



## **Village of Waunakee and Town of Westport Joint Plan Commission Minutes**

A regular meeting of the Waunakee/Westport Joint Plan Commission was held Tuesday, December 12, 2017, 6:00 p.m. at the Waunakee Village Hall  
500 W. Main Street, Waunakee, Wisconsin

### **CALL TO ORDER**

Mr. Sipsma called the meeting to order at 6:02 p.m.

Members Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Pat McGowan, Brian Malich.

Members Absent: Tim Black

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Mary Woodburn, Gary Stone, Dave & Sharron Bruns, Petr Kolarsky.

### **APPROVAL OF MINUTES**

Motion McGowan, second Grosskopf, to approve the minutes from the November 14, 2017 meeting. Motion carried.

### **PUBLIC COMMENT**

None

### **NEW BUSINESS**

#### **Public Hearing and Discussion/Action on CSM and Rezone, County RH-1 to Village SR-4 & ER-1, 4850 Autumn Leaf Court, Town of Westport**

The Bruns own the lot along the north side of the east portion of Autumn Leaf Court and are looking to split off part of their approximate 3 acre lot to create a buildable area similar to what would be left of their buildable area remaining. The created lot is about 172 feet or so length, and a little over ½ acre. The proposal appears to be consistent with the Comp Plan in most respects as the lot size is over ½ acre, and only adds one more home to an area already



developed. The properties would be zoned SR-4 and ER-1 as appropriate for lots this size under the Village zoning code. The public hearing was opened at 6:06 p.m. Marcy Woodburn, neighbor to the north, asked about lot lines, and the wooded area between the lots. Petr Kolarsky asked that they consider the driveway placement along the east lot line. The public hearing was closed at 6:15 p.m. Motion to recommend approval of the rezone and proposed land division as requested to the Boards subject to standard Town conditions and restrictions and the sewer improvements as recommended by Staff. Motion carried.

**Initial Consult, Conditional Use Permit, Proposed Used Car Sales, 5495 Catfish Court, Town of Westport**

Gary Stone would like to use a portion of his building on Catfish Court that also fronts STH 113 for the sale of a few used cars. The space is approximately 2800 square feet as he has shown on a hand drawn map he has provided. The property has entirely been used for years as his sailboard and SUP business. The property has been approved for that purpose and is zoned accordingly. To add this particular use Gary would need a CUP to allow auto sales. The property is currently zoned C-2. The property is in the Comp Plan as a Commercial District of course, and this use could be accommodated there. Gary has indicated he would not have outside vehicles parked for sale, and business would take place inside. Obviously with only 2800 square feet available the number of vehicles would be limited. He has indicated also there would be signage, which can be reviewed as part of a design review application with the CUP. A public hearing would be necessary, and the property is located in the Waunakee ETZ so the JPC would hold that hearing and take action. The Town Plan Commission and Board are advisory here on the CUP, but the Plan Commission does have design review authority. Some of the issues to discuss are added customer traffic and parking, sales hours, signage, and any potential neighbor concerns. No action necessary.

**Update on A1-Ex Code Changes and Bulk Rezoning for Ag Certification**

The reason for the classification changes are that parcels somehow zoned A-1 Exclusive need to be changed due to actual use or Comprehensive Plan changes in order to meet the changes required by DATCP for the district to meet the requirements under the Farmland Preservation Tax Credit program. The parcels being proposed for revision are close to 200 parcels currently zoned A1(EX) that are either already used for non-agricultural purposes or planned for future non-agricultural purposes in the Waunakee-Westport Joint Comprehensive Plan. A public hearing on these changes will take place at the Waunakee Village Hall on Monday December 18, 2017, commencing at 5:30 p.m. All interested parties or their representatives are welcome to attend and provide comments, or may do so prior to the meeting at either the Village or Town Halls. No action taken.

**ADJOURN**

Motion McGowan, second Grosskopf, to adjourn the meeting at 6:32 p.m. Motion carried.



Submitted By: Tracy Meinholz, Recording Secretary Approved: \_\_