



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

A regular meeting of the Waunakee/Westport Joint Plan Commission was held
Tuesday, April 14, 2015, 6:00 p.m. at the Town of Westport Community Room,
5387 Mary Lake Road, Town of Westport.

CALL TO ORDER

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

Members Present: Ken Sipsma, Dean Grosskopf, Pat McGowan, Brad Zeman
Members Absent: John Van Dinter, Mark McGuire

Also Present: Kevin Even, Tracy Meinholz, Fred Ziegler, Phil Simon, David and Brenda Korb,
Kenny Korb, Mary Binkley, Kirk Keller, Randy Guttenberg, Herb Statz, Rich Trotta, James
Moeller, Chris Michaud, Gary Woodward.

APPROVAL OF MINUTES

Motion Grosskopf, second Zeman, to approve the minutes from the March 10, 2015 Joint Plan
Commission meeting. Motion carried.

PUBLIC COMMENT

None

Motion McGowan, second Grosskopf, to reorder the agenda to take New Business first. Motion
carried.

NEW BUSINESS

INITIAL CONSULTATION FOR DRUMLIN RIDGE FARM VINEYARDS LLC, RIVER
ROAD, TOWN OF WESTPORT

Dave Korb, and his architect Kirk Keller, presented a proposal for a scaled back version of the
winery proposed in 2013. This will need to go through rezoning and site plan review. Mr. Korb
directed to work with staff on the proper zoning classification. No formal action taken.

PUBLIC HEARING & DISCUSSION / ACTION

DISCUSS & TAKE ACTION ON A REQUEST BY THE WAUNAKEE SCHOOL DISTRICT
FOR A SITE PLAN & REZONE FROM A1-EX TO G-1 AT 6265 WOODLAND DRIVE,
TOWN OF WESTPORT

After a presentation by the representatives of the school district, Mr. Even went over some
concerns from the staff and Town Plan Commissioners at the previous nights meeting. The
public hearing was opened at 6:38 p.m. Fred Ziegler, of 1515 Aldora Court, questioned whether



the applicant has considered possible odor and farm equipment conflicts on Woodland Drive. No one else was present to speak. The public hearing closed at 6:43 p.m. Motion Grosskopf, second Zeman, to recommend approval of the site plan and rezone to the Village and Town boards with the following conditions:

- 1) Comments from Strand letter dated March 26, 2015 completed to the satisfaction of the Village Engineer and Town Administrator
- 2) Approval of a traffic impact analysis, reflecting the full build out of the site, by the Village Engineer and Town Administrator
- 3) Approval of a sewer use agreement between the School District and the Village
- 4) Resolution of staff comments included in packet by Village Engineer and Town Administrator as outlined by Village Engineer at meeting.
- 5) Discussion of annexation of the property be deferred to a future Joint Plan Commission meeting
- 6) Acknowledgement of existing farm uses/practices and their possible effect on this property

Motion carried 4-0.

DISCUSSION /ACTION ON A REQUEST BY SOUTH WI DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD TO REZONE LOT 1 OF CSM 11771 FROM G-1 TO A1-EX WITH A CONDITIONAL USE PERMIT TO ALLOW FOR A SINGLE-FAMILY RESIDENCE AND OUTBUILDING ON WOODLAND DRIVE, TOWN OF WESTPORT

Mr. Moeller presented the commission members with his plan to purchase the property and demolish the existing structures to make room for a new home, barn and shed. The public hearing was opened at 7:04 p.m. The public hearing closed at 7:05 p.m. with no one wishing to speak. Motion to approve the conditional use permit to allow for a single-family residence, a 60x100 barn, and a 30x40 shed, as they are similar to uses listed in the ordinance, subject to building envelopes approved by the Village Engineer and Town Administrator, and recommendation to the Village and Town Boards to rezone property from G-1 to A-1EX.

Motion carried.

ADJOURN

Motion Grosskopf, second McGowan, to adjourn the meeting at 7:05 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: _____