

TOWN OF WESTPORT

REGULAR PLAN COMMISSION MEETING

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

AGENDA - March 11, 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. Consultation, Acker Development Proposal (10 Apartment Units), Adrian Circle, Waunakee ETZ
5. Initial Consultation, Rezone to allow Duplex Condominium on Single Family Lot, Lot 15 Rankin Lane (Northeast End), Keller, Waunakee JPA
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 – February 11, 2019

The regular monthly meeting of the Plan Commission was called to order at 7:02 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: Kennedy. Also attending: Terry Enge, Mark Trotter, John Binkley, Rich Trotta, Melanie Lee, David Korb, Keenan Korb, Hannah Korb, Steve Sacquot, John Drury, Kyle Adams, Madison Graf, Guy Kitchell, Jeff Murray, Kevin Even, and Tom Wilson.

No one was present For Public Comment on Matters not on the Agenda. The minutes of the December 10, 2018 regular meeting were approved as presented on a motion by Cuccia, second Manering.

After a presentation by Wilson, review of emails and information provided, questions of the applicant, comments, and a lengthy discussion, the CUP Revisions (Hours and Events), Drumlin Ridge Winery, Drumlin Ridge Farm Vineyards LLC/Korb, 6000 River Road, Waunakee ETZ, was recommended for approval as presented on a motion by Manering, second Cuccia.

After a presentation by Wilson and discussion, the CUP Extension (Two Additional Years), Haunted House Use, Wisconsin Scaryland/Kitchell, 5305 CTH M, Waunakee ETZ, was recommended for approval as presented on a motion by Manering, second Bruskewitz.

No one was present for the consultation on the Acker Development Proposal, Adrian Circle, so the item was deferred until the owners can be present at a meeting to answer questions.

After a brief presentation by Wilson and discussion, the Bishops Bay Country Club Concession Stand Design Review, 3419 Signature Drive, was approved as presented on a motion by Bruskewitz, second Cuccia, by a vote of 5-0-1 (Pichette abstaining due to the proximate location of his residence).

After a status report by Wilson, comments from the Design Guidelines Development Committee members, and compliments by Commission members, the Design Guidelines document as presented in its most recent digital form was recommended for approval as presented with any minor modifications to be made as necessary to correct errors, on a motion by Manering, second Bruskewitz.

Enge 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 (Kevin Even was also present to report) and the Middleton/Westport Joint Zoning Committee.

There were no Miscellaneous Matters and Forthcoming Events raised.

Motion to adjourn by Bruskewitz, second Cuccia. The meeting adjourned at 7:50 p.m.

Mary Manering, Secretary

AGENDA ITEM #4:

Consultation, Acker Development Proposal
(10 Apartment Units), Adrian Circle, Waunakee ETZ

AGENDA ITEM #5:

Initial Consultation, Rezone to allow Duplex Condominium
on a Single Family Lot, Lot 15 Rankin Lane
(Northeast End), Keller, Waunakee JPA

February 22, 2019

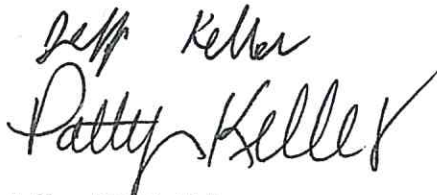
Our names are Jeff and Patty Keller, long time residents of Westport. We love the town and plan to live out the rest of our lives there.

We purchased lot 15 of the Steeplechase plat in April of 2016. We want to build a modest home there.

In talking with soon-to-be retired and ready to downsize friends, family and Westport neighbors we have found there are many people in our situation who want a nice home, but smaller in size. And so was born an idea regarding the usability of the lot. We would like to build a two-family condominium instead of a single family home. We feel this would be a smarter use of this beautiful lot – to allow 2 families to live there and since it is right behind the steeplechase condominium project, it fits right in.

We are asking for you to please allow us to rezone this from the present single family zoning to one that would allow us to build a two-unit condominium. Please see the attached plat map with a suggested 2-unit home. We are NOT seeking to use this as multi-family rental.

Sincerely,

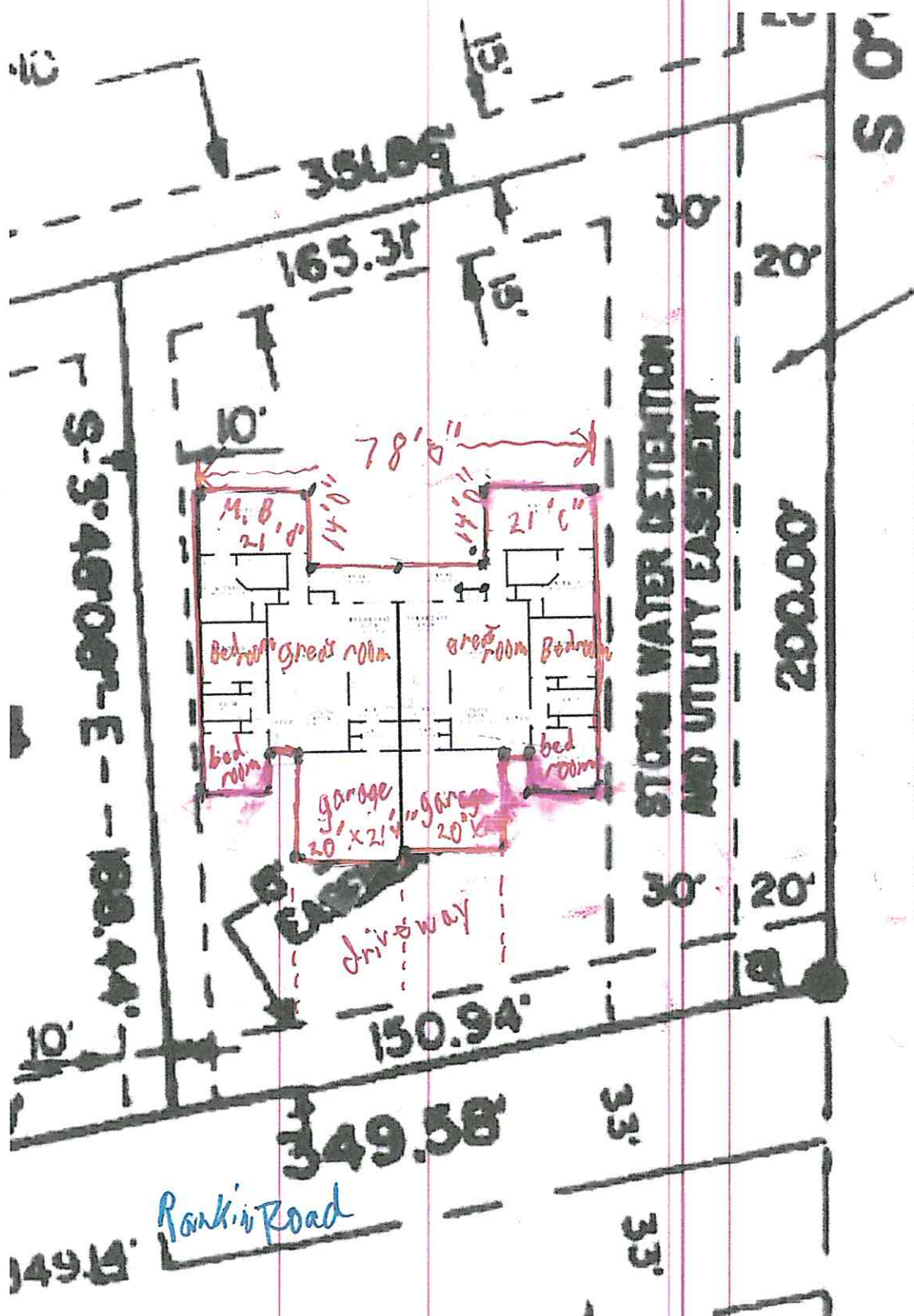
Handwritten signatures of Jeff and Patty Keller. The signature for Jeff is written above the signature for Patty. Both are in cursive script.

Jeff and Patty Keller

608.212.3497

Jeff.jpkeller@gmail.com

enclosures



2766957

RONALD E. WILLIAMSON
REGISTERED LAND SURVEYOR S-1264

SURVEYOR'S CERTIFICATE

EXISTING OF CORPORATE MONOPOLIES

Vol. 51-651A Parts P 203

There are no objections to this plan which appeared in Sections 15, 20A, 14, 21A 20 and 22.5 21 (1) and 22. With Sums

Certified this 2nd day of May 1996

Charles Astor
Deputy of Agriculture, Trade & Commerce Association

SECTION 2. COLONY INCORPORATED.

ALL ADDISON BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Massachusetts, hereby agrees to the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plan, and does hereby consent to the above entitled title of Irish Meadows, Inc. owner.

IN WITNESS WHEREOF, the said ALL ADDISON BANK has caused these presents to be signed by its

and its corporate seal to be hereunto affixed
this _____ day of _____, 1968.

D. J. [Signature]

NOT PUBLICIZED DATE: _____
[Signature]
D. J. [Signature]

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Presently and before me this 8 day of
April, 1915, John W. Schmitt,
Judge of the Court of Probate,
for the County of Milwaukee, Wis-
consin, has appeared John W. Schmitt,
and John W. Schmitt, and
as known to me, officers of said cor-
poration, and acknowledged that they executed
the foregoing instrument as each officer as
the said said corporation, by its authority.

1. James Amundson, being the duly elected,
qualified and acting Treasurer of the County
of Dane, County, Wisconsin
do hereby certify that

At Date, Wisconsin, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments as of the 27th day of March, 1986.

Debra Muller, County Clerk
Jaeq Lundgren
Date County Treasurer

1. Sharon Anderson being the duly approved
qualified and acting treasurer of the Town
of Westport, San Geronimo County, Wisconsin, do
herby certify that in accordance with the
powers and authority vested in her by the
laws of said County, she is enclosing herewith
true and correct copies of the minutes of the
meeting as of this day, 24th day of MAY,
1991, on any of the records included in the plot
of WESTPORT, WIS.

WILLARD BOARD CERTIFICATE
RESOLVED THAT a plot known as STEEDLECRANE
PLAT which has been filed for approval
of the Willard Board, of the Village of
Venables, Grant County, Wisconsin, be and the
same is hereby approved as required by
Chapter 231, Wisconsin Statutes.

I, hereby certify that the above is a true and correct copy of a resolution adopted by the Board of Supervisors of the Village of Manhattan on this 15th day of April, 1980.

Klaus P. Munk
 Mayor, Village of Manhattan

Noted for recording this 31st day of May, 1980 at 2:20 o'clock P.M.
John J. Mullen
 Village Clerk

on page 203 — Associated to the Milwaukee 1945
State Litch, Registrar of land
DOCUMENT NO. 2746957 —

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