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VILLAGE OF WAUNAKEE

County Highway Q



**Legend**

- Open Space
- Building Footprint
- Street/Parking
- Stormwater Retention
- Future Residential
- Lot Boundary
- Lot Boundary
- Plazas/Terraces

**Attachment A**

Zone #	Lot #	Size (SF and AC)	Gross Floor Area (Max) <sup>C</sup>	Total Parking Spaces	Parking Spaces Per 1,000 SF	Open Space	Floor Area Ratio
1	2, 3	284,010 SF 6.52 AC	64,168 SF <sup>DF</sup>	370	5.77	67,150 SF	0.23
2	264	222,467 SF 5.12 AC	52,500 SF	230 <sup>A</sup>	4.39	94,793 SF	0.24
3	263	227,121 SF 5.21 AC	75,000 SF	288 <sup>A</sup>	3.84	106,775 SF	0.33
4	262	182,468 SF 4.19 AC	8,000 SF <sup>C</sup>	46	5.75 <sup>E</sup>	258,854 SF	0.04
5	266, 265	819,002 SF 18.80 AC	Retail: 99,951 SF Restr: 250 seats Hotel: 50 Rooms	Retail: 517 Restr: 125 Hotel: 50	5.17 retail .5/restr seat 1/hotel room	325,571 SF	0.13
6	4	147,847 SF 3.39 AC	Existing Church: 4,042 SF	40 +/-	9.90	128,687 SF	.03
<b>Total<sup>D</sup></b>		<b>1,882,915 SF 43.22 AC</b>	<b>322,645 SF</b>	<b>1,730<sup>B</sup></b>	<b>5.36</b>	<b>981,830 SF</b>	<b>0.17</b>

- <sup>A</sup> Includes parking under some of the buildings
- <sup>B</sup> 64 on-street parking stalls on Simon Crestway are included
- <sup>C</sup> Buildings not to exceed 20,000 SF except grocery/retail stores in Zone 5 (20,000 - 39,000 SF) and Zone 1 (45,000 - 50,000 SF)
- <sup>D</sup> Totals calculated using Building Option 3a on Lot 2 (50,000 SF). Building Option 3b (60,000 SF) would require a Conditional Use Permit.
- <sup>E</sup> Excludes park parking
- <sup>F</sup> Grocery store in Zone 1 must meet provision of Sec.106-20.(b)(1)-(4) of the Waunakee Zoning Ordinance.

**Proposed Use**

- ① Medical Office
- ② Convenience Retail and Fuel Dispensing
- ③ ③a ③b Grocery/Retail
- ④ Retail/Commercial/Dining
- ⑤ Dental Office
- ⑥ Office
- ⑦ Existing Church
- ⑧ Boutique Hotel (Street-oriented retail)
- ⑨ Mixed Use: Retail, Dining, Residential, Office
- ⑩ Agri-Commercial Restaurant with Event Space
- ⑪ Agri-Commerical Specialty Grocery/ Farmer's Market
- ⑫ Open Space Parking