

TOWN OF WESTPORT

REGULAR PLAN COMMISSION MEETING

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

AGENDA - February 10, 2020 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, Rezone (County R-1 to Village R-1), Adjust Rear Setback for Home Addition, Budeau, 6091 Imperial Drive
5. Initial Consultation, Land Division and Rezone (Create One Additional Residential Lot), Naparella, 5531 Sunset Trail
6. Park Committee Report/Items for Action
7. Historic Preservation Commission Report/Items for Action
8. Waunakee/Westport Joint Planning Committee Report/Items for Action
9. Middleton/Westport Joint Zoning Committee Report/Items for Action
10. Miscellaneous Matters/Forthcoming Events
11. 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 – December 9, 2019

The regular monthly meeting of the Plan Commission was called to order at 7:00 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Grosskopf. Members present: Bruskewitz, Cuccia, Grosskopf, Kennedy, Manering, Ohm, and Pichette. Members absent: None. Also attending: Amy Bernards, Corey Walters, Margaret Bernards, Sue and Jim Okas, Ken Bernards, Jay Kang, Ed Bernards, and Tom Wilson.

No one was present For Public Comment on Matters not on the Agenda. The minutes of the November 11, 2019 regular meeting were approved as presented on a motion by Pichette, second Kennedy.

Grosskopf opened up the public hearing on the Rezone, County RH-2 and County LC-1 to SFR (Single Family Residential with Home Business and Animal Units), Single Residence and Retail Sale of Various Business Items, Lake Life Company/Bernards, 4895 Easy Street (Town Zoning), item at 7:05 p.m. After an introduction by Wilson, a presentation by the applicant, comments from those registered, after Wilson read the registrations, and after a few questions from the Commission, Grosskopf closed the public hearing at 7:21 p.m. After further questions and discussion, the zoning as requested was recommended for approval to the Board with restrictions as recommended by the Town Zoning Administrator and Town Attorney, and with retail hours and animals limited as requested by the petitioner in her letter submitted at the meeting, on a motion by Bruskewitz, second Cuccia.

Wilson reported on the work of the Park Committee. Pichette reported on the work of the Historic Preservation Commission.

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

For Miscellaneous Matters or Forthcoming Events raised, Cuccia inquired about the change at the Tobacco Outlet back to Kwik Trip.

Motion to adjourn by Kennedy, second Ohm. The meeting adjourned at 7:52 p.m.

Mary Manering, Secretary

AGENDA ITEM #4:

Initial Consultation, Rezone (County R-1 to Village R-1),
Adjust Rear Setback for Home Addition, Budeau,
6091 Imperial Drive

Application for Rezoning

Applicants: Jim and Brenda Budeau

Property Address: 6091 Imperial Drive, Waunakee, WI 53597

Subdivision: River View Garden Estates

Date: 1/15/20

To: Westport Plan Committee and Westport/Waunakee Joint Plan Commission.

We are applying for the rezoning of our property for a desired 18'x37' addition to the back of our house. Our desired addition would be to extend the back portion (west side face) of our home approximately 18'. The current back face of our house to the back property line is approximately 50' (see provided Plat of Survey). Our desired addition would put the new back face of our house approximately 30' to the back property line.

The following are several reasons for this proposed addition versus the other options we have considered while consulting with a couple builders, such as adding a second level or a side wing. Doing the expansion to the back portion of our house would maintain the current look of the single level ranch style home versus adding a wing or second level which would dramatically change the look of the house. Expanding the back of the house would be much less costly versus adding a second level. In addition, we would very much like to keep our home as a single level due to the very windy conditions that occur frequently at our property. Lastly, expanding the back of our house would result in the least alteration of the view of our house and around our house for our neighbors versus adding a wing or second level. We have spoke with all our surrounding neighbors in regards to our desired addition of going past the 50' setback line to the approximate 30' line. We did not receive any objections during our conversations. We did advise all our neighbors they would be officially notified by the village and have the opportunity object at that time if they desired. At this time we feel confident that while there may be some questions, none of our neighbors will object to our proposed addition. Thank you for your time and consideration!

Sincerely,
Jim and Brenda

PLAT OF SURVEY

SCALE: 1" = 40'



BEARINGS ARE REFERENCED TO THE
WEST LINE OF LOTS 12 AND 13,
RIVERVIEW GARDEN ESTATES.
PLATTED AS N 30°55'00" E.

- LEGEND
- = SET 3/4" x 18" IRON ROD.
 - = FOUND 1 INCH PICH TOP IRON PIPE.
 - = FOUND 3/4" IRON ROD.
 - () = PLATTED AS DATA.

DESCRIPTION:

SURVEY OF THE NORTH, SOUTH AND WEST LINES OF
LOT 13, RIVERVIEW GARDEN ESTATES, LOCATED IN THE NE 1/4
OF THE NW 1/4 OF SECTION 12, T8N, R9E, TOWN
OF WESTPORT, DANE COUNTY, WISCONSIN.

SURVEYED FOR:
JIM BUDEAU
6091 IMPERIAL DRIVE
WAUNAKEE, WI 53597

SURVEYOR'S CERTIFICATE:

I, Kevin M. Radel, Wisconsin Registered Land Surveyor S-1852, do hereby certify that by the order of those listed hereon, I have surveyed,
monumented and mapped the above described lands.

I do further certify that this is a true and correct representation of the boundaries of the lands surveyed, including any features shown hereon, and
that I have fully complied with the Administrative Code No. 7.01 in surveying and mapping the same to the best of my knowledge and belief.

Kevin M. Radel

Kevin M. Radel
Registered Land Surveyor S-1852
Dated: JAN. 3, 2020



LOT 14

(S 89°53'00" E 128.00')

S 89°56'31" E

127.94'

(N 0°12'00" W)

N 0°09'51" W

14.85'

39.2'

31.2'

LANDS

(136.00')

N 30°55'00" E 135.86'

28.8'

37.7'

18.5'

37.7'

18.5'

HOUSE
NO. 6091

CONCRETE

LOT 13

PARCEL NO. 0809-122-1133-7

ASPHALT DRIVEWAY

LOT 12

N 55°16'51" W 136.86'

(N 55°15'00" W 136.94')

N 30°55'00" E
154.84'
(155.00')

TEMPLETON
DRIVE

IMPERIAL DRIVE

NOTES:

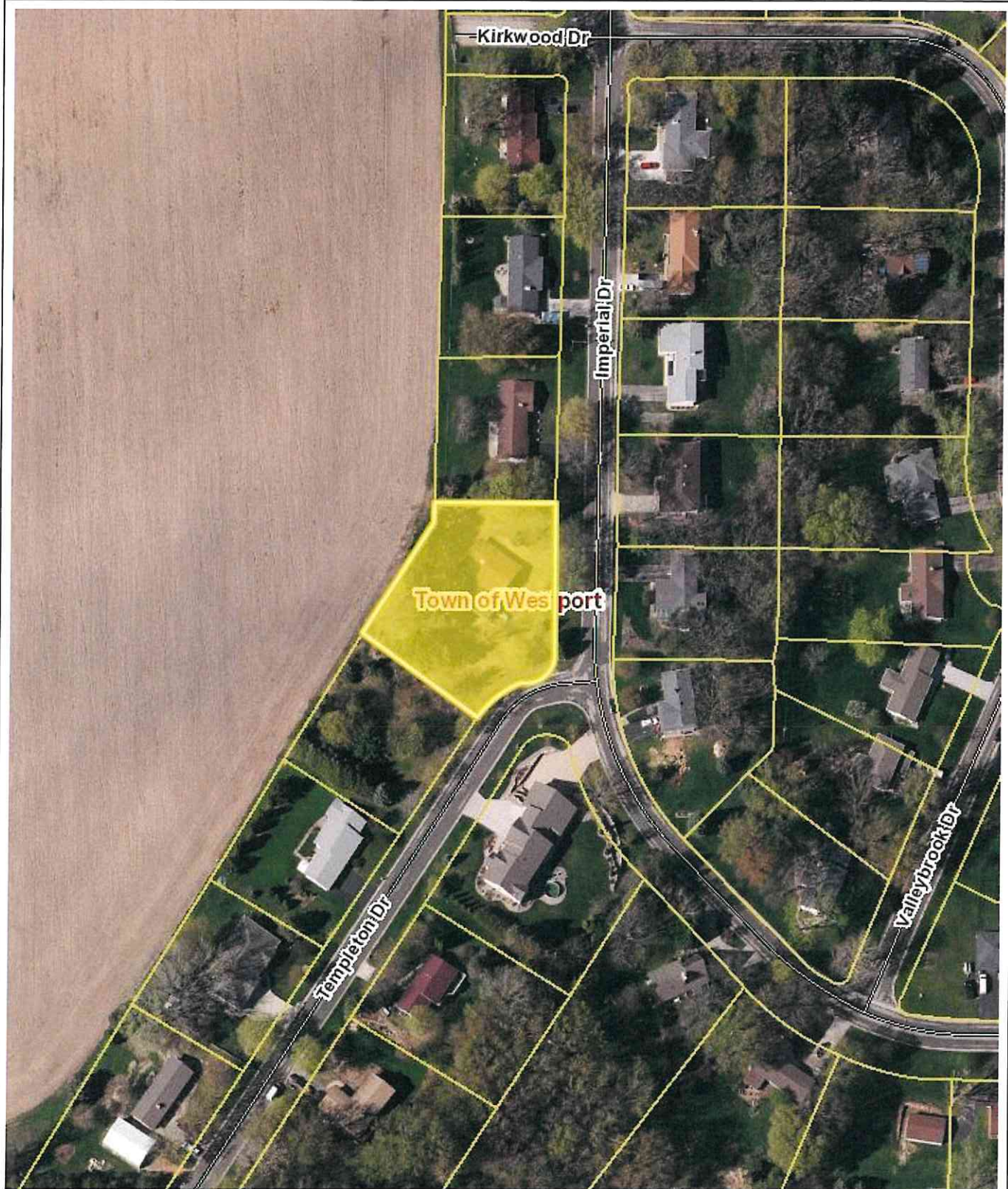
The disturbance of a survey stake by anyone is in violation of
Section 236.32 of Wisconsin Statutes.
Wetlands if present have not been delineated.
This survey is subject to any and all easements and agreements
both recorded and unrecorded.

PREPARED BY

ARROW Land Surveying

A Division of Radel and Associates, Inc.
109 Kingston Way
Waunakee, WI 53597
Tel: (608) 849-8116

Job No. 202-02



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 = 188'

Town of Westport

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

Print Date: 1/29/2020

AGENDA ITEM #5:

Initial Consultation, Land Division and Rezone (Create
One Additional Residential Lot), Naparella, 5531
Sunset Trail

Lot Division Proposal

5531 Sunset Trail

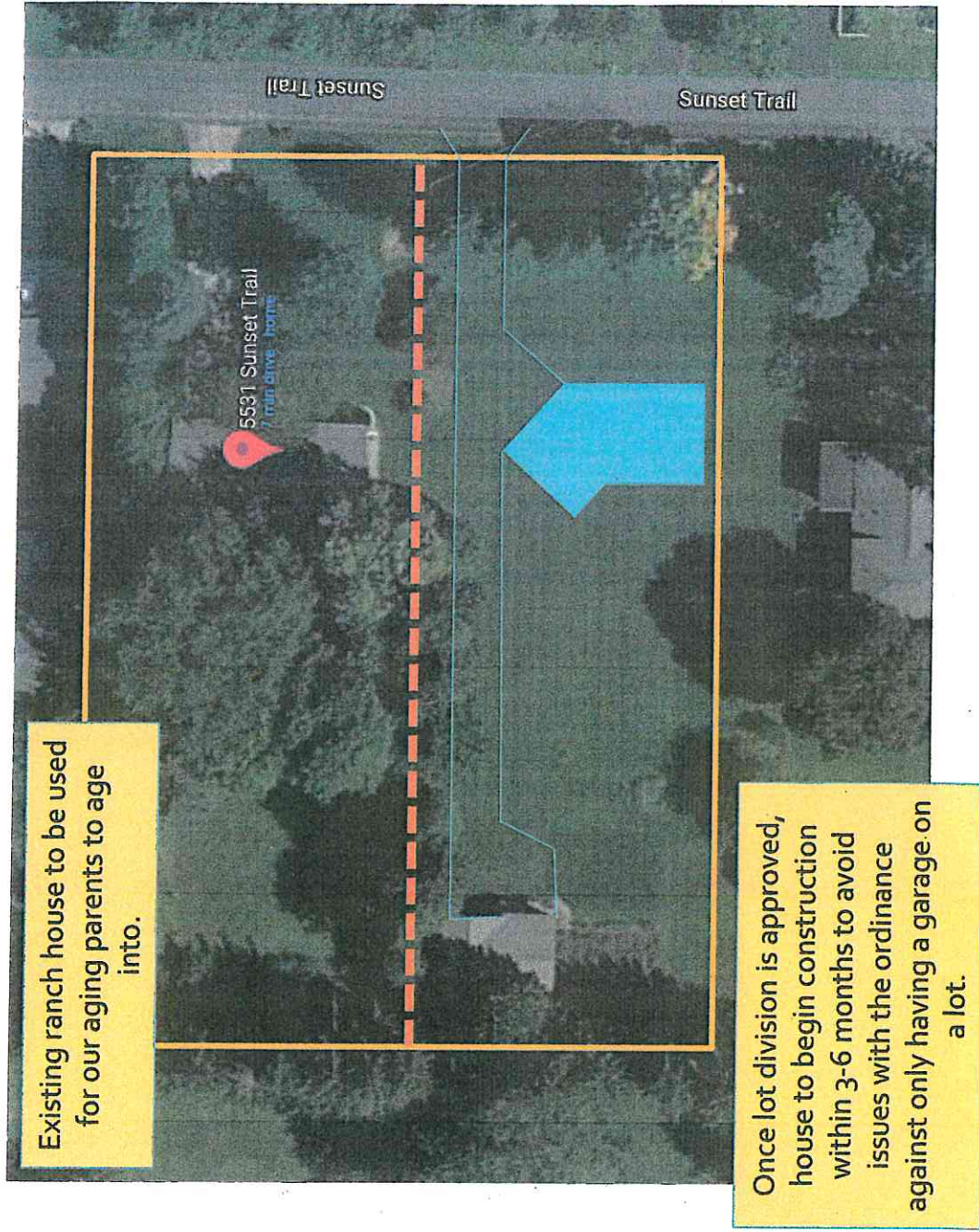
Parcel: 080921190709

Tina & Gary Napralla - 608-345-4506

Gary Napralla 608 212 1857
TINA Napralla 608 345 4506
203 Kingston way
WAUNAKEE

5531 Sunset Trail

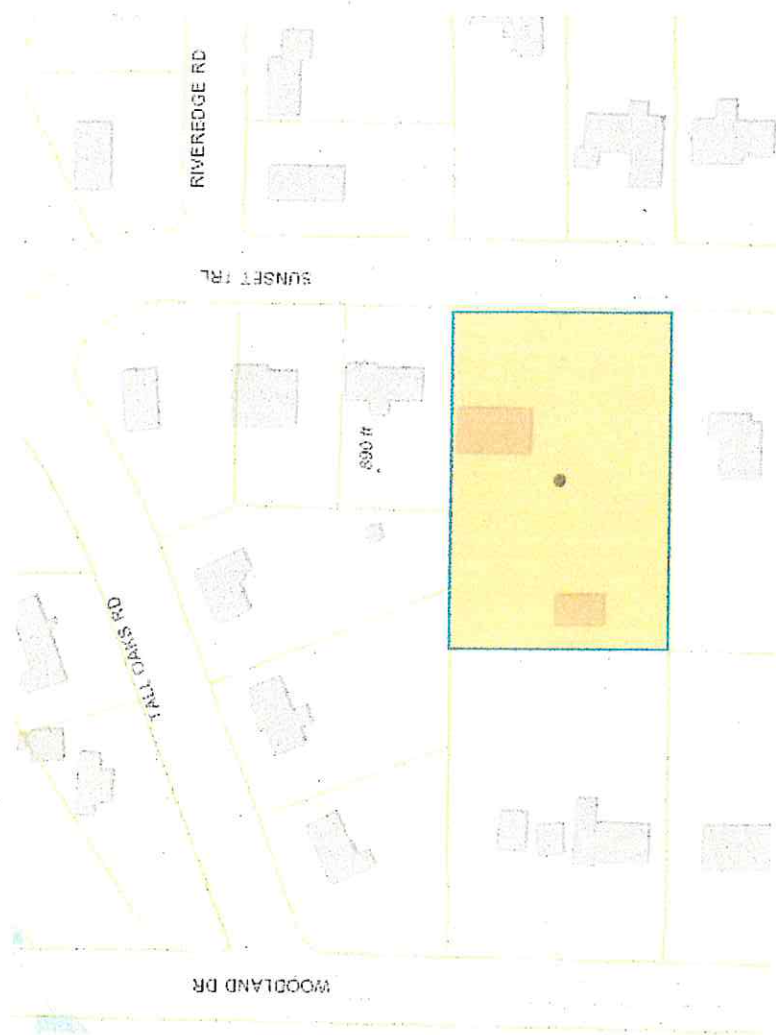
Proposed new
house location



5531 Sunset Trail
Proposed new lot
boundary

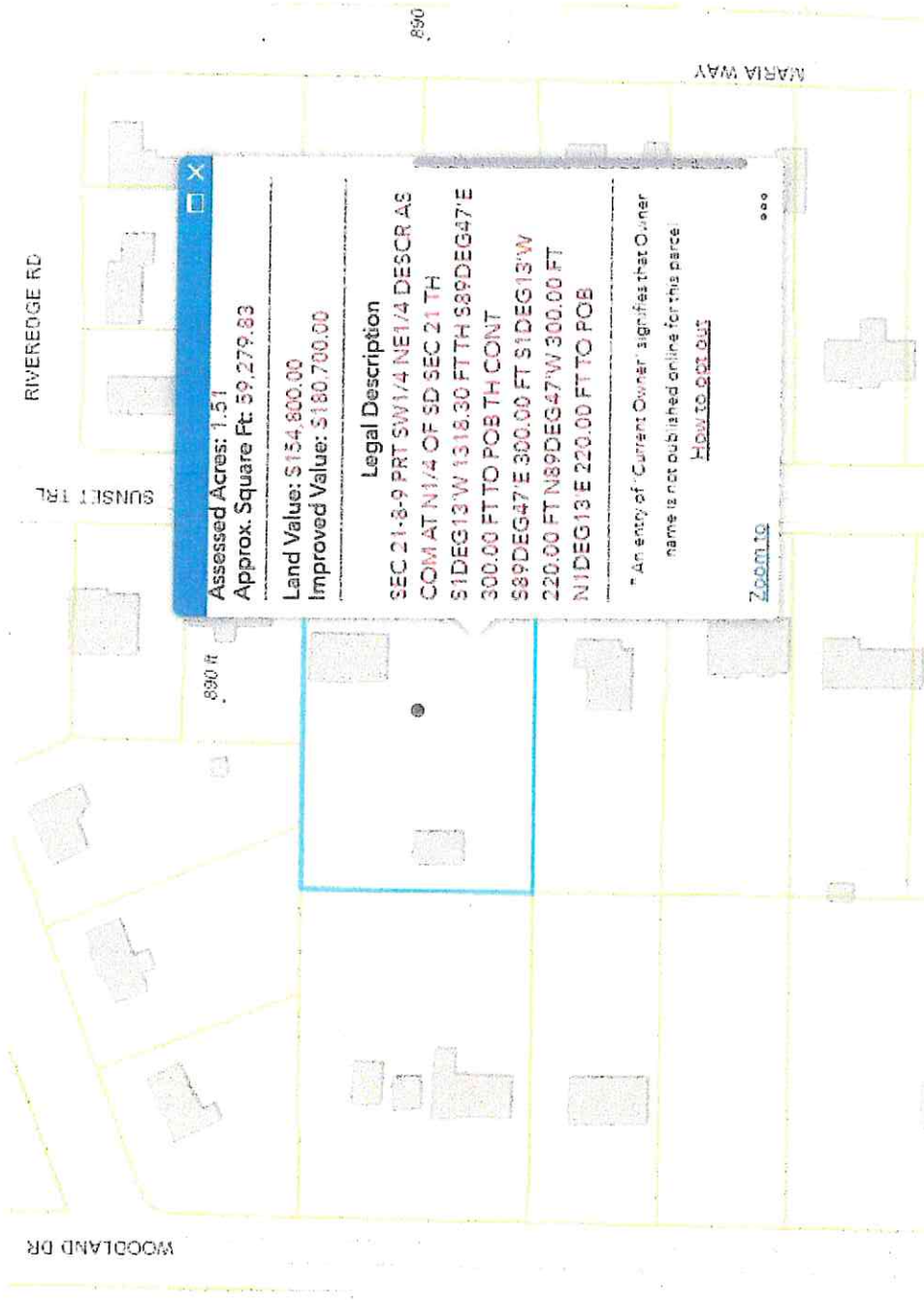


Divide lot into two equal portions while meeting the lot setback requirements for the existing house and 3 car garage



5531 Sunset Trail
Map View

5531 Sunset Trail Legal Description





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SCALE: 1 = 376'

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

Print Date: 1/22/2020