



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

A regular meeting of the Waunakee/Westport Joint Plan Commission was held  
Tuesday, June 9, 2015, 6:00 p.m. at the Town of Westport Community Room,  
5387 Mary Lake Road, Town of Westport.

**CALL TO ORDER**

Meeting called to order at 6:00 p.m.

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

Members Absent:

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Bill White, David & Brenda Korb, Keenan Korb, Bob Somermeyer, Herbert & Eileen Statz, Kirk Keller, Roger Endres, Rich Trotta, Roberta Baumann, Dick & Pat Teslaw, David Kennedy, Jim Becker, JoAnn Koster, Dennis Petzke, Mark & Mary Ripp, Monica Paffenroth, Charlene Khazae, Mary Binkley, James Borg, Pastor Marsden.

**APPROVAL OF MINUTES**

Motion McGuire, second McGowan, to approve the minutes from the May 12, 2015 Joint Plan Commission meeting. Motion carried.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

DISCUSSION AND RECOMMENDATION ON DESIGN / SITE PLAN REVIEW FOR  
SKIPPER BUDS OFFICE ADDITION, 5381 WESTPORT ROAD, TOWN OF WESTPORT

After discussion, motion McGowan, second to approve the design / site plan review subject to conditions requested by Town Plan Commission. Motion carried.



## **PUBLIC HEARING & DISCUSSION / ACTION**

**PUBLIC HEARING AND DISCUSSION / ACTION ON A REQUEST, BY FIRST PRESBYTERIAN CHURCH OF WAUNAKEE, FOR A CERTIFIED SURVEY MAP (LAND SWAP) AND REZONE FOR PROPERTY LOCATED AT 5763 & 5765 CTH Q, TOWN OF WESTPORT**

Public hearing opened at 6:16 p.m. and closed at 6:17 p.m. with no comments from the audience. After discussion, motion Van Dinter, second McGowan, to recommend approval of the CSM and rezone, as recommended by the Town Plan Commission, to the Village and Town Boards. Motion carried.

**PUBLIC HEARING AND DISCUSSION / ACTION ON A REQUEST, BY DRUMLIN RIDGE FARM VINEYARDS LLC, 5972 CHEROKEE VALLEY PASS, TOWN OF WESTPORT, FOR REZONE FROM A1-EX TO A-1 WITH A REQUEST FOR CONDITIONAL USE PERMIT FOR THE PURPOSE OF OPERATING A WINERY**

The applicants architect gave a brief presentation and answered questions from the Commission members. Mr. Sipsma opened the public hearing at 6:39 p.m. Mr. Wilson presented members with 17 emails to be entered into the record. All were supportive with one opposed. Five people spoke in support of the project, six spoke in opposition. The public hearing was closed at 7:05 p.m. Motion McGuire, second Zeman, to recommend approval of the rezone to A-1 and ordinance amendment to allow “winery” as a conditional use in the A-1 zoning district with staff to work on drafting the CUP conditions and bring back for review and action at the next meeting, all consistent with the Town Plan Commission recommendation. Motion carried 5-1 with McGowan opposed. Motion Van Dinter, second Grosskopf, to limit the capacity to a maximum of 75 people for special events with no more than 12 events per calendar year. These events shall be ticketed events. Motion carried 5-1, McGowan opposed.

**PUBLIC HEARING AND DISCUSSION / ACTION ON A REQUEST BY JOSEPH CAPAUL FOR DETACHMENT AND REZONE OF APPROXIMATELY 43.3 ACRES, WHOSE BILLING ADDRESS IS 5704 STH 113, VILLAGE OF WAUNAKEE, FROM A-1 AGRICULTURAL/HOLDING TO A1-E EXCLUSIVE AGRICULTURE**

After a brief recap of the issue, the public hearing was opened at 7:39 p.m. and closed at 7:40 p.m. with no public comments. Motion McGowan, second Grosskopf, to defer action. Motion carried 5-1 with Van Dinter opposed.

## **ADJOURN**

Motion Van Dinter, second McGowan, to adjourn the meeting at 7:58 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: \_\_\_\_\_