



**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT
JOINT PLAN COMMISSION
Town of Westport Community Room 5387 Mary Lake Road
October 12, 2021 6:00 PM**

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

AGENDA

CALL TO ORDER

ROLL CALL: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brian Malich, Brian Wallace, Kevin Phelps

MINUTES

- 1 September 14, 2021**

PUBLIC COMMENT

PUBLIC HEARINGS

- 1 Public Hearing & Discussion/Action on Request by Forward Development Group, on Behalf of Kraemer Development, for Amendment to the General Development Plan of Woodland Crest to Include Lots 1 & 2 of CSM 4619, Corner of Century Ave. & Peaceful Valley Pkwy.**

OLD BUSINESS

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

NEW BUSINESS

- 1 Initial Consultation, Treinen, 5995 River Road, Proposed Land Division and Rezone for Additional Residential Site**

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 11/9/2021 6:00:00 PM.

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

Meeting Minutes

CALL TO ORDER

The meeting was called to order by Ken Sipsma at 6:07 p.m.

ROLL CALL:

Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brian Malich, Chris Thomas

Absent: Brian Wallace, Kevin Phelps

Also Present: Tom Wilson, Tim Semmann, Tracy Meinholz, Kristin Simon, Michael & Georgia Hinman, Konner Kearney.

MINUTES

1 July 13, 2021

Motion Grosskopf, second Malich, to approve the minutes from the July 13, 2021, Joint Plan Commission meeting as presented. Motion carried 3-0-1 with Bruskewitz abstaining.

PUBLIC COMMENT: None

NEW BUSINESS

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

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

No action taken. Consultation only.

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

Forward Development Group, LLC is requesting review and commentary regarding a proposed 94-unit multi-family building located at the NW corner of the intersection of

Simon Crestway and Peaceful Valley Parkway (Outlot 1 of the Woodland Crest plat). The three-story building as currently proposed would consist of nine studio units, 55 1-BR units, and 30 2-BR units. The development would include a mix of at-grade and below grade parking, with below grade parking consisting of approximately 106 stalls. To accommodate the development, the applicant proposes an amendment of the Woodland Crest GDP to include this Outlot, along with the two small adjacent lots at the NE corner of Peaceful Valley Parkway and County Rd Q. A concept plan for the two smaller lots was recently reviewed by the Commission at its July 12 meeting.

Commission members gave feedback on height and density concerns. This is a consult, so no action was taken.

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

MG&E would like to install a gas main extension through property jointly owned by the Village of Waunakee and Town of Westport south of Mill Road. In order to facilitate the construction of the pipeline, granting of an easement will be needed to allow MG&E the ability to accomplish the work. A sanitary sewer main already bisects the property, perpendicular to the proposed gas main alignment. Staff recommends the JPC recommend to their respective legislative bodies the granting of a 10' wide gas main easement for the purpose of installing and maintaining a gas main extension, subject to confirmation by the Madison Metropolitan Sewerage District (MMSD) that the installation and maintenance of the gas line will not negatively impact the operation and maintenance of the existing sanitary sewer line.

Commission members had questions about the type of construction proposed, adding the MMSD language to the agreement, and conservation of possible remnants of the old mill structures in the area. Motion Grosskopf, second Thomas, to table the item to allow MG&E to appear and/or answer these questions. Motion carried 5-0.

ADJOURN

Motion Bruskewitz, second Malich, to adjourn the meeting at 6:55 p.m. Motion carried.

Respectfully Submitted:

Tracy Meinholz, Plan Commission Secretary



WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 10/12/2021

ITEM: Public Hearing No. 1

PRESENTER: Tim Semmann

TITLE: Public Hearing & Discussion/Action on Request by Forward Development Group, on Behalf of Kraemer Development, for Amendment to the General Development Plan of Woodland Crest to Include Lots 1 & 2 of CSM 4619, Corner of Century Ave. & Peaceful Valley Pkwy.

ISSUE SUMMARY: Kraemer Development is requesting approval of an amendment of the Woodland Crest GDP that would add the two existing residential parcels located at the NE corner of Peaceful Valley Parkway and CTH Q and amend development standards for those properties.

The request to include these lots as part of the Woodland Crest GDP would create a sense of continuity along this block of CTH Q and be consistent with the development already in progress (by Kraemer Development) immediately north of the subject property(s). Allowance of commercial uses on this site – as are allowed through the Woodland Crest GDP - is consistent with the comprehensive plan which calls for commercial land use at this location.

Included in the application is a request to allow outdoor drinking and dining uses permitted by-right rather than as a conditional use as they are currently regulated within the GDP. The purpose of the conditional use permit process is to enable a greater degree of review over a proposed use and ability to impose conditions, along with the ability to revoke a CUP if specified terms are violated. Staff recommends the conditional uses as noted in the Woodland Crest GDP continue to be applicable to this site.

Site access:

Preliminary plans submitted with the materials show three access points to the site, with one being a right-in/right-out at the far northwest corner of the site along Century Avenue. The TIA

provided for this site indicates the driveway at the location identified on the site plan will not adversely affect the signal operation at Century Avenue and Peaceful Valley Parkway.

The applicant's preliminary plans for the site show a building placed behind a parking field along Century Avenue. The Plan Commission should discuss the degree to which specific parameters for building placement on this site should be included as part of the GDP amendment or addressed at time of SIP.

Prior to development of this site, approval of a SIP will be needed along with a CSM to combine the lots and dedicate right-of-way. The CSM would also establish the necessary utility easements needed to accommodate commercial development on the site.

STAFF RECOMMENDATION: Staff recommends the subject lands be included as part of the Woodland Crest GDP and be subject to the same use regulations as noted for Lot 2 of the Plat of Woodland Crest within the aforementioned GDP.

RECOMMENDED MOTION: Motion to recommend to the Village Board that it approve an amendment to the Woodland Crest General Development Plan (GDP) for Lots 1 & 2 of CSM 4619, Dane County, per staff recommendation.

ATTACHMENT(S): Application materials, Staff memos

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



To: Village of Waunakee Planning Commission
From: Jason Valerius, AICP
Subject: Woodland Crest GDP Amendment for Commercial Redevelopment of Residential Lots on Hwy Q
Date: October 4, 2021

Request

Applicant (Kraemer Development) is seeking amendment of the Woodland Crest General Development Plan (GDP) to add and establish development standards for two residential parcels along Hwy Q (1.5 acres total).

Consistency with Comprehensive Plan

This site is identified in the Comprehensive Plan for commercial use; commercial use is consistent with the plan.

Proposed Variations from Conventional Zoning

Applicant proposes to allow outdoor drinking and dining as a by-right use, rather than as a conditional use. The purpose of the conditional use permit process is to enable review of the proposed hours of operation and types of activities in outdoor use areas, and to enable the Village to revoke the conditional use permit if those terms are violated. I recommend against this modification.

Site Design

Applicant has shown preliminary plans with the building set back from the street behind surface parking. Plan Commission should discuss whether this is an acceptable outcome here, and consistent with the Comprehensive Plan goal that the Highway Q corridor should be “attractive and inviting”, and further with this policy :

4.1. Development along the community’s primary entrance corridors requires special attention and design effort in the development process to ensure a strong and attractive entrance. This should include the selection of high quality materials and designs for buildings, exceptional landscaping, and buffering techniques to obscure the view of features not intended for view from a highway, such as residential rear yards, garage doors and loading docks.

I recommend consideration of a GDP requirement either to place the parking behind the building, or to provide a high quality landscape feature (such as a wall with landscaping), at the corner of Hwy Q and Peaceful Valley Parkway to satisfy the above policy.

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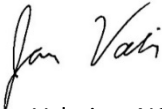
Procedural Needs

The documents provided for proposed amendment of the Woodland Crest GDP need to be reconciled and combined with the adopted Woodland Crest GDP document. I recommend deferral of action on the GDP amendment until an amended GDP document is presented for approval.

Other Topics for Consideration at the SIP phase

- On-site pedestrian routes that enable safe walking access should be provided from the east (adjacent multifamily) and west (Hwy Q) sides of the lot.
- The architectural design and material selection proposed are consistent with a high quality development. The SIP submittal should include more detailed materials information.
- Proposals to provide more parking than required by the ordinance are discouraged and should be justified with explanation of the need.
- A full landscaping and planting plan should be included in the SIP.

Sincerely,
MSA Professional Services, Inc.



Jason Valerius, AICP
Consultant Planner



September 30, 2021

Mr. Tim Semmann, Community Development Director
Village of Waunakee
500 West Main Street
P.O. Box 100
Waunakee, WI 53597

Re: Kraemer Development–Woodland Crest Commercial Phase 2
Woodland Crest General Development Plan (GDP) Amendment Request
Village of Waunakee, Wisconsin (Village)

Dear Tim,

Strand Associates, Inc.® (Strand) received drawings C100, C200 and C300 dated September 14, 2021, showing preliminary layouts of proposed improvements for an existing two-lot site at the corner of Peaceful Valley Parkway and Century Avenue. The two lots currently support single family homes, but it is the intention of the applicant to combine the lots into one and to amend the Woodland Crest GDP to include these lands as commercial space in this existing Planned Unit Development (PUD). While this request is to establish a change in zoning and inclusion in the existing GDP, Strand has the following comments related to the preliminary improvement layouts that should be considered.

Parking and Circulation

The site plan shows a single building with potentially 3 to 5 separate spaces for commercial applications, including drive-through food and beverage establishments. Based on the building's gross square footage, the number of parking stalls shown on the plan exceed the minimum required by Village code by approximately 12 stalls. The plan does appear to be short at least one ADA stall. The applicant should consider reducing the parking areas to add permeable surface treatments and add another ADA-compliant parking stall (if more than 50 total stalls).

The ADA stalls should be oriented closer to the building fronts. Where currently shown, users will need to cross the drive-through lane in the vicinity of the drive-up window, which is undesirable.

The building is orientated so that the parking areas are adjacent to the intersecting streets. This is generally contrary to the planned building orientations in this corridor of Century Avenue.

Access to the site is provided in three locations. One is a right-in/right-out driveway with an approach turn bay along Century Avenue. The applicant provided a Traffic Impact Analysis (TIA) for the site, which indicates this driveway configuration will not adversely affect the signal operation at Century Avenue and Peaceful Valley Parkway. The TIA recommends that the driveway turn bay end just north of this site, then redevelop as it approaches Sarah Lane, instead of having one continuous turn bay from Peacefully Valley Parkway to Sarah Lane. Additionally, the reestablished bike path along Century Avenue should have continuous flow across the driveway without the curb breaks that are shown. A commercial-type driveway apron should be provided at Century Avenue. Lastly, the signal timing along Century Avenue should be reevaluated periodically as traffic demands increase in this area.

A second access point from the northeast corner of the site connects with the first phase of Kraemer development on Lot 2 of Woodland Crest, and a third access point is at the lot's southeast corner near Peaceful Valley Parkway. The two easterly access points are intended to be connected with a shared drive with a potential multifamily building currently being considered east and adjacent to this project. This

Strand Associates, Inc.®

Mr. Tim Semmann, Community Development Director
Village of Waunakee
Page 2
September 30, 2021

shared access drive is beneficial to circulation throughout the area, where access to Century Avenue is limited.

Pedestrian access to the building front should be provided from the path along Century Avenue. The applicant should also consider and show how pedestrian movements between the Lot 2 development and this development will be made as there are no sidewalks shown linking the two.

Retaining walls are mentioned to be needed on the site. The applicant will need to demonstrate there that traffic and accessible pedestrian circulation will be adequate despite barriers such as retaining walls.

Stormwater Management and Utilities

It appears sewer and water services to the building would be via a connection to Village's mains on the Kraemer Lot 2 development site. Few details were provided for this, but this is the intended location for these service connections. Further details will be needed at the time of site plan approval.

Stormwater management needs to be accounted for on the site. The applicant shows belowground stormwater storage chambers on the south side of its site, which are intended for volume and quality control. No other details regarding stormwater management were provided at this time; however, underground stormwater management is often used when open areas on the surface are limited.

Setbacks and Lot requirements

The existing GDP calls for front, rear, and side yard setbacks to all be a minimum of 10 feet. The current C-1 commercial zoning district requires front, rear and side yard setbacks of 15, 25 and 9 feet, respectively. As shown, the conceptual layout provided does appear to meet the C-1 zoning district code. The lot area and minimum lot width of the C-1 district appear to be met.

In conclusion, the site appears to be acceptable for commercial uses, whether included in the Woodland Crest PUD or if zoned under the Village's C-1 zoning. The applicant will need to provide additional details at for site approval, whatever route it takes.

Please call 6085-251-4843 if you have any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



R. Kent Straus, P.E.

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



To: Tim Semmann
Tracy Meinholz
From: Randy Dorn
John McLain
Tim Herlitzka
RE: Kraemer GDP Amendment on CTH Q
Date: September 30, 2021

This memo provides comments for the Kraemer GDP Amendment on CTH Q submittal.

- We would like to know the estimated electric load and transformer location. We suggest the applicant contact John McLain, Electric Superintendent, at (608) 850-5450.
- The applicant will need to pay the costs to extend power to the site and we will require the primary extension to be located in an easement.
- The water and sewer is planned to be extended from the existing utility-owned mains from the property to the north of this area. We will consider all water and sewer to be privately-owned on this site.
- The applicant should contact the Madison Metropolitan Sewerage District to inquire if this property has been annexed into the district, and what, if any, fees will need to be paid to do so.
- We believe there is a high-pressure gas main along CTH Q that could impact the project. We suggest the applicant contact Madison Gas and Electric about this matter.

Woodland Crest GDP Amendment No. 2

Woodland Crest Commercial Phase 2

Prepared by:



Kraemer Development
8391 Greenway Boulevard, Suite 130
Middleton, WI 53562

Submitted by:



161 Horizon Drive, Suite 101
Verona, WI 53593

September 16, 2021

Introduction - Project Team

Kraemer Development is a real estate developer and management company based in Middleton, Wisconsin. The company focuses on developing, acquiring, and investing in quality real estate opportunities. Kraemer Development manages nearly a dozen commercial, office, and other multi-tenant properties throughout south central Wisconsin.

Project Site Location

The project site is generally located at the northeast intersection of CTH Q and Peaceful Valley Parkway, at the southwest corner of the Woodland Crest Neighborhood Center General Development Plan ("Woodland Crest GDP") planning area. Refer to **Attachment A, Woodland Crest General Development Plan Master Plan** for additional information. The project site is comprised of two parcels totaling roughly 1.53 acres, including right-of-way. Today, the lots are occupied by two single family residences, one of which is vacant and the other occupied by a short-term renter. While the properties are currently owned by Tipperary Farms, LLC. Tipperary Farms, LLC has accepted an offer to purchase the property from Kraemer Development. Ultimately, the project site will be owned by a new single purpose entity controlled by Kraemer Development. Kraemer Development will manage the property on behalf of the ownership entity.

Project Site Parcel Summary				
	Parcel ID No.	Parcel Size	Zoning	Owner
1	080917287411	0.9 acres	A-1	Tipperary Farms LLC
2	080917287211	0.6 acres	A-1	Tipperary Farms LLC

Project Site Context

The project site location at a main entry into the Village is highly visible and a desirable location for commercial land uses. The general character of the surrounding area is that of a developing neighborhood with mixed residential and commercial uses along CTH Q. Land uses immediately adjacent to the project site include another developing commercial site managed by Kraemer Development to the north, a proposed apartment complex to the east, and a medical office to the south. Across CTH Q, lands are currently in agricultural use but planned by the Village of Waunakee for future commercial uses.

In addition to the other lots in Woodland Crest, the project site is located within proximity (one-mile radius) of the intermediate, middle, and high schools for the Waunakee Community School District and the Kilkenny Farms residential/commercial planned development area.

Project Background

Kraemer Development presented a Concept Plan to the Village Plan Commission and Joint Plan Commission in early July 2021. Feedback from the Plan Commission indicated a concern for traffic cuing and the aesthetic of two additional drive-thru establishments at the corner of Peaceful Valley Parkway and CTH Q. Further response from Village staff recommended these parcels be added to the Woodland Crest GDP in order to compliment the development on Lot 2 of the Woodland Crest GDP (also being developed by Kraemer Development), as well as continue the design intent and high-quality architecture envisioned within the Woodland Crest GDP and provide an integrated, shared site access with surrounding parcels. This GDP Amendment, Woodland Crest GDP Amendment No. 2, would formally add the two lots to the Woodland Crest GDP.

A part of the proposed Woodland Crest GDP Amendment, the Plan Commission's concerns have been addressed with site plan modifications, including a shift to one, in-line retail building versus multiple principal buildings on the site, which in turn limits the drive-thru service to only one business. In addition, a traffic study was also conducted regarding access along CTH Q. Refer to **Attachment B, Woodland Crest GDP Amendment No. 2 Plans**, and **Attachment C, KL Engineering Traffic Study** for additional information.

Woodland Crest Commercial Phase 2 - General Development Plan Overview

Overall, the proposed Woodland Crest GDP Amendment for Woodland Crest Commercial Phase 2 is designed to complement the design, and site layout and circulation of the surrounding land uses within the Woodland Crest GDP. By coordinating site access and circulation with neighboring parcels and including appropriate landscaping features, the impact of adding the project site to the Woodland Crest GDP will be minimal.

Land Use Summary Table	
Site Area	1.07 acres (46,720 sq. ft.) (estimate, pending CSM and removal of right-of-way from existing parcels.)
Site Impervious (Paved areas)	37,320 sq. ft.
Building Coverage	8,875 sq. ft.
Open Space (Including landscape areas, open areas, patios, etc.)	20.12%
Stormwater Management	Underground

- **Permitted Uses.** The proposed development includes one commercial building with approximately 8,875 square feet. The commercial building will be able to accommodate 3-5 businesses, depending on the square-footage needs of potential tenants. All permitted and conditional uses in the C-1 Commercial district are permitted by right in the Woodland Crest GDP.
- **Site Access and Circulation.** The primary access for the site is a 24-foot, right-in, right-out driveway from a right turn lane on CTH Q. The commercial nature of this development requires direct access from CTH Q. A traffic study was conducted by KL Engineering to evaluate a right-in, right-out of the site on CTH Q. The traffic study concluded such access is reasonable and supports the extension of the current turn lane at Sarah Lane. See **Attachment C, KL Engineering Traffic Study** for additional details.

In addition to the access on CTH Q, the site is accessible from a shared drive located on OL1, which is adjacent to the east. A shared access easement, connecting Lot 2, OL1, and project site to Sarah Lane and Peaceful Valley Parkway will be created. The shared drives will provide for additional ingress and egress for customers of the development, thus reducing potential congestion on CTH Q. Access to the shared drive occurs through two curb cuts on the east side of the property, one located at the north end of the parcel and another at the south end.

As shown on the site plan, a 24-foot drive wraps around the building and leads to the 14-foot one-way drive-thru, which deposits users on the north side of the site, at the shared access drive.

- **Parking.** A total of 57 off-street parking stalls (2 of which will be accessible) will be provided adequate to accommodate customers and staff of the development.

A 5-foot planting area between the back of curb and property line will be sufficient for landscape plantings to create interest and visually screen the parking lot. The curbed parking lot islands shown on the plan could accommodate shade trees as well.

- **Pedestrian Accommodation.** There is an existing 10-foot wide, off-street bicycle/pedestrian paved path along CTH Q, which will be constructed to connect with Lot 2 to the north, as well as extended along Peaceful Valley Parkway to connect with OL1 to the east. Bikes and pedestrians can access the site from the path along CTH Q in a designated area, the location will be confirmed as part of the SIP application. In addition, a pedestrian connection, which would likely include stairs, could also be included from the sidewalk on Peaceful Valley Parkway. Bikes can also access the site via the shared drive and main entrance.
- **Building and Architectural Elements.** The building is setback from CTH Q to allow for an integrated site design and circulation. The building setback also allows for the drive-thru to be fully screened from CTH Q. In addition, the building

placement creates visual interest to motorists and pedestrians accessing the site via Lot 2 of Woodland Crest. In general, this concept is conducive to the neighborhood character and recent development patterns established north and south of this site. Refer to **Attachment D, Building Elevation and Façade Concept**.

- Open Space and Landscape Design. The site will generally follow the open space and landscape design guidelines noted in the 2019 Woodland Crest GDP. In an effort to create visual interest at the corner of Peaceful Valley Parkway and CTH Q, a combination of landscaping and fencing running along Peaceful Valley Parkway is proposed. Landscape design and plantings will aid in placemaking and development unification. Plantings will be used to highlight and define the edges of the development as well as accentuate architectural details and soften hardscape areas. Patios will be created to incorporate outdoor seating options for customers of the development. Planters may be used to incorporate flowering annuals as space permits.
- Lighting. While site lighting is anticipated, lighting details will be provided as part of the Specific Implementation Plan application. Any proposed lighting will be full cut-off and dark skies compliant.
- Signage. Signage is anticipated, and details will be provided as part of the Specific Implementation Plan application. Three signs are anticipated on the project site.
- Stormwater. Given the small site size stormwater will be handled underground. Traditional stormwater retention areas would limit the development site and need to be located toward the intersection of CTH Q and Peaceful Valley Parkway.

Consistency with the Woodland Crest GDP Development Standards

The intent of the Woodland Crest GDP is to create a mixed-use neighborhood center comprised of retail and service-oriented businesses and supporting multi-family residential uses. In order to achieve a cohesive design throughout all proposed land uses, the Woodland Crest GDP, adopted by the Village in 2019, uses Planned Unit Development is required as mixed-use development is not supported by the Village's conventional zoning districts outside of the Village's downtown area.

Addition of this project site to the Woodland Crest GDP area would, in a sense, complete the vision for this area of the Village and provide a consistent design for all sites located along CTH Q in this location. Furthermore, the Woodland Crest GDP has acknowledged this particular site in the past by ensuring shared access between this site and others in the Woodland Crest GDP planning area.

The proposed site's consistency with the development standards outlined in the Woodland Crest GDP are provided in the table below.

Woodland Crest Development Standards for Commercial Land Uses			
Standard	Requirement	Proposed	Consistent with GDP?
Development Intensity	Floor Area Ratios (FARs) range from 0.10 to 0.25	0.167	Yes
Building Height (maximum)	Maximum standard per Zoning Ordinance for C-1 zone district (45 feet)	Varies 16-20 feet	Yes
Principle Building Setbacks (from right-of-way)	Front yard minimum setbacks: <ul style="list-style-type: none"> - From County Highway Q: 25 feet - From Peaceful Valley Parkway: 25 feet Side yards: Per Zoning Ordinance for C-1 zone district (9 feet).	See Woodland Crest Commercial Phase 2 GDP	Yes
Minimum Building Separation	Minimum 10 feet of separation where multiple principal buildings are present on site.	n/a	n/a
Open Space Ratio	<ul style="list-style-type: none"> - 20% minimum, where the Zoning Ordinance requires 30% - Lots with less than 30% open space to provide high-quality plantings designed for long-term life, including generous planting islands in parking areas and consideration for snow storage locations that will not destroy plantings. 	21.12%	Yes
Landscaping	Village minimums per Zoning Ordinance , plus sites eligible for 2 points per each perennial and ornamental grass plantings.	To be included in SIP	n/a
Screening Buffers	Commercial sites adjacent to single-family residential shall provide 100% screening from headlight glare through fencing, berms, and/or plantings.	n/a	n/a
Vehicle Parking	Minimum standards per Zoning Ordinance for non-residential uses. <ul style="list-style-type: none"> - 44 stalls needed (1 stall for each 200 square feet of floor area) 	57 9'x18' parking stalls 2 ADA compliant	Yes
Bicycle Parking	Provide bike parking within 50 to 120 feet of each building's primary entrance.	To be included in SIP	n/a
Signage	<ul style="list-style-type: none"> - Woodland Crest monument sign locations are as noted on the Master Plan. - Sign Code waivers for individual lots will be evaluated as part of the Specific Implementation Plan process. 	To be included in SIP	n/a

Consistency with the Waunakee/Westport Joint Comprehensive Plan

As noted in the Waunakee/Westport Joint Comprehensive Plan, the project site is recommended for Commercial development.

Rationale for Rezoning

Through discussions with Village staff, it was determined the most appropriate course of action for the development of the project site would be to include these parcels in the Woodland Crest GDP. Doing so, allows for the project to compliment the development on Lot 2, and future development of the overall commercial and residential parcels within the Woodland Crest GDP planning area. Both parcels comprising the project site are currently zoned A-1 Agricultural/Holding. This district was intended for areas of the Village not yet committed to urban development. The addition of these parcel to the Woodland Crest GDP would rezone the project site from A-1 to PUD.

Rezoning to planned development will also reinforce the design intent and high-quality architect envisioned on the other lots within the Woodland Crest GDP. Completing the development under the guidelines of the Woodland Crest GDP will create consistency within the mixed-use development and ultimately allow the project the seamlessly blend in with the vision for this unique mixed-use development.

Anticipated Land Use Entitlements

An application for CSM would be submitted concurrently with the GDP-SIP.

Currently, the project site consists of two parcels and includes right-of-way lands for CTH Q and the bike/pedestrian path. A CSM will be needed to combine the lots and dedicate right-of-way. The CSM would also establish the necessary utility easements needed to accommodate commercial development on the site.

The applicant will remove existing private septic and well facilities on the properties. Additionally, there currently exists a 5-foot utility easement in the rear yard of the existing parcels that the applicant intends to discontinue. This easement was drafted in the 1960s and no utilities were ever installed. (See Note 18 on Sheet V-001 of Attachment B.)

Proposed Modification to the Woodland Crest GDP

The Woodland Crest Neighborhood Center GDP utilizes the C-1 Commercial zoning district as a frame of reference for justification and establishing zoning code modifications.

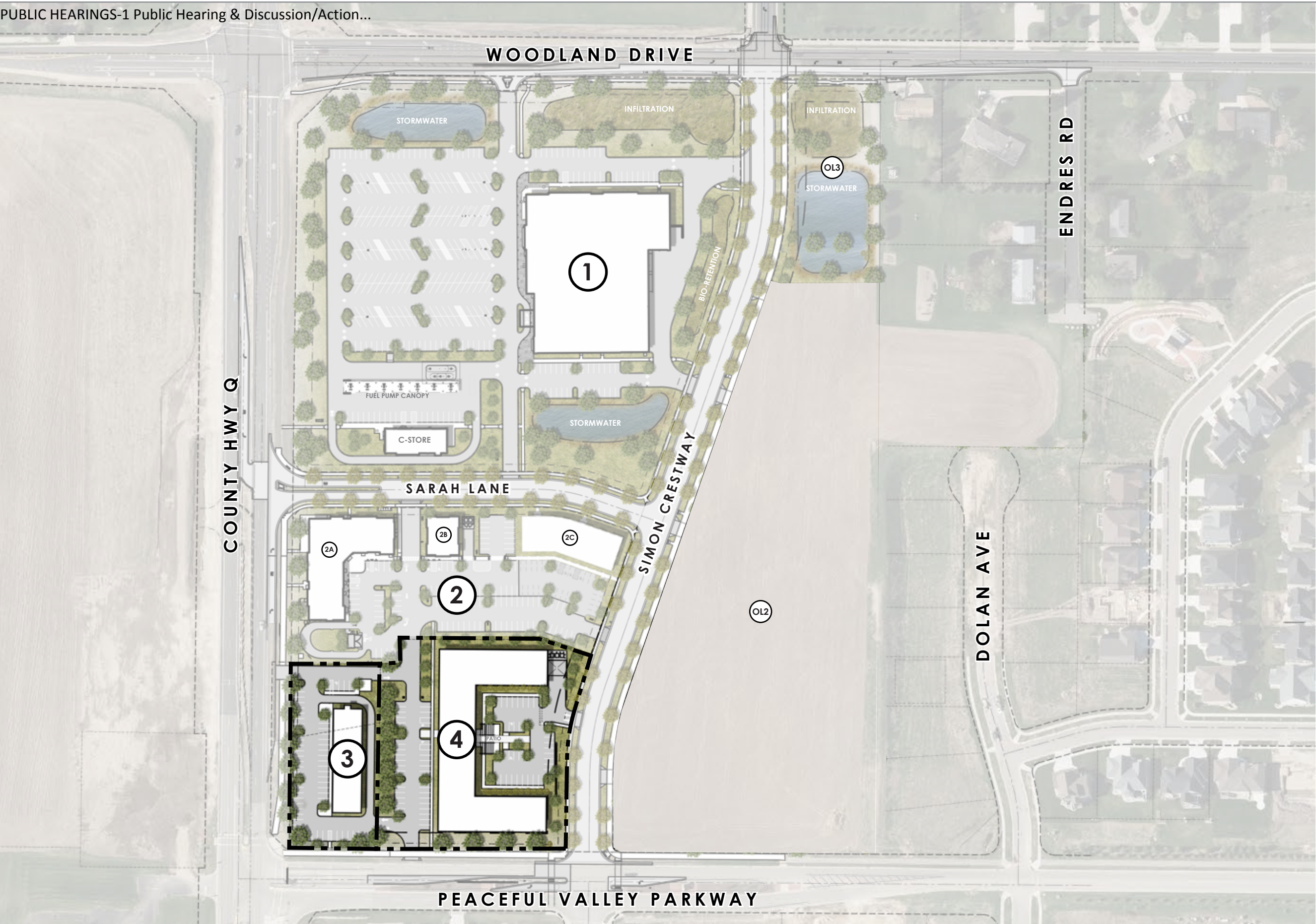
This site proposes an outdoor patio area for customer use. Based on review of the Village-adopted Woodland Crest GDP and the Village Zoning Code, outdoor drinking and dining is a conditional use in all Village zoning districts. This amendment proposes to allow outdoor drinking and dining as a permitted by-right use within this site.

Schedule of Completion

Construction is expected to commence in spring 2022. Completion of the core and shell of the building, site work, and landscaping is then anticipated by Fall 2022. Individual build work for prospective tenants would start in the fall 2022, with businesses opening by late 2022 and early 2023.

Attachments:

- Attachment A: Woodland Crest Commercial General Development Plan Master Plan
- Attachment B: Woodland Crest GDP Amendment No. 2 Plans
- Attachment C: KL Engineering Traffic Study
- Attachment D: Building Elevation and Façade Concept

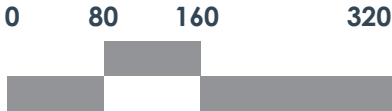


LAND USE SUMMARY

- 1 HY-VEE & C-STORE**
LOT AREA • 453,121 SF (10.4 ACRES)
GFA • 61,710 SF
TOTAL PARKING • 338 STALLS
PARKING STALLS/1000 SF GFA • 5.4 STALLS
FAR • 0.14
OPEN SPACE • 185,425 SF - 41%
- 2 MIXED COMMERCIAL**
LOT AREA • 126,958 SF (2.9 ACRES)
GFA • 28,921 SF
TOTAL PARKING • 141 STALLS
PARKING STALLS/1,000 SF GFA • 29
FAR • 0.23
OPEN SPACE • 30,554 SF - 24%
- 3 MIXED COMMERCIAL
GDP AMENDMENT 2**
LOT AREA • 46,720 SF (1.07 ACRES)
GFA • 8,875 SF
TOTAL PARKING • 57 STALLS
PARKING STALLS/1,000 SF GFA • 1.2 STALLS
FAR • 0.19
OPEN SPACE • 9,183 SF - 20%
- 4 MULTI-FAMILY HOUSING
GDP AMENDMENT 1**
LOT AREA • 112,437 SF (2.6 ACRES)
GFA • 101,925 SF
TOTAL PARKING • 174 STALLS
PARKING RATIO • 1.85 STALLS PER UNIT
FAR • 0.91
OPEN SPACE • 39,027 SF - 35%
UNITS • 94
- OL STORMWATER**
OUTLOT 2 • 395,590 SF (9.0 ACRES)
OUTLOT 3 • 53,074 SF (1.2 ACRES)

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

NOTE: EXHIBIT INDICATES THE GENERAL DEVELOPMENT PLAN LAYOUT. SITE PLAN DETAILS ARE SUBJECT TO VILLAGE APPROVED SIPS.





ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



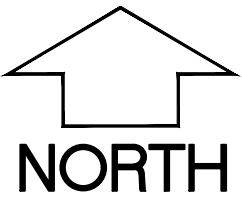
Sheet Title: **ALTA/NSPS LAND TITLE SURVEY**

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PEACEFUL VALLEY PARKWAY

	PROPOSED PROPERTY BOUNDARY
	EASEMENT
	BUILDING FOOTPRINT
	18" CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	STORMWATER TREATMENT FACILITY



SITE ADDRESS: 5806 COUNTY HIGHWAY Q
SITE ACREAGE:
EXISTING: 66,532 SQ.FT.
AFTER ANTICIPATED RIGHT-OF-WAY DEDICATION: 46,720 SQ.FT.
USE OF PROPERTY:
EXISTING: SINGLE FAMILY RESIDENTIAL
PROPOSED: COMMERCIAL
ZONING:
EXISTING: AGRICULTURAL / HOLDING (A-1)
PROPOSED REZONE: PLANNED DEVELOPMENT (PUD)

SETBACKS:
FRONT YARD (CENTURY AVE): SEE PLAN (70-FEET)
REAR YARD (EAST): SEE PLAN (27-FEET)
SIDE YARD (NORTH): SEE PLAN (70-FEET)
FRONT YARD (PEACEFUL VALLEY PARKWAY: (59-FEET)

BUILDING SQUARE FOOTAGE: 8,700 SQ.FT.

TOTAL NUMBER OF PARKING STALLS: 57
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2

EXISTING IMPERVIOUS SURFACE AREA (NOT INCLUDING RESIDENTIAL AREAS): 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 37,300 SQ.FT.
ROOFTOP: 8,700 SQ.FT.
PAVED: 28,600 SQ.FT.

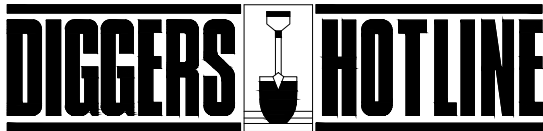
DISTURBANCE LIMITS: 46,720 SQ. FT.
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS / LOT: 37,300 SQ.FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS / LOT: 79.8%

WYSER
ENGINEERING

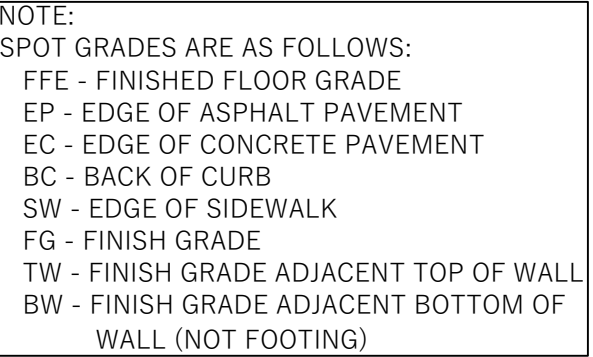
WOODLAND CREST COMMERCIAL

WAUNAKEE, DANE COUNTY, WI

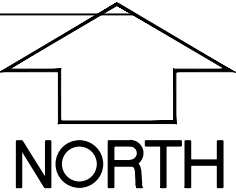
5806 COUNTY HIGHWAY Q
WAUNAKEE, WI 53597

[illegible]

Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



PROPERTY BOUNDARY
EASEMENT
BUILDING FOOTPRINT
18" CURB AND GUTTER
ASPHALT PAVEMENT
CONCRETE PAVEMENT
1180' PROPOSED MAJOR CONTOUR
1181' PROPOSED MINOR CONTOUR
STM PROPOSED STORM SEWER
SILT FENCE
INLET PROTECTION
DITCH CHECK
1181.25' SPOT GRADE
DRAINAGE GRADE BREAK
DRAINAGE ARROW



WYSER
ENGINEERING

5806 COUNTY HIGHWAY Q
WAUNAKEE, WI 53597

WOODLAND CREST COMMERCIAL

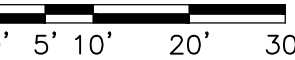
WAUNAKEE, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

[illegible]

Graphic
Scale



Wyser
Number

21-0809

Set
Type

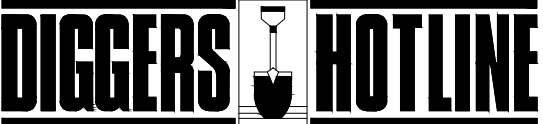
GDP

Date
Issued

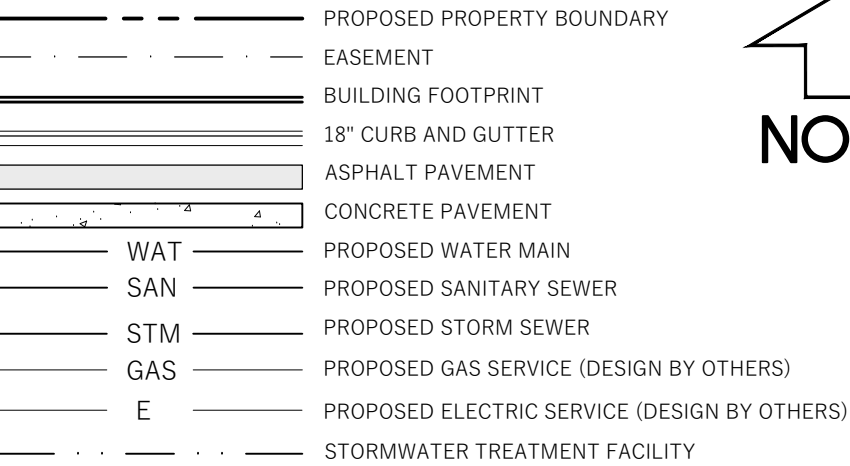
09/14/2021

Sheet
Number

C200



Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



WYSER
ENGINEERING

[illegible]

Woodland Crest GDP Amendment No. 2

Attachment D: Woodland Crest Commercial Phase II Building Elevation and Façade Concept

September 16, 2021















WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: October 12, 2021

ITEM: Old Business No. 1

PRESENTER: Tim Semmann, AICP

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

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

The JPC held over action on this item to get more information regarding the following items:

- How the main would be installed.
- What type of disturbance can be expected with the installation.
- More clarification about the MMSD requests.
- Information regarding the degree to which any structures, historic or otherwise, will be impacted.

A representative from MG & E will be present at the meeting to provide more information about the above items. An updated easement exhibit is enclosed in the packet that includes the existing sanitary easement across the property.

STAFF RECOMMENDATION: Staff recommends the JPC recommend to their respective legislative bodies the granting of a 10' wide gas main easement for the purpose of installing and maintaining a gas main extension, subject to confirmation by the Madison Metropolitan Sewerage District (MMSD) that the installation and

maintenance of the gas line will not negatively impact the operation and maintenance of the existing sanitary sewer line.

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

ATTACHMENT(S): Updated Easement Document

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

Document No.	GAS MAIN EASEMENT
<p>This grant of easement is hereby made by and between the undersigned, VILLAGE OF WAUNAKEE, a Wisconsin municipal corporation, and TOWN OF WESTPORT, a Wisconsin body corporate and politic, ("Grantor(s)"), and MADISON GAS AND ELECTRIC COMPANY, a Wisconsin corporation ("MGE"). For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby grant, convey, and warrant unto said MGE, its successors, and assigns, the perpetual, non-exclusive right and easement to construct, lay, operate, maintain, inspect, replace, and remove a pipeline, including valves, conduit, meters, lines, regulators, and other appurtenances necessary for the distribution of gas ("Facilities") upon, along, under, and through the following described land located in Dane County, Wisconsin (the "Easement"):</p> <p>A STRIP of land, being TEN (10) feet in width, located in part of the NE¼ of the NW¼, and in part of the NW¼ of the NE¼ of Section 16, Township 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin, having a centerline more particularly described as follows: Commencing at the North ¼ corner of said Section 16; thence S00°33'10"W, 1172.63 feet along the East line of the NE¼ of the NW¼ of said Section 16; thence N89°26'50"W, 246.67 feet to the Point of Beginning on the Northeasterly Right-of-Way line of Woodland Drive; thence N26°52'51"E, 302.13; thence N21°30'51"E, 99.79 feet; thence N20°03'52"E, 64.22 feet; thence N15°40'20"E, 141.73 feet; thence N10°43'35"E, 106.60 feet to the Point of Termination on the Easterly Right-of-Way line of Mill Road. ("Easement Area").</p>	

THIS SPACE RESERVED FOR RECORDING DATA

Return To:
Rights-of-Way Department
Madison Gas and Electric Co.
PO Box 1231
Madison WI 53701-1231

PIN 0809-161-8700-0

MGE Easement No. _____

21eas94

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

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

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

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

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

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

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

WITNESS, the hand and seal of the Grantor(s) this _____ day of _____, 20____.

VILLAGE OF WAUNAKEE

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF _____)

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

Notary Public
State of Wisconsin
My commission expires: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF _____)

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

Notary Public
State of Wisconsin
My commission expires: _____

WITNESS, the hand and seal of MGE this _____ day of _____ 20____.

MADISON GAS AND ELECTRIC COMPANY

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF _____)

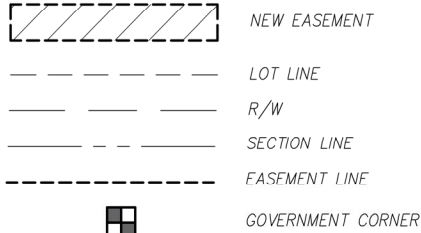
Personally came before this this ____ day of _____, 2021, the above-named _____
of Madison Gas and Electric Company be known to such person and officer who executed the foregoing instrument and
acknowledge that s/he executed the same as such officer for the purposes therein contained.

Notary Public
State of Wisconsin
My commission expires: _____

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

EXHIBIT "A"

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



30' MMSD EASEMENT
DOC. 1275744
V. 208 P. 99-102
NE 1/4 - NW 1/4

POINT
OF
TERMINATION

NORTH 1/4
CORNER
SECTION 16
T8N, R9E

WIS.
&
SOUTHERN
R.R.

N10°43'35"E
106.60'

ROAD

1172.63'

N15°40'20"E
141.73'

N20°03'52"E
64.22'

Right of Way
Width Varies

15'

MILL

NW 1/4 - NE 1/4

WOODLAND

66' Right of Way

CENTERLINE
10'
UNDERGROUND
GAS
EASEMENT

N89°26'50"W 246.67'

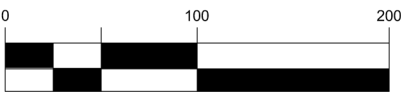
CENTER 1/4
CORNER
SECTION 16
T8N, R9E

POINT OF BEGINNING

DRIVE



GRAPHIC SCALE



1 inch = 100 ft

THIS INSTRUMENT WAS DRAFTED BY:
SCOTT WARNER
8/2/2021
MADISON GAS AND ELECTRIC
RIGHTS OF WAY DEPARTMENT

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

SHEET INDEX	
SHEET #	DESCRIPTION
1	TITLE SHEET
2	PROJECT OVERVIEW
3 - 4	PLAN SHEETS
5	TRAFFIC CONTROL PLAN DETAILS

MADISON GAS & ELECTRIC COMPANY

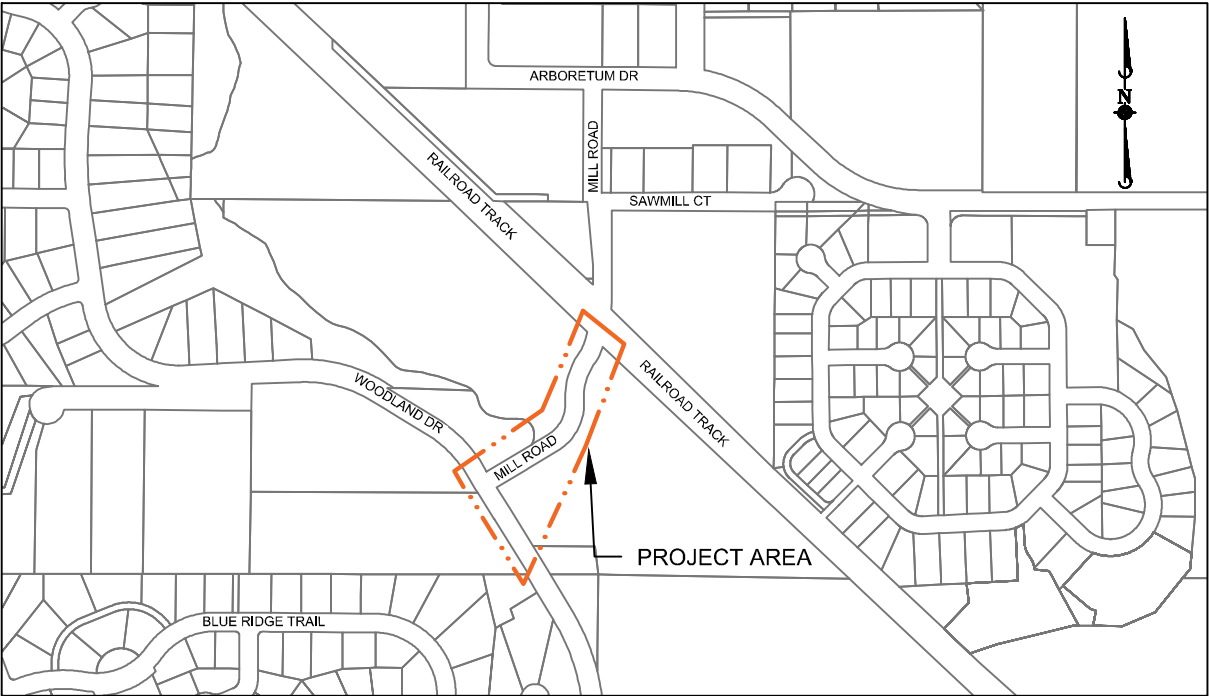
PLAN OF PROPOSED UNDERGROUND UTILITY RELOCATION

CITY OF MADISON, WI

MILL ROAD

DANE COUNTY

PROJECT # 40-5537-1-21



T 08 R 09 S 16

PROJECT SUMMARY		
TOTAL FOOTAGE	DIRECTIONAL BORE	OPEN CUT
764' 4P	729' 4P	35' 4P
TOTAL SERVICES		0

GENERAL NOTES

MAINTAIN A MIN. OF 4' CLEARANCE
FROM WATER MAIN

CONTACTS

KAPUR & ASSOCIATES INC.
NATANIEL FREITAS
7711 N. PORT WASHINGTON RD
MILWAUKEE, WI 53217
608-422-0849
NFREITAS@KAPURINC.COM

MADISON GAS & ELECTRIC COMPANY
ROGER AHLES
133 S. BLAIR STREET
MADISON, WI 53788
608-252-5682
RAHLES@MGE.COM



LEGEND

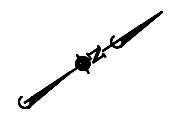
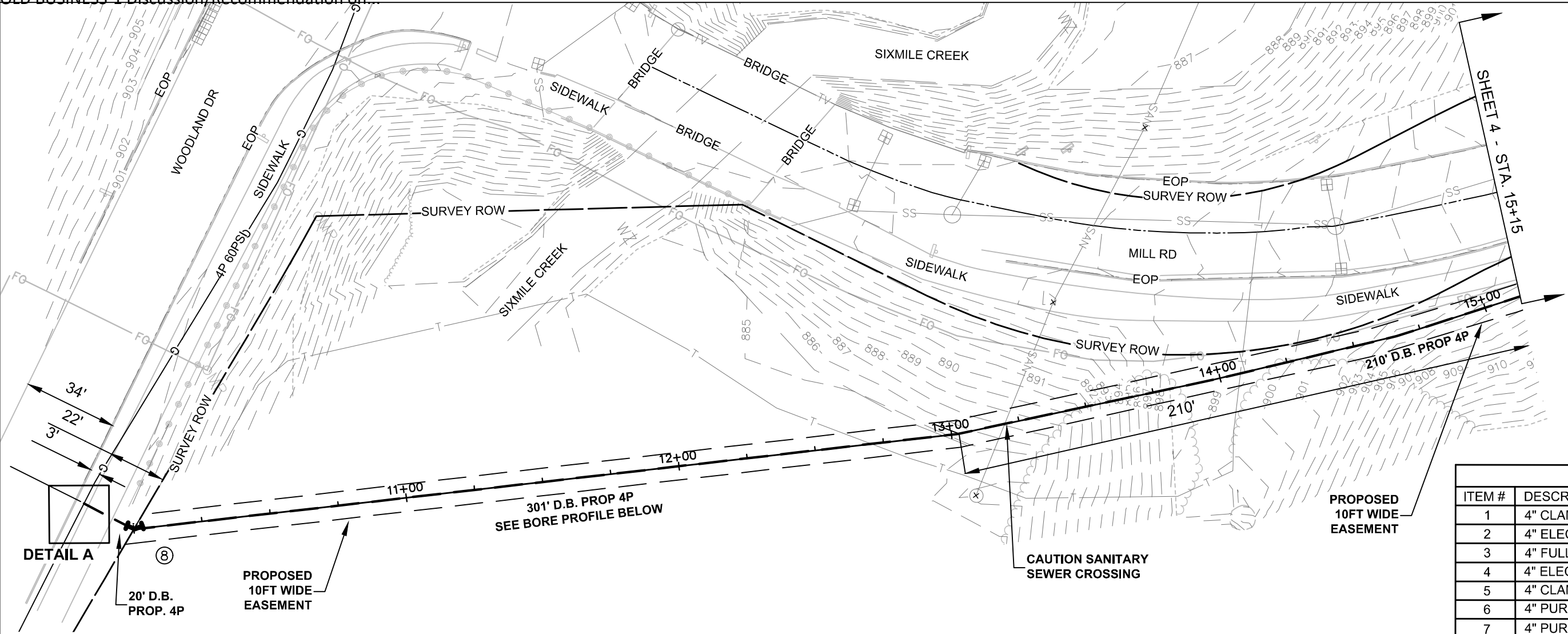
GAS LINE TYPES & SYMBOLS		THIRD PARTY LINE TYPES AND SYMBOLS	
	= PLAN VIEW - PROPOSED GAS MAIN		= GUY WIRE POLE
	= PLAN VIEW - RETIREMENT SYMBOL		= LIGHT POLE
	= PLAN VIEW - EXISTING GAS		= PEDESTAL
	= CAP		= POWER POLE
	= E.F. COUPLING		= MARKER POST
	= SQUEEZE POINT		= CATCH BASIN OR INLET
	= 90° FITTING		= GAS VALVE
	= BORE PIT		= MANHOLE
	= TRANSITION FITTING		= SANITARY MANHOLE
	= ANODE		= TELEPHONE MANHOLE
	= 45° FITTING		= FIRE HYDRANT
	= 22° FITTING		= WATER VALVE
	= FULL OPEN TEE		= UTILITY METER
	= TEE		= LIGHT POLE WITH MAST
	= LINE STOPPER		= UNDERGROUND WATER MAIN
	= SAVE A VALVE		= UNDERGROUND STORM SEWER
	= REDUCER		= UNDERGROUND SANITARY SEWER
			= UNDERGROUND TELEPHONE
			= UNDERGROUND ELECTRIC
			= OVERHEAD UTILITY LINES
			= OVERHEAD UTILITY LINES
			= UNDERGROUND FIBER OPTIC
			= UNDERGROUND CABLE TV
			= FENCE
			= WOODED AREA
			= WATER LINE/ FLOW LINE
			= RIGHT OF WAY LINE
			= PROPERTY LINE



PREPARED BY:	
DESIGNER	KAPUR & ASSOCIATES
PROJECT MANAGER	NF
DRAWN BY	NF
CHECKED BY	RA

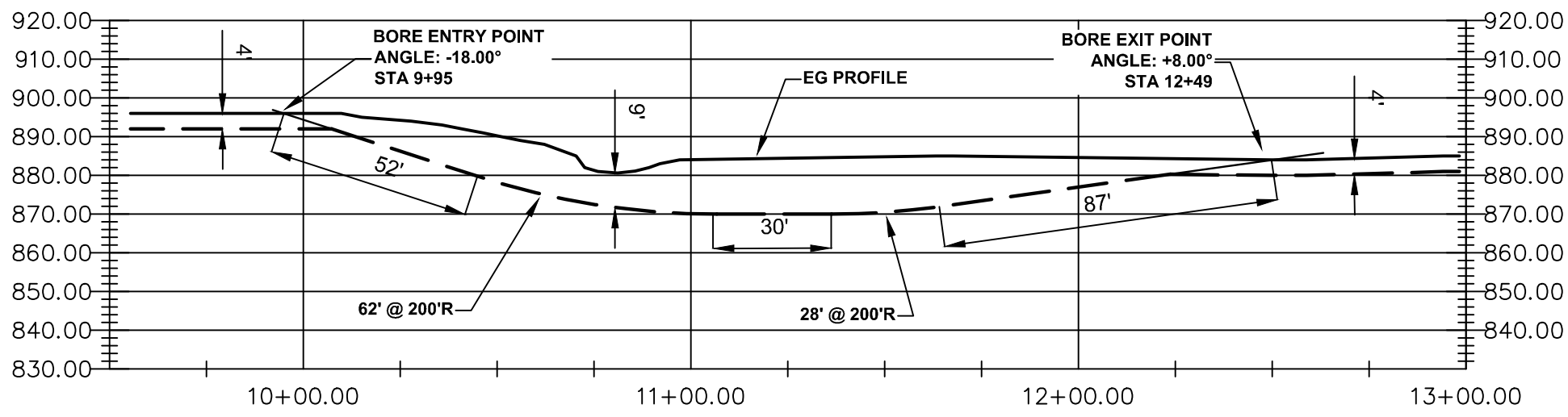


REVISIONS			 your community energy company		MILL RD PROJECT			PROJECT OVERVIEW	
					DANE COUNTY, WI				SHEET NO. 2
					CONSTRUCTION DRAWINGS	8/19/2021	SCALE 1" = 40'		



DETAIL A

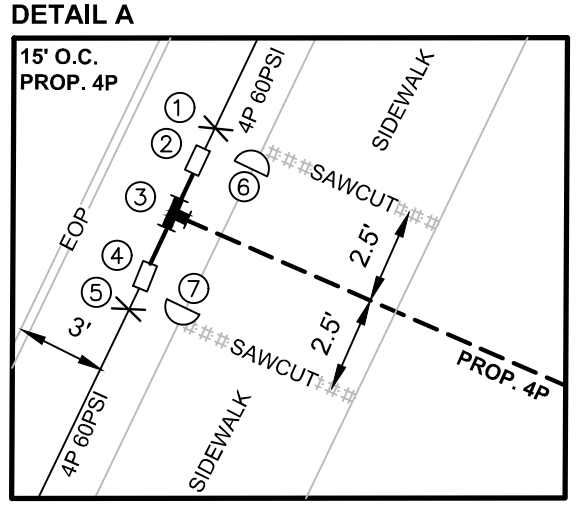
SIXMILE CREEK CROSSING



MATERIAL LIST	
ITEM #	DESCRIPTION
1	4" CLAMP/ SQUEEZE POINT
2	4" ELECTROFUSE COUPLING
3	4" FULL OPEN TEE
4	4" ELECTROFUSE COUPLING
5	4" CLAMP/ SQUEEZE POINT
6	4" PURGE CAP (TEMP)
7	4" PURGE CAP (TEMP)
8	4" 45° PLASTIC ELBOW

PIPE FOOTAGE	
531'	4" PLASTIC PIPE- DIRECTIONAL BORE
15'	4" PLASTIC PIPE- OPEN CUT

- NOTE 1:**
ALL MAIN OUTSIDE OF ROADWAY TO BE INSTALLED AT 36" DEPTH & ALL MAIN INSIDE OF THE ROADWAY TO BE INSTALLED AT 48" DEPTH UNLESS OTHERWISE NOTED AT UTILITY CROSSING.
- NOTE 2:**
MAINTAIN 5' CLEARANCE FROM EXISTING FIBER
- NOTE 3:**
GAS TIE-IN DETAIL A IS LOCATED APPROX. 232' FROM CL OF MILL RD



REVISIONS	



MILL RD PROJECT		
DANE COUNTY, WI		
CONSTRUCTION DRAWINGS	8/19/2021	SCALE 1" = 40'

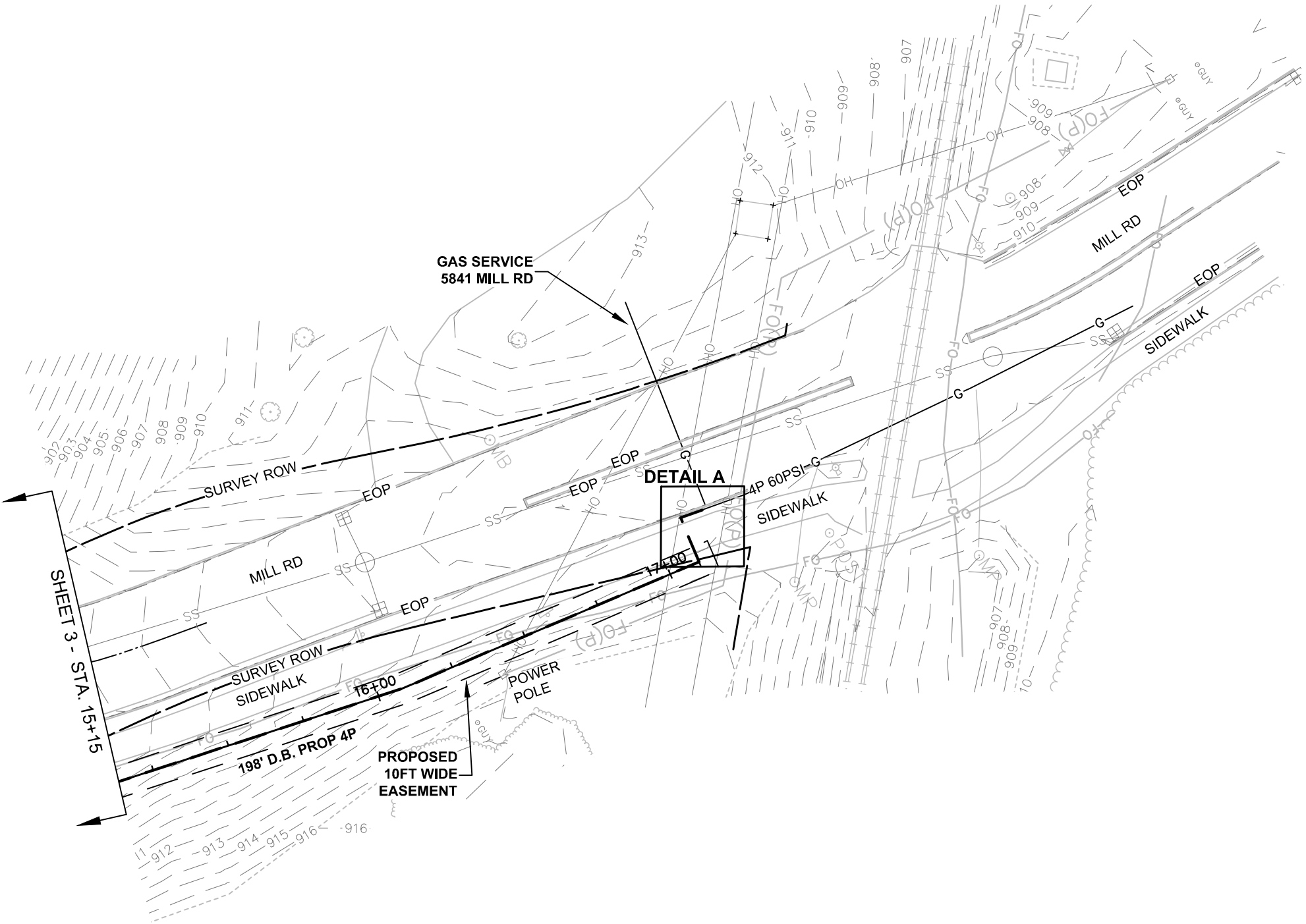
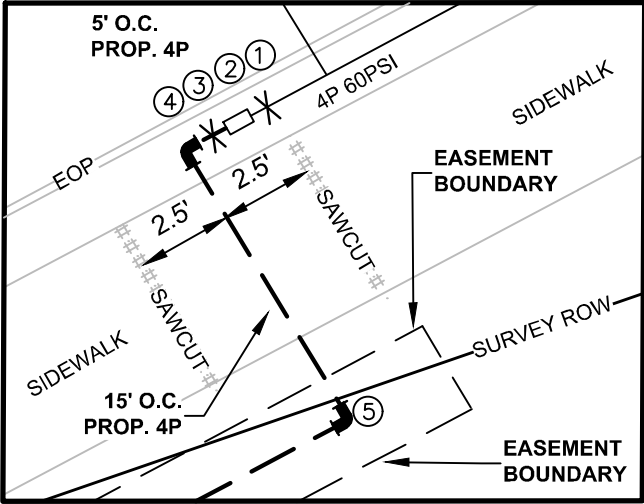
SHEET 3	
STA 10+00 - 15+15	SHEET NO. 3

MATERIAL LIST	
ITEM #	DESCRIPTION
1	4" CLAMP/ SQUEEZE POINT
2	4" ELECTROFUSE COUPLING
3	4" CLAMP/ SQUEEZE POINT
4	4" 90° PLASTIC ELBOW
5	4" 90° PLASTIC ELBOW

NOTE 1:
ALL MAIN OUTSIDE OF ROADWAY TO BE INSTALLED
AT 36" DEPTH & ALL MAIN INSIDE OF THE ROADWAY
TO BE INSTALLED AT 48" DEPTH UNLESS
OTHERWISE NOTED AT UTILITY CROSSING.

PIPE FOOTAGE	
198'	4" PLASTIC PIPE- DIRECTIONAL BORE
20'	4" PLASTIC PIPE- OPEN CUT

DETAIL A



REVISIONS



MILL RD PROJECT

DANE COUNTY, WI

CONSTRUCTION DRAWINGS | 8/19/2021

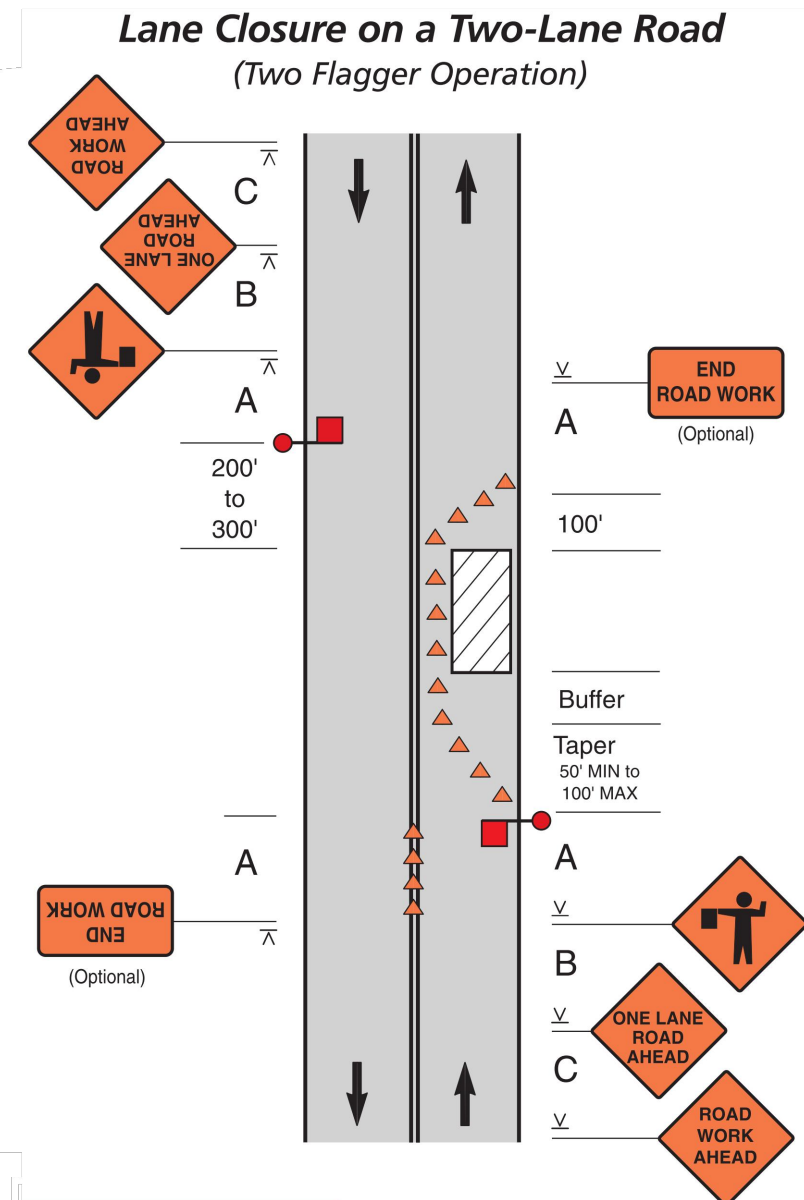
8/19/2021

SCALE
1" = 40'

SHEET 4

STA 15+15 - 17+10

SHEET NO.
4

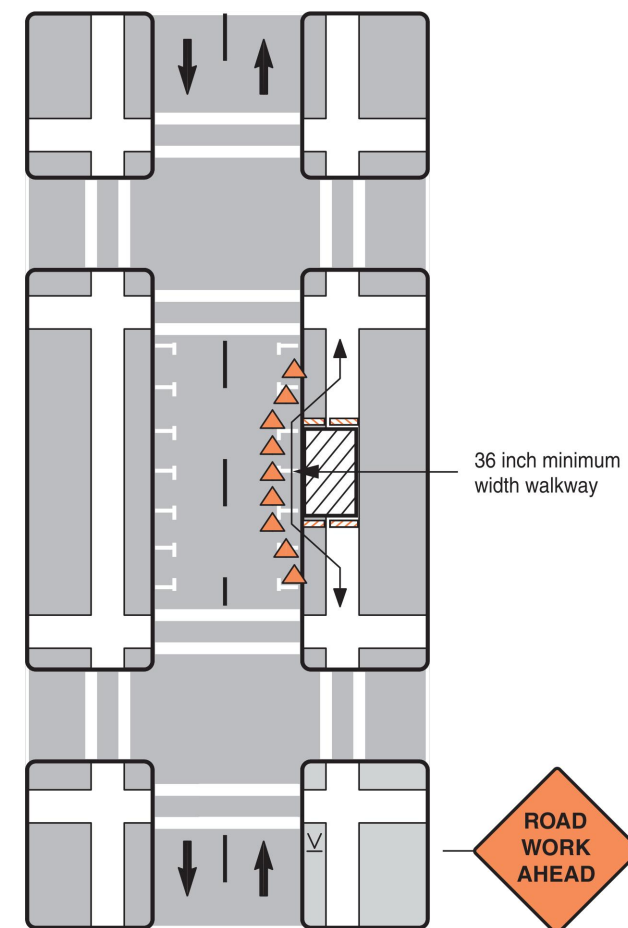


Speed Limit (mph)	Sign Spacing A, B, C (ft)	Buffer (ft)
25	200	155
30	200	200
35	350	250
40	350	305
45	500	360
50	500	425
55	500	495

Notes

1. The flaggers shall use approved flagging procedures according to the MUTCD and as shown on page 57.
2. For short duration work, the ROAD WORK AHEAD sign may be omitted.
3. Pilot cars, Automated Flagger Assistance Device or temporary traffic signals may be used if sight distance is low.

26



Notes

1. Additional advance warning may be necessary.
2. Only the traffic control devices related to pedestrians are shown. Other devices such as lane closure signs, ROAD NARROWS or LANE NARROWS signs may be needed to control traffic on the streets.
3. For nighttime closures, Type A flashing warning lights may be used on barricades supporting signs and closing walkways. Type C or Type D steady-burn lights may be used on channelizing devices separating the temporary walkway from vehicular traffic.
4. Where high speeds are likely, a barrier should separate the temporary walkway from vehicular traffic. Refer to Section 6D.01 of Part 6 of the MUTCD for information on barriers.
5. Signs may be placed along a temporary walkway to guide pedestrians; for example, Keep Right or Keep Left signs.
6. Pedestrian walkways should be ADA accessible (i.e., ramps, surfaces).

56

REVISIONS



MILL RD PROJECT

DANE COUNTY, WI

CONSTRUCTION DRAWINGS

8/19/2021

SCALE
1" = 40'

TRAFFIC CONTROL PLAN DETAILS

SHEET NO.
5



WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 10/12/2021

ITEM: New Bus. 1

PRESENTER: Tom Wilson

TITLE: Initial Consultation, Treinen, 5995 River Road, Proposed Land Division and Rezone for Additional Residential Site

ISSUE SUMMARY: The Treinens are working on a purchase of the 111 acre Beck farm along River Road in the far east section of Waunakee's ETZ area. The land is in the Rural Preservation district under our Comp Plan, zoned County A1-Ex, and within the Community Separation zone we created under the Comp Plan. The Treinens would like to separate approximately 10 acres of wooded slope that is not suitable for farming and the current farmstead from the remaining 101 acres. The 10 acres would be used for a home and the farm acreage would be sold for that purpose. The property is not restricted in any way at this time, and we have been routinely allowing the split of farmsteads in order to sell the farmed land separately, subject to a restriction for no further land division based on the size of the parcel and other factors noted in the Comp Plan. Here, although a larger parcel than the 1-2 acres we would normally see for the farmstead split, the acreage is wooded, not farmed now, and not suitable for farming. Access to the farmstead is now off River Road so we would need to have details on road access and driveways. A restriction on tree removal and grading should also be discussed (slope and tree preservation easement as we have done in other situations like this close by).

STAFF RECOMMENDATION: Advise the owners/applicants of any issues you may have and as noted above.

RECOMMENDED MOTION: No motion necessary since this is a consultation only.

ATTACHMENT(S): Maps and proposal.

NEW BUSINESS-1 Initial Consultation, Treinen, 5995...

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

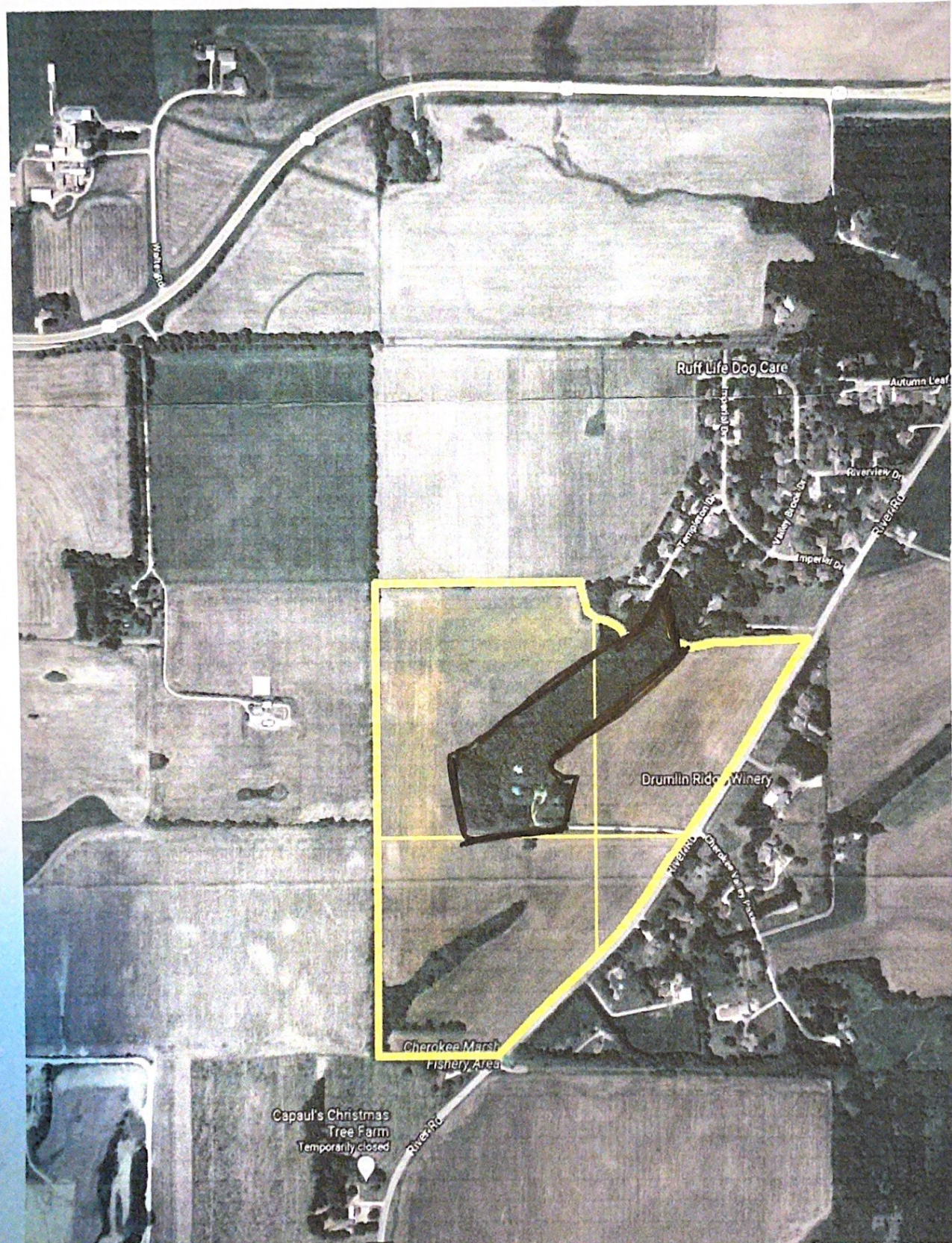


Figure 2 Beck Farm with approximate location of tax parcels

Tracy Meinholz

From: Tom Wilson <twilson@townofwestport.org>
Sent: September 29, 2021 3:37 PM
To: Robert Anderson
Cc: Jessica Duffrin; Tracy Meinholz; Tim Semmann
Subject: RE: [Westport, WI] Parcel 066/809-122-9010-9 (Sent by Kim DuBois, kim@bradbret.com)

Ok bob we will need to add that to our agenda so work with Jess on the language for her to show me. Another consult for the JPC too I suppose.

From: Robert Anderson <banderson@townofwestport.org>
Sent: Wednesday, September 29, 2021 12:06 PM
To: Jessica Duffrin <jduffrin@townofwestport.org>
Cc: Tom Wilson <twilson@townofwestport.org>
Subject: FW: [Westport, WI] Parcel 066/809-122-9010-9 (Sent by Kim DuBois, kim@bradbret.com)

1 more consult for the PC meeting. I think it needs to go to JPC for the zoning change that will be necessary.

I will make the map shortly

Robert Anderson, WCPC CMC
Utility, Finance, I.S. Manager, Deputy Clerk Treasurer
Town of Westport
5387 Mary Lake Rd
Waunakee WI 53597
608-849-4372

All e-mail sent to the Town of Westport is subject to the Wisconsin open records law

IF THIS MESSAGE IS TO THE ENTIRE MEMBERSHIP OF A GOVERNMENTAL BODY, you are advised that this email should be treated as a one-way communication and that responses "to all" should be avoided because those responses could create a "walking quorum" of the body in violation of the open meetings law (Office of the Wisconsin Attorney General Letter of 3/19/2010)

From: Kim DuBois <kim@bradbret.com>
Sent: Wednesday, September 29, 2021 12:04 PM
To: Robert Anderson <banderson@townofwestport.org>; htreinen44@gmail.com
Subject: Re: [Westport, WI] Parcel 066/809-122-9010-9 (Sent by Kim DuBois, kim@bradbret.com)

Hi,
As a state licensed realtor, I am representing Ron and Heather Treinen in regards to their interest in 5995 River Road. This email will act as communication between Ron and Heather Treinen and the Planning Commission for the Town of Westport about a portion of parcel 066/0809-122-9010-9.

The Treinens are a multi-generational farming family who are asking for approval to separate out the area outlined in black on the attached map, from the other 101.8 acres at 5995 River Road. This outlined area consists of 10 acres of woods and a homestead that can't be farmed. The intention is to sell that land to someone who will likely build a single family home. We understand that multi-family units and multiple single family homes are prohibited on this land.

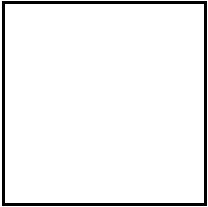
NEW BUSINESS-1 Initial Consultation, Treinen, 5995...

Upon approval from the Planning Commission and if the Treinens have secured the purchase of this property, we would begin the surveying process.

Can you please confirm receipt of this email and confirm the time of the meeting on 10/11?

Thank you,
Kim DuBois
Realtor, Brad Bret Real Estate
6864 Moonstone Court
DeForest, WI 53532

direct: 608.630.6799
email: kim@bradbret.com
bradbret.com



SEP 22 2021

Beck Farm for Sale

River Road
Waunakee, WI 53597
Town of Westport, Dane County

List price = \$1,400,000

Property Description

(from Access Dane)

Parcel Number — 066/0809-122-9010-9

Valuation classification: g4 (30 acres), g6 (7 acres), g7 (3 acres)

Assessment acres: 40

*This parcel has the buildings on it. The small farmhouse, built in the 1930s, has 4 bedrooms, one bath, and galley kitchen with a detached 3 car garage. Outbuildings include a large metal storage shed, a milk house with electricity and water, and a barn in need of repair.



Figure 1 Beck Farm, 1930s

Parcel Number — 066/0809-122-9580-0

Valuation classification: g4 (16.5 acres), g5 undeveloped (1 acre), g5m (4.7 acres)

Assessment acres: 22.1

Parcel Number — 066/0809-123-8080-6

Valuation classification: g4 (3.6 acres), g5 undeveloped (0.6 acres)

Assessment acres: 4.2

Parcel Number — 066/0809-123-8500-7

Valuation classification: g4 (30.8 acres), g5 undeveloped (4.7 acres)

Assessment acres: 35.5

Total is 101.8 acres

(About 84 acres of the 101 are tillable. The family believes that number might be conservative.)

Items of note

- The acreage and improvements are being sold as-is.
- Please see below for information on zoning and/or development.
- The family prefers to sell the whole farm together. While the family will consider all offers, they will not accept an offer that would leave "leftover" parcels that are not marketable to other buyers.

Seller's family consists of multiple decision-makers with a limited window of availability to consider offers together. **Any offers will be presented to the family October 8, 2021** or shortly thereafter.

Please allow until October 15 for acceptance of offers.

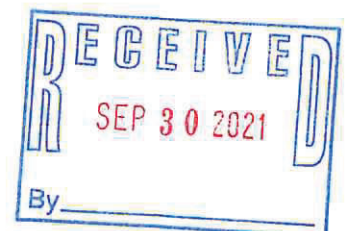
Contacts

Offers and negotiations:

Nicole Schram, Attorney
Palmerheim Dettman, SC
1424 N High Point Road, Middleton, WI 53562
608-836-6400 | schram@pdbusinsslaw.com

Questions about the property:

Kary Beck
4873 Highwood Circle, Middleton, WI 53562
608-516-3380 | Thebecks81@gmail.com



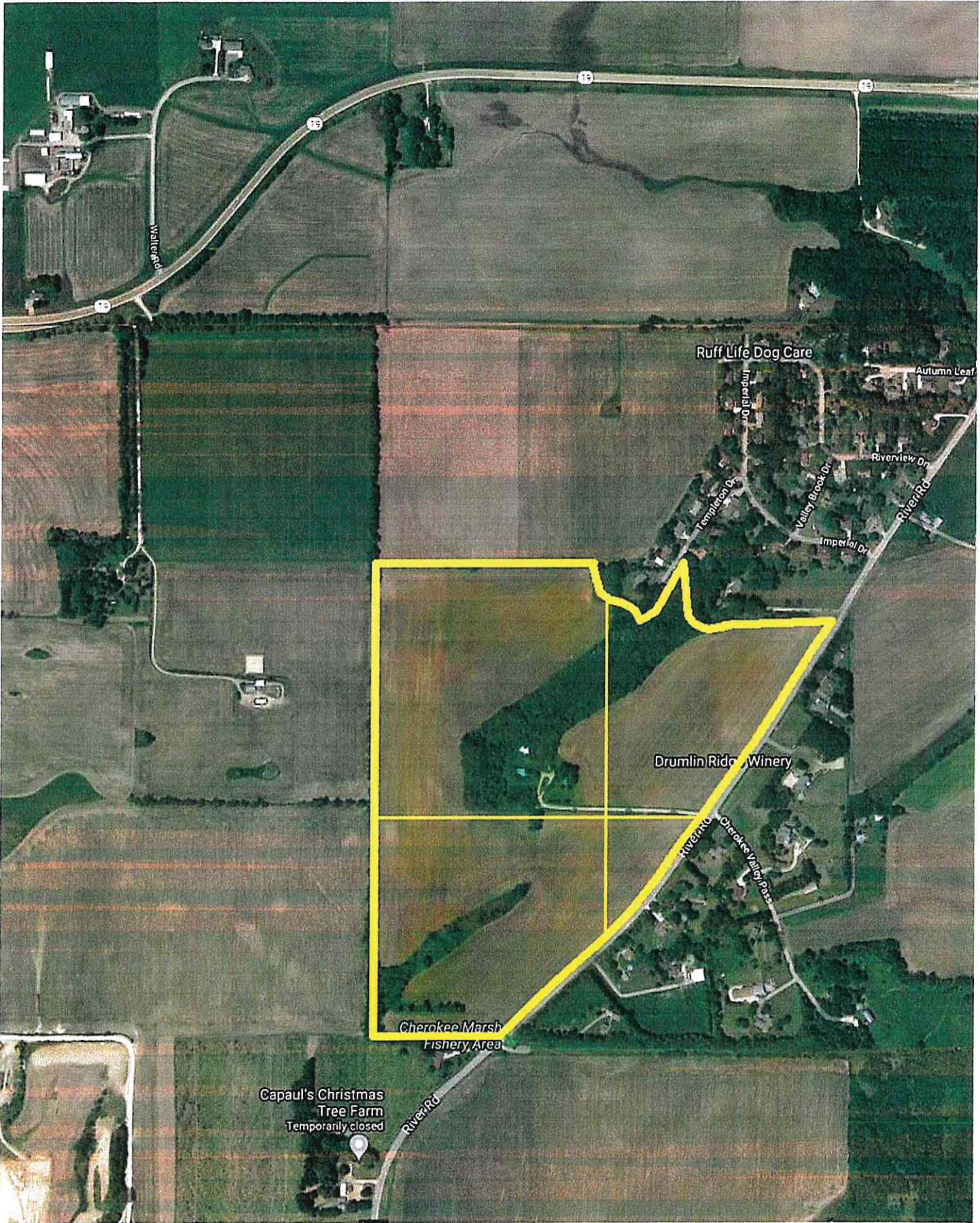


Figure 2 Beck Farm with approximate location of tax parcels

Zoning and Development

Based on the comprehensive planning Future Land Use map, published by the Town of Westport and Village of Waunakee, the Beck Farm is located in the Rural Preservation area.

- The **two western parcels** of the farm are within the “Community Separation Zone” intended to separate Westport from Madison/Middleton and prevent urban sprawl. It’s almost certain that these parcels cannot be rezoned to anything other than ag land.
- The **two eastern parcels** are currently planned as ag land; however, they are located between two areas intended as “Rural Residential” located along River Road. *The plan specifically mentions River Road as a corridor for Rural Residential zoning.* A buyer hoping to develop the two eastern parcels into rural residential lots could make an argument that rezoning is not inconsistent with the Town of Westport’s planning and zoning goals and such development would fit into the comprehensive plan by “connecting the yellow” on the land use map.

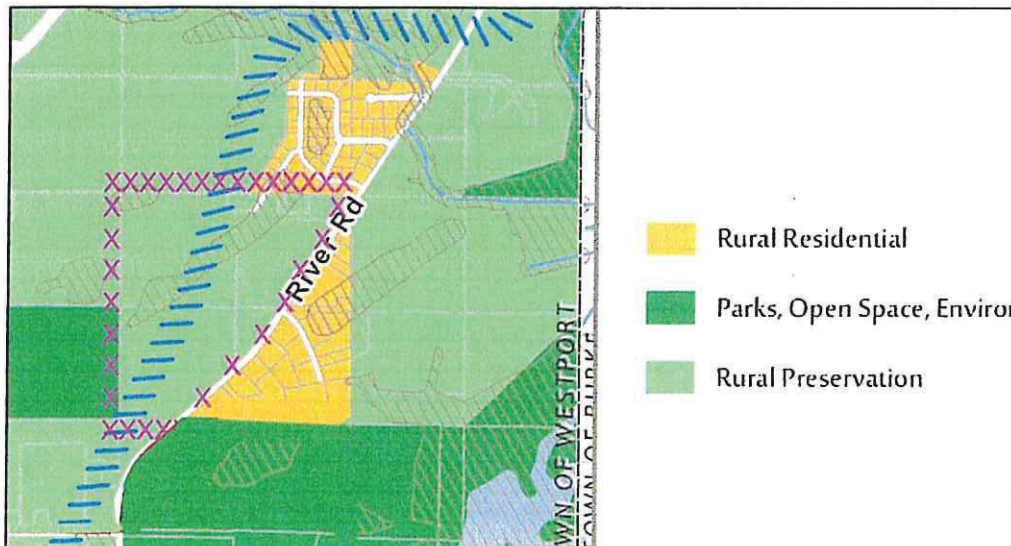


Figure 3 Illustration from Future Land Use plan, published by the Town of Westport and Village of Waunakee

Upon request, we can email the portion of the land use plan that is relevant to potential development of the Beck Farm.

Please consult your attorney or the Town of Westport for advice on zoning or land use-related issues.