



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

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

AGENDA

CALL TO ORDER

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

MINUTES

- 1 November 9, 2021

PUBLIC COMMENT

OLD BUSINESS

- 1 **Public Hearing & Discussion/Action on Request by Forward Development Group for an Amendment to the General Development Plan of the Woodland Crest Plat to Allow Multi-Family Residential on Outlot 1 at the Corner of Peaceful Valley Parkway & Simon Crestway**

NEW BUSINESS

- 1 **Initial Consult – Possible Comprehensive Plan Amendment**

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 1/11/2022 6:00:00 PM.

**VILLAGE OF WAUNAKEE
JOINT PLAN COMMISSION MEETING
Town of Westport Community Room, 5387 Mary Lake Road
November 9, 2021, 6:00 PM**

Meeting Minutes

CALL TO ORDER

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

ROLL CALL:

Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brian Malich, Brian Wallace

Absent: Kevin Phelps

Also Present: Tom Wilson, Tim Semmann, Tracy Meinholz, Brad Kerl, Jamie Endres-Kerl, Tom Ensign, John Cuccia.

MINUTES

1 October 12, 2021

Motion Grosskopf, second Malich, to approve the minutes from the October 12, 2021, Joint Plan Commission meeting as presented. Motion carried.

PUBLIC COMMENT: None

PUBLIC HEARINGS

1 Initial Consultation, Residential Lot Split, Ensign, 5739 Emerald Grove Lane, Town of Westport

The Owner would like to split his 5-acre lot in half for another residential property. At one point, there were 6 approximately 5 acre lots on Emerald Grove Lane. Three of those have now been split into approximate 2.5 acre lots over the years. Only the Ensign lot, the Curry lot just south of Ensigns, and the church lot have not been split. The applicant has proposed a new driveway off Woodland Drive. Village and Town staff will need to review this request as there is currently a No Vehicular Access restriction on this portion of Woodland Drive. Sewer and water are also a discussion item since it may now be available from the Village. The property is zoned County RH-2 and would need to be rezoned to ER-1 because of the 4-acre minimum lot size in RH-2. The Westport Plan Commission expressed concerns with the driveway access onto Woodland. The JPC members expressed similar concerns. No formal action taken.

ADJOURN

Motion Malich, second Bruskewitz, to adjourn the meeting at 6:38 p.m. Motion carried.

Respectfully Submitted:

Tracy Meinholz, Plan Commission Secretary



JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 12/14/2021

ITEM: PUBLIC HEARING

TITLE: Public Hearing & Discussion/Action on Request by Forward Development Group for an Amendment to the General Development Plan of the Woodland Crest Plat to Allow Multi-Family Residential on Outlot 1 at the Corner of Peaceful Valley Parkway & Simon Crestway (Item for Recommendation to the Village Board)

ISSUE SUMMARY: The applicant is requesting an amendment to the Woodland Crest GDP that would allow the development of a three-story 78-unit MF building and associated amenities on Outlot 1 of the plat of Woodland Crest (NW corner of Simon Crestway & Peaceful Valley Parkway). Residential uses are currently not permitted per the GDP. The overall residential unit density on the site is anticipated to be approximately 30 dwelling units per acre, with the unit mix as follows:

- 24 - Studio Units (approximately 500 SF)
- 27 - One Bedroom Units (approximately 725 SF to 825 SF)
- 27 – One Bedroom, plus Den and Two Bedroom Units (approximately 1,050 SF to 1,200 SF)

Primary access to the site will be from Simon Crestway and secondary access will be from a right-in/right-out driveway to the west-bound lanes of Peaceful Valley Parkway. Additional access to and from the site will be provided via an interconnected network of drive aisles with the commercial lots to the north and west of this site.

The R-5 Multifamily Residential zoning district is being used as a standard for evaluating zoning code modifications that would be necessary for the proposed development. No modifications to the R-5 zone district are proposed as part of this request.

The request to amend the GDP to allow multi-family residential use on this lot is consistent with the comprehensive plan, which identifies this area within the 'commercial' use category. Language in the plan includes the following statement: *'Land uses within Commercial Planning Areas should be uses permitted in the Village's C-1 and C-2 Districts.'* Multi-family residential

use is allowed as a conditional use within the C-1 District. In addition, the proposed use and building massing is consistent with *The Laurel at Kilkenny* multi-family development located immediately southeast of this site on the south side of Peaceful Valley Parkway. If the GDP amendment is approved, approval of a SIP would also be needed prior to commencement of construction activities.

To provide greater clarification when reviewing specific implementation plans for this site, staff recommends that the final form of the GDP be amended to include only those items relevant to provide the regulatory framework from which a SIP will be evaluated for this parcel.

STAFF RECOMMENDATION: Staff recommends conditional approval of the proposed Amendment to the General Development Plan of the Woodland Crest Plat subject to all outstanding staff concerns being addressed to the satisfaction of the Community Development Director and Village Attorney.

RECOMMENDED MOTION: Motion to recommend conditional approval of the proposed Amendment to the General Development Plan of the Woodland Crest Plat subject to all outstanding staff concerns being addressed to the satisfaction of the Community Development Director and Village Attorney.

ATTACHMENT(S): Application materials, staff memos

FOR MORE INFORMATION CONTACT: tsemmann@waunakee.com or (608) 850-2830



To: Village of Waunakee Planning Commission
From: Jason Valerius, AICP
Subject: Woodland Crest Phase 2 GDP Amendment, Outlot 1
Date: December 6, 2021

Request

Applicant (Forward Development Group) is seeking amendment of the Woodland Crest General Development Plan (GDP) to add and establish development standards for Woodland Crest Outlot 1 (2.58 acres).

Consistency with Comprehensive Plan

This site is identified in the Comprehensive Plan for commercial use, including “uses permitted in the Village’s C-1 and C-2 Districts”. Residential use can be conditionally permitted in the C-1 district. The Planned Unit Development District and the process for establishing the zoning rules that apply is similar to a conditional use permit and process, so residential use is consistent with the Comprehensive Plan.

Proposed Variations from Conventional Zoning

The focus of review for a General Development Plan is any proposed variations from standard regulations, to understand and evaluate the impacts of those variations. The applicant has revised the proposed project to reduce the number of units and the size of the building, such that it does not require any variations from the most applicable zoning district, the R-5 District.

In brief, the revised proposal is for 78 units, 156 parking stalls, 42% open space, 41’ in height, and setbacks consistent with R-5 zoning. I would advise that the GDP indicate that conventional zoning standards apply, including specifically the standards of the R-5 district, with one exception. Because the Village has been consistently allowing for a different parking standard for multifamily housing than the ordinance currently requires (current requirement is 2 stalls per unit), ***I recommend that the GDP specify the parking standard to which other recent projects have been held: 1 stall per studio/efficiency unit, 1.5 stalls per one-bedroom unit, and 2 stalls per two-bedroom (or 1-bedroom plus den) unit.*** This will allow for greater flexibility in final site design at the SIP stage.

Woodland Crest GDP amendment, Outlot 1
December 6, 2021

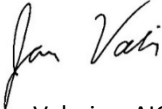
Procedural Needs

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 as a condition of approval at the Planning Commission stage that a suitable GDP document be prepared for Village Board consideration.***

Other Topics for Consideration at the SIP Phase

- Applicant should work with adjoining property owners on pedestrian connections that connect effectively to those adjacent commercial uses, and also to reduce and control cut-through traffic through the west side surface parking. Speed tables are suggested for consideration, at the north and south ends of the west parking area.
- Indoor and outdoor bike parking/storage provisions should be specified
- The architectural design and material selection proposed are consistent with a high-quality development. The SIP submittal should include more detailed materials information.
- A full landscaping and planting plan should be included in the SIP.

Sincerely,
MSA Professional Services, Inc.



Jason Valerius, AICP
Consultant Planner



December 2, 2021

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

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

Dear Tim,

Forward Development Group (FDG) has provided revised conceptual site layout and building elevations for what is now proposed as a 78-unit apartment building on Outlot 1 of the Woodland Crest plat. FDG plans to request an amendment to the current General Development Plan for the Woodland Crest–Planned Unit Development (PUD) to include this outlot, along with the parcels at the corner of Century Avenue and Peaceful Valley Parkway that are adjacent to Outlot 1. Strand Associates, Inc.® (Strand) has the following comments on the revised Outlot 1 site concept plan.

Lot Size Considerations

Using the Village’s R-5 zoning district as a guide, Strand compared the various lot requirements with the applicant’s plan. Strand feels the application should generally adhere to the R-5 zoning rules, despite having flexibility of the PUD zoning district.

1. Lot Area–The lot size is 112,437 square feet. Village code requires 108,000 square feet of lot space for the proposed 78 units. It appears the required lot area of the Village’s R-5 zoning would be met by this plan.
2. Front and Rear Yard Setbacks–The building setbacks to the front and rear yard are not dimensioned. The applicant should confirm the yard fronting Simon Crestway is at least 30 feet, and the yard facing west is at least 40 feet deep.
3. Side Yard Setback–For a structure greater than 35 feet tall, the side yard setback requirement of the R-5 district is 30 feet. There appears to be green area provided on the north and south yards of the building, but no dimensions were given. The applicant should confirm the proposed setback distances to the respective lot lines will be at least 30 feet.

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

4. Building Height–The Village’s ordinance requires buildings not exceed 45 feet in height, as measured from the foundation to the mean elevation of the roof gable. The building height appears to satisfy the R-5 requirement.
5. Lot Width–The lot width required for R-5 is 80 feet, which is met by the proposed lot.
6. Green Area–The R-5 zoning requires a minimum green area of 30 percent. A table discussing various space percentages was provided on page 6 of the FDG narrative, but it is not conclusive of whether this green area requirement would be met. The applicant should confirm it would meet this green area requirement. Green area is defined by the Village code as pervious surfaces covered with grass or landscaping and maintained as open space, and should not include things like patios and second floor decks.

Parking and Circulation

The only substantive changes to the parking and circulation plan is the number of parking stalls, which was reduced from 165 stalls to 156 stalls, following the reduction in the building footprint. Strict adherence to the Villages parking code would require 156 stalls, where applying the recently used modified parking formulas in the City of Middleton ordinance would require 119 stalls. While Strand feels there will be less than 156 stalls available on the site because of layout issues, it seems the site can easily meet the 119-stall requirement.

As Strand has stated in prior letters, the access points to Peaceful Valley Parkway, Simon Crestway, and to developments on Lot 2 of Woodland Crest appear reasonable. As mentioned by the Village planner at a recent staff meeting, Strand agrees that two speed tables should be incorporated into the site plan for the west parking lot to keep vehicles at a reasonable speed through this linear lot.

Utilities

Restating a prior comment, the applicant should plan for a private boosted potable water system for the residents, as the upper floors of the building will be above the elevation the Village feels can have appropriate water pressure.

Conclusion

Strand feels contingent approval of the concept site plan, if granted, should include the following considerations.

1. The applicant confirms the site yard setback requirements will meet the village’s R-5 ordinance requirements.
2. The applicant confirms that at least 30 percent of the lot be pervious type surfaces.
3. The applicant provides boosted potable water via a private system to the apartment units with floor levels above 960 mean sea level.

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

4. The applicant adds two evenly spaced speed tables in the drive aisles of the west parking lot when pursuing site plan approval.

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

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
Bill Frederick, Director of Public Works, Village of Waunakee
Aaron Jahncke, Village Engineer, Village of Waunakee
Tim Herlitzka, General Manager, Waunakee Utilities
Bryan Kleinmeier, Stafford Rosenbaum
Jason Valerius, MSA Professional Services



To: Tim Semmann
Tracy Meinholz
From: Randy Dorn
John McLain
Tim Herlitzka
RE: Woodland Crest Multi-Family GDP Amendment
Date: November 30, 2021

This memo provides comments for the Woodland Crest Multi-Family GDP Amendment 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.
- We agree with the comments regarding water supplied above 960 mean sea level included in the March 31, 2021 Strand letter.
- The utility offers a free New Construction Design Program for prospective building owners and developers, design professionals, and construction contractors to deliver high performance buildings that provide improved energy efficiency, peak load reduction, improved systems performance, and better comfort. Energy savings are targeted by simulating incremental improvements of efficiency in lighting, HVAC, and other building systems. The program seeks to capture synergistic energy savings by encouraging the design and construction of buildings as integrated systems. We encourage the applicant to contact Clint Cry, our Energy Services Manager at (608) 825-1756, to discuss details about the program. Program information can be found here - https://www.waunakeeutilities.com/sites/waunakeeutilities.com/files/Waunakee_NewConstDesignAssist_CutSheet_F_EconDev.pdf



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MEMORANDUM

TO: Tim Semmenn, Community Development Director
Tracy Meinholz, Engineering Office Manager

FROM: Mary Kramer, Planner/Urban Designer

DATE: 12.3.2021

SUBJECT: Woodland Crest GDP Amendment No. 2
Outlot 1
Waunakee, Wisconsin

Approval Request:

The applicant is requesting a General Development plan amendment for the development of Outlot 1 to multi-family residential use for a total of 78 residential units with below-grade and surface parking and open space.

Project Information:

The following comments in this memo are focused on the proposed site plan amendment to Outlot 1 as it relates to goals, standards, and guidelines outlined in the originally approved Woodland Crest General Development Plan and the Village of Waunakee's joint Comprehensive Plan.

Others comprising the Village Staff/Tech team will also provide additional review and comments pertaining to the site layout and grading, erosion and sediment control, stormwater management, utilities, lighting, traffic, vehicular access/circulation/parking, signage, and zoning.

The following comments pertain to these areas:

1. Vehicular parking
2. Bike parking
3. Site plan
4. General architectural character

1. Vehicular Parking (Pg. 5 and 6):



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A total of 156 parking spaces are proposed, both surface and below-grade. A total of 82 spaces are proposed below-grade. Surface parking is proposed in two locations for a total of 72 spaces. The application further also identifies 25% of the below-grade parking stalls are proposed to be designed for compact cars. The total proposed rate of parking is 2.0 parking stalls/unit.

The application further explains consistency with the joint Waunakee/Westport Comprehensive Plan and Woodland Crest General Development Plan. In particular, the application identifies that the overall intent of Village PUD zoning is to encourage innovation in design while allowing for flexibility in development standards and to ensure high quality design and architecture. The application continues to state the GDP for Woodland Crest “enables creative and flexible design.” The original GDP also cites the intent to provide adequate vehicular parking areas while minimizing paving.

With these statements in mind, a reduction in parking, below 2.0 stalls/unit, should be considered. Studio, one-bedroom, and rental apartment units typically do not demand more than 1.0 stall/unit. In practice, mix use development patterns typically aim to provide walkable communities that support a variety of transportation modes, with reduced and shared vehicular parking options.

A 1.25-1.5/unit parking ratio should be considered to support the development goals of providing a variety of housing unit types and price points, including the need for rental housing – which typically demand less parking. Reduced parking also supports the desire for innovative design and flexible development standards as outlined in Village PUD zoning. A reduction in parking will also reduce the impact to adjacent lower density neighborhoods, demands on adjacent roadways, and site area proposed as paved. This could allow for a shift to increase the amount of proposed open space. The original GDP development guideline identifies the desire to design creative, useable outdoor spaces for active and passive recreation. The original GDP further states a desire to promote walkability. Reduced parking ratios support all of these originally outlined development and design guidelines.

2. Bicycle Parking:

Bike Parking and circulation is identified and described in the language of the original GDP in multiple locations, including bicycle rack example imagery. Bicycle parking and bike storage are not mentioned in the “site access, circulation, and parking” section (page 5) of the proposed GDP amendment. Nor is it shown in the proposed site plan.

Bicycle parking and storage should be planned and proposed as part of the amendment proposal. Bike parking supports the desire, as outlined in the joint Comprehensive Plan, for providing a mix of residential types to support multiple income levels and a variety of demographics by providing parking for different modes as well as for a mix of uses. It



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also supports bike parking goals outlined in the original GDP. And, finally, it will also enhance bike lane connections in and adjacent to the site.

3. Site Plan:

The proposed amendment site plan should be designed in direct relationship to the larger Woodland Crest Development Plan; and proposed roadways, pathways, access, circulation, parking, landscaping, and screening should complement what has been designed and developed in the contiguous sites to the north. The amendment narrative (page 7) identifies the plan is consistent with the GDP original intent of designing sensitively to lower intensity neighbors. Much of the plan sensitively designs proposed building footprints close to adjacent sidewalks and streets, which enhances the pedestrian and mixed-use experience. It also locates the majority of surface parking towards the center of the proposed site, also enhancing the pedestrian and mixed-use experience. Bicycle parking and trash enclosures should be properly planned and identified. Trash enclosures should be designed not to interfere with proposed vehicular, bicycle, and pedestrian circulation.

4. General Architectural Character:

Basic building architecture and design parameters were set as part of the original GDP. In particular, large, blank, unarticulated wall expanses are to be avoided. It further encourages architectural styles that are complementary to other adjacent development sites, by using prairie-style treatments and an earth-tone color palette. The proposed Outlot design amendment appears to honor the character as outlined in the original GDP.

Additional Observations and Comments

- (1) There are no details for any proposed signage, besides what's shown in the proposed perspective drawing. Any proposed signage will need to be consistent with previously approved GDP standards and the Village Code and Standards, and submitted for review and approved by staff.
- (2) There are no details for site and exterior lighting. Any proposed lighting will need to be consistent with the Village Code and Standards, consistent with Dark Sky Standards, and be submitted for review and approved by staff.

Recommendations:

We recommend conditional approval of the proposed Woodland Crest GDP Amendment No. 2.



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It is our recommendation that the proposed plan reconsider smaller parking ratios, adequately plan and design bicycle parking, and provide detailed signage and lighting plans.

End of Memo

Tracy Meinholz

From: Tom Wilson <twilson@townofwestport.org>
Sent: November 29, 2021 8:45 AM
To: Tracy Meinholz
Cc: Tim Semmann; kevin@engineersolutions.org; Tom Wilson
Subject: RE: November 29th Tech Staff Meeting

Just on the multi-family in FDG development correct? Or is there something else we need on the agenda for December.

I only have two comments to provide, but I did send on to Kevin as well.

1. Recall that the developer signed an agreement to comply with all Village ordinances so no need to give variances for heights or anything else, unless the Village sees a need to do so.
2. Recall that the Town JPC members expressed concern about planning this multi-family site without a plan for the multi-family/commercial site across the street. The concern was what is planned here will carry over to what is proposed and expected across the street.

Thanks for the invite Tracy but as long as these two comments are noted, I wouldn't have much more to add. The development is planned for the Village and in the Village, so I am sure our Town members will give deference to the Village Plan Commissioners, but at least the two concerns should be addressed.

T

From: Tracy Meinholz <tmeinholz@waunakee.com>
Sent: Monday, November 29, 2021 8:32 AM
To: Tom Wilson <twilson@townofwestport.org>
Subject: FW: November 29th Tech Staff Meeting

Tom,

Just realized I didn't send you the Tech Staff invite for today. SORRY! (see below)

Be Safe. Stay Well.

Tracy Meinholz
Community Development & Public Works Office Manager



Village of Waunakee
 500 W. Main Street
 P.O. Box 100
 Waunakee, WI 53597

(608) 849-5712
www.waunakee.com

From: Tracy Meinholz

Sent: November 19, 2021 8:23 AM

To: Aaron Jahncke <ajahncke@waunakee.com>; Adam Kreitzman <akreitzman@waunakeepd.org>; Bill Frederick <bfrederick@waunakee.com>; Brian Adler (waunakeefire@tds.net) <waunakeefire@tds.net>; Bryan Kleinmaier (bkleinmaier@staffordlaw.com) <bkleinmaier@staffordlaw.com>; Caitlin Stene <cstene@waunakee.com>; Chris Zellner <czellner@waunakee.com>; Clint Cry (ccry@wppienergy.org) <ccry@wppienergy.org>; Curt Sauser-MMSSD <curts@madsewer.org>; Dave Kopp <dkopp@meffertoil.com>; 'Guttenberg, Randy' <rguttenberg@waunakee.k12.wi.us>; Jason Valerius (jvalerius@msa-ps.com) <jvalerius@msa-ps.com>; John McLain <jmclain@waunakeeutilities.com>; Kent Straus (Kent.Straus@Strand.com) <Kent.Straus@Strand.com>; Randy Dorn <rdorn@waunakeeutilities.com>; Rick Moran <rmoran@waunakee.com>; Scott Russell (srussell@waems.net) <srussell@waems.net>; Sue Mcdade <smcdade@waunakee.com>; Tim Herlitzka (therlitzka@waunakeeutilities.com) <therlitzka@waunakeeutilities.com>; Tim Semmann <tsemmann@waunakee.com>; Todd Schmidt <tschmidt@waunakee.com>; Kramer, Mary <Mary.Kramer@graef-usa.com>; Freer, Ed (Ed.Freer@graef-usa.com) <ed.freer@graef-usa.com>

Subject: November 29th Tech Staff Meeting

Tech Staff Members:

NEXT MEETING: MONDAY, NOVEMBER 29, 2021 AT 1:30 P.M. VIA ZOOM (LINK BELOW)

JOIN ZOOM MEETING:

Topic: Tech Staff

Time: Nov 29, 2021 01:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83211275232?pwd=bHhvbFVtOWZRCdlzWHhUemJpRFFeUT09>

Meeting ID: 832 1127 5232


Passcode: 777139

One tap mobile

+13017158592,,83211275232#,,,,*777139# US (Washington DC)

+13126266799,,83211275232#,,,,*777139# US (Chicago)

LINK TO SUBMITTALS:

 [11.29.21](#)

PLEASE PROVIDE COMMENTS ON THE FOLLOWING:

- 1) Woodland Crest GDP Amendment for Multi-Family on Outlot 1
- 2) Airport Overlay District PH

APPOINTMENTS:

None

COMMENTS DUE: Friday, December 3, 2021.

Be Safe. Stay Well.

Tracy Meinholz

Community Development & Public Works Office Manager



Village of Waunakee
500 W. Main Street
P.O. Box 100
Waunakee, WI 53597
(608) 849-5712
www.waunakee.com

Woodland Crest GDP Amendment No. 2

Woodland Crest Multi-Family

Prepared for:



161 Horizon Drive, Suite 101A
Verona, WI 53593

Prepared by:



161 Horizon Drive, Suite 101
Verona, WI 53593

Page 2
 Village of Wanakee
 Woodland Crest General Development Plan, Amendment No. 1
 Woodland Crest Multi-Family
 September 16, 2021
 Rev. November 18, 2021

Introduction

On behalf of Forward Development Group, LLC (FDG), JSD Professional Services, Inc. (JSD) is requesting to present a Woodland Crest General Development Plan Amendment for the development of Outlot 1 (aka Woodland Crest Multi-Family) to the Plan Commission at its December 13, 2021, regular meeting. The proposed amendment to the Woodland Crest General Development Plan is specifically related to the development of Outlot 1 as a multi-family residential land use.

It is our understanding that the next step in the entitlement process would include a Specific Implementation Plan rezoning request that establishes the specific site plan and design details for the Woodland Crest Multi-Family development, including details for architecture, landscaping, and open space amenities.

Project Site Background and Location

The project site is located at the southeast corner of the intersection of Peaceful Valley Parkway and Simon Crestway and is comprised of roughly 2.58 acres, as depicted on the map below.

Project Site Parcel Summary				
	Parcel ID No.	Parcel Size	Zoning	Owner
1	080917225501	2.581 acres	A-1	Woodland Crest MF LLC

Planning efforts for the Woodland Crest General Development Plan (Woodland Crest GDP) have been ongoing since 2009. The intent of the Woodland Crest GDP is to create a mixed-use neighborhood center comprised of retail and service-oriented businesses and supporting multi-family and senior residential land uses. The 2019 Woodland Crest GDP Master Plan conceptually planned for approximately 100 residential units of an attached senior housing product type on OL1. While not a senior housing development, the proposed multi-family development is consistent with the general intent of the original Woodland Crest GDP to provide residential land use on OL 1.

The Woodland Crest GDP was recently amended to include Lots 1 and 2 of CSM 4619, the two lots adjacent to the project site on the west, fronting CTH Q. This area is known as Woodland Crest Commercial Phase 2.



As part of the overall mass grading for the initial development within Woodland Crest GDP, the project site was graded and restored in 2019/2020 as part of the. See **Attachment A: Existing Conditions and Legal Description** for details. Today, the project site is pad ready with all adjacent roadways and infrastructure installed necessary to serve the project site

Page 3
 Village of Waunakee
 Woodland Crest General Development Plan, Amendment No. 1
 Woodland Crest Multi-Family
 September 16, 2021
 Rev. November 18, 2021

Project Site Context

Overall, the surrounding context can be characterized as mixed-use, with a variety of residential, both single-family to the east and multi-family to the south, as well as commercial development immediately adjacent to the north of the project site. The surrounding uses present both opportunities and constraints for the development within Woodland Crest. Existing residential, commercial, and institutional uses will serve as supporting uses to the proposed residential development, while the same will also require that special consideration be given to implementing design elements, including enhanced landscape and architectural design elements to ensure compatibility between nonresidential and residential uses.

In addition to the synergy with directly adjacent existing and future commercial land uses, the proposed multi-family development of OL1 is also consistent with other neighboring multi-family development in the immediate area (i.e., The Laurel at Kilkenny).

Neighborhood Outreach

Given the development's team commitment to being a good neighbor, and desire to collaboratively plan and design a development with the surrounding neighborhood that is both successful and compatible, the development team has hosted two virtual neighborhood meetings. The first was held on May 20, 2021 and the second on June 30, 2021. While at both meetings the public comments offered were primarily focused on the proposed senior housing development of OL 2, the site to the east, across Simon Crestway, at a high level those comments could also be generally applicable to the proposed multi-family development.

The following key issues were identified, including:

- Proposed land uses are appropriate
- Integration of the proposed buildings into the existing neighborhood with regard to building mass and scale, and
- Providing an adequate buffer between single-family residential development and the proposed development.

A Concept Plan was submitted to the Village on August 19, 2021, and subsequently reviewed by the Plan Commission on September 13, 2021, and Town of Westport/Village of Waunakee Joint Plan Commission on September 14, 2021. As part of the Commissions' review of the Concept Plan, the following key issues were identified:

- Although there was discussion regarding the recent amount of multi-family residential development within the Village, there was general support for the proposed multi-family land use,
- The overall site configuration was found to be favorable with the majority of the building mass being pushed to the west, and
- There was also general support for the proposed modern agrarian architectural theme.

Market Support

National trends for multifamily housing combined with the immediate need in the local market service area of the Village of Waunakee is the driving force supporting this project. As national market trends of inflated construction costs and the general shortage of household formation continues to grow, the need for alternate housing options is becoming more critical. These trends have been evident starting in 2019 and 2020 and continue to prove true in 2021 and beyond. The Forbes Business Council published a notable article on March 4, 2020 titled "*Why Demographic Trends Support Continued Multifamily Growth*," which discusses macroeconomic conditions driving the continued demand for increased multi-family opportunities. The key items as Forbes noted are summarized below:

- The millennial home buyer (individuals born between 1981 and 1996) is arguably the most impactful demographic to the current housing environment. The “Millennial Shift” has resulted in delayed major life occurrences associated with homeownership. It is speculated that this is tied to high levels of debt, particularly student loans.
- Generally stated and perhaps the most compelling data point is that many Americans simply cannot afford to purchase a home. Data demonstrates that median home prices are increasing much quicker than median income rates and a clear affordability issue is evident. It is taking many Americans longer to save up for a home purchase, and the alternative is renting.

Similar trends are noted on a regional and local scale. The Village of Waunakee’s Housing Task Force Summary Report (dated July 29, 2019) advocated for an increased need for housing affordability. The Housing Task Force specifically identified the principles in which the report was based upon (see page 4, Executive Summary):

1. Housing should accommodate workforce needs.
2. People who work in the Village should be able to live in the Village.
3. Housing strategies should address the needs of those who are currently underserved in the Village housing market.

The Housing Task Force also indicated that the Dane County region as a whole has observed a decrease in the population of resident households earning 80% to 100% of area median income, meaning that a large portion of the population is not purchasing homes. It is also critical to note that data shows four out of five individuals working in the Village commute from other locations, indicating that the Village is not within budgets of most commuters. In summary, this data contradicts the guiding principles as identified by the Housing Task Force.

We believe the market demand for multifamily housing is clearly evident in the Village of Waunakee, but the next question is the supply. Madison Gas & Electric records vacancy data for sixteen (16) communities in the Madison regional area, based on the areas they service. Per recent data documented through the second quarter of 2021 (<https://www.mge.com/customer-service/for-multifamily/multifamily-rental-vacancy-rates>), vacancy rates for the overall Madison regional area indicate 4.84%. Vacancy rates in the Village of Waunakee show 2.07% (13 vacant units out of a total 626 units), which is notably lower than the Regional and National averages. In fact, oftentimes vacancy rates below 3% indicate a supply shortage and that the particular market can absorb additional demand from future residents. Furthermore, of the 16 communities serviced by Madison Gas & Electric, only two indicate lower vacancy rates than Waunakee. Additionally, a total rental supply of 626 units places Waunakee with the third lowest inventory of the total 16 communities (only to Cross Plains – 449 units, and Oregon – 61 units).

It is evident that the local data is indicative of the National trends explained above. In addition to this information, extensive private market research was conducted by the development team and its property manager, exemplifying the great need for additional multifamily housing in the Waunakee market, specifically at the location of Woodland Crest. Not only does the multifamily land use fit into the context of the sites surrounding Woodland Crest (ex: The Laurel at Kilkenney), but it offers a complementary land use to the increased commercial development along this corridor of the Village. To echo the Village’s Housing Task Force, the vast majority of the employees that will be working at the newly established business within Woodland Crest (Hy-Vee, Noodles & Company, Sports Clips, Eno Vino, Shopko Optical, Sherwin Williams, etc.) will be living outside of the Village of Waunakee and commuting inward. It is the goal of the development team to offer a housing opportunity for these individuals that is directly adjacent to the commercial businesses and we believe our proposal accomplishes just that.

The Woodland Crest Multi-Family - General Development Plan Overview

Overall, the General Development Plan for the Woodland Crest Multi-Family is designed to be sensitive to the existing residential context, while also contributing to the vibrancy of a mixed-use center, including locating building mass away from lower density development, utilizing a building design and material palette that is human-scale, pedestrian oriented and that contributes to placemaking, incorporating an enhanced landscape design to soften and

breakdown blank walls and building mass, and provide ample screening. Based on the proposed residential use, site access and circulation, and landscaping features, the development team believes the proposed multi-family development is consistent with the Woodland Crest GDP.

While the original Woodland Crest GDP did not set any specific development standards for residential land uses, it did anticipate future multi-family and senior housing development to occur on both Outlots 1 and 2. The proposed Woodland Crest GDP Amendment is intended to provide specific development standards for the development of Outlot 1. Refer to **Attachment B, Woodland Crest General Development Plan and Master Plan**.

- Permitted Uses.

Overall, the development proposal is comprised of roughly 2.58 acres and 78 residential units.

As proposed, the anticipated unit mix is as follows:

- 24 - Studio Units (approximately 500 SF)
- 27 - One Bedroom Units (approximately 725 SF to 825 SF)
- 27 – One Bedroom, plus Den and Two Bedroom Units (approximately 1,050 SF to 1,200 SF)

Overall residential unit density on the site is anticipated to be approximately 30 dwelling units per acre.

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

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

The parking provided along the shared access drive is intended to be designed in such a fashion as to resemble an urban shared 'complete street' with perpendicular parking stalls, sidewalk, and active unit entries. The parking located along the shared access drive is comprised of 49 stalls.

Comprised of 25 stalls, the surface courtyard parking lot is intended to provide visitor and future tenant parking. Below-grade garage parking includes 82 stalls, 25% of which are designed for compact cars.

In addition, a 10-foot fire access lane, meeting fire department requirements, has been incorporated into the site design to ensure fire safety requirements are met.

- Building and Architectural Elements. The building is planned to portray a "*Modern Agrarian*" architectural character with complimentary varied façade treatments. The building material palette is anticipated to include the following or similar materials:
 - Composite vertical and horizontal lap siding,
 - Simulated field stone/masonry accents,
 - Divided light windows,
 - Awnings, and
 - Foundation treatments in earth tones.

Architectural detailing, including overed balcony spaces, and a conventional pitched roof with gable features will be incorporated into the overall building design to create articulation in the facades and reduce the overall mass and scale of the building.

- **Landscape.** Landscape materials will complement the visual theme of the building and site. Plantings will be used to highlight and define the edges, appropriately screen adjacent land uses, enhance the social spaces, and provide privacy for first floor units. Plant selection will emphasize native tree and shrubbery species when possible and where space permits. Perennial grasses and wildflowers will be used in accent beds and in layered arrangements to provide year-round visual interest and for screening building foundation walls.
- **Lighting.** Recognizing that site lighting contributes to placemaking, as well as providing additional security, site lighting is anticipated to be provided in a few different forms, including pole mounted fixtures in parking areas, bollards along certain internal pathways and open spaces, and wall mounted fixtures to serve both as security lighting at building entries and as architectural accents. Site lighting is anticipated to be dark skies compliant consistent with Village zoning and building codes. Exact fixture locations and details will be provided as part of the SIP.
- **Amenities.** Interior proposed amenities include but are not limited to: seating areas and an entrance lobby, a fitness center, a community room, heated underground parking, elevator, granite counter tops, full size washer & dryers in all units, high speed internet, and double vanity bathrooms. The programming for the exterior amenity areas is envisioned to include more passive recreation opportunities, including, but not limited to: social patio/courtyard space, grilling stations, a gas fire pit, bike parking/storage, key fab entries, and a bike repair station.

Additional development specific land use details are provided in the table below.

Land Use Summary Table – Woodland Crest Multi-Family		
		Percent Total
Site Area	112,437 SF (2.58 acres)	100%
Site Paving (Paved areas)	35,524 SF	32%
Open Space (Including landscape areas, open areas, second floor decks, patios, etc.)	47,903 SF	42%
Building Coverage	29,010 SF	26%
FAR	0.72	N/A
Number of Units	78	N/A
Parking (Proposed ratio 2.0 stalls per unit)	156	N/A
Density (units/acre)	30 units/acre	N/A

Refer to **Attachment B, Woodland Crest MF General Development Plan Amendment** and **Attachment C, Sample Plant List** for additional information.

Consistency with the Waunakee/Westport Joint Comprehensive Plan

As noted in the Waunakee/Westport Comprehensive Plan (the “Plan”), the project site is recommended for commercial use. In Chapter 5, page 75, the Plan notes that *“In Town commercial areas as designated in this plan, multi-unit residential uses may be considered on a case-by-case basis, either as a stand-alone use or mixed with a*

commercial use. The suitability of such use will be determined by site characteristics and the quality of the design. The applicant needs to demonstrate the safe provision of access, parking, and pedestrian routes and show how the residential use relates to other uses on that site or adjacent sites." Generally, the community's long-range plan envisions a transition from commercial along CTH Q to residential land uses moving east. The proposed multi-family residential land use within the Woodland Crest General Development Plan planning area is consistent with this vision.

The proposed development is generally consistent with the following comprehensive plan goals and objectives related to housing and walkable neighborhoods, including:

- Providing a housing choice that includes a range of dwelling unit sizes and price points that meet the needs of households looking for rental housing within the Village
- Improve the availability of multi-family housing options in the southeast quadrant of the Village, as it aims to maintain a 75/25 mix of single family/duplex to attached-unit forms of housing.
- Providing safe, convenient and efficient pedestrian and bicycle facilities in a residential neighborhood, connecting the site to other uses and area.
- Create a safe, attractive and distinctive neighborhood.

In addition, as noted in the Village's 2019 Waunakee Housing Task Force Summary Report, there is demand, as evidenced by a growing population, for more and varied multi-family housing options.

Consistency with Woodland Crest General Development Plan

The intent of the Woodland Crest General Development Plan 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 the design intent of Woodland Crest, Planned Unit Development zoning is required as mixed-use development is not supported by the Village's conventional zoning districts outside of the Village's downtown area.

The overall intent of the Village's Planned Unit Development zoning is to encourage innovation in design while allowing for flexibility in development standards and to ensure high quality design and architecture.

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

- Creative and flexible design to provide appropriate buffers and transitions between differing uses and development intensities; and
- Reduce setbacks and lot coverage standards to develop a mixed-use, building forward, development and active streetscape.

The proposed multi-family residential development is generally consistent with the Woodland Crest General Development Plan intent, given its:

- Sensitivity to surrounding lower intensity development, including orienting the building internally to the site, away from the lower intensity single-family residential development located east of the project site,
- Utilizing a building design and material palette that is human-scale and that reflects those of the surrounding development, and
- Incorporating an enhanced landscape design to soften and breakdown blank walls and building mass, and provide ample screening.

Page 8
 Village of Wanakee
 Woodland Crest General Development Plan, Amendment No. 1
 Woodland Crest Multi-Family
 September 16, 2021
 Rev. November 18, 2021

Rationale for PUD Zoning and Zoning Code Modifications

Currently, the project site is zoned A-1 Agricultural/Holding. The proposed General Development Plan Amendment proposes to rezone the project site from A-1 to PUD in order to:

- (1) Expand the Woodland Crest General Development Plan Planning Area to fully incorporate the project site, and
- (2) To amend the Woodland Crest General Development Plan to allow for residential land uses as permitted uses within the Woodland Crest General Development Plan.

As a base reference, the R-5 Multifamily Residential zoning district was utilized as a standard for evaluating zoning code modifications that would be necessary for the proposed development. No modifications to the R-5 zone district are proposed.

Schedule of Completion

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

Conclusion

Overall, the proposed Woodland Crest Multi-Family project is generally consistent with the Village's land use goals and policies, including those related to housing, land use as note below:

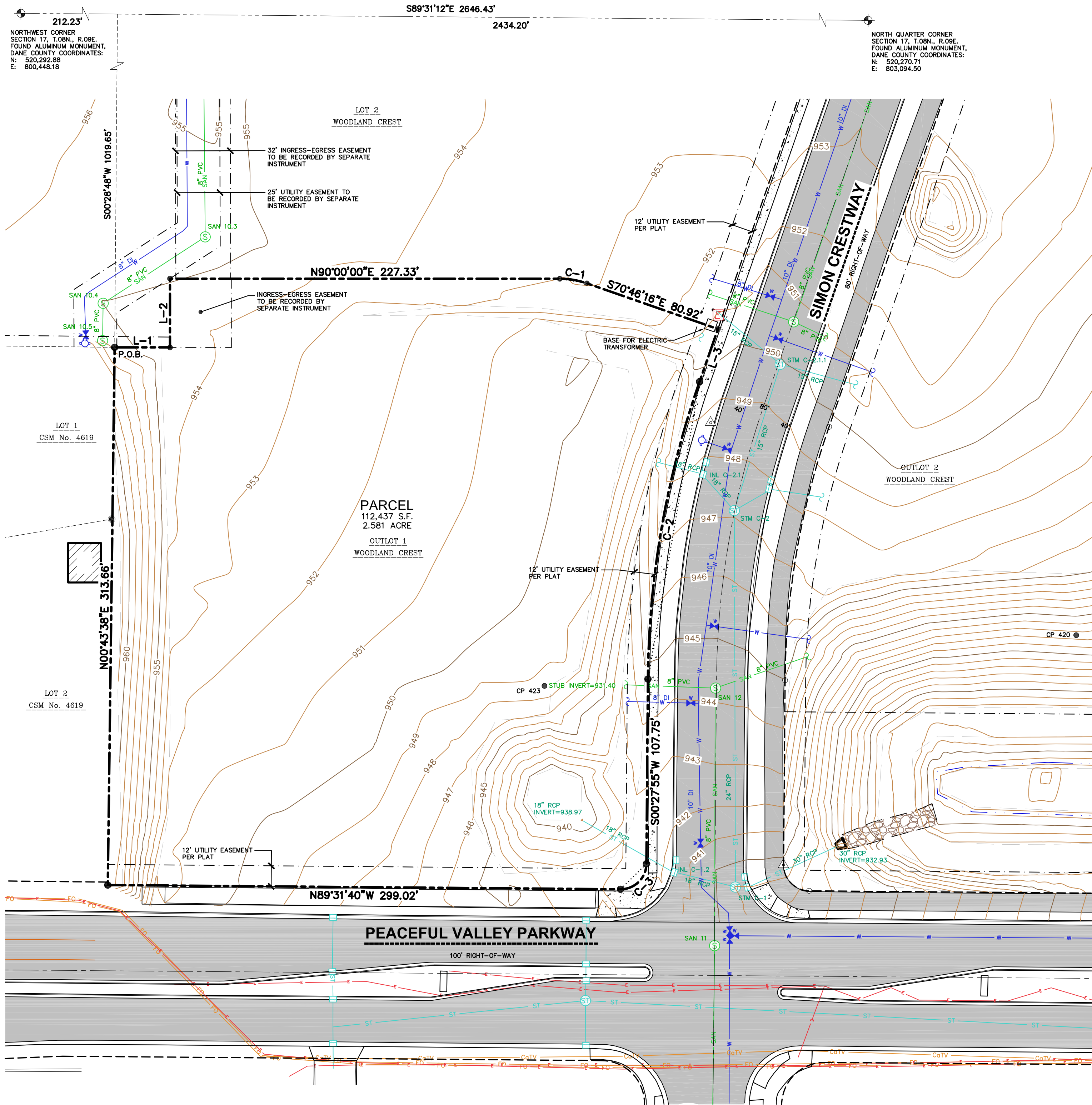
- Providing housing opportunities for households and individuals with different needs and income levels within the Village;
- Encouraging developers to integrate different housing types and levels of affordability;
- Development will be generally compact, efficiently utilize land and infrastructure;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

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

Attachments:

Attachment A: Existing Conditions and Legal Description
 Attachment B: Woodland Crest General Development Plan and Master Plan
 Attachment C: Woodland Crest MF General Development Plan Amendment
 Attachment D: GDP Sample Plant List

File: I:\2017\78080\DWG\Survey\As Built\78080 Excon(OL1).dwg Layout: Excon User: jk Plotted: Sep 16, 2020 - 2:14pm Xref's:



EXISTING CONDITIONS SURVEY

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

LEGEND

- 2" \odot 2" IRON PIPE FOUND
- \circ 1 1/4" x 30" REBAR SET (4.30 LBS/LF)
- \circ 3/4" x 24" REBAR SET (1.50 LBS/LF)
- \odot SANITARY MANHOLE
- \odot HYDRANT
- \star WATER VALVE
- \square ELECTRIC PEDESTAL
- \square STORM MANHOLE
- \square CURB INLET
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CHORD LINE
- PLATTED LOT LINE
- EASEMENT LINE
- === CONCRETE CURB & GUTTER

- EDGE OF GRAVEL
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL OR RIP RAP
- END OF FLAGGED UTILITIES

NOTES

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

LEGAL DESCRIPTION

OUTLOT 1, WOODLAND CREST, RECORDED IN VOLUME 60-016B OF PLATS, ON PAGES 91-92, AS DOCUMENT NUMBER 5508499, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN.

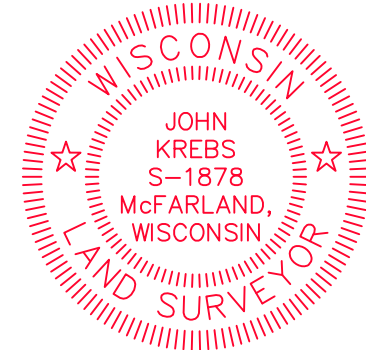
TAX KEY No.: 191/0809-172-2550-1

SURVEYOR'S CERTIFICATE

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

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N90°00'00"E	32.30'
L-2	N0°00'00"E	40.02'
L-3	S19°13'44"W	32.52'

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

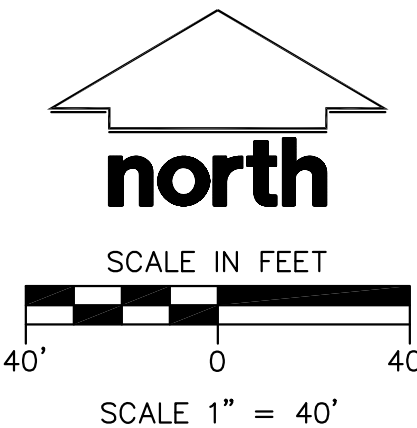
SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-12	944.17	NE	931.83	8"	PVC
		W	931.77	8"	PVC
		S	931.48	8"	PVC

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

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

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

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



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

CLIENT:

FORWARD
DEVELOPMENT
GROUP, LLC

CLIENT ADDRESS:

1641 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593



Toll Free (800) 242-8511

PROJECT:

OUTLOT 1, WOODLAND
CREST

PROJECT LOCATION:

VILLAGE OF WAUNAKEE
DANE COUNTY, WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

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

SHEET TITLE:

EXISTING
CONDITIONS
SURVEY

SHEET NUMBER:

1 OF 1

JSD PROJECT NO: 17-9080

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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

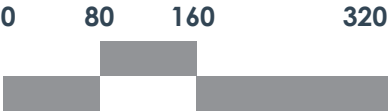
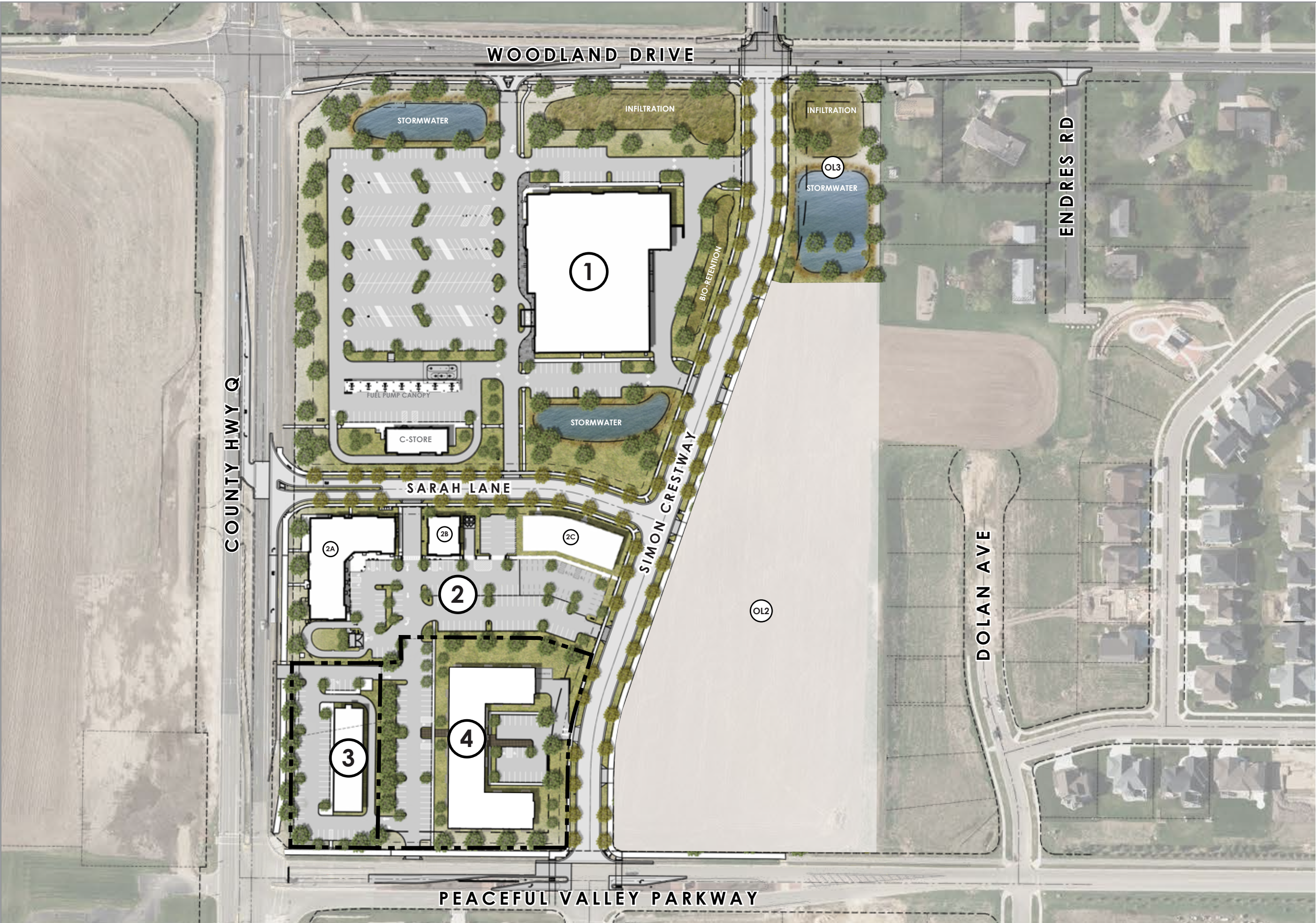
MIXED COMMERCIAL
GDP AMENDMENT 2
LOT AREA • 46,720 SF (1.07 ACRES)
GFA • 8,875 SF
TOTAL PARKING • 57 STALLS
PARKING STALLS/1,000 SF GFA • 1.2 STALLS
FAR • 0.19
OPEN SPACE • 9,183 SF - 20%
- 4

MULTI-FAMILY HOUSING
GDP AMENDMENT 1
LOT AREA • 112,437 SF (2.6 ACRES)
GFA • 82,335 SF
TOTAL PARKING • 156 STALLS
PARKING RATIO • 2 STALLS PER UNIT
FAR • 0.72
OPEN SPACE • 47,903 SF - 42%
UNITS • 78
- 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.



**GENERAL DEVELOPMENT PLAN
FOR
THE WOODLAND CREST DEVELOPMENT,
VILLAGE OF WAUNAKEE,
DANE COUNTY, WISCONSIN,
TO BE ZONED IN THE
PLANNED UNIT DEVELOPMENT
(PUD) DISTRICT**

Woodland Crest Phase I Land, LLC, a Wisconsin limited liability company, owner of a fee title interest with respect to Lots 1-2 in the Plat of Woodland Crest, Village of Waunakee, Dane County, Wisconsin, and its affiliate Woodland Crest, LLC, the developer of said plat (collectively referred to herein as the "Developer"), hereby submit the following General Development Plan for approval pursuant to Sec. 133-892 et. seq. of the Waunakee Zoning Code:

1. Lands Subject to this General Development Plan. The real property subject to this General Development Plan (GDP) consists of Lots 1-2 of the Plat of Woodland Crest, Village of Waunakee, Dane County, Wisconsin (the "Development Lands"). The final recorded Plat of Woodland Crest is incorporated herein by reference.

2. General Description of Uses. The Development Lands are to be rezoned in the planned unit development district (PUD) under Secs. 133-893 et seq. of the Waunakee Zoning Code. The proposed uses of the Development Lands include: (i) a grocery store, gas station and convenience store with drive-through to be developed on Lot 1, and (ii) general commercial/retail uses to be developed on Lot 2, subject to the provisions of this GDP.

3. General Development Requirements.

(a) **Development Plan.** The Development Lands shall be known as "Woodland Crest Neighborhood Center." Attachment A to this document, titled "Woodland Crest Neighborhood Center General Development Plan," is hereby incorporated by reference. Attachment A is illustrative only and the provisions of Attachment A do not have any legal or regulatory effect.

(b) **Setbacks.** The required front, side and rear yard setbacks for all lots within Woodland Crest shall be ten (10) feet, unless otherwise approved by the Village pursuant to an approved Specific Implementation Plan (SIP) for a particular lot.

(c) **Design Guidelines.** The provisions contained within Attachment A are intended to guide development of all lots within Woodland Crest but the provisions of Attachment A do not have any legal or regulatory effect.

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5509462
08/01/2019 09:27 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 27

Return to:

Woodland Crest, LLC
161 Horizon Drive, Suite 101A
Verona, WI 53593

Parcel Identification Number:

Part of 066/0809-172-8540-0

4. Specific Implementation Plans Required. An approved SIP is required for the development of all lots within Woodland Crest. The SIPs shall be consistent with this GDP and shall control with respect to all matters that are covered therein. It is anticipated that further divisions of Woodland Crest lots may be approved in the future through replats or certified survey maps. All building / architectural, site, landscaping, signage, lighting and parking plans for all development shall follow the architectural and design standards for Woodland Crest established herein and shall be addressed during the SIP process. For avoidance of doubt, no monument signs shall be permitted on County Highway Q.

5. Permitted Uses.

(a) Lot 1: Permitted Uses. Notwithstanding the general description of uses identified in Section 2 above, the following principal uses, and uses incidental thereto, shall be permitted on Lot 1:

(1) Grocery store and supermarket (including drive-ups, drive-thrus, and outdoor displays and sales of merchandise, all where designated on the SIP);

(2) Convenience stores (including drive-ups and drive-thrus, car washes, fueling stations for gasoline, diesel, ethanol or alternative fuels, and outdoor display and sale of merchandise, if designated on the SIP). Incidental uses specifically includes, but is not limited to, food or beverage service contained within the convenience store, including services provided by a third-party.

(b) Lot 2: Permitted Uses. Notwithstanding the general description of uses identified in Section 2 above, the following principal uses, and uses incidental thereto, shall be permitted on Lot 2:

(1) Professional and other offices;

(2) Retail sales including the following: animal hospitals and pet shops, antique shops, audio and video equipment and merchandise, bakeries, barber shops, bicycle shops, book stores, candy and ice cream stores, carpet stores, camera and photographic supply stores, catering services, clocks and watches, clothing and apparel stores, computer and computer accessory stores, china and glassware stores, coin stores, custom dressmaking, department and discount stores, drug stores, dry cleaning and laundry, electronic and house ware appliance stores, flower shops, gift shops, hardware and paint stores, hobby stores, jewelry stores, leather goods and luggage stores, locksmiths, meat markets, musical instrument stores, office supply stores, optical goods stores, orthopedic sales and supplies, pet grooming, pet stores, photo studios, picture frame shops, schools for music, dance and martial arts schools, sewing machine shops, shoe stores, sporting goods stores, tailor shops, travel bureaus;

(3) Banks, credit unions, and other financial institutions;

(4) Medical and dental offices, optical shops, physical therapy, urgent care, chiropractic, pharmacy or other health care clinics, or related or customary uses;

- (5) Health clubs and exercise/fitness facilities;
- (6) Hotels and/or restaurants (including bars, decks and patios, whether or not alcohol is served, subject to a conditional use permit being issued and if designated on the SIP);
- (7) Service businesses that provide services to the general public and produce minimal off-site impacts, including the following: barber and beauty shops; dry-cleaning pick-up stations; interior decorating/upholstery; locksmith; mailing and packaging services; photocopying, document reproduction services; consumer electronics and repair; shoe repair; tailor shop; and watch repair, other small goods repair;
- (8) Any other use allowed as a permitted use under the Village's "C-1 Commercial General Commercial District" (or any successor district), as may be amended from time to time; and
- (c) Uses not specified in this General Development Plan that are found by the Village to be sufficiently similar to specified permitted uses in the General Development Plan may be allowed by the Village.

6. Conditional Uses. Subject to Chapter 133, Article V of the Village of Waunakee Zoning Code, the following uses shall constitute conditional uses and require a conditional use permit:

- (a) On Lot 1, a building used for a grocery store or supermarket that is proposed to have more than 50,000 square feet of floor area. For avoidance of doubt, the standards identified in Section 133-19 of the Village of Waunakee Zoning Code must be satisfied.
- (b) On Lot 2, any drive-thru or drive-up.
- (c) Commercial outdoor displays or sales, unless specifically identified as permitted in this GDP, in which case the displays or sales are still subject to approval by the Village Engineer.
- (d) Any patios, bars, decks, or outdoor seating areas where food or alcohol is to be served and/or consumed.
- (e) All government or utility uses which are not a permitted use in all zoning districts under the Village of Waunakee Zoning Code.

7. General Limitation on Uses. No uses shall be permitted within the Development Lands which are not permitted uses, or conditional uses, under the provision of this General Development Plan, or amendments to the General Development Plan, which may be approved in the future under the Waunakee zoning code. Uses identified as conditional uses shall require a Conditional Use Permit pursuant to the applicable Village Code provisions, unless such conditional uses are permitted by this General Development Plan without requiring a Conditional Use Permit. The outlots on the plat shall be used only for the purposes set forth above in this instrument and on the plat, and activities specifically incidental thereto. All of the

detail contained in the Final Plat of Woodland Crest with respect to the lots described therein shall be deemed incorporated into this General Development Plan by reference.

8. SIP Requirement and Transfer Restriction. Except where otherwise indicated above, the uses of the lands subject to this General Development Plan will be subject to approval of a Specific Implementation Plan by the Village of Waunakee in accordance with the Waunakee Zoning Code, except that existing agricultural uses may continue until a specific parcel is developed under an approved Specific Implementation Plan. No lot within the Development Lands shall be transferred, sold or conveyed to any other party, other than to Developer or an affiliate of Developer, the Village of Waunakee or to a bona fide mortgagee, without the prior approval of a development agreement for such lot between the Developer or the owner thereof and the Village of Waunakee. No land disturbance or construction associated with development of the lands within the Development Lands shall be commenced by the Developer or the owner thereof, unless an agreement for land division improvements for and in connection with such land disturbances or construction has been executed by the Developer or the owner thereof and the Village of Waunakee.

9. Commercial SIPs. The various Specific Implementation Plan(s) for the Development Lands may provide that certain of the zoning requirements for the commercial classifications of the Waunakee zoning ordinance be modified or waived by the Village Board of the Village of Waunakee, including, but not limited to, requirements with respect to signage, lighting, parking, parking lot and driveway design and landscaping, but if the modifications are determined to be minor by the Village Engineer, then only the approval of the Joint Plan Commission, and not the Village Board, shall be required. All such zoning requirement modifications or waivers for all of the commercial lots in the Development Lands shall be dealt with in the Specific Implementation Plan(s), where permitted, and such Plans shall control over the requirements of the Waunakee zoning code with respect to such matters.

10. Architectural Covenants. All development on the subject lands will also be subject to the terms, provisions and conditions of any covenants, restrictions, conditions and easements prepared and recorded by the Developer prior to the development of the lands in question, which covenants may provide for architectural control by the Developer of any buildings to be built on the Development Lands. The Village agrees to take reasonable steps to consult with the Developer before issuing a building permit in an effort to ensure that the building or other improvements have been approved in writing by the Developer or such other party who has architectural review approval powers with respect thereto under recorded covenants which govern such lands.

11. Amendments. The foregoing General Development Plan may not be amended without the consent of the Village Board of the Village of Waunakee, provided, however, approval by the Village Board of the Village of Waunakee shall not be required for any modification or amendment where the Village Engineer has determined, in writing, that such modification or amendment is a minor modification or amendment.

INFORMATIONAL STATEMENT

The Developer makes the following additional informational statements in connection with its request for rezoning to the PUD classification:

12. Valuation. It is anticipated that the value of the private commercial structures and improvements on all of the PUD commercial lots will be in the range of \$12,500,000 to \$15,000,000 when fully built-out.

13. Construction Timing. It is anticipated that portions of the Development Lands will see the start of construction of at least one (1) commercial building within approximately eighteen (18) months after this GDP is approved by the Village Board. Development of the balance of the Development Lands will depend on market and economic conditions and completion of one or more development agreements with the Village. The overall build out of the Development Lands is estimated at this time at approximately five (5) years, subject to market and economic conditions and completion of development agreements with the Village.

[Signature page follows.]

Dated effective as of the 30th day of July, 2019.

DEVELOPER:

WOODLAND CREST, LLC

By: Forward Development Group, LLC, its manager

By: David M. Jenkins
David M. Jenkins, Manager

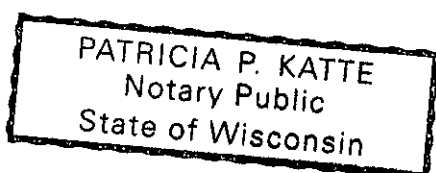
WOODLAND CREST PHASE I LAND, LLC

By: Forward Development Group, LLC, its manager

By: David M. Jenkins
David M. Jenkins, Manager

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 30 day of July, 2019, the above-named David M. Jenkins, to me known to be the person who executed the foregoing instrument and acknowledged the same.

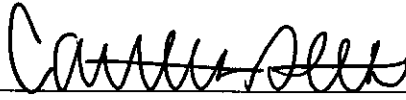


Patricia P. Katte
Print name: PATRICIA P. KATTE
Notary Public, State of Wisconsin
My Commission: exp. 09/08/2021

CERTIFICATION OF APPROVAL

The aforesaid General Development Plan was approved by the Village Board of the Village of Waunakee on April 15, 2019.

Dated this 30th day of July, 2019.



Caitlin Stene, Village Clerk

This instrument drafted by:
Bryan Kleinmaier
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, WI 53701-1784

LEGAL DESCRIPTION

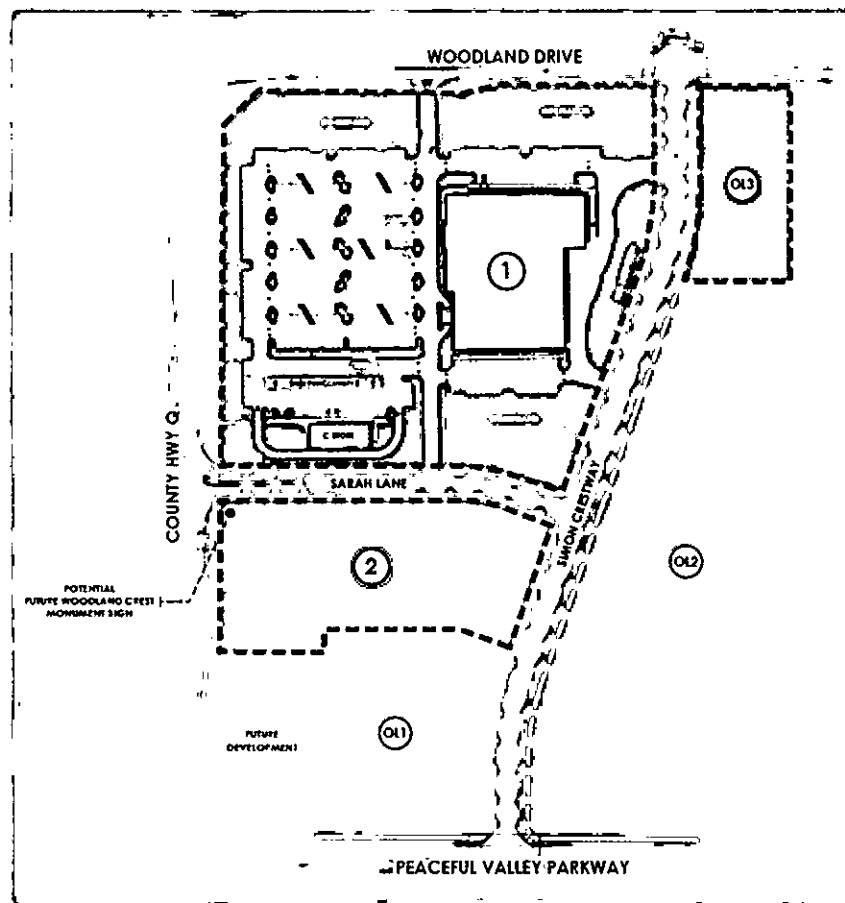
Lot One (1) and Lot Two (2), Woodland Crest, Village of Waunakee, Dane County, Wisconsin.

ATTACHMENT A

WOODLAND CREST NEIGHBORHOOD CENTER
GENERAL DEVELOPMENT PLAN

[Attached]

Woodland Crest Neighborhood Center General Development Plan



Prepared for:
Forward Development Group, LLC (FDG)

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

Submitted: February 15, 2019

Table of Contents

Intent
 Project Location
 Community Context
 Project Overview
 Phasing
 Development Details and Design Standards
 Building Architecture
 Site Access and Circulation
 Site Topography, Drainage and Stormwater Management
 Open Space and Landscape Design
 Rationale for PUD Zoning
 Consistency with Community Plans
 Consistency with Community Ordinances
 Requested Exemptions to Conventional Zoning Standards

Exhibits

Zoning Map Exhibit
 Woodland Crest Master Plan
 General Landscape Plan
 Phasing Plan

Project Team

Developer

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 Verona, WI 53593

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Intent

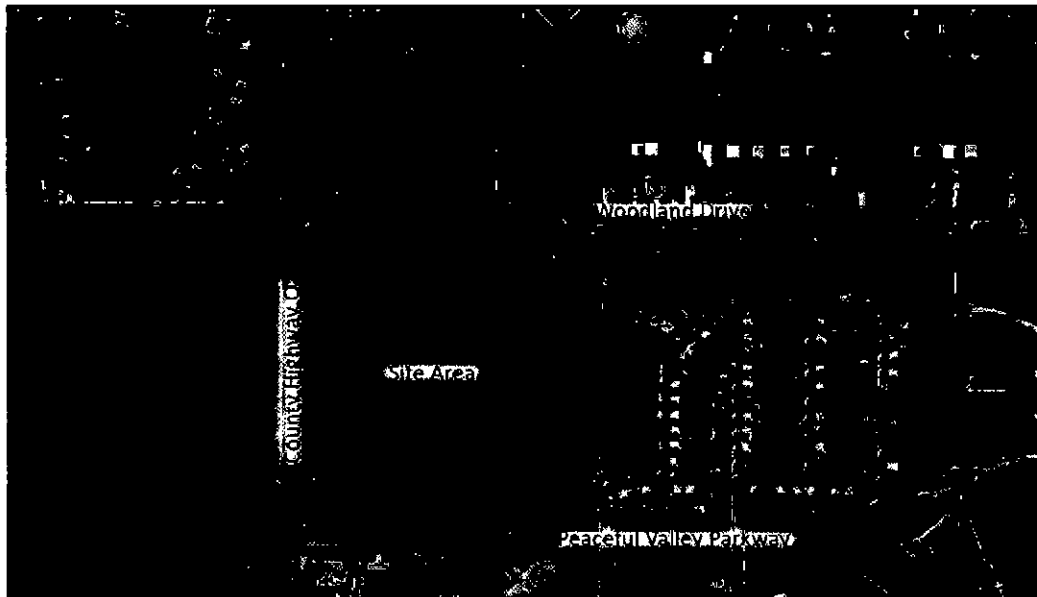
Forward Development Group, LLC ("FDG") is seeking Village of Waunakee approval of the Woodland Crest General Development Plan ("Woodland Crest"). Woodland Crest is intended to be a mixed-use neighborhood center comprised of retail and service-oriented businesses, including a grocery store anchor, located along the County Highway Q frontage.

Project Location

The Woodland Crest project site is located at the southeast corner of Woodland Drive and County Highway Q ("CTH Q"). The project site is bounded by Woodland Drive on the north, CTH Q on the east, and Peaceful Valley Parkway on the south. Overall, the project site is primarily comprised of an existing agricultural parcel (PIN 0809-172-8540-0).

The project site is located within the Village of Waunakee Urban Service Area and the Waunakee-Westport Joint Planning Area.

Given the location of the project site along CTH Q between Peaceful Valley Parkway and Woodland Drive, the location is highly visible and serves as a gateway to the Village of Waunakee community.



Project Site Context

Currently the project site is vacant undeveloped lands that has been cultivated, as it has been for many decades. Surrounding land uses and development include:

- To the north across Woodland Drive, Waunakee Schools campus and athletic fields;
- A small cluster of rural residences located within the Town of Westport and the Kilkenny Farms subdivision to the east;
- To the south, across Peaceful Valley Parkway is the North Gateway commercial development; and

- Immediately adjacent to the project site on the west are two residential homes, and across CTH Q lie cultivated farmland, including 130 acres proposed for a mixed-use planned development.

Overall, the surrounding context can be characterized as mixed-use, with a variety of residential and commercial, and institutional development. The surrounding uses present both opportunities and constraints for the development within Woodland Crest. Opportunities include existing residential and institutional uses which will serve as supporting uses to the proposed commercial development. While the same will also require that special consideration be given to implementing design elements, including enhanced landscape and architectural design elements to ensure compatibility between nonresidential and residential uses.

Project Overview

Woodland Crest is envisioned as a vibrant mixed-use neighborhood center that provides places to live, work, and play within the Village of Waunakee. Generally, uses within Woodland Crest include a grocery store anchor with convenience store and gas station as well as smaller, neighborhood scale retail and service-oriented uses, restaurants, and future multi-family residential uses.

Given the surrounding site context, development guidelines have been included in the general development plan that are intended to ensure compatibility between uses, mitigate adverse impacts, and that ensure high quality architectural design that enhances the pedestrian environment and activates outdoor spaces. Overall, the proposed development guidelines specifically address:

- Building facade treatments focusing on four-sided architecture as noted in the architectural images included in this General Development Plan;
- Designing and amenitizing outdoor spaces to create useable open spaces that create opportunities for both active and passive recreation;
- The placement of parking and vehicular circulation to limit conflicts between vehicles and pedestrians; and
- Promoting walkability and encouraging and accommodating bicycling.

While architectural character images are included in this General Development Plan document, they are intended to help clarify design intent and provide examples of the general architectural flavor intended for development within Woodland Crest. Final architectural and design related details will be reviewed and approved as part of the Specific Implementation Plan process as each site develops.

The Woodland Crest General Development Plan is intended to establish a framework for the general organization and layout of land uses and public infrastructure that are illustrated in the attached Master Plan exhibits. The Master Plan's depiction of particular building sites is illustrative in nature and subject to modification as part of each subsequent Specific Implementation Plan and final operational agreements.

Phasing

Land Division Phasing

A subdivision request (Woodland Crest Preliminary and Final Plats) has been submitted for concurrent review and approval along with the Woodland Crest General Development Plan. The land division request seeks to subdivide the project site (approximately 28 acres) into two lots (Lots 1 and 2) and three outlots (Outlots 1, 2, and 3) as noted below:

- **Lot 1:** A 10.4-acre site planned for a grocery store and a c-store / gas station that contains a drive-thru coffee shop;
- **Lot 2:** A 2.9-acre site planned for single and/or multi-tenant commercial uses;
- **Outlot 1:** A roughly 2.58-acre site is envisioned to accommodate shared access for the future redevelopment of the residential lots to the west (Lots 1 and 2 of CSM 4619) as well as additional commercial uses within Woodland Crest. Outlot 1 also has the potential to be further divided to accommodate future development. At this time, Outlot 1 will remain an Ag/Holding zone until development is proposed.
- **Outlot 2:** A roughly 9-acre site that has the potential to be further subdivided in the future. Outlot 2 is envisioned to host the proposed future supporting high density residential development. At this time, Outlot 2 will the existing zone district designation until development is proposed.

Also as part of Outlot 2, phase one construction will include a temporary regional stormwater management facility located on the southern end of the outlot. At this time, this facility will be developed within an easement and be maintained by the developer. At such a time when Outlot 2 is subdivided, a formal outlot will be created for the stormwater management facility, which will be dedicated to the public and maintained by the Village.

- **Outlot 3:** Roughly 1.2-acres in size contains a regional stormwater management facility and landscaped open space. Outlot 3 will be dedicated to the public and the Village will assume maintenance responsibilities.

Parcels noted herein as the potential location for future high density residential land uses (Outlots 1 and 2) will be developed based on market demand. Integrating residential land uses will provide support to proposed businesses and transition land uses from the commercial sites along CTH Q to the residential areas to the east.

All parcels located within the Woodland Crest General Development Plan may be subdivided in the future via condo plat, or adjusted via plat, subject to Village review and approval. Future subdivisions, and the subsequent function and maintenance of the resulting lots or outlots, must be described in detail in the SiP for each site.

It is important to note that while all of the lands comprising the project site are included within the parameters of the land division, they are not all part of the General Development Plan planning area as discussed below.

Rezoning Phasing

All of the lands comprising the Woodland Crest Subdivision, including the two commercial lots located along Sarah Lane and the CTH Q frontage (Lots 1 and 2) and Outlots 1, 2 and 3, are within the Woodland Crest land division. However, only Lots 1 and 2, and Outlot 3 are within the current Woodland Crest General Development Plan planning area. The lands within the Woodland Crest General Development Plan planning area will be rezoned from their current zone district to PUD- GDP and are planned for multi-use commercial development.

The remaining lands (Outlots 1 and 2) will maintain their existing A-1 zone district designation. The rezoning of these lands will occur over the course of time, consistent with the anticipated phasing plan. It is important to note that while these areas have been identified as viable locations for supportive multi-family residential land uses, development is not proposed at this time. It is the intent of the Woodland Crest General Development Plan to create a truly mixed-use neighborhood center, including higher density multi-family residential land uses.

With that in mind, there are two potential paths forward at such a time when development occurs on Outlots 1 and 2. One potential path would be to rezone and develop within the confines of one of the Village's conventional zoning districts. The other would be amend the Woodland Crest General Development Plan planning area to include the proposed development and land uses, followed by the required Specific Implementation Plan approval process. In any event, it is the intent of the Woodland Crest General Development Plan to create a truly mixed-use neighborhood center, including high density multi-family residential land uses.

Construction Phasing

FDG has determined that there is strong interest in the development opportunities that could be created at this location, and intends to develop the entire site over the course of multiple construction phases, the first of which is anticipated to begin in the summer of 2019. Construction will involve mass grading, installation of stormwater management facilities, the extension of Simon Crestway from Woodland Drive to Peaceful Valley Parkway, a new public street ("Sarah Lane") to connect Simon Crestway and County Highway Q, and underground sanitary sewer, water, and storm sewer infrastructure.

In addition to the public and private improvements, commercial development is also part of the phase one development within Woodland Crest General Development Plan. Lot 1 will be first lot to develop and be zoned PUD-SIP. Lot 1 will serve as the commercial anchor that will include a grocery store and convenience store with drive-thru. In addition, as part of the initial phases of development, Outlot 3 will also be zoned PUD-GDP and develop consistent with the Village's policies with regard to stormwater management facilities. While Lot 2 is part of the initial phases of development and planned for commercial land uses, a specific use or development plan has not been developed. Prior to development, a Specific Implementation Plan for Lot 2 will be required and set more detailed development parameters for each lot and use. All future Specific Implementation Plans are subject to the Village's GDP-SIP review and approval process.

The intended construction schedule is below:

Subdivision improvements (public infrastructure)	Summer 2019 – Fall 2019
Lot 1 (Grocer site) site work (pad ready)	Summer 2019 – Fall 2019
Future lots (subject to GDP and SIP approvals)	2020 - 2022

Development Details and Design Standards

Schedule of Land Uses

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

- Grocery store, convenience store, gasoline service station, and restaurant/café or coffee shop (permitted uses on Lot 1)
- Health and fitness clubs (permitted use)
- Outdoor display and sales of products such as Christmas Trees, plants, produce (conditional use)
- Farmers markets (conditional use)

The following uses are not permitted within the GDP:

- Automotive rental, sales, and service uses (not permitted within the GDP).

The attached Master Plan shows the general intent for the layout and relationship of the individual sites, with approximate building footprints. Prior to development, a Specific Implementation Plan for each individual lot will be required and set more detailed development parameters for each lot and use. All future Specific Implementation Plans are subject to the Village's GDP-SIP review and approval process.

Bulk Standards and Development Intensity for Commercial Land Uses

Woodland Crest Development Standards for Commercial Land Uses	
Development Intensity	Floor Area Ratios (FARs) range from 0.10 to 0.25
Building Height (maximum)	Maximum standard per Zoning Ordinance for C-1 zone district (45 feet).
Principle Building Setbacks (from right-of-way)	Lot 1 setbacks per SIP plan. Front yard minimum setbacks: From Simon Crestway and Sarah Lane: 5 feet From County Highway Q: 25 feet From Peaceful Valley Parkway: 25 feet Side yards: Per Zoning Ordinance for C-1 zone district (9 feet).
Minimum Building Separation	Minimum 10 feet of separation where multiple principal buildings are present on site.

Open Space Ratio	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.
Landscaping	Village minimums per Zoning Ordinance , plus sites eligible for 2 points per each perennial and ornamental grass plantings.
Screening Buffers	Commercial sites adjacent to single-family residential shall provide 100% screening from headlight glare through fencing, berms, and/or plantings.
Vehicle Parking	Minimum standards per Zoning Ordinance for non-residential uses.
Bicycle Parking	Provide bike parking within 50 to 120 feet of each building's primary entrance.
Signage	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.

Except for the specific setback, bulk and use restrictions that are described in this GDP, the Village Zoning and Subdivision Ordinances will regulate commercial land uses and development within Woodland Crest.

Building Architecture

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

With the intent of creating a “sense-of-place” the following design objectives set basic parameters, describe preferences, and illustrate design intent for building and site development within Woodland Crest:

- Emphasize important wayfinding nodes within the development by placing distinctive or iconic architectural elements or interesting facades at prominent locations visible to people traveling to the site and moving within the site.
- Require four-sided architecture to avoid large blank, unarticulated wall expanses. Where blank walls cannot be eliminated due to operational characteristics (i.e. back-of-house operations), material articulation and landscaping should be utilized for screening purposes.
- Encourage a variety of building types and styles expressed both in large-scale (overall building) and small-scale (architectural features) design elements. Incorporate complementary ornamental architectural design elements into building designs, including, but not limited to columns or posts, lentils and sills, awnings, eaves and overhangs, ornamental masonry (belt and string courses, cornices, etc.), various roof profiles, expansive windows and doors, etc.
- Encourage architectural styles that are complementary to other sites within the development, including prairie-style façade treatments with the primarily color palette being earth tone based.

- Encourage the use of masonry as a complementary building material with other natural materials, including wood, stone, and metal serving as accent materials. Limit the overall use of stucco or EIFS throughout the development, especially on primary building facades.
- Encourage varying building heights. Where applicable, building mass should be concentrated at corners.
- Emphasize the pedestrian's experience with "human scale" site and architectural details located at street level, including awnings, canopies, material details, and vegetation, and by creating public spaces, including plazas, alcoves, promenades, arcades, etc.
- Minimize and buffer views of service entries, loading areas, and above-ground utility pedestals. Roof-top mechanical equipment should be screened from pedestrian viewsheds and rights-of-way.

Site Access and Circulation

Vehicular Circulation

The site is bounded by Woodland Drive on the north and CTH Q on the west. Woodland Drive serves as a major east-west collector within the Village, and County Highway Q an arterial highway that is one of the primary travel routes between the Village and the surrounding major metropolitan area.

As part of the development, Simon Crestway will be extended south through the project site, serving as the north-south connection between Woodland Drive and Peaceful Valley Parkway. Simon Crestway, classified as a collector street, will be platted with an 80-foot wide right-of-way (ROW) and will be designed to accommodate vehicle travel lanes, on street parking (if desired by the Village), a sidewalk on the west side, and 10-foot multi-use path on the east side of the street.

In addition, a new public street, Sarah Lane, will be constructed to connect Simon Crestway to CTH Q. Sarah Lane will provide better access and circulation within Woodland Crest and is critical to supporting the economic viability of the site as it provides a secondary entry/exit into the development's commercial center.

A Traffic Impact Analysis (TIA) has been submitted for concurrent review with the Woodland Crest Subdivision and General Development Plan. All of the recommended improvements have been incorporated into the development plans associated with the Woodland Crest, including:

- Additional right-of-way dedication along Woodland Drive to accommodate a right turn lane;
- A northbound right turn lane and southbound left turn lane were added to Peaceful Valley Parkway to create a three-quarter access onto CTH Q; and
- Signalization of the intersection of Woodland Drive and Simon Crestway at the request of the Village.

In addition to these new public street improvements, a note has been added to the Woodland Crest Final Plat ensuring the future access of Lots 1 and 2 CSM 4619 across Outlot 1.

Pedestrian Circulation

On-street bike lanes already exist along CTH Q and Woodland Drive, and off-street paths extend along CTH Q as well as to the southeast corner of the project site from the east. A paved multi-use path along the east side of Simon Crestway and along the northerly side of Peaceful Valley Parkway, connecting the path network from north to south.

All individual development sites within Woodland Crest will provide ample pedestrian routes separated from vehicular traffic to minimize pedestrian-vehicular conflicts and encourage pedestrian activity.

Parking

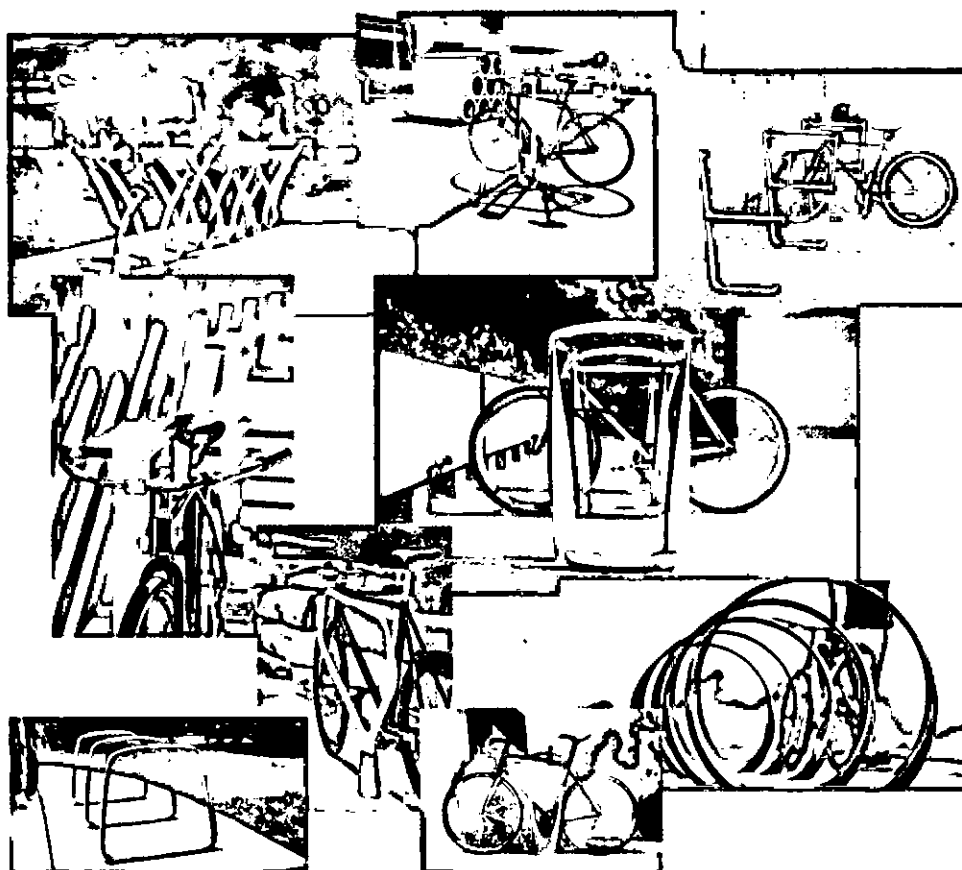
It is the intent within Woodland Crest to provide adequate vehicular parking areas, while also minimizing paving and providing adequate screening and interior landscaping in their design. Parking areas will be accessed by driveways sited to encourage safe access to internal site areas.

Based on preliminary site assessment and existing topography, it is believed that the southerly most located future site development sites within Woodland Crest could accommodate underground parking.

On street parking is proposed along Simon Crestway to provide additional parking options as well as a more vibrant, urban environment.

Bike parking will be included on all sites, within 120 feet of the primary entrance to each building. Commercial sites are encouraged to provide safe and secure bike parking for both customers (short-term parking) and employees (longer-term parking). Because site amenities contribute to placemaking, a variety of bicycle rack styles are provided below that are intended to provide examples of the bike racks that will be considered during the detailed design phases of each site and public spaces within Woodland Crest.

Bicycle Rack Example Images



Site Topography, Drainage, and Stormwater Management

Adding to its charm and providing a unique opportunity for vistas from some of the development sites within Woodland Crest, the existing terrain provides notable views of the State Capitol and nearby lands. Topography is distinguished by a prominent ridge that divides the property such that two thirds of the overall project site area drains to the north, and one third drains to the south.

The project site has been evaluated for the presence of wetlands to comply with current Wisconsin Department of Natural Resources (WDNR) requirements for developments over one-acre in size. No wetland conditions were observed. WDNR concurrence was received and expires August 3, 2033.

The planned stormwater management facilities will meet the Village, Town, County, and WDNR requirements. The most stringent policies require all new development in this area to infiltrate 100% of the increased storm runoff volume created by the new impervious surface. In addition, all runoff must be treated for water quality and rate control, to provide clean water and safe discharge downstream of the development.

Most of the development will be served by “regional” stormwater basins that will collect water from multiple sites. This will increase the treatment efficiency and reduce future maintenance requirements for stormwater treatment in the development overall. Regional stormwater facilities are proposed to be located on south side of Outlot 2 within an easement to be temporarily maintained by the developer and/or land owner, and Outlot 3 to be dedicated to the public. It is the intent that the at a future date, when Outlot 2 is subdivided, the stormwater facility will be dedicated to the public as an outlot and the Village will assume maintenance responsibilities.

Lots 1 will contain private basins to treat and detain runoff specific to that individual site, and will be part of its respective Specific Implementation Plan. A maintenance agreement will be provided for these basins in the Stormwater Management Plan prepared in conjunction with the SIP.

A public storm sewer bypass pipe will route the large off-site drainage area from lands to the west under CTH Q to the north and east around the development. The public storm sewer bypass pipe would be located within a public storm sewer easement within the project limits, and would connect to existing pipes near the northeast corner of the project.

Municipal utilities are currently existing along Woodland Drive and Peaceful Valley Parkway, providing ready connections (or opportunities to extend utilities) to serve the development.

Open Space and Landscape Design

Landscape design and plantings play a large role in the overall success of a development, especially in terms of placemaking, development unification, and amenitizing public spaces. Plantings will be used to highlight and define the edges of the overall development as well as accentuate architectural details and soften hardscape areas. Landscape materials and design will compliment and build on visual themes and styles established by the proposed architecture within Woodland Crest.

Landscaping and outdoor spaces will be provided throughout the development to create welcoming places to sit or walk between the buildings and throughout the Woodland Crest development. Landscape design efforts will include layering plantings to create texture as well as utilizing a variety of species to

promote year-round foliage and color. An emphasis will be placed on using native species, particularly perennial grasses and wildflowers.

A sample list of plant species and precedent photos of the landscape design intent are included herein for reference. Final landscape design will be evaluated as part of the Specific Implementation Plan for each site.

Sample Plant List (including, but not limited to):

COMMON NAME	BOTANICAL NAME
OVERSTORY DECIDUOUS TREES	
<i>Prairie Pride Common Hackberry</i>	<i>CELTIS occidentalis 'Prairie Pride'</i>
<i>Swamp White Oak</i>	<i>QUERCUS bicolor</i>
<i>Shademaster Honeylocust</i>	<i>GLEDITSIA triacanthos</i>
<i>Redmond Linden</i>	<i>TILIA americana 'Redmond'</i>
<i>Draves Honey Locust</i>	<i>GLEDITSIA tricanthos 'Draves'</i>
<i>Royal Red Maple</i>	<i>ACER platanoides 'Royal Red'</i>
<i>Red Sunset Maple</i>	<i>ACER rubrum 'Franksred'</i>
<i>State Street Maple</i>	<i>ACER miyabei 'Morton'</i>
<i>Espresso Cofeetree</i>	<i>GYMNOCLADUS dioicus 'Espresso'</i>
<i>Autumn Gold Ginkgo</i>	<i>GINKGO biloba 'Autumn Gold'</i>
<i>Whitespire Birch</i>	<i>BETULA populifolia 'Whitespire'</i>
<i>River Birch</i>	<i>BETULA nigra</i>
<i>New Horizon Elm</i>	<i>ULMUS x 'New Horizon'</i>
<i>Siouxland Poplar</i>	<i>POPULUS deltoides 'Siouxland'</i>
TALL EVERGREEN TREES	
<i>Black Hills Spuce</i>	<i>PICEA glauca var. densata</i>
<i>Serbian Spruce</i>	<i>PICEA omorika</i>
<i>White Pine</i>	<i>PINUS strobus</i>
ORNAMENTAL DECIDUOUS TREES	
<i>Crabapple spp.</i>	<i>MALUS spp.</i>
<i>Serviceberry spp.</i>	<i>AMELANCHIER spp.</i>
<i>Hawthorn spp.</i>	<i>CRATAEGUS spp.</i>
<i>Pear spp.</i>	<i>PYRUS spp.</i>
<i>Japanese Tree Lilac</i>	<i>SYRINGA reticulata</i>
<i>Fox Valley Dwarf River Birch</i>	<i>BETULA nigra 'Little King'</i>
UPRIGHT EVERGREEN TREES	
<i>Arborvitae spp.</i>	<i>THUJA spp.</i>
<i>Juniper spp.</i>	<i>JUNIPER spp.</i>

DECIDUOUS SHRUBS

<i>Dogwood spp.</i>	<i>CORNUS spp.</i>
<i>Viburnum spp.</i>	<i>VIBURNUM spp.</i>
<i>New Jersey Tea</i>	<i>CEANOTHUS americana</i>
<i>Winterberry spp.</i>	<i>ILEX spp.</i>
<i>Little Devil Ninebark</i>	<i>PHYSOCARPUS opulifolius 'Donna May'</i>
<i>Wine & Roses Weigela</i>	<i>WEIGELA florida 'Alexandra'</i>
<i>Spring Red Compact Cranberrybush Vib.</i>	<i>VIBURNUM trilobum 'Spring Red'</i>
<i>Bloomerang Lilac</i>	<i>SYRINGA x 'Penda'</i>
<i>Alpine Currant</i>	<i>RIBES alpinum</i>
<i>Gro-low Sumac</i>	<i>RHUS aromatica 'Gro-Low'</i>
<i>Purpleleaf Sandcherry</i>	<i>PRUNUS x cistena</i>
<i>Barberry spp.</i>	<i>BERBERIS spp.</i>
<i>Black Chokeberry</i>	<i>ARONIA melanocarpa</i>

EVERGREEN SHRUBS

<i>Yew spp.</i>	<i>TAXUS spp.</i>
<i>Juniper spp.</i>	<i>JUNIPERUS spp.</i>

ORNAMENTAL GRASSES

<i>Korean Feather Reed Grass</i>	<i>CALAMAGROSTIS brachytricha</i>
<i>Prairie Dropseed</i>	<i>SPOROBOLUS heterolepis</i>
<i>Flame Grass</i>	<i>MISCANTHUS purpurascens</i>
<i>Indiangrass</i>	<i>SORGHASTRUM nutans</i>
<i>Autumn Moor Grass</i>	<i>SESLERIA autumnalis</i>
<i>Tufted Hairgrass</i>	<i>DESCHAMPIA cespitosa</i>
<i>Northwind Switch Grass</i>	<i>PANICUM virgatum 'Northwind'</i>
<i>Heavy Metal Switch Grass</i>	<i>PANICUM virgatum 'Heavy Metal'</i>
<i>Dwarf Fountain Grass</i>	<i>PENNISETUM alopecuroides 'Hameln'</i>

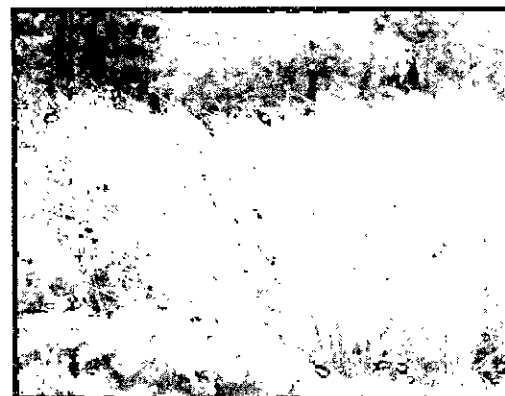
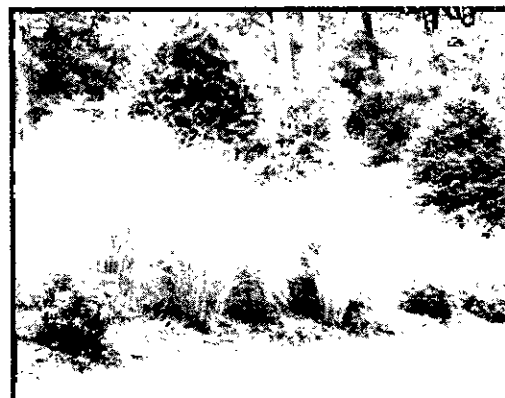
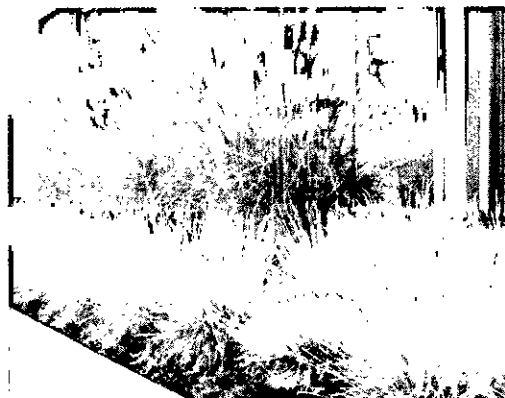
PERENNIALS

<i>Brown-eyed Susan</i>	<i>RUDBECKIA triloba</i>
<i>Yellow Coneflower</i>	<i>RATIBIDA pinnata</i>
<i>Coneflower spp.</i>	<i>ECHINAEA pallida</i>
<i>Little Spire Russian Sage</i>	<i>PEROVSKIA atriplicifolia 'Little Spire'</i>
	<i>HEUCHERA micranatha var. diversifolia 'Palace Purple'</i>
<i>Coral Bells Palace Purple</i>	<i>SALVIA nemorosa 'Mainacht'</i>
<i>May Night Perennial Salvia</i>	<i>ALLIUM spp.</i>
<i>Ornamental Onion spp.</i>	<i>SEDUM spp.</i>
<i>Sedum spp.</i>	<i>ASTER azureus</i>
<i>Sky Blue Aster</i>	

False Blue Indigo
Prairie Blazing Star
Fireworks Goldenrod
Daylily spp.
Catmint spp.

BAPTISIA australis
LIATRIS pycnostachya
SOLIDAGO rugosa 'Fireworks'
HEMEROCALLIS spp.
NEPETA spp.

Landscape Design Intent – Example Images



Rationale for PUD Zoning

Planning efforts for Woodland Crest have been ongoing since 2009. The intent of the Woodland Crest General Development Plan 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 the design intent of Woodland Crest, 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.

The overall intent of the Village's Planned Unit Development is to encourage innovation in design while allowing for flexibility in development standards and to ensure high quality design and architecture.

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

- Creative and flexible design to provide appropriate buffers and transitions between differing uses and development intensities; and
- Reduce setbacks and lot coverage standards to develop a mixed-use, building forward, development and active streetscape.

The following sections specify in more detail how the plan complies with Village zoning standards and where flexibility is requested.

Consistency with Community Plans

This site is within the Waunakee-Westport Joint Planning Area (JPA); as such development proposals for this site will be subject to review and input from both municipalities and the Joint Plan Commission.

In the Waunakee-Westport Comprehensive Plan (the "Plan") adopted January 2017, the site is recommended for commercial and mixed-use development. The lands between Simon Crestway and CTH Q are planned for "Commercial" uses and are intended primarily for consumer-oriented retail and service uses, with appropriate buffers where adjacent to residential uses.

Lands east of Simon Crestway are planned for "Mixed Use" which may be comprised of a "variety of uses." The Plan more specifically identifies this area as being suitable for multi-unit residential apartments to transition between the commercial areas near CTH Q and the residential areas to the east (see pages 74, 75 and 77 of the Comprehensive Plan).

In general, the community's long-range plan envisions a transition from commercial along CTH Q to residential in the east. The proposed land uses within the Woodland Crest General Development Plan are consistent with this vision.

In addition, Woodland Crest will help achieve specific long-range planning goals and objectives, including but not limited to the following:

- Economic Prosperity
 - Retail development will serve the needs of local residents (p. 45)
 - Encourage the development of smaller neighborhood-oriented businesses within walking distance of surrounding residences. (p. 45)

- Commercial development of all types will be compatible with the character and quality of the community (p. 46)
- Community entrance corridors will be developed in a coordinated way, rather than in piecemeal fashion, to ensure that property values are maximized in balance with the aesthetic quality of the community. (p. 46)
- Agricultural, Natural, Cultural and Historic Resources
 - Local groundwater and surface water resources will be protected and conserved (p. 47)
 - Scenic views and visual character will be protected (p. 48)
- Transportation
 - Require developers and subdividers to plan and design efficient through streets within new developments, including any routes identified in this plan or an Official Map, so that traffic is not funneled onto a limited number of existing corridors. (p. 55)
 - Establish set-aside and dedication requirements for all plats and certified surveys that adjoin existing or potential transportation routes that may require future improvements. (p. 56)
- Housing
 - Encourage senior housing in the community so that lifelong residents of the Waunakee area have opportunities to remain in the community (p. 42)
 - Encourage the location of housing in areas that are readily accessible to schools, parks, and neighborhood business districts (p. 42)
 - Neighborhoods will be safe, attractive and distinctive (p.42)
 - Maintain regulations that require new developments maintain a ratio of 75 percent detached, single family units and 25 percent attached units. Redevelopment projects and senior housing projects are exempt from this policy (p. 43).
- Housing Goal 3: New housing development will be timed and phased to coordinate with market demand and public services capacity (p. 43)

Consistency with Village Ordinances

The Woodland Crest General Development Plan use the Village's C-1 Commercial District, as baseline criteria for commercial development within Woodland Crest.

In addition, the Village Zoning and Subdivision Ordinances will largely regulate the land uses and development within Woodland Crest, except for the specific restrictions and exemptions described in the Development Details and Design Standards section and as noted above in the Bulk Standards and Development Intensity Standards for Commercial Uses Table.

Proposed Modifications to Conventional Zoning Standards

The following modifications are requested to the Village's Conventional Zoning Standards:

- **Front yard setback.** Exemption from minimum front setbacks in the C-1 General Commercial district from 15 feet to 5 feet along Simon Crestway and Sarah Lane. The reduction in the setback will enable building masses to be placed closer to the street, activating the pedestrian environment and creating a more urban atmosphere.

A 25-foot setback will be maintained from CTH Q and Peaceful Valley Parkway.

- **Open Space.** Exemption from the minimum required open space per lot pursuant to Sec. 133-893(e)), from 30% to 20%.

Allowing for flexibility in this standard will enable design flexibility on sites without stormwater management basins. In exchange for flexibility in open space additional landscape requirements will be applicable for sites below 30%.

It is important to note that open space will be calculated both on a site-by-site basis and as an overall General Development Plan. Flexibility will be provided on a site-by-site basis while the overall open space provided within Woodland Crest will need to maintain the required 30%.

- **Utility Easements.** Exemption to the requirement to locate utility easements in side or rear lot lines (Sec. 133-12). Utility easements are as noted on the Final Plat.
- **Pavement setback.** Exemption to the minimum pavement setback from 25-feet to 0 feet. The setback reduction will enable greater flexibility on site design for Lot 2 as well as accommodate the future shared access or parking. A pavement setback of zero feet may be permitted in the SIP phase if both parcels are part of the General Development Plan and any parking closer to the lot line than five feet is part of a coordinated parking design across both lots.

Special consideration will continue to be given to providing ample landscape buffers and headlight screening where commercial uses are adjacent to residential uses.

- **Loading docks.** Exemption to minimum loading space requirements pursuant to Sec. 133-994 to reduce the number of loading spaces from four loading spaces to two for Lot 1. Loading spaces are as shown on the SIP development plans.

COMPOSITE HORIZONTAL
LAP SIDING

COMPOSITE VERTICAL
LAP SIDING

COMPOSITE TRIM

GUTTERS AND
DOWNSPOUTS

ASPHALT SHINGLES



41'-0" BUILDING HEIGHT
MEASURED FROM 1ST FLOOR TO MIDPOINT OF
TALLEST ROOF

ALUMINUM RAILING

ENTRY DOOR

MASONRY VENEER

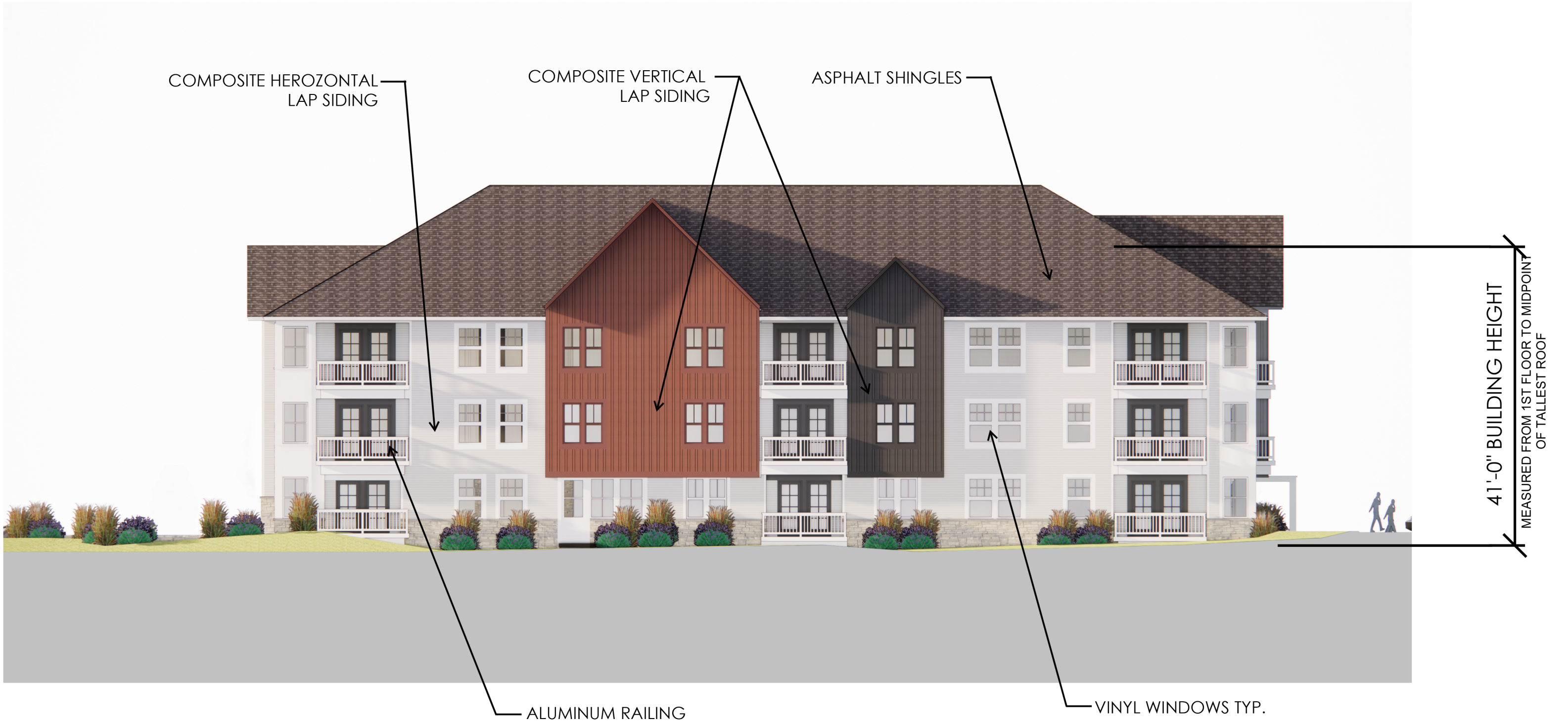
VINYL WINDOWS TYP.



JLA
ARCHITECTS

WOODLAND CREST – WAUNAKEE
EAST ELEVATION

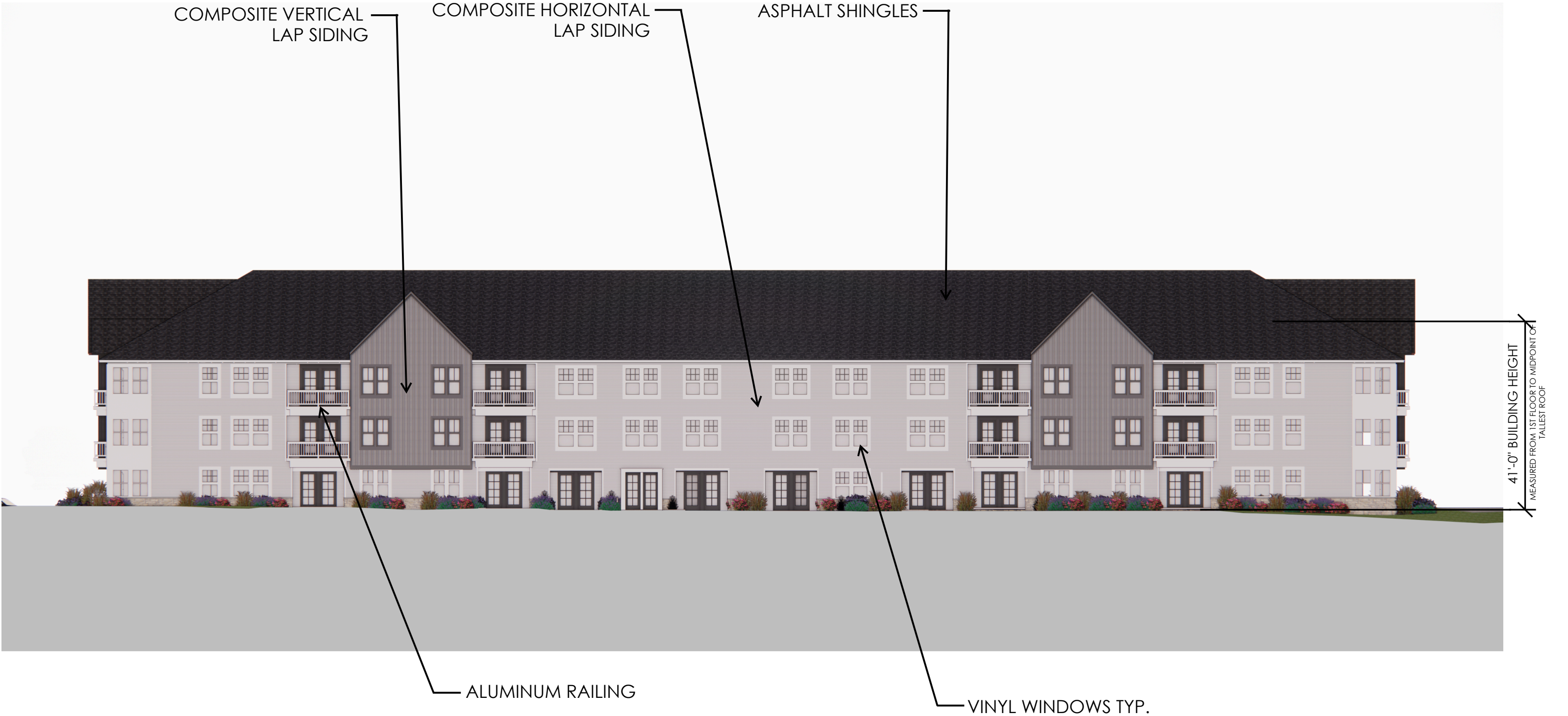
NOVEMBER 17, 2021



JLA
ARCHITECTS

WOODLAND CREST – WAUNAKEE
NORTH ELEVATION

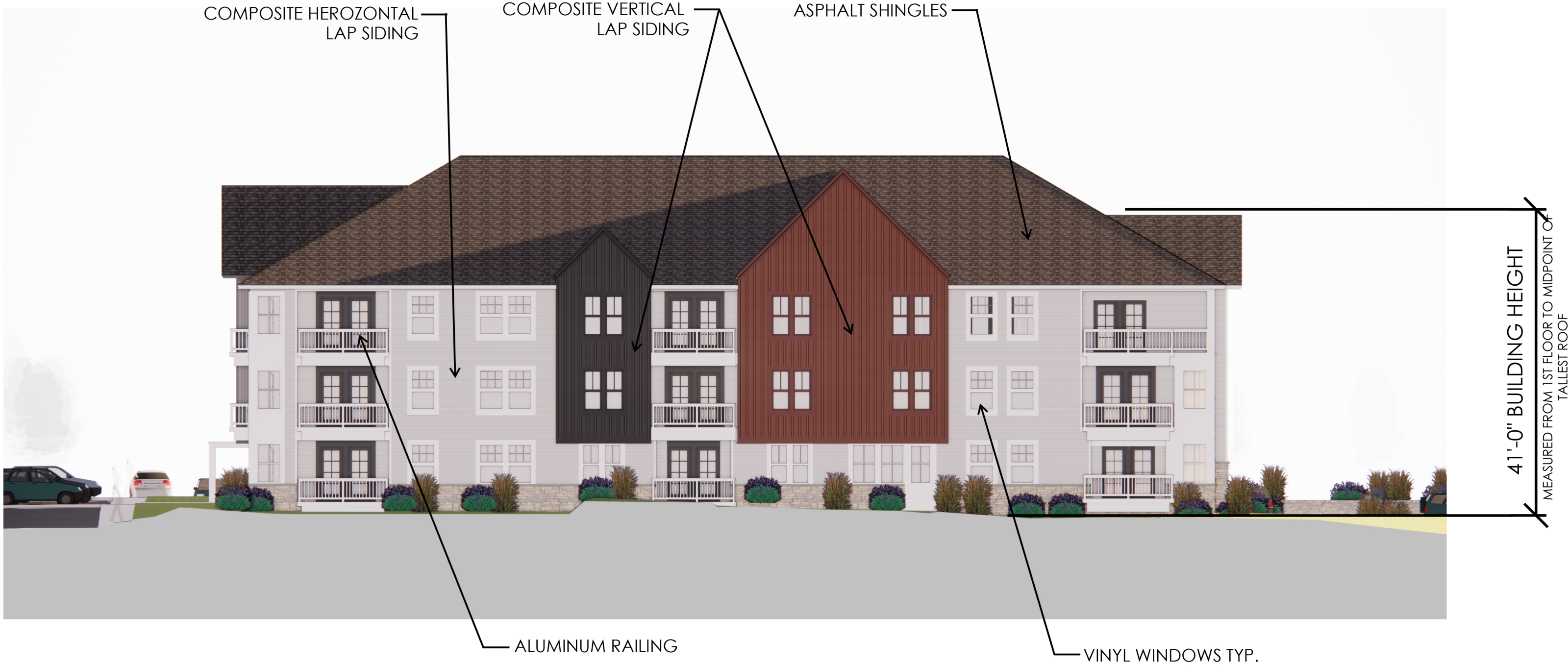
NOVEMBER 17, 2021



JLA
ARCHITECTS

WOODLAND CREST – WAUNAKEE
WEST ELEVATION

NOVEMBER 17, 2021





JLA
ARCHITECTS

WOODLAND CREST – WAUNAKEE

PERSPECTIVES

NOVEMBER 17, 2021



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WOODLAND CREST – WAUNAKEE

PERSPECTIVES

NOVEMBER 17, 2021



JLA
ARCHITECTS

WOODLAND CREST – WAUNAKEE

PERSPECTIVES

NOVEMBER 17, 2021



JLA
ARCHITECTS

WOODLAND CREST – WAUNAKEE

PERSPECTIVES

NOVEMBER 17, 2021



JLA
ARCHITECTS

WOODLAND CREST – WAUNAKEE

PERSPECTIVES

NOVEMBER 17, 2021

Sample Plant List (including, but not limited to):

COMMON NAME	BOTANICAL NAME
OVERSTORY DECIDUOUS TREES	
<i>Prairie Pride Common Hackberry</i>	<i>CELTIS occidentalis 'Prairie Pride'</i>
<i>Swamp White Oak</i>	<i>QUERCUS bicolor</i>
<i>Shademaster Honeylocust</i>	<i>GLEDITSIA triacanthos</i>
<i>Redmond Linden</i>	<i>TILIA americana 'Redmond'</i>
<i>Draves Honey Locust</i>	<i>GLEDITSIA tricanthos 'Draves'</i>
<i>Royal Red Maple</i>	<i>ACER platanoides 'Royal Red'</i>
<i>Red Sunset Maple</i>	<i>ACER rubrum 'Franksred'</i>
<i>State Street Maple</i>	<i>ACER miyabei 'Morton'</i>
<i>Espresso Cofeetree</i>	<i>GYMNOCLADUS dioicus 'Espresso'</i>
<i>Autumn Gold Ginkgo</i>	<i>GINKGO biloba 'Autumn Gold'</i>
<i>Whitespire Birch</i>	<i>BETULA populifolia 'Whitespire'</i>
<i>River Birch</i>	<i>BETULA nigra</i>
<i>New Horizon Elm</i>	<i>ULMUS x 'New Horizon'</i>
<i>Siouxland Poplar</i>	<i>POPULUS deltoides 'Siouxland'</i>
TALL EVERGREEN TREES	
<i>Black Hills Spuce</i>	<i>PICEA glauca var. densata</i>
<i>Serbian Spruce</i>	<i>PICEA omorika</i>
<i>White Pine</i>	<i>PINUS strobus</i>
ORNAMENTAL DECIDUOUS TREES	
<i>Crabapple spp.</i>	<i>MALUS spp.</i>
<i>Serviceberry spp.</i>	<i>AMELANCHIER spp.</i>
<i>Hawthorn spp.</i>	<i>CRATAEGUS spp.</i>
<i>Pear spp.</i>	<i>PYRUS spp.</i>
<i>Japanese Tree Lilac</i>	<i>SYRINGA reticulata</i>
<i>Fox Valley Dwarf River Birch</i>	<i>BETULA nigra 'Little King'</i>
UPRIGHT EVERGREEN TREES	
<i>Arborvitae spp.</i>	<i>THUJA spp.</i>
<i>Juniper spp.</i>	<i>JUNIPER spp.</i>
DECIDUOUS SHRUBS	
<i>Dogwood spp.</i>	<i>CORNUS spp.</i>
<i>Viburnum spp.</i>	<i>VIBURNUM spp.</i>
<i>New Jersey Tea</i>	<i>CEANOTHUS americana</i>
<i>Winterberry spp.</i>	<i>ILEX spp.</i>
<i>Little Devil Ninebark</i>	<i>PHYSOCARPUS opulifolius 'Donna May'</i>

Wine & Roses Weigela
 Spring Red Compact Cranberrybush
 Vib.
 Bloomerang Lilac
 Alpine Currant
 Gro-low Sumac
 Purpleleaf Sandcherry
 Barberry spp.
 Black Chokeberry

WEIGELA florida 'Alexandra'
 VIBURNUM trilobum 'Spring Red'
 SYRINGA x 'Penda'
 RIBES alpinum
 RHUS aromatica 'Gro-Low'
 PRUNUS x cistena
 BERBERIS spp.
 ARONIA melanocarpa

EVERGREEN SHRUBS

Yew spp.
 Juniper spp.

TAXUS spp.
 JUNIPERUS spp.

ORNAMENTAL GRASSES

Korean Feather Reed Grass
 Prairie Dropseed
 Flame Grass
 Indiangrass
 Autumn Moor Grass
 Tufted Hairgrass
 Northwind Switch Grass
 Heavy Metal Switch Grass
 Dwarf Fountain Grass

CALAMAGROSTIS brachytricha
 SPOROBOLUS heterolepis
 MISCANTHUS purpurascens
 SORGHASTRUM nutans
 SESLERIA autumnalis
 DESCHAMPIA cespitosa
 PANICUM virgatum 'Northwind'
 PANICUM virgatum 'Heavy Metal'
 PENNISETUM alopecuroides 'Hameln'

PERENNIALS

Brown-eyed Susan
 Yellow Coneflower
 Coneflower spp.
 Little Spire Russian Sage

 Coral Bells Palace Purple
 May Night Perennial Salvia
 Ornamental Onion spp.
 Sedum spp.
 Sky Blue Aster
 False Blue Indigo
 Prairie Blazing Star
 Fireworks Goldenrod
 Daylily spp.
 Catmint spp.

RUDBECKIA triloba
 RATIBIDA pinnata
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 HEUCHERA micranatha var. diversifolia 'Palace
 Purple'
 SALVIA nemorosa 'Mainacht'
 ALLIUM spp.
 SEDUM spp.
 ASTER azureus
 BAPTISIA australis
 LIATRIS pycnostachya
 SOLIDAGO rugosa 'Fireworks'
 HEMEROCALLIS spp.
 NEPETA spp.





JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 12/14/2021

ITEM: NEW BUSINESS

TITLE: Initial Consult – Possible Comprehensive Plan Amendment

ISSUE SUMMARY: The Waunakee/Westport area has experienced rapid growth in the recent past in residential and non-residential sectors. Lands within the Waunakee Business Park are filling up and local business owners have expressed a desire to expand within the area. In light of this, staff is seeking direction from the Commission as to the desire to amend the comprehensive plan, primarily focusing on the land use along the north side of STH 19 east of CTY Rd I that is currently identified as Rural Preservation.

STAFF RECOMMENDATION: No direct action is needed; however, staff is looking for direction regarding the desire to move forward with a process to amend the Waunakee/Westport Joint Comprehensive Plan.

RECOMMENDED MOTION: No action necessary.

ATTACHMENT(S): Comprehensive Plan Excerpts (Land Use Map, Implementation Chapter), Correspondence from Endres Mfg. Company

FOR MORE INFORMATION CONTACT: tsemmann@waunakee.com or (608) 850-2830

FUTURE LAND USE (NORTH)

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

LEGEND

Future Land Use

Business Park

Central Business District

West Business District

Commercial

Mixed Use

Public & Institutional

Community Residential

Rural Residential

Parks, Open Space, Environmental Corridors

Rural Preservation

Development Limitation

Village of Waunakee (Aug. 2016)

City/Village

Town

Joint Planning Area Boundary

Community Separation Zone

Railroad

Future Road (approximate)

North Mendota Parkway Corridor

The colored portions of this map comprise the combined Planning Area of the Village and Town, including all lands within each jurisdiction and the Village's Extraterritorial Plat Review Jurisdiction area in the Towns of Springfield, Dane, and Vienna.

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY.
AERIAL PROVIDED BY THE USDA (NAIP 2015).
DEVELOPMENT LIMITATIONS ARE A COMBINATION OF WETLANDS, FLOODPLAINS, SLOPES GREATER THAN 12%, AND A 100-FT BUFFER AROUND STREAMS.

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI

Printed By: aconverse, File: P:\1600s\1630s\1631\01631002\GIS\01631002_FutureLandUse_MB.mxd

Print Date: 1/10/2017

Chapter 6:

IMPLEMENTATION

Chapter 6: Implementation

Chapter 6 outlines how the vision, goals, objectives, policies and programs of the plan will be implemented in everyday decisions and annual goal-setting and budgeting and how the plan should be updated and amended as necessary.

84 Guiding Decisions

86 Adoption, Amendments & Updates

88 Plan Consistency & Severability

89 Action Plan

GUIDING DECISIONS

GUIDING DAILY DECISIONS

Responsibility for implementing this plan lies primarily with the Village and Town Boards, Planning Commissions, Joint Planning Commission and Village and Town Staff.

Village and Town Boards

The Village and Town Boards set priorities, control budgets and tax rates, and often have the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Board members are aware of the plan and expect Village or Town actions to be consistent with this plan. Each board member should have a copy of this plan and should be familiar with the major goals and objectives described herein. The Village and Town Boards should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

Village and Town Planning Commissions (PCs) and Joint Planning Commission (JPC)

Land use and development recommendations are a core component of this plan, and the PCs and JPC have major roles in guiding those decisions. PC and JPC members must each have a copy of this plan and must be familiar with its content, especially Chapter 5, Future Land Use. It is generally the responsibility of the PCs and JPC to determine whether proposed projects are consistent with this plan, and to make recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the Village and/or Town, the respective PC or JPC should initiate efforts to amend the plan to better reflect Village and/or Town interests. This will help to reinforce the legitimacy of the plan as an important tool in Village and Town functions.

Other Village and Town Committees/Commissions

In some cases, particular initiatives and action items listed in this plan may be more appropriately carried out by another Village or Town committee such as the Waunakee Economic Development Commission or Town Historic Preservation Committee, or in cooperation with other units of government, business and service organizations, or non-profit agencies. In such cases, this plan should serve as a foundation for Village- and Town-related decision making. Village and Town staff and officials should take an active lead role in sharing this plan with other organizations, communicating the intent of relevant objectives and policies.

Village and Town Staff

Key Village and Town staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan. Specifically, the following people should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- Town Attorney/Administrator/Clerk-Treasurer
- Village Engineer/Public Works Director/Zoning Administrator
- Village Building Inspector
- Village Finance Director
- Village Administrator/Economic Development Director

These key staff members are expected to know and track the various goals, objectives, policies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. All of the Village's and Town's contracted staff should also be aware of the plan and the connections between the plan and Village projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to Village and Town functions.

GUIDING ANNUAL DECISIONS

To provide lasting value and influence, this plan should be used and referenced regularly, especially during annual goal-setting, budgeting and capital planning processes. To inform these annual processes, the Village and Town should each prepare, with input from their Plan Commissions, a concise Comprehensive Plan Annual Report that may include the following information:

- Action items in progress or completed during the prior 12 months (celebrate success!)
- Planning Commission recommendations for action items to pursue during the next 12 months.
- Recommendations for any policy or map amendments to the Comprehensive Plan.

The Action Plan at the end of this chapter should be updated on an annual basis. Completed actions should be celebrated and removed, while those actions not yet completed should be given new deadlines (if appropriate) and assigned to specific individuals, boards or committees for completion per the new schedule and Village or Town Board directive. If the updated Action Plan is consistent with the goals, objectives, and policies of the comprehensive plan, updating the Action Plan should not require an amendment to the Comprehensive Plan and can be approved simply by Village or Town Board resolution.



Many of the strategies identified in this plan presume the use of existing Village ordinances and Village and Town programs. The Town's and Village's key implementation tools include:

Operational Tools

- Annual Budget Process

Regulatory Tools

- Land Use Regulations (including zoning, land division, subdivision and extraterritorial land use controls)
- Site Design Regulations
- Building Codes (including plumbing and electrical codes)
- Erosion and Stormwater Ordinances
- Official Maps

Funding tools

- Tax Incremental Financing (TIF) Districts
- Grant Programs
- General Fund Revenues
- Fees & Special Assessments
- Fundraising
- Room Tax Revenue

ADOPTION, AMENDMENTS & UPDATES

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Village and Town Boards in the form of an adoption ordinance approved by majority vote. Two important steps must occur before the Village and Town Boards may adopt or amend the plan: the Planning Commissions must recommend adoption and the Village and Town must hold an official public hearing.

It is assumed and encouraged that both the Town and the Village will work together on any amendments to the plan, and will each adopt the amendments. It is possible, however, that either entity may at some point choose to amend a portion of the plan that does not directly affect or fall within the jurisdiction of the other entity, for example a Village amendment to policies for the Historic Downtown area. Any unilateral amendment to this joint plan should include a finding that the amendment will not have a substantive affect on the other jurisdiction. If approved, the amended portion should be provided to the other jurisdiction.

Planning Commission Recommendation

The Planning Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan or amendment and its various components. The resolution should also reference the reasons for creating or amending the plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the Planning Commission, and the approved resolution should be included in the adopted plan document.

Public Hearing

Prior to adopting this plan, or plan amendment, the Village and Town (either Village and Town Boards or Planning Commissions) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- The date, time and location of the hearing,
- A summary of the proposed plan or plan amendment,
- The local government staff who may be contacted for additional information,

- Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

Draft Distribution and Public Hearing Notifications

The Village and Town are required to provide direct notice of the public hearing to all of the following as they apply to the municipal limits:

- An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)(d).
- A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.
- Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local government unit provide the property owner or leaseholder notice of the hearing.
- Any individuals who request, in writing, notification of the proposed comprehensive plan ordinance or public hearing. Each such individual must be sent a notice of the public hearing and a copy of the ordinance at least 30 days prior to the public hearing. The Village and Town may charge a fee equal to the cost of providing such notice and copy.

Finally, the Village and Town should send the notice and a copy of the proposed plan, or plan amendment, to the *Plan Distribution List* (see below). These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Village and Town should coordinate directly with the Waunakee Public Library to make a copy of the proposed plan, or plan amendment, available for viewing by any interested party.

Plan Adoption

This plan and any future amendments become official Village and Town policy when the Village and Town Board each pass, by a majority vote of all elected members, an adoption ordinance. The Village or Town Boards may choose to revise the plan after it has been recommended by the Planning

Commission and after the public hearing. It is not a legal requirement to consult with the Planning Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Adopted Plan Distribution

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village and Town, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Village and Town.
3. The regional planning commission in which the Village and Town are located.
4. The public library that serves the area in which the Village and Town are located.
5. The Comprehensive Planning Program at the Department of Administration.

Plan Amendment vs. Plan Update

From time to time the Village and/or Town may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Village and/or Town. Should the Village and Town wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any change to the plan goals, objectives, policies, programs or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in this section. Amendments may be proposed by either the Village or Town Boards, Village or Town PCs, Joint Plan Commission, Village Staff, Town staff or Village or Town property owners. Amendments may be made at any time using this process; however, in most cases the Village and Town should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of minor

plan amendments. This process can begin with a meeting of the JPC (January), followed by JPC recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by the Village and Town Boards (March or April).

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

PLAN CONSISTENCY & SEVERABILITY

PLAN CONSISTENCY

Once formally adopted, the plan becomes a tool for communicating the Village's and Town's land use policies and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, after January 1, 2010, if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with that local governmental unit's comprehensive plan:

- Official maps
- Local subdivision regulations
- General zoning ordinances
- Shoreland/wetland zoning ordinances

An action will be deemed consistent if:

- It furthers, or at least does not interfere with, the goals, objectives, policies and programs of this plan,
- It is compatible with the proposed future land uses and densities/intensities contained in this plan,
- It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.
- The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. Prior to adoption of the plan, the Village and Town reviewed, updated, and completed all elements of this plan together, and no inconsistencies were found.

SEVERABILITY

If any provision of this Comprehensive Plan will be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional by court of law, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application. If any requirement or limitation attached to an authorization given under this Comprehensive Plan is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid.

ACTION PLAN

The following section is a list of items for Waunakee and Westport to pursue jointly and independently over the next 10 years in order to implement the vision, goals, and objectives of this plan. This list was developed from the policies and programs in Chapters 4 and 5. These tables omit policies that provide guidance but do not require proactive effort by the Village and/or Town.

PRIORITIES AND TIMELINES

The action plan suggest approximately when each action should occur, within a ten-year timeframe. This plan will be updated and new actions selected by the end of that period. Some of the actions in this plan require continual ongoing or annual effort.

Decisions regarding the timing, budgeting, and coordination of each action item will be made by the Village Board and Town Board, typically as part of the municipal budget setting process or the Comprehensive Plan Annual Report. This plan is intended to inform those annual processes, but not to compel completion of these actions.

MEASURING SUCCESS

There are multiple ways to track the Village's and Town's success in implementing this plan. In some cases, success is evaluated based on whether a facility is built, a program is created (e.g. Silo Protection Program) or a study or zoning code amendment is completed. In other cases, success may be judged by degree to which change has occurred (or not occurred - some of the actions are intended to preserve current strenghts). Change can be measured both quantitatively (e.g. the number of new business or jobs created since plan adoption) or qualitatively (e.g. degree to which residents are satisfied with improvements).



Shared Action Plan

	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
HOUSING ACTIONS	2017-2019	2020-2025	2025-2035	
Conduct a housing market analysis to evaluate in more detail the demand for various housing types in the Village and Town.	x			Joint Planning Commission
Explore development of a housing rehabilitation program to help property owners maintain and rehabilitate older housing stock, particularly in the central portion of the Village.	x			Village Plan Commission
	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
ECONOMIC PROSPERITY ACTIONS	2017-2019	2020-2025	2025-2035	
Conduct a visioning process and prepare a master plan for the West Business District.	x			Village Administrator/ ED Director, Village Planning Commission, Village Board
Install streetscape enhancements that will help create an identity and unifying theme for Historic Downtown Waunakee and the Town Center.		x		Director of Public Works, Town Administrator, Village Board, Town Board
The Town will take an active role in business attraction, retention and growth, in coordination with the Village.	x	x	x	Town Planning Commission
Develop a "Village Square" in the Village's Historic Center that will serve as a central landmark and symbol of Waunakee's historic traditions.		x		Village Administrator/ ED Director, Village Planning Commission, Village Board
Review design standards for the Waunakee Business Park to ensure that the standards allow use of the best available materials while also allowing property owners to manage construction costs effectively.	x			Village Economic Development Committee, Village Plan Commission
	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
AGRICULTURAL, NATURAL, CULTURAL & HISTORIC RESOURCES ACTIONS	2017-2019	2020-2025	2025-2035	
Consider the creation of a stormwater utility to ensure sustainable funding for stormwater management tied equitably to the sources of stormwater runoff.		x	x	Public Works

Shared Action Plan (continued...)

AGRICULTURAL, NATURAL, CULTURAL & HISTORIC RESOURCES ACTIONS	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
	2017-2019	2020-2025	2025-2035	
Protect linear open space corridors along Six Mile Creek and its tributary creeks and drainageways through a combination of public acquisition and land use regulations.	x	x	x	Village & Town Boards
Create a Silo Protection Program to conserve historic and/or culturally significant silos.	x	x	x	Village & Town Boards
Identify and map significant agricultural viewsheds in the Town of Westport.		x		Town Planning Commission
Identify, inventory, and preserve cultural, historic and archeological sites. (Town: Develop a volunteer effort to assist in the identification of historic and archeological sites.)	x	x	x	Village Planning Commission, Town Historic Preservation Committee
Adopt design guidelines for the traditional downtown that preserves the historic scale and character of Downtown Waunakee.		x		Village Planning Commission
COMMUNITY FACILITIES ACTIONS	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
	2017-2019	2020-2025	2025-2035	
Complete regional flood protection and stormwater management plans and apply these to development proposals.	x	x	x	Public Works, Planning Commissions
Share Capital Improvement Plans with adjacent communities to identify potential coordinated projects (i.e. roads, stormwater management, signage).	x	x	x	Public Works Director
Complete and maintain utility master plans for each utility service that describes service area, levels of use, overall capacity and features a timetable for capital improvements.	x	x	x	Public Works Director, Town Administrator

Shared Action Plan (continued...)

	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
TRANSPORTATION ACTIONS	2017-2019	2020-2025	2025-2035	
Maintain Official Maps as described by State Statutes 62.23(6) to identify and protect future road corridors.	x	x	x	Village and Town Planning Commissions
Explore the feasibility of establishing a pedestrian ferry service across Lake Mendota, connecting Westport with downtown Madison.		x		Town Planning Commission
Participate in local or regional efforts to provide transit connections to the metropolitan transit systems in Madison and other Dane County communities.	x	x	x	Village Administrator/ ED Director, Town Administrator
The Town and Village support and will advocate for the development of a "North Mendota Parkway" or similar that carries regional traffic away from neighborhoods and environmentally sensitive areas.	x	x	x	Village Board, Town Board, Village Administrator/ ED Director, Town Administrator
Develop more-detailed, area-specific land use and local roadway plans for the CTH M and STH 113 corridors in coordination with future planning for the parkway.			x	Town Planning Commission
	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
INTERGOVERNMENTAL COOPERATION ACTIONS	2017-2019	2020-2025	2025-2035	
Pursue boundary agreements with the Towns of Vienna and Springfield	x			Village Administrator/ ED Director, Plan Commission, Village Board
Pursue a boundary agreement between the Town of Westport and the Village of DeForest	x			Town Administrator, Plan Commission, Town Board
	TARGET COMPLETION YEAR			RESPONSIBLE PARTIES
LAND USE ACTIONS	2017-2019	2020-2025	2025-2035	
The Town and Village will establish and maintain similar design standards for development along the entrance corridor highways.	x	x	x	Plan Commissions



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www.EndresMfg.com

December 1, 2021

Todd Schmidt
Village of Waunakee
500 W Main Street
Waunakee, WI 53597

Tom Wilson
Town of Westport
5387 Mary Lake Road
Waunakee, WI 53597

Re: Potential Endres Expansion


I am writing to ask the Village of Waunakee and Town of Westport to consider finding more land for future development for Endres Manufacturing and other businesses that would be interested in relocating or expanding in and around Waunakee. Waunakee is a beautiful village that has been well managed over the last 150 years and has witnessed tremendous growth over the last several years. Endres Manufacturing has been operating for over 95 years within the Waunakee and Westport community and also grown significantly over our 95 year history. We have come to a point where we no longer have the space we need to expand or to even store our finished goods at our own location. We have had to borrow land from other businesses to park our trailers full of completed steel. We have been actively searching for land around Waunakee over the last 5 years and have struggled to find anything that fits our needs that is zoned correctly to enable us to develop a second location to expand our existing product lines. Our business has grown to a point that we will soon be unable to meet customer demands within our existing footprint.

We believe that with the right location there would be potential for us to build a new facility to move one or two of our business divisions to a second location that would allow for that division to potentially double or triple in size. That could result in 50 or more jobs over the next 5 years and several million dollars of new tax base for the community. We would expect that the expansion would stretch over several years as we bring in new customers and employees to grow that side of the business. We have explored the potential to rent or buy existing warehouse space, but the products we manufacture are not suited for existing buildings and require us to look for land to build our specific buildings and not merely use existing structures.

We have a deep commitment to the Waunakee community but in order for us to be successful for another 95 years, we would really want to find a location with plenty of space for future expansion so that we are not searching for land again in 10 years if business continues to flourish. When my grandfather purchased our current property on what was then the far outskirts of town I am sure he never could have imagined the way Waunakee has grown, nor could he have imagined how much Endres has grown.

I appreciate your time and commitment to this community and I look forward to continuing this conversation in whatever context you deem appropriate.

Sincerely,


Sam Ballweg
President
Endres Manufacturing Company
(608) 849-4143