine. Also proposed along the sewer service are two cleanouts, which is appropriate given the significant length of the service.

A 1-IN water service is proposed to be extended from Water Wheel drive water main to the building. This seems reasonable.

5. C4- Photometric Plan - The plans shows that light levels at the property lines will not exceed the village ordinance maximum of 3 foot-candles. ~~No details were given on the pole heights and the types of fixtures planned. The fixtures must have cut off shading the directs light downward to the ground surface.~~

6. L101 Landscaping Plan - The landscaping plan looks ample according to their calculations exceeds the village requirements. Tall grasses planned are not counted in the totals, but also provide a unique landscaping appeal. It's not

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clear why there are no plantings in the center curb island in the north parking lot. It looks like it could use some greenery.

Kent Straus
608 251-4843

From: Tracy Meinholz [<mailto:tmeinholz@waunakee.com>]

Sent: Thursday, April 28, 2016 7:02 AM

To: Bill Frederick <bfrederick@waunakee.com>; Brian Adler (waunakeefire@tds.net) <waunakeefire@tds.net>; Bryan Kleinmaier (bkleinmaier@staffordlaw.com) <bkleinmaier@staffordlaw.com>; Chris Zellner (acjzellner@charter.net) <acjzellner@charter.net>; Curt Sauser-MMSD <curts@madsewer.org>; Dave Dresen <ddresen@wppienergy.org>; Ed Freer (efreer@sehinc.com) <efreer@sehinc.com>; Gary Acker <springfieldwelding@hotmail.com>; 'Guttenberg, Randy' <rguttenberg@waunakee.k12.wi.us>; Jim Madden <jmadden@waunakee.com>; Julee Helt <jhelt@waunakee.com>; Straus, Kent <Kent.Straus@strand.com>; Kevin Even <kevin@waunakee.com>; Kevin Plendl <kplendl@waunakeepd.org>; Randy Dorn <rdorn@wppienergy.org>; Rick Moran <rmoran@waunakee.com>; Scott Russell (srussell@waems.net) <srussell@waems.net>; Sue Mcdade <smcdade@waunakee.com>; Tim Herlitzka <therlitzka@wppienergy.org>; Todd Schmidt <tschmidt@waunakee.com>

Subject: FW: Waunakee Community Bank - Submission - Additional Information

FYI. See Attached.

Staff comments will be due Monday May 2nd.

Tracy Meinholz
Engineering Office Manager
Village of Waunakee
500 W. Main Street
P.O. Box 100
Waunakee, WI 53597
(608) 849-5712
(608) 849-5628
www.vil.waunakee.wi.us
[LIKE US ON FACEBOOK](#)

From: Bryan Mann [<mailto:bmann@opnarchitects.com>]

Sent: Wednesday, April 27, 2016 6:50 PM

To: Kevin Even; Tracy Meinholz

Cc: Jason L. Bollig; Amy Wildman; Wesley Reynolds; Ryan Frank

Subject: Waunakee Community Bank - Submission - Additional Information

Kevin,

We appreciate the feedback we received from the technical staff meeting on Monday. We have been working to address all of the issues raised by the committee in the meeting.

Attached is a .zip file containing the deliverables that are required for the Village Plan Application the Specific Implementation Plan Deliverable Process

Please note that items still in progress but are being developed are:

- Specific Implementation Plan (We are in the process of getting the signatures)
- Joint Driveway Easement (The file contained in the .zip bundle is the current draft between the involved parties).

Please let us know if there is any additional information that is needed from the design team or if there are any additional comments from the Village that we can address.

Thanks again.

bryan mann AIA | LEED AP BD+C

opn architects, inc.

301 n broom st., suite 100, madison, wisconsin 53703
telephone 608-819-0260 + www.opnarchitects.com

insight + passion

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April 15, 2016

The Village of Waunakee Plan Commission
Waunakee Village Hall
500 W Main Street
Waunakee, WI 53597

To Whom it may Concern at The Village of Waunakee Plan Commission,

This narrative is to outline the design, provide contact information and calculation for the proposed Waunakee Community Bank in the Killkenny Farms Development in the Village of Waunakee.

Design and Building Narrative

The proposed Waunakee Community Bank designed to integrate into the community of Waunakee. The building form is derived from Prairie Style architecture popularized by Frank Lloyd Wright. Prairie style with its use of horizontal lines, flat roofs and overhanging eaves has its roots in a rural Midwestern architecture. The Midwestern rural vernacular aesthetic is being utilized by the Waunakee Community Bank and can be seen in the groups of horizontal clearstory windows, liner horizontal form, flat roofs and overall building form.

The Waunakee Community Bank is a single story 6,100 SF new construction bank project. Proposed to be sited on subdivided plot of land at the corner of County Highway Q and Water Wheel Drive. This location will be a prominent corner for the Killkenny Farms Development and the greater Waunakee community. The building includes: Offices for bankers, Teller Counters and workspaces, a Conference Room, Storage and a widened corridor severing double function as a Gallery space to showcase a rotating collection of local artwork and interesting objects about the community of Waunakee.

The connection to the area is also being expressed through the materials being used on the exterior of the building. Stone from nearby Chilton, Wisconsin provides a solid base to the building reflecting the strength and stability of the Waunakee Community Bank. Above the stone, composite wood panels provide a warmth and variation that contrast the solidness and texture of the stone. The panelized wood provides a modern twist on a traditional building material that is otherwise familiar to Waunakee. In many ways, light is another building material being used in the bank project. Large windows in the offices provide views to the exterior and large linear clearstory windows cast quality daylight into the heart of the bank (the large gallery corridor) of the bank. A large window provides a bookended to the gallery corridor creating a remarkable feature at the corner of Highway Q and Water Wheel Drive. These materials used in combination create a building that is welcoming and fits within the neighborhood context.

Daniel J. Thies, AIA

Steven K. Knierim, AIA

Bradd A. Brown, AIA

Terry L. Gebard, AIA

David J. Sorg, AIA

Roger B. Worm, AIA

Richard S. Seely, AIA

Wesley T. Reynolds, AIA

Cedar Rapids

200 Fifth Ave SE, Ste. 201
Cedar Rapids, IA 52401
Phone (319) 363 6018

Des Moines

100 Court Ave, Ste. 100
Des Moines, IA 50309
Phone (515) 309 0722

Madison

301 N. Broom, Ste. 100
Madison, WI 53703
Phone (608) 819 0260

www.opnarchitects.com

Insight + Passion

Project Contact Information

Building Owner:

Oregon Community Bank

Contact: Steve Peotter
President and Executive Officer
Address: 733 N. Main St.
Oregon, WI 53575
Phone: (608) 835 - 3168
E-mail: speotter@oregoncommunitybank.com

Builder:

Ideal Builders

Contact: Jason Bollig
Vice President
Address: 1406 Emil St
Madison, WI 53703
Phone: (608)271-8111
E-mail: jlbollig@idealbuildersinc.com

Architect:

OPN Architects

Contact: Wesley Reynolds
Principle & Partner-in-Charge
Bryan Mann
Architect
Address: 301 N Broom Street, Suite 100,
Madison WI 53703
Phone: (608) 819-0260
E-mail: wreynolds@opnarchitects.com

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Building Information and Calculations

Code Occupancy:	B (Business)
Intended Use:	Banking (Business)
Building Stories:	1
Building Floor Area:	6,100 GSF
Lot Size Calculation:	200' x 255' = 51,000 SF (1.17 Acres)
Parking:	29 Parking Spaces (2 Handicapped Parking Spaces)
Parking Lot/Drive:	23,229 SF Hard Surface
Impervious Surfaces:	29,329 SF (57.5%)
Permeable Surfaces (Green Space):	21,671 SF (42.5%)

The Waunakee Community Bank and the team from Ideal Builders and OPN Architects are excited bring a building and an institution that will become a part of the Waunakee Community.

Sincerely,

Bryan Mann AIA, LEED AP BD+C
Architect
OPN Architects, Inc.

**BP EDITS 2.24.16
DECLARATION OF JOINT ACCESS AND
UTILITY EASEMENT AFFECTING LOTS 1 AND
2 OF CERTIFIED SURVEY MAP NO.**

**_____, VILLAGE OF WAUNAKEE,
DANE COUNTY, WISCONSIN**

Kilkenny Farms, LLC, a Wisconsin limited liability company (the “Developer”), and owner of the real estate in the Village of Waunakee, Dane County, Wisconsin, which has been platted as Lots 1 and 2, Certified Survey Map No. _____, Village of Waunakee, Dane County, Wisconsin, hereby declares that a portion of each of said Lots 1 and 2, as defined herein, shall be subject to a joint access and utility easement for the mutual benefit of said Lots 1 and 2, on the terms and conditions set forth herein, and that all of said Lots 1 and 2 shall be held, sold, occupied, conveyed and transferred subject to the easement set forth herein:

Return to:

Michael J. Lawton
P.O. Box 927
Madison, WI 53701-0927

Parcel Identification Number

ARTICLE 1

Definitions

For purposes of this Declaration, the following terms shall be defined in the following manner:

1.1. “Developer” shall mean Kilkenny Farms, LLC, and its representatives, successors and assigns.

1.2. “Owner” shall mean the record owner of fee simple title to either Lot 1 or Lot 2, Certified Survey Map No. _____, Village of Waunakee, Dane County, Wisconsin, whether one or more persons or entities, and their successors and assigns.

1.3. “Lot 1” shall mean Lot 1, Certified Survey Map No. _____, Village of Waunakee, Dane County, Wisconsin.

1.4. “Lot 2” shall mean Lot 2, Certified Survey Map No. _____, Village of Waunakee, Dane County, Wisconsin.

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ARTICLE 2

Joint Access Easement

2.1 Creation of Joint Access Easement. Developer, being the Owner of Lot 1 and Lot 2, hereby declares, for itself and its successors and assigns, and grants, for the benefit of the Owner of each such lot and its successors and assigns, a perpetual, reciprocal right, privilege and easement, in common, appurtenant to and located on a portion of the common boundary line of said Lot 1 and Lot 2, across, on and over an area having an aggregate width of _____ feet, being _____ feet east of said common property line, and _____ feet west of said common property line, for a distance of approximately _____ feet from the north right-of-way line of Water Wheel Drive, as a joint access easement for pedestrian and vehicular ingress and egress to and from said Lot 1 and Lot 2 with Water Wheel Drive, all located as identified as "Joint Access Easement" on Certified Survey Map No. _____ (hereafter the "Joint Access Easement").

The Joint Access Easement is solely for the use of each Owner of Lot 1 and Lot 2, and their successors and assigns, and their employees, agents, contractors, visitors, guests, licensees, tenants and invitees, and except for the use by such Owners and the aforesaid authorized persons, the easement granted hereby shall be exclusive, subject to any utility or other easements created hereby or shown on the plat of Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin, on Certified Survey Map No. _____, or as otherwise previously recorded. All Owners and their employees, agents, contractors, visitors, guests, licensees, tenants and invitees shall comply in their use of the Joint Access Easement with all laws, ordinances and regulations relating thereto and they shall not unreasonably impede, obstruct or interfere with the use thereof by any other person or entity authorized to use such easement. No building or other structure, other than pavement, curb, gutter, sidewalk, surface stormwater inlets, light fixtures, traffic regulatory and directional signs, landscaping, utility appurtenances and any other structure approved by the Owners of Lot 1 and Lot 2, shall be erected upon or placed on or above such Joint Access Easement. Any construction or maintenance work which disturbs or damages any improvement within such Joint Access Easement shall be repaired or restored to as near the original condition as possible by the party or parties undertaking such construction or maintenance work.

2.2 Construction. The driveway within the Joint Access Easement established under section 2.1 above shall be initially constructed in accordance with all applicable laws, ordinances and regulations, in a workmanlike manner, by Developer, with one-half of the cost (other than grading, which is the obligation of Developer) thereof to be paid by the Owner of Lot 1 and one-half of the cost thereof (other than grading, which is the obligation of Developer) to be paid by the Owner of Lot 2. Notwithstanding anything to the contrary, Developer will, at its sole

expense, grade, install the gravel base course, install the connection to Water Wheel Drive, install curb and gutter and any stormwater inlets, pave the driveway with asphalt paving material, install any signage and lighting, install sidewalks, and install landscaping, all within the Joint Access Easement, and provide all electric, gas, sewer, water, telephone and cable utilities to the Owner's property line, with grading and graveling of the base completed on or before [May 16, 2016] (weather permitting), and the balance of the work completed by [July 31, 2016] (weather permitting). [NTD: Developer to confirm that these dates do not impair Bank's ability to commence construction on or about May 16.]

2.3 Cooperation. The Owners of Lots 1 and 2 shall coordinate any construction within the easement provided for in this instrument to reasonably avoid disruption to the activities or construction by either Owner to the extent reasonably possible. During any period of initial construction of any driveway under this article, Developer shall have a temporary construction easement of twenty (20) feet in width along and on either side of the perpetual easement, for construction purposes only, for the limited period of such initial construction work, and the area of the temporary construction easement shall be promptly restored to as near its original condition as reasonably possible at the expense of the Developer in a prompt and workmanlike manner, in accordance with all applicable laws and regulations.

2.4 Maintenance; Taxes. All maintenance, replacement and repairs of the driveway and other surfaces of the Joint Access Easement described in section 2.1 shall initially be the obligation of the Owner of Lot _____ at such Owner's sole expense, until such time as an occupancy permit by the Village of Waunakee is issued for buildings on both Lot 1 and Lot 2. At such time as an occupancy permit is issued by the Village of Waunakee for buildings on both Lot 1 and Lot 2, then the Owner of Lot 1 and the Owner of Lot 2 shall be jointly responsible for the maintenance, replacement and repair of the driveway and other surfaces of the Joint Access Easement, and such Owners shall share equally in the cost thereof. The Owner who is the underlying fee owner of that portion of the Joint Access Easement shall be responsible for any real estate taxes or other governmental imposition relating to that portion of the Joint Access Easement on such Owner's property.

The obligation for maintenance, replacement and repair of the surface of the Joint Access Easement shall be performed in a prompt and timely manner, and shall include, without limitation:

1. Maintaining the driveway in good order and repair, with the type of surfacing materials originally installed or such substitute as shall in all respects be equal or superior in quality, use and durability; and

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2. Removing all litter, ice and snow, mud and sand, debris and refuse, and sweeping the surfaces to the extent reasonably necessary to keep the surfaces in a reasonably clean condition;

and all of which shall be performed in a manner and within a time period which is consistent with generally accepted standards for the maintenance of commercial shopping center driveways generally in the Madison metropolitan area. The parties shall confer in good faith and agree on all matters required for the proper maintenance, replacement and repair of the Joint Access Easement for which they are responsible, but in the event that the parties cannot come to an agreement on any subject, the matter shall be immediately referred to binding arbitration before a neutral arbitrator who has experience in managing commercial real estate in the Madison, Wisconsin metropolitan area, and the determination of the arbitrator shall be final and binding on the parties. All obligations shall be due thirty (30) days after receipt of the billing therefore.

In the event that either Owner shall default on any maintenance obligations hereunder or either Owner shall refuse to confer in good faith and agree on any matter requiring such action on the part of the parties, and such default or refusal to confer in good faith and agree shall continue after written notice of default or refusal to confer in good faith or agree of not less than ten (10) days duration from the other Owner (or in the case of a bona fide emergency, such written or oral notice as the circumstances permit), then the Owner giving the notice may perform such delinquent maintenance and repair work and bill the delinquent Owner for one-half of the cost thereof in accordance with the procedures set forth in this section 2.4, which shall be paid by the delinquent Owner within thirty (30) days after receipt of such statement.

Any delinquent sums shall bear interest at the rate of 9% per annum and the delinquent Owner shall be responsible for any costs of collection including reasonable attorney fees or costs. Any unpaid amounts shall also be eligible to be recorded as a maintenance lien as provided by law against the benefitted land of the delinquent party.

2.5 Insurance. Each Owner shall maintain at all times public liability insurance against claims for death, bodily injury and property damage arising out of the Joint Access Easement. All insurance required by this section shall be in an amount of not less than \$1,000,000.00 with respect to any one death or bodily injury, and in an amount of not less than \$250,000.00 with respect to property damage from any one occurrence. Each Owner subject to this instrument shall provide the other Owner, or its or their successors or assigns, with an appropriate certificate of insurance showing the required coverage, which coverage cannot be canceled without thirty (30) days prior written notice to the party to whom the certificate is delivered. The Owners may jointly agree to increase the minimum public liability coverage required herein by a reasonable amount from time-to-time

after three (3) years from the date hereof to reflect the effects of inflation and general commercial practices.

2.6 Condemnation. Any award resulting from taking or condemnation of any portion or all of the Joint Access Easement will be distributed among the Owners in proportion to the land contributed for the easement from Lots 1 and 2, except to the extent that the use of such funds is necessary to replace the taken portion of such easement to as near the original condition as is possible, in which event such funds shall be held in trust by the recipient or its successors or assigns for the benefit of the Owners, and used for such purpose only.

2.7 Dedication. Nothing contained in this instrument will be deemed to be a gift or dedication of any portion of the Joint Access Easement referred to herein to the general public or to any public purpose whatsoever. The Owners, by written agreement of all of the Owners, shall have the right to temporarily close all or any portion of the Joint Access Easement to such extent as may, in the opinion of their counsel, be legally necessary to prevent a dedication by operation of law thereof or the accrual of any prescriptive rights to any other person or to the public therein.

ARTICLE 3

Public Utility Easements

3.1 Grant of Easement. In addition to the easement rights granted in Article 2 hereof, and notwithstanding any other provision of this Declaration, the Developer hereby grants and conveys to the Village of Waunakee, its successors, assigns and licensees, a perpetual easement to survey, construct, erect, install, maintain, inspect, operate, repair, move, remove, replace and reconstruct water, sanitary and storm sewer mains and related facilities, and other underground public utilities, including electric, cable, telephone and gas utilities, and further including the necessary above-ground appurtenances, on, under and upon the Joint Access Easement and for ingress and egress over and upon the Joint Access Easement for the purpose of exercising the rights granted hereby.

3.2 Utility Construction. All utilities constructed within the Joint Access Easement shall be constructed in accordance with all applicable laws, ordinances and regulations, and with Village of Waunakee specifications and all utility requirements, in a workmanlike manner, and shall be underground, except for customary aboveground appurtenances.

ARTICLE 4

General Provisions

4.1. Invalidation; Amendment or Modification. Invalidation of any one of these provisions, by judgment or court order, shall not affect any of the other

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provisions, which shall remain in full force and effect. No provision of this instrument may be amended or modified other than by a written instrument signed by the parties benefitted and burdened thereby.

4.2. Binding Effect; Governing Law. This instrument shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns, and shall governed by and construed in accordance with the laws of the state of Wisconsin.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 16th day of May, 2016.

KILKENNY FARMS, LLC

By: _____
Donald C. Tierney, Manager

By: _____
Joanne K. Tierney, Manager

STATE OF WISCONSIN)) ss.
COUNTY OF DANE)

On this 16th day of May, 2016, before me, a Notary Public, personally appeared Donald C. Tierney and Joanne K. Tierney, to me known, who being by me duly sworn, did depose and say that they executed said document on behalf of Kilkenny Farms, LLC, as the Managers thereof.

Notary Public, State of Wisconsin
My Commission: _____

This document drafted by Michael J. Lawton.

LINEA 600 LED

Specification

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations



Model	LED Module	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN600	4LV - 4 LEVO Modules	WW - 3000K	ME - Type III	UNV - 120-277V	A - Single Mount	20SR - 20' Straight Rectangular	A - AlumGrey	SG - Silver	DIM - 0-10VDC Dimming
		NW - 4000K	S - Type II		B - Twin Mount	X - Other (specify)	S - Steel	GG - Graphite Grey	N - None
								CC - Custom Color	

Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Pole Mounted Luminaire > LINEA
[http://www.hessamerica.com/Products/Lighting/Pole_Mounted Luminaire/LINEA/](http://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA/)

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.hess

LINEA 600 LED

Specification

HOUSING

Rectangular luminaire housing with integral fitter is extruded aluminum. Frameless tempered glass lens is hinged and secured in place with a single stainless steel quarter-turn fastener for tool-less access to the optical compartment. Lens seals to the housing with one-piece silicone gasketing when closed. Housing is fitted with stainless steel weather-tight strain relief bushing for the power cable exiting the rear of the housing. Luminaire mounts to tenon on pole with matching profile and secured with four socket head cap screws on top of the housing. Luminaire is available in single or twin back-to-back mounting configurations. All hardware is stainless steel.

OPTICS

Optics includes 4 individual LED modules. Each module consists of an aluminum core PCB with fourteen high-power LEDs and a single piece prismatic lens molded from optical quality acrylic. The prismatic lens redirects light output from the individual LEDs and is available in two distributions as a Type II distribution (S optics) or Type III distribution (ME optics). Luminaire emits zero uplight at 90° horizontal or above. LED circuit boards are equipped with electrical disconnects to allow for future technology upgrades. CRI is greater than 80.

LED - DELIVERED LUMEN OUTPUT

3000K - Type II = 6571 lumens / Type III = 6634 lumens

4000K - Type II = 7493 lumens / Type III = 7564 lumens

BUG RATING

3000K - Type II = B1-U0-G2 / Type III = B2-U0-G2

4000K - Type II = B2-U0-G2 / Type III = B2-U0-G2

NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for more current technical data.

ELECTRICAL

Electronic LED driver supplies 500mA drive current to LED modules with input voltage range from 120V to 277V at 50/60Hz. Power consumption is 100 watts.

LUMINAIRE WEIGHT: 26 lbs

LUMINAIRE EPA: 1.6 sq. ft

POLE

Aluminum:

Straight rectangular pole is 6.3" x 3.9" nominal and manufactured from seamless 6061 aluminum tubing and heat treated to produce a T6 temper. Nominal wall thickness is 0.236". Sides of the shaft are flat with 1/8" radiussed corners. Flush mounted hand hole cover is plasma cut with kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Two piece base cover is fabricated aluminum. Nominal pole height is 20'.

Steel:

Straight rectangular pole is 6.3" x 4.7" nominal and manufactured from cold drawn over mandrel, electric-weld, mechanical rectangular steel tubing with nominal wall thickness of 0.197". Sides of shaft are flat with 1/2" radiussed corners. Pole shall show no seam along shaft. Flush mounted hand hole cover is plasma cut with kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Pole is hot-dip galvanized with coating inside and out, then lightly sanded prior to painting. Two piece base cover is fabricated aluminum. Nominal pole height is 20'.

FINISH

Standard finish is finely textured matte silver grey metallic or graphite grey. Special colors available on request.

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Pole Mounted Luminaire > LINEA
http://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA/

WARRANTY

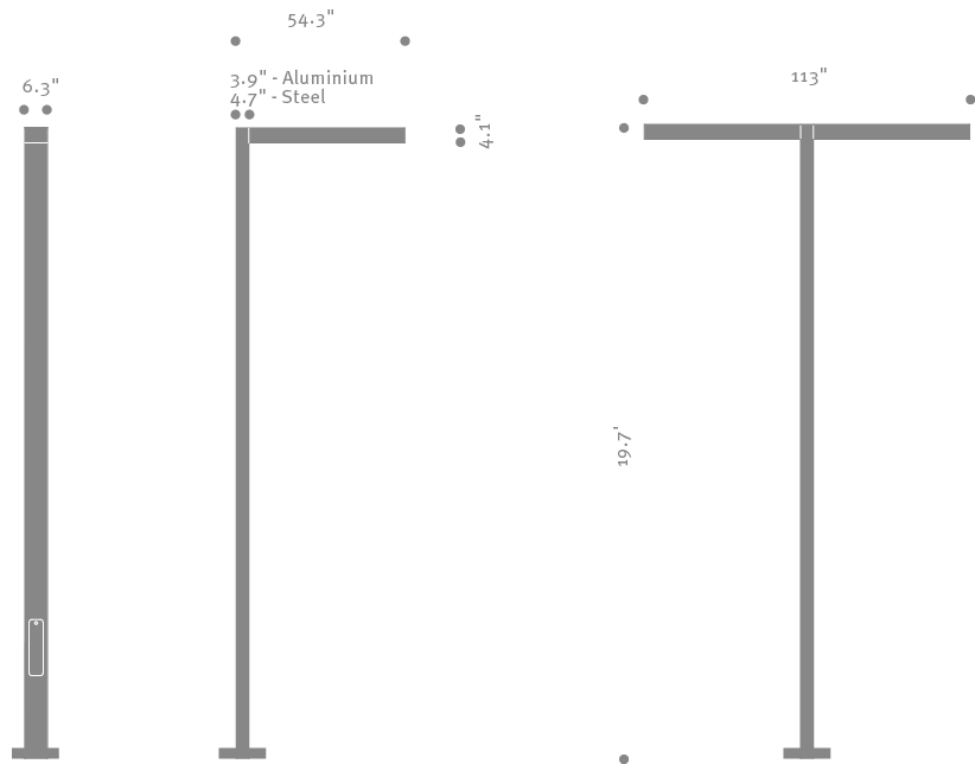
Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

ITEM #4.

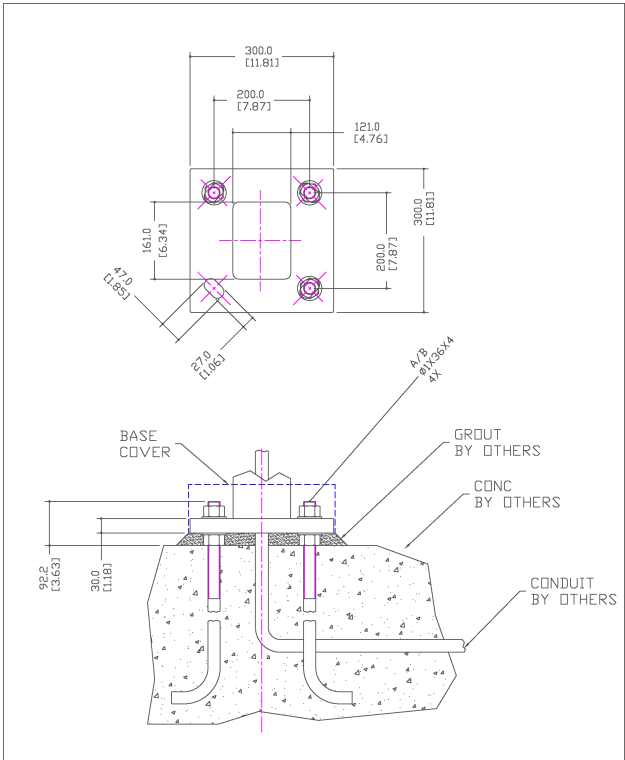
.hess

Additional information

Dimensions



Mounting Detail



Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Pole Mounted Luminaire > LINEA
[http://www.hessamerica.com/Products/Lighting/Pole_Mounted Luminaire/LINEA/](http://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA/)

LINEA LED Specification

The simple linear form of LINEA combined with LED illumination provides a synergy of form and function. High-power LEDs provide a wide asymmetric distribution while generating no light above ninety degrees horizontal. Bollard housing and shaft are single-piece and finished in finely textured paint. All hardware is stainless steel. Standard colors; matte silver grey metallic or graphite grey. Special colors available.

CSA/US Certified for Wet Locations



Model	Lamp	Color Temperature	Volt	Mounting	Pole	Finish	Option
LN950	LED - Standard output	WW - 3000K	UNV - 120-277V	D - Bollard	o3SRA - 3' Straight Rectangular Aluminum	DG - Dark Grey	DIM - 0-10VDC Dimming
	HP/LED - High output	NW - 4000K					EF - External Flange
						SG - Silver Grey	N - None
						CC - Custom Color	

Ordering Information

Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Illuminating Bollard > LINEA
http://www.hessamerica.com/Products/Lighting/Illuminating_Bollard/LINEA__/

ITEM #4.

.hess

LINEA LED Specification

HOUSING

Single piece bollard consists of luminaire head and shaft fabricated from rectangular 6061 aluminum alloy with radiussed corners. Nominal wall thickness is 0.187" with cross-section of 7.5" x 3.5". LED light engine and driver are housed in self contained weather-proof powerpack enclosure within the bollard and removable with a single fastener. Lens is clear impact-resistant acrylic. LED array is thermally managed using convection and transmission of heat through the use of an aluminum heat sink and the luminaire housing. All hardware is stainless steel.

OPTICS

LED light engine consists of five high output multi-chip LED arrays fitted with prismatic lens optics to produce a uniform asymmetric light distribution pattern suitable for pathways and sidewalks. Luminaire emits zero uplight at or above 90 degrees horizontal and qualifies for use in LEED zones LZ1, LZ2, LZ3, and LZ4. Color temperature may be 3000K or 4000K.

ELECTRICAL

Standard output: Integral LED driver is housed in luminaire head and consumes 16 watts at 350 mA. Input voltage range is 120v - 277v AC, 50-60 Hz. LED driver shall be UL recognized.

High output: Integral LED driver is housed in luminaire head and consumes 33 watts at 700 mA. Input voltage range is 120v - 277v AC, 50-60 Hz. LED driver shall be UL recognized.

LED DELIVERED LUMENS / BUG RATING

Standard Output:

3000K - 568 delivered lumens / Bo-Uo-G1

4000K - 659 delivered lumens / Bo-Uo-G1

High Output:

3000K - 1061 delivered lumens / Bo-Uo-G2

4000K - 1216 delivered lumens / Bo-Uo-G2

NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for more current technical data.

MOUNTING

Flangeless mounting is standard. Optional external flange mounting available on request.

FINISH

Standard finishes are finely textured dark grey, graphite grey, or matte silver gray metallic. Special colors available on request.

CERTIFICATION

CSA/US Certified for Wet Locations

WARRANTY

Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

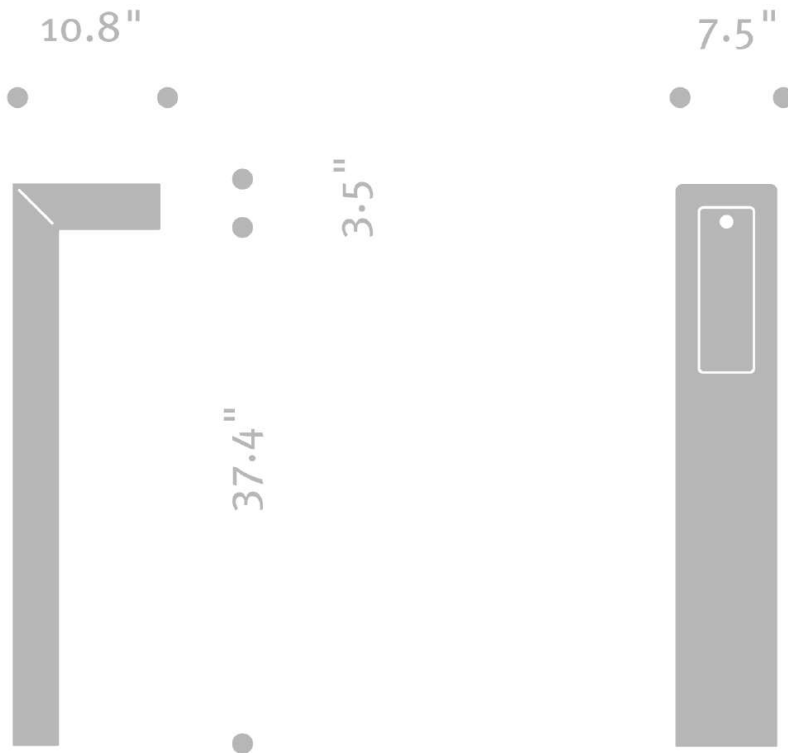
Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Illuminating Bollard > LINEA
http://www.hessamerica.com/Products/Lighting/Illuminating_Bollard/LINEA___/

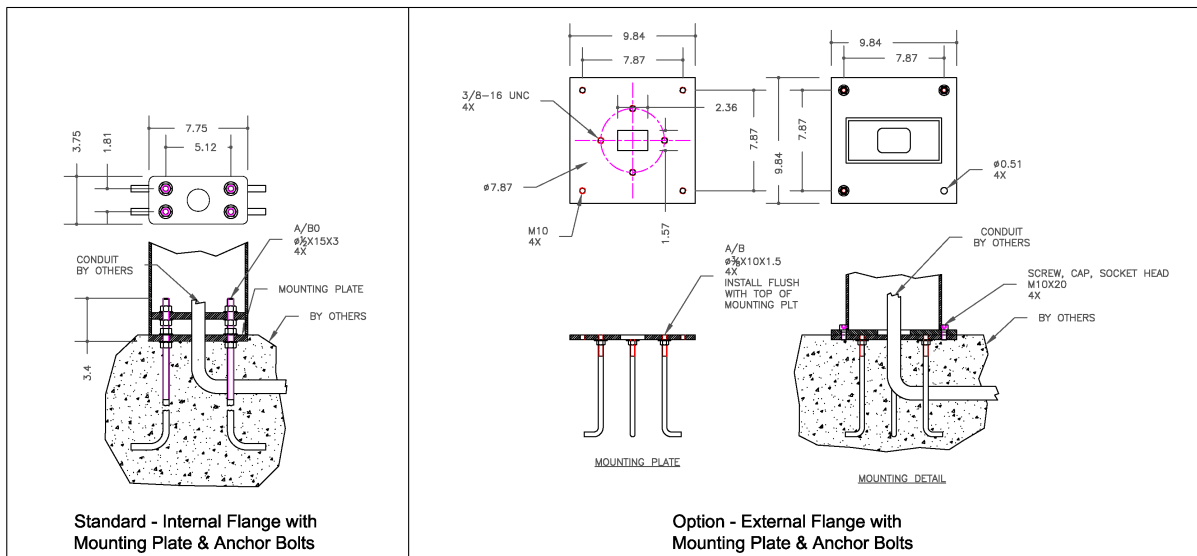
Page 2

Additional information

Dimensions



Mounting Detail



Specifications are subject to change without notification

HessAmerica > Products > Lighting Products > Illuminating Bollard > LINEA
[http://www.hessamerica.com/Products/Lighting/Illuminating Bollard/LINEA_/](http://www.hessamerica.com/Products/Lighting/Illuminating%20Bollard/LINEA_/)

ITEM #4.



April 27, 2016

The Village of Waunakee Plan Commission
Waunakee Village Hall
500 W Main Street
Waunakee, WI 53597

To Whom it may Concern at The Village of Waunakee Plan Commission,

This is documentation of the parking requirement calculations for the Waunakee Community Bank project.

Sec. 106-923 – Parking Requirements of the Waunakee Municipal Code

- (8) *Number of stalls.* The number of parking stalls required are shown in the following table:

Financial institutions, business, government and professional offices	1 stall per 300 square feet of floor area
---	---

The Waunakee Community Bank project is 6,100 SF.

$6,100 \text{ SF} / (1 \text{ Stall} / 300 \text{ SF}) = 20.33 \text{ Stalls}$

The Waunakee Municipal Code requires 21 Parking Stalls.

The Waunakee Community Bank project is providing 25 Stalls.

2 Parking Stalls are accessible per the Americans with Disabilities Act.

Sincerely,

Bryan Mann AIA, LEED AP BD+C
Architect
OPN Architects, Inc.

Daniel J. Thies, AIA

Steven K. Knierim, AIA

Bradd A. Brown, AIA

Terry L. Gebard, AIA

David J. Sorg, AIA

Roger B. Worm, AIA

Richard S. Seely, AIA

Wesley T. Reynolds, AIA

Cedar Rapids

200 Fifth Ave SE, Ste. 201
Cedar Rapids, IA 52401
Phone (319) 363 6018

Des Moines

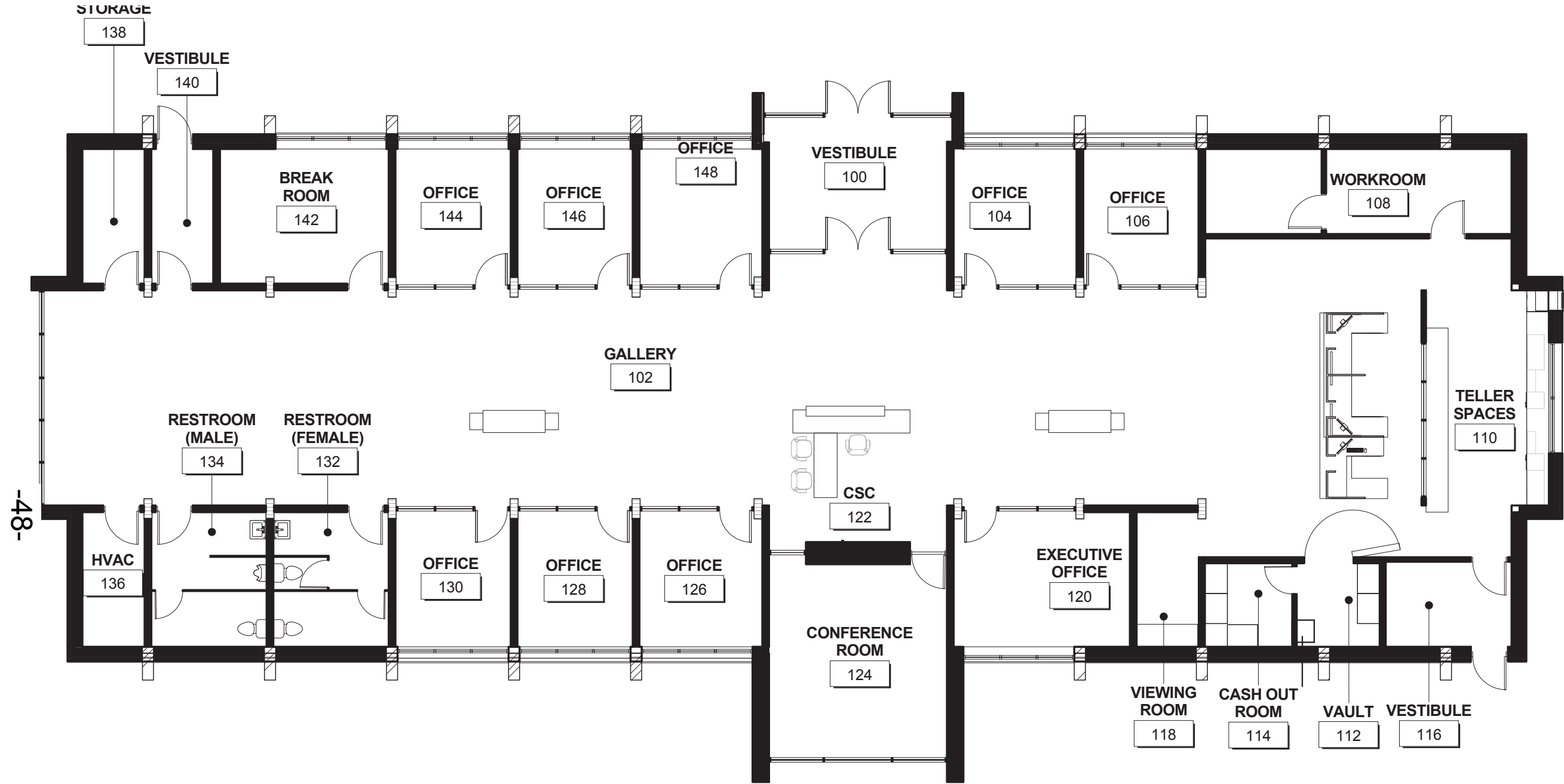
100 Court Ave, Ste. 100
Des Moines, IA 50309
Phone (515) 309 0722

Madison

301 N. Broom, Ste. 100
Madison, WI 53703
Phone (608) 819 0260

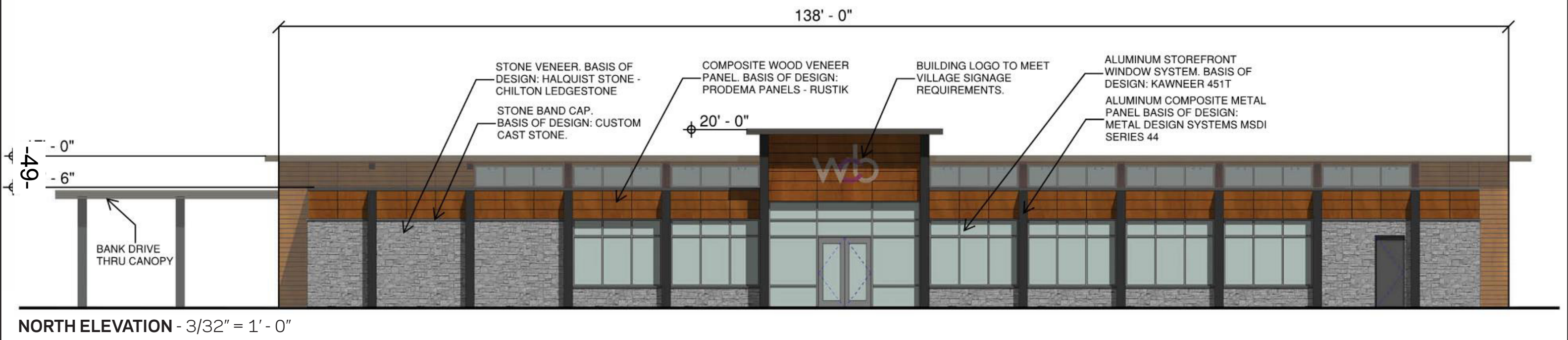
www.opnarchitects.com

Insight + Passion

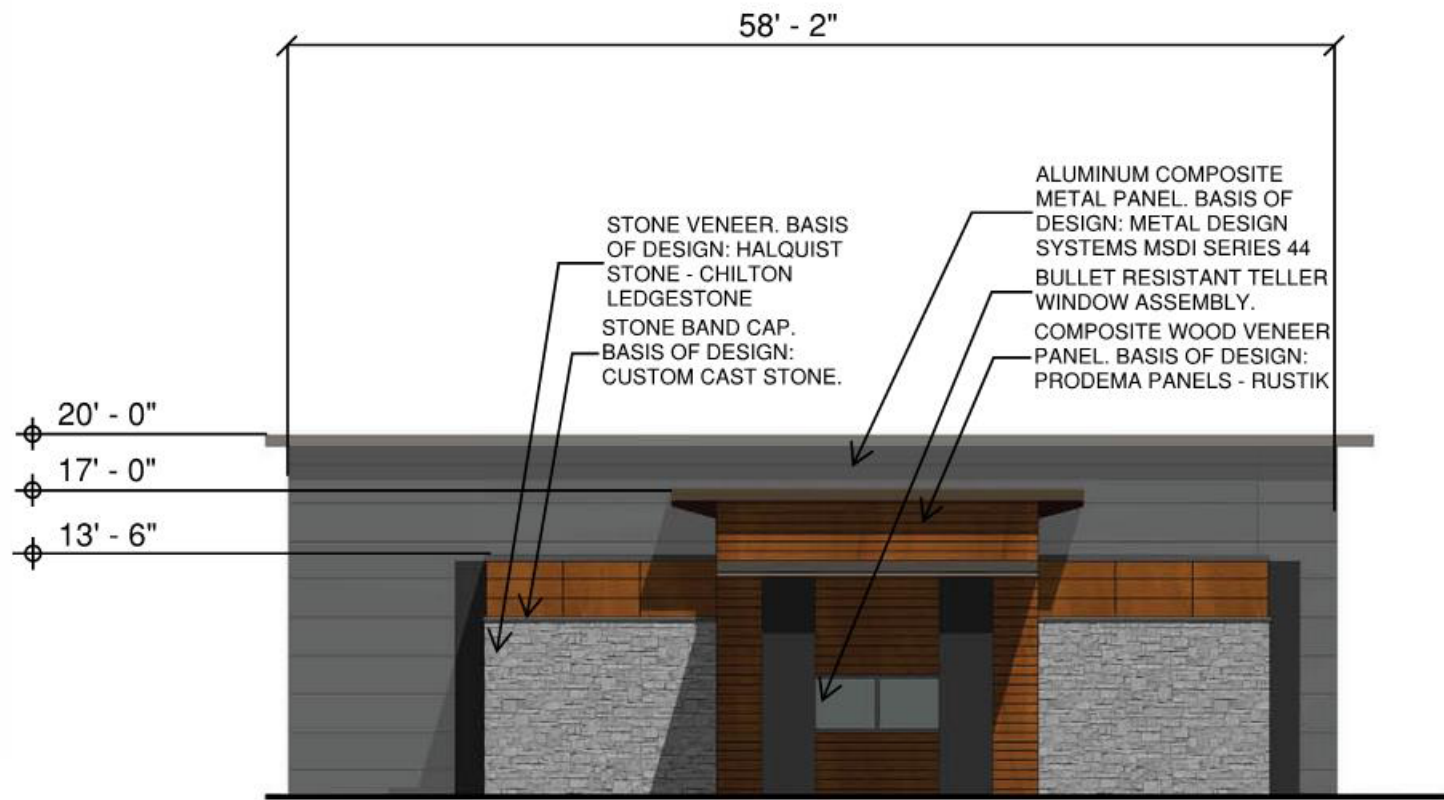


FLOOR PLAN - 3/32" = 1' - 0"

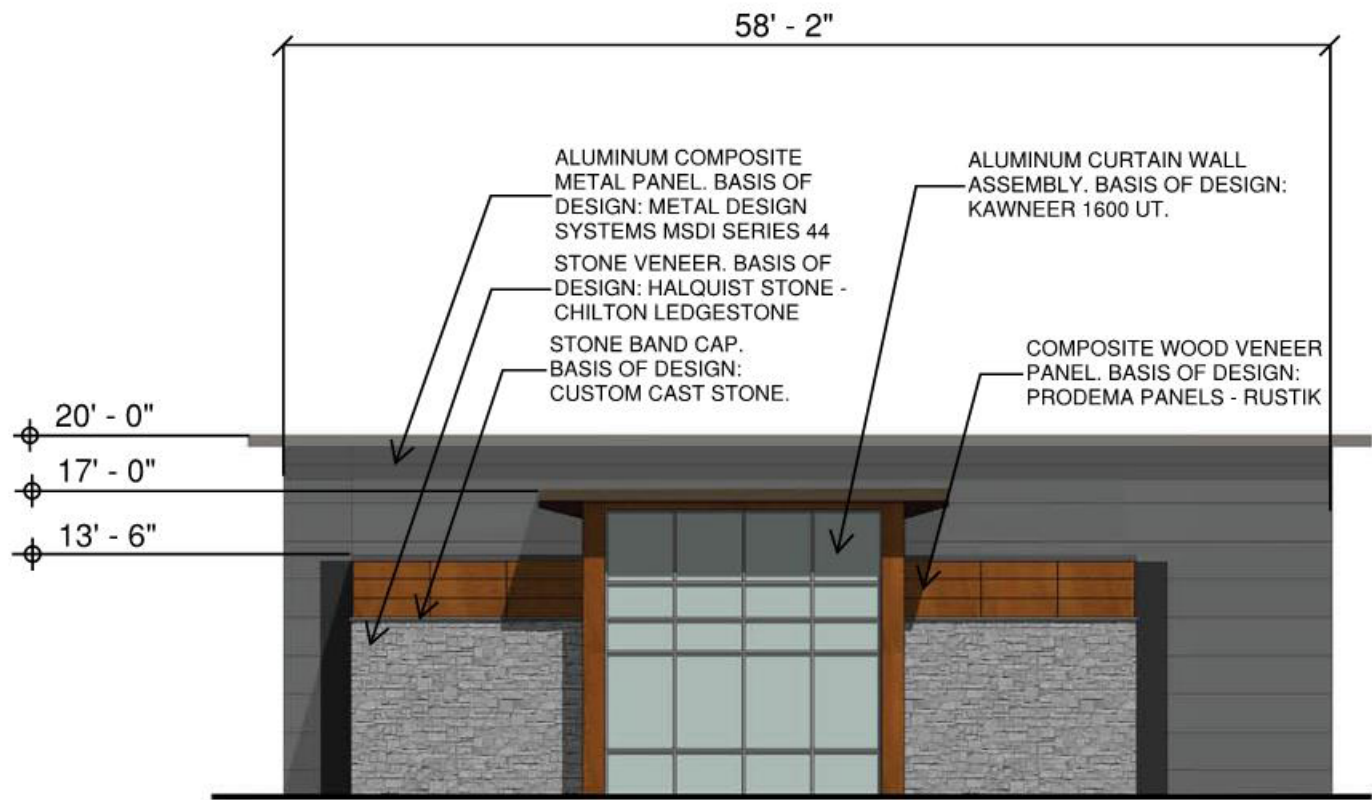




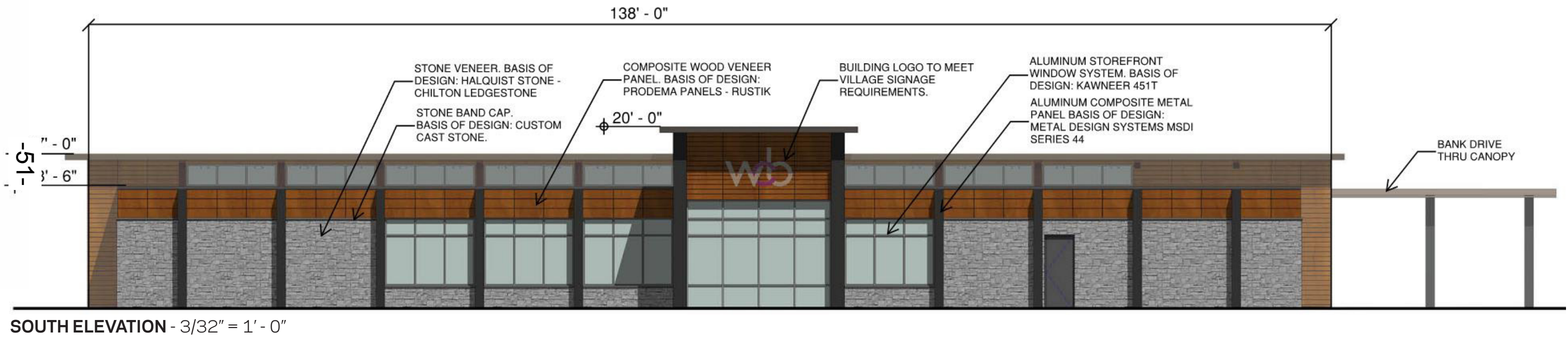
-50-



EAST ELEVATION - 3/32" = 1' - 0"



WEST ELEVATION - 3/32" = 1' - 0"

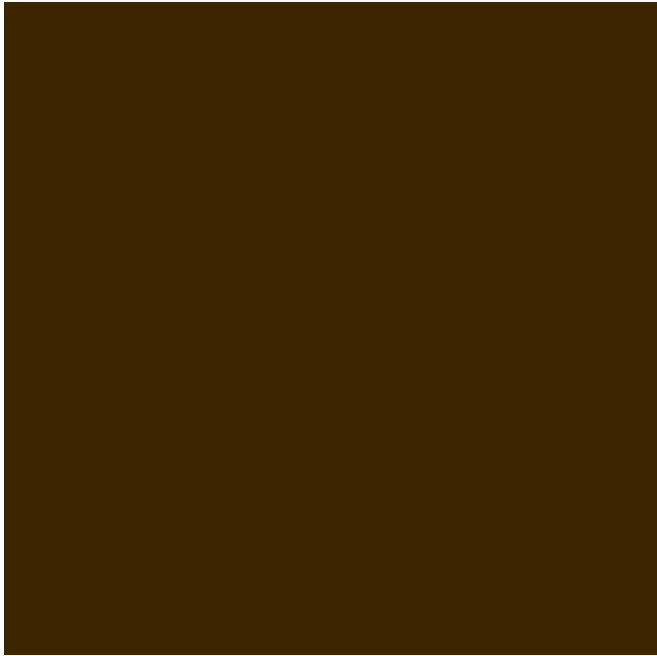




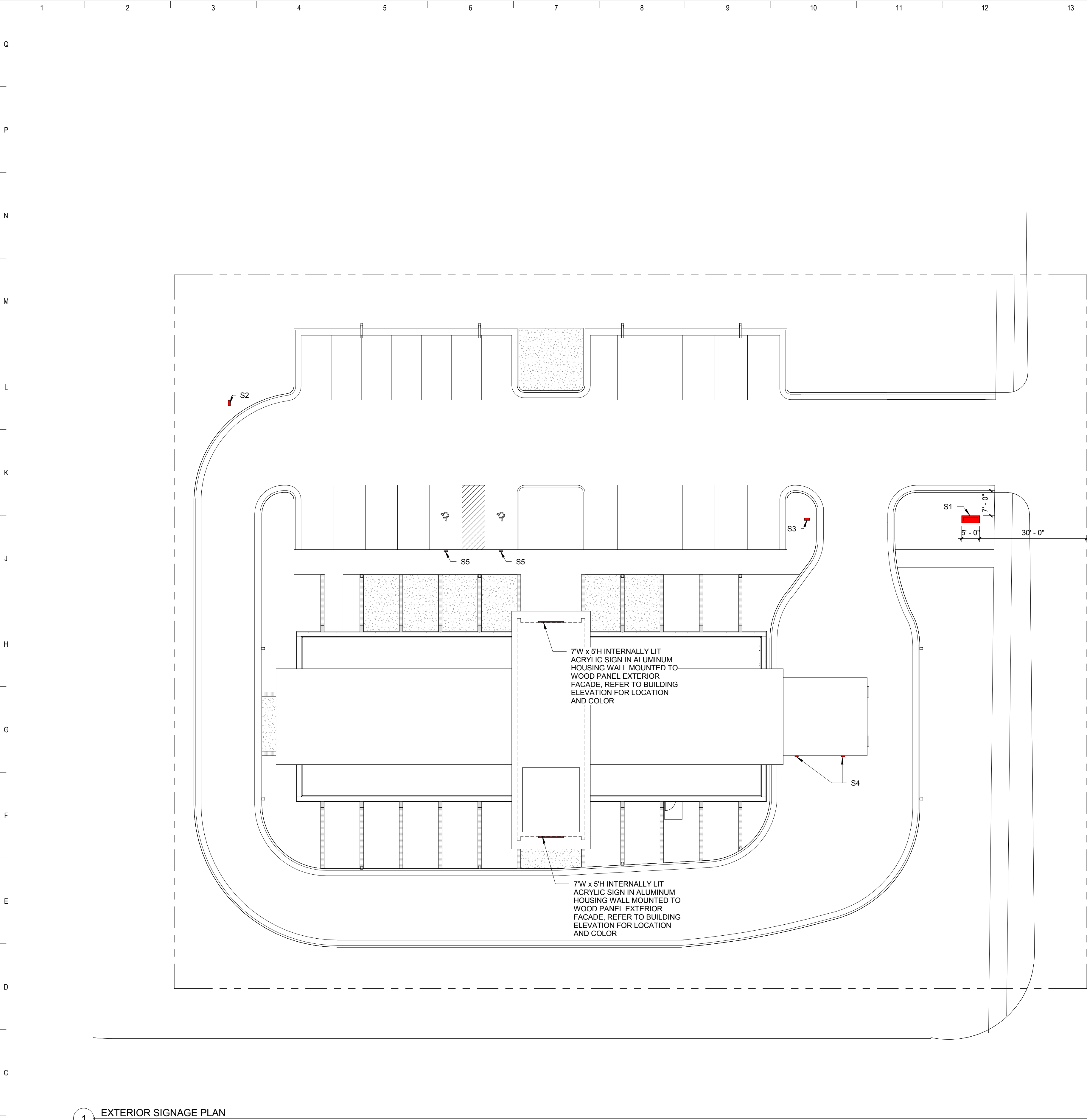
WOOD COMPOSITE PANEL
PRODEMA EX - RUSTIK



STONE
HALQUIST STONE - CHILTON LEDGE



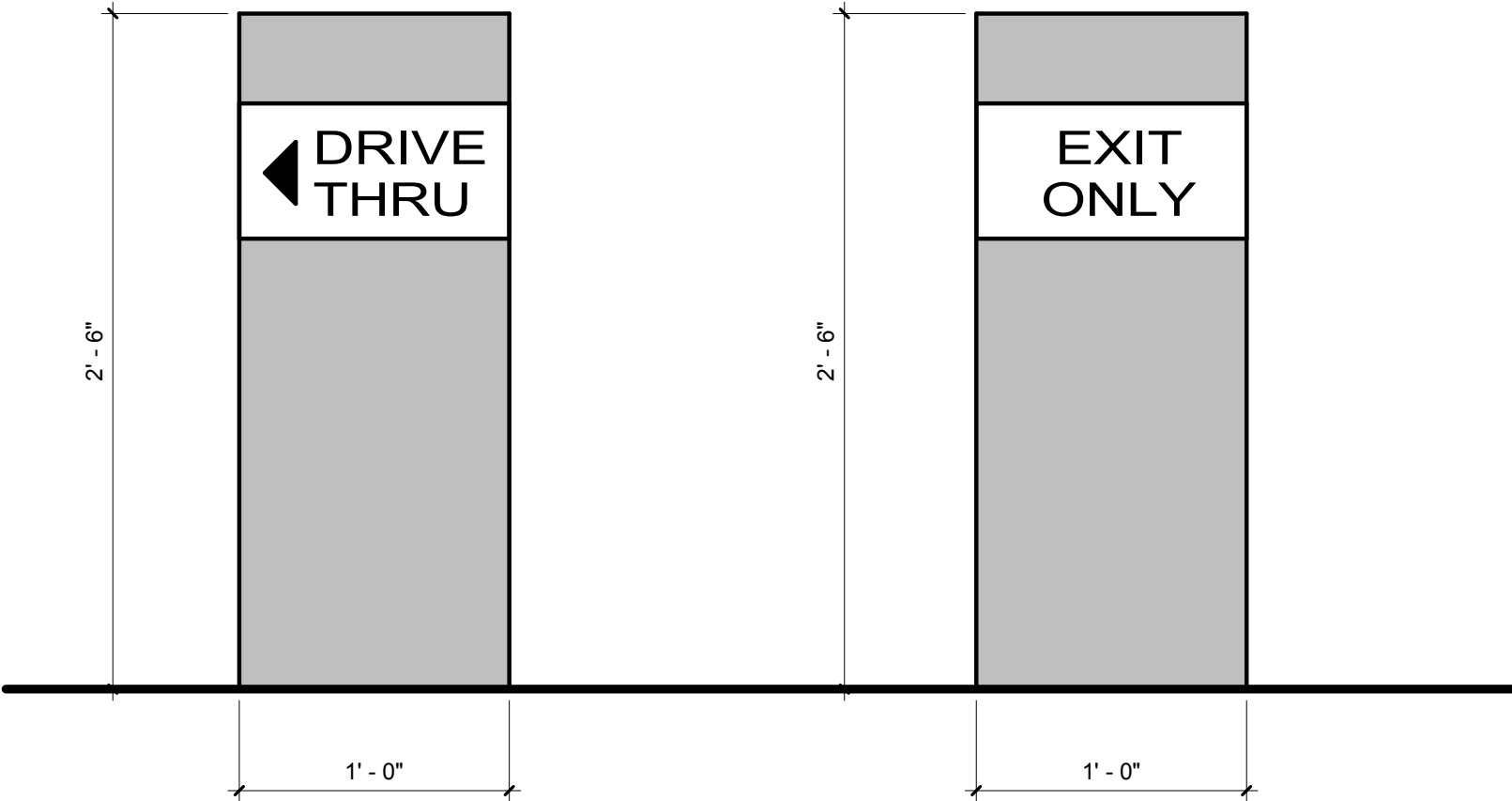
ALUMINUM COMPOSITE MATERIAL
MSDI SERIES 44 - DARK BROWN



1 EXTERIOR SIGNAGE PLAN

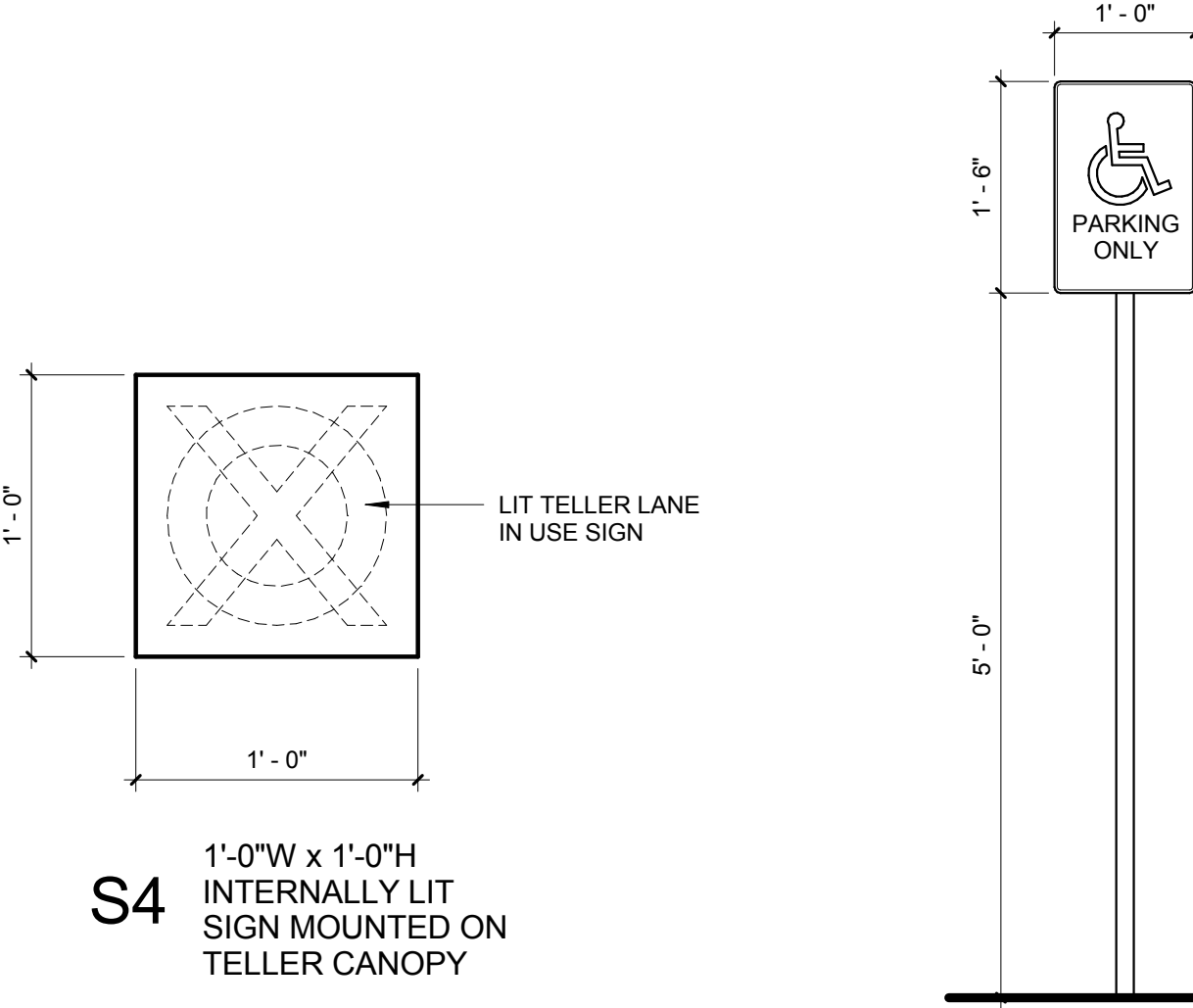


S1 4'W x 3'H ALUMINUM BOX DIRECTIONSIGN ON STONE BASE



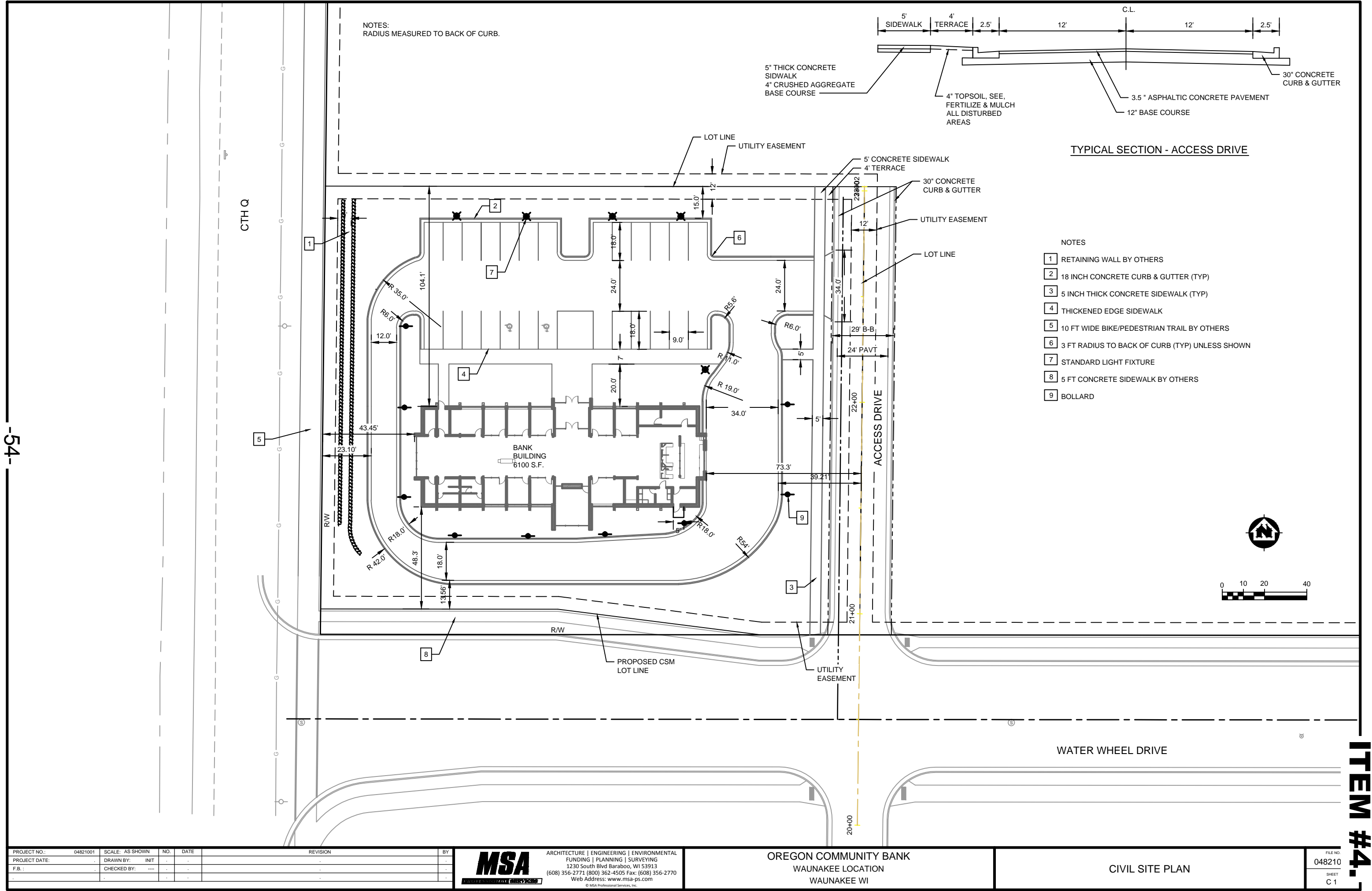
S2 1'W x 2.5'H DIRECTIONAL DRIVE THRU SIGN

S3 1'W x 2.5'H DIRECTIONAL TELLER LINE SIGN



S4 1'-0"W x 1'-0"H INTERNALLY LIT SIGN MOUNTED ON TELLER CANOPY

S5 1'W x 1'-6" ALUMINUM HANDICAPPED PARKING STALL SIGN

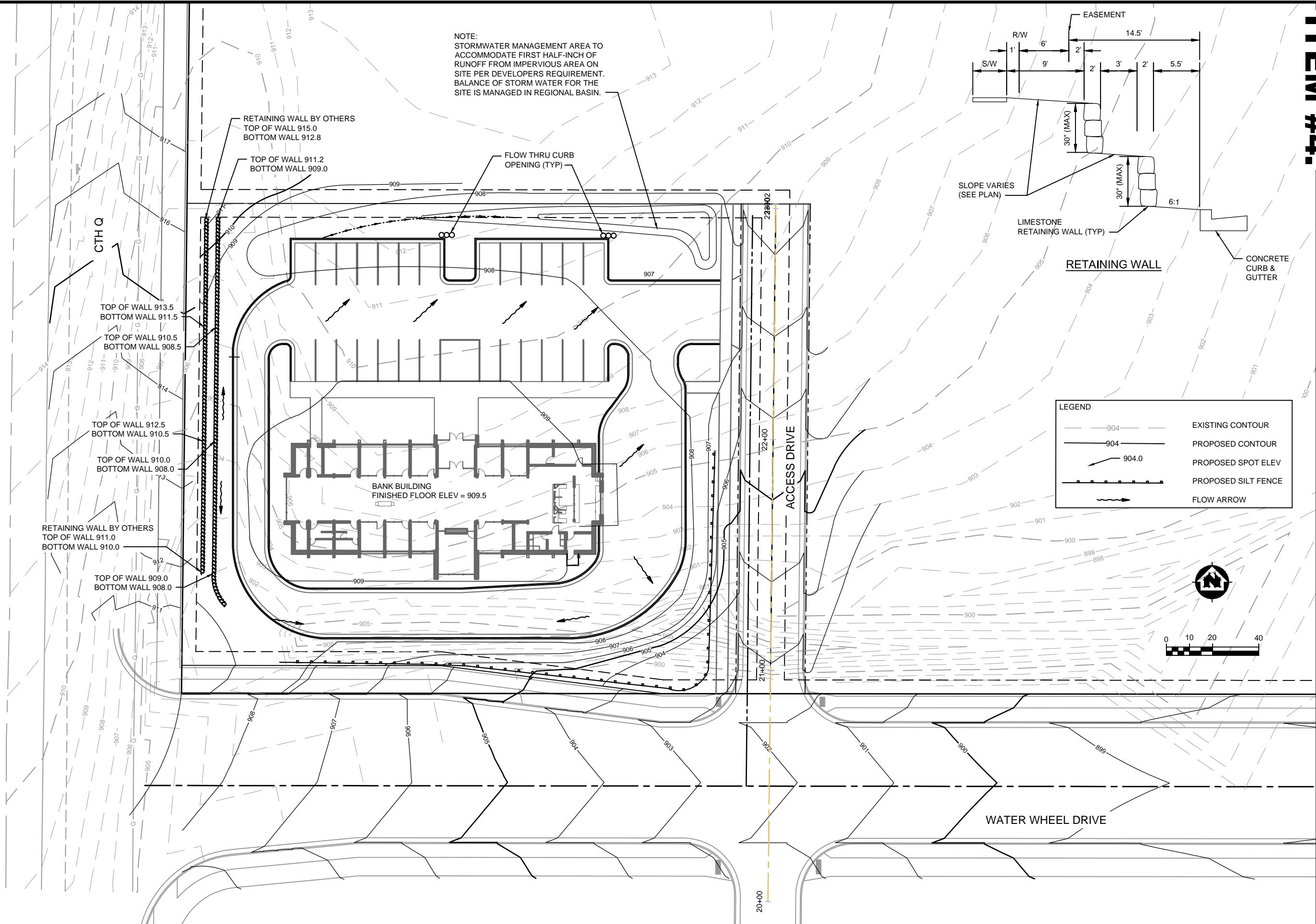


PROJECT NO.:	04821001	SCALE:	AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:		DRAWN BY:	INIT				
F.B.:		CHECKED BY:	---				

MSA
ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
FUNDING | PLANNING | SURVEYING
1230 South Blvd Baraboo, WI 53913
(608) 356-2771 (800) 362-4505 Fax: (608) 356-2770
Web Address: www.msa-ps.com
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OREGON COMMUNITY BANK
WAUNAKEE LOCATION
WAUNAKEE WI

CIVIL SITE PLAN	FILE NO. 048210
	SHEET C 1



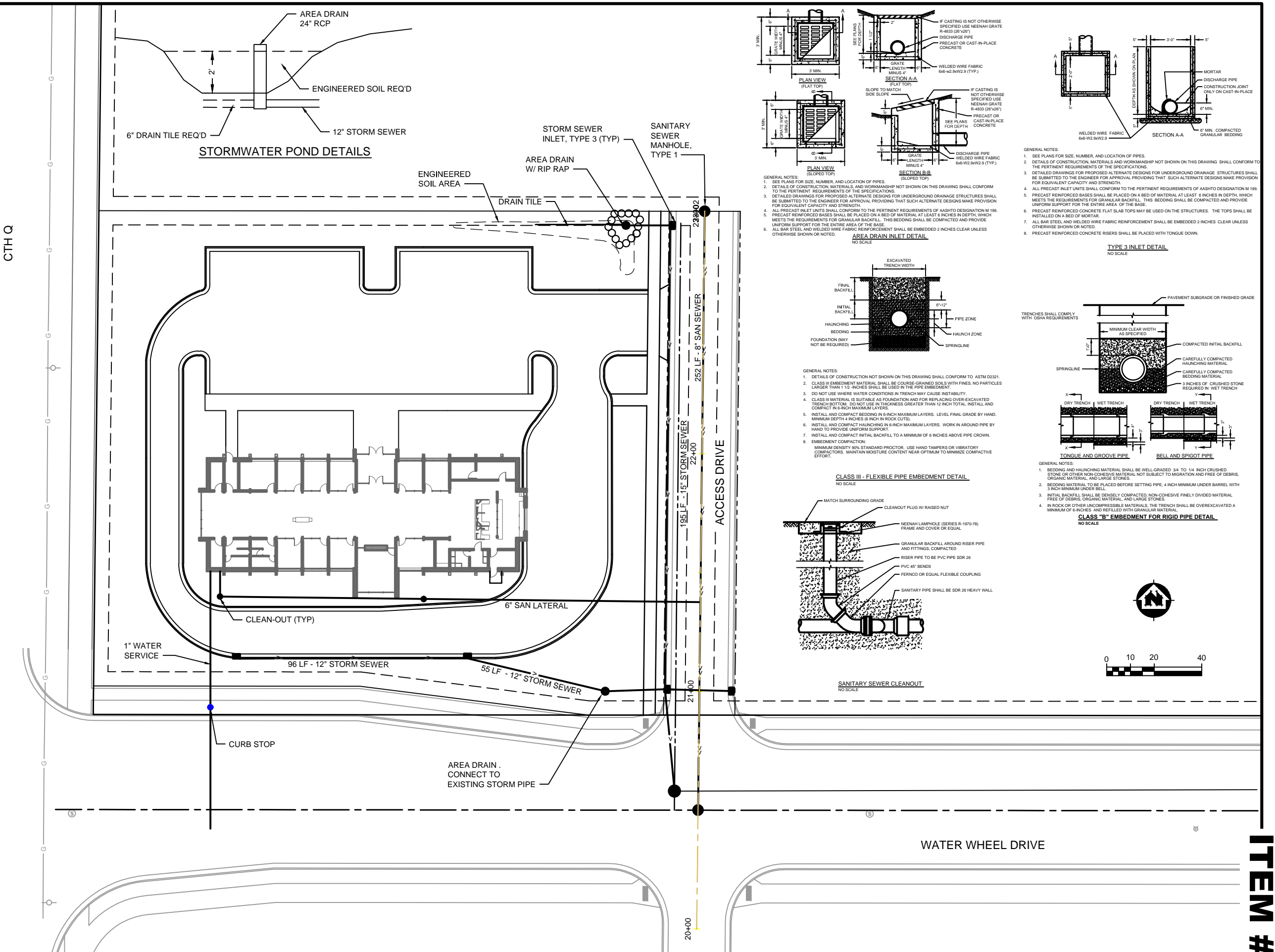
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F.B.:		CHECKED BY: ---				

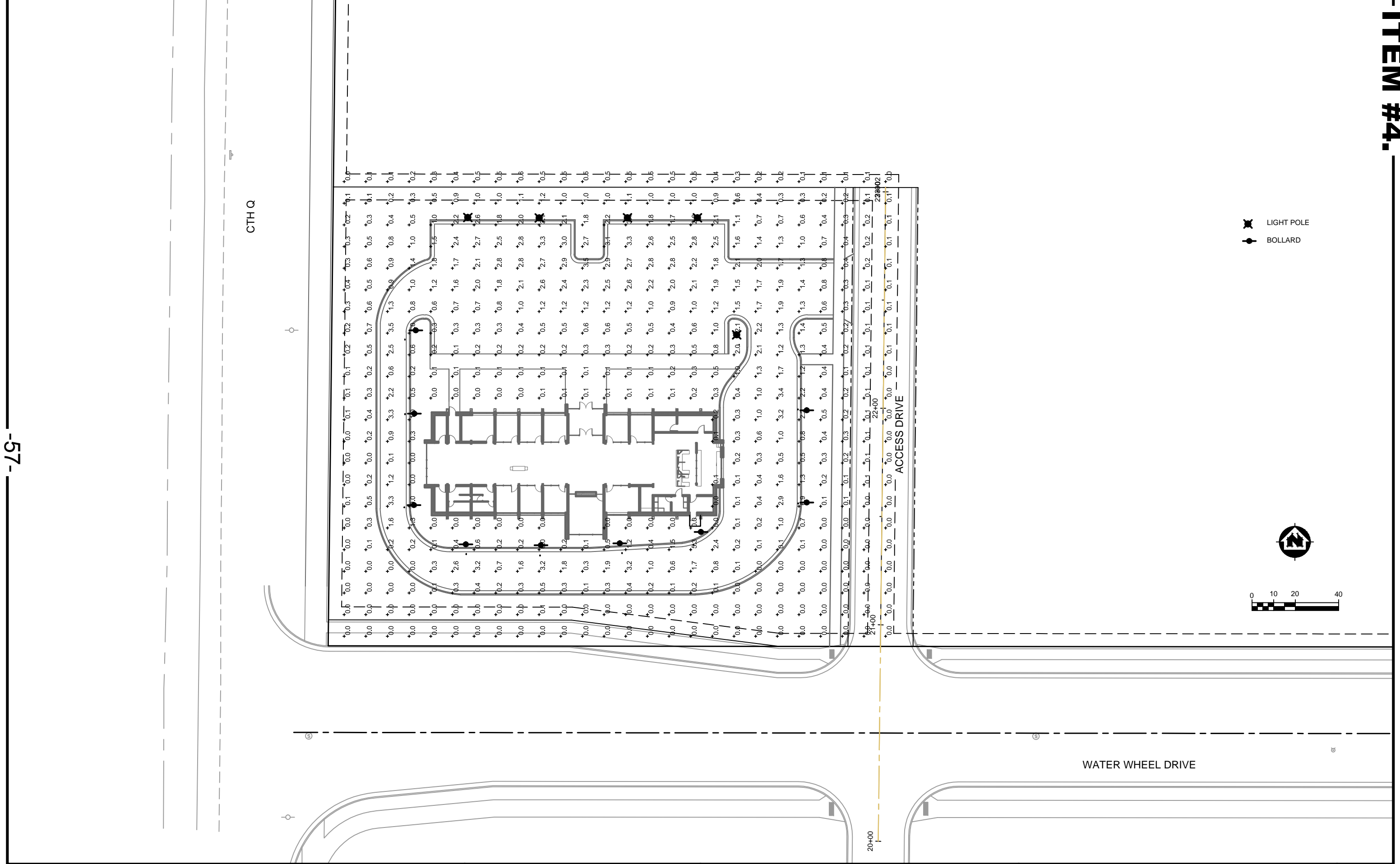
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WAUNAKEE LOCATION
WAUNAKEE WI

GRADING & EROSION CONTROL PLAN

FILE NO.	04821001
SHEET	C 2





PROJECT NO.:	04821001	SCALE: AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE:		DRAWN BY: INIT	-	-		-
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WAUNAKEE LOCATION
WAUNAKEE WI

PHOTOMETRIC PLAN

FILE NO.	04821001
SHEET	C4



-58-

IMAGE 1

**ARIEL VIEW - NORTHEAST
CORNER**
WAUNAKEE COMMUNITY BANK

PROJECT NO. 15 619000
ISSUE DATE: 04.15.2016

OP
ARCHITECT

ITEM #4.



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IMAGE 3

**ARIEL VIEW - SOUTHEAST
CORNER**
WAUNAKEE COMMUNITY BANK

PROJECT NO. 15 619000
ISSUE DATE: 04.15.2016

OP
ARCHITECT

ITEM #4.



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IMAGE 5

STREET VIEW -
PERSPECTIVE
WAUNAKEE COMMUNITY BANK

PROJECT NO. 15 619000
ISSUE DATE: 04.15.2016

O P
ARCHITECT

ITEM #4.

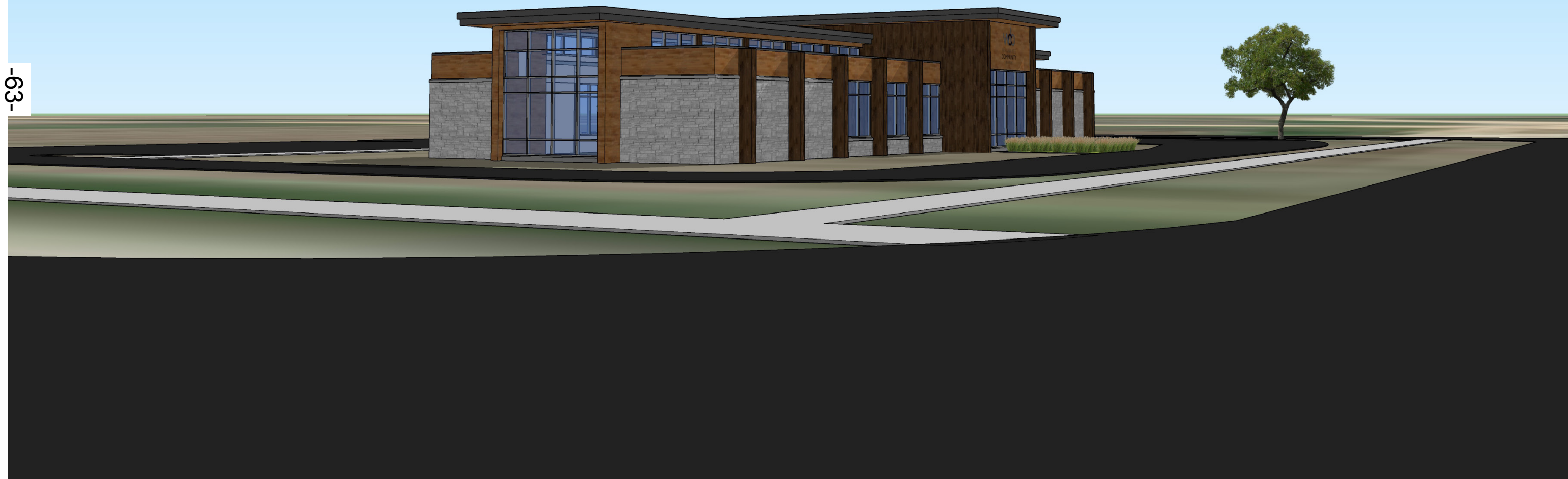




IMAGE 7

STREET VIEW -
PERSPECTIVE
WAUNAKEE COMMUNITY BANK

PROJECT NO. 15 619000
ISSUE DATE: 04.15.2016



ITEM #4.

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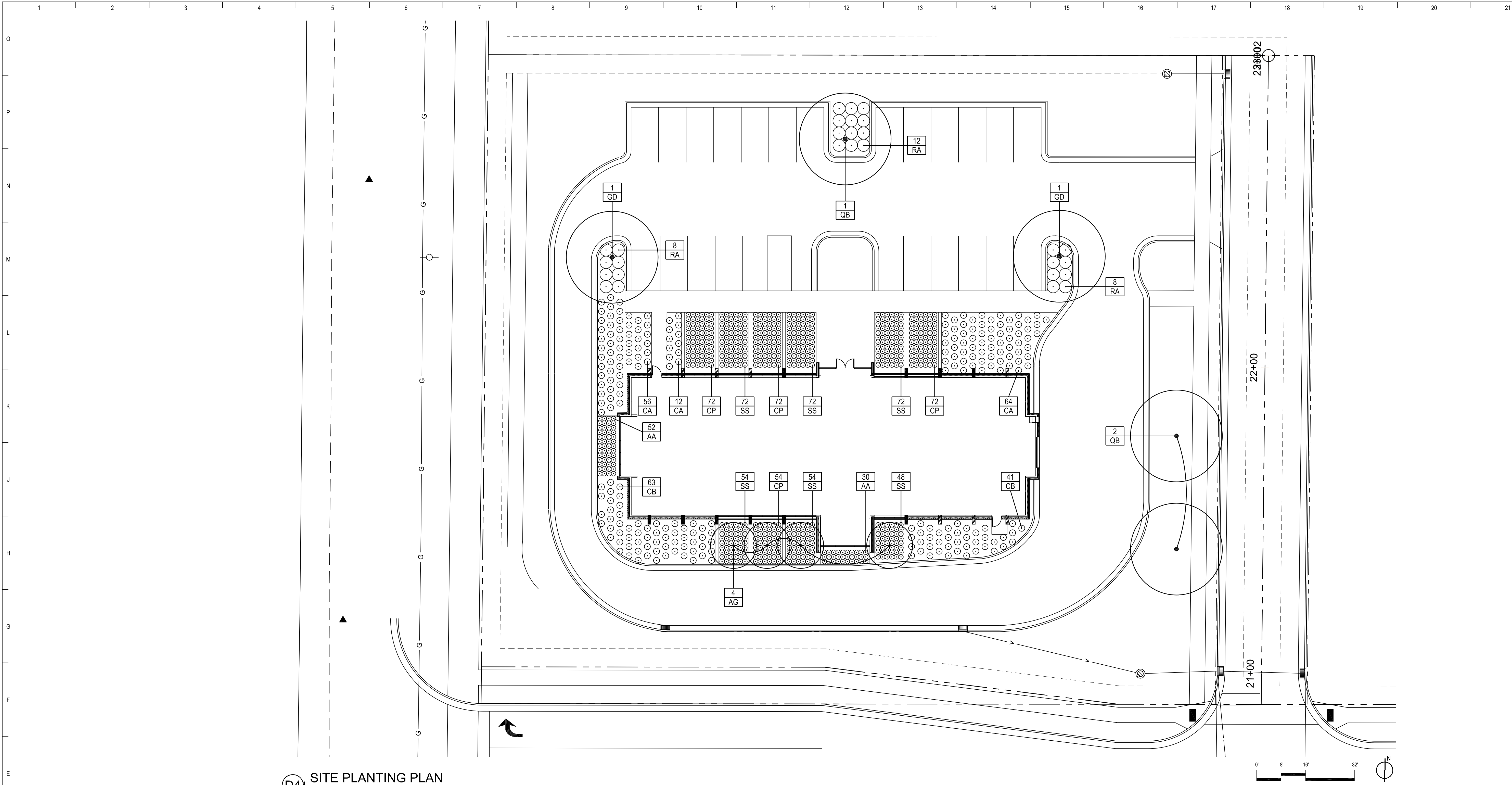
IMAGE 9

PERSPECTIVE
WAUNAKEE COMMUNITY BANK

PROJECT NO. 15 619000
ISSUE DATE: 04.15.2016



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D4 SITE PLANTING PLAN

LANDSCAPE SUMMARY

MINIMUM CANOPY TREE & PARKING REQUIREMENTS:
25 PARKING SPACES/ 12 = 3 TREES REQUIRED

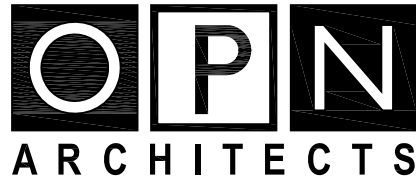
MINIMUM LANDSCAPE ELEMENTS STANDARDS:
25 SPACES X 15 POINTS = 375 POINTS REQUIRED

PROVIDED:
5 CANOPY TREES X 50 POINTS = 250 POINTS
4 UNDERSTORY TREES X 20 POINTS = 80 POINTS
28 SMALL SHRUBS X 3 POINTS = 84 POINTS
PERENNIALS AND GRASSES = NA
TOTAL 414 POINTS

PLANT SCHEDULE

Key	Qty	Botanical Name	Common Name	Size	Cond	Max Height and Width	Remarks
Deciduous Overstory Trees							
GD	2	Gymnocladus dioicus 'Espresso'	ESPRESSO KENTUCKY COFFEE TREE	2.5" CAL	B&B	50' x 35'	1 CENTRAL LEADER
QB	3	Quercus bicolor	SWAMP WHITE OAK	2.5" CAL	B&B	50-60' x 50-60'	1 CENTRAL LEADER
Deciduous Understory Trees							
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8-10' HGT	B&B	20-25' x 15'	Multi Stem
Shrubs							
RA	28	Rhus aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC		CONT	2-3' x 6-8'	
Perennials							
AA	82	Allium angulosum 'Summer Beauty'	ALLIUM SUMMER BEAUTY	#1	CONT	2' x 2'	ROY DIBLUK PROPOGATED
CP	270	Carex pensylvanica	PENNSYLVANIA SEDGE	#1	CONT	.5-1' x .5-1'	
Grasses							
CA	132	Calamagrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT	5' x 2'	
CB	104	Calamagrostis brachytricha	REED GRASS	#1	CONT	3-4' x 2-3'	
SS	372	Schizachyrium scoparium 'Blue Heaven'	BLUE HEAVEN LITTLE BLUESTEM	#1	CONT	2-3' x 2'	

PRELIMINARY. NOT FOR CONSTRUCTION.



OPN ARCHITECTS
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opn@opnarchitects.com

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Owner
OREGON COMMUNITY BANK
733 N MAIN ST
OREGON, WI 53572

Project
OREGON COMMUNITY BANK - WAUNAKEE LOCATION
ADDRESS
WAUNAKEE, WI 53597

General Contractor
IDEAL BUILDERS
1406 EMIL ST
MADISON, WI 53713

Consultants
STRUCTURAL ENGINEER
XXXX
XXXX 1ST. ST.
DES MOINES, IA 50309
P. 515-309-XXXX
MECHANICAL ENGINEER
XXXX
XXXX 1ST. ST.
DES MOINES, IA 50309
P. 515-309-XXXX

Sheet Issue Date
SD SET 04/27/2016

Previous Issue Dates

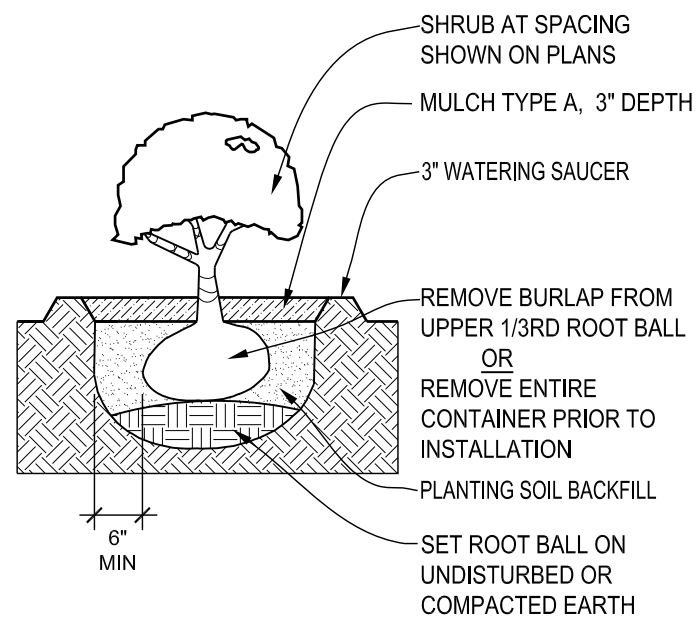
Revision Dates

DESIGN DEVEL
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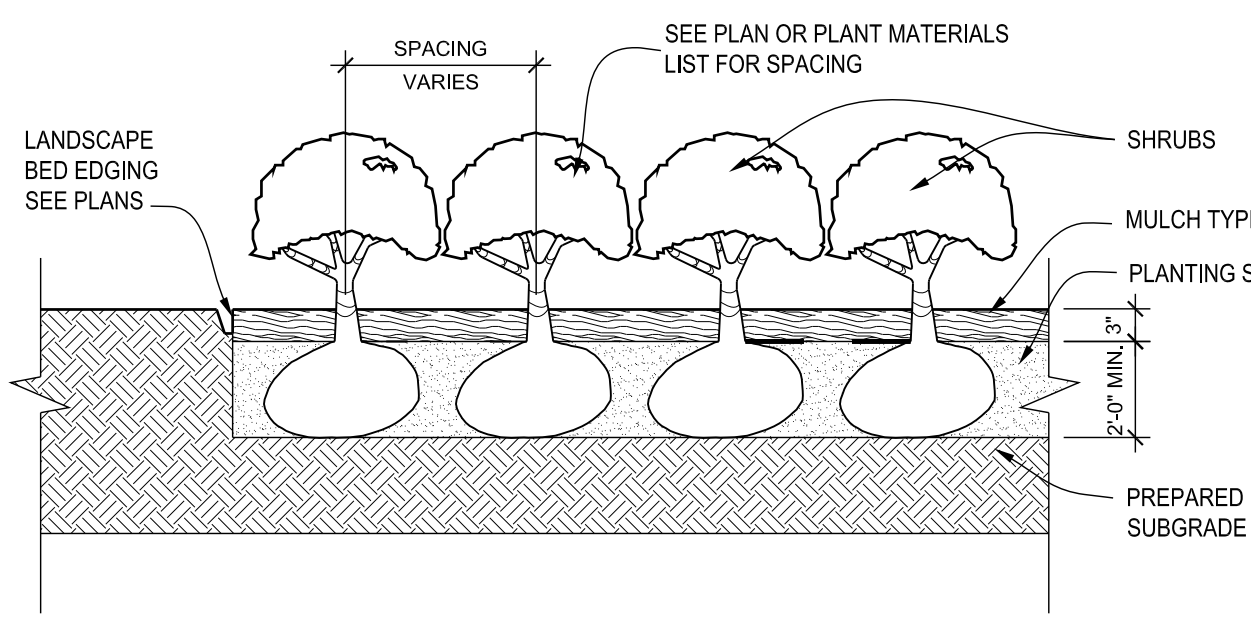
Drawing
LANDSCAPE PI

OPN Project No. **Proj**

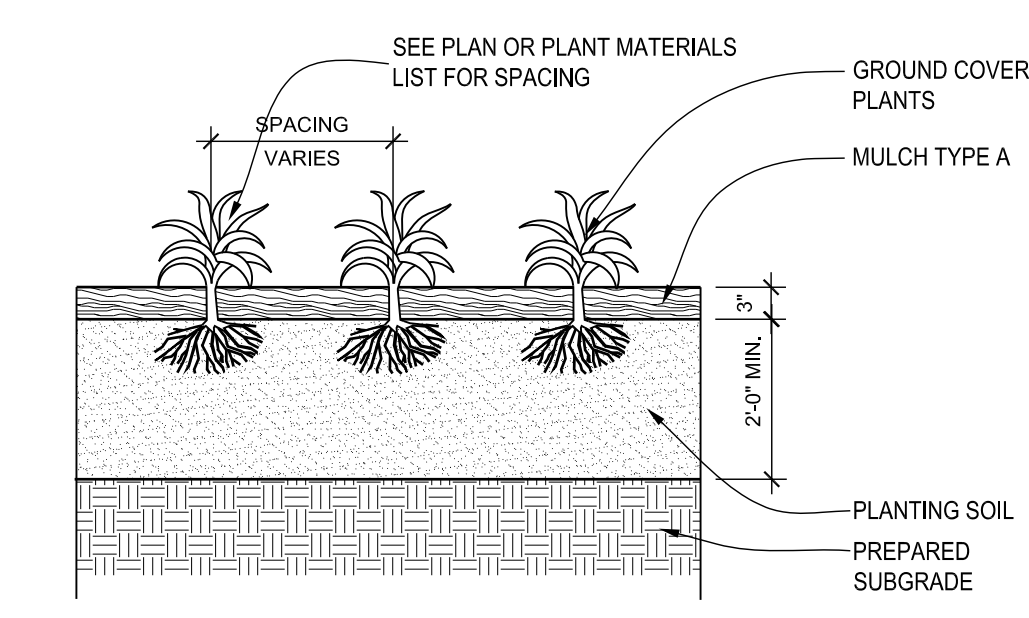
ITEM #4.



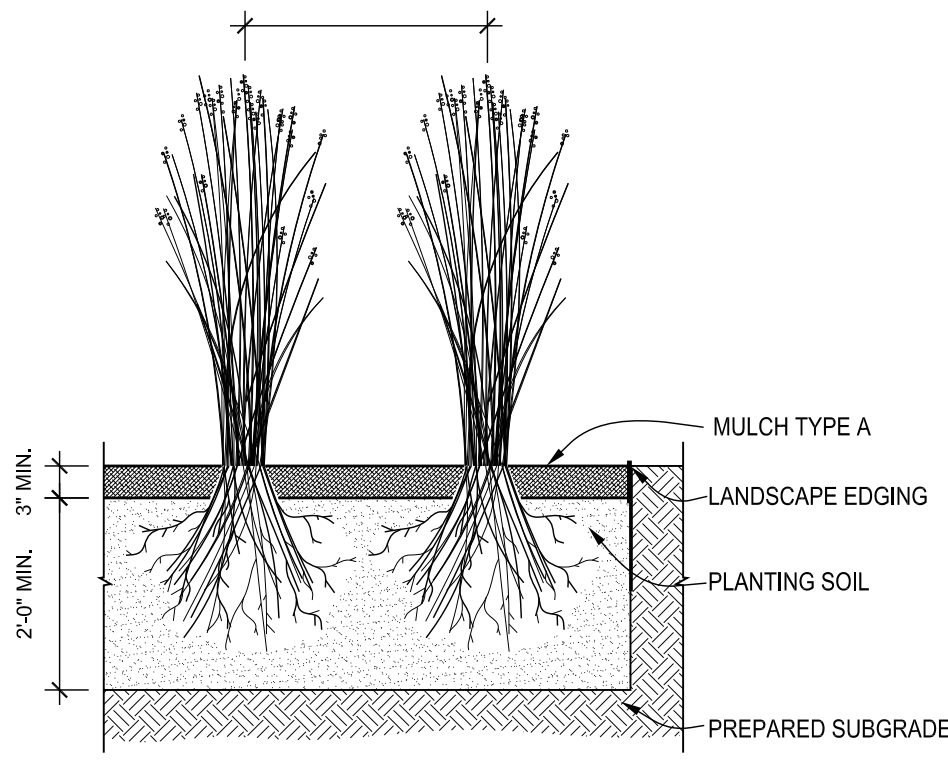
M3 SHRUB PLANTING DETAIL
NO SCALE



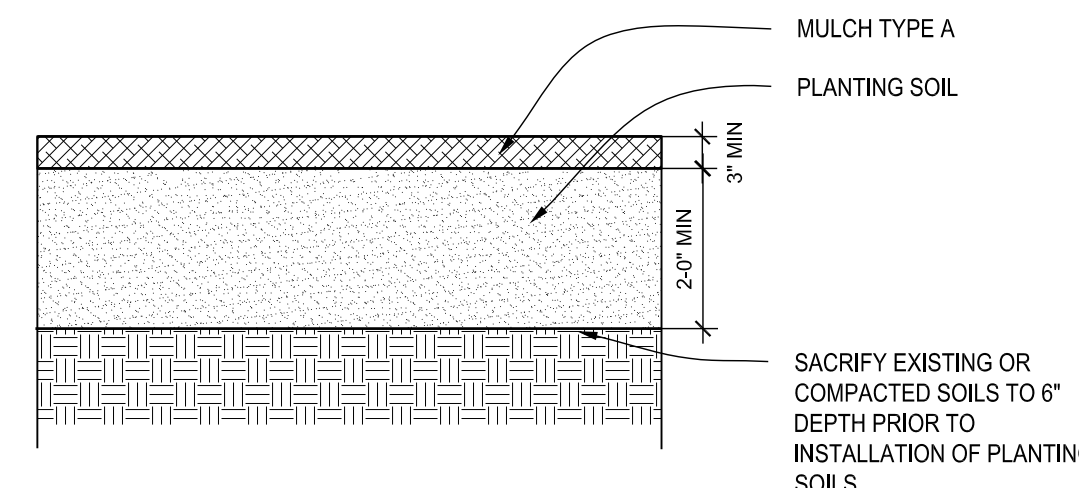
M6 SHRUB PLANTING BED DETAIL
NO SCALE



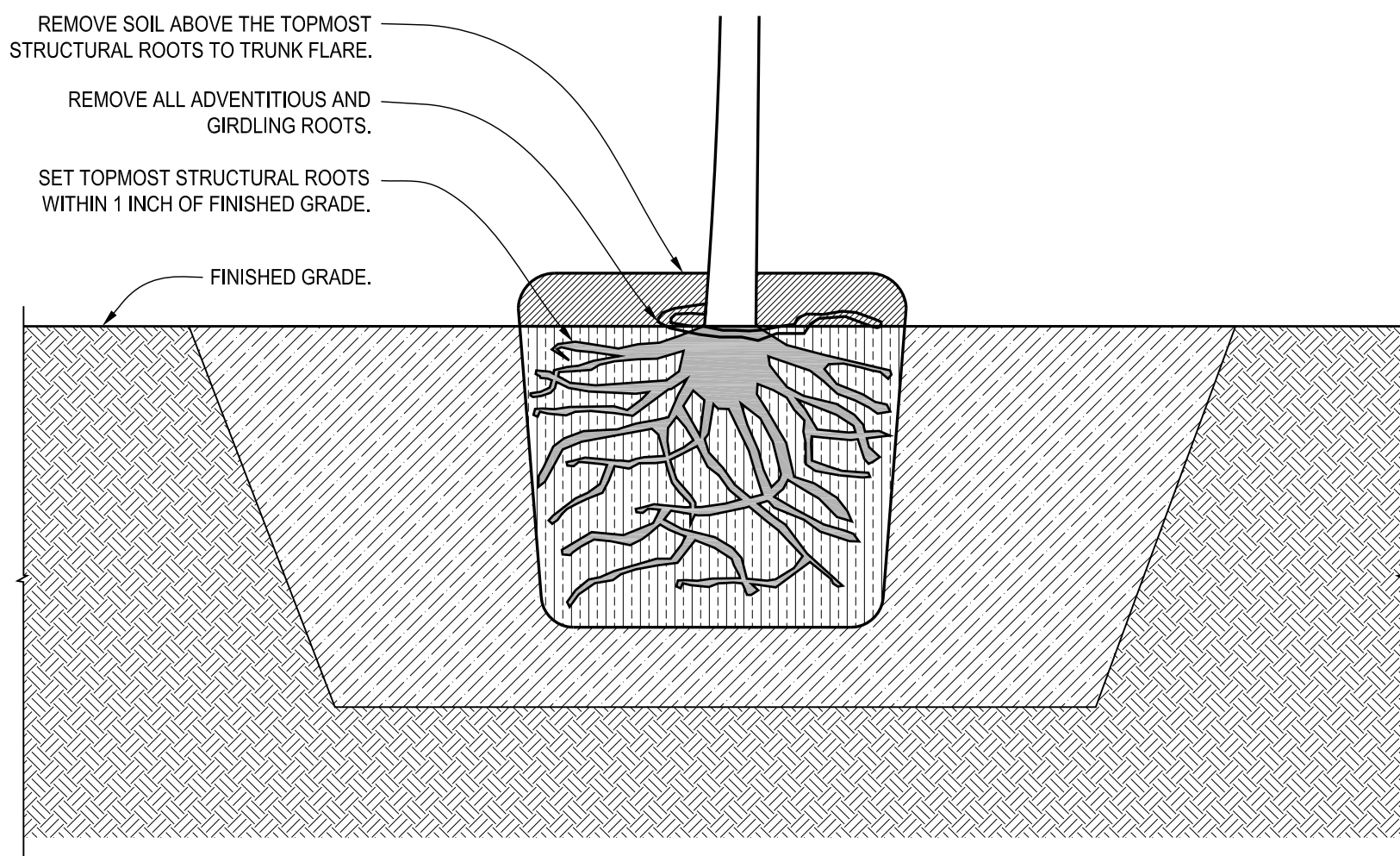
M10 GROUND COVER PLANTING BED DETAIL
NO SCALE



M14 PERENNIAL/GRASS PLANTG DTL
NO SCALE



M17 PLANTING BED DETAIL
NO SCALE



G9 TREE ROOT PRUNING DETAIL
NO SCALE

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

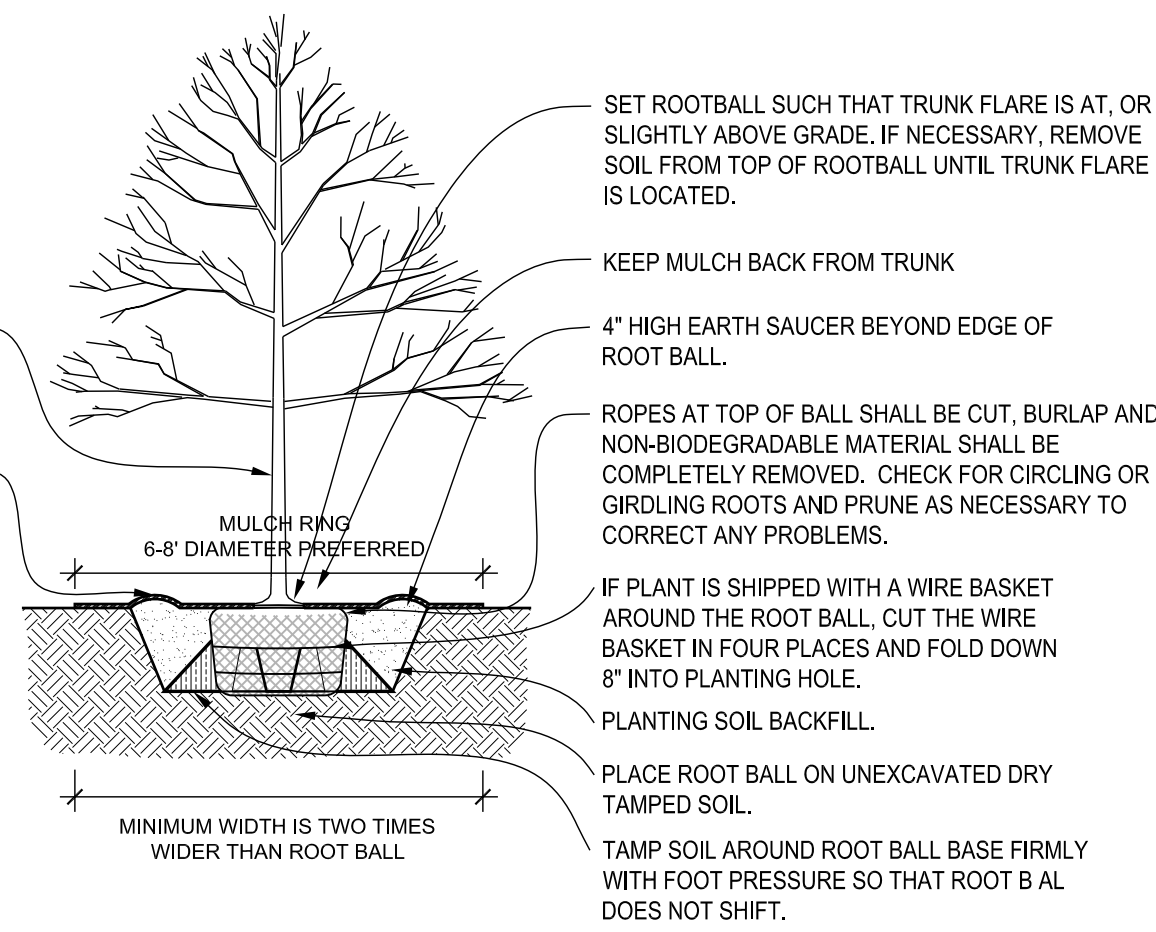
STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT SEE STAKING DETAIL.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 25-50 MM (1-2 IN.) HIGHER IN SLOWLY DRAINING SOILS.

- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 2. TREES NEED TO BE STABILIZED ONLY WHERE EXTREME WIND OR VANDALISM MAKES SUCH SUPPORT NECESSARY.
 3. WHEN DEEMED NECESSARY, TREES SHALL BE STABILIZED WITH SPECIFIED EQUIPMENT. TREE SHALL STAND PLUMB. STABILIZATION EQUIPMENT SHALL BE REMOVED NO LATER THAN AT END OF GUARANTEE PERIOD.
 4. STABILIZATION EQUIPMENT SHALL BE INSPECTED REGULARLY BY LANDSCAPE INSTALLER TO INSURE THE TREE IS NOT BEING COMPRESSED, GIRDLED, OR ABRADED. IF SUCH HAS OCCURED, CONTACT LANDSCAPE ARCHITECT FOR INSPECTION.



G15 DECIDUOUS TREE PLANTING DETAIL
NO SCALE



Trader Gus Site



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" = 111'

**VILLAGE OF
WAUNAKEE**

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

Print Date: 5/5/2016

COPY

**TOWN OF WESTPORT
DESIGN REVIEW APPLICATION
GENERAL INFORMATION**

Project: Athens Grill Drive-through Restaurant
Name: Kyo Ladopoulos
Address: 5430 Willow Road
Wuanakee WI 53597

Applicant:

Name: Trader Gus Inc.
Address: 5440 Willow Rd STE 101
Wuanakee WI 53597
Phone: 608 692 5234
Email: kyo@allstargroup.net

Representative:

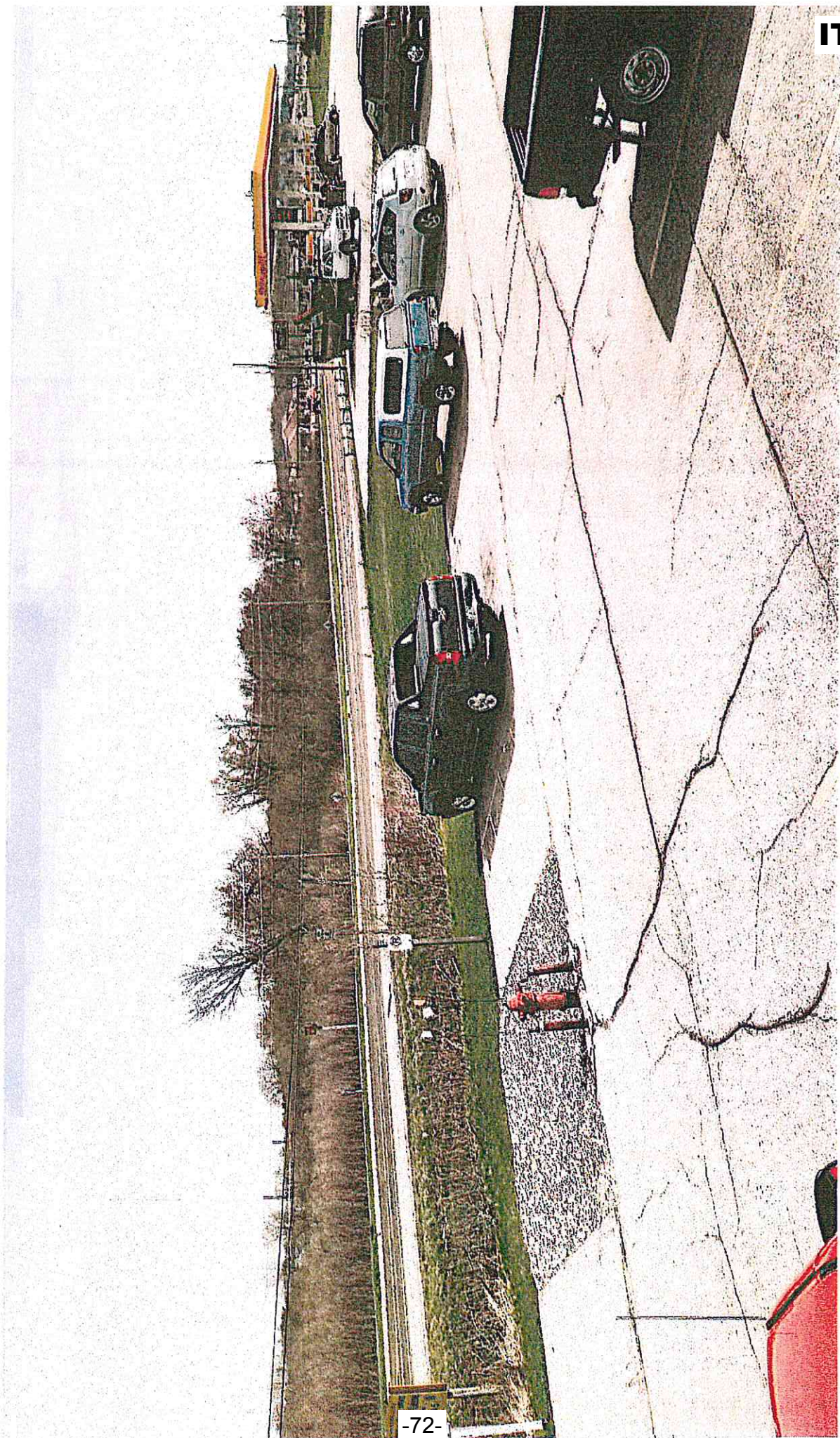
Name: Kyo Ladopoulos
Address: same
Phone: same
Email: same

Date Submitted: 4/25/16
Review Period Ends: _____
Period Extended To: _____
Date of Plan Commission meetings: 5/9/16
Time of meeting: _____

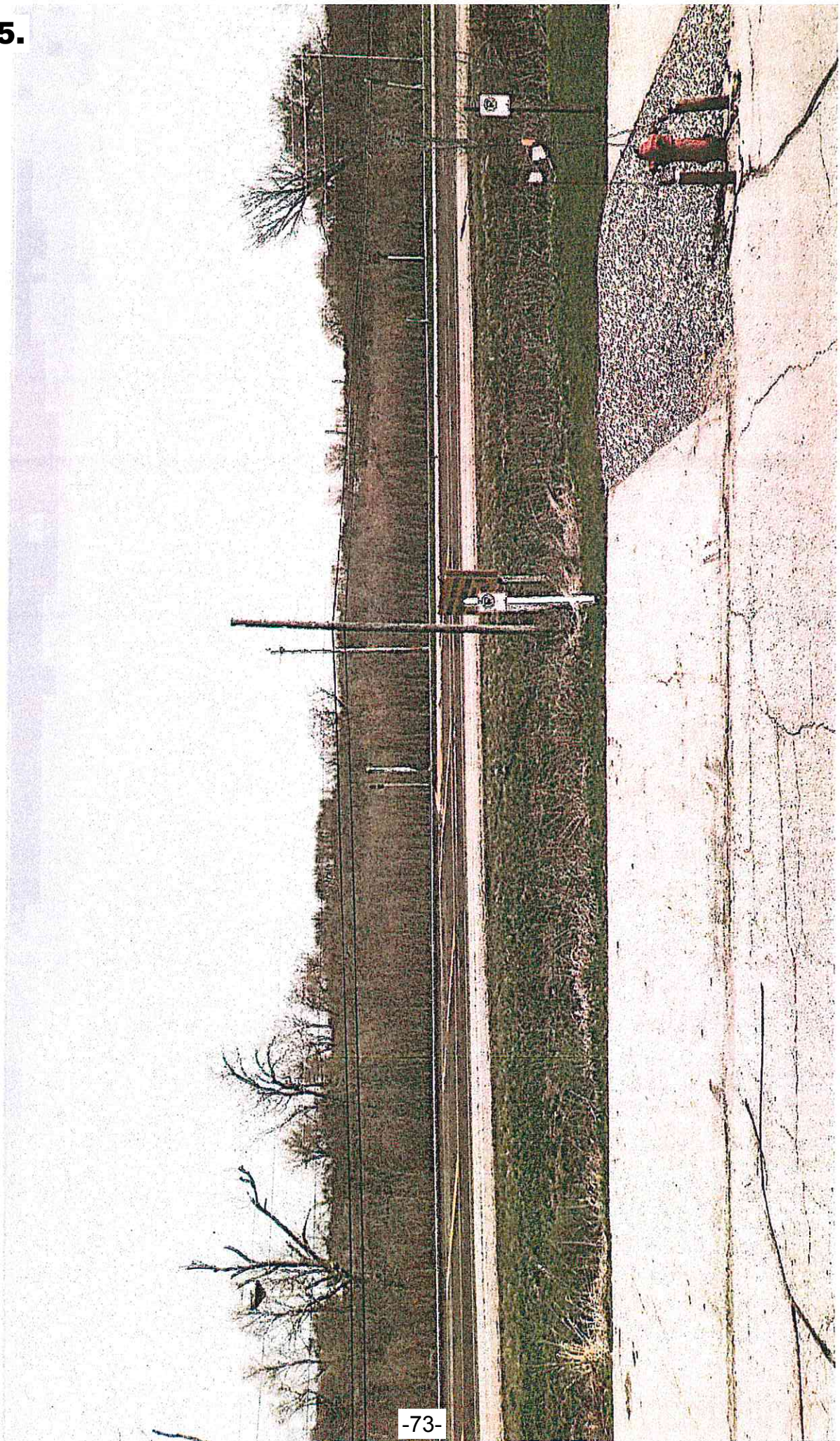
I agree that the following information is true to the best of my knowledge, and to abide by Town of Westport Design Review Ordinance Provisions.

By: _____
Date: _____

ITEM #5.

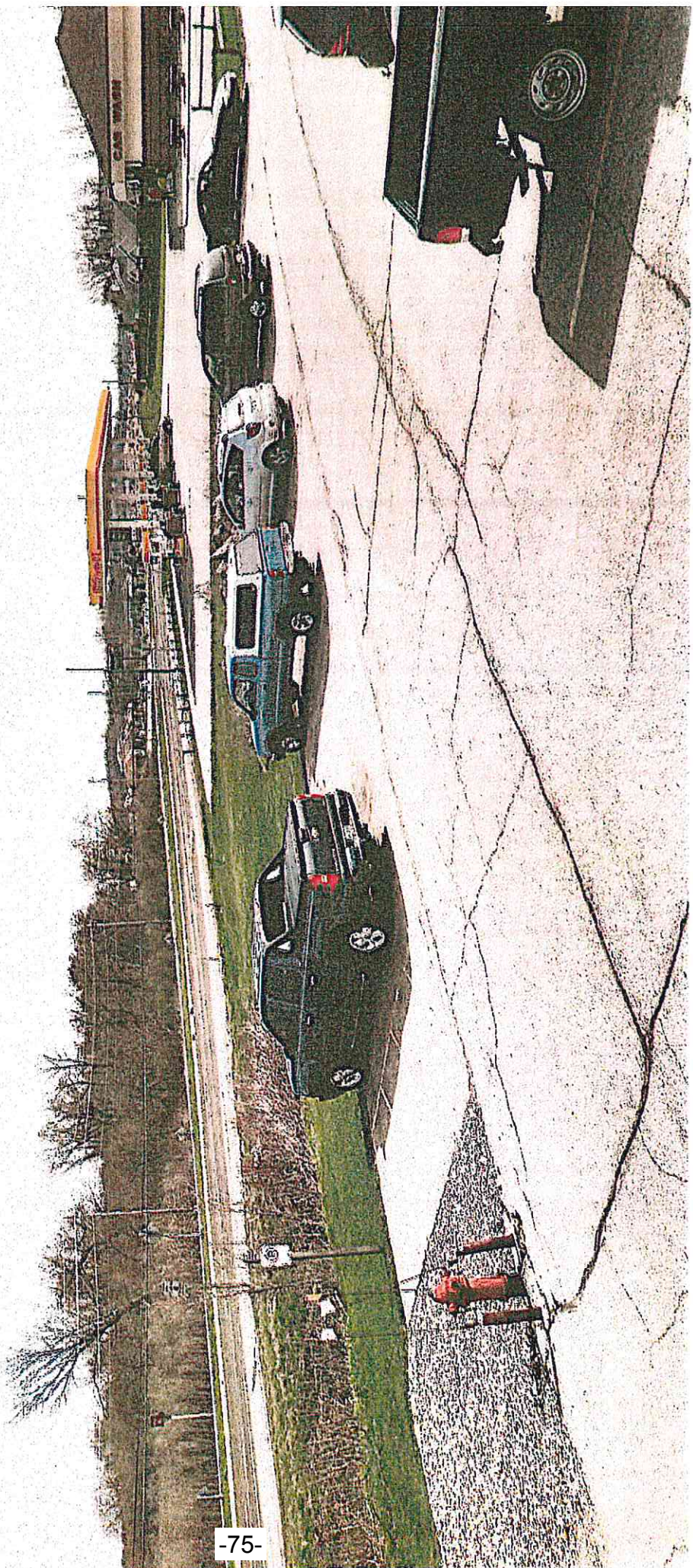


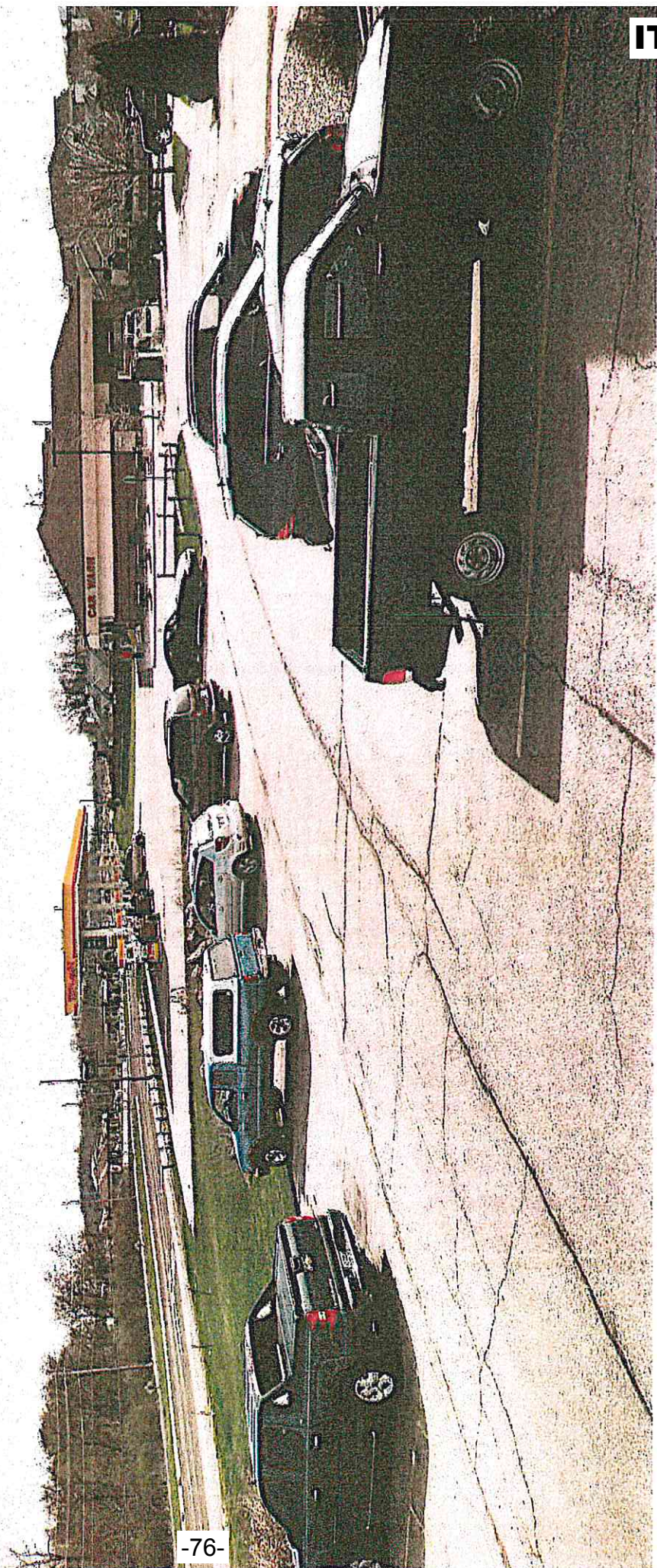
ITEM #5.





ITEM #5.









ITEM #5.





ITEM #5.



ITEM #5.

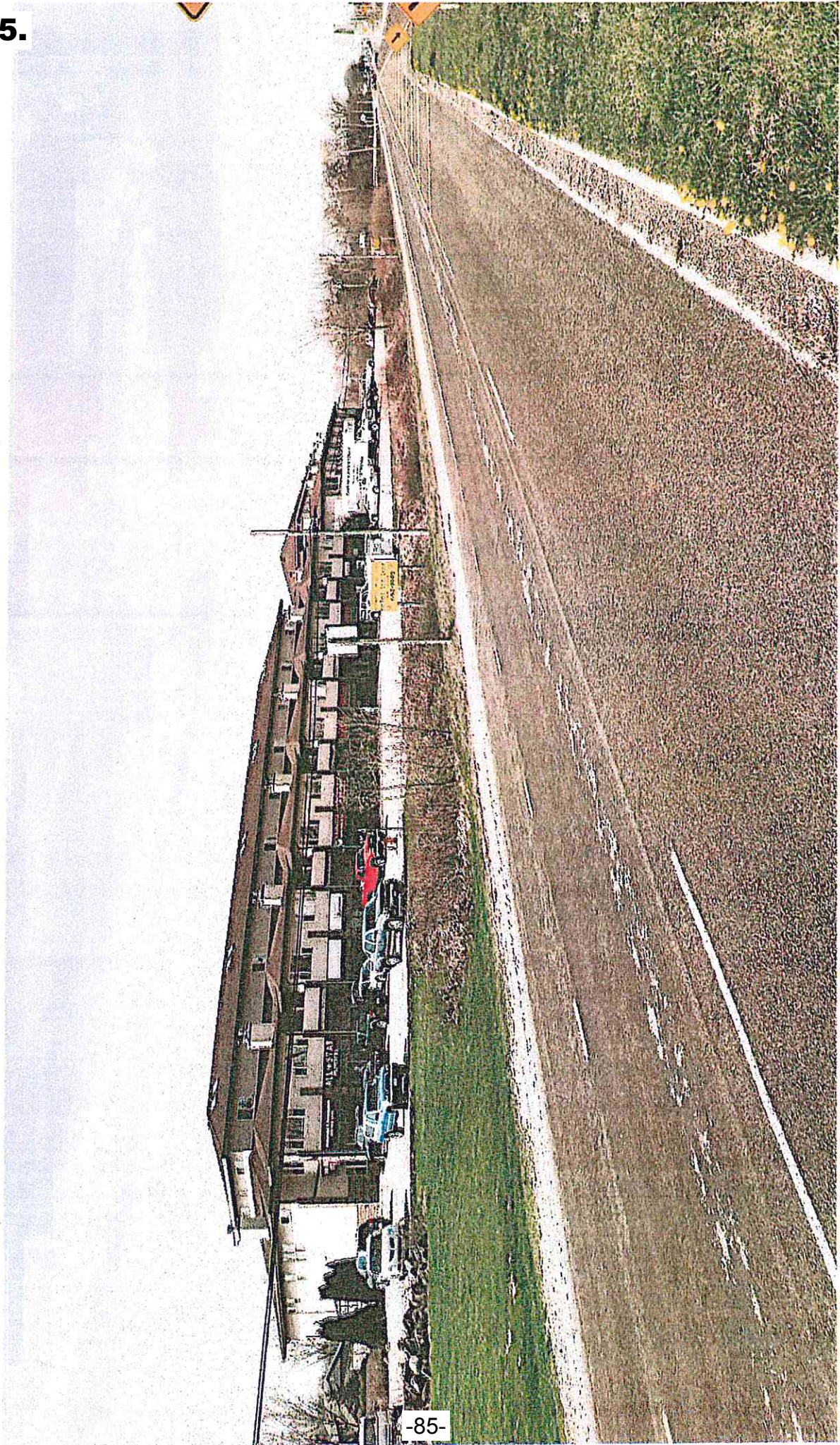


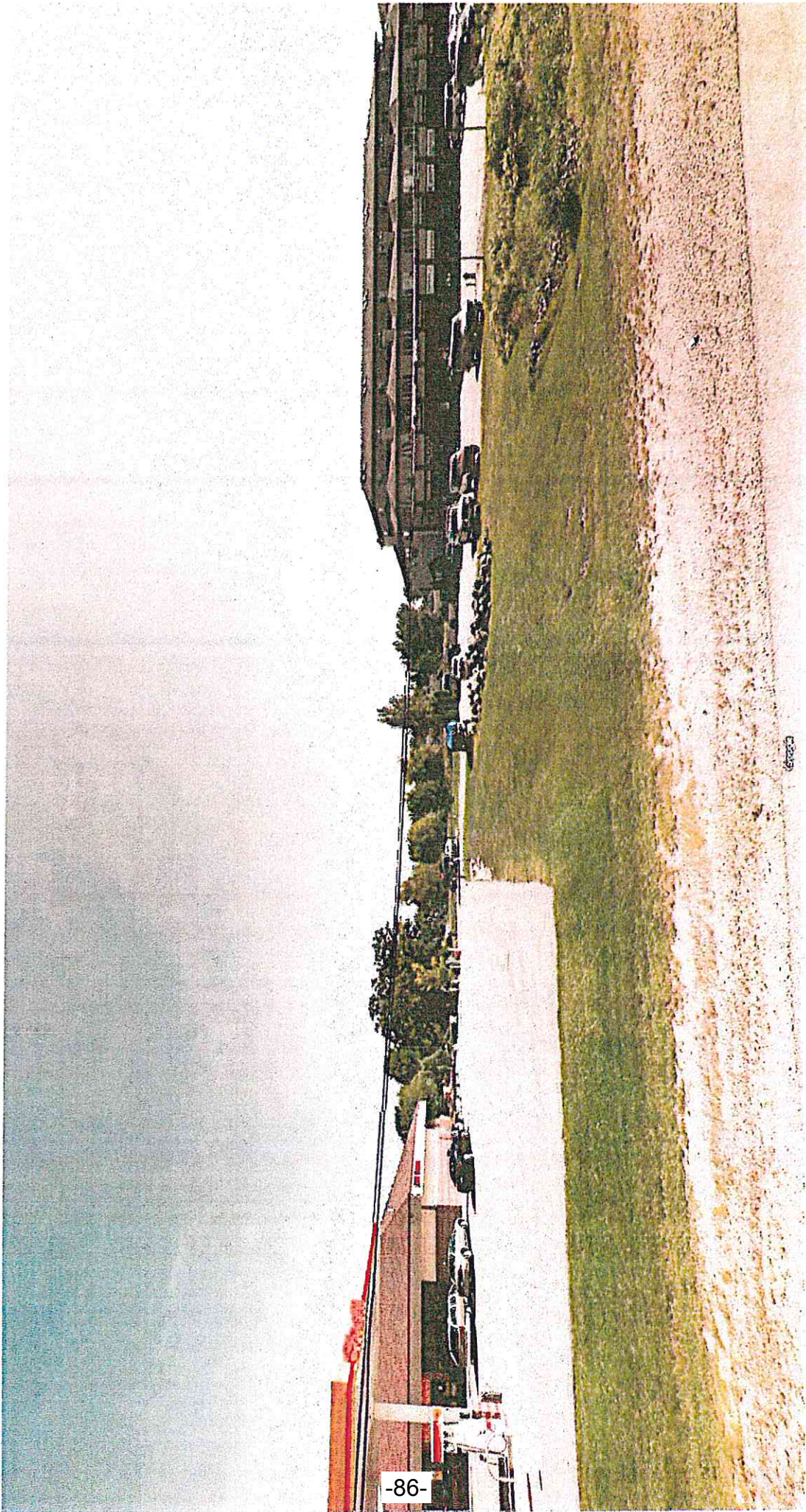
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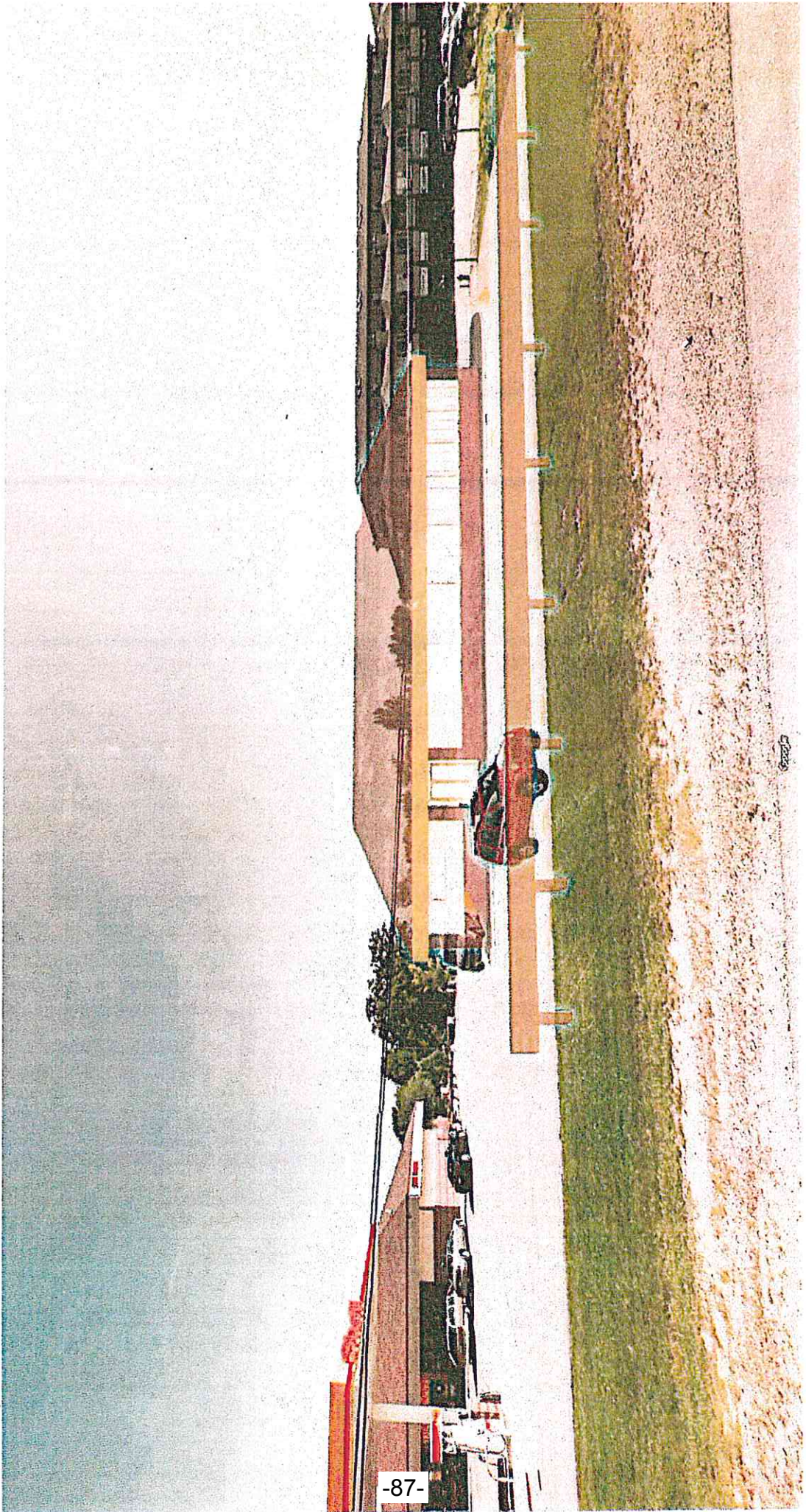


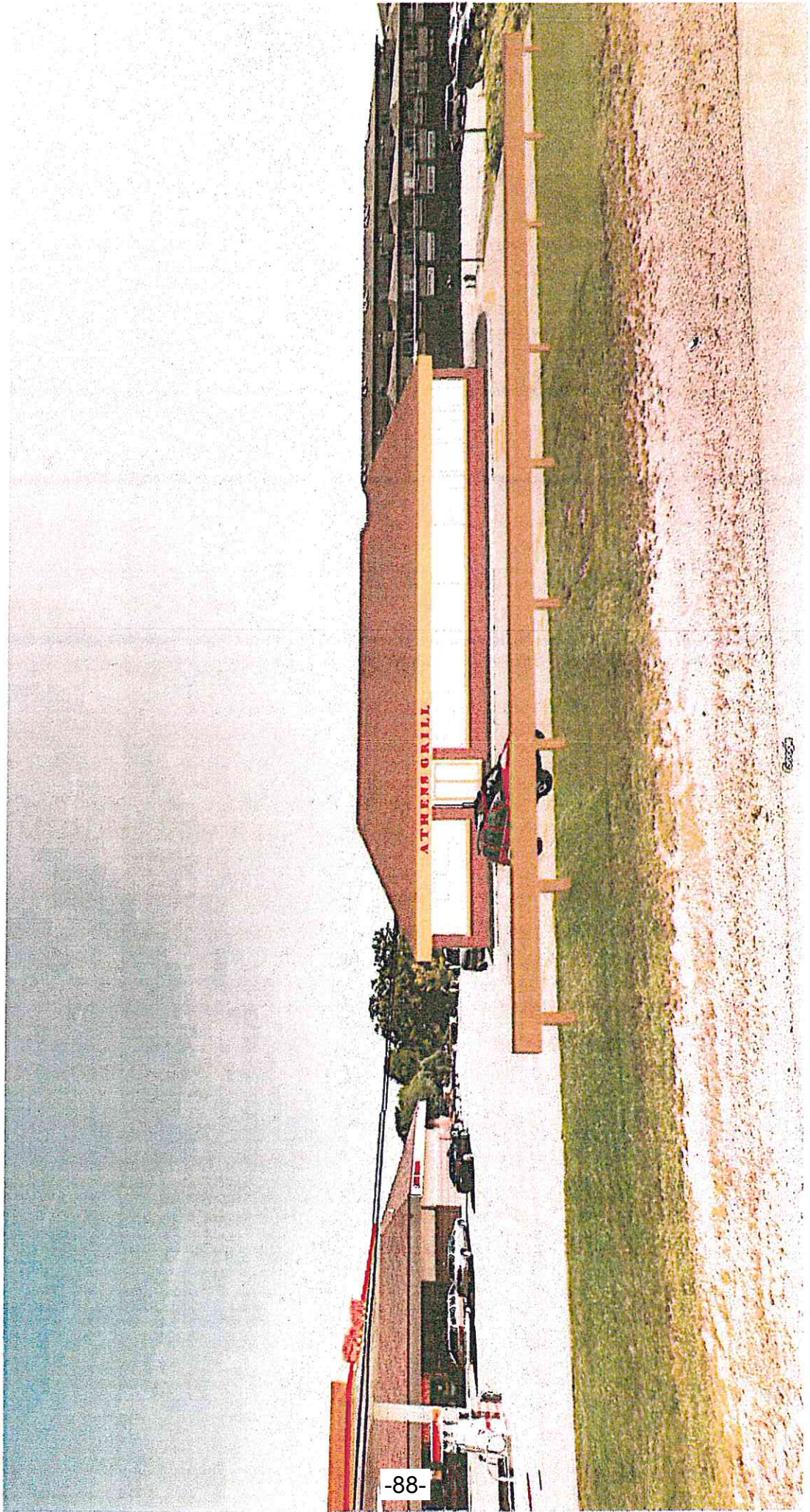
ITEM #5.





ITEM #5.





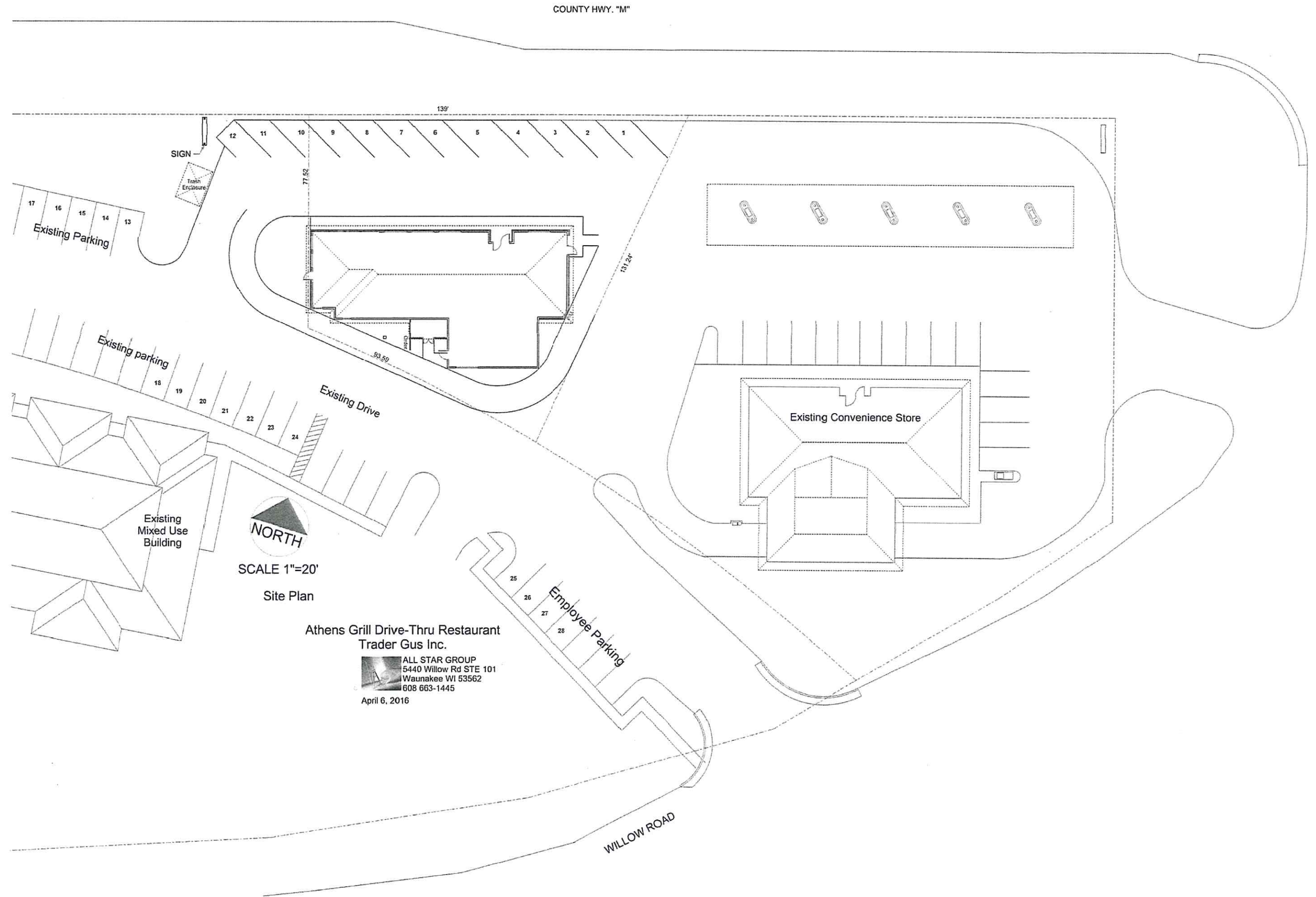
ITEM #5.





ITEM #5.





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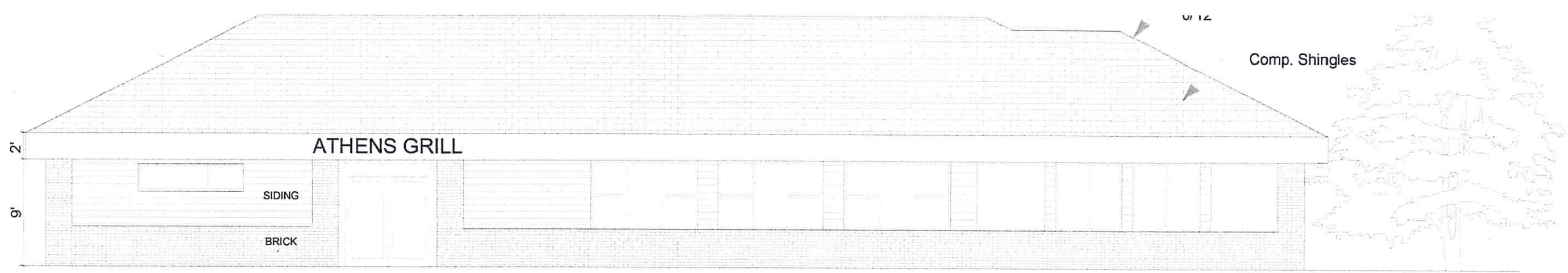
Site Plan

Athens Grill Drive-Thru Restaurant
Trader Gus Inc.

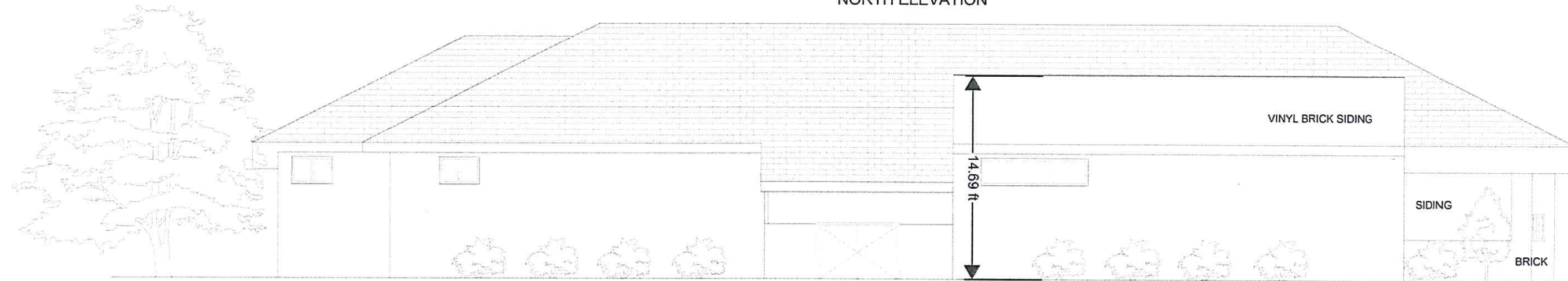


ALL STAR GROUP
5440 Willow Rd STE 101
Waunakee WI 53562
608 663-1445

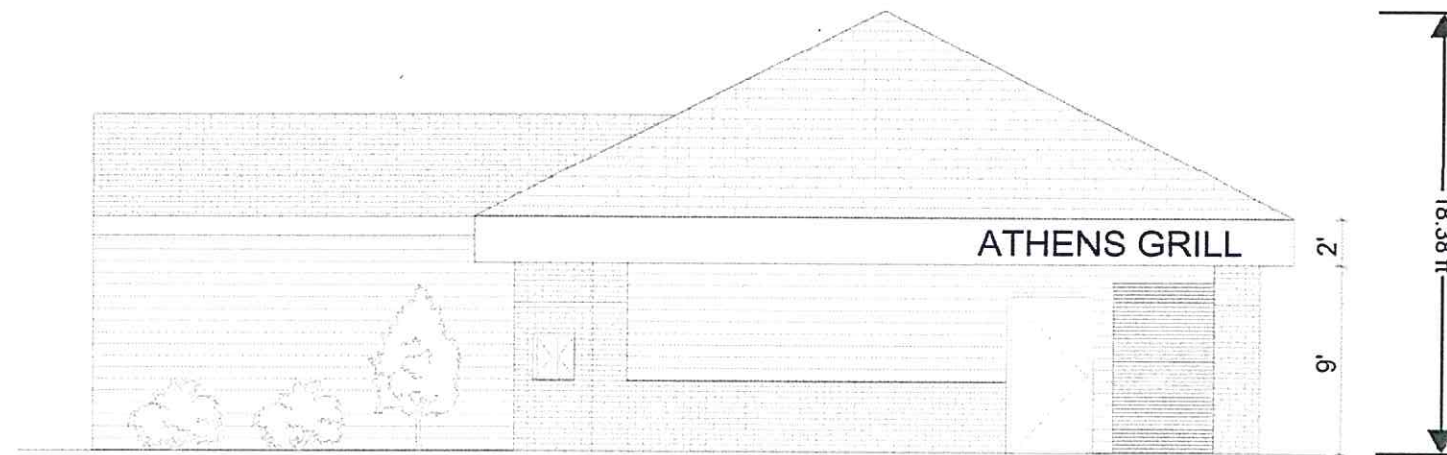
April 6, 2016



NORTH ELEVATION

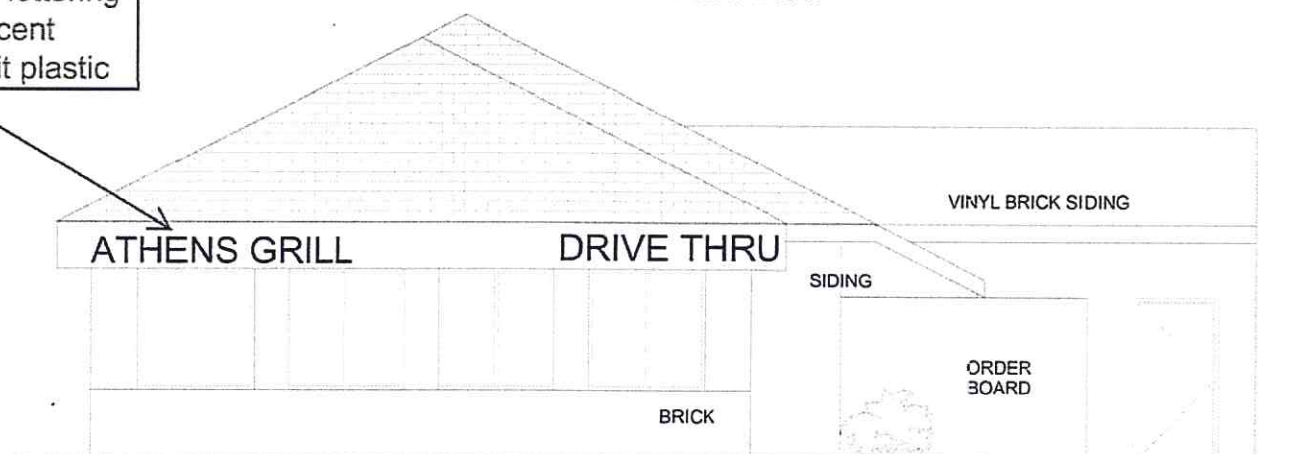


SOUTH ELEVATION



EAST ELEVATION

All cornice lettering
is translucent
internally lit plastic



SCALE 1/8"=1'

Elevations

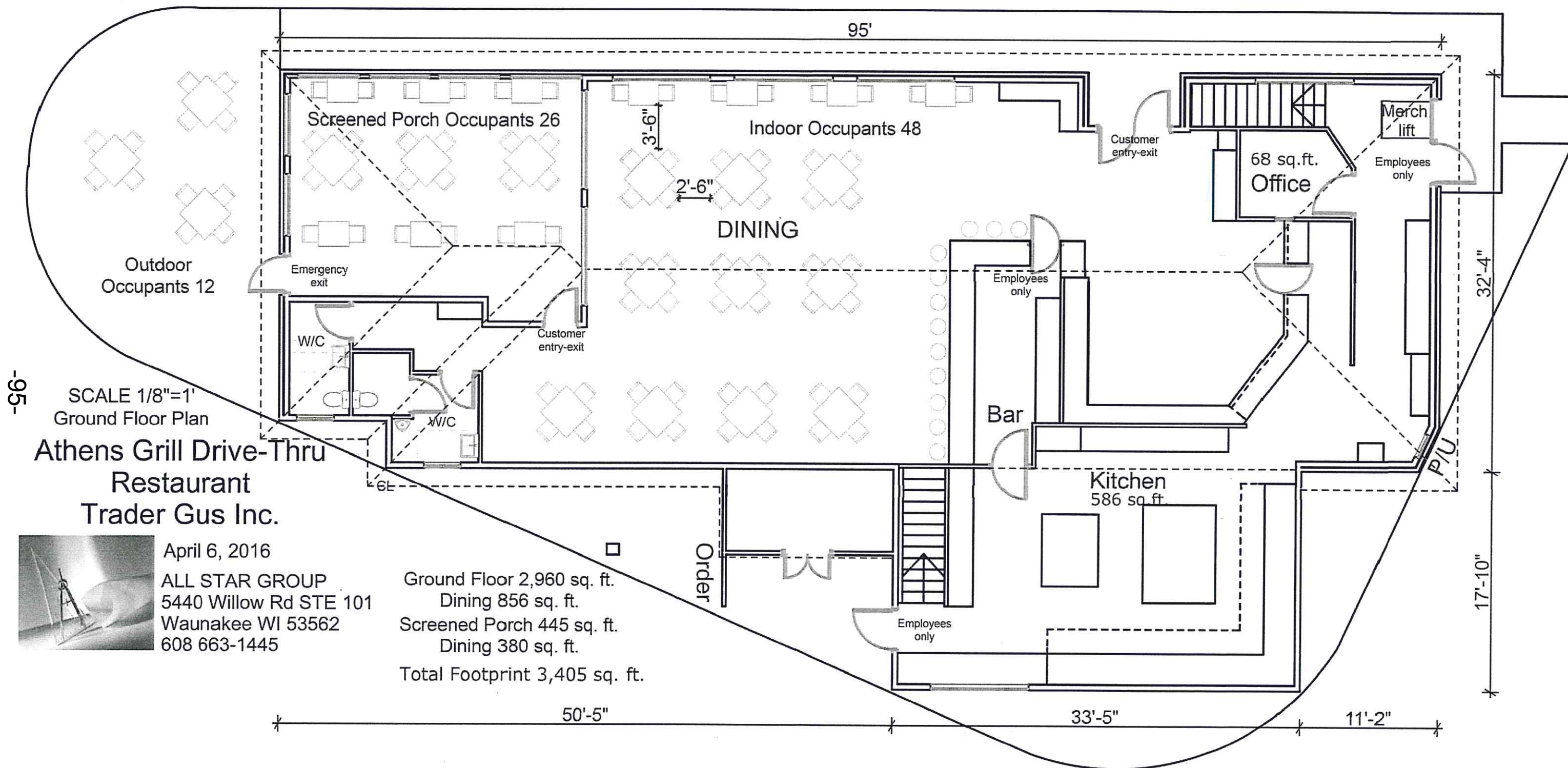
**Athens Grill Drive-Thru
Restaurant
Trader Gus Inc.**



April 18, 2016

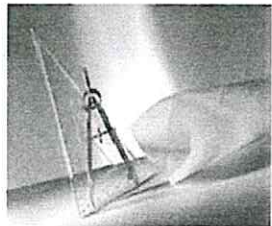
ALL STAR GROUP
5440 Willow Rd STE 101
Waunakee WI 53562
608 663-1445

ITEM #5.

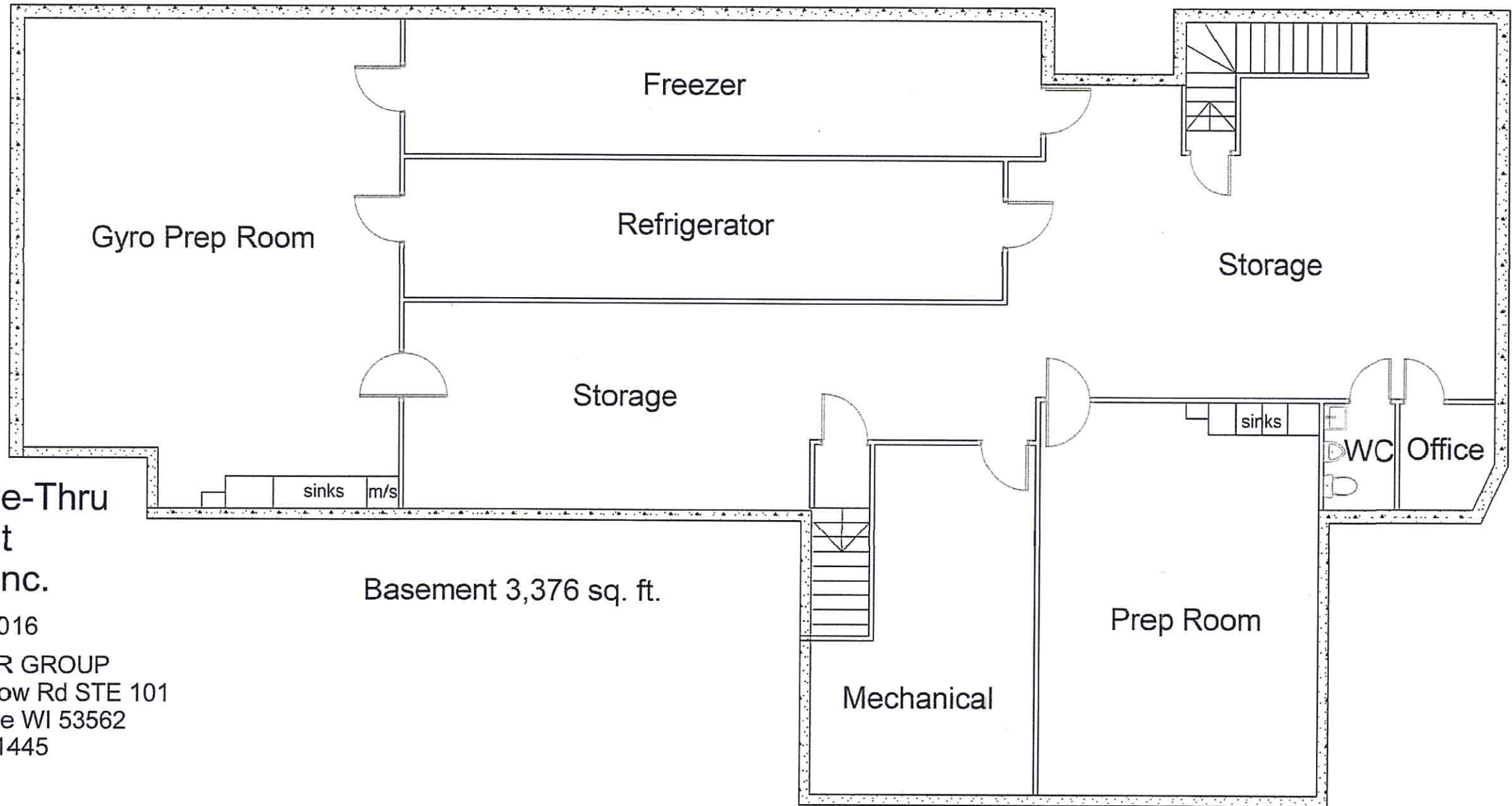


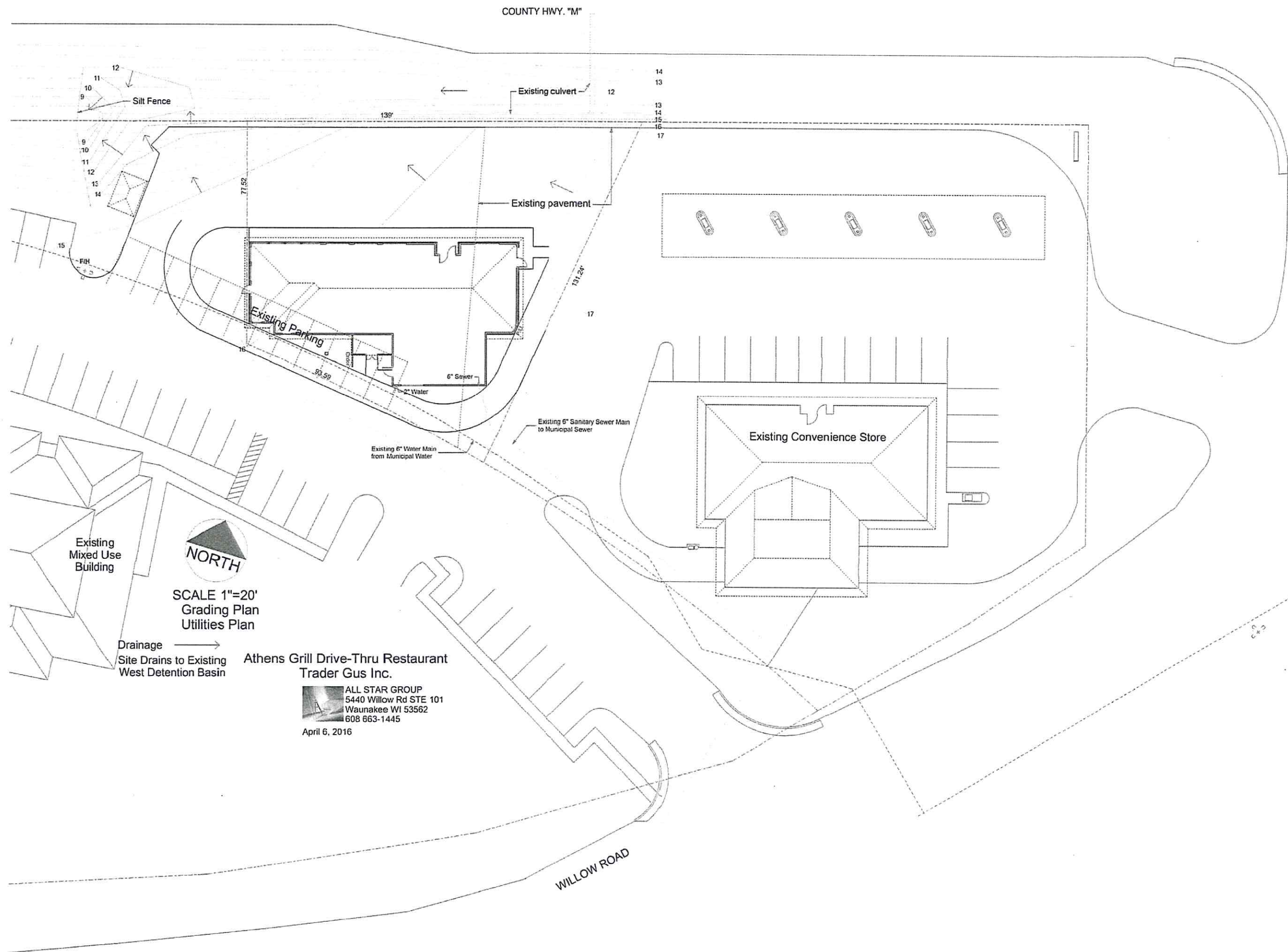
SCALE 1/8"=1'
Basement Floor Plan

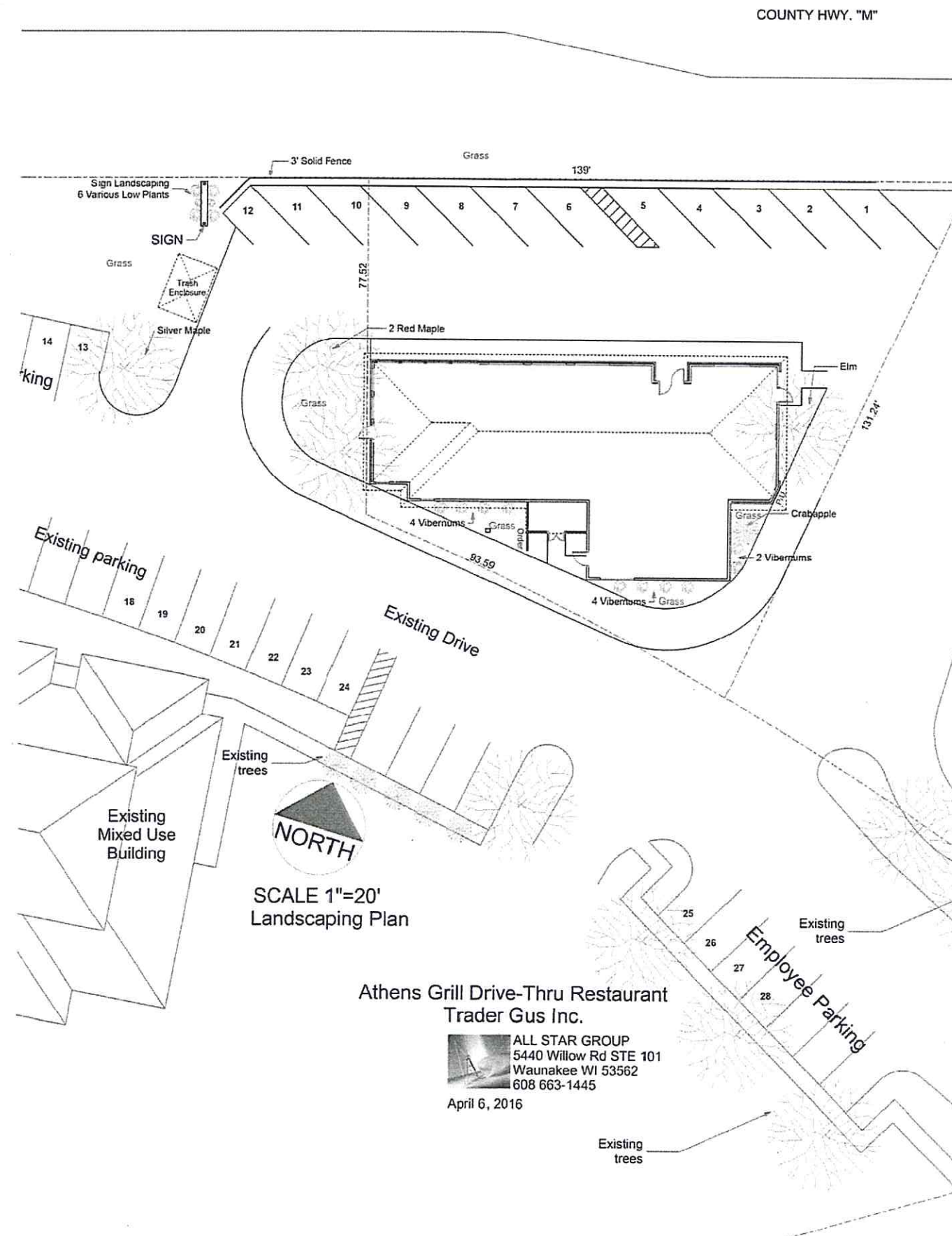
Athens Grill Drive-Thru
Restaurant
Trader Gus Inc.



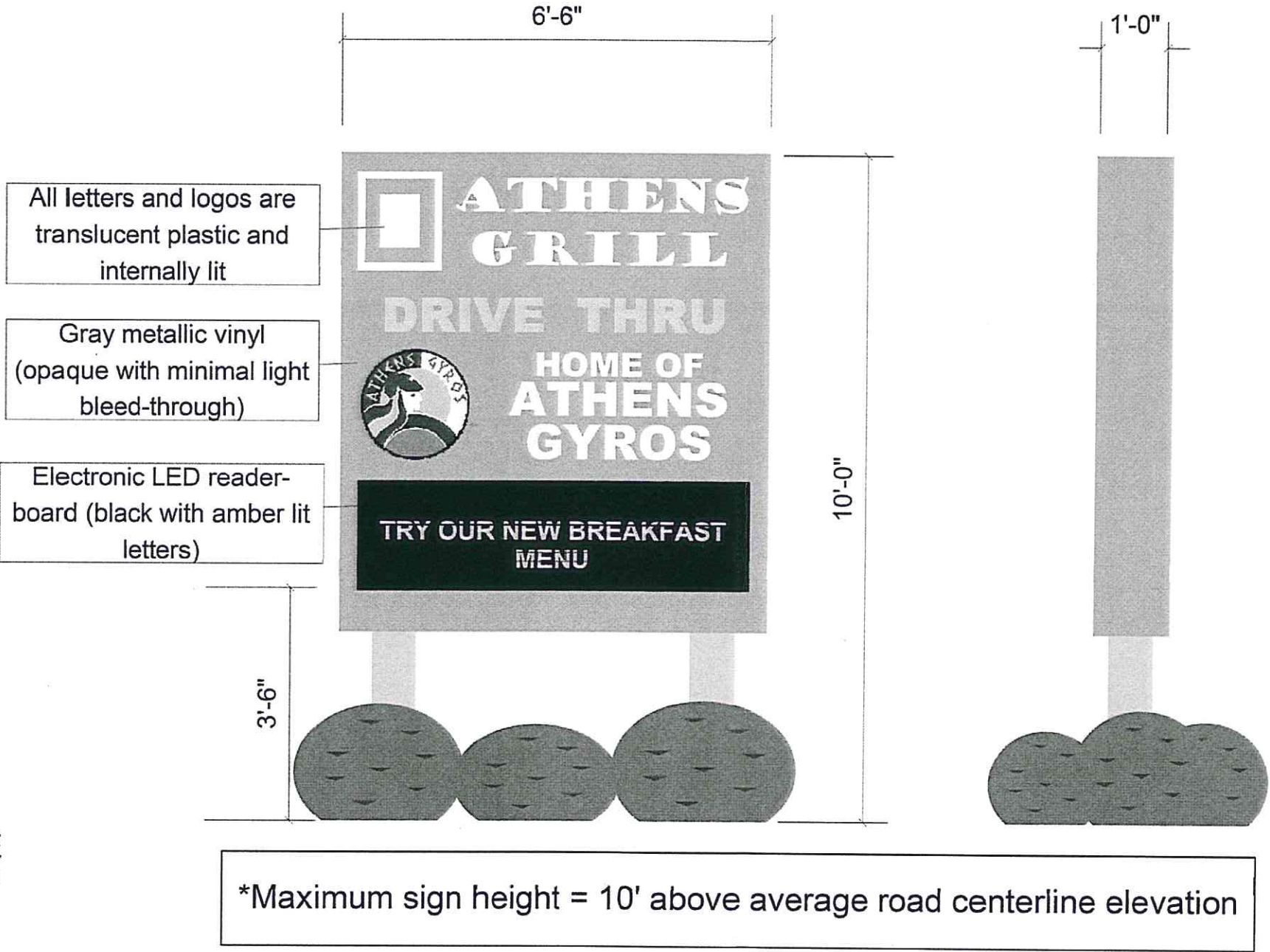
April 6, 2016
ALL STAR GROUP
5440 Willow Rd STE 101
Waunakee WI 53562
608 663-1445

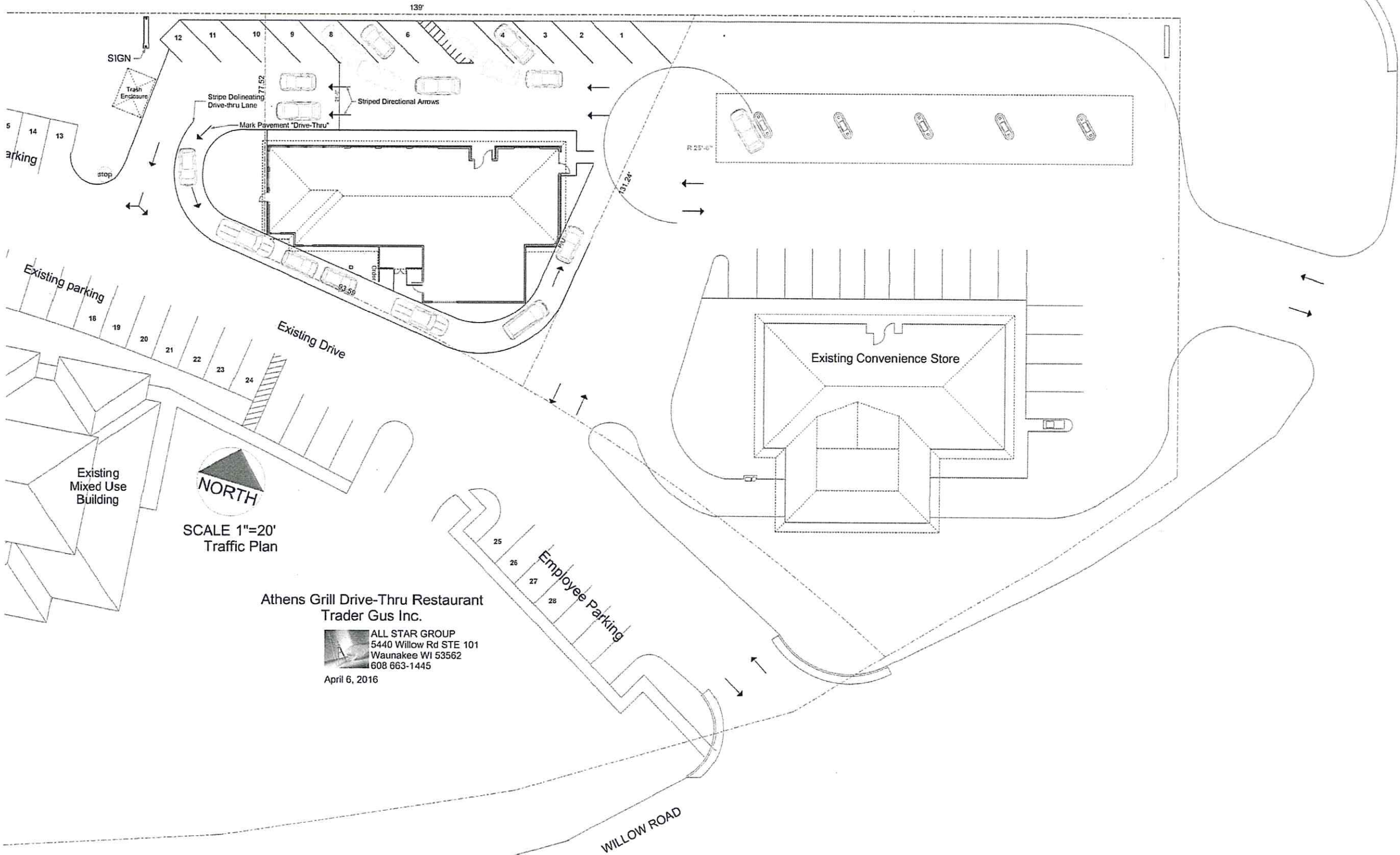


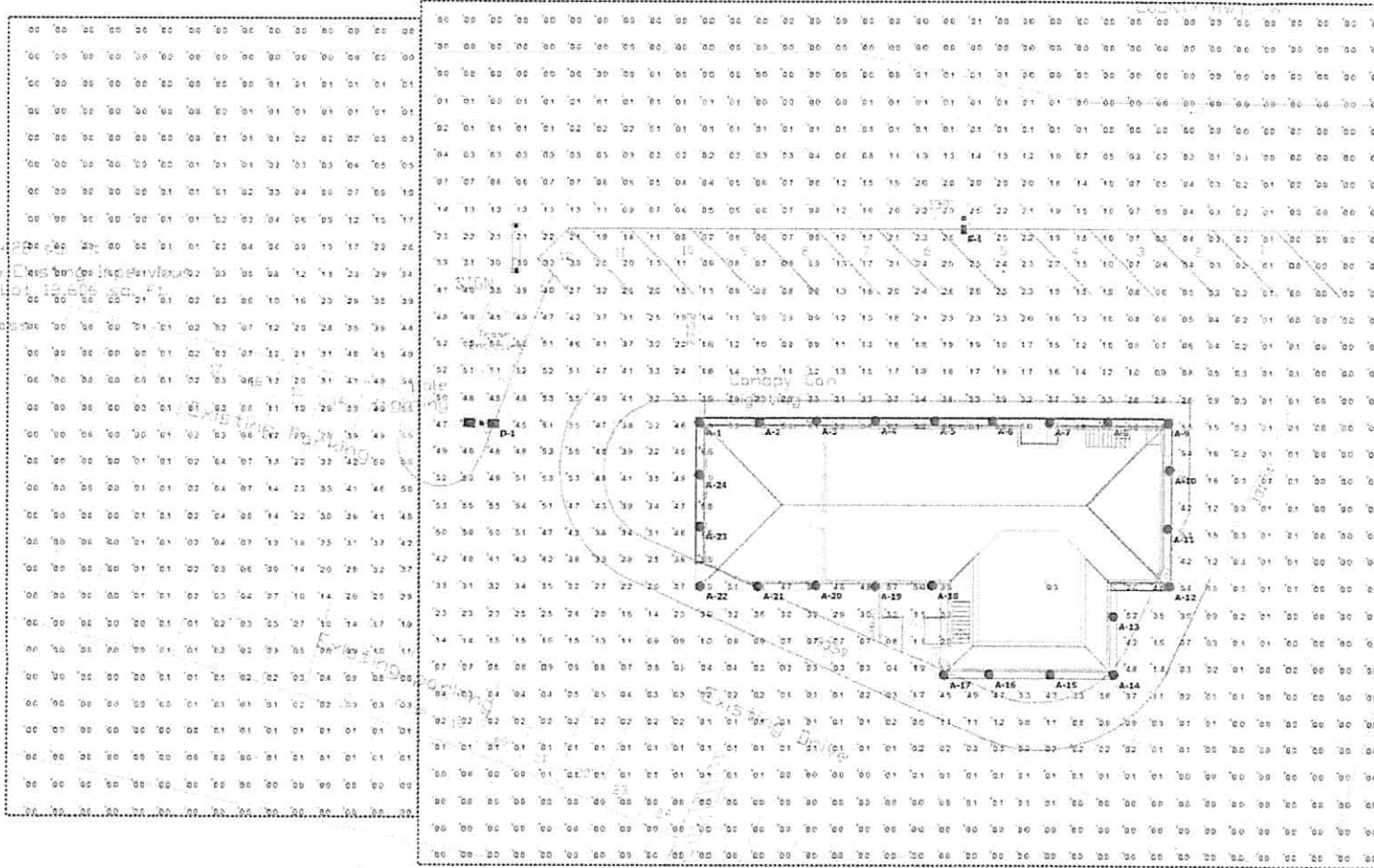




SCALE
1/2" = 1'







Site Plan

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor	Wattage
	A	24	Lithonia Lighting	6BPMW_HL_LED	6" 3000K CCT, 950 Lumens 120v Matte White LED Module, 60CRI	1	6BPMW_HL_LED.iel	943.8555	1	15.26
	B	0	Lithonia Lighting	DSX1_LED_60C_700_40K_TSM_MVOLT	DSX1 LED with 60 LEDs @ 700 mA, 4000K, TYPE 5 MEDIUM OPTICS	1	DSX1_LED_60C_700_40K_TSM_MVOLT.iel	17051.16	1	131
	C	0	Lithonia Lighting	DSX1_LED_40C_700_40K_TSM_MVOLT	DSX1 LED with 40 LEDs @ 700 mA, 4000K, TYPE 5 MEDIUM OPTICS	1	DSX1_LED_40C_700_40K_TSM_MVOLT.iel	11566	1	89
	D	1	Lithonia Lighting	DSX1_LED_60C_700_40K_TSM_MVOLT	DSX1 LED with 60 LEDs @ 700 mA, 4000K, TYPE 5 MEDIUM OPTICS	1	DSX1_LED_60C_700_40K_TSM_MVOLT.iel	17051.16	1	262
	E	1	Lithonia Lighting	DSX1_LED_40C_700_40K_TSM_MVOLT_HS	DSX1 LED with 40 LEDs @ 700 mA, 4000K, TYPE 5 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD	1	DSX1_LED_40C_700_40K_TSM_MVOLT_HS.iel	8555.031	1	89

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.2 fc	7.9 fc	0.0 fc	N/A	N/A
Calc Zone #3	+	0.6 fc	5.5 fc	0.0 fc	N/A	N/A

Existing Convenience Store

Employee Parking

W ROAD



Memo

To: Waunakee Westport Joint Planning Commission
From: Jason Valerius
Subject: Comprehensive Plan Materials for the May 10 meeting
Date: May 4, 2016

Accompanying this memo are five items that we will discuss at the May 10 meeting:

Appendix B – Public Input

This features the results of the online survey.

April 20 Public Meeting Feedback

This is a “raw” collection of what we received – we will be consolidating it all into something more digestible. Your review of this is not a high priority, but provided in case you want to see it.

SWOT Analysis

A compilation of noteworthy public feedback collected via the survey and the April 20 public meeting.

Appendix A – Community Indicators

For this meeting we are focused on Natural, Cultural and Agricultural Resources.

Chapter 4 – Natural, Cultural and Agricultural Resources

Proposed Goals, Objectives, Policies and Programs. These are drawn largely from your prior plans (Town comp plan, Village comp plan, JPA plan), occasionally verbatim, but they are also informed by the other three items (survey, SWOT analysis, indicators data).

Please review as much as possible before the 5/10 meeting (excepting the 30 pages of open-ended survey comments, unless you’re really feeling ambitious). We will spend most of our time on the proposed Goals, Objectives, Policies and Programs.

Offices in Illinois, Iowa, Minnesota, and Wisconsin

2901 International Lane, Suite 300, Madison, WI 53704-3133
(608) 242-7779 (800) 446-0679

FAX: (608) 242-5664 WEB ADDRESS: www.msa-ps.com

Page 1 of 1 \\manas2\projects\1600s\1630s\1631\01631002\Documents\Meetings\5.10.16
JPC\JPC Memo 2016_5_4.docx

Agricultural & Natural Resources

NATURAL RESOURCES

Physiography

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

Soils

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

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

Topography

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

Mining & Natural Resources

There are no active mining sites in or near Waunakee and Westport. There is a closed quarry located on Oncken Road in Westport.

Agricultural Land & Open Space

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

Rare Species

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

WATER RESOURCES

Drainage Basin & Watershed

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

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

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

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

Endangered & Threatened Species

Source: Wisconsin Department of Natural Resources Natural Heritage Inventory

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

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

ITEM #6.

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

Streams

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

Surface Water

Westport is adjacent to two larger waterbodies: the Yahara River and Lake Mendota.

Groundwater

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

Wetlands

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

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

Floodplains

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

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



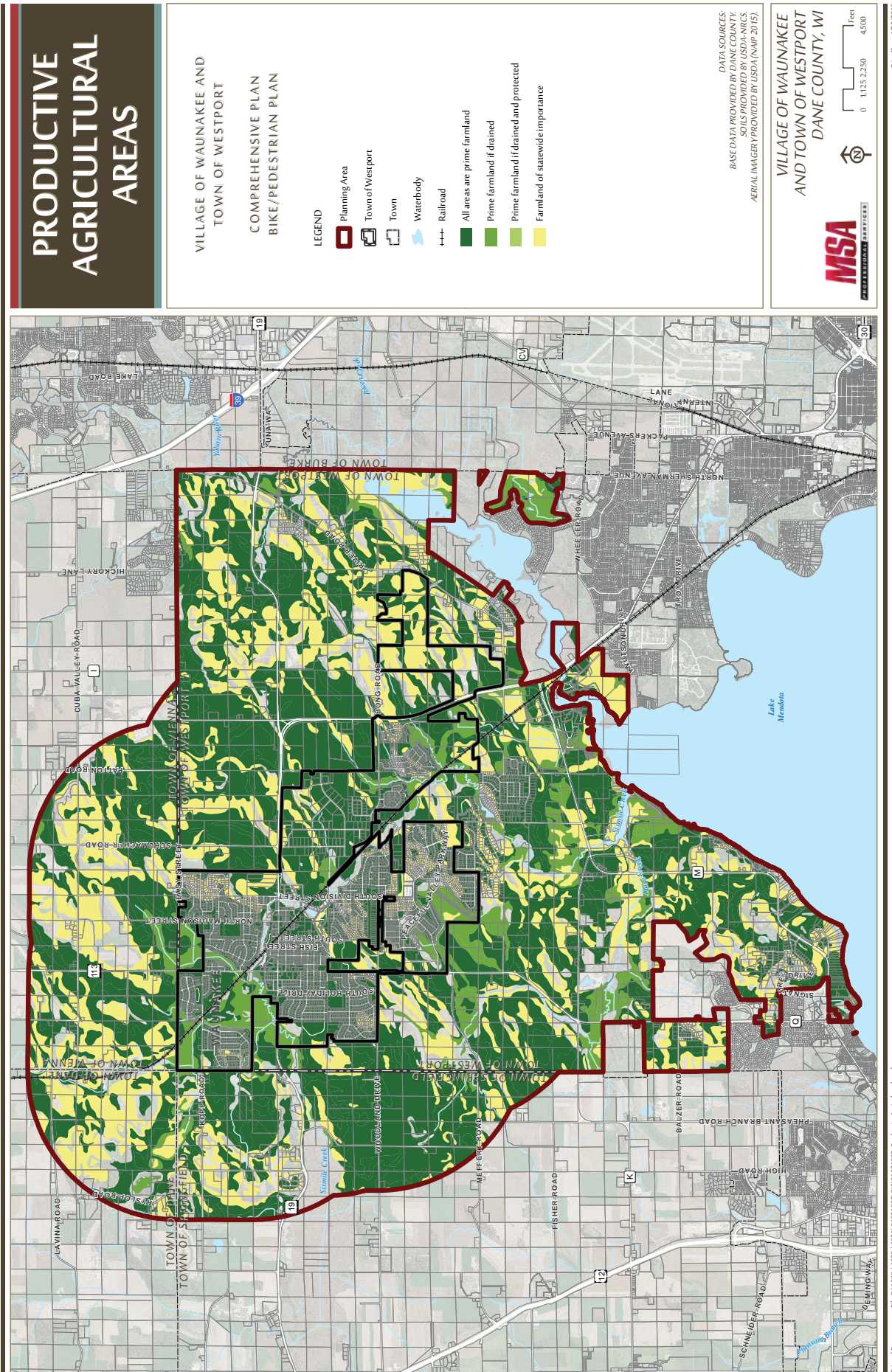
Yahara River at Westport Road

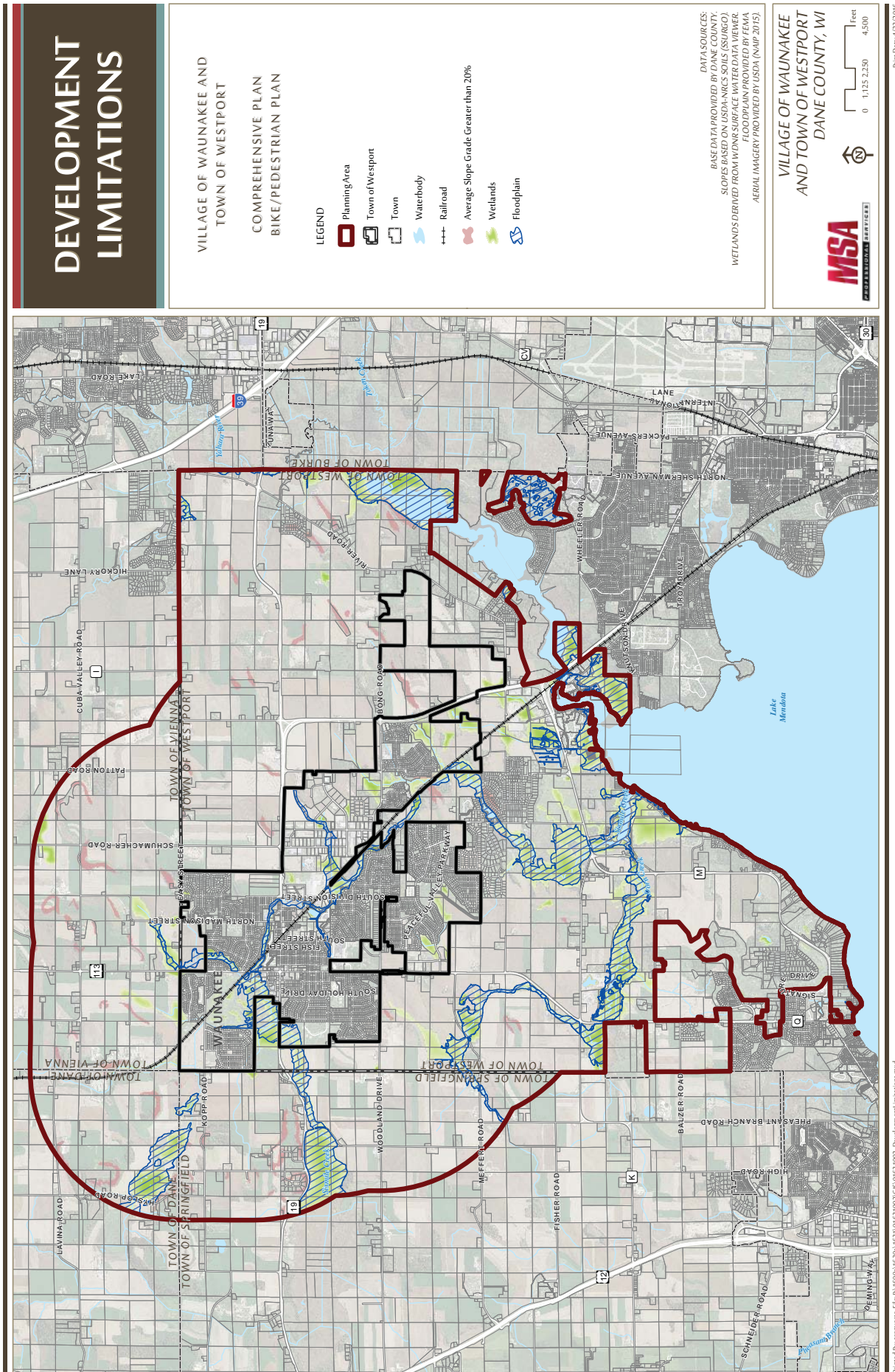
Source: MSA



Cherokee Marsh - Yahara Heights on Yahara River

Source: MSA





Community Character

CULTURAL RESOURCES

Historic Farmsteads and Farm Buildings

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

HISTORICAL RESOURCES

Wisconsin Historical Markers

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

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

State & National Register of Historic Places

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

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

ITEM #6.



Schumacher Farm

Source: schumacherfarmpark.org



Waunakee Train Depot

Source: waunakee.k12.wi.us



Waunakee Train Depot Today

Source: waunakeechamber.com

STICKY WALL

1. Looking 20 years into the future, what are your big ideas and aspirations for our community?
What would you change or improve?
 - Save more of the farm land
 - Have a bypass for “through” traffic
 - Push for route for Mendota parkway
 - Traffic in and out of Town
 - Protect environment
 - Maintain rural atmosphere
 - Slow down growth
 - Repurpose schools instead of building new ones
 - Leave open space
 - Grocery store @ corner of K & M (Westport)
 - Need youth center for children – pre-teen and teen
 - Affordable housing for young adults
 - Community outdoor pool
 - Better traffic pattern for our bedroom community
 - Middleton & Waunakee & DeFo separated
 - Decent hotel (someone added to this comment that they agree)
 - Excellent safe traffic pattern
 - More houses on M more traffic!
 - Develop at least 4 pickleball courts
 - Connect all bike and nature trails
 - Trails connecting everything
2. What do you love about the Waunakee-Westport community? What is the most important aspect of our community that we should be working to protect in the coming years?
 - Rural character – minimize development
 - Distinct small community feel
 - Small, safe and connected community
 - For all ages – safe, welcoming
 - Please, no 4 lane in downtown Waunakee
 - Not too big...not too small
 - Don't want rural feel to go!
 - Rural heritage
 - Rural feeling in Westport
 - Provide more activities for our children to keep them in communities as adults
 - Keep rural Wisconsin feel
 - Keep small town feel; stay rural

TOWN PARKS

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE OUTDOOR RECREATION PLAN

LEGEND

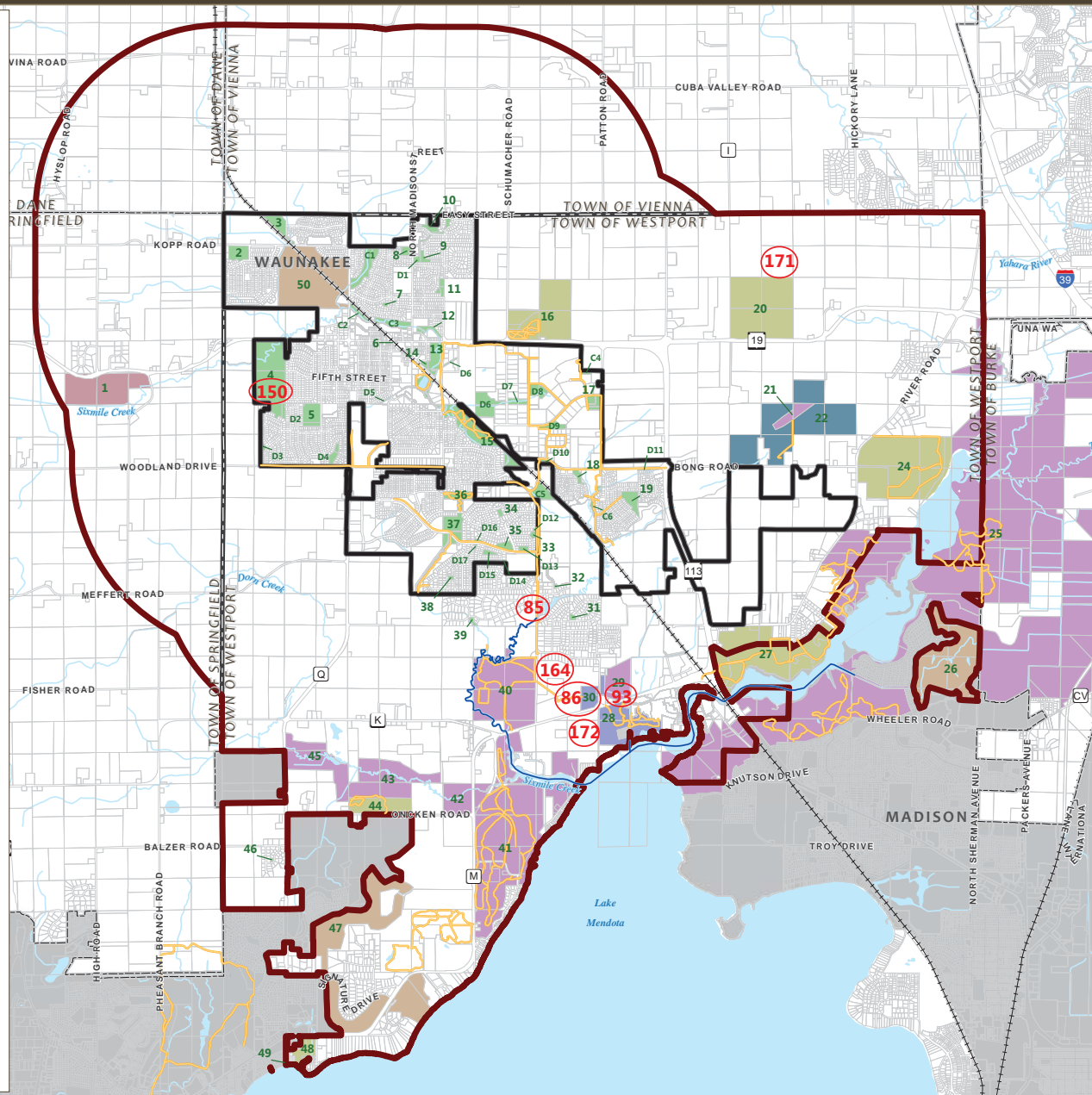
- | | |
|----------------------|-----------------------------|
| Planning Area | Park/Open Space |
| Village of Waunakee | Village |
| Town of Westport | Town |
| City | Golf Course |
| Town | DNR Property |
| Waterbody | Dane County Property |
| Railroad | Natural Heritage Land Trust |
| Trail/Multi-use Path | State Property |
| Water Trail | |

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
AERIAL IMAGERY PROVIDED BY DANE COUNTY (2014)

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI



- 1 Waunakee Marsh Wildlife Area
 - 2 Westbridge Park
 - 3 Meadowbrook Park
 - 4 Ripp Park
 - 5 Centennial Park
 - 6 Reeve Park
 - 7 Augusta Park
 - 8 Prairie Park
 - 9 Scenic Valley Park
 - 10 Northridge Park
 - 11 Watertown Park
 - 12 McWatty Park
 - 13 Waunakee Village Park
 - 14 Waunakee Village Center
 - 15 Castle Creek Conservancy
 - 16 Schumacher Farm
 - 17 Skate Park
 - 18 Savannah Park
 - 19 Hanover Park
 - 20 Dane County Law Enforcement Center
 - 21 Westport Durnin State Natural Area
 - 22 Westport Durnin Natural Heritage Land Trust
 - 24 MMSD Property
 - 25 Cherokee Marsh Conservation Park
 - 26 Cherokee Golf Course
 - 27 Yahara Heights County Park
 - 28 Westshire Conservancy/Jackson Land
 - 29 DNR Property
 - 30 Town Center Park
 - 31 Mary Lake Park
 - 32 Steeplechase Park
 - 33 Woodland Wayside
 - 34 Settler's Hill Park
 - 35 Peaceful Valley Park
 - 36 Bolt Conservancy
 - 37 Tierny Park
 - 38 Blue Ridge Park
 - 39 Carriage Ridge Open Space
 - 40 Six Mile State Fishery Area
 - 41 Governor Nelson State Park
 - 42 Walsh Acquisition
 - 43 Spring Creek Preservation Area
 - 44 Walsh Acquisition
 - 45 Dorn Creek Marshland Preservation Area
 - 46 Christina Park
 - 47 Bishops Bay Golf Course
 - 48 Mendota County Park
 - 49 Sunrise Park
 - 50 The Meadows of Stille Creek Golf Course
- C1 - C6 Village Conservancy Park
D1 - D17 Village-Owned Drainageway



Resident of:	Sticker # :	Category:	Comment:
Waunakee	N/A	N/A	Traffic patterns really need to be considered to all parks for safety of park users. Whatever can be done to safely access any park, my emphasis is on Hwy 19 & Schumacher Park
Westport	171	Future Parks	Plan park around Ella Wheeler Wilcox homestead
Westport	N/A	N/A	In general, provide more canoe and kayak landings on Yahara River, Six Mile Creek and Lake Mendota if feasible. Thanks.
Westport	N/A	N/A	Provide some marked water trails for canoe/kayakers.
N/A	86	Existing Parks	This facility should be used more in the winter...but nobody knows about it. Also, could a map be purchased and put down to allow skaters to get from the pond to the warming shelter. Same map in the shelter in the winter.
Westport	N/A	N/A	Park map online.
Westport	N/A	N/A	Explore fishing pier.
Westport	85	N/A	Add park for kayak/canoe landing (land owned by Town) & clear Six Mile Creek from woodland to Lake Mendota.
Westport	172	N/A	Connection to Kupfer Road to Jackson Landing. Contact landowners.
Westport	93 & 172	N/A	"Safe" bicycle/pedestrian crossing from Town Center to Jackson Landing.
Westport	N/A	N/A	"Safe" trail along Hwy M from Town Center to Town Hall.
Westport	N/A	N/A	Connection of bike trail from Savannah Village to Kennedy Drive.
Westport	150	A	Outdoor community pool/water park similar to Middleton/Sun Prairie
Westport	164	A	Outdoor community pool/water park similar to Middleton/Sun Prairie

VILLAGE PARKS

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE OUTDOOR RECREATION PLAN

LEGEND

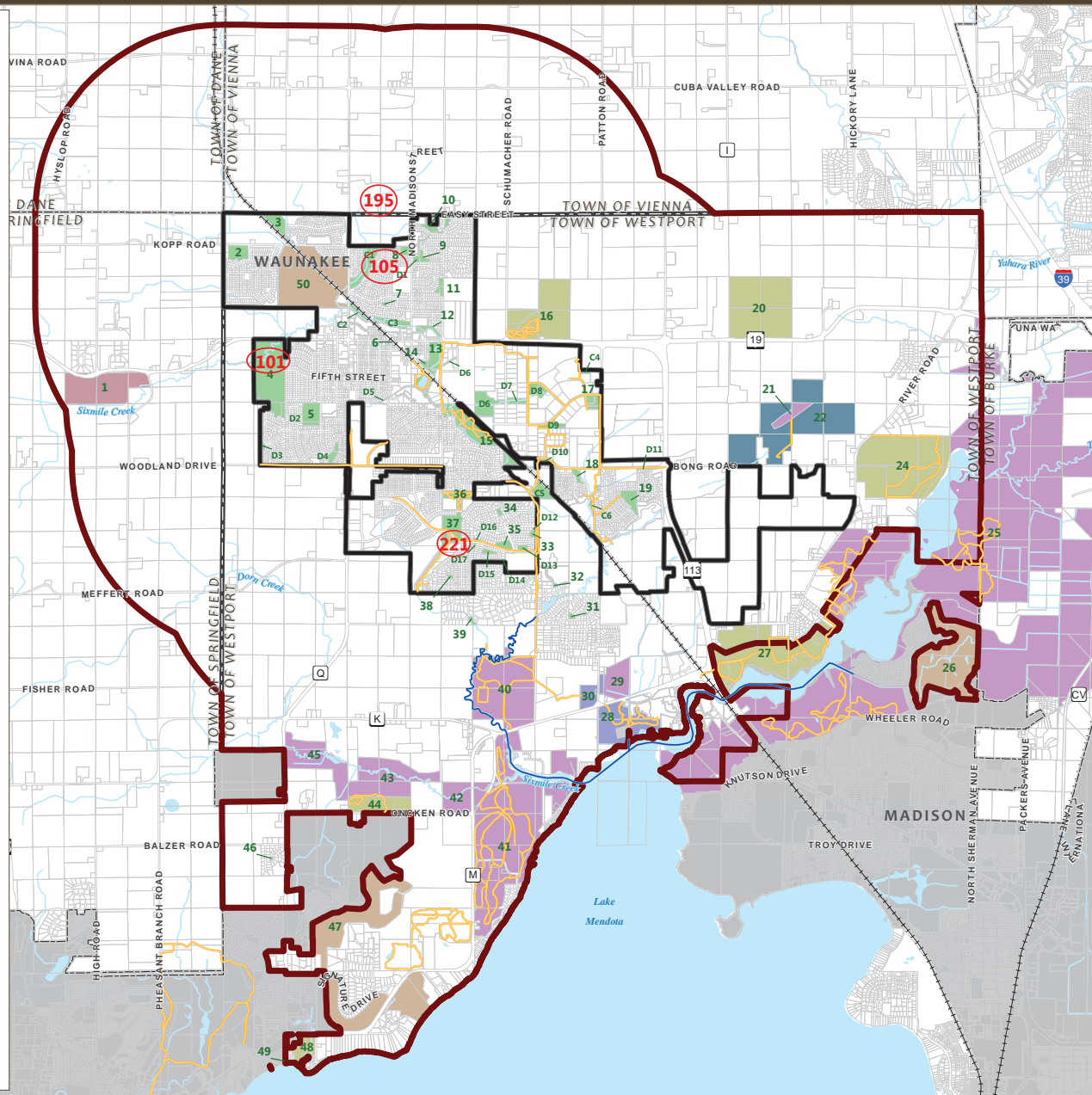
- | | |
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| Town | DNR Property |
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| Trail/Multi-use Path | State Property |
| Water Trail | |

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
AERIAL IMAGERY PROVIDED BY DANE COUNTY (2014)

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AND TOWN OF WESTPORT
DANE COUNTY, WI



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 - 48 Mendota County Park
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- C1 - C6 Village Conservancy Park
D1 - D17 Village-Owned Drainageway



Resident of:	Sticker # :	Category:	Comment:
N/A	105	N/A	Prairie Park - small parking lot, trails into county prairie wetland area
Westport	N/A	Existing Parks & Fu	Make sure all parks allow easy access for public safety vehicles.
Waunakee	N/A	Future Parks	Develop 4 dedicated pickleball courts.
Waunakee	N/A	Future Parks	Community wide outdoor swimming pool.
N/A	N/A	Existing Parks & Fu	I don't know where...but the girls h/s lacrosse team needs a park made available for practice earlier in the season. Lacrosse is currently the fastest growing sport! The season is so short...we still don't have a designated field and we only have 2 home games left!
Waunakee	195	Future Parks	Will there ever be a safe ped/bike path on easy st or the north side of the prairie/wetland? Will there be a parking lot in the south east corner of the area? Safety concern from small kids who run across busy Madison Street to play soccer.
N/A	221	N/A	Safety concern w/parking on Peace Valley Parkway. Due to narrow road and bring a major thru way parking by the park.
Westport	101	Existing Parks	Children's wading pool and water showers/spouts, etc.

TOWN BIKE/PEDESTRIAN

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE OUTDOOR RECREATION PLAN

LEGEND

- | | |
|----------------------|-----------------------------|
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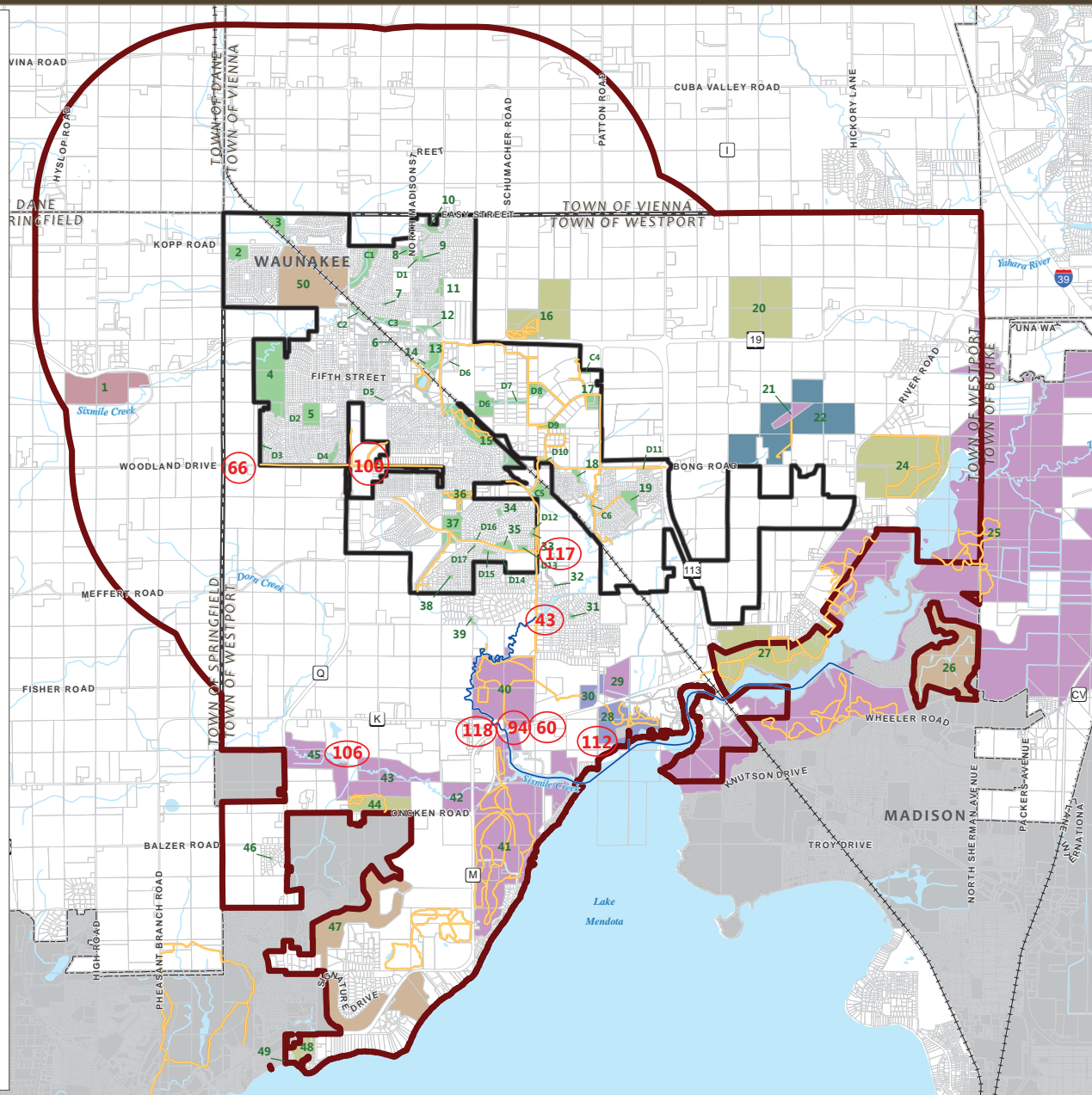
DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
AERIAL IMAGERY PROVIDED BY DANE COUNTY (2014)

VILLAGE OF WAUNAKEE
AND TOWN OF WESTPORT
DANE COUNTY, WI



0 0.175 0.35 0.7 Miles

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 - 39 Carriage Ridge Open Space
 - 40 Six Mile State Fishery Area
 - 41 Governor Nelson State Park
 - 42 Walsh Acquisition
 - 43 Spring Creek Preservation Area
 - 44 Walsh Acquisition
 - 45 Dorn Creek Marshland Preservation Area
 - 46 Christina Park
 - 47 Bishops Bay Golf Course
 - 48 Mendota County Park
 - 49 Sunrise Park
 - 50 The Meadows of Sixmile Creek Golf Course
- C1 - C6 Village Conservancy Park
D1 - D17 Village-Owned Drainageway



Resident of:	Sticker # :	Category:	Comment:
Westport	106	Pedestrian Facilities	Walking path along Dorn Creek Marshland.
N/A	N/A	N/A	I ride bike ~ 2,500 miles a year mostly around Waunakee. I'd like more bike routes off-road. Gene Cupp 850-4940.
Waunakee	60	Bicycle Facilities	New trail should connect to Governor Nelson State Park. Long term should connect to Madison trails.
Waunakee	66	Bicycle Facilities	Road needs repairing.
Waunakee	N/A	Bicycle Facilities	A trail should directly connect north and south sides of Town.
Westport	94	Pedestrian & Bicyc	We would love to hook up to the Governor Nelson State Park...it is a great place to visit year round.
Westport	100	Pedestrian & Bicyc	Kids biking to school need a safe place to cross Woodland. The trails exist, but crossing is dangerous with teen drivers & folks heading off to work.
Westport	117	Pedestrian Facilities	This land is a great walking trail, please mow the trail and make it more visible. There is great place to see nature.
Westport	N/A	N/A	Paths marked online please!
Westport	118	Pedestrian Facilities	Connect Six Mile State Fishing Area to Governor Nelson Park with a path.
Waunakee	112	Pedestrian Facilities	I have not been able to find where the Jackson Landing Trail is located - where do you park in the area?
Westport	112	N/A	Please consider extending bike path from Mary Lake Rd across M to beginning of Kupfer Rd and connect bike path from the Cth M to go past Jackson Landing and to Madison.
Westport	43	Pedestrian Facilities	Pedestrian crossing with flashing yellow lights to alert north bound traffic coming over hill of pedestrian crossing.

VILLAGE BIKE/ PED

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT

COMPREHENSIVE OUTDOOR RECREATION PLAN

LEGEND

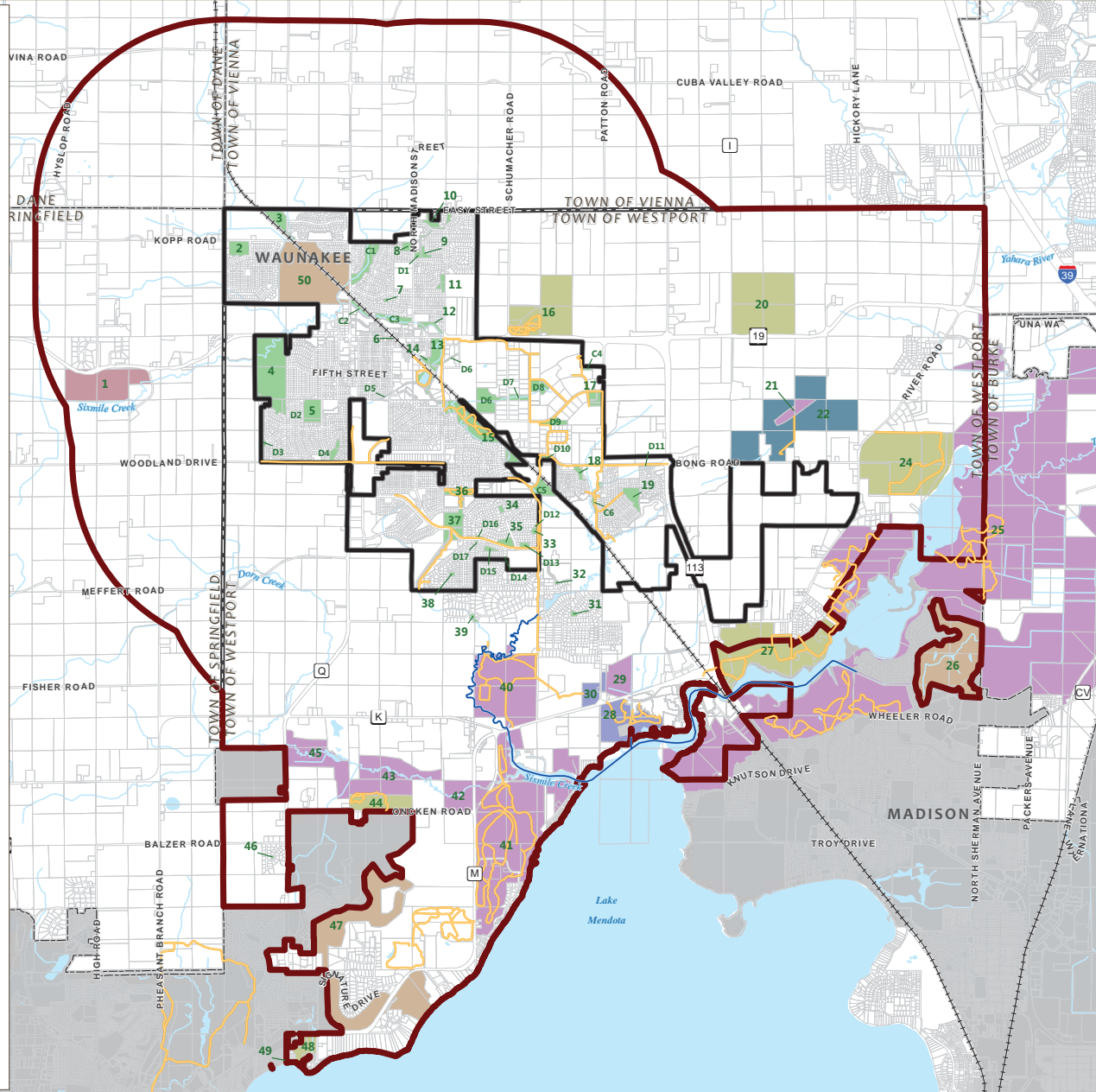
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|----------------------|-----------------------------|
| Planning Area | Park/Open Space |
| Village of Waunakee | Village |
| Town of Westport | Town |
| City | Golf Course |
| Town | DNR Property |
| Waterbody | Dane County Property |
| Railroad | Natural Heritage Land Trust |
| Trail/Multi-use Path | State Property |
| Water Trail | |

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
AERIAL IMAGERY PROVIDED BY DANE COUNTY (2014)

VILLAGE OF WAUNAKEE
AND TOWN OF WESTPORT
DANE COUNTY, WI



- 1 Waunakee Marsh Wildlife Area
 - 2 Westbridge Park
 - 3 Meadowbrook Park
 - 4 Ripp Park
 - 5 Centennial Park
 - 6 Reeve Park
 - 7 Augusta Park
 - 8 Prairie Park
 - 9 Scenic Valley Park
 - 10 Northridge Park
 - 11 Watertown Park
 - 12 McWatty Park
 - 13 Waunakee Village Park
 - 14 Waunakee Village Center
 - 15 Castle Creek Conservancy
 - 16 Schumacher Farm
 - 17 Skate Park
 - 18 Savannah Park
 - 19 Hanover Park
 - 20 Dane County Law Enforcement Center
 - 21 Westport Drumlum State Natural Area
 - 22 Westport Drumlum Natural Heritage Land Trust
 - 24 MMSD Property
 - 25 Cherokee Marsh Conservation Park
 - 26 Cherokee Golf Course
 - 27 Yahara Heights County Park
 - 28 Westshire Conservancy/Jackson Land
 - 29 DNR Property
 - 30 Town Center Park
 - 31 Mary Lake Park
 - 32 Steeplechase Park
 - 33 Woodland Wayside
 - 34 Settler's Hill Park
 - 35 Peaceful Valley Park
 - 36 Bolt Conservancy
 - 37 Tierny Park
 - 38 Blue Ridge Park
 - 39 Carriage Ridge Open Space
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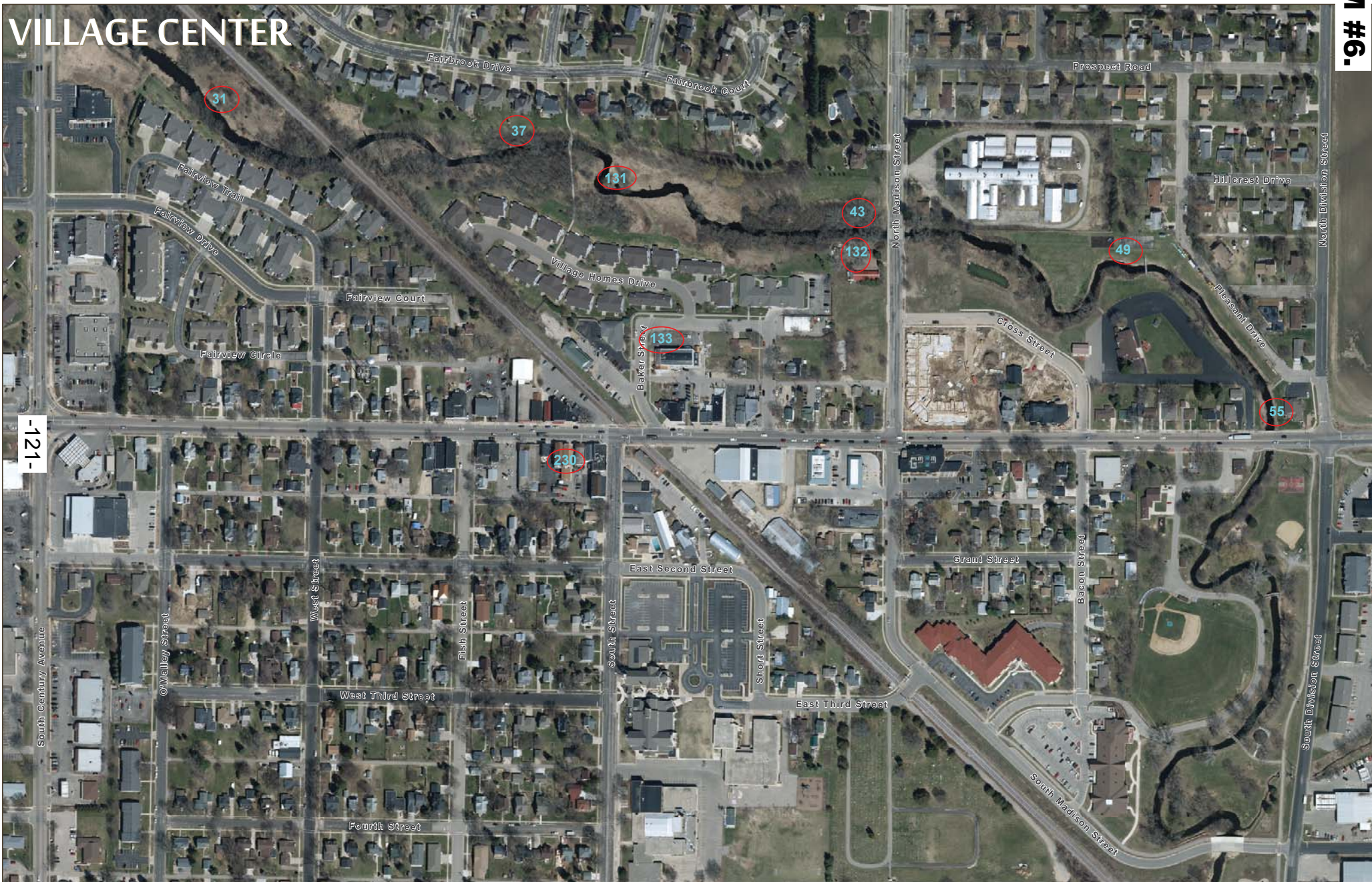
Resident of:	Sticker # :	Category:	Comment:
Waunakee	N/A	Pedestrian Facilitie	General comment - how about same places to sit along the way?

TOWN CENTER



Resident of:	Sticker # :	Category:	Comment:
Westport	21	Priority Preservation	Continue to improve Jackson Landing Trails.
Westport	19	Transportation Enh	Kids biking to Daleo for soccer don't know about this trail which would keep them out of traffic. Please make this more visible.
Westport	27	Priority Development	Should have softball/baseball fields for kids/adult recreation.
N/A	20	Priority Development	All bike path/bridge over drainage ditch to get bike traffic off "M".
N/A	10	Priority Development	Bike path to get bike traffic off "M".
N/A	112	N/A	Make bike path - connect safe bike trail for connectivity with Madison - re: Tim Kiefer Cty supervisor to approve grant!
N/A	123	N/A	Make bike path - connect safe bike trail for connectivity with Madison - re: Tim Kiefer Cty supervisor to approve grant!
Westport	23	N/A	Develop retail/restaurants
Westport	24	N/A	Trail connection along hwy "M".
Westport	25	N/A	Develop signage/image for Westport.
Westport	26	N/A	Connections across "M" from Town Hall to trail "safe" crossing.
Westport	103	N/A	Add grocery store.
Westport	12	N/A	Add coffee shop.
Westport	13	N/A	Add fishing pier.
Westport	4	N/A	Add public pier.
Westport	5	N/A	Community Garden.

VILLAGE CENTER



-121-

Resident of:	Sticker # :	Category:	Comment:
N/A	31,37, 43, 49, 55	N/A	Create a bike path along Six Mile Creek connecting the existing path and Village Park to local businesses.
N/A	131	N/A	Focus on a Century Ave to madison St bike, walking path.
Westport	230	Assets	Preserve existing older businesses downtown to enhance heritage character of Village - don't build more businesses until existing facilities are used.
Waunakee	132	Poor Appearance	Poor appearance - lots of "junk."
Waunakee	133	Poor Appearance	What's happening with this "construction" site?

TOWN

-123-



Resident of:	Sticker # :	Category:	Comment:
Waunakee	2	Public Safety Concern	People will not be able to turn left out of church parking lot - no round about at Water Wheel Drive.
Waunakee	234	Priority Preservation Sites	Please preserve the green space that lies between County Q and Tierney Park and between Waterwheen and Reis Roads. Add it to the adjacent present greenspace of Tierney Park and Bolz Conservancy.
Westport	19	N/A	This area should be maintained. Beautiful area w/ lots of wildlife. We do not want to see this area turned into shopping or a strip mall.
N/A	13,14,15,16,17	N/A	Create a bike path to connect to Pheasant Branch trail system.
Westport	3	Assets	Maintain character of Town Center
Westport	12	Priority Preservation Sites	Maintain character of Schumacher Farm according to Marcela's intent.
N/A	235	Poor Appearance	Poor appearance.
Westport	7	Priority Preservation Sites & Transportation Enhancements	Schumacher Farm is a great historical site...it could use more parking and a turn lane into the farm.
Westport	20	Transportation Enhancements	The intersection of M & K is a mess! We are a bedroom community w/ lots of commuters. Changing this to a round about would really keep things moving some @ heavy times we are mostly going the same direction.
Westport	1	Priority Preservation Sites	Preserve the DNR land for hiking.
Westport	243	Transportation Enhancements	Make this a round about to increase transportation traffic flow. It is so congested during peak traffic times.
N/A	11	N/A	Should be part of Waunakee.
N/A	23	N/A	Sidewalks should be included on both sides of street in new developments to obtain consistent appearance in Village as property transitions to Village.
N/A	109	N/A	Should have pedestrian crossing & bike path on Cty M, both sides of Mary Lake Rd, & Kupfer Rd. to allow safe biking & crossing of road... or traffic light - triggered by pedestrians or bikers.
N/A	233	N/A	Make the haunted house be sold by owners and use it for better purpose e.g. grocery store. Also - mixed use housing to be built with grocery store or small restaurant.

Resident of:	Sticker # :	Category:	Comment:
Waunakee	92	Public Safety Concern	The intersection of Madison/Verleen has historically posed safety concerns and those concerns have escalated significantly in recent months with 2 gun-related incidents.
Waunakee	92	Poor Appearance	The 5 duplex units are visably deteriorated and nowhere near code or Waunakee aesthetic standards. It turns off residents and visitors and affects adversely all nearby property values. It is long overdue for redevelopment as single family homes or low density munti-family.
Waunakee	92	Priority Development Sites	The dilapidated multi-family properties are long overdue for redevelopment or, at the very least (for the short-term), strict code enforcement. It is a block away from an elementary school and park, Six Mile Creek, and the potential site for the new library. Community-based efforts have fizzled in the past. It needs leadership and direction NOW to preserve safety, aesthetic value, and consistency in the Village. There is huge development going on in the Village, which is fine, but it must be balanced with due attention to existing property for which residents are already heavily invested. All the beautiful new homes and parks and trails in the world are meaningless if all of Waunakee can't maintain its value and safety. Please consider the importance of investing in and improving assets we already have before or, at least at the same time as, developing more.
N/A	N/A	N/A	Need transportation to Madison & Middleton if you expect lower income people and teens to get to jobs etc. Also, safe bike lanes for teens to be able to get to sports and jobs. If low income folks are encouraged to fill subsidized housing you need close transportation to local jobs - are there enough jobs to support them? Where would the apartments be? Need to be close to middle of Town or jobs I'd think. What support networks do you have now - neighborhood connection, churches, what social services?
Westport	N/A	Transportation Enhancements	Need available public transportation to cycle through Town/Village to allow elderly access to Village.
N/A	292	Priority Development Sites	Move Village Hall from high value location on A & Main to this location.
N/A	302	Priority Development Sites	Multi-family housing = 4plex or duplex.
N/A	346	Assets and Priority Development Sites	\$50 million school site, already buliding, connect to it.
N/A	356	N/A	Beautiful corridor connection. Parks - public buildings. Homes and trees.

Resident of:	Comment:
Waunakee	<ul style="list-style-type: none"> -It is important to connect as many of the Village Parks with off road paths as possible. -We have several paths that "lead to nowhere" - connect them. -Also consider separated on road bike lanes. -Install yoga platforms 20'x20' open decky style @ Bolz Conservancy overlooking Tierney Park (top of the hill). -Open up access to Six Mile Creek. Begin with connecting Castle Creek and Mill Road (along the Creek) with a path. Castle Creek is an underutilized park and should have access from the south (Mill Road). -Consider using the power line right of ways for paths. -Connect our "bike system" to the Middleton system so we can access Pheasant Branch. I really believe that Pheasant Branch is the "gold" standard and we should attempt to replicate what they have there. Thank you for asking for the community's input.
Westport	<ul style="list-style-type: none"> -Too much land is in the hands of developers such as the one expanding Bishop's Bay. -The big issue not being addressed is the North Mendota Parkway. As population increases, this issue will grow in terms of demands made on current roadways.
Westport	<ul style="list-style-type: none"> -Enhance creative arts and entrepreneursim opportunities. -Maintain rural character through conservancy and green spaces, so Waunakee and Westport do not become urban extensions of Madison & Middleton. -Need North Mendota Parkway - long overdue! Consider changing US Hwy 12 so it goes north on I 90/39 to Hwy 30 to Northport Drive to CTH M to CTH K to current Hwy 12. This could make a parkway eligible for federal monies. A business on US Hwy 12 could connect to CTH K intersection with US Hwy 14 in Middleton. US Hwy 14 could also be rerouted. There is no good reason to have those US Highways run along the beltline! -Connect Waunakee via bicycle and walking paths with Jackson Landing - Governor Nelson SP - Pheasant Branch - Mendota Park - Hwy 12 bicycle path.