

**VILLAGE OF WAUNAKEE
JOINT PLAN COMMISSION MEETING
Via Zoom Virtual Webinar
April 13, 2021 6:00 PM**

Meeting Minutes

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ROLL CALL:

Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brian Malich, Brian Wallace

Absent: Brad Zeman

Also Present: Kevin Even, Tracy Meinholz, Bryan Kleinmaier, Mike Lawton.

MINUTES

1 March 9, 2021

Motion Grosskopf, second Wallace, to approve the minutes from the March 9, 2021 Joint Plan Commission meeting as presented. Motion carried.

PUBLIC COMMENT: None

NEW BUSINESS

1 Concept Review & Discussion, Woodland Crest Phase 2 General Development Plan, Senior Housing and Multifamily, Outlots 1 & 2

Mr. Even presented the proposal for Phase 2 of the Woodland Crest development. There are substantial differences in the proposal from what was proposed several years ago. This item is only on the agenda for conceptual presentation and no action. The Village Plan Commission directed the applicant to hold a public information meeting with the surrounding neighbors and get input before the Plan Commission and Joint Plan Commission provides detailed feedback ~~or support for~~ on the project. The Plan Commission and Joint Plan Commission may want to hold ~~the~~ public hearings in May and defer any action until ~~till~~ the June ~~Plan Commission meetings~~, depending on the formal input provided at the public hearings. No action taken.

2 Discussion/Action on a Request by Lone Silo North LLC for Extension of the Approval for Kwik Trip Certified Survey Map and a Request to Reconsider the Deed Restriction Related to the Previously Approved Rezoning of the Property (Kilkenny Farms West)

The developer has requested a time extension for the CSM recording and staff is supportive on the extension. The developer has also requested that the deed restriction that was a condition of approval to the rezoning of the property be removed and no longer be required. The purpose for the deed restriction was to limit the use of the property. Village staff has a comfort level that a Kwik Trip will work at the site no matter what. However, without knowing how the rest of the land will be developed, Village staff is not comfortable with a rezone to all the uses allowed in

the C-1 commercial district. Staff directed to work with the applicant on the zoning issue.
Motion Groskopf, second Bruskewitz, to recommend that the Village Board extend the time period in which the certified survey map must be recorded until May 1, 2021.

ADJOURN

Motion Malich, second Bruskewitz, to adjourn the meeting at 6:11 p.m. Motion carried 5-0.

Respectfully Submitted:

Tracy Meinholz, Plan Commission Secretary