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**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT  
JOINT PLAN COMMISSION**

**Town of Westport Community Room  
5387 Mary Lake Road  
June 11, 2019 6:00 PM**

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

**AGENDA**

**CALL TO ORDER**

**ROLL CALL: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brian Malich, Brad Zeman,  
Brian Wallace**

**MINUTES**

**1 May 14, 2019**

**PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

**NEW BUSINESS**

- 1 Initial Consultation, Schutz Extraterritorial Rezone, 5540 Gerend Road, Town of Westport**
- 2 Public Hearing and Discussion/Action on Festival Foods Conditional Use Permit to Exceed the Maximum Allowable Building Square Footage in the Kilkenny West Commercial Development**
- 3 Discuss and Take Action on the Specific Implementation Plan for Festival Foods in the Kilkenny Commons West commercial development**
- 4 Public Hearing & Discussion/Action on a request by Groundswell Conservancy to divide & rezone 3 parcels located along STH 19 & Hellenbrand Rd (AKA: O'Malley Property) into 2 parcels. The larger parcel will be rezoned from A-1 to Conservancy**

**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 7/9/2019 6:00:00 PM.*



**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT  
JOINT PLAN COMMISSION MEETING  
Town of Westport Community Room  
5387 Mary Lake Road, Town of Westport  
May 14, 2019 6:00 PM**

**Meeting Minutes**

**CALL TO ORDER**

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

**ROLL CALL:**

**Present:** Ken Sipsma, Eileen Bruskewitz, Brad Zeman, Brian Malich, Brian Wallace

**Absent:** Dean Grosskopf

**Also Present:** Tom Wilson, Kevin Even, Tracy Meinholz, Ed Freer, Bryan Kleinmaier, Lauren Lofton, Brian Bauman, Jerry Tierney, Mike Lawton, Bree Cooper, John Brehm, Bill Dunlop, Dan O'Callighan, Don Tierney.

**MINUTES**

**1 April 8, 2019**

Motion Zeman, second Bruskewitz, to approve the minutes from the April 8, 2019 Joint Plan Commission meeting as presented. Motion carried 5-0.

**PUBLIC COMMENT:** None

*Brian Malich arrived at 6:04 p.m.*

**NEW BUSINESS**

**1 Initial Consultation, Lot Line Adjustment and Rezone (Continue Current Use), Meffert/Pineview, CTH K, Town of Westport**

Mr. Wilson gave an update on the consultation at the Town Plan Commission meeting. They were not in favor of creating a new parcel and would prefer a simple lot line adjustment. The applicant will be making a formal submittal in the future. No action necessary.

**2 Public Hearing and Discussion/Action on HyVee Specific Implementation Plan (Site Plan) and Conditional Use Permit to Exceed the Maximum Allowable Building Square Footage in the Woodland Crest Development**

Staff presented an updated Conditional Use document, based on the action by the Village Plan Commission the previous evening. The applicant presented updated plans based on the action from the Plan Commission. Mr. Sipsma opened the public hearing at 6:23 p.m. Lauren Lofton, Brian Bauman, Jerry Tierney and Dan O'Callighan registered and spoke. The public hearing was then closed at 6:36 p.m. After discussion, motion by Zeman, seconded by Wallace, to approve the updated conditional use permit with the change to item 2(d) as identified in the meeting. Motion carried 5-0. Motion by Zeman, second by Malich, to approve the HyVee specific implementation



plan, subject to plans approved by the Village Engineer and Village Attorney being incorporated into the SIP. Motion carried 5-0.

**3 Update on Festival Foods Specific Implementation Plan**

Brian Bauman of Festival Foods presented the update and indicated that they would be making formal submittal for the June meeting. No action necessary.

**ADJOURN**

Motion Bruskewitz, second Zeman, to adjourn the meeting at 7:09 p.m. Motion carried.

**Respectfully Submitted:**

Tracy Meinholz, Joint Plan Commission Secretary





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

**MEETING DATE:** 06/11/2019

**ITEM:** NEW BUSINESS

**TITLE:** Initial Consultation, Schutz Extraterritorial Rezone, 5540 Gerend Road, Town of Westport

**ISSUE SUMMARY:** The applicant would like to rezone from County R-1 to Village R-1 to allow less restrictive setbacks. The existing garage is too close to the ROW and this would correct that issue and allow them to make a new garage addition line up with the house.

**STAFF RECOMMENDATION:** None at this time.

**RECOMMENDED MOTION:** No action required.







5-28-2019

To: Town of Westport, WI 53597

Diane Ritchie and I (Gerald Schutz) purchased the home at 5540 Gerend Rd Wauwatosa WI 53597 on November 30-11-2019 - we planned on building a addition (2 car attached garage) in side lot. After we had hot surveyed, we found out that the house built in 1977 was built 28'1" from Gerend Rd. which has a zoning set back of 30 feet. we would like you to consider a zoning change to village R-1 (20 or 25 ft) so we could build addition ~~the~~ without the worry of a building violation - we wouldn't have a problem building back further - but our well is back there, so we can't push garage back any further. Our spec is limited. Thanks for your time.

Jerry Schutz - 608-516-4734  
Diane Ritchie - 608-212-1983

Builder - Jerome Giles 608-220-9841

Jim Schutz 5-28-19  
Diane Ritchie 5/28/19





Town of Westport GIS

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



SCALE: 1 = 94'

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





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

**MEETING DATE:** 06/11/2019

**ITEM:** PUBLIC HEARING

**TITLE:** Public Hearing and Discussion/Action on Festival Foods Conditional Use Permit to Exceed the Maximum Allowable Building Square Footage in the Kilkenny West Commercial Development

**ISSUE SUMMARY:** Attached is a conditional use permit to allow Festival Foods in the Kilkenny Farms West Commercial Development (a mixed-use development located at the southwest corner of Woodland Drive and County Highway Q) to exceed the maximum allowable building square footage.

**STAFF RECOMMENDATION:** Staff recommends approval.

**RECOMMENDED MOTION:** Motion to approve the conditional use permit with all conditions recommended by the Village Plan Commission.



## CONDITIONAL USE PERMIT

Pursuant Chapter 133, Article 5, and Section 133-19 of the Village of Waunakee Zoning Code, and pursuant to the General Development Plan for the Kilkenny Commons West Development, the Village of Waunakee / Town of Westport Joint Plan Commission (the “Joint Plan Commission”) hereby issues the conditional use permit, as set forth herein, to the Applicant, Festival Foods.

### Recitals

- A. The Applicant has acquired, or has a right to acquire, Lot 1 of Dane County Certified Survey Map No. \_\_\_\_\_, recorded on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in Volume \_\_\_\_ of Dane County Certified Survey Maps, pages \_\_\_\_ to \_\_\_\_, as Document No. \_\_\_\_\_, Village of Waunakee, Dane County, Wisconsin (the “Property”).
- B. The Applicant proposes to construct and operate a grocery store on the Property, and the grocery store will have more than 50,000 square feet of floor area, thereby requiring a conditional use permit pursuant to Section 133-19 of the Village of Waunakee Zoning Code.
- C. The Joint Plan Commission held a public hearing on the Applicant’s conditional use permit application on June 11, 2019, which public hearing was properly noticed.

### Issuance of Conditional Use Permit with Conditions

- 1. The Joint Plan Commission finds that the standards set forth in Sections 133-19 and 133-936 of the Village of Waunakee Zoning Code are satisfied by granting the Applicant the conditional use permit as set forth herein.
- 2. The Joint Plan Commission approves the building size for the grocery store, and finds that the following conditions shall apply to the conditional use permit granted herein:
  - a. The Applicant shall construct the grocery store pursuant to the site plan and specific implementation plan approved by the Joint Plan Commission.
  - b. Site plans for seasonal sales on the Property are subject to review and approval by the Village Engineer.
  - c. .



3. The Joint Plan Commission reserves the right to revoke this conditional use permit if the Applicant fails to satisfy any of the conditions identified in Section 2 and maintains all of its powers and authority over the conditional use permit as set forth in the Village Zoning Code.

*The Conditional Use Permit set forth herein was issued by the Village of Waunakee / Town of Westport Joint Plan Commission on June 11, 2019.*

APPROVED:

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Ken Sipsma, Joint Plan Commission Chair

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Tracy Meinholz, Joint Plan Commission Clerk



PROJECT INFORMATION

PROPOSED GROCERY DEVELOPMENT FOR:  
**FESTIVAL FOODS, INC.**  
CTY RD Q • WAUNAKEE, WI 53597

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 7, 2019  
JAN. 8, 2019  
FEB. 28, 2019  
MAR. 15, 2019  
APR. 12, 2019  
APR. 24, 2019  
MAY 6, 2019  
MAY 17, 2019

JOB NUMBER

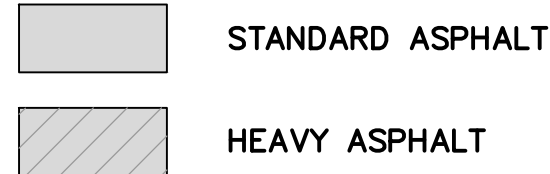
1868540

SHEET NUMBER

**C1.2**

NOTE:  
SEE ARCH PLANS FOR BOLLARD DETAILS.

PAVING KEY:



GENERAL PROJECT NOTES

1. NO FLOODPLAIN ON SITE PER FEMA MAPS.
2. NO WETLANDS PRESENT PER WDNR MAPS.

SITE INFORMATION:

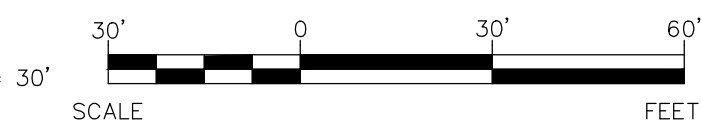
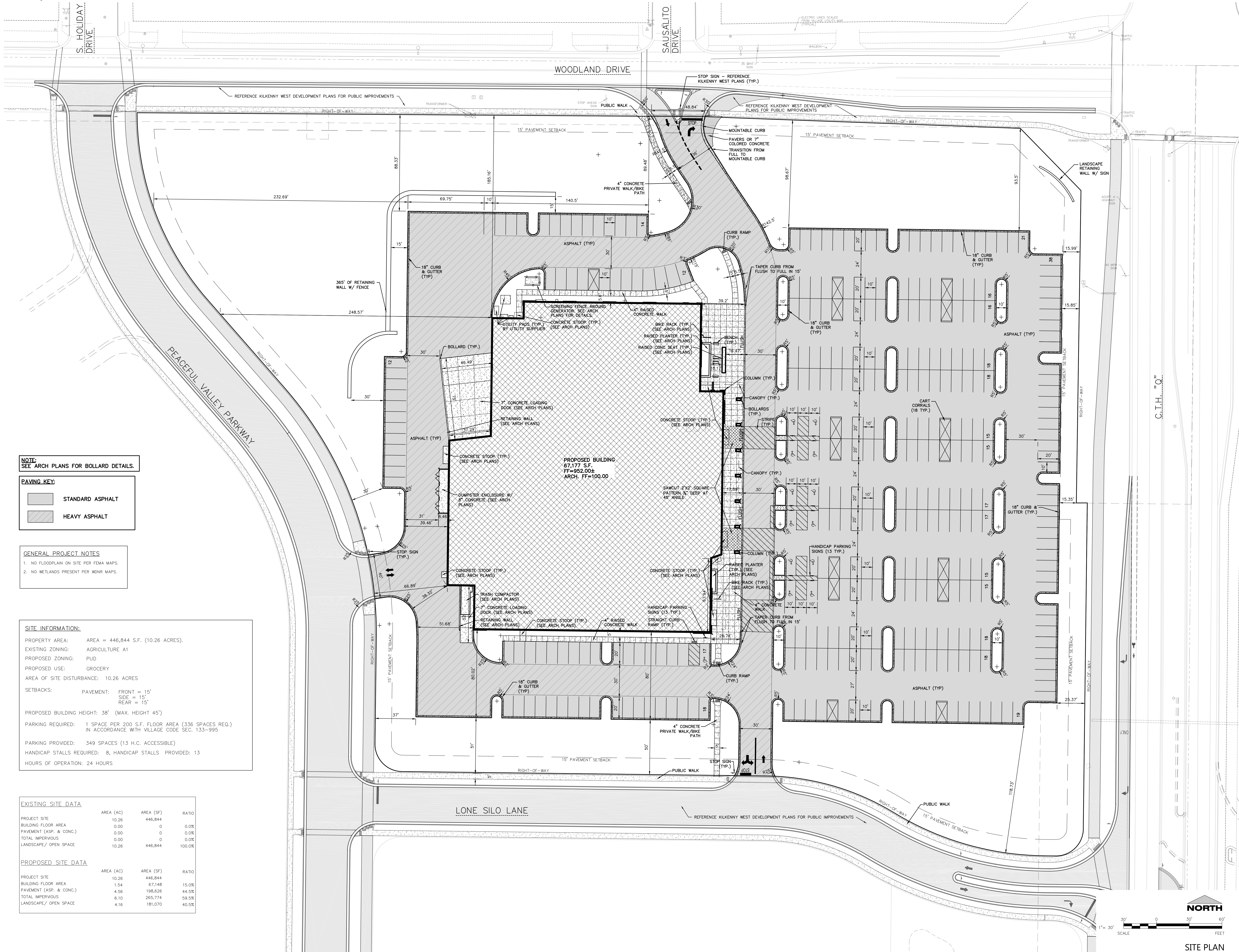
PROPERTY AREA: AREA = 446,844 S.F. (10.26 ACRES).  
EXISTING ZONING: AGRICULTURE A1  
PROPOSED ZONING: PUD  
PROPOSED USE: GROCERY  
AREA OF SITE DISTURBANCE: 10.26 ACRES  
SETBACKS: PAVEMENT: FRONT = 15'  
SIDE = 15'  
REAR = 15'  
PROPOSED BUILDING HEIGHT: 38' (MAX. HEIGHT 45')  
PARKING REQUIRED: 1 SPACE PER 200 S.F. FLOOR AREA (336 SPACES REQ.)  
IN ACCORDANCE WITH VILLAGE CODE SEC. 133-995  
PARKING PROVIDED: 349 SPACES (13 H.C. ACCESSIBLE)  
HANDICAP STALLS REQUIRED: 8, HANDICAP STALLS PROVIDED: 13  
HOURS OF OPERATION: 24 HOURS

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	10.26	446,844	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	10.26	446,844	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	10.26	446,844	
BUILDING FLOOR AREA	1.54	67,148	15.0%
PAVEMENT (ASP. & CONC.)	4.56	198,626	44.5%
TOTAL IMPERVIOUS	6.10	265,774	59.5%
LANDSCAPE/ OPEN SPACE	4.16	181,070	40.5%



SITE PLAN





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

**MEETING DATE:** 06/11/2019

**ITEM:** NEW BUSINESS

**TITLE:** Discuss and Take Action on the Specific Implementation Plan for Festival Foods in the Kilkenny Commons West commercial development

**ISSUE SUMMARY:** Attached is the SIP submittal.

**STAFF RECOMMENDATION:** Conditionally approve

**RECOMMENDED MOTION:** Motion to approve subject to all outstanding staff issues resolved to the satisfaction of the Village Engineer as recommended by the Village Plan Commission.



**SPECIFIC IMPLEMENTATION PLAN  
FOR THE DEVELOPMENT OF LOT 1  
OF THE KILKENNY COMMONS WEST  
CERTIFIED SURVEY MAP  
(FESTIVAL FOODS SIP)**

The undersigned, Festival Foods, which owns, or has a right to acquire, Lot 1 of Dane County Certified Survey Map No. \_\_\_\_\_, recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in Volume \_\_\_\_\_ of Dane County Certified Survey Maps, pages \_\_\_\_\_ to \_\_\_\_\_, as Document No. \_\_\_\_\_, Village of Waunakee, Dane County, Wisconsin (the “Property”), submits the following Specific Implementation Plan (SIP) for the development of the Property, pursuant to Section 133-896 of the Village of Waunakee Zoning Code:

1. The Property is zoned Planned Unit Development District (PUD) under Sections 133-892 – 133-898 of the Village of Waunakee Zoning code, and is subject to the terms of the General Development Plan for the Property approved by the Village Board.

2. The use of the Property shall be limited to a grocery store with accessory facilities as identified in the General Development Plan. No other uses shall be permitted on the Property without the approval of the Village of Waunakee.

3. The improvements on the Property shall be constructed substantially in accordance with the site plan approved by the Village of Waunakee – Town of Westport Joint Plan Commission on June 11, 2019, including, but not limited to, the approved exterior building plans and images, site layout plan, utility plan, grading plan, storm water pollution prevention plan, site photometric plan, site landscaping plan and exterior elevations, all identified as follows:

<u>Sheet Number</u>	<u>Description</u>	<u>Issue Date</u>
	Floor Plan	
	Exterior Elevations	
	Existing Site Plan	
	Storm water Pollution Prevention Plan	
	Site Utility Plan	

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:  
Village of Waunakee  
Attn: Village Clerk  
500 W. Main Street  
Waunakee, WI 53597

P.I.N.



<u>Sheet Number</u>	<u>Description</u>	<u>Issue Date</u>
	Site Grading Plan	
	Site Layout Plan	
	Site Landscape Plan	
	Site Detail Sheet	
	Landscape Detail Sheet	
	Site Photometric Plan	
	North East Perspective	
	North West Perspective	
	East Elevation	
	North Elevation	
	South West Perspective	

The above-referenced plans, elevations, and images are incorporated herein by reference. Any material changes to such plans, elevations, and images must be approved by the Village of Waunakee.

4. It is anticipated that construction by Festival Foods on the Property in accordance with this Specific Implementation Plan will commence in 2020, and will be completed in 2020, although these dates are subject to change.

5. This instrument may not be amended without the consent of the Village of Waunakee.

[Signature Page Follows]



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

FESTIVAL FOODS

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named \_\_\_\_\_ and \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of Festival Foods.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_



**CERTIFICATION OF APPROVAL**

The aforesaid Specific Implementation Plan was approved by the Village of Waunakee – Town of Westport Joint Plan Commission on June 11, 2019.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

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Tracy Meinholz, Joint Plan Commission Clerk

*This instrument drafted by*  
Bryan Kleinmaier, Esq.  
Stafford Rosenbaum LLP  
222 W. Washington Ave., Ste. 900  
Madison, WI 53701





**Strand Associates, Inc.®**

910 West Wingra Drive

Madison, WI 53715

(P) 608-251-4843

(F) 608-251-8655

May 31, 2019

Mr. Kevin Even, P.E.  
Village of Waunakee  
500 West Main Street  
P.O. Box 100  
Waunakee, WI 53597

Re: Festival Foods Site Plan  
Village of Waunakee (Village)

Dear Kevin,

Strand Associates, Inc.® (Strand) received drawings dated May 17, 2019, regarding proposed improvements for Festival Foods grocery store, at the southwest corner of Woodland Drive and CTH Q. Strand has reviewed the drawings for conformance with Village ordinances and sound engineering practice. We have the following comments:

### **Parking and Circulation**

The site provides 349 parking stalls, 13 of which are for those who need enhanced accessibility. The formula in the Village ordinance relating to parking for commercial sites yields a requirement of 336 stalls, thus, an adequate number of stalls are provided to meet the ordinance. Customer parking is separated well from delivery vehicles, which will use the west entrance from Holiday Drive to serve the back (west side) of the store. Parking aisles and parking stalls appear to be of adequate width to accommodate typical traffic movements.

The applicant provided truck turning diagrams that indicate a typical semi-truck can make the maneuvers required to access the loading dock. Trucks will be required to use the intersection of Holiday Drive and CTH Q, which will be improved as part of the upcoming Kilkenny West Commercial development, to access the west entrance to the store. The same trucks will exit the site onto Woodland Drive (eastbound only) and approach the Woodland Drive and CTH Q signal when their deliveries are completed.

Strand recommends the following changes to the plan:

- a. The semi-truck shown for the northbound left onto Lone Silo Lane overtracks on the County Q median island and the north curb line of Lone Silo Lane. This movement should not be intended to be a delivery route for large trucks. Strand recommends retracting this movement to large trucks and designing the median opening for a SU-30 vehicle.
- b. Page C1.2:
  1. Paint the crosswalk pavement marking for the sidewalks that connect both Woodland Drive and Lone Silo Lane to the store.
  2. Paint a stop bar on the western driveway opening.



Mr. Kevin Even, P.E.  
 Village of Waunakee  
 Page 2  
 May 31, 2019

3. Revise the Woodland Drive driveway at Sausalito Drive as indicated in the comments provided for the public improvements.
- c. Page C1.3—It is recommended that the two infiltration basins be equipped with perforated underdrain with removable plugs to allow for drawdown.
- d. Page C1.4:
  1. Reroute storm sewer Pipe 12 into Curb Inlet J to avoid a pond endwall.
  2. Similarly, reroute storm sewer Pipe 3 into Curb Inlet F to avoid a pond endwall.
  3. Reroute storm sewer Pipe 27 into Curb Inlet W to avoid a pond endwall.
- e. Page C1.5—The wet retention pond section detail should indicate a concrete toe wall for the storm sewer endwall.

### Signage

No signage plans were provided. All signage proposed for the site and on the building will separate approval by the Plan Commission.

### Site

A retaining wall is proposed near the truck loading docks to make up elevation differences from the site to a proposed pond. The wall at its tallest will be 14 feet high. A 4-foot decorative railing is proposed for on top of the wall. Strand recommends a structural engineer licensed in the state of Wisconsin provide sealed drawings for the wall design as a condition of Village approval.

A photometric plan was provided showing light intensity around the site. The only area where light levels exceed 3 foot-candles at a property line occur at the Woodland Drive access point near Sausalito Drive. The applicant should adjust the lighting plan there to keep light levels below 3 foot-candles intensity. The applicant should also consider the height of the fixture relative to the adjacent homes to the north. Even though that downward directing fixtures are used, it is important that the elevation differences between the site and the homes to the north do not cause a situation where the underside of the fixtures are visible and troublesome for the adjacent homes.

### Stormwater Management

A low point in Lone Silo Drive will need a safe overflow route in the event the storm system is inundated or plugged. This overflow route appears to be through the site, specifically through the central part of the main parking lot, draining in a south to north direction. While Strand does not have concerns about this route, we want to ensure that this route be reserved for safe passage of stormwater during extreme rain events.

A stormwater maintenance plan and agreement has been prepared and submitted for review. It is recommended that a map be included as an attachment to the agreement that clearly identifies and labels the stormwater facilities that are covered in the maintenance plan. It is Strand's understanding that each of the infiltration basins, bioretention basins and wet detention basins shown on the site improvement plans will be privately owned and maintained. This should be confirmed. Note that 3:1 side slopes within



Mr. Kevin Even, P.E.  
Village of Waunakee  
Page 3  
May 31, 2019

the proposed stormwater basins are indicated at several locations. It is suggested that 4:1 side slopes be maintained. Have soils investigations (test pits) been performed to support the design of the proposed infiltration basins? Village stormwater permit applications and checklists should be completed and submitted.

Sincerely,

STRAND ASSOCIATES, INC.®

A handwritten signature in black ink, appearing to read "R. Kent Straus", with a long horizontal flourish extending to the right.

R. Kent Straus, P.E.

c: Todd Schmidt, Administrator, Village of Waunakee  
Tim Herlitzka, Village of Waunakee Utilities  
Bryan Kleinmeier, Stafford Rosenbaum  
Ed Freer, Graef  
Jason Valerius, MSA



## Tracy Meinholz

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**From:** Freer, Ed <Ed.Freer@graef-usa.com>  
**Sent:** April 24, 2019 3:16 PM  
**To:** Grant Duchac; Aaron Aspenson  
**Cc:** Kevin Even; Tracy Meinholz; 'Straus, Kent'; Jason Valerius; Bryan Kleinmaier  
**Subject:** RE: Festival Waunakee - Islands & Landscaping  
**Attachments:** Final Revision of Parking Lot Islands 04.24.2019 2.21PM -1\_2.pdf; Waunakee Code Sec 133-996.pdf

Grant Aaron

Thank you for the update.

In reviewing the attached site plan it appears that the proposed locations of Tree Islands are consistent with the Village Code Sec 133.-996 in addressing the requirements pertaining to the provision of a minimum of one canopy tree per every run of 12 parking spaces or an increment thereof , over any initial run of 6 parking stalls.

In addition to providing the Parking Islands, we also discussed that trees located along the perimeter parking area can also be designated as contributing towards meeting required landscape points, if located within ten feet of the periphery of paved parking area. It would be helpful if the final planting plan specifically identify the perimeter Canopy Trees that are intended to contribute towards meeting the parking lot planting requirements.

I will ask that Tracy place this email and attachments in your submittal files.

I am recommending approval of the location and quantity of the proposed parking lot Canopy Trees. This is being achieved through a combination of both planting islands and the planting of trees at the parking lot perimeter.

Cheers,  
Ed

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**From:** Grant Duchac <grant.d@ExcelEngineer.com>  
**Sent:** Wednesday, April 24, 2019 1:40 PM  
**To:** Freer, Ed <Ed.Freer@graef-usa.com>  
**Cc:** Aaron Aspenson <AAspenson@festfoods.com>  
**Subject:** RE: Festival Waunakee - Islands & Landscaping

Hi Ed,

See attached for revised site plan including interior islands per our discussion this morning.

Thanks,

**Grant Duchac, P.E.**  
Senior Engineer  
920.322.1681 direct



**From:** Freer, Ed <[Ed.Freer@graef-usa.com](mailto:Ed.Freer@graef-usa.com)>  
**Sent:** Wednesday, April 24, 2019 12:17 PM  
**To:** Grant Duchac <[grant.d@ExcelEngineer.com](mailto:grant.d@ExcelEngineer.com)>  
**Cc:** Aaron Aspenson <[AAspenson@festfoods.com](mailto:AAspenson@festfoods.com)>  
**Subject:** RE: Festival Waunakee - Islands & Landscaping

Gentlemen

I have attached the code reference for the parking lot criteria.

If you have any questions please call.  
I look forward to receiving the revised plan.

Ed

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**From:** Grant Duchac <[grant.d@ExcelEngineer.com](mailto:grant.d@ExcelEngineer.com)>  
**Sent:** Wednesday, April 24, 2019 10:53 AM  
**To:** Freer, Ed <[Ed.Freer@graef-usa.com](mailto:Ed.Freer@graef-usa.com)>  
**Cc:** Aaron Aspenson <[AAspenson@festfoods.com](mailto:AAspenson@festfoods.com)>  
**Subject:** RE: Festival Waunakee - Islands & Landscaping

Hi Ed – I am copying in Aaron Aspenson as well. He is going to be joining our call at 11. Talk to you soon. Thanks.

**Grant Duchac, P.E.**  
Senior Engineer  
920.322.1681 direct

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**From:** Freer, Ed <[Ed.Freer@graef-usa.com](mailto:Ed.Freer@graef-usa.com)>  
**Sent:** Wednesday, April 24, 2019 10:43 AM  
**To:** Grant Duchac <[grant.d@ExcelEngineer.com](mailto:grant.d@ExcelEngineer.com)>  
**Subject:** RE: Festival Waunakee - Islands & Landscaping

Grant

Good morning.  
Attached is a marked up print for our conversation at 11:00am.

The red lined areas indicate the location of additional tree islands..

See you soon,  
ed

---

**From:** Grant Duchac <[grant.d@ExcelEngineer.com](mailto:grant.d@ExcelEngineer.com)>  
**Sent:** Wednesday, April 24, 2019 6:51 AM



## NEW BUSINESS-3 Discuss and Take Action on the Specific...

**To:** Freer, Ed <[Ed.Freer@graef-usa.com](mailto:Ed.Freer@graef-usa.com)>

**Subject:** RE: Festival Waunakee - Islands & Landscaping

Perfect. I will give you a call then.

**Grant Duchac, P.E.**

Senior Engineer

920.322.1681 direct

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**From:** Freer, Ed <[Ed.Freer@graef-usa.com](mailto:Ed.Freer@graef-usa.com)>

**Sent:** Tuesday, April 23, 2019 5:08 PM

**To:** Grant Duchac <[grant.d@ExcelEngineer.com](mailto:grant.d@ExcelEngineer.com)>

**Subject:** RE: Festival Waunakee - Islands & Landscaping

Less chat tomorrow morning at 11:00am.

Call 608.320.4567

If this presents a conflict for you please suggest a few options in the afternoon.

Thanks,

Ed

---

**From:** Grant Duchac <[grant.d@ExcelEngineer.com](mailto:grant.d@ExcelEngineer.com)>

**Sent:** Tuesday, April 23, 2019 4:54 PM

**To:** Freer, Ed <[Ed.Freer@graef-usa.com](mailto:Ed.Freer@graef-usa.com)>; Jason Valerius <[jvalerius@msa-ps.com](mailto:jvalerius@msa-ps.com)>

**Cc:** kevin ([kevin@waunakee.com](mailto:kevin@waunakee.com)) <[kevin@waunakee.com](mailto:kevin@waunakee.com)>; Aaron Aspenson <[AAspenson@festfoods.com](mailto:AAspenson@festfoods.com)>

**Subject:** RE: Festival Waunakee - Islands & Landscaping

Good Afternoon Ed,

I wanted to follow up and check if you had a chance to review the interior islands? It would be great to have a call to discuss tomorrow if you are available.

Thanks,

**Grant Duchac, P.E.**

Senior Engineer

920.322.1681 direct

---

**From:** Grant Duchac

**Sent:** Monday, April 22, 2019 3:30 PM

**To:** 'Freer, Ed' <[Ed.Freer@graef-usa.com](mailto:Ed.Freer@graef-usa.com)>; Jason Valerius <[jvalerius@msa-ps.com](mailto:jvalerius@msa-ps.com)>

**Cc:** kevin ([kevin@waunakee.com](mailto:kevin@waunakee.com)) <[kevin@waunakee.com](mailto:kevin@waunakee.com)>; Aaron Aspenson <[AAspenson@festfoods.com](mailto:AAspenson@festfoods.com)>

**Subject:** RE: Festival Waunakee - Islands & Landscaping

Hi Ed,



## NEW BUSINESS-3 Discuss and Take Action on the Specific...

Thanks for the response. I don't think we need to set up a meeting but it would be great to have a phone conversation.

Please see attached site plan – three interior landscape islands were added in line with existing cart corrals. Would this be acceptable for interior islands and canopy trees? A main focus of the parking lot layout is snowplowing. These interior island locations allow for efficient snowplowing and interior canopy trees.

In regards to your questions on the cart corrals and available adjacent space, we have allocated a 10' wide space for the cart corrals although the actual cart corrals are much narrower (4-5'). This eliminates the scenario you described with the cart corrals being placed immediately adjacent to a striped stall without enough door swing room.

Please let us know your thoughts on this and I can be available for a phone call later today, Tuesday, or Wednesday.

Thanks,

**Grant Duchac, P.E.**

Senior Engineer

920.322.1681 direct

---

**From:** Freer, Ed <[Ed.Freer@graef-usa.com](mailto:Ed.Freer@graef-usa.com)>

**Sent:** Monday, April 22, 2019 2:07 PM

**To:** Jason Valerius <[jvalerius@msa-ps.com](mailto:jvalerius@msa-ps.com)>; Grant Duchac <[grant.d@ExcelEngineer.com](mailto:grant.d@ExcelEngineer.com)>

**Cc:** kevin ([kevin@waunakee.com](mailto:kevin@waunakee.com)) <[kevin@waunakee.com](mailto:kevin@waunakee.com)>; Aaron Aspenson <[AAspenson@festfoods.com](mailto:AAspenson@festfoods.com)>

**Subject:** RE: Festival Waunakee - Islands & Landscaping

1. Jason and Grant

I would be more than happy to accommodate a meeting.

I will be out of town Thursday and Friday.

2. Grant

Before we meet please give some thought about introducing canopy trees into the interior parking lot where we have more than 12 vehicle parking stalls in a row.

I have been becoming more sensitive to how the parking lot shopping cart storage is incorporated and working at other grocery stores.

I find it interesting that the storage area is basically the conversion of one vehicular parking stall. It appears to work dimensionally with the side by side stacking of carts.

What I am curious about, is the thought process put into determining the adequate width for the adjacent two parking stalls located on both sides of the cart storage.

I use these spaces frequently because they always seem to be empty and available. However I am careful to choose them and prefer the right side of the cart storage when I have no passengers.

I typically avoid the left side because there isn't adequate clearance for the door swing. Or when I have the time and there is no traffic I use the option to back in.

I would appreciate hearing your thoughts and experience on resolving this dimensional challenge.

Cheers,

ed



---




**From:** Jason Valerius <[jvalerius@msa-ps.com](mailto:jvalerius@msa-ps.com)>  
**Sent:** Monday, April 22, 2019 1:29 PM  
**To:** Grant Duchac <[grant.d@ExcelEngineer.com](mailto:grant.d@ExcelEngineer.com)>; Freer, Ed <[Ed.Freer@graef-usa.com](mailto:Ed.Freer@graef-usa.com)>  
**Subject:** RE: Festival Waunakee - Islands & Landscaping

Grant,

I'd like to defer to Ed Freer on this one.  
Ed, can you tackle this with Grant?

Jason



**Jason Valerius, AICP** | Team Leader  
MSA Professional Services, Inc.  
+1 (608) 242-6629  
  

**We've moved! Our new address is:**  
1702 Pankratz Street  
Madison, WI 53704

---

**From:** Grant Duchac <[grant.d@ExcelEngineer.com](mailto:grant.d@ExcelEngineer.com)>  
**Sent:** Monday, April 22, 2019 12:27 PM  
**To:** Jason Valerius <[jvalerius@msa-ps.com](mailto:jvalerius@msa-ps.com)>  
**Subject:** Festival Waunakee - Islands & Landscaping

Hi Jason,

Do you have time today or tomorrow to discuss the interior landscape islands and added landscaping points for the Festival Waunakee project? I want to discuss this with you to make sure we are on the same page prior to making the plan changes.

Let me know what works for you. Thanks.

**Grant Duchac, P.E.**  
Senior Engineer



100 Camelot Drive  
Fond du Lac, WI 54935



NEW BUSINESS-3 Discuss and Take Action on the Specific...

920.322.1681 direct

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- b. Off-lot parking spaces for residential uses shall be within 250 feet of the principal entrance for the individual occupants for whom the spaces are reserved and other portions of a parking lot for all other uses shall be within 400 feet of the entrance to the establishment;
  - c. Accessory parking may be located in residential districts, provided that such lots or property are immediately adjacent to a commercial, business or industrial zoning district;
  - d. All off-street parking lots adjoining lots zoned for residential use shall have a minimum setback of ten feet from any interior lot line, except if the adjoining lot is used for legally conforming parking purposes.
- (14) *Signs.* Signs located in parking areas necessary for orderly operation of traffic movement shall be permitted in addition to others permitted in this chapter.
- (15) *Reduction of parking areas.* Off-street parking spaces shall not be reduced in number unless such number exceeds the requirement set forth in this section.
- (16) *Exceptions.*
- a. The plan commission may authorize exceptions to the parking standards or other requirements of this section where the applicant can demonstrate that the proposed use will generate less parking demand than the parking standard requirements, or where an exception from the requirements would result in a site plan and development that would benefit the village and be consistent with the intent of this section. An applicant requesting an exception to the parking requirements shall be required to demonstrate and document the projected parking demand based on an analysis of similar or comparable uses;
  - b. The plan commission may require additional parking stalls where it is determined that the proposed use is likely to generate a demand for more parking stalls than this chapter would require;
  - c. In granting exceptions to the parking standards, the plan commission may grant conditional exceptions, subject to future review and reconsideration.

(Code 1998, § 106-923; Ord. No. 97-11, § 13-1-92, 11-3-1997; Ord. No. 99-11, § 1, 7-19-1999; Ord. No. 01-04, § 2, 4-2-2001; Ord. No. 07-02, § 15, 4-2-2007; Ord. No. 08-08, § 2, 5-5-2008)

Sec. 133-996. - Parking area landscaping requirements.





- (a) *Scope of section.* The parking area landscaping standards in this section are intended to ensure that parking areas will be sufficiently landscaped so as to soften the visual impact of parking areas as seen from public rights-of-way and adjoining properties. The parking area landscaping standards consist of a point system that is designed to provide flexibility in developing an appropriate landscape plan. Applicants can implement a landscape plan which most effectively achieves the desired aesthetic results and which is consistent with the need of providing accessible and visible parking, provided the landscape plan meets the minimum point requirements as specified in this section.
- (b) *Minimum canopy tree and parking space requirements.*
- (1) All off-street vehicular parking areas with room for more than six vehicles shall provide and maintain one canopy-type tree for each 12 parking spaces or fraction thereof over the initial six spaces. Canopy trees shall be located in tree islands or within ten feet of the periphery of the parking area pavement. The preservation of desirable existing trees is encouraged, and those within the distance requirement may be applied to meeting the standards of this subsection. To be counted for purposes of this subsection, all newly planted and existing trees must have a minimum two-inch diameter measured six inches above the ground surface;
  - (2) Rows of parking stalls must be broken by a tree island at the rate of one tree island for each linear row of 12 parking spaces, for single row configurations, or for each 24 parking spaces in double row configurations.

## SCHEDULE FOR CANOPY TREES STANDARDS

Number of Stalls	Number of Trees Required
1 to 6	0
7 to 18	1
19 to 30	2
31 to 42	3
43 to <u>54</u>	4











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## MEMORANDUM

**TO:** Keven Even  
**FROM:** Ed Freer  
**DATE:** 05.31.2019  
**SUBJECT:** Site Plan Review  
Festival Foods  
Highway Q  
Waunakee, Wisconsin

### Approval Request:

The applicant is requesting the review and approval for the SIP for the proposed Festival Foods Grocery Development on the western side of Highway Q – south of Woodland Drive.

### Project Information:

The following comments in this memo are focused on the proposed site improvements and architectural design of new grocery store. Due to the proposed size of the development the applicant is required to meet the conditions outlined for the approval of a conditional use permit.

Additional review and comments pertaining to the site engineering, stormwater management, utilities, lighting, traffic, vehicular access / circulation / parking and zoning are by others comprising the Village Staff/Tech team.

My comments pertain to and are limited to the following drawings:

1. Architecture Building Elevations and Renderings
2. Landscape Plan
3. Signage

### Applicable Code:

**Sec. 133-19. - Retail building size.**

(a) Except as provided in subsection (b) of this section, no single building used for retail business shall have more than 50,000 square feet of floor area.

[Click here & type the project number]





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(b) A single building used for retail business may have up to 75,000 square feet of floor area pursuant to a conditional use permit granted in accordance with article V of this chapter. In addition to the provisions of article V of this chapter, the following shall be requirements of such a conditional use permit:

(1) Stormwater best management practices that minimize runoff and maximize on-site infiltration. Publications of the state department of natural resources, United States Environmental Protection Agency and equivalent sources may be relied on to determine best management practices.

(2) Impervious building and pavement areas shall not exceed 70 percent of the total site area.

(3) Landscaping islands and perimeter plantings that screen and buffer large parking areas 1.5 times the number of landscaping points required under section 133-996 shall be required.

(4) The design of, and materials used in, the building shall reflect the architectural styles and character of landmark buildings in the village.

a. The intent of this requirement is to require architecturally designed structures that reflect both the character of landmark or historic buildings in the village and the topographic and natural characteristics of the site;

b. Stock or standard building designs that are used repetitively in other communities should be avoided;

c. Prefabricated metal or vinyl siding, common concrete block, or structural cement shall not be used as a primary building material for any building facade. This restriction shall not exclude the use of architectural concrete block or the decorative use of metal as an architectural element.

(5) A traffic impact analysis (TIA) shall be prepared to specifications established by the village engineer and the applicant shall be required to demonstrate that the project will not create congestion or cause other traffic problems within the village.

(Code 1998, § 106-20; Ord. No. 05-06, § 3, 6-20-2005; Ord. No. 05-11, 9-6-2005)





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### General Comments and Observations

It is always challenging to define what constitutes a landmark building and even more difficult to achieve consensus on referencing a historic time frame when considering the major changes in Waunakee's architectural fabric over the last 4-5 decades.

It is easy to agree that there are two concentrated commercial areas, one downtown and one evolving at the southern entry to the Village along Q. It is also easy to identify the strong horizontal character of the land and in some cases the gentle roll of the surrounding topography with its associated agricultural landscape.

The aesthetic of the proposed building does provide strong horizontal lines and is reinforced with its undulating flat roof lines.

There is a noticeable physical separation and travel distance between the buildings found in the central business district and the localized proximity of the newly developed commercial structures which are starting to compose the contextual fabric of Kilkenny Commons.

The overall scale of the building is larger than what is currently found in Waunakee's urban fabric with four exceptions; the Village Community Center, the EMS building, the new Library under construction and Waunakee's existing grocery store. You could include the churches as being of landmark status, but they are unique in their own rite. There are a handful of buildings at the core of the business district that incorporate the use of brick in the smaller commercial buildings as well as the buildings historically associated with the railroad.

The proposed newer materials used in the new building's construction, the substantial increase in the use of glass, generous projections of roof lines and the use of sun screens and awnings help reduce the scale of the new building. The detailing also reflects a character of the newer commercial buildings which imply more energy efficiency with the increase of the penetration of natural light through various techniques of daylighting. The recent construction at Kilkenny Commons has created a collection of structures that attempt to reflect today's retail customer, innovative use of materials, pushing energy efficiencies and the use of natural daylighting. With Waunakee's changing younger demographic seeks an architectural expression offering greater transparency and promoting 24/7 engagement.





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The applicant has increased the planting design and plant quantities to help screen and buffer the loading dock areas. The overall planting and landscape points meet the conditional use requirement of 1.5 the normally required landscape points.

The commercial development around Kilkenny Commons is also attempting to offer an alternative to help Waunakee reduce economic leakage to Middleton/Madison seeking to better attract business customers from the surrounding communities to Waunakee.

The collection of images at the end of this memo help to illustrate the comments above.

Recommendations:

It is my recommendation to approve the SIP submittal. It is consistent to the landscape requirements and proposed architectural design as submitted.

In reviewing the Villages ordinances, the proposed project is consistent with code and meets the requirements of a conditional use permit for a development of this size.

However, the submittal does not include a signage package as part of this review , which will be required as a conditional to obtain final approval.

End of Memo

cc: Tracy Meinholz



# Architecture



Proposed Festival Foods  
WAUNAKEE, WISCONSIN

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# Architectural Diversity





# Architectural Landmark





# Landmark ?





# Older Architectural Context





# New Architectural Context



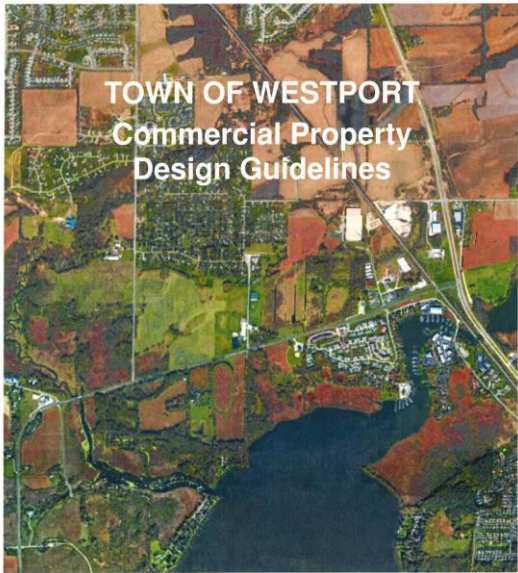


# Architectural Context





# Architectural Guidelines



249 of 333







### **REVISED PROJECT DESCRIPTION**

#### **THE FESTIVAL FOODS PROJECT**

Festival Foods proposes to construct a full-service grocery store to anchor the Kilkenny West Commercial Center at the southwest corner of County Highway Q and Woodland Drive.

Festival's site and building plans contain the following features (see enclosed Site and Civil Plans and Exterior Elevations for details):

- A grocery store of approximately 67,177 square feet offering natural and organic foods, fresh sushi, healthy-choices salad and hot food bar, an extensive deli as well as a scratch bakery, great meat and seafood selection, and catering services.
- Festival's popular Click n' Go online ordering service, including a drive-up area for picking up groceries.
- 349 total parking stalls, 13 of which will be ADA accessible. The proposed parking is adequate to serve the facility and meets code requirements.
- In the rear of the grocery building along Peaceful Valley Parkway, a designated loading zone and trash storage area that will be screened from view by one or more landscaped berms between the building and the street.
- Three (3) driveway access points planned with consideration for convenient and safe access and circulation for customers and delivery vehicles – one (1) driveway off the to-be-constructed road, Lone Silo Lane, to the south of the property (full access), one (1) driveway off of Woodland Drive (right in, right out), and one (1) driveway off of Peaceful Valley Parkway (full access, but primarily for large truck traffic). Festival expects approximately 25-30 vendor deliveries per day, except for Wednesdays and Saturdays when vendor deliveries average around 10-20 per day. 30-40% of all vendor deliveries are made by semi-trucks.
- 5 foot wide minimum sidewalks around the outside of the building on three sides connecting to proposed and existing pedestrian pathways surrounding the property.
- A separate entrance (in addition to common access through the store) for the wine and spirits department, which department will have a fully staffed check-out lane and one additional lane for overflow.
- Building designs that comply with the height limits and setbacks applicable to the PUD and the architectural guidance provided by Village staff.
- Attractive and welcoming landscaping that strategically screens the existing and proposed housing to the north and west.
- Building signage as shown on the exterior elevations. In addition, Festival also plans to construct a retaining wall sign, a depiction of which also has been included with the exterior elevations.



- Stormwater runoff will be treated for peak discharge, water quality, infiltration, thermal control, and oil/grease control prior to being discharged from the site. Stormwater management treatment will comply with all applicable local, county, and state stormwater ordinances. On-site stormwater treatment practices will include strategically located wet pond(s), bio-infiltration basin(s), and an infiltration basin. Existing drainage patterns will be maintained to the maximum extent practicable and emergency overflow routes are provided to safely convey stormwater for rainfall events in excess of the 100-year storm. Reference the attached Stormwater Calculation Report for further details.

### **REQUESTED CONDITIONAL USES**

The site is currently zoned A-1 Agricultural, but is proposed for PUD zoning with the rest of the Kilkenny West Commercial Center.

Festival Foods is seeking a conditional use permit for a retail business in excess of 50,000 square feet of ground floor.

The Festival Foods site is designed to comply with Section 133-19 of the Waunakee Municipal Code of Ordinances (the “WMCO”) and to meet the review criteria for conditional uses set forth in Article V of Chapter 133 of the WMCO:

	<b><i>CUP Standard</i></b>	<b><i>Applicant Response</i></b>
1	<i>The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare</i>	The project will positively impact nearby properties and the character of the area by providing a full-service grocery store to serve the community.
2	<i>The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the conditional use and the proposed use is compatible with the use of adjacent land</i>	The proposed use will complement surrounding existing and planned land uses, particularly the Kilkenny Farms neighborhood and the nearby schools, and will further establish the Woodland Drive/CTH Q intersection as a gateway to Waunakee.
3	<i>The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district</i>	The proposed uses will anchor the other proposed uses within the Kilkenny West Commercial Center, and the site has been designed so as not to impede development options for other properties in the surrounding neighborhood.
4	<i>Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided</i>	The site is located at a key intersection already served by many public utilities, and the development of the Kilkenny West Commercial Center will provide any remaining infrastructure, making this a logical location for the proposed development.



5	<i>Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets</i>	Vehicle circulation will be accommodated by four (4) driveway access points planned with consideration for convenient and safe access and circulation for customers and delivery vehicles – two driveways off the to-be-constructed road, Lone Silo Lane, to the south of the property (one full access and one entrance only), one (1) driveway off of Woodland Drive (full access), and one (1) driveway off of Peaceful Valley Parkway (full access, but primarily for large truck traffic).
6	<i>The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located</i>	The site complies with all applicable regulations of the GDP and the pending PUD zoning.
7	<i>The proposed use does not violate floodplain regulations governing the site</i>	The standard is met, as no floodplain exists on site.
8	<i>When applying the standards in subsections (1) through (7) of this section to any new construction of a building or an addition to an existing building, the plan commission and village board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district</i>	For all of the reasons stated above, this project will advance the intent of the zoning code, which is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the people of the Village of Waunakee.

Further, this submittal includes all required, applicable items set forth in Section 133-47 of the WMCO as well as the applicable items required in the Village's Plan Commission Application.

#### **PROJECT DEVELOPMENT SCHEDULE**

- Lone Silo North Addition, LLC will be responsible for delivering a pad-ready site to Festival in accordance with the purchase agreement between the parties.
- No phasing is proposed for Festival's site construction.
- The store currently is slated for an opening in the fall of 2020. Construction for stores with fall 2020 opening dates likely will start on or around April 1, 2020.
- As built, the value of the store, including site improvements, is estimated to be approximately \$10,000,000-\$11,000,000 plus approximately \$7,000,000 in furniture, fixtures and equipment.

#### **THE FESTIVAL FOODS STORY**

Based in Onalaska, Wisconsin since 1946, Festival owns and operates 32 stores in Wisconsin. Two additional stores located in Verona and Hales Corners are slated to open in late 2019. Currently, there are more than 7,500 full and part-time Festival associates across Wisconsin. Owned by the Skogen family since its inception, employee ownership was added in 2010.



### **THE FESTIVAL FOODS COMMITMENT TO LOCAL SCHOOLS AND THE COMMUNITY**

While grocers have always been a critical part of the communities in which they operate, Festival prides itself on not just being in a community, but rather a *part* of it. This is evidenced by Festival's 6-person Community Involvement team overseeing a multi-million dollar-budget. To us, being involved means giving back and supporting the health of the communities where we do business. Many elements combine to make a truly healthy community, but nothing sets a better foundation than our school systems, including arts, athletics, and academics.

We are proud to partner with many schools across Wisconsin to provide essential academic tools such as Junior Achievement, Character Lives Program and The Einstein Project. Festival Foods has also invested in school funding from theatrical performances to facilities, including concession stands and athletic fields.

Festival also is well known for its statewide sponsorship of July 4<sup>th</sup> fireworks -- currently conducting 23 community fireworks displays -- as well as the traditional Thanksgiving "Turkey Trot". In addition, Festival's Community Involvement team coordinates involvement in and support for more than 800 community events across the state.

A Festival "brat barn" is located in the front of most of our stores and is made available at no charge on weekends to local and community groups for fundraising purposes. At most Festival locations, the Brat Barn is operated by local community groups every Saturday and Sunday from April through October. Discounted and complimentary product is made available to the groups operating the Brat Barn.

### **OPERATIONS AT THE WAUNAKEE FESTIVAL FOODS**

The grocery store is proposed to be open 24/7/364, closed only on Christmas Day. Specific departments within the store, such as the wine and spirits department, will have more limited hours.

Festival anticipates hiring 250 associates (30% full-time and 70% part-time) for the Waunakee store. Hiring of employees typically begins approximately six months prior to opening.

The grocery store will contain a scratch bakery and 60-foot deli offering freshly prepared salads and other items (both hot and cold), as well as a wide variety of "take home" meal options. Guests will have the ability to dine in-store on the deli area mezzanine. The mezzanine area (as well as the community room) can be reserved and used by local groups and organizations free of charge.

The store will have an American Heroes Café where area veterans and community members alike are invited to gather to meet or share a meal.

In addition, the store includes a "Tot Spot" offering in-store, supervised child care. Present in most Festival locations, the Tot Spot is staffed by fully-trained store personnel.

The store also will include a "brat barn" like the one described above.

Festival will also offer seasonal merchandise in the parking lot and along the front walks of the grocery store. In addition, Festival conducts two popular seasonal events, a Mother's Day Plant Blowout in May, and in early October, a Pumpkin Blowout. Both events have been held for a number of years across the state and are extremely popular with guests.



Festival's popular Click n' Go online ordering will also be available at the store, allowing guests to place an order online and pick up at the store. It is anticipated that delivery will be available as well.

To learn more about Festival's history, core values, employee benefits and seasonal events, please see the attachments to this project description.

#### **CONCLUSION**

Festival Foods and its development partner, Lone Silo North Addition, LLC, look forward to presenting their plans to the Waunakee Plan Commission, Waunakee/Westport Joint Planning Commission, and Village Board. We welcome your feedback on our proposal and will be happy to answer any questions you may have.





# Proposed Festival Foods

WAUNAKEE, WISCONSIN

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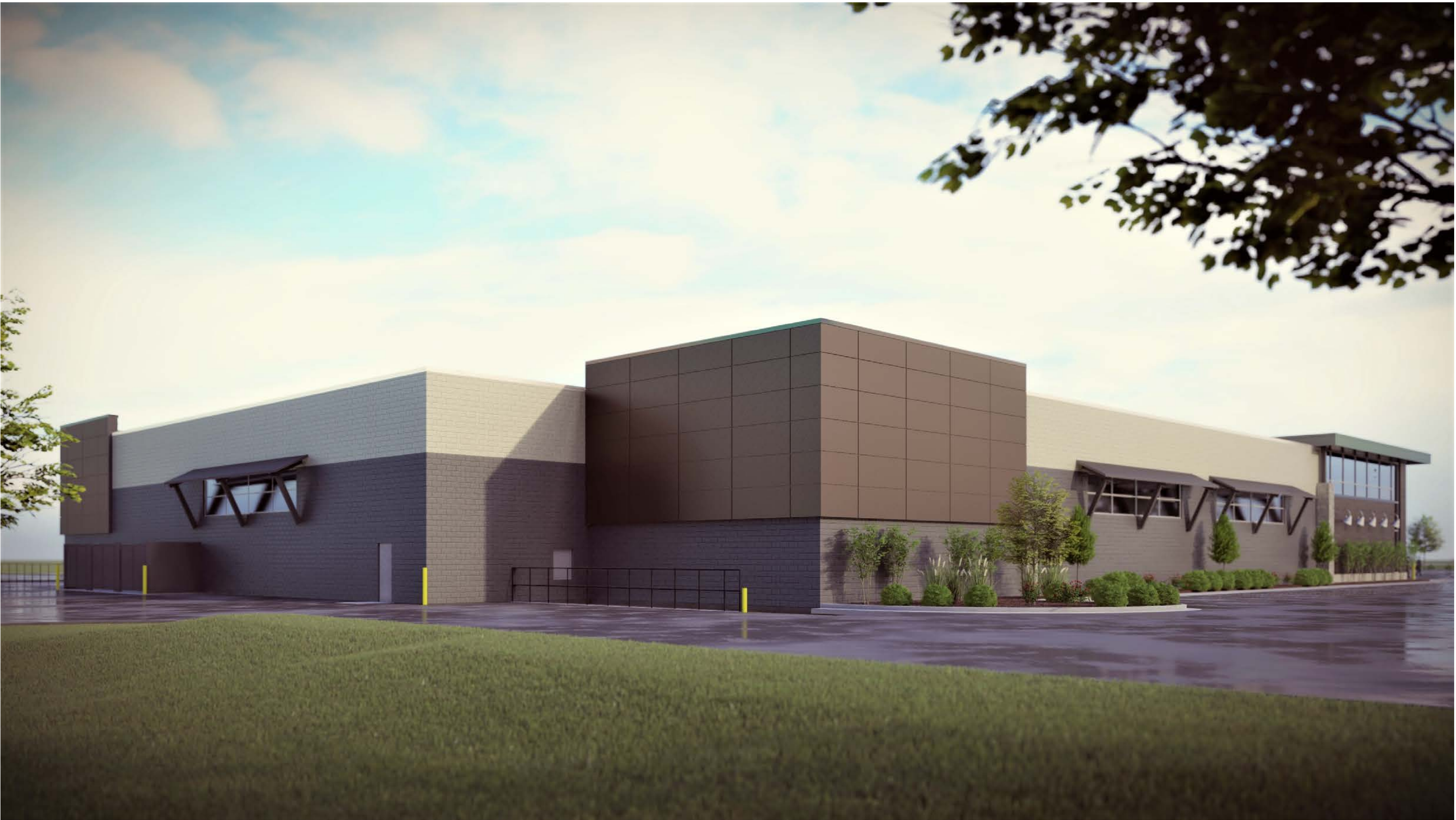
# Proposed Festival Foods

WAUNAKEE, WISCONSIN

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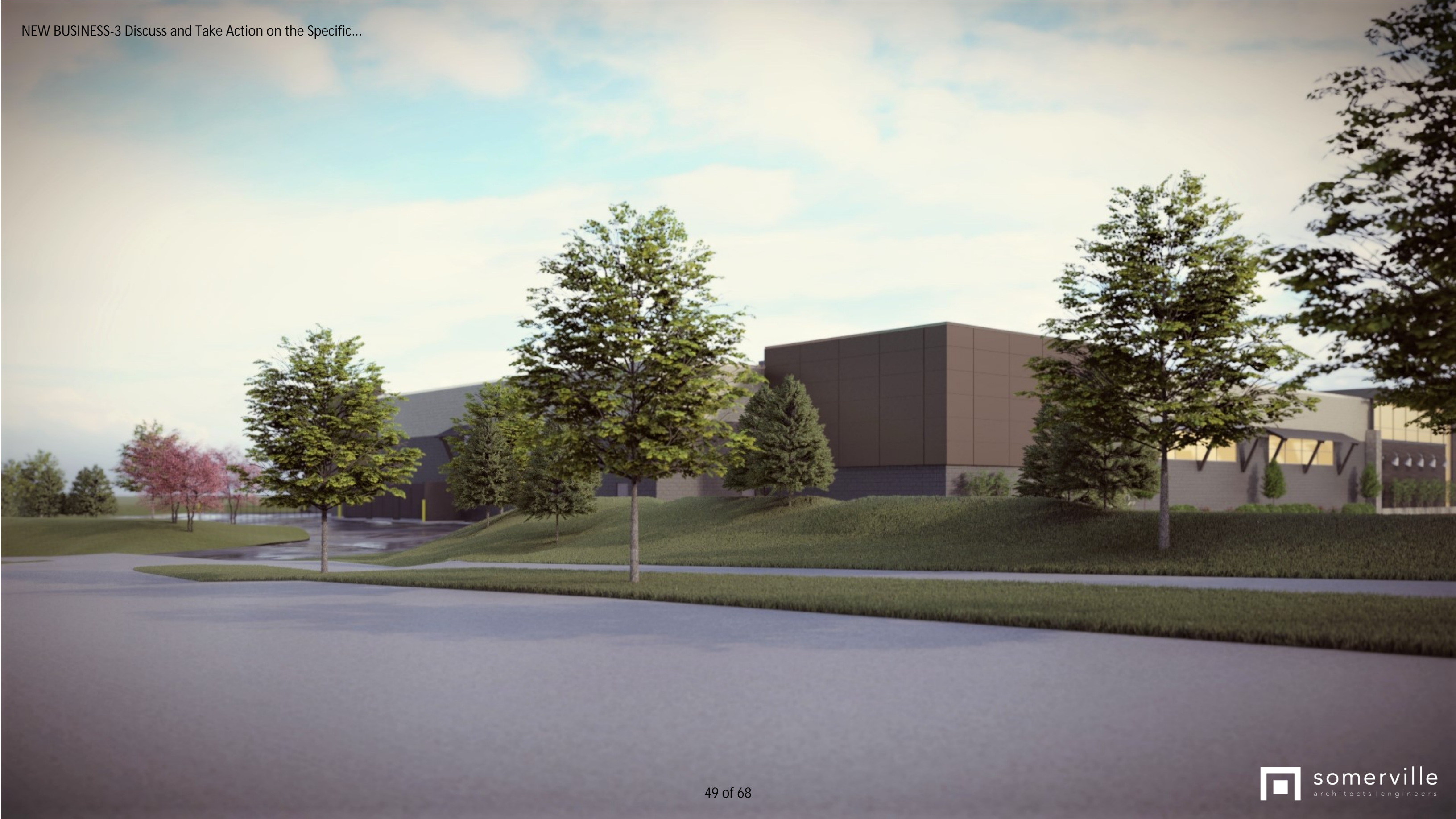
# Proposed Festival Foods

WAUNAKEE, WISCONSIN

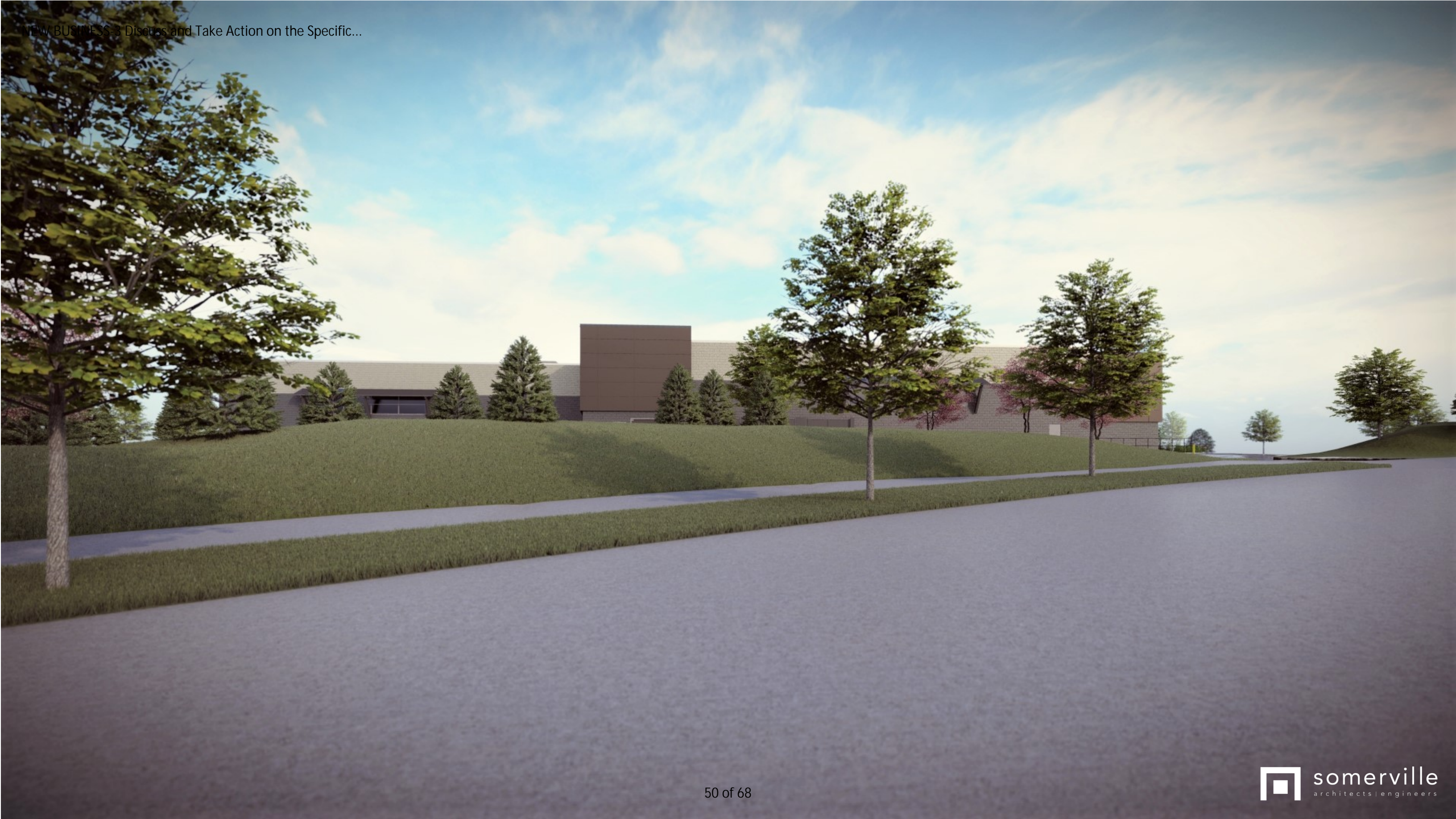
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proposed retaining wall signage



PROPOSED GROCERY DEVELOPMENT FOR:
FESTIVAL FOODS, INC.
WAUNAKEE, WISCONSIN

LEGEND

Legend symbols and descriptions for proposed spot elevations, existing structures, and property lines.

CIVIL SHEET INDEX

Table with 2 columns: SHEET and SHEET TITLE. Lists sheets C1.3 through C1.9 and their corresponding titles.

CONTACTS

OWNER: FESTIVAL FOODS
CIVIL: EXCEL ENGINEERING
DESIGNER: EXCEL ENGINEERING



NOT TO SCALE LOCATION OF PARTICIPANTS UNDERGROUND UTILITIES BEFORE YOU
CALL DIGGERS HOTLINE
1-800-242-8511

CONSTRUCTION STAGING SERVICES
GENERAL PROJECT NOTES
1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES.

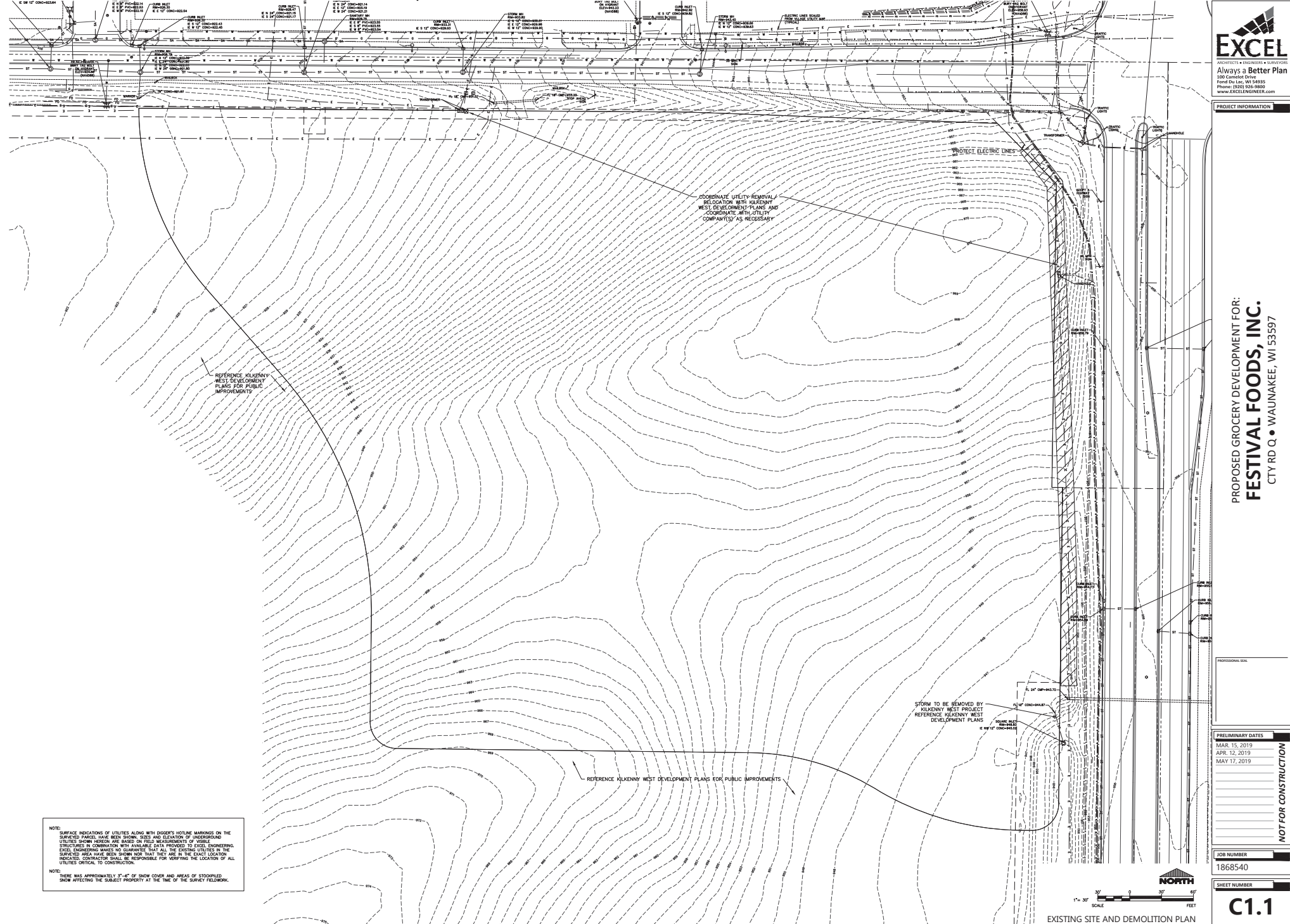
CONSTRUCTION SEQUENCE

Table with 2 columns: PHASE and TYPE OF ACTION. Details construction steps from pre-construction to post-construction.

EXCEL ENGINEERS & SURVIVORS
Always a Better Plan
PROPOSED GROCERY DEVELOPMENT FOR: FESTIVAL FOODS, INC.
CITY RD Q • WAUNAKEE, WI 53197
C1.0



NEW BUSINESS-3 Discuss and Take Action on the Specific...



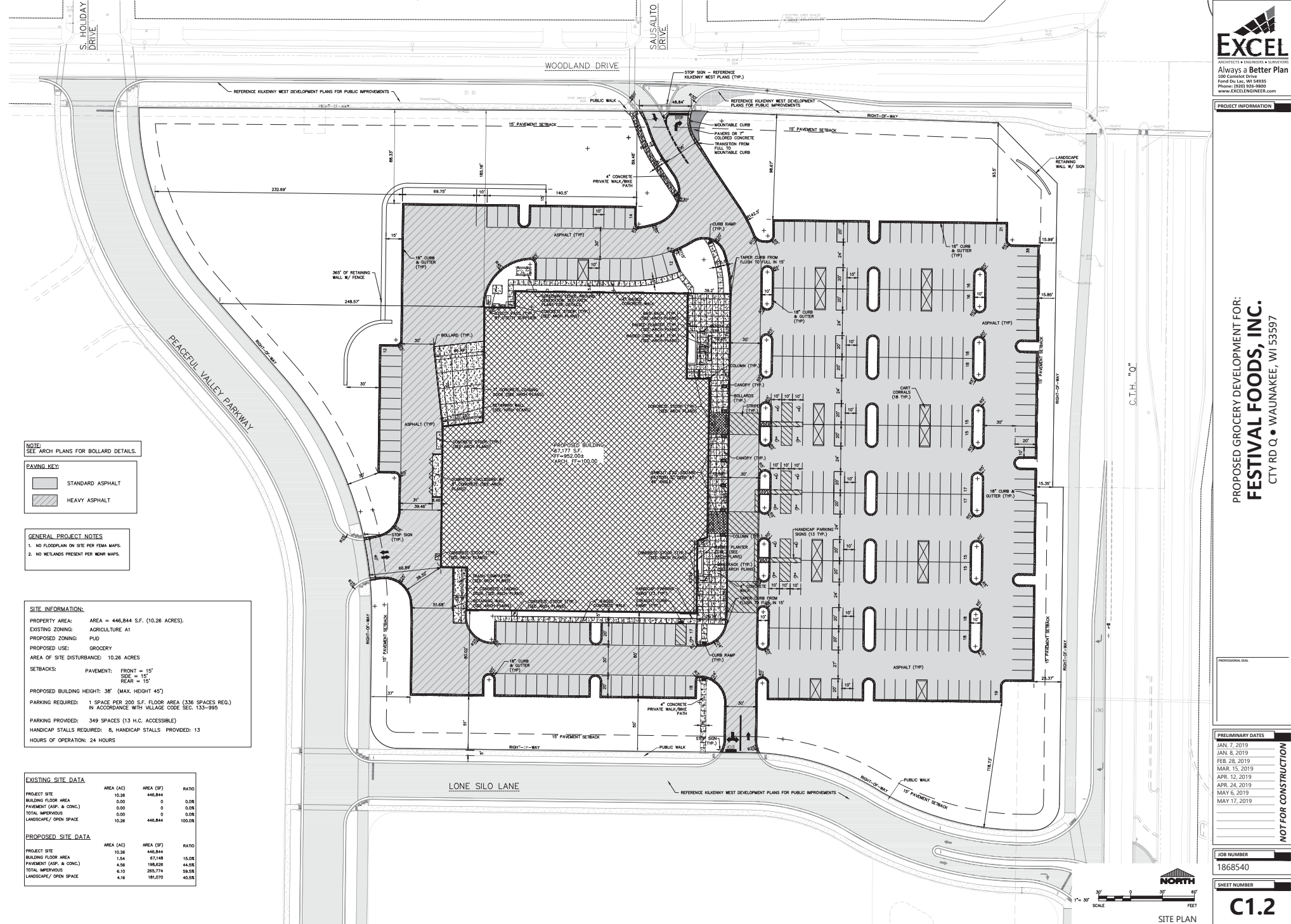
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PROJECT INFORMATION

PROPOSED GROCERY DEVELOPMENT FOR:  
**FESTIVAL FOODS, INC.**  
CTY RD Q • WAUNAKEE, WI 53597

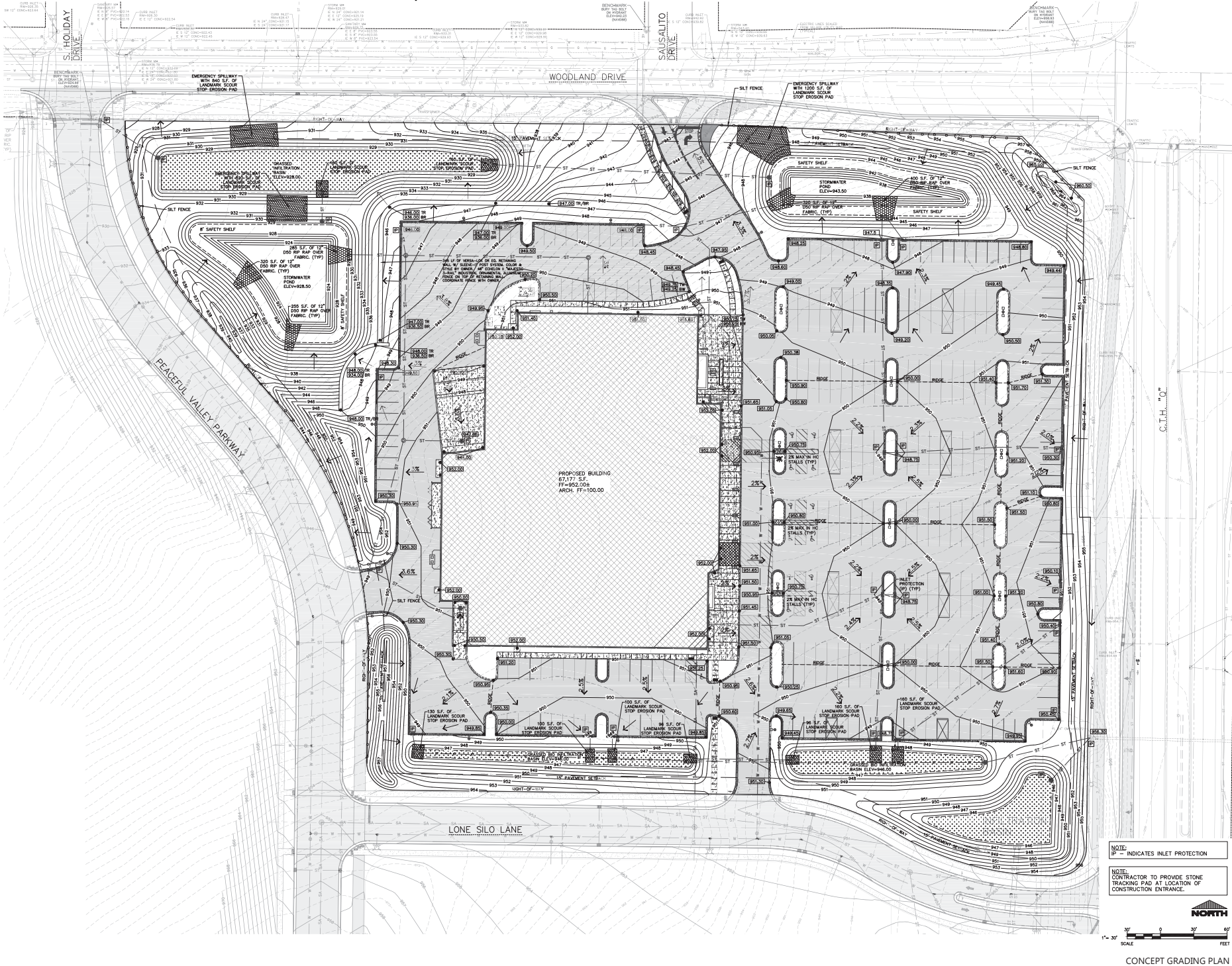


NEW BUSINESS-3 Discuss and Take Action on the Specific...





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PROJECT INFORMATION

PROPOSED GROCERY DEVELOPMENT FOR:  
**FESTIVAL FOODS, INC.**  
CTY RD Q • WAUNAKEE, WI 53597

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 24, 2019
FEB. 13, 2019
FEB. 28, 2019
MAR. 15, 2019
APR. 12, 2019
MAY 17, 2019

NOT FOR CONSTRUCTION

JOB NUMBER  
1868540

SHEET NUMBER  
**C1.3**

NOTED:  
IP - INDICATES INLET PROTECTION

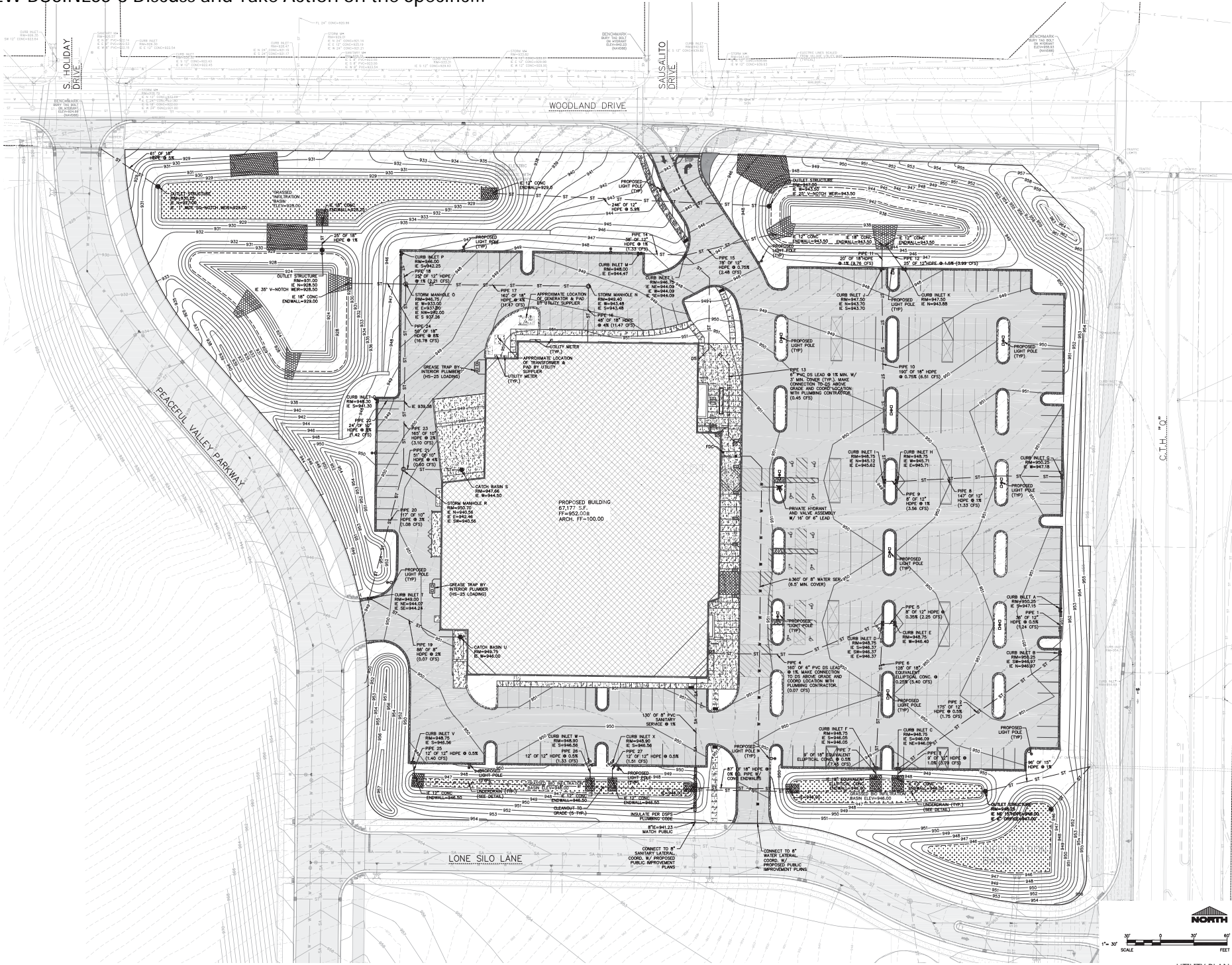
NOTED:  
CONTRACTOR TO PROVIDE STONE TRACKING PAD AT LOCATION OF CONSTRUCTION ENTRANCE.

1" = 30'  
SCALE  
FEET

**CONCEPT GRADING PLAN**



NEW BUSINESS-3 Discuss and Take Action on the Specific...





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PROJECT INFORMATION

PROPOSED GROCERY DEVELOPMENT FOR:  
**FESTIVAL FOODS, INC.**  
CITY RD Q • WAUNAKEE, WI 53597

PRELIMINARY DATES  
MAR. 15, 2019  
APR. 12, 2019  
MAY 17, 2019

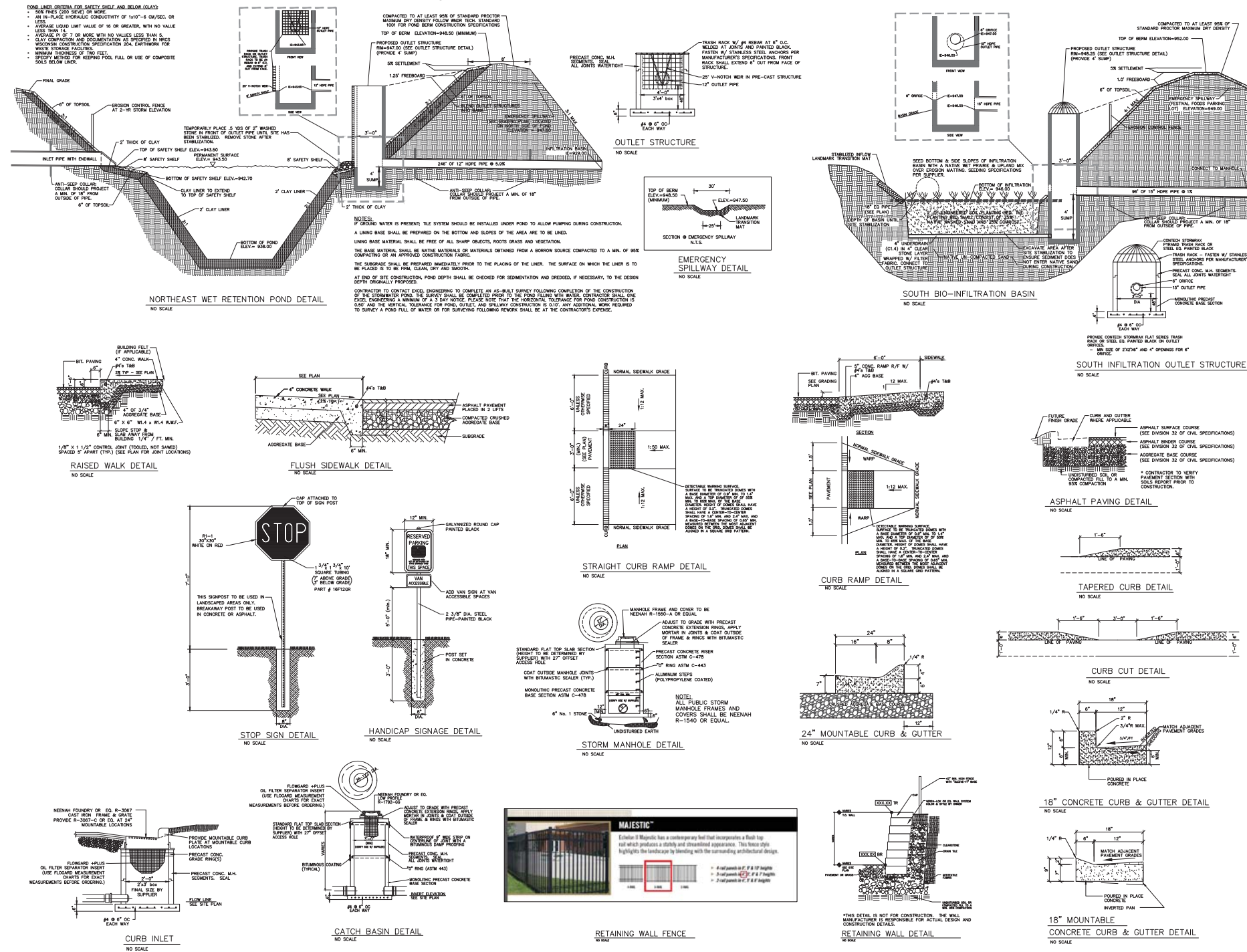
JOB NUMBER  
1868540

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PROJECT INFORMATION

PROPOSED GROCERY DEVELOPMENT FOR:

**FESTIVAL FOODS, INC.**

CITY RD Q • WAUNAKEE, WI 53597

PRELIMINARY DATES

MAR. 13, 2019

APR. 12, 2019

MAY 17, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

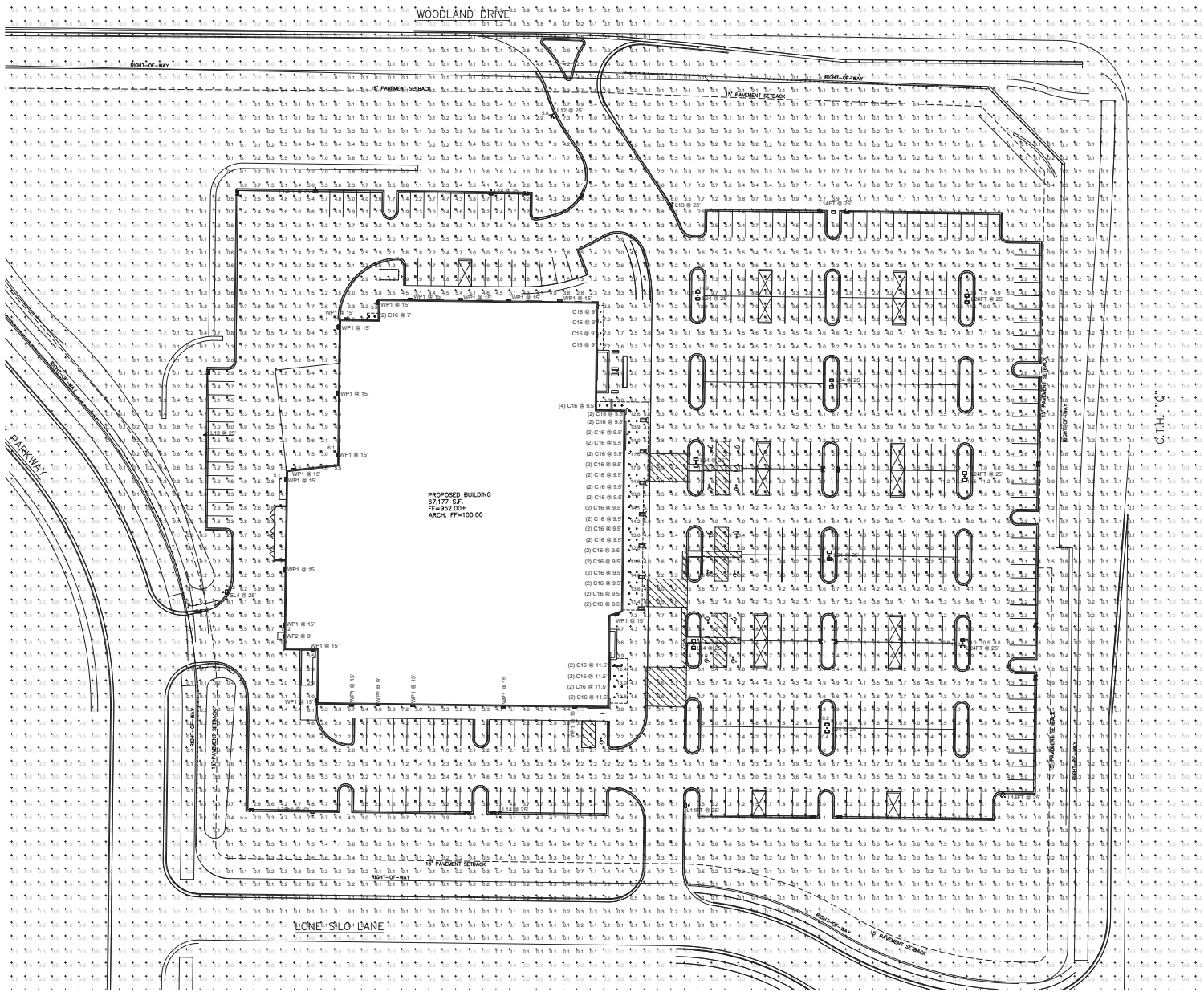
1868540

SHEET NUMBER

**C1.5**

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SITE PLAN - PHOTOMETRIC  
NORTH  
0 10 20 30 40 50 60 70 80 90 100  
FEET

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PROJECT INFORMATION

PROPOSED GROCERY DEVELOPMENT FOR:  
**FESTIVAL FOODS, INC.**  
CTY RD Q • WAUNAKEE, WI 53597

PERSONAL SEAL

PRELIMINARY DATES  
MAR. 15, 2019  
MAY 17, 2019

NOT FOR CONSTRUCTION

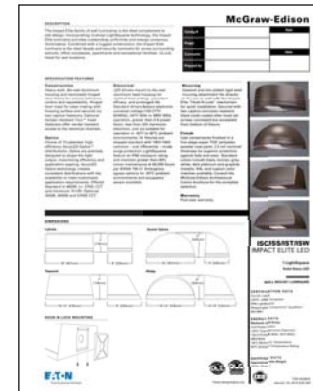
JOB NUMBER  
1868540

SHEET NUMBER  
**PXP1**



[illegible]

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		1.1 %	23.9 %	0.0 %	N/A	N/A
Stat Zone #2		6.1 %	15.5 %	0.2 %	77.5:1	20.5



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## PROJECT INFORMATION

PROPOSED GROCERY DEVELOPMENT FOR:  
**FESTIVAL FOODS, INC.**  
CTY RD Q • WAUNAKEE, WI 53597

PROFESSIONAL SEAL

PRELIMINARY DATES	
MAR. 15, 2019	NO
MAY 17, 2019	

JOB NUMBER  
1868540

SHEET NUMBER

## PXP2







SFS	Spring Flurry Serviceberry
ABS	Autumn Brilliance Serviceberry
FAH	Firespire American Hornbeam
AH	American Hornbeam
TCH	Thornless Cockspur Hawthorn
AFC	Adams Flowering Crabapple
PFC	Prairie Fire Flowering Crabapple
RJFC	Red Jewel Flowering Crabapple
CFP	Chanticleer Flowering Pear
JTL	Ivory Silk Japanese Tree Lilac

CF	Concolor Fir
HCI	Hetzl Columnar Juniper (upright)
NS	Norway Spruce
BHS	Black Hills Spruce
SP	Scots Pine

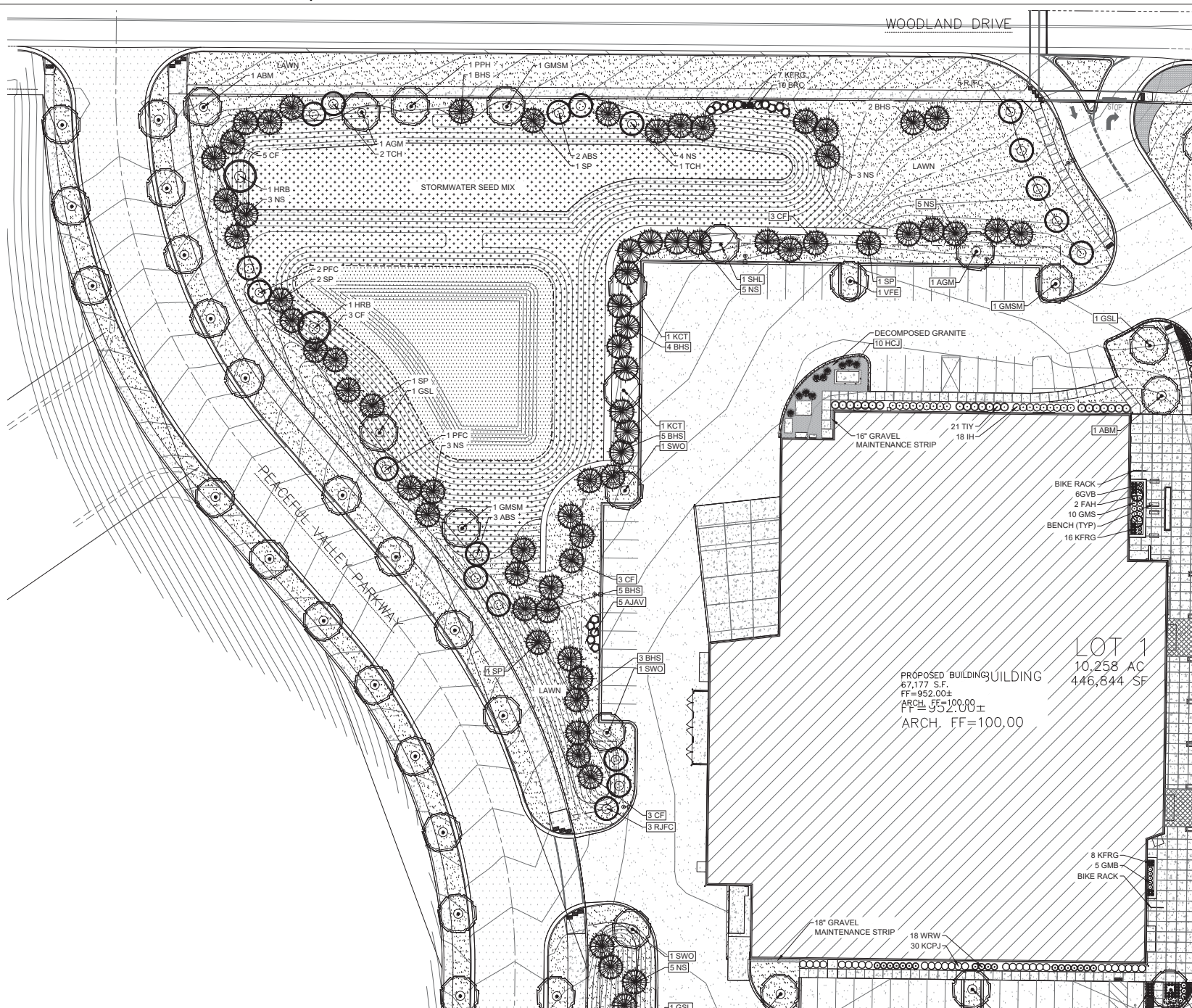
GMB	Green Mountain Boxwood
GVB	Green Velvet Boxwood
SGJ	Sea Green Juniper
KCPJ	Kallay Compact Pfitzer Juniper
TIY	Taunton Intermediate Yew

BRC	Brilliant Red Chokeberry
IH	Incredibly Hydrangea
GLS	Gro Low Fragrant Sumac
PPSR	Pink Pavement Series Rose
AW5	Anthony Waterer Spirea
GMS	Goldmound Spirea
MKL	Miss Kim Dwarf Lilac
AJAW	Autumn Jazz Arrowwood Viburnum
MV	Mohican Viburnum
WRW	Wine & Roses Compact Wiegela

KFRG Karl Foerster Feather Reed Grass  
PDS Prairie Dropseed

HRD	Happy Returns Daylilly
RRD	Rosy Returns Daylilly
AJS	Autumn Joy Sedum

### PLANT ABBREVIATIONS



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PROJECT INFORMATION

PROPOSED GROCERY DEVELOPMENT FOR:  
**FESTIVAL FOODS, INC.**  
CTY RD Q • WAUNAKEE, WI 53597

PROFESSIONAL SOCIETY

<b>PRELIMINARY DATES</b>
March 15, 2019
May 6, 2019

JOB NUMBER  
1868540

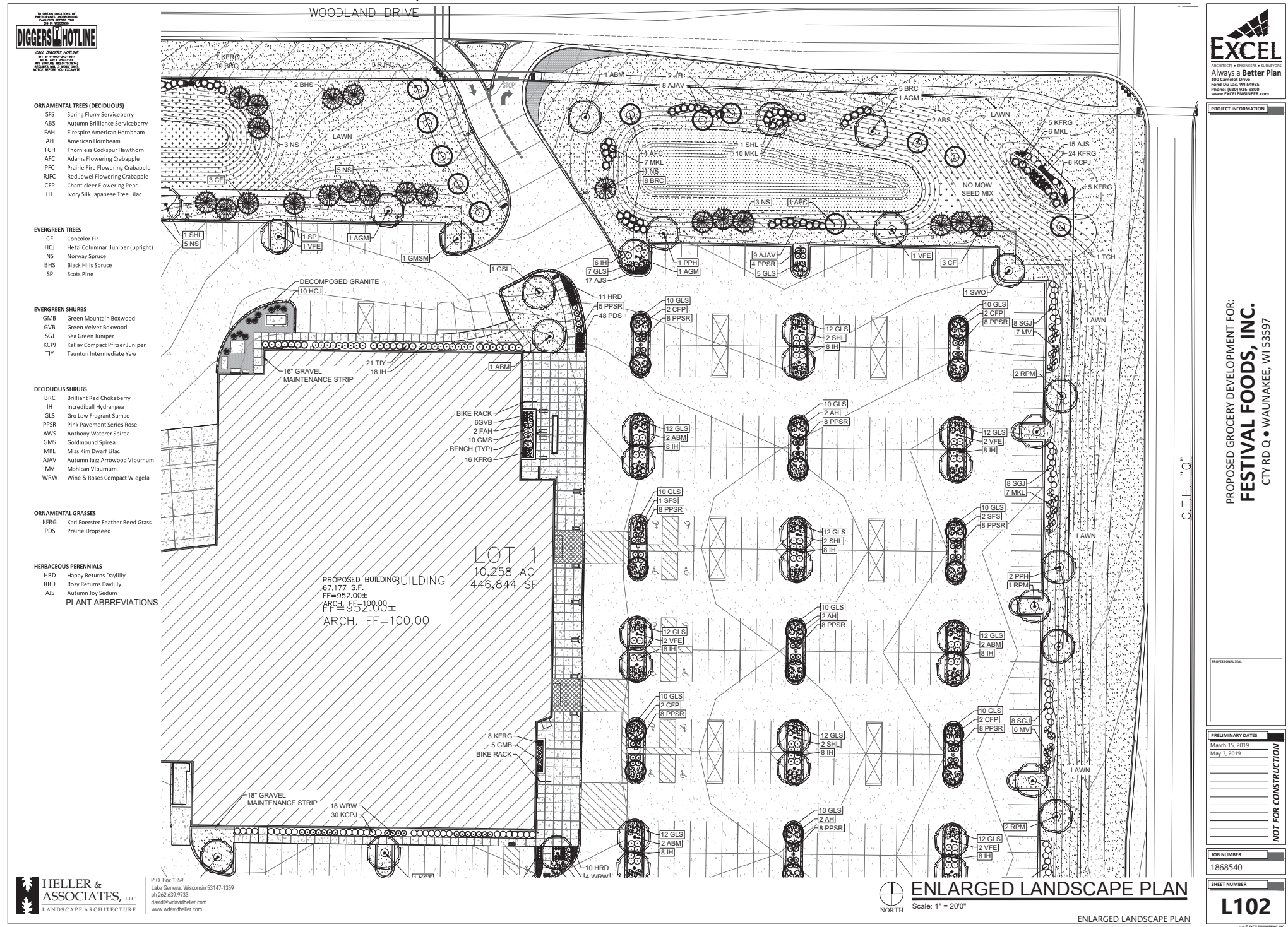
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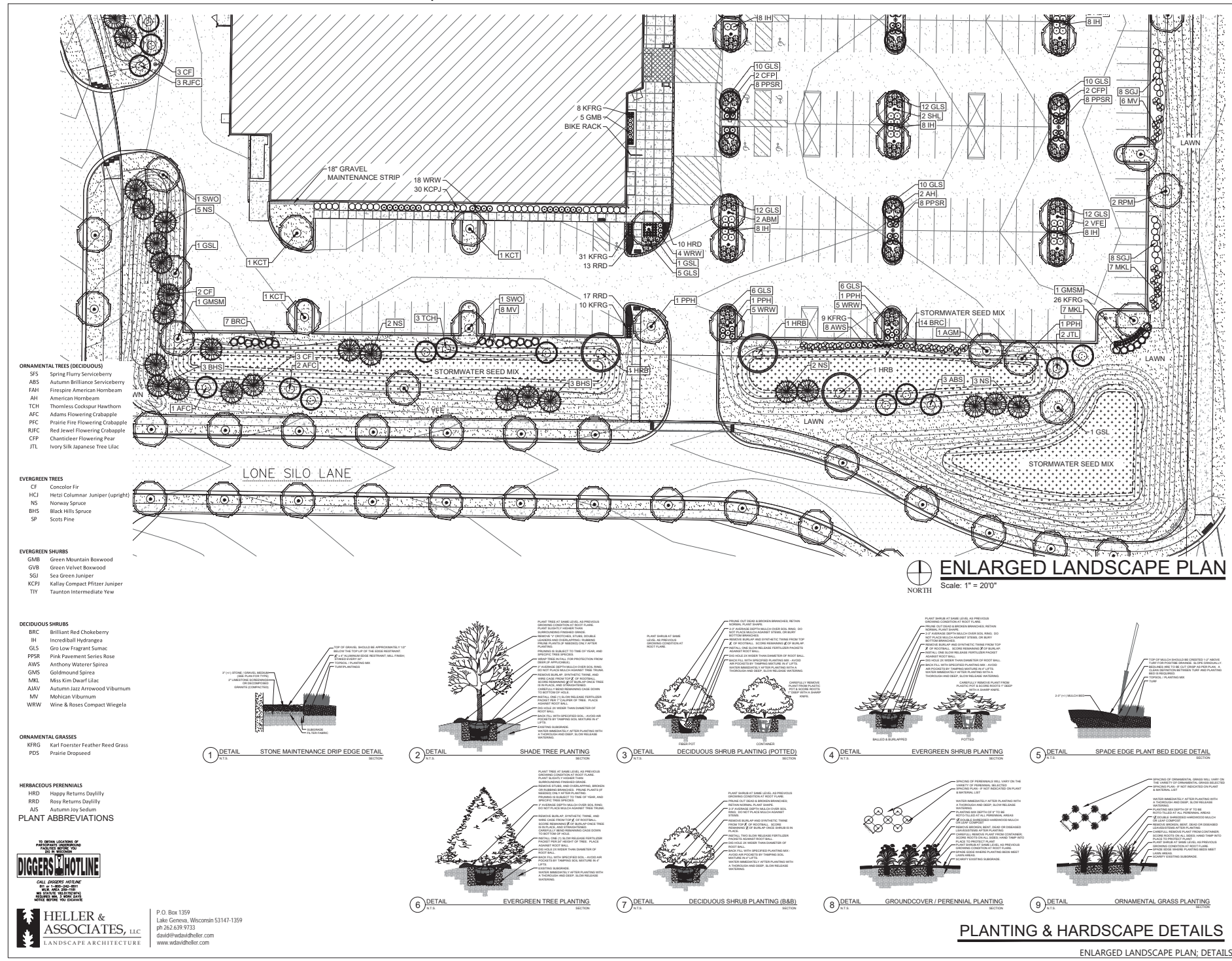
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**PROPOSED GROCERY DEVELOPMENT FOR:  
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**PROFESSIONAL SEAL**

**PRELIMINARY DATES**  
March 15, 2019  
May 6, 2019

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**JOB NUMBER**  
1868540

**SHEET NUMBER**  
**L103**

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NUMBER BEFORE YOU EXCAVATE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor/Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable burl wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 1/3 of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, secure the remaining 2/3 of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 1/2 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5 diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 3/4" mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 3/4 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of straw/reed hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clear definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant Material Preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-fill the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Contaminated and balled & burlapped plant material should be back-filled with amended soil:
- Per 100 SF of bed area (Soil Amendment composition):
- 1/2 CY Peat Moss or Mushroom Compost
  - 1/2 CY blended/pulverized Topsoil
  - 1/2 CY composted manure
- In roto-filled beds only also include in above mixture:
- 2 lbs Starter Fertilizer
12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 1/2" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in Item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary as the discretion of the Landscape Contractor on higher responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a sealer may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
- An acceptable quality seed installation is defined as having:
- No bare spots larger than one (1) square foot
  - No more than 10% of the total area with bare areas larger than one (1) square foot
  - A uniform coverage through all turf areas
14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual ryegrass nurse crop (available at Cedar Creek Seed Farm 888-313-6807, or Prairie Nurseries 800-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nurseries 800-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and dead-heading.
18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

PLANT MATERIAL PROPOSED			COMMON NAME		CALIPER/HEIGHT	ROOT	SPECIFICATION / NOTES	POINT VALUE FOR EACH	PLANT SPACING	MATURE SPREAD
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME		SIZE	ROOT	SPECIFICATION / NOTES	POINT VALUE FOR EACH	PLANT SPACING	MATURE SPREAD
Proposed Landscape Materials										
SHADE TREES (DECIDUOUS)										
ABM	9	Acer fremontii 'Autumn Blaze'	Autumn Blaze Maple		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
RM	5	Acer rubrum 'Frank's'	Redpointe Maple		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
GSM	5	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
HRB	5	Betula nigra 'Heritage'	Heritage Riverbirch		7"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	50		
PH	8	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
SHL	8	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
ADM	5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
ICT	5	Kentucky coffee tree	Kentucky Coffee Tree		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
SWO	5	Quercus bicolor	Swamp White Oak		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
OSL	5	Tilia cordata 'Greenspire'	Greenspire Linden		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
VTE	9	Ulmus americana 'Valley Forge'	Valley Forge American Elm		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50		
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME		SIZE	ROOT	SPECIFICATION / NOTES	POINT VALUE FOR EACH	PLANT SPACING	MATURE SPREAD
ORNAMENTAL TREES (DECIDUOUS)										
SFS	3	Amei-lan-cher leaves 'SFS-Art'	Spring Flurry Serviceberry		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	20		
ABS	5	Amei-lan-cher aggrandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry		7"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	20		
PHS	2	Carpinus caroliniana 'N. Upright'	Firespire American Hornbeam		1.5"	B&B	Straight central leader, full and even crown. Prune only after planting	20		
PHS	2	Carpinus caroliniana	American Hornbeam		2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	20		
TCH	7	Cotoneaster cune-gall 'Thomas'	Thomas Cotoneaster Hawthorn		7"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	20		
AHC	5	Malus 'Adams'	Adams Flowering Crabapple		7"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	20		20'
PCF	3	Malus 'Prairie Fire'	Prairie Fire Flowering Crabapple		7"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	20		20'
DUC	8	Malus 'Newelcoke'	Red Jewel Flowering Crabapple		7"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	20		20'
PFC	8	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear		7"	B&B	Straight central leader, full and even crown. Prune only after planting	20		
JTL	4	Syringa reticulata 'Tony Silk'	Ivory Silk Japanese Tree Lilac		7"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	20		
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME		HEIGHT	ROOT	SPECIFICATION / NOTES	POINT VALUE FOR EACH	PLANT SPACING	MATURE SPREAD
EVERGREEN TREES										
CF	25	Abies concolor	Concolor Fir		7"	B&B	Evenly shaped tree with branching to the ground	30	15'	
HCI	30	Juniperus chinensis 'Hetzl Columnaris'	Hetzl Columnar Juniper (upright)		9"	B&B	Evenly shaped tree with branching to the ground	30	42"	48"
NS	30	Pinus strobus	Norway Spruce		7"	B&B	Evenly shaped tree with branching to the ground	30	17'	20'
BHS	26	Pinus glauca 'Venusta'	Black Hills Spruce		7"	B&B	Evenly shaped tree with branching to the ground	30	15'	
SP	6	Pinus sylvestris	Scots Pine		7"	B&B	Evenly shaped tree with branching to the ground	30	15'	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	POINT VALUE FOR EACH	PLANT SPACING	MATURE SPREAD
EVERGREEN SHRUBS										
GMB	5	Buxus 'Green Mountain'	Green Mountain Boxwood		30"	B&B	Full rounded well branched shrub	6	24"	42"
GVB	6	Buxus 'Green Velvet'	Green Velvet Boxwood		15"-18"	Cont.	Full rounded well branched shrub	3	24-30"	36"
SGI	32	Juniperus chinensis 'Sea Green'	Sea Green Juniper		45	Cont.	Full rounded well branched shrub	6	54"	72"
KCP	36	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper		45	Cont.	Full rounded well branched shrub	6	48"	60"
TYT	21	Taxus media 'Tautou'	Tautou Intermediate Yew		24"	B&B	Full rounded well branched shrub	6	42"	60"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	POINT VALUE FOR EACH	PLANT SPACING	MATURE SPREAD
DECIDUOUS SHRUBS										
BBC	44	Amorpha fruticosa 'Brilliantissima'	Brilliant Red Cuckooberry		42"	Cont.	Full, well rooted plant, evenly shaped	9	48"	36"
HR	96	Hydrangea arborescens 'Abelwee'	Incredible! Hydrangea		45	Cont.	Full, well rooted plant, evenly shaped	6	48"	48"
GLS	227	Rhus aromatica 'Variegata'	Glow Low Fragrant Sumac		45	Cont.	Full, well rooted plant, evenly shaped	3	42"	48"
PFSR	81	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose		18"	Cont.	Full, well rooted plant, evenly shaped	6	42"	48"
AWL	8	Spirea alumina 'Anthony Waterer'	Anthony Waterer Spirea		24"	Cont.	Full, well rooted plant, evenly shaped	6	36"	36"
OMS	30	Spirea bumalda 'Goldmound'	Goldmound Spirea		24"	Cont.	Full, well rooted plant, evenly shaped	6	36"	36"
MKS	44	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac		24"	Cont.	Full, well rooted plant, evenly shaped	9	60"	60"
AAV	22	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum		42"	Cont.	Full, well rooted plant, evenly shaped	9	60"	60"
WV	21	Viburnum lentago 'Moliken'	Moliken Viburnum		42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	9	60"	72"
WRW	32	Wigelia florida 'Wine & Roses'	Wine & Roses Compact Wigelia		24"	Cont.	Full, well rooted plant, evenly shaped	6	42"	42"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME		CONTAINER SIZE	CONT.	SPECIFICATION / NOTES	POINT VALUE FOR EACH	PLANT SPACING	MATURE SPREAD
ORNAMENTAL GRASSES										
KFGS	341	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		41	Cont.	Full, well rooted plant	0	15-18"	18"
PDS	48	Sporobolus heterolepis	Prairie Dropseed		41	Cont.	Full, well rooted plant	0	18"	36"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME		CONTAINER SIZE	CONT.	SPECIFICATION / NOTES	POINT VALUE FOR EACH	PLANT SPACING	MATURE SPREAD
HERBACEOUS PERENNIALS										
HRB	21	Hemerocallis 'Happy Returns'	Happy Returns Daylily		41	Cont.	Full, well rooted plant, evenly shaped	0	18"	
RBD	30	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily		41	Cont.	Full, well rooted plant, evenly shaped	0	18"	
AJS	32	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum		41	Cont.	Full, well rooted plant, evenly shaped	0	18"	
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME		CONTAINER SIZE	CONT.	SPECIFICATION / NOTES	PLANT SPACING	MATURE SPREAD	
LAWN	17340	Lawn Establishment Area / Grading Area			5Y		Reinders Deluxe 50 Seed Mix (800-785-3301)			
		Erosion Matting for sloped seeded areas	see plan for area delineation		5Y		EroTef 5075 Erosion Control Blanket (or approved equal)			
		Stormwater Seed Mix	see plan for area delineation		5Y		Cardno/JF New Stormwater Seed Mix			
	760	Low Mow Meadow Mix	see plan for area delineation		5Y		Reinders No Mow / Low Grow Seed Mix (800-785-3301)			
Hardscape Materials										
30		Decomposed Granite Surface (Rust/Brown)	Area: 700 SF		1N	2" depth				
30		Aluminum Edge Restraint (gravel area)	Permalux Profile 3/16"x5.5" Black/Duraflex Finish		TF					
700		Landscape Fabric	SF							
210		Shredded Hardwood Mulch (1" depth)	Area: 22,600 SF		CY		Bark Mulch; apply Preemergent after installation of mulch			
139		Soil Amendments (2" depth)	Area: 22,600 SF		CY					
533		Pulverized Topsoil (Lawn Area)	Area: 173,140 SF		CY					
139		Pulverized Topsoil (2" over bed areas)	Area: 22,600 SF		CY					
*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.										
Seed Compositions:										
Reinders Deluxe 50 Seed Mix (800-785-3301):										
20% Kentucky Bluegrass (Soft Quality)										
15% Newport Kentucky Bluegrass										
15% Blue Kentucky Bluegrass										
25% Creeping Red Fescue										
Reinders No Mow / Low Grow Seed Mix (800-785-3301):										
40% Spartan II Hard Fescue										
40% Quattro Sheep Fescue										
15% TMR Annual Ryegrass										
Seed at rate of 150-200# per acre										
Seed at a rate of 4-6# per 1000 SF										

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PROJECT INFORMATION

PROPOSED GROCERY DEVELOPMENT FOR:

**FESTIVAL FOODS, INC.**

CTV RD Q • WAUNAKEE, WI 53597

PRELIMINARY DATES

March 15, 2019  
May 6, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1868540

SHEET NUMBER

L104

**HELLER & ASSOCIATES, LLC**

LANDSCAPE ARCHITECTURE

P.O. Box 1359  
Lake Geneva, Wisconsin 53147-1359  
761.262.639/9733  
david@heller.com  
www.heller.com





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

**MEETING DATE:** 06/11/2019

**ITEM:** PUBLIC HEARING

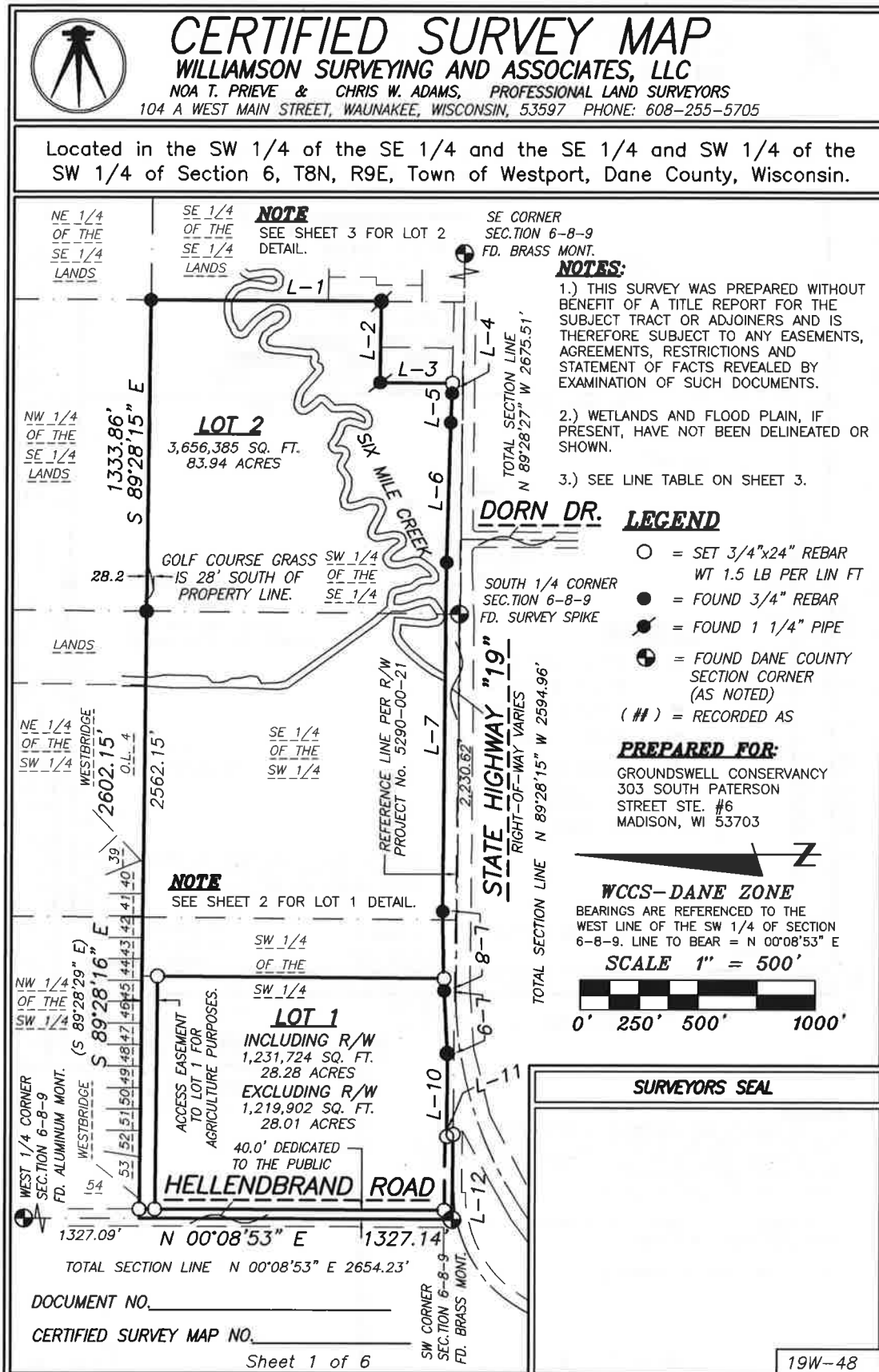
**TITLE:** Public Hearing & Discussion/Action on a request by Groundswell Conservancy to divide & rezone 3 parcels located along STH 19 & Hellenbrand Rd (AKA: O'Malley Property) into 2 parcels. The larger parcel will be rezoned from A-1 to Conservancy

**ISSUE SUMMARY:** Groundswell Conservancy is requesting to divide and rezone three parcels located along STH 19 and Hellenbrand Road (AKA: The O'Malley Property) into two parcels. The larger of the two parcels will be rezoned from A-1 Agricultural to Conservancy to create an 84 acre conservancy park. The remaining acreage would remain Village A-1 Agricultural Holding.

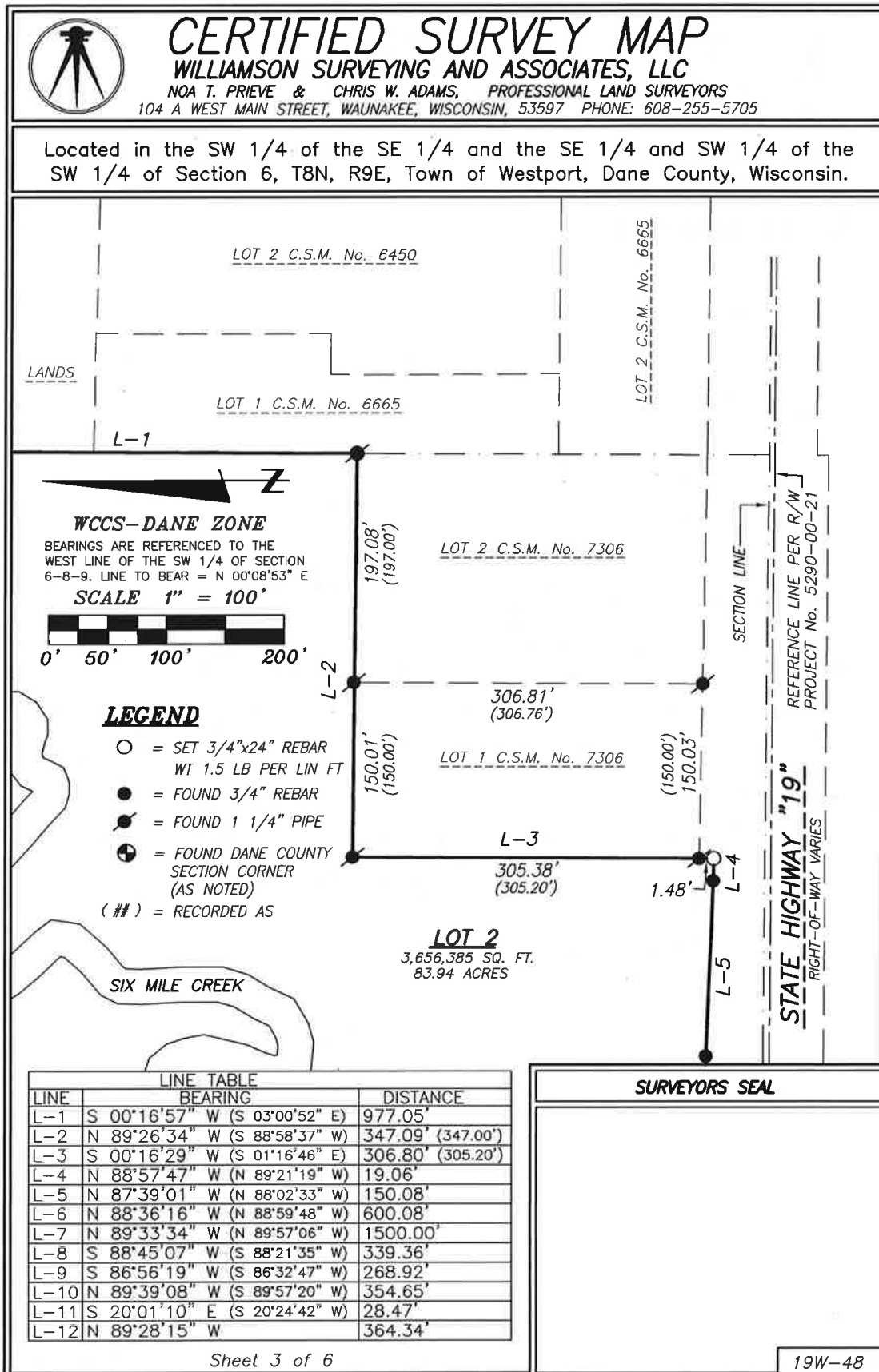
**STAFF RECOMMENDATION:** Staff recommends approval

**RECOMMENDED MOTION:** Motion to recommend approval of the certified survey map and rezone of the 84 acre parcel to Village Conservancy to the Village Board subject to standard Town land division restrictions.













# 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

Located in the SW 1/4 of the SE 1/4 and the SE 1/4 and SW 1/4 of the SW 1/4 of Section 6, 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, dedicated and mapped as represented on the certified survey map. I also certify that this certified survey map is to be submitted to the Town of Westport and the Village of Waunakee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
David D. O'Malley Jr.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named David D. O'Malley Jr. to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
County, Wisconsin.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Print Name

## **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. I also certify that this certified survey map is to be submitted to the Town of Westport and the Village of Waunakee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

\_\_\_\_\_  
Patrick T. O'Malley

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Patrick T. O'Malley 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**