

TOWN OF WESTPORT

REGULAR PLAN COMMISSION MEETING

Kennedy Administration Building
Community Meeting Room
5387 Mary Lake Road
Town of Westport, Wisconsin

AGENDA - May 13, 2019 7:00 p.m.

This meeting is being noticed as a possible gathering of a quorum of the Westport Town Board due to the possible attendance of Supervisors not appointed to the Commission. Supervisors may discuss items on this agenda, or gather information on these items, but no action will be taken on these items as the Town Board.

1. Call to Order
2. Public Comment on Matters Not On the Agenda
3. Approve Minutes
4. Initial Consultation, Lot Line Adjustment and Rezone (Continue Current Uses),
Meffert/Pineview, 5964 and 6000 CTH K, Waunakee ETZ
5. Design Review, Boat Storage Rack Trailers, Skipper Bud's, 5380 Farmco Drive,
Discussion/Action
6. Initial Consultation, Rezone (County A1-Ex to Commercial) and Land Division
(Small Parcel Creation) for Cell Tower and Equipment, AT&T/Ziegler,
6039 CTH K, Middleton ETZ
7. Park Committee Report/Items for Action
8. Historic Preservation Commission Report/Items for Action
9. Waunakee/Westport Joint Planning Committee Report/Items for Action
10. Middleton/Westport Joint Zoning Committee Report/Items for Action
11. Miscellaneous Matters/Forthcoming Events
12. Adjourn

If you need reasonable accommodations to access this meeting, please contact the clerk's office at 849-4372 at least three business days in advance so arrangements can be made to accommodate the request.

TOWN OF WESTPORT

PLAN COMMISSION – March 11, 2019

The regular monthly meeting of the Plan Commission was called to order at 7:03 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Grosskopf. Members present: Bruskewitz, Cuccia, Grosskopf, Manering, Ohm, and Pichette. Members absent: None. Also attending: Jeanette Acker, Kyle Acker, Chris Hodges, Jeff Keller, Patty Keller, and Tom Wilson.

No one was present For Public Comment on Matters not on the Agenda. The minutes of the February 11, 2018 regular meeting were approved as presented on a motion by Pichette, second Cuccia.

Kyle and Jeanette Acker and their engineer were present for a Consultation on their Development Proposal for 10 Apartment Units, Adrian Circle, in the Waunakee ETZ. The Ackers informed the Commission that they would now like to see 12 units on the parcel. The Ackers were informed of issues with having more than 8 multi-family units on the parcel, concerns over the width of the driveway regarding access to the Town water tower and parking/safety service concerns, setback issues should be reviewed for locating structures with the least impact to neighboring property owners and widening driveway, preferred condominium ownership, and fee payment for water connections.

Patty and Jeff Keller were then present for an Initial Consultation regarding a proposed Rezone to allow a Duplex Condominium on a current Single Family Lot, Lot 15 Rankin Lane (Northeast End), in the Waunakee JPA. Concerns were raised about a duplex with otherwise all single family homes on Rankin, setting of precedent on duplex rezoning in this type of neighborhood, wanting the Kellers to discuss their proposal with the Rankin neighbors, and that a further consultation with the Plan Commission after those discussions is warranted before proceeding.

Wilson reported on the work of the Park Committee, including a report on the Six Mile Creek streambank stabilization project to protect a Town pedestrian trail and bridge. Pichette reported on the work of the Historic Preservation Commission and there was a lengthy discussion about projects, consultant use, and members.

Wilson and Grosskopf reported on items before the Waunakee/Westport Joint Planning Committee and the Middleton/Westport Joint Zoning Committee.

For Miscellaneous Matters and Forthcoming Events raised, there was a report by Wilson on the status of the Dane County CTH M improvement study and further public meetings, with thoughts shared by the Commissioners.

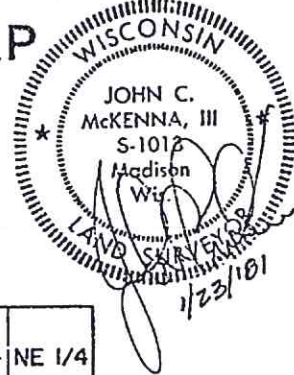
Motion to adjourn by Bruskewitz, second Kennedy. The meeting adjourned at 8:30 p.m.
Mary Manering, Secretary

AGENDA ITEM #4:

Initial Consultation, Lot Line Adjustment and Rezone
(Continue Current Uses),
Meffert/Pineview, 5964 and 6000 CTH K,
Waunakee ETZ

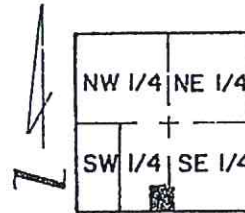
CERTIFIED SURVEY MAP

JOHN C. MCKENNA III
PROFESSIONAL CIVIL ENGINEER AND
LAND SURVEYOR
34 WHITCOMB CIRCLE
MADISON, WISCONSIN 53711
PHONE 271-6111



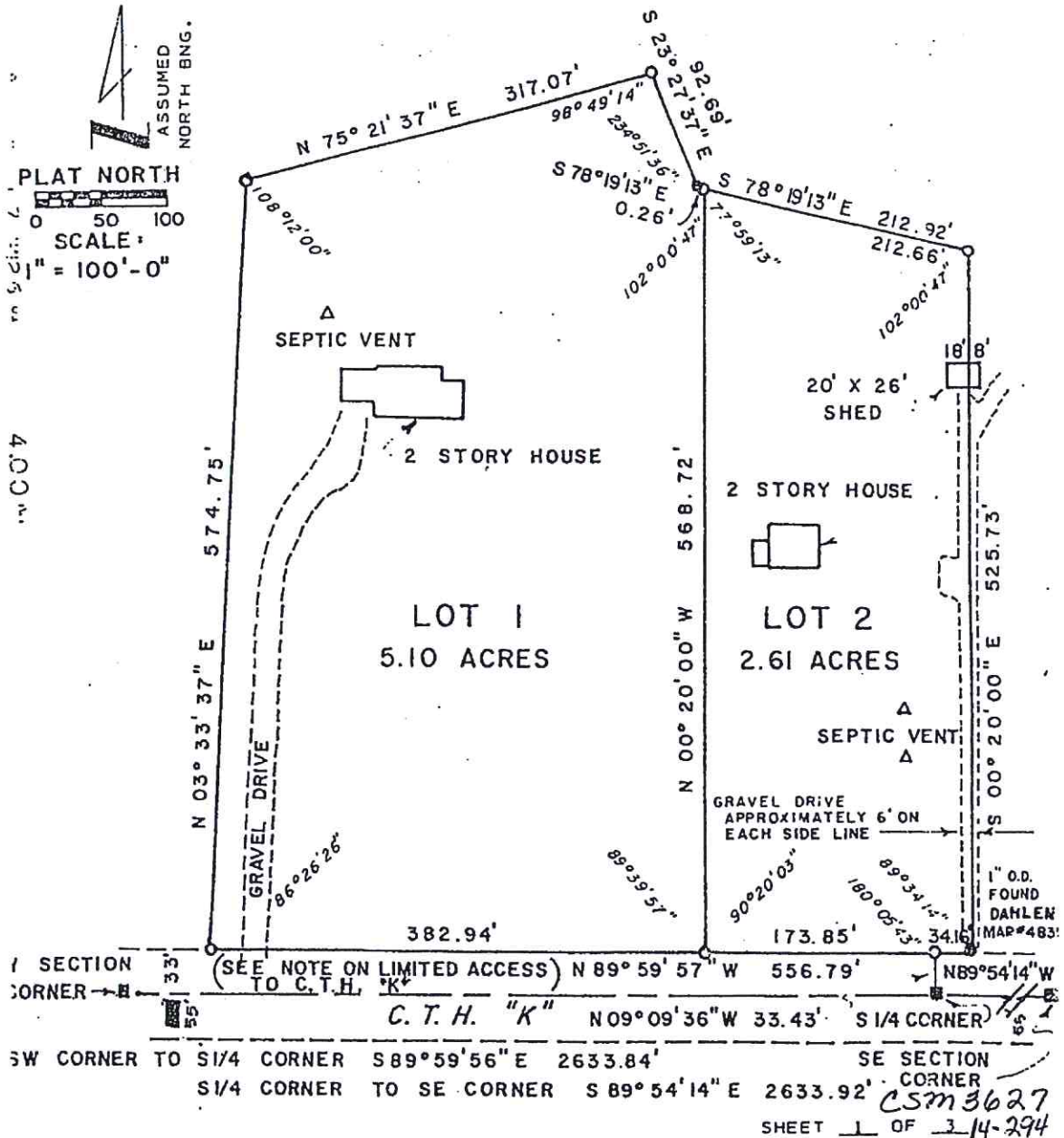
BEING A SURVEY OF PART OF THE SE 1/4 OF
THE SW 1/4 AND PART OF THE SW 1/4 OF THE
SE 1/4 OF SECTION 20, T8N. R9E, TOWN OF
WESTPORT, DANE COUNTY, WISCONSIN.

SEE SHEET 2 FOR NOTES ON FURTHER
SUBDIVISION, LIMITED ACCESS TO C.T.H. "K",
AND FEE SIMPLE TITLE TO ROAD R/W.



NORTH IS BASED ON THE SHOWN BEARING
OF THE EAST LINE OF THIS SURVEY.

SECTION 20, T8N. R9E,
TOWN OF WESTPORT



CERTIFIED SURVEY MAP NO. 3627DOCUMENT NUMBER 1555817VOLUME 14 PAGE 295

PREPARED FOR:
MERRICK S. WING
134 SOUTH 17TH PLACE
LA CROSSE, WI. 54601

DATE OF SURVEY: SEPTEMBER 10, 1980
JOHN C. MCKENNA, REGISTERED LAND
SURVEYOR, MADISON, WI.

DRAWING NO. 5240

LEGEND

- 3/4" X 24" SOLID ROUND IRON STAKE SET
■ DANE COUNTY OR CITY OF MADISON MONUMENT FOUND

- NOTE: 1. THERE IS NOT TO BE FURTHER LAND DIVISION WITH-IN THE EAST 1/2 OF THE SW 1/4 OR THE SE 1/4 OF SECTION 20 UNTIL THE SANITARY CODE OF THE CITY OF MADISON IS COMPLIED WITH.
2. COUNTY TRUNK HIGHWAY K IS A LIMITED ACCESS HIGHWAY (SEE VOL. 447 OF RECORDS, PAGE 483, DOCUMENT #1368501).
3. ROAD RIGHT OF WAY CONVEYED TO DANE COUNTY (SEE WARRANTY DEED DOC #1424368, RECORDED VOL. 566, PAGE 168).
4. Refer to building site information contained in the Dane County Soil Survey.

DESCRIPTION AND SURVEYOR'S CERTIFICATE

I, JOHN C. MCKENNA, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND LOCATED IN SECTION 20, TOWN OF WESTPORT DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 20;
THENCE N 09°09'36" W, 33.43 FEET TO THE NORTH RIGHT OF WAY LINE OF C.T.H. K
AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE N 89°59'57" W, 556.79 FEET ALONG THE SAID RIGHT OF WAY;
THENCE N 03°33'37" E, 574.75 FEET;
THENCE N 75°21'37" E, 317.07 FEET;
THENCE S 23°27'37" E, 92.69 FEET;
THENCE S 78°19'13" E, 212.92 FEET;
THENCE S 00°20'00" E, 525.73 FEET TO THE NORTH LINE OF SAID ROAD RIGHT OF WAY;
THENCE N 89°54'14" W, 34.16 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

I ALSO CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THAT LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE DANE COUNTY LAND DIVISION AND SUBDIVISION REGULATIONS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATE: JAN 23 1981


JOHN C. MCKENNA S-1018



CSM 3627
V. 14-295
SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. 3627

DOCUMENT NUMBER 1695817

VOLUME 14 PAGE 296

APPROVED BY THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

Charles R. Dinauer / J.P.

CHARLES R. DINAUER
SECRETARY

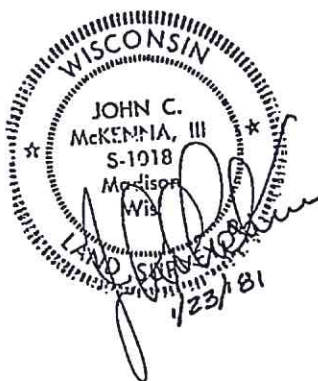
DATE: Jan. 23, 1981

APPROVED FOR RECORDING PER DANE COUNTY AGRICULTURE, ZONING, PLANNING AND
WATER RESOURCES COMMITTEE ACTION OF: January 26, 1981

M Smith #2735

AUTHORIZED REPRESENTATIVE

RECEIVED FOR RECORDING THIS 26 DAY OF January, 1981, AT
12:34 O'CLOCK P.M. AND RECORDED IN VOLUME 14 OF CERTIFIED
SURVEY MAPS OF DANE COUNTY ON PAGES 294, 295, AND 296.



Carol R. Mahnke
Asst. Carol Mahnke, Deputy
CAROL R. MAHNKE, REGISTER OF DEEDS,
DANE COUNTY, WISCONSIN

CSM 3627
V. 14-296



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Letter of Intent

Randy and Laura Meffert are trying to complete some estate planning for their home property and business that is located on County Trunk Highway "K". They currently own 3 parcels, the veterinary clinic parcel, their home parcel and a small piece of land that was purchased between the 2 parcels. Currently there is the existing veterinary clinic and kennels on the far western part of their land and their existing House and a couple of sheds/garage located toward the far eastern part of their land. There is a large gap of land between the 2 existing structures that the Meffert's had always intended to create an additional residential parcel. As part of the estate planning, they also would like to make the veterinary clinic parcel smaller for when Laura retires and they sell the business.

The proposed rezone and CSM request would modify/solidify the Veterinary Clinic parcel and zoning, square up and give the Meffert's existing home and buildings more room for side and rear yards, and would create 1 new residential lot between the existing structures. It is understood that a new driveway would most likely not be approved by the county and a shared driveway would be necessary for the new lots access.

The proposed veterinary clinic parcel would be zoned Commercial and would be 3.10 acres. the proposed new residential lot would be zoned A-1 and would be 6.19 acres. The Meffert's existing home site would also be zoned A-1 and would be 7.06 acres.

There are no plans for changes to any of the properties at this time. At a later date, the new residential lot could be sold off and a new owner would need to apply for building permits at that time.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 20,
T8N R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

NOTES:

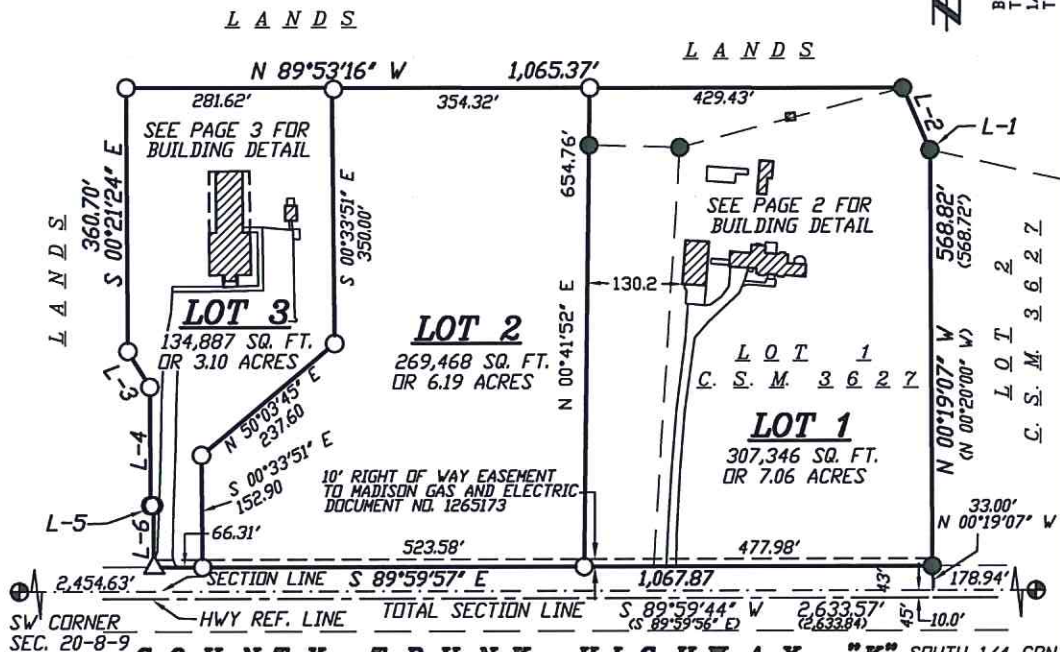
1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT OR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

PREPARED FOR:

RANDY MEFFERT
5964 C.T.H. "K"
WAUNAKEE, WI 53597

SCALE 1" = 200'
BEARINGS ARE REFERENCE TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 20-8-9 LINE TO BEAR S 89°59'44" W



SW CORNER SEC. 20-8-9 COUNTY TRUNK HIGHWAY "K" SOUTH 1/4 CRN. SEC. 20-8-9

LINE TABLE

L-#	BEARING	DIST.
L-1	(N 78°19'13" W)	(0.26')
L-1	N 77°23'09" W	0.28'
L-2	(N 23°27'37" W)	(92.69')
L-2	N 23°36'19" W	92.77'
L-3	S 31°43'45" E	57.62'
L-4	S 00°21'24" E	161.85'
L-5	N 89°59'44" E	3.69'
L-6	S 00°33'51" E	84.41'

LEGEND:

- = SET 3/4"x24" REBAR
WT 15 LB PER LIN FT
- △ = SET STEEL SURVEY SPIKE
- = FOUND 3/4" REBAR
- ⊕ = FOUND DANE COUNTY SECTION CORNER
- (##) = RECORDED AS

SURVEYORS SEAL

SCALE 1" = 200'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

395010

390010

490002

397610

398201

398309

398603

393706

CTHIK

285021

280900

280704

280400

280204

185808

281007

285512

185206



AGENDA ITEM #5:

Design Review, Boat Storage Rack Trailers, Skipper
Bud's, 5380 Farmco Drive, Discussion/Action

04/25/2019

To the Westport Plan Commission:

SkipperBud's would like the ability to add steel racks on the north and south end of our current storage buildings at 5380 Farmco Drive. The racks would be primarily used for the storage of boat trailers, however, we may store an occasion boat in these racks as well. The racks provide us with opportunity to store trailers and boats in an orderly fashion rather than placing them wherever we can find room.

The rack structure shown in the picture is the design we are hoping to install. The overall height is approximately 16' high which is substantially lower than the storage building. Because of the woods and our other storage buildings to the south, the woods and wetlands to the north and the railroad trestle to the east, the racks would only be visible to the Statz property to the west.

SkipperBud's is asking the plan commission to allow us to construct the racks to help alleviate the boat/trailer congestion that exists on our current properties. Thank you for your consideration of our request.

Sincerely,

A handwritten signature in blue ink that reads "Todd Suchomel". The signature is fluid and cursive, with the first name "Todd" and last name "Suchomel" clearly distinguishable.

Todd Suchomel
SkipperBud's

TOWN OF WESTPORT
DESIGN REVIEW APPLICATION
GENERAL INFORMATION

Project: SKIPPERBUD'S RACK TRAILER / BOAT STORAGE
Name: SKIPPERBUD'S
Address: 5380 FARMCO DRIVE

Applicant:
Name: TODD SUCHOMEL / SKIPPERBUD'S
Address: 715 NORTH POINT DRIVE
WINTHROP HARBOR, IL 60096
Phone: 414-690-0173
Email: tsuchomel@skipperbuds.com

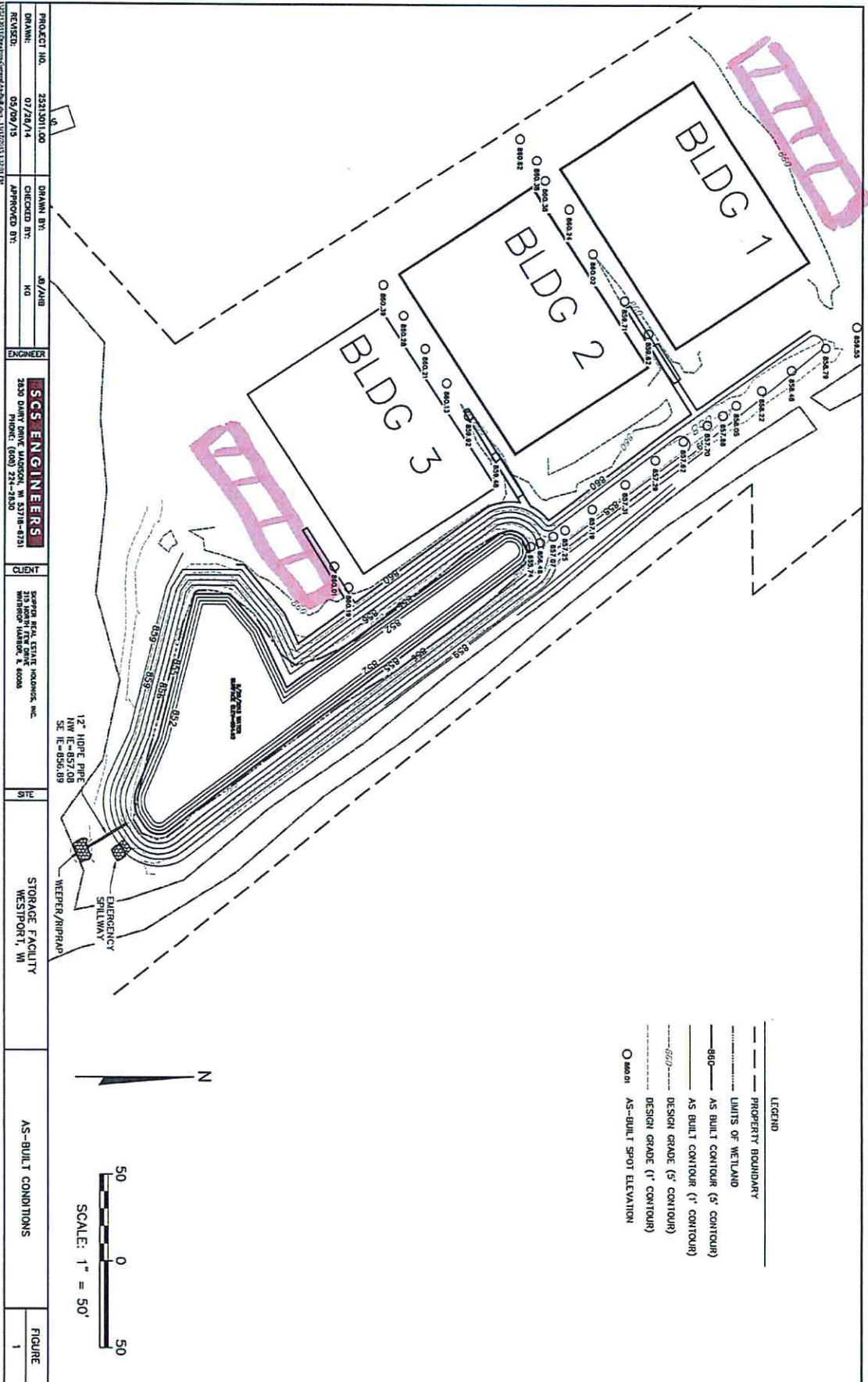
Representative:
Name: TODD SUCHOMEL
Address: SAME AS ABOVE

Phone: _____
Email: _____

Date Submitted: _____
Review Period Ends: _____
Period Extended To: _____
Date of Plan Commission meetings: _____
Time of meeting: _____

I agree that the following information is true to the best of my knowledge, and to abide by
Town of Westport Design Review Ordinance Provisions.

By: Todd Suchomel
Date: 4/25/19





AGENDA ITEM #6:

Initial Consultation, Rezone (County A1-Ex to
Commercial) and Land Division (Small Parcel
Creation) for Cell Tower and Equipment,
AT&T/Ziegler, 6039 CTH K, Middleton ETZ



Town of Westport GIS

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



SCALE: 1 = 752'

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

Print Date: 5/2/2019

ANTENNA NOTES:

1. THE SIZE, HEIGHT, AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT SHADOWING AND TO MEET THE SYSTEM REQUIREMENTS.

2. CONTRACTOR SHALL VERIFY THE HEIGHT OF THE ANTENNA WITH THE AT&T WIRELESS PROJECT MANAGER.

3. VERIFY TYPE AND SIZE OF TOWER LEG PRIOR TO ORDERING ANY ANTENNA MOUNT.

4. UNLESS NOTED OTHERWISE THE CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY.

5. ANTENNA AZIMUTHS ARE DEGREES OFF OF TRUE NORTH, BEARING CLOCKWISE, IN WHICH ALL SUPPORTING STRUCTURES (AND SUPPORTING ANTENNAS AS PRACTICAL) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.

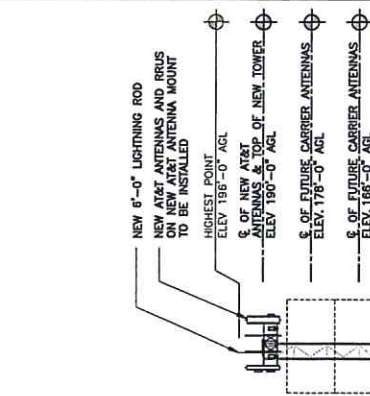
6. CONTRACTOR SHALL VERIFY ALL RF INFORMATION PRIOR TO CONSTRUCTION.

7. SWEEP TEST SHALL BE PERFORMED BY GENERAL CONTRACTOR AND SUBMITTED TO AT&T WIRELESS CONSTRUCTION SWEEP TEST SHALL BE PERFORMED PER AT&T WIRELESS STANDARDS.

STRUCTURAL NOTES:

1. TOWER STRUCTURAL CALCULATIONS PREPARED BY OTHERS. CONTRACTOR TO OBTAIN A COPY.

2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.



PROPOSED 190'-0" SELF SUPPORT TOWER

POS A1 AZIMUTH 0° (LTE 1C)

POS A2 AZIMUTH 0° (LTE 1C)

POS A3 AZIMUTH 0° (LTE 1C)

POS A4 AZIMUTH 0° (LTE 1C)

POS B1 AZIMUTH 120° (LTE 1C)

POS B2 AZIMUTH 120° (LTE 1C)

POS B3 AZIMUTH 120° (LTE 1C)

POS B4 AZIMUTH 120° (LTE 1C)

POS C4 AZIMUTH 240° (LTE 1C)

END V-BOOM ANTENNA MOUNT (OR APPROVED EQUAL) (1) PER SECTOR (TYP. OF 3 SECTORS)

(3) PROPOSED AT&T LITE 1C PANEL ANTENNAS, W/(3) PROPOSED AT&T LITE 1C RRH 414R B5 & (3) PROPOSED B25/66 IN POSITION 4, (1) EACH PER SECTOR (TYP. OF 3 SECTORS)

NOTE: FINAL LOADING/RAO TO BE AFTER SCOPING.

PROPOSED ANTENNA PLAN

SCALE: 1" = 30'-0" (8448X) (CON. 1/2" = 30'-0" (1111X))

DATE: 02/25/19

REVISIONS

REV. DATE DESCRIPTION

A 02/25/19 PERMIT/CONSTRUCTION

B 02/25/19 PERMIT/CONSTRUCTION

NOT FOR CONSTRUCTION UNLESS LABELED AS SUCH

NSB 10587455/WI2294 WAUNAKEE - BDN 6039 COUNTY HIGHWAY K WAUNAKEE, WI 53597

WESTCHESTER SERVICES LLC 140 N. MADISON ST. CHICAGO, IL 60601 TEL: 312.207.0077

AT&T WIRELESS

AT&T WIRELESS

AT&T WIRELESS

AT&T WIRELESS

AT&T WIRELESS

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POS B2 AZIMUTH 120° (LTE 1C)

POS B3 AZIMUTH 120° (LTE 1C)

POS B4 AZIMUTH 120° (LTE 1C)

POS C4 AZIMUTH 240° (LTE 1C)

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POS A2 AZIMUTH 0° (LTE 1C)

POS A3 AZIMUTH 0° (LTE 1C)

POS A4 AZIMUTH 0° (LTE 1C)

POS B1 AZIMUTH 120° (LTE 1C)

POS B2 AZIMUTH 120° (LTE 1C)

POS B3 AZIMUTH 120° (LTE 1C)

POS B4 AZIMUTH 120° (LTE 1C)

POS C4 AZIMUTH 240° (LTE 1C)

END V-BOOM ANTENNA MOUNT (OR APPROVED EQUAL) (1) PER SECTOR (TYP. OF 3 SECTORS)

(3) PROPOSED AT&T LITE 1C PANEL ANTENNAS, W/(3) PROPOSED AT&T LITE 1C RRH 414R B5 & (3) PROPOSED B25/66 IN POSITION 4, (1) EACH PER SECTOR (TYP. OF 3 SECTORS)

NOTE: FINAL LOADING/RAO TO BE AFTER SCOPING.

PROPOSED ANTENNA PLAN

SCALE: 1" = 30'-0" (8448X) (CON. 1/2" = 30'-0" (1111X))

DATE: 02/25/19

REVISIONS

REV. DATE DESCRIPTION

A 02/25/19 PERMIT/CONSTRUCTION

B 02/25/19 PERMIT/CONSTRUCTION

NOT FOR CONSTRUCTION UNLESS LABELED AS SUCH

NSB 10587455/WI2294 WAUNAKEE - BDN 6039 COUNTY HIGHWAY K WAUNAKEE, WI 53597

WESTCHESTER SERVICES LLC 140 N. MADISON ST. CHICAGO, IL 60601 TEL: 312.207.0077

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STRUCTURAL NOTES:

1. TOWER STRUCTURAL CALCULATIONS PREPARED BY OTHERS. CONTRACTOR TO VERIFY WITH PROJECT MANAGER TO OBTAIN A COPY.

2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

(3) PROPOSED AT&T LITE UNITS/AC PANEL ANTENNAS, W/(3) PROPOSED AT&T LITE 1C RRH B12/14 AND (3) PROPOSED AT&T LITE 1C RRH B25/66 IN POSITION 1, (1) EACH PER SECTOR (TYP. OF 3 SECTORS)

PROPOSED 190'-0" SELF SUPPORT TOWER

POS A1 AZIMUTH 0° (LTE 1C)

POS A2 AZIMUTH 0° (LTE 1C)

POS A3 AZIMUTH 0° (LTE 1C)

POS A4 AZIMUTH 0° (LTE 1C)