

DECEMBER 15, 2011

**VILLAGE OF WAUNAKEE
AND
WESTPORT-WAUNAKEE JOINT PLANNING AREA
COMPREHENSIVE PLAN AMENDMENT**

BACKGROUND

Don Tierney has requested a Comprehensive Plan Amendment to reclassify lands along County Highway Q.

The first section of the land in question is to be known as the Waunakee Gateway District – North (“Gateway-North”), and is located in the northwesterly 15 acres of the Kippley Family Limited Partnership lands along CTH Q and north of the Assembly of God Church and the Will residence. Gateway-North is to be bounded on the north by Peaceful Valley Parkway, and will be bisected by an extension of Simon Crestway from the north. Gateway-North does not include any wetlands, navigable waterways or flood plains. Gateway-North is currently used for agricultural crop production and will continue to remain in production until developed.

The second section of land in question is to be known as the Waunakee Gateway District – South (“Gateway-South”), and is located in the southwesterly 12 acres of the Kippley Family Limited Partnership lands along CTH Q and south of the Assembly of God Church. The Gateway-South does not include any wetlands, navigable waterways, flood plains, or 75-foot buffer areas from any of the above. As a result of this amendment, the Gateway-South will be deemed removed from any environmental corridor maps, as the Gateway-South was only included on such maps as environmental corridor lands because the lands were proposed for future park use. The Gateway-South is currently used for agricultural crop production and will continue to remain in production until developed.

The current *Comprehensive Plan* classifies Gateway-North as Residential and Gateway-South as Institutional. The adjoining lands to the east are owned by Don Tierney and have been conceptually approved for development as a predominantly single-family residential neighborhood referred to as Kilkenny Farms.

For Gateway-North, Don Tierney is proposing commercial development to the west of the proposed extension of Simon Crestway and residentially-sensitive commercial development to the east of Simon Crestway. As with the proposed development to the north by FDG-Crestwood, LLC, a key concern of the Village and Town staff, the

Waunakee-Westport Joint Planning Committee and the Village Plan Commission is to assure a well-buffered transition between Don Tierney's predominantly single-family residential development and Don Tierney's higher intensity commercial development. Thus, it is necessary to have the appropriate buffering of uses, and street and storm water management plans must be coordinated with the proposed residential development.

For Gateway-South, Don Tierney is proposing a commercial development that will contain signature businesses with inviting entrances. The highest quality of design is intended for Gateway-South in order to make it an attractive, high quality gateway to the Village.

Don Tierney has coordinated initial site development concepts with Village and Town staff. Development of Gateway-North and Gateway-South would be pursuant to PUD planned unit development districts.

PROPOSED COMPREHENSIVE PLAN AMENDMENT

The following amendments are proposed for the Village of Waunakee Comprehensive Plan (adopted in June 30, 2003), and the Waunakee-Westport JPA Comprehensive Plan (adopted May 14, 2003).

ELEMENT 8 LAND USE PLAN (Village Comprehensive Plan and JPA Plan)

Village Comprehensive Plan Section 8.C Year 2020 Land Use Plan, and JPA Comprehensive Plan Section 3

The Land Use Plan Map (Figure 8.2) will be amended as shown on the attached Comprehensive Plan Amendment map.

The Section 8.C text will be amended as follows to reference the Gateway-North and Gateway-South sites:

GATEWAY-NORTH AND GATEWAY-SOUTH DEVELOPMENT AREA LAND USE PLAN

Gateway-North Commercial

The portion of Gateway-North located west of the extension of Simon Crestway is planned for retail commercial uses that could potentially include retail stores, stand-alone restaurants, retail/office mixed uses, specialty centers, convenience stores or medical clinics.

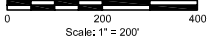
Gateway-North Residential-Sensitive Commercial Services and Office

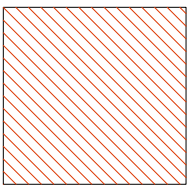
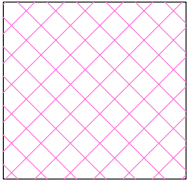
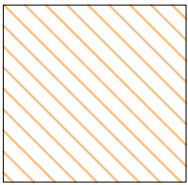
The portion of Gateway–North located east of the extension of Simon Crestway is planned for professional offices and related commercial services. This area is adjacent to future single-family neighborhoods and will require “residential-sensitive design” to assure compatibility with the adjoining residential neighborhoods. This design consideration entails limiting higher intensity land uses, and establishing a significant landscape screening buffer, including stormwater management facilities, that should, where feasible, be located in a manner to provide buffers to future residential developments. At a minimum, all commercial parking areas must have significant perimeter landscaping and be setback at least 25 feet from the property lines of proposed residential properties.

Gateway-South Signature Commercial/Inviting Entrance

The highest quality of design is intended for Gateway-South in order to make it an attractive, high quality gateway to the Village. Gateway-South is planned for uses such as schools (public or private); park, playground and open space, including park facilities; offices; medical, dental, optical or other health care clinics; day care; places of worship; libraries; or retail sales and services for consumers and business. Gateway-South could also potentially incorporate uses such as hotels and restaurants; a farmer’s market; or bed and breakfast establishments. All other uses would not be planned for Gateway-South, including, but not limited to, gasoline fueling stations, car or truck washes, warehouses, or motor vehicle sales. The list of uses not planned for Gateway-South is illustrative only.

Comprehensive Plan Amendment



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COMMERCIAL
- 
**SIGNATURE
COMMERCIAL
INVITING
ENTRANCE**
- 
**RESIDENTIAL
SENSITIVE
COMMERCIAL**

