



**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT
JOINT PLAN COMMISSION**

**Town of Westport Community Rm., 5387 Mary Lake Rd., Town of Westport
February 13, 2018 6:00:00 PM**

Agendas may change prior to the commencement of the meeting.
Please check the posting board at the Village Hall, 500 W. Main Street,
Waunakee, Wisconsin for the current agenda.

AGENDA

CALL TO ORDER

ROLL CALL: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Pat McGowan, Brian Malich, Tim Black

MINUTES

1 January 9, 2018

PUBLIC COMMENT

NEW BUSINESS

- 1 Discussion/Recommendation on Site Plan, Endres Manufacturing Addition, 802 S. Century Avenue, Town of Westport**
- 2 Discuss and Take Action on Signage for Animart, 1340 Water Wheel Drive, Village of Waunakee**
- 3 Initial Consultation, Pre-Annexation Request for Approximately 130 Acres at the Corner of Woodland Drive and CTH Q, Town of Westport**
- 4 Initial Consultation, Kalscheuer, 5511 Easy Street, CSM & Rezone, Town of Westport**

ADJOURN

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the municipal clerk at (608) 850-8500, 500 West Main Street, Waunakee, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

**VILLAGE OF WAUNAKEE BOARD AND PLAN COMMISSION MEETING
TOWN OF WESTPORT BOARD AND PLAN COMMISSION MEETING**

Notice is hereby given that the Village or Town Board or Village or Town Plan Commission may attend this meeting. No action will be taken by the Village or Town Board or Village or Town Plan Commission at this meeting.

Next scheduled meeting is 3/13/2018 6:00:00 PM.



Village of Waunakee and Town of Westport Joint Plan Commission Minutes

A regular meeting of the Waunakee/Westport Joint Plan Commission was held Tuesday, January 9, 2018, 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 6:06 p.m.

Members Present: Ken Sipsma, Eileen Bruskewitz, Pat McGowan, Brian Malich, Brad Zeman

Members Absent: Dean Grosskopf, Tim Black

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Sharon Anderson, Alina Nelson, Jeremy Arrington, Lynn Persson, Gary Harbort, and Brad Duffrin.

APPROVAL OF MINUTES

Motion Bruskewitz, second Malich, to approve the minutes from the December 12, 2017 meeting. Motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

Public Hearing and Discussion/Action on CSM and Rezone, 5683 Harbort Road, Town of Westport

Mr. Wilson updated the commission members on the action taken by the Town Plan Commission the previous evening. The Town chose to postpone action pending further information and revised maps. Mr. Arrington made a presentation, going over some changes that he is proposing to the original submittal. Mr. Sipsma opened the public hearing at 6:16 p.m. There were three neighbors present to speak. The asked questions about ownership of the private road and sewer issues. Mr. Even stated that there will need to be improvements made to the roadway, and that he



is not in favor of the sewer holding tank. The public hearing was closed at 6:31 p.m. Staff stated that Mr. Arrington and Mr. Harbort will need to grant and extension, in writing, to allow this item to be placed on next month's meeting.

Motion Bruskewitz, second McGowan, to postpone action and hold another public hearing on February 13, 2018. Motion carried.

Initial Consultation, Breunig Rezone Request, 80 Acres NW of STH 113/19

Mr. Wilson explained that this request was made as part of the public hearing held last month regarding the farmland credit rezones. Mr. Breunig asked to be taken out of the comprehensive plan for future development and rezoned back to agricultural to still be eligible for the credits. This is only a consult. The Village Plan Commission suggested a four-party agreement between the County, Town, Village and Breunigs regarding future development inclusion in the comprehensive plan for development, without County objection. No action taken.

ADJOURN

Motion McGowan, second Bruskewitz, to adjourn the meeting at 6:42 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary Approved: _____



PLEASE SIGN IN

Meeting: Joint Plan Commission

Date: Jan 9, 2018

Name – **PLEASE PRINT CLEARLY**

Business Name or Resident Address

SHARON ANDERSON

5694 HARBERT ROAD

Alinda Nelson

5266 Mansfield

Jeremy Arrington

5683 Harbert Rd

Lynn Perason

5567 Kypen Rd

Gary Harbert

5683 Harbert Rd / 6451 Hwy 113

Brad Duffin

PUBLIC HEARING REGISTRATION

Name (please print) Jeremy Arrington
Address 5883 Harbort Rd
City Waukegan
Representing (organization, business,
self, etc.) Self
Subject _____

Please check appropriate boxes:

- ☒ Support
- ☐ Oppose
- ☐ Wish to speak
- ☐ Available for information
- ☐ Register only

Turn completed form in prior to meeting.

Speaking limit - 5 minutes. Please write comments below.

Comments: Petitioner

PUBLIC HEARING REGISTRATION

Name (please print) SHARON ANDERSON

Address 5694 HARBOR ROAD

City WAUNAKEE WI 53597

Representing (organization, business, self, etc.) self

Subject CSM + rezoning parts of Harbor Rd

Please check appropriate boxes:

- ☐ Support
- ☐ Oppose
- ☒ Wish to speak
- ☒ Available for information
- ☐ Register only

Turn completed form in prior to meeting.

Speaking limit - 5 minutes. Please write comments below.

Comments:

PUBLIC HEARING REGISTRATION

Name (please print) Alinda Nelson
Address 5266 Mansfield Rd.
City Waunakee,
Representing (organization, business, self, etc.) Self
Subject CSM map and rezone Harbort

Please check appropriate boxes:

- ☐ Support
- ☐ Oppose
- ☒ Wish to speak perhaps
- ☒ Available for information
- ☐ Register only

Turn completed form in prior to meeting.

Speaking limit - 5 minutes. Please write comments below.

Comments:

PUBLIC HEARING REGISTRATION

Name (please print) Lynn Perissa

Address 55670 Kupfer Rd

City Waukegan, WI

Representing (organization, business, self, etc.) self

Subject Harbort

Please check appropriate boxes:

- ☐ Support
- ☐ Oppose
- ☒ Wish to speak
- ☐ Available for information
- ☐ Register only

Turn completed form in prior to meeting.

Speaking limit - 5 minutes. Please write comments below.

Comments: submitted written comment

Lynn Persson, Terra Experience

From: Lynn Persson, Terra Experience <lynn@terraexperience.com>
Sent: Monday, January 8, 2018 4:20 PM
To: twilson@townofwestport.org
Cc: Lynn at Terra Experience
Subject: Comments on Proposed Harbort East and West CSM January 8, 2018
Attachments: Harbort East.pdf; Harbort West.pdf

January 8, 2018

Dear Westport Planning Board Members:

I appreciate the opportunity to comment on the proposed Harbort East and Harbort West CSMs. My name is Lynn Persson, and I live at 5567 Kupfer Road, a private road east of Harbort road and our property is located downstream of the proposed CSM near the mouth of Sixmile Creek. I have an initial comment and then some questions that I hope the Town and Joint Plan Commission can answer before they act on this request.

First I am appreciative that the proposal appears to limit the development on the 28 acres and recognize the characteristics that made the land designated as Park and Open Space on the Town's Comprehensive Plan Map.

Second I was surprised and disappointed to not have information relative to the Soil Survey, Floodplain designations, Wetlands Maps, and similar information marked as N/A in the application attached to the CSM. It would seem that this kind of information would be very important if not essential when defining and reviewing a CSM that defines buildable lots. As I result I have a number of questions and concerns related to this CSM.

- 1) Is it correct that two buildable lots are being proposed for these CSM? Would there be an option to create more buildable lots in the future?
- 2) For the buildable lots - are they in areas designated as floodplain, shoreland, and/or wetland and would there be zoning and building restrictions are there on these lots because of those designations?
- 3) For the buildable lots, public sewer is not available. My question for the buildable lots is there enough land with enough suitable soils (that can perc) to be served by a septic system or at least a mound system? My old 1978 Dane County Soil Survey (I haven't figured out how to use the online soil maps) shows three soil types in the area. The soil survey indicates they have the following limitations for Septic tank absorption fields:
 - Houghton Muck (Very Severe: seasonal high water table);
 - Hayfield Silt Loam (Severe: seasonal high water table; danger of contamination of groundwater)
 - Kegonsa Silt Loam (Moderate: erodible; danger of contaminating ground water).

It's my understanding its not good planning or policy to build a new house that can only be serviced by holding tanks. Existing houses that have failed septic systems have the option of mound systems and as a last resort, holding tanks.

- 4) What zoning is proposed for the buildable lots? For the other lots?
- 5) Who will own the Harbort Road? From my experience living on Kupfer Road, also a private road shared by neighbors, requires some understanding of ownership and responsibility for snowplowing and road maintenance. On Kupfer Road one neighbor has ownership of most of the road and we have worked out a consensus agreement for making decisions and paying for road maintenance and repairs.

Thanks again for the opportunity to comment and ask questions. I will be interested in hearing the answers at the Planning Board Meeting tonight.

Lynn Persson

STAFF AGENDA MEMORANDUM
TOWN OF WESTPORT
REGULAR PLAN COMMISSION MEETING
Kennedy Administration Building
Community Meeting Room
5387 Mary Lake Road
Town of Westport, Wisconsin

Monday, February 12, 2018 7:00 p.m.

1. Call to Order
2. Public Comment On Matters Not On the Agenda
3. Approve Minutes.
For the 1/8/18 meeting minutes.
4. Yahara WINs Stormwater Partnership Video Presentation
We will have a video presentation on this partnership that we are involved in for your information. It is only a few minutes long but has some very good information on projects in which the Town is involved.
5. Remaining Design Review and SIP Elements for Early Childhood Learning Center (Landscaping, Signage, Out-Buildings, Access Improvements), 5821 Oncken Road (40 Acres), Inspire ECLC/Davis, Middleton ETZ, Discussion/Action
These are the items remaining for final consideration after the SIP was approved. The petitioner filed items on the out-building and landscaping, but is tweaking those a little and will be resubmitting, so it is not quite ready to proceed yet. We will likely look at these next month, and maybe all of the items outstanding so that the owner gets a notion of total cost.

RECOMMENDATION: Move to postpone until the petitioner presents the information necessary.
6. Design Review, Endres Manufacturing Building Addition, 802 S. Century Ave., Endres Manufacturing, Inc., Waunakee ETZ, Discussion/Action
This is the addition onto a building that was built a few years ago, and went through design review. The owners now want to complete the structure that was contemplated then. The building is essentially proposed to be constructed the same way with the same features. Based on the past review, and because the building is not really visible from CTH Q (although visible from the school entrance and drive, but consider there are already several similar buildings along that part of the school property), staff really has no concerns with the similar

design, even though quite industrial in nature. The owners might like to connect the property to water and sewer from the Village, so any approval should be contingent on working out the details of that with Waunakee Utilities. There are some current screenings along the north side of the current building, but perhaps more might be needed. Also Waunakee Utilities does not want further screening or plantings on the back or east side of the buildings due to the location of its facilities and a transformer location. The School District has indicated they are fine with this structure as proposed.

RECOMMENDATION: *Move approval of the design review as submitted subject to submitting a screening/landscaping plan for the northern edge of the property/building acceptable to Town and Village Staff, approval of Waunakee Utilities of any connection plan, meeting the Town's stormwater standard with plans to be approved by the Town Engineer and Dane County Land Conservation, and any lighting to comply with the Town's dark skies code with plans to be submitted and approved by the Town Attorney.*

7. Initial Consultation, CSM and Rezone (Create 1 Lot), Kalscheuer, 5511 Easy Street
The Kalscheuers on Easy Street would like to create one more lot out of what was an 80 acre parcel. Several years ago 2 lots were created on the northwestern edge of this property on soils that were rocky and not great for agriculture. Two homes are now located there. At the time the entire parcel was then restricted to no further development or splits. I have provided you information on that action. Note that this restriction was included on the CSM for those two lots and on another separate deed restriction. The owners are asking for reconsideration and to allow this one more split for another home. The location is on the northeast portion of their property, and in between a parcel we allowed for the Kaltenbergs and the farm buildings on the remaining Kalscheuer farm parcel. The Comp Plan allows for individual review of these lots depending on use, farming ability of the property, access, and other factors. Here, one could possibly reconsider the restriction because of the location between these two residences, that the property is somewhat closed off from other agricultural lands due to topography, and if access could be obtained from the current farm driveway for the parcel, limiting driveways on Easy Street as we have tried to do. However, again, when this was reviewed previously for splits, the plan commissions and Boards implemented the no further land division restriction.

Another consideration is that the farm building parcel has also not been split from the remaining farmland as we often see done. It may be worthwhile asking if that is something the family would plan on doing in the future. That would not create another buildable lot, but it is yet another separate lot creation to consider here potentially that could affect your decision.

RECOMMENDATION: *This is a consult only, but please make the owners aware of any issues with the proposal you see, and whether it is worth their time to pursue this idea further.*

8. Park Committee Report/Items for Action
Terry and/or Mark, if present, will give a report on recent Committee work.
9. Historic Preservation Committee Report/Items for Action
Joe, if present, will give a report on recent Committee work.
10. Waunakee/Westport Joint Planning Committee Report/Items for Action
I did give you information on one of the separate matters the Committee will be reviewing; an annexation for the West Woodland Drive development area that has already been approved by CARPC for an urban service area amendment as requested jointly by the Town and Village. Annexation is the next logical development step. An oral report will be provided on other items as necessary.
11. Middleton/Westport Joint Zoning Committee Report/Items for Action
An oral report will be provided as necessary.
12. Miscellaneous/Forthcoming Events
An oral report will be provided as necessary.
13. Adjourn



WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 02/13/2018

ITEM: NEW BUSINESS

TITLE: Discussion/Recommendation on Site Plan, Endres Manufacturing Addition, 802 S. Century Avenue, Town of Westport

ISSUE SUMMARY: Endres Manufacturing is proposing an additional building in the southeast corner of their property adjacent to the high school parking lot. Staff has reviewed and has no major concerns other than directing the applicant to work with Waunakee Utilities concerns outlined in the attached memo dated 02/01/18.

STAFF RECOMMENDATION: Staff recommends approval.

RECOMMENDED MOTION: Approve the Endres addition site plan as recommended by the Town Plan Commission, subject to all Waunakee Utilities concerns being satisfied.

Tracy Meinholz

From: Scott Russell <srussell@waems.net>
Sent: Wednesday, January 24, 2018 3:13 PM
To: 'Tom Wilson'; Kevin Even; 'Brian Adler'; 'Robert Anderson'; 'Barry Buckwalter'
Cc: 'Jessica Frey'; Tracy Meinholz
Subject: RE: Endres MFG New Building Design Review

No issues from EMS.

Scott Russell
Waunakee Area EMS

608.849.7522 Office
608.849.7583 Fax
608.807.9554 Cell

**Please note my new email address: srussell@waems.net

-----Original Message-----

From: Tom Wilson [<mailto:twilson@townofwestport.org>]
Sent: Tuesday, January 23, 2018 9:48 AM
To: Kevin and Leslie Even - Waunakee (kevin@waunakee.com) <kevin@waunakee.com>; Brian Adler (waunakeefire@tds.net) <waunakeefire@tds.net>; Robert Anderson <banderson@townofwestport.org>; Scott Russell - WAEMS (srussell@waems.net) <srussell@waems.net>; Barry Buckwalter <bbuckwalter@townofwestport.org>
Cc: Jessica Frey <jfrey@townofwestport.org>; Tracy Meinholz (tmeinholz@waunakee.com) <tmeinholz@waunakee.com>; Tom Wilson <twilson@townofwestport.org>
Subject: FW: Endres MFG New Building Design Review

Please let me know your comments by February 1 if possible thanks.

Thomas G. Wilson
Attorney/Administrator/Clerk-Treasurer
Town of Westport (Dane County, WI)
Population 4,016

5387 Mary Lake Road
Waunakee, WI 53597
twilson@townofwestport.org
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<http://www.facebook.com/pages/Town-of-Westport-Dane-County-Wisconsin/115029421892435?v=wall>
(608) 849-4372
(608) 849-9657 FAX

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-----Original Message-----

From: Jessica Frey
Sent: Monday, January 22, 2018 4:12 PM
To: Tracy Meinholz
Cc: Kevin Even (kevin@waunakee.com); Tom Wilson
Subject: Endres MFG

Good Afternoon,

Attached is a copy of the Design Review Materials for Endres Manufacturing. This will need to be on the agenda for the February 12 and 13 PC Meetings and the Village Plan Commission Meeting.

Thank you

Jessica Frey
Executive Assistant
Town of Westport (Dane County, WI)
5387 Mary Lake Road
Waunakee, WI 53597
www.townofwestport.org
<http://twitter.com/TownofWestport>
(608) 849-4372
(608) 849-9657 FAX

Tracy Meinholz

From: Brian Adler <waunakeefire@tds.net>
Sent: Tuesday, January 23, 2018 1:15 PM
To: 'Tom Wilson'; Kevin Even; 'Robert Anderson'; 'Scott Russell - WAEMS'; 'Barry Buckwalter'
Cc: 'Jessica Frey'; Tracy Meinholz
Subject: RE: Endres MFG New Building Design Review

Tom,

I have reviewed the new building design for Endres MFG and the fire department doesn't have any concerns.

Thank you!

Brian

-----Original Message-----

From: Tom Wilson [<mailto:twilson@townofwestport.org>]
Sent: Tuesday, January 23, 2018 9:48 AM
To: Kevin and Leslie Even - Waunakee (kevin@waunakee.com); Brian Adler (waunakeefire@tds.net); Robert Anderson; Scott Russell - WAEMS (srussell@waems.net); Barry Buckwalter
Cc: Jessica Frey; Tracy Meinholz (tmeinholz@waunakee.com); Tom Wilson
Subject: FW: Endres MFG New Building Design Review

Please let me know your comments by February 1 if possible thanks.

Thomas G. Wilson
Attorney/Administrator/Clerk-Treasurer
Town of Westport (Dane County, WI)
Population 4,016

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Jessica Frey
Executive Assistant
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Waunakee, WI 53597
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To: Kevin Even
Tracy Meinholz

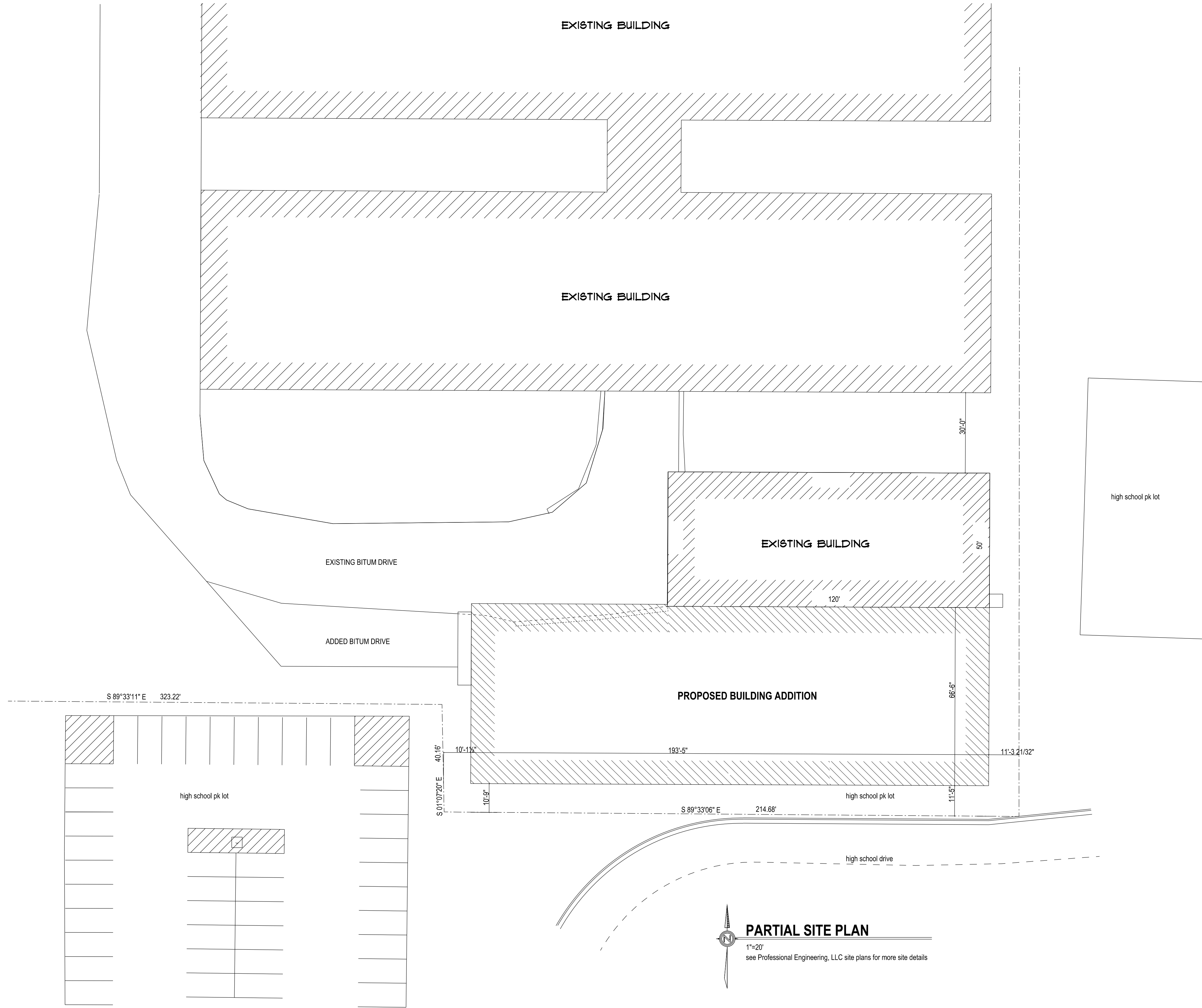
From: Randy Dorn
Dave Dresen
Tim Herlitzka


RE: Endres Manufacturing Addition

Date: February 1, 2018

This memo provides comments for the Endres Manufacturing Addition submittal.


- We encourage the applicant to discuss the location of the proposed water and sewer laterals with Randy Dorn at 849-4107.
- The applicant should contact MMSD to ensure all fees are paid on the site of the new building.
- The applicant will need to ensure that a safe distance is maintained from certain underground electric lines along Century Avenue when excavation is done for the water and sewer laterals and driveway.
- We have had initial conversations about the electric service to the new facility but we encourage the applicant to contact Dave Dresen at 850-5450 to discuss the details of the additional electric load.
- The applicant will need to maintain certain minimum clearances from the existing transformer in the area, including all proposed landscaping.

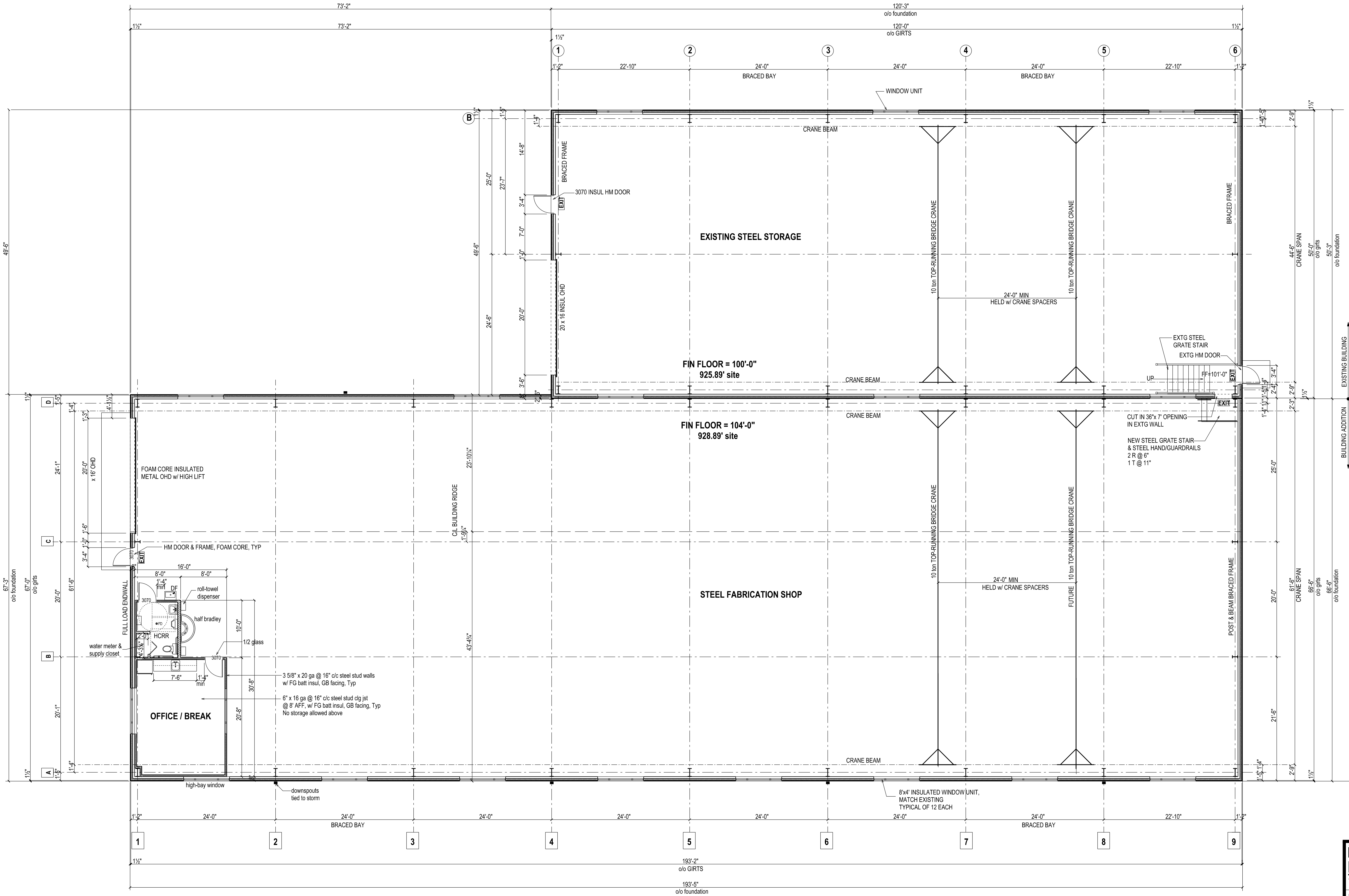


 **OVERALL SITE PLAN**
1"=70' +/-

SHEET INDEX	
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	ELEVATIONS
A-4	BUILDING SECTIONS
S0.0	STRUCTURAL SPECIFICATIONS
S1.0	FOUNDATION PLAN
S2.0	CRANE FRAMING PLAN
S2.1	ROOF FRAMING PLAN
S3.0	STRUCTURAL DETAILS

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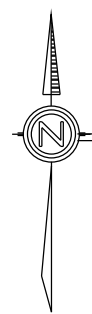
 McCoy ENGINEERING LLC <small>1925 Tarragon Drive, Madison, WI, 53716-2332 608-467-7455 E-mail: mccoengineering@charter.net</small>	DRAWN BY: TMC
	APPRVD BY:
	DATE: 1-17-18
	SCALE: As Shown
PROJECT: ENDRES MANUFACTURING CO, INC FABRICATION BUILDING ADDITION	DRAWING NO: T1318
LOCATION: 802 S CENTURY AVE TOWN OF WESTPORT, WI	SHEET NO: A-1
SHEET TITLE: SITE PLAN	



GENERAL BUILDING NOTES:

- 2009 Wisconsin IBC Code
- Group F2 - Low-Hazard Factory Occupancy
- Steel Fabrication & Storage
- Class 2B Non-Combustible Construction
- Building Areas:
 - Existing Building = 6,043 sf
 - Building Addition = 12,918 sf
 - Total Building = 18,961 sf
- Building in not sprinklered
- Fabrication area is minimally heated by radiant tube heaters to 60 deg F
- Office heat & cool, RR heat only

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ADDITION FLOOR PLAN

1/8"=1'-0"

McCOY
ENGINEERING LLC
1025 Tarragon Drive, Madison, WI, 53716-2332
608-467-7455 E-mail: mccoymengineering@charter.net

PROJECT:
ENDRES MANUFACTURING CO, INC
FABRICATION BUILDING ADDITION
LOCATION:
802 S CENTURY AVE
TOWN OF WESTPORT, WI

SHEET TITLE:
FLOOR PLAN

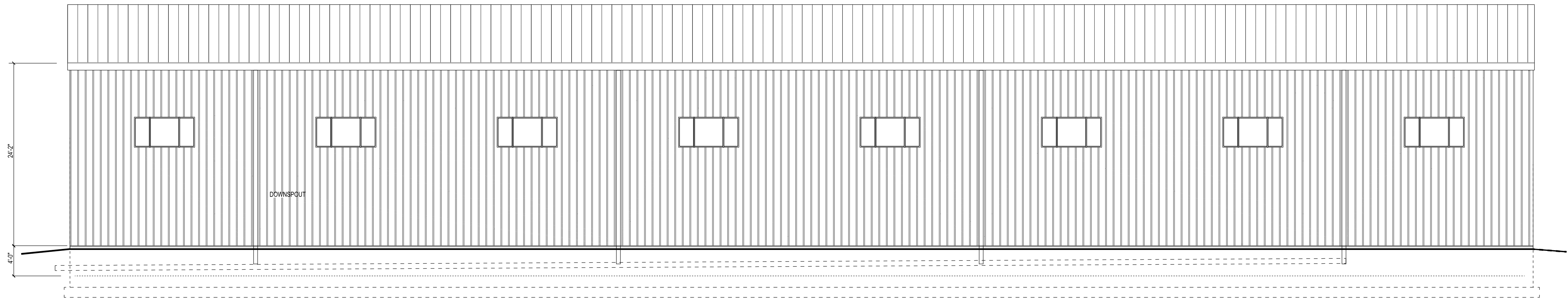
DRAWN BY:
TM^C
APPRVD BY:

DATE:
1-17-18

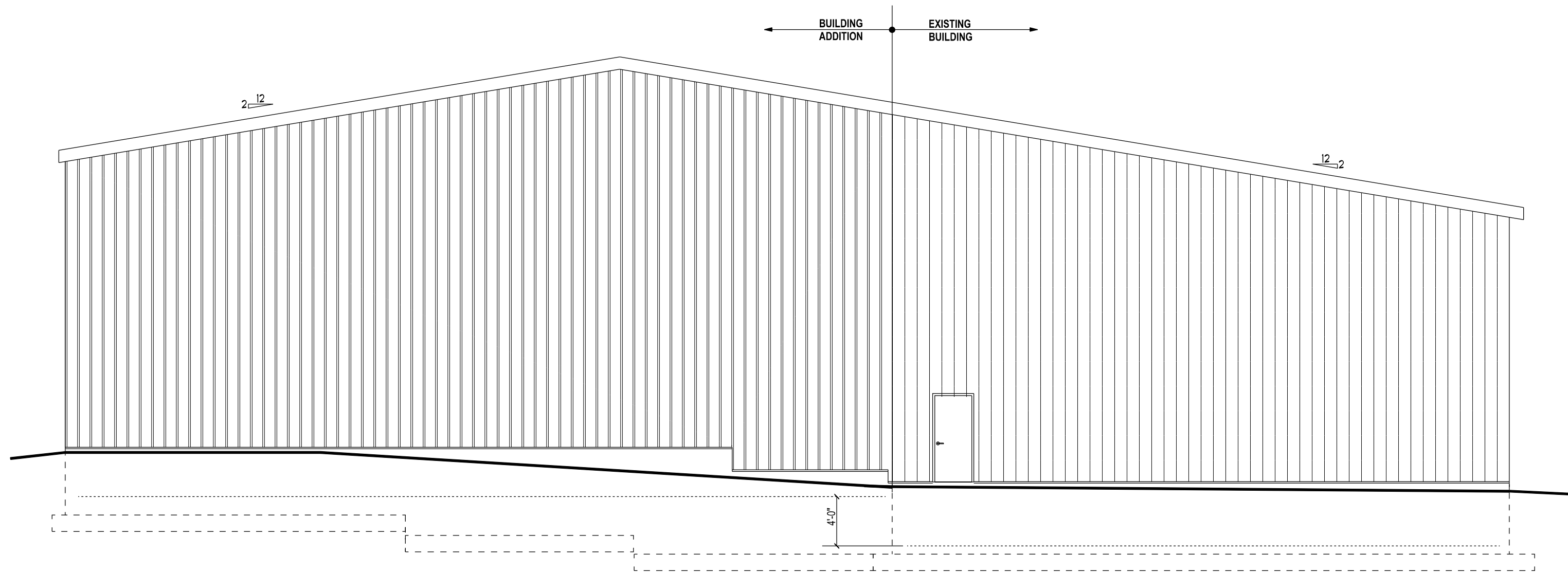
SCALE:
As Shown

DRAWING NO:
T1318

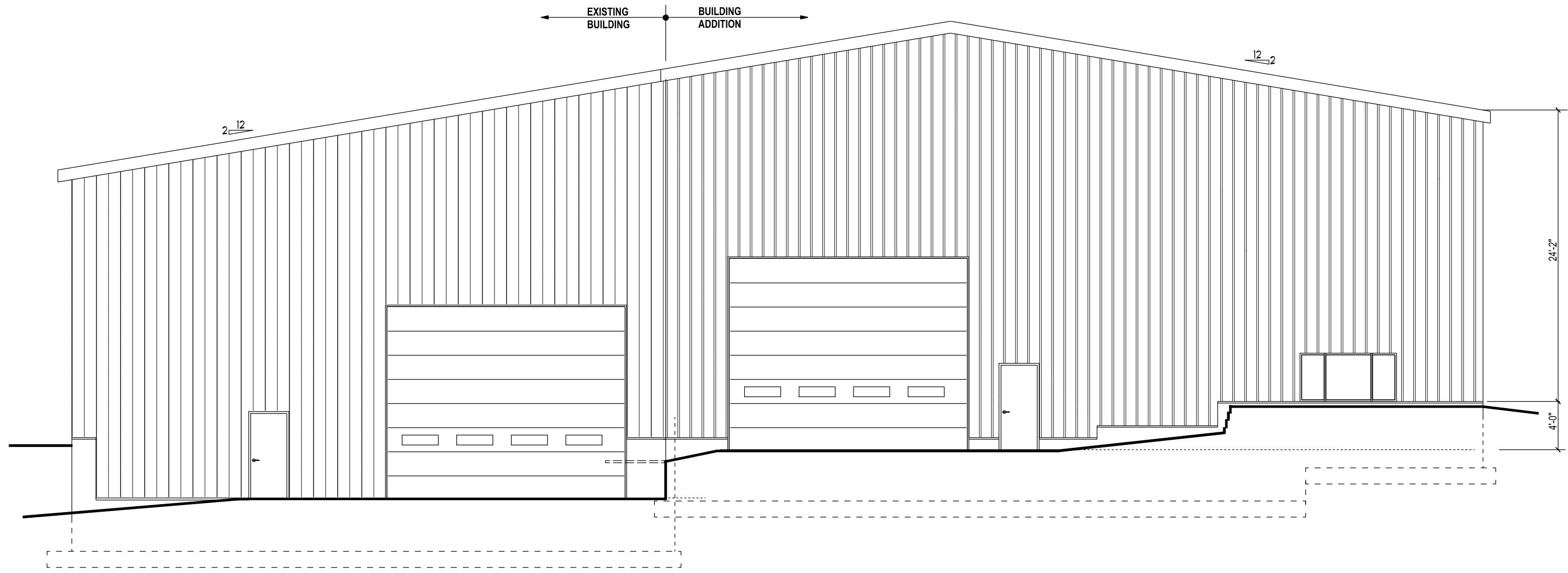
SHEET NO:
A-2



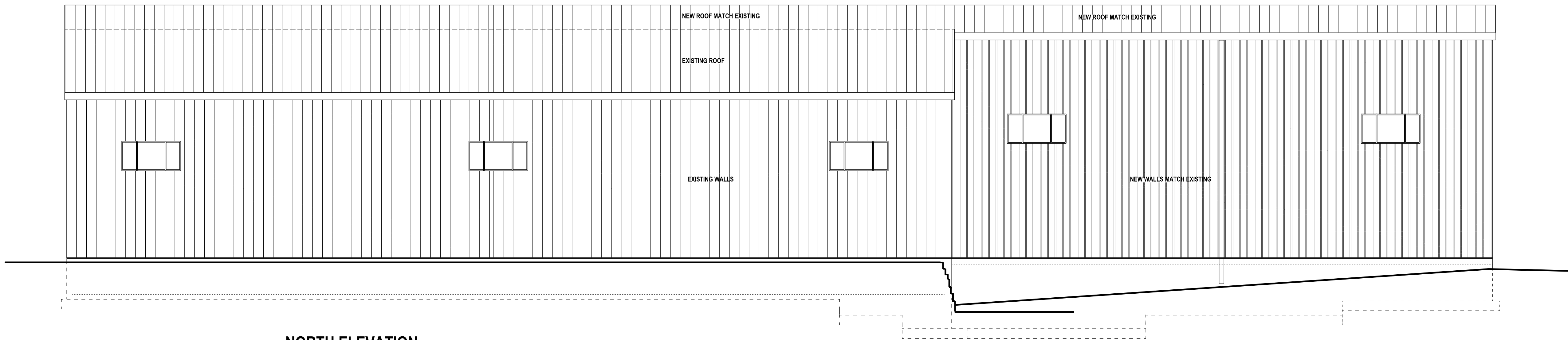
SOUTH ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



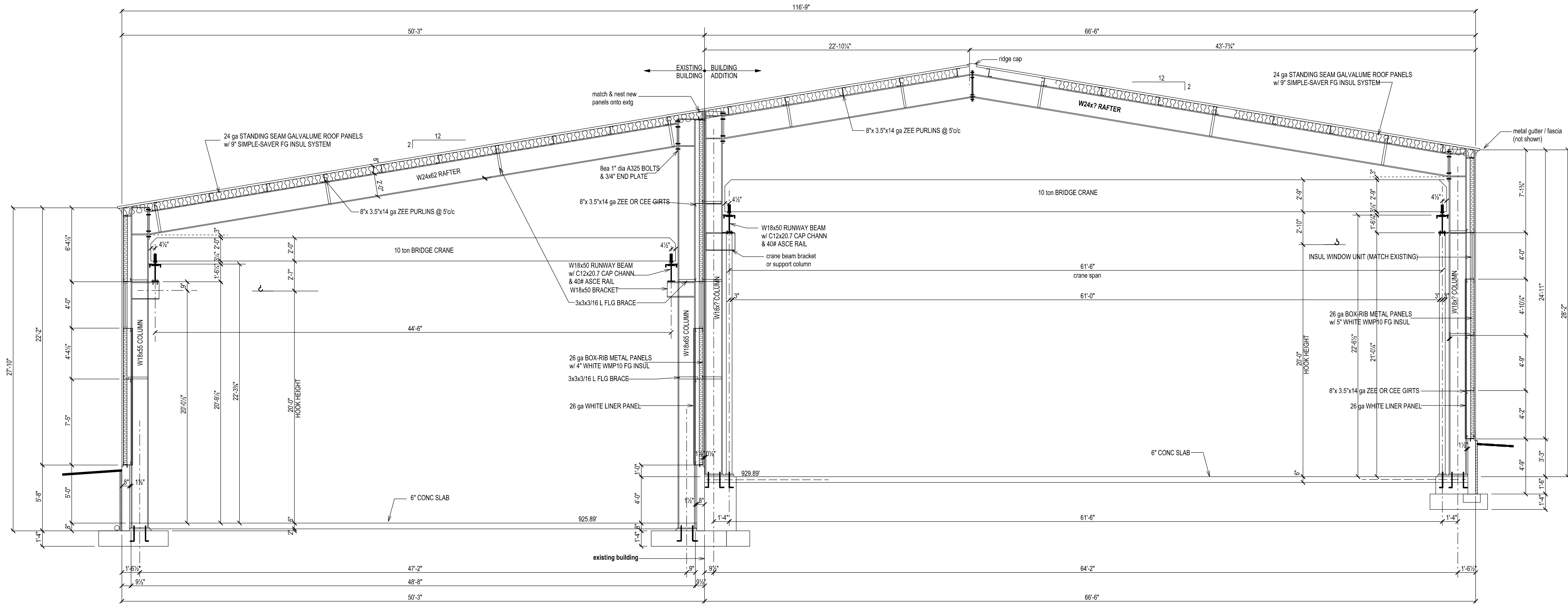
WEST ELEVATION
1/8"=1'-0"



NORTH ELEVATION
1/8"=1'-0"

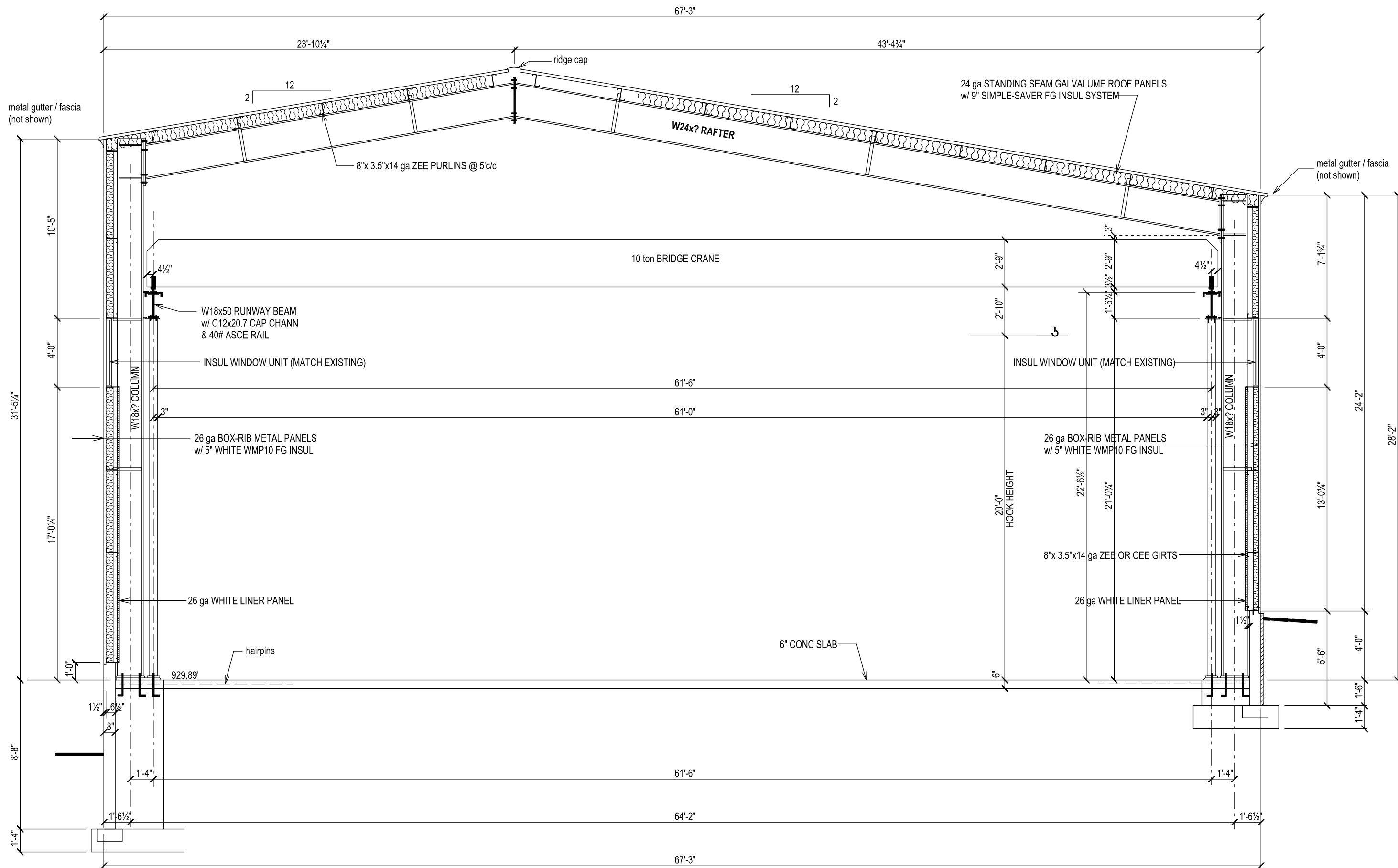
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McCOY ENGINEERING LLC 1925 Tarragon Drive, Madison, WI, 53716-2332 608-467-7455 E-mail: mccoyengineering@charter.net	DRAWN BY:	TM ^c
	APPRVD BY:	
	PROJECT:	DATE:
	ENDRES MANUFACTURING CO, INC FABRICATION BUILDING ADDITION	1-17-18
	LOCATION: 802 S CENTURY AVE TOWN OF WESTPORT, WI	SCALE: As Shown
SHEET TITLE:	DRAWING NO:	SHEET NO:
BUILDING ELEVATIONS	T1318	A-3



BUILDING SECTION @ EXISTING BUILDING

3/16"=1'-0"



BUILDING SECTION @ WESTERLY END

3/16"=1'-0"

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 McCOY ENGINEERING LLC 1925 Tarragon Drive, Madison, WI, 53716-2332 608-467-7455 E-mail: mccoymengineering@charter.net	DRAWN BY: TM^c
	APPROVED BY:
	PROJECT: ENDRES MANUFACTURING CO, INC SFABRICATION BUILDING ADDITION
	LOCATION: 802 S CENTURY AVE TOWN OF WESTPORT, WI
	SHEET TITLE: BUILDING SECTIONS
	DATE: 1-17-18
	SCALE: As Shown
	DRAWING NO: T1318
	SHEET NO: A-4



WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 02/13/2018

ITEM: NEW BUSINESS

TITLE: Discuss and Take Action on Signage for Animart, 1340 Water Wheel Drive, Village of Waunakee

ISSUE SUMMARY: Attached for your consideration is the proposed signage for the new Animart location. Staff has reviewed and determined that it meets code.

STAFF RECOMMENDATION: Staff recommends approval.

RECOMMENDED MOTION: Approve the signage as presented.

Sign 1



PERMIT # _____

SIGN PERMIT APPLICATION

Application is hereby made for a permit to erect/rebuild or alter a sign in conformity with the Ordinances of the Village of Waunakee, upon the property designated below in the manner described herein:

Owner/Company Name: Animart - Lisa Lasack

Address of Proposed Sign: 1340 Water Wheel Dr. Waunakee, WI 53597

Contractor Installing Sign: Sign Art Studio

Contractor Address: 325 W. Front St. Mt. Horeb WI 53572

Contact Phone # 608-437-2320

Zoning of Property: PUD

A SKETCH illustrating the size, shape and message of the proposed sign MUST accompany this application. A site plan drawing showing the positioning of the sign with respect to the highway, buildings and/or other signs MUST accompany this application.

Type of Sign: ☒ Wall Sign ☐ Free Standing/Ground Sign ☐ Projecting Sign ☐ Window Sign

☐ Other _____ (see descriptions in the attached ordinance)

Dimensions: 2'6" (H) x 12'11" (W) Total Square Feet: 32.4 sq. ft.

☒ Single Faced ☐ Double Faced

Type of Lighting: Internal LED

Value of Sign: \$ \$7100.00

CERTIFICATE OF APPLICANT: I hereby certify that the above application is a true and correct statement of the work to be done; that any changes shall be submitted for approval and that the sign shall conform to all Village of Waunakee Ordinances and State Codes where such may apply.

[Signature]
Owner/Agent

1-24-18
Date

☐ **Approved**

☐ **Approved with Conditions:** _____

Building Inspector: _____ Date: _____

Zoning Administrator: _____ Date: _____

Fee: \$ _____

This permit expires in one year from the date of issuance if the sign is not constructed. Construction of the sign must be completed within 60 days of commencement on construction.



PERMIT # _____

SIGN PERMIT APPLICATION

Application is hereby made for a permit to erect/rebuild or alter a sign in conformity with the Ordinances of the Village of Waunakee, upon the property designated below in the manner described herein:

Owner/Company Name: Animart - Lisa Lasack

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[Signature]
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1-24-18
Date

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☐ **Approved with Conditions:** _____

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Zoning Administrator: _____ Date: _____

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Contractor Address: 325 W. Front St. Mt. Horeb WI 53572

Contact Phone # 608-437-2320

Zoning of Property: PUD

A SKETCH illustrating the size, shape and message of the proposed sign MUST accompany this application. A site plan drawing showing the positioning of the sign with respect to the highway, buildings and/or other signs MUST accompany this application.

Type of Sign: ☒ Wall Sign ☐ Free Standing/Ground Sign ☐ Projecting Sign ☐ Window Sign

☐ Other _____ (see descriptions in the attached ordinance)

Dimensions: 1'6" (H) x 7'0" (W) Total Square Feet: 10.7 sq. ft.

☒ Single Faced ☐ Double Faced

Type of Lighting: _____

Value of Sign: \$ \$1100.00

CERTIFICATE OF APPLICANT: I hereby certify that the above application is a true and correct statement of the work to be done; that any changes shall be submitted for approval and that the sign shall conform to all Village of Waunakee Ordinances and State Codes where such may apply.

W. K. H.
Owner/Agent

1-24-13
Date

☐ **Approved**

☐ **Approved with Conditions:** _____

Building Inspector: _____ Date: _____

Zoning Administrator: _____ Date: _____

Fee: \$ _____

This permit expires in one year from the date of issuance if the sign is not constructed. Construction of the sign must be completed within 60 days of commencement on construction.



PERMIT # _____

SIGN PERMIT APPLICATION

Application is hereby made for a permit to erect/rebuild or alter a sign in conformity with the Ordinances of the Village of Waunakee, upon the property designated below in the manner described herein:

Owner/Company Name: Animart - Lisa Lasack

Address of Proposed Sign: 1340 Water Wheel Dr. Waunakee, WI 53597

Contractor Installing Sign: Sign Art Studio

Contractor Address: 325 W. Front St. Mt. Horeb WI 53572

Contact Phone # 608-437-2320

Zoning of Property: PUD

A SKETCH illustrating the size, shape and message of the proposed sign MUST accompany this application. A site plan drawing showing the positioning of the sign with respect to the highway, buildings and/or other signs MUST accompany this application.

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W. K. H.
Owner/Agent

1-24-18
Date

☐ **Approved**

☐ **Approved with Conditions:** _____

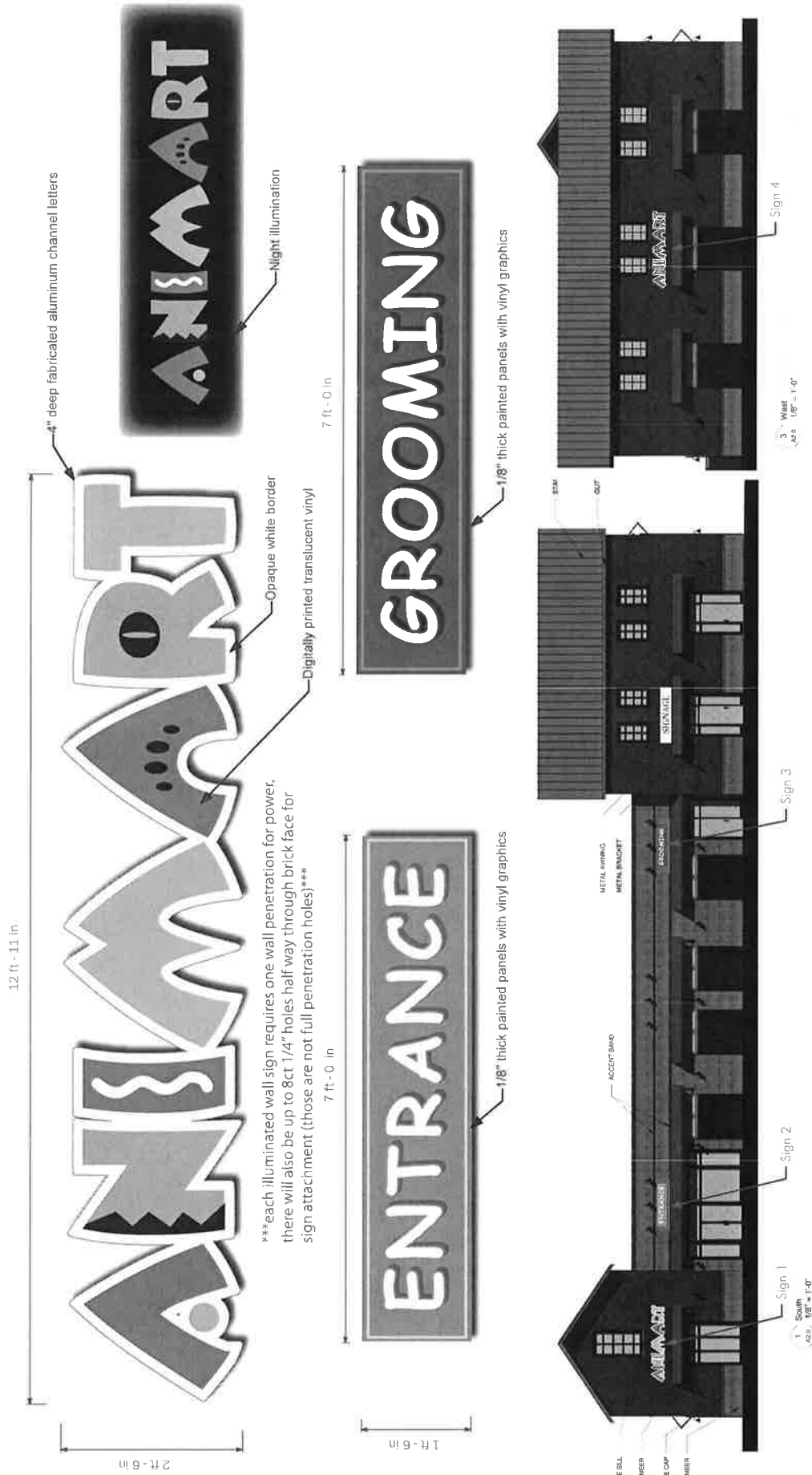
Building Inspector: _____ Date: _____

Zoning Administrator: _____ Date: _____

Fee: \$ _____

This permit expires in one year from the date of issuance if the sign is not constructed. Construction of the sign must be completed within 60 days of commencement on construction.

DATE: 01/18/2018 CUSTOMER: ANIMART ADDRESS: WAUNAKEE FILE: ANIMART/WAUNAKEE/APPROVALS/WS_WAUNAKEE_FINAL



CUSTOMER APPROVAL:

DATE:

LANDLORD APPROVAL:

DATE:

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.
© The above artwork and/or conceptual design, less customer provided artwork or plans, is property of Sign Art Studio and may not be reproduced without written consent.

SHEET
WS-1

SIGNAGE ELEVATIONS: WS - 1



Building a Better World
for All of Us®

MEMORANDUM

TO: Kevin Even
FROM: Ed Freer
DATE: February 6, 2018
RE: **Proposed Signage**

**Animart Store
Kilkenny Commons
1340 Waterwheel Drive
Waunakee, Wisconsin**

Project Description:

The Applicant is requesting approval for the installation of signage for the newly constructed Animart Retail Store at 1340 Waterwheel Drive. The project has successfully obtained building and site development and is under construction.

Proposed Signage Consists of four [4] Wall Signs. The signage is part of a standard, corporate design vocabulary incorporated in similar facilities found in other parts of the greater Madison area.

The proposed design aesthetic and materials palette has been developed to be used with the architecture developed for Animart retail stores. Two applications of the largest wall sign is the store brand. One sign facing the parking lot and the other sign facing Hwy "Q" The additional two signs are smaller and indicate the services offered and the store's entrance location..

GENERAL COMMENTS

A. Wall Sign: Total Four Signs

The Store Name "ANIMART" Sign is located on both the south and west architectural elevations of the building, as illustrated on Drawing WS-1 . The entrance and Grooming Sign is on the south building elevation.

1. South Elevation - Dimensions: 2'-6" X 12'-11" Total Area 32.4 SF.
2. South Elevation - Dimensions: 2'-6" X 12'-11" Total Area 32.4 SF.
3. Grooming Sign – Dimensions: 1'-6" X 7'-0" Total Area 10.5 SF.
4. Entrance Sign - Dimensions: 1'-6" X 7'-0" Total Area 10.5 SF.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 6808 Odana Road, Suite 200, Madison, WI 53719-1137

SEH is 100% employee-owned | **sehinc.com** | 608.620.6199 | 800.732.4362 | 888.908.8166 fax

The total square footage for the four signs equals 85.8 SF

Note: The requested square footage is well below the allowable 150 SF

This application still allows additional signage for future retail space not occupied at this time.

All signs project from the exterior walls and are consistent within the allowable 6" maximum projection.

B. Signage General Character

- a. The proposed materials and general aesthetics are stylized to represent the stores brand and consistent with a font and color scheme representing Animart.

C. Lighting

- a. Proposed lighting is internal LED Lighting Source

RECOMMENDATIONS:

Recommend approving submittal. Applicant's submittal appears to be consistent with Village Code signage requirements. [Article VIII .Signs and Billboards Sec. 106-960.Signs Permitted]



WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 02/13/2018

ITEM: NEW BUSINESS

TITLE: Initial Consultation on Pre-Annexation Request for Approximately 130 Acres at the Corner of Woodland Drive and CTH Q, Town of Westport

ISSUE SUMMARY: Attached is a pre-annexation application for the Woodland West property. The USA Amendment was approved by CARPC last month

STAFF RECOMMENDATION: This is an initial consultation to discuss the annexation petition and adjacent properties and roadways that should be included in the annexation process.

RECOMMENDED MOTION: None.



Building a Better World
for All of Us®

MEMORANDUM

TO: Kevin Even

FROM: Ed Freer

DATE: February 6, 2018

RE: **Re: Woodland West Pre-Annexation Application Infrastructure Considerations**

Project Description:

Lone Silo North Addition, LLC and Dalmatian Farms, LLC wish to annex 130 acres of lands west of CTH Q and south of Woodland Drive to the Village of Waunakee (Village) territorial area. The regional Urban Service Area Amendment has been applied for, reviewed by CARPC and has received the recommendation for approval. During the review process the proposed developments, land use and expanded Urban Services Area has presented are consistent with the Village's comprehensive plan completed in January 2017. The county staff review process did identify a number of conditions that will need to be met as part of the Amendment approval. The next step is to obtain direct annexation approval by unanimous approval.

Recommendation:

Recommend approving submittal [including satisfying CARPC Conditions of Approval]



February 1, 2018

Mr. Kevin Even, P.E.
Village of Waunakee
500 West Main Street
P.O. Box 100
Waunakee, WI 53597

Re: Woodland West Pre-Annexation Application
Infrastructure Considerations

Dear Kevin,

Lone Silo North Addition, LLC and Dalmatian Farms, LLC wish to annex 130 acres of lands west of CTH Q and south of Woodland Drive to the Village of Waunakee (Village) territorial area. The applicant has completed the regional Urban Service Area Amendment to satisfy the regional planning commission, and has presented a neighborhood plan guided by the Village's comprehensive plan. The applicant now seeks annexation to the Village through direct annexation by unanimous approval.

As the Village grows, infrastructure must be extended to serve the new developments. In the case of utilities, not only is the extension of pipes required, but the capacity of existing pipes and infrastructure must also be considered. The applicant presented potential sewer and water main layouts to serve their development from extending from existing infrastructure, which will be discussed below, as well as considerations for off-site and adjacent improvements to be made to serve this area and beyond as well.

Sanitary Sewer

The applicant proposes two separate sewer extensions to serve their annexation. The north sewer is proposed to extend from a sewer main intended to be constructed along the south line of the lot north of and adjacent to First Choice Dental, and cross CTH Q to the area of the Herb and Eileen Statz property. This sewer would serve the areas shaded light blue on the applicant's Map 5.1. Checking feasibility, it seems this concept sewer location is reasonable and acceptable to serve that area. There does not appear to be a need to extend this sewer further in the future, as lands north of this development are already developed, and lands to the east (Ganser's Lonestar land) are most economically served by other sewers. This blue shaded area of Lone Silo North Addition, LLC is relatively small and terminal to this sewer, thus capacity in the sewers downstream of the area, extending to the Blue Ridge Pumping Station, should be acceptable without adding additional capacity.

The south sewer is proposed to extend from the Water Wheel area on the west side of CTH Q, and is intended to serve the pink shaded area of the applicant's Map 5.1. Checking feasibility of this conceptual sewer location, the sewer crosses existing topographical hills and valleys that make its location impractical without significant grading work, some of which would be required on lands outside the annexed area. For example, if the sewer depth was set 25 feet deep, a preferred maximum depth, while crossing the first topographic high point west of the First Presbyterian Church, the sewer would not be deep enough to cross the next valley along its route to the north. The sewer study prepared for Waunakee Utilities in 2013 suggests a route for this sewer further to the south, near Meffert Road, in order to avoid extreme depth while keeping gravity sewer in play. Of course, the other way to serve lands

Mr. Kevin Even, P.E.
 Village of Waunakee
 Page 2
 February 1, 2018

without installing extremely deep gravity sewers is by installing pumping stations, which could be an option. Pumping stations should generally be avoided, if possible, to limit the future maintenance burden they bring to the Village. Additionally, the sewer that serves the pink shaded area of this annexation will likely be the sewer that will be extended to serve lands west of this plat, including the Woodland Drive School, and lands west of Westview Meadows. Thus, it will need to be oversized appropriately to carry anticipated growth.

Finally, as a product of the 2013 sewer study, there is infrastructure downstream of this development that is reaching its tipping point on capacity. Specifically, the Blue Ridge Pumping Station on Peaceful Valley Parkway will likely need to be upgraded for additional capacity. From least costly to greater, this could include changing pump impellers, changing the pumps and controls, and adding additional storage capacity to the wet well as population is added west of CTH Q. Also, downstream of this pumping station are gravity sewers that were not sized to handle significant added flow from west of CTH Q. Sewers in an easement between Tierney Drive and Foggy Mountain Pass will need to be evaluated for upgrading capacity via upsizing or adding a parallel main. The end result is that, if downstream improvements are anticipated to be required to serve these lands intended for annexation (and others), a mechanism for capturing fees to make those improvements should be considered and adopted, allowing the Village to charge the new developments for the ability to accommodate them.

Water Mains

Conceptual water mains extensions are shown on the applicant's Map 5.5. These include connections between the Water Wheel Drive main, a connection at Peaceful Valley Parkway, and three separate connections at Woodland Drive. A future main extending to the west edge of the proposed annexation is also proposed. This concept plan appears acceptable, with its mix of transmission size and local sized mains. We recommend that before final sizes and locations are chosen, consideration of where future water storage (tower or ground reservoir), well and other more global water system needs may be logical and required.

Street Improvements

Roadways adjacent to developing lands have been the responsibility of the developer to improve. In this case, CTH Q is mostly improved, but the south side of Woodland Drive adjacent to this development will need to be "urbanized;" that is, have curb and gutter, bike lanes and sidewalk added. These improvements should be considered for inclusion in the pre-annexation agreement as a developer cost.

Sincerely,

STRAND ASSOCIATES, INC.®



R. Kent Straus, P.E.

c: Tim Herlitzka, Waunakee Utilities (via e-mail)
 Todd Schmidt, Village of Waunakee (via e-mail)
 Bryan Kleinmaier, Stafford Rosenbaum (via e-mail)
 Ed Freer, SEH (via e-mail)



October 9, 2001

PRE-ANNEXATION REVIEW APPLICATION FORM

I. INSTRUCTIONS

Please complete the Application, attach all requested documents, diagrams, maps, figures, and additional text pages as necessary. All attachments should be numbered and reference the appropriate application section. An Application shall not be deemed complete until the Director of Public Works has determined that the Application satisfactorily addresses each of the following items.

Section I.A Applicant Information	
Name	Lone Silo North Addition, LLC + Dalmatian Farms, LLC
Address	3564 Egge Road, DeForest, WI 53532
Phone Number	608-241-0102
Email Address	jktierney@1791.com
Statement of Applicant Interest in the Territory Proposed for Annexation: Applicants are the owners of the lands proposed for annexation.	

Section I.B Engineer/Planner Information (if applicable)	
Engineer Planner	Ed Freer / Molly Gatzlaff Wagner
Address	6808 Odana Road, Suite 200, Madison, WI 53719
Phone Number	608-620-6194 / 608-535-6166
Email Address	efreer@sehinc.com / mgwagner@sehinc.com



October 9, 2001

Engineering

Planner Name	Provided through SEH Inc. & Ed Free!
Address	
Phone Number	
Email Address	

Section I.C. General Description of Territory

Size of Territory (Acres): 130.367 acres

Do any persons reside in the Territory? ☒ Yes ☐ No

If yes, attach a list of names and addresses of all residents of the Territory.

Please provide a general description of the Territory location.

Territory is located south of Woodland Drive and west of CTH Q,
to the west of Kilkenny Farms.

Section I.D. Titleholder Information

Please identify all persons with an ownership interest in the Territory. List name and mailing address:

Lone Silo North Addition, LLC - 3564 Egge Road, DeForest, WI 53532

** Dalmatian Farms, LLC, - 3564 Egge Road, DeForest, WI 53532

** Herbert J. Statz & Eileen E. Statz hold a vendor's interest as a
security interest in the lands of Lone Silo North Addition, LLC -
5765 County "Q", Waunakee, WI 53597.



October 9, 2001

Section I E. Attachments	
Please number and title each attachment appropriately	1. Scale map of the Territory showing all boundaries, the Territory's relationship to the Village and affected Towns, and all existing roads and easements in/or adjacent to the Territory. <i>See maps 1, 2, 3, 4, 5</i>
	2. Topographic map using Village GIS, if available. <i>See maps 6, 7, 8</i>
	3. Map of structures located within the Territory, coded to indicate the use of the structures and status of occupancy. *
	4. List of the names and addresses of all landowners adjacent to the Territory. <i>See attached list</i>
	5. Map or diagram of the location of parks, trails, drainage ways, and environmental corridors in or adjacent to the Territory – both those existing, and those planned by the Village and/or Town. <i>See maps 2-8</i>
	6. Map of all environmentally-sensitive areas (wetlands, shore lands, etc.). <i>See maps 2, 6, 7, 8</i>

*The only structure is the state residence and outbuilding at 5765 CTH "G".

II. CONTEMPLATED USES/DEVELOPMENT PLANS

Section II.A. Reason for Annexation	
Please describe why the annexation is desired:	
<p>The proposed annexation is consistent with the village adopted neighborhood plan, the FUDA plan, the village comprehensive plan and the adopted Urban Service Area amendment. The annexation is consistent with the economic development plans and goals of the village, and is a logical extension of the village boundaries.</p>	

Section II. B. Contemplated Development ¹	
How many lots are contemplated?	Unknown at this time.
How many structures are contemplated?	Unknown at this time.

¹ It is understood that the contemplated plans described here are preliminary only.



October 9, 2001

Please describe the contemplated use(s).	Uses will include single family residential, commercial retail/office, and multi-family & parks.
If residential use is anticipated, what types and how many total dwelling units are contemplated?	Residential will be primarily single family, but will include some multi-family residential. The number of units is unknown at this time.
What is the proposed temporary and final zoning for the Territory?	No zoning change is proposed at this time. It is anticipated that the final zoning will be Planned Development zoning.
Describe the contemplated timeline for development.	The applicant anticipates that development could begin in 2018 if a commercial user wants to start on CTH 119!

Section II.C. Consistency with Local Plans

Explain how the contemplated development is or is not consistent with these Local plans, and cite to specific pages in the documents.

Village of Waunakee Master Plan	The annexation is consistent with the Village master Plan. See maps 11-15.
Village of Waunakee/Town of Westport Joint Plan	The annexation is consistent with the Joint Plan, See maps 11-15.



October 9, 2001

Village of Waunakee Parks & Open Space Plan	The annexation is consistent with the parks plan. See maps 11-15
Village of Waunakee Long Range Capital Improvement Plan	The annexation is consistent with the capital improvement plan.
Waunakee School District Long Range Plan	The annexation is consistent with school plans.
Any other locally adopted land use plan	The annexation is consistent with the Village Woodland West neighborhood plan. See maps 2-10.

Section II.D. Attachments	
Please number and title each attachment appropriately	1. General diagram of lot configuration. See maps 2, 5
	2. General diagram of proposed roads – and connections to existing roadways. See map 2
	3. Location of proposed parks, trails, and environmental corridors – and connections to existing (or planned by the Village) parks, trails and environmental corridors. See maps 2, 5
	4. Diagram of any existing or proposed stormwater drainage improvements. ***

*** See map 2

III. UTILITY AND GOVERNMENTAL SERVICES

Section III.A. Provisions of Services (On-Site)	
Please describe below how you propose that each of these on-site services will be provided within the Territory. Please include any special features or needs and how costs would be handled.	
Streets/Roads	Streets within the annexation area will be provided by the developer in general accord with the adopted Woodland West neighborhood plan. See map 2



October 9, 2001

Sanitary Sewer Service	Sanitary sewer within the annexation area will be constructed by developer. Sewer will be generally consistent with the adopted neighborhood plan. See map 9.
Water	Public water lines within the annexation area will be constructed by developer. Water will be generally consistent with the adopted neighborhood plan. See map 10.
Stormwater Management	It is anticipated the stormwater service for the single family areas will be provided by developer construction of facilities for dedication to the Village. In the commercial and multi-family areas, stormwater could be on-site or ***
Parks/Recreation	Parkland will be dedicated within the development by developer. As developer has done before, developer will install improvements in the parks in exchange for impact fees. See map 2.
Other (please describe, if applicable)	*** by regional facilities provided by developer. See map 2.



October 9, 2001

Section III.B. Provisions of Services (Off-Site)	
Explain whether any off-site improvements may be required.	
Streets/Roads	None
Sanitary Sewer	None, unless CTH "Q" crossing is needed
Water	None, unless CTH "Q" crossing is needed
Stormwater Drainage	None
Additional School Capacity	None



October 9, 2001

Trails	None
Other	

Section III C. Attachments	
Please number and title each attachment appropriately	1. Map showing location of off-site improvements **
	2. Map showing how services will be brought to the Territory, including the proposed location of hookups, or where extensions may be necessary. **

** See maps 9-10.

IV. ADDITIONAL INFORMATION

Section IV. Additional Information, as necessary
1. Provide additional information requested by the Village during the Pre-Annexation Review Conference, or any other information you believe the Village may find helpful in reviewing your application.

V. APPLICANT SIGNATURE

No pre-annexation application will be considered ready for technical staff review until the PW Director determines the application is complete and issues a determination of completeness.

Signed:

Applicant Name: Long Side North Addition LLC & Dalmatian Farms, LLC
By: M. J. [Signature] Agent for Applicants
Company: [Signature]
Title: Agent For Applicant



Date: 1/22/2018

October 9, 2001

LIST OF ELECTORS WITHIN PROPOSED ANNEXATION AREA

1. Herbert J. Statz
5765 County "Q"
Waunakee, Wisconsin 53597
2. Eileen E. Statz
5765 County "Q"
Waunakee, Wisconsin 53597

Exhibit A

Description:

Part of the Southwest ¼ of the Southwest ¼, Section 8; Part of the Northwest ¼ of the Northwest ¼, Section 17; and part of the Northeast ¼ of the Northeast ¼, part of the Southeast ¼ of the Northeast ¼, part of the Southwest ¼ of the Northeast ¼ and part of the Northwest ¼ of the Northeast ¼, Section 18; all in T8N, R9E, Town of Westport Dane County, Wisconsin, described as follows: Beginning at the Northeast Corner of said Section 18; thence thence N00°36'46"E, 94.79 feet along the West line of said Southwest 1/4; thence S89°23'14"E, 87.53 feet to the East right of way line of County Highway Q; thence S44°11'28"E, 77.51 feet along said East right of way line to the North right of way line of Woodland Drive; thence S04°28'41"E, 73.29 feet to the South right of way line of Woodland Drive; thence S45°46'16"W, 116.21 feet along said East right of way line; thence N89°32'17"W, 169.88 feet to the West right of way line of said County Highway Q; thence S00°52'19"W, 286.00 feet along said West right of way line; thence S89°36'11"E, 10.00 feet along said West right of way line; thence S00°41'56"W, 739.03 feet along said West right of way line; thence S88°51'35"E, 20.00 feet along said West right of way line; thence S00°37'53"W, 263.01 feet; thence N89°21'46"W, 10.90 feet along said West right of way line; thence S00°38'11"W, 50.48 feet along said West right of way line to the Northeast corner of Lot 1, Certified Survey Map No. 9506; thence along the North line of said Lot 1 along a curve to the left having a radius of 25.00 feet and a chord bearing and length of N44°01'51"W 35.20 feet; thence N88°46'58"W, 174.09 feet along said North line; thence along said North line along a curve to the right having a radius of 1039.91 feet and a chord bearing and length of N86°39'06"W 77.34 feet; thence N84°31'13"W, 102.96 feet along said North line; thence N89°39'53"W, 38.12 feet along said North line; thence S00°40'25"W, 427.36 feet along the West line of said Lot 1; thence S88°46'58"E, 417.02 feet along the South line of said Lot 1; thence S00°38'52"W, 340.21 feet along said West right of way line to the North line of Lot 1, Certified Survey Map No. 14048; thence N89°37'50" W, 950.00 feet along the North line of said Lot 1; thence S00°38'52"W, 480.00 feet along the West line of said Lot 1 to the South line of said Northeast ¼; thence N89°37'50"W, 1614.54 feet along said South line; thence N00°41'57"E, 1334.01 feet along the West line of said Southwest ¼ of the Northeast ¼; thence N00°41'51"E, 494.01 feet along the West line of said Northwest ¼ of the Northeast ¼; thence S89°36'11"E, 660.00 feet along the South lines of Lots 1 and 3, Certified Survey Map No. 11747; thence N00°41'57"E, 840.00 feet along the East line of said Lot 1 and its Northerly extension; thence S89°36'11"E, 1988.28 feet along the North line of said Northeast ¼ to the point of beginning; Containing 5,678,776 square feet, more or less, or 130.367 acres, more or less.

DRAFT



BIRRENKOTT
SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Office Map No. 161103

Legend

- = Village of Waunakee Corporate Boundary
- = Annexation Boundary

Prepared For:

Don Tierney
3564 Egge Road
DeForest, Wis. 53532
837-0102

LOT 1
CERTIFIED SURVEY
MAP NO. 11771

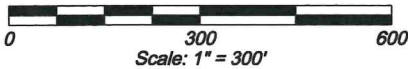
S89°36'11"E 660.00'

LOT 3
CERTIFIED SURVEY
MAP NO. 11747

AREA TO BE
ANNEXED

5,678,776 S.F. ±
(130.367 Acres ±)

ANNEXATION
MAP



CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.05'	89°29'51"	N 44°01'51" W	35.20'
C2	1039.91'	77.36'	4°15'44"	N 86°39'06" W	77.34'

SECTION 18

SW - NE

SE - NE

NW - NE

NE - NE

NW - NW

East ¼ Corner
Sec. 18-8-9

N89°37'50"W 1614.54'

Town of Westport
Village of Waunakee

PEACEFUL VALLEY
PARKWAY

Town of Westport
Village of Waunakee

CSM
NO.
4619

CSM
NO.
2378

LOT 2
CERTIFIED SURVEY
MAP NO. 14048

LOT 1
CERTIFIED SURVEY
MAP NO. 9506

417.02'
S88°46'58"E

S00°40'25"W
427.36'

S00°37'53"W
263.01'

S00°38'11"W
50.48'

S00°37'53"W
263.01'

S00°52'19"W
286.00'

COUNTY TRUNK

HIGHWAY Q

SEC 18

SEC 17

SEC 8

N 00°36'46" E
94.79'
NE Corner
Sec. 18-8-9

S 89°23'14" E
87.53'

S 44°11'28" E
77.51'

S 04°28'41" E
73.29'

S 45°46'16" W
116.21'

N 89°32'17" W
169.88'

S 89°36'11" E
10.00'

S 00°52'19" W
286.00'

S 00°41'56" W
739.03'

S 88°51'35" E
20.00'

S 00°37'53" W
263.01'

S 00°38'11" W
50.48'

S 00°37'53" W
263.01'

S 00°52'19" W
286.00'

S 89°36'11" E
10.00'

S 44°11'28" E
77.51'

S 04°28'41" E
73.29'

S 45°46'16" W
116.21'

N 89°32'17" W
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S 89°36'11" E
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S 00°52'19" W
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S 00°41'56" W
739.03'

S 88°51'35" E
20.00'

S 00°37'53" W
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S 00°38'11" W
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S 00°37'53" W
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S 00°52'19" W
286.00'

S 89°36'11" E
10.00'

S 44°11'28" E
77.51'

S 04°28'41" E
73.29'

S 45°46'16" W
116.21'

N 89°32'17" W
169.88'

S 89°36'11" E
10.00'

S 00°52'19" W
286.00'

S 00°41'56" W
739.03'

S 88°51'35" E
20.00'

S 00°37'53" W
263.01'

S 00°38'11" W
50.48'

S 00°37'53" W
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S 00°52'19" W
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S 44°11'28" E
77.51'

S 04°28'41" E
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S 45°46'16" W
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N 89°32'17" W
169.88'

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10.00'

S 00°52'19" W
286.00'

S 00°41'56" W
739.03'

S 88°51'35" E
20.00'

S 00°37'53" W
263.01'

S 00°38'11" W
50.48'

S 00°37'53" W
263.01'

S 00°52'19" W
286.00'

S 89°36'11" E
10.00'

S 44°11'28" E
77.51'

S 04°28'41" E
73.29'

S 45°46'16" W
116.21'

N 89°32'17" W
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10.00'

S 00°52'19" W
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263.01'

S 00°38'11" W
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286.00'

S 89°36'11" E
10.00'

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S 04°28'41" E
73.29'

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116.21'

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S 89°36'11" E
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S 00°52'19" W
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S 00°41'56" W
739.03'

S 88°51'35" E
20.00'

S 00°37'53" W
263.01'

S 00°38'11" W
50.48'

S 00°37'53" W
263.01'

S 00°52'19" W
286.00'

S 89°36'11" E
10.00'

S 44°11'28" E
77.51'

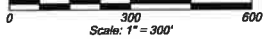
S 04°28'41" E
73.29'

S 45°46'16" W
116.21'

Map 1

Exhibit A

ANNEXATION MAP



Description:

Part of the Southwest 1/4 of the Southwest 1/4, Section 8; part of the Northwest 1/4 of the Northwest 1/4, Section 17; and part of the Northeast 1/4 of the Northeast 1/4, part of the Southeast 1/4 of the Northeast 1/4, part of the Southwest 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4, Section 18; including Lot 1, Certified Survey Map No. 2378; Lot 2, Certified Survey Map No. 14048; and Lot 3, Certified Survey Map No. 11747; all in T8N, R9E, Town of Westport, Dane County, Wisconsin, described as follows: Beginning at the Northeast Corner of said Section 18; thence N00°36'46"E, 94.79 feet along the West line of said Southwest 1/4; thence S89°23'14"E, 87.53 feet to the East right of way line of County Trunk Highway Q; thence S44°11'28"E (recorded as S45°01'16"E), 77.51 feet along said East right of way line to the North right of way line of Woodland Drive; thence S04°28'41"E, 73.29 feet to the South right of way line of Woodland Drive; thence S45°46'16"W, 116.21 feet (recorded as S45°10'01"W, 116.29 feet) along said East right of way line; thence N89°32'17"W, 169.88 feet to the West right of way line of said County Trunk Highway Q; thence S00°52'19"W (recorded as S00°52'13"W), 286.00 feet along said West right of way line; thence S89°36'11"E (recorded as S89°36'17"E), 10.00 feet along said West right of way line; thence S00°41'56"W (recorded as S00°41'50"W), 739.03 feet along said West right of way line; thence S88°51'35"E (recorded as S88°51'41"E), 20.00 feet along said West right of way line; thence S00°37'53"W (recorded as S03°21'00"E), 263.01 feet; thence N89°21'46"W, 10.00 feet along said West right of way line; thence S00°38'11"W, 50.48 feet along said West right of way line to the Northeast corner of Lot 1, Certified Survey Map No. 9506; thence along the North line of said Lot 1 along a curve to the left having a radius of 25.00 feet and a chord bearing and length of N44°01'51"W 35.20 feet; thence N88°46'58"W, 174.09 feet along said North line; thence along said North line along a curve to the right having a radius of 1039.91 feet and a chord bearing and length of N86°39'06"W 77.34 feet; thence N84°31'13"W, 102.96 feet along said North line; thence N89°39'53"W, 38.12 feet along said North line; thence S00°40'25"W, 427.36 feet along the West line of said Lot 1; thence S88°46'58"E, 417.02 feet along the South line of said Lot 1; thence S00°38'52"W, 340.21 feet along said West right of way line to the North line of Lot 1, Certified Survey Map No. 14048; thence N89°37'50"W, 950.00 feet along the North line of said Lot 1; thence S00°38'52"W, 480.00 feet along the West line of said Lot 1 to the South line of said Northeast 1/4; thence N89°37'50"W, 1614.54 feet along said South line; thence N00°41'57"E, 1828.02 feet along the West line of said Southwest 1/4 of the Northeast 1/4 and the West line of said Northwest 1/4 of the Northeast 1/4; thence S89°36'11"E (recorded as S89°36'17"E), 660.00 feet along the South line of Lot 1, Certified Survey Map No. 11771; thence N00°41'57"E (recorded as N00°41'51"E), 840.00 feet along the East line of said Lot 1 and its Northerly extension; thence S89°36'11"E (recorded as S89°36'17"E), 1988.28 feet along the North line of said Northeast 1/4 to the point of beginning; Containing 5,678,776 square feet, more or less, or 130.367 acres, more or less.

January 12, 2018



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Office Map No. 161103

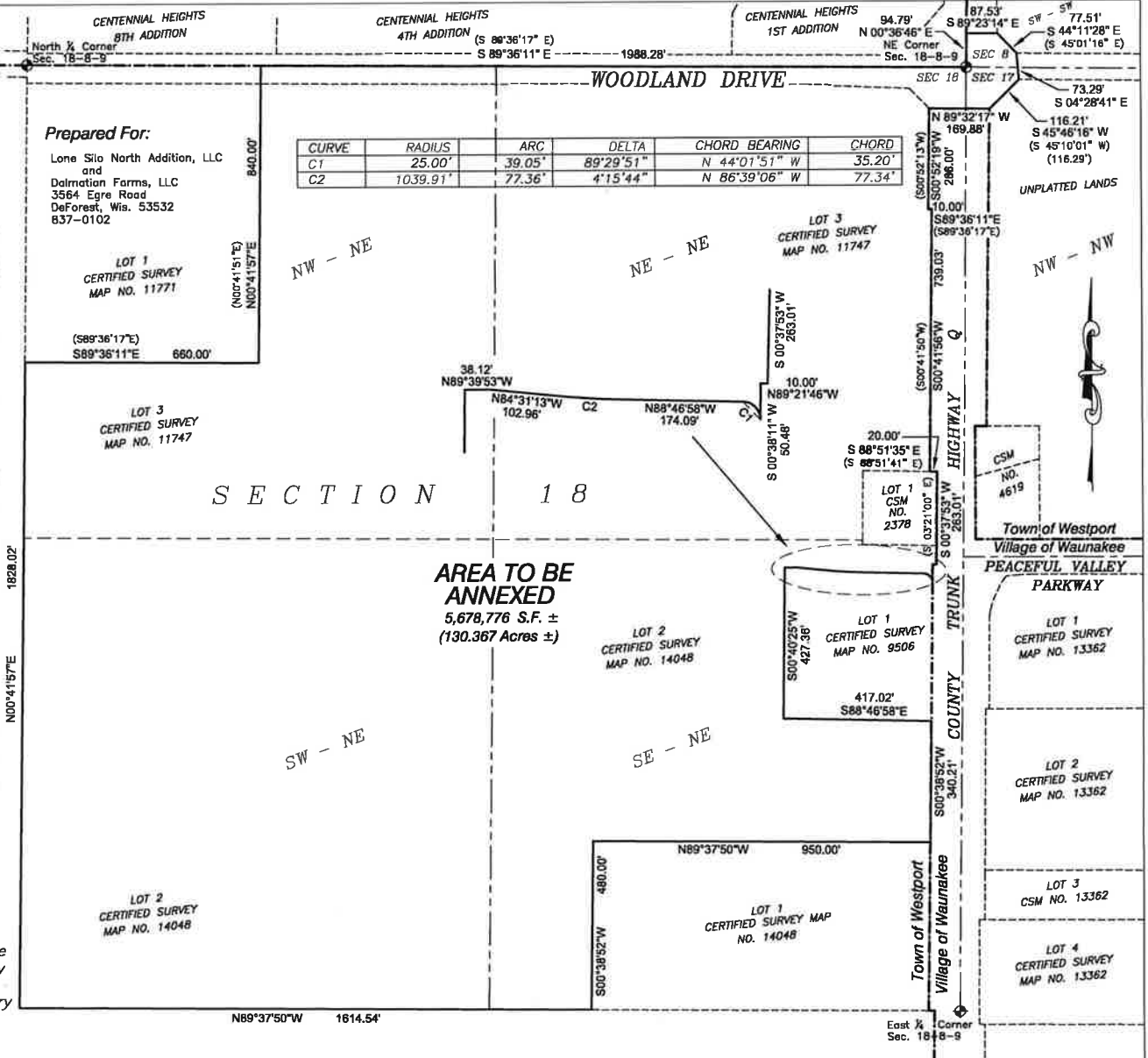
Legend

--- = Village of Waunakee
Corporate Boundary
--- = Annexation Boundary

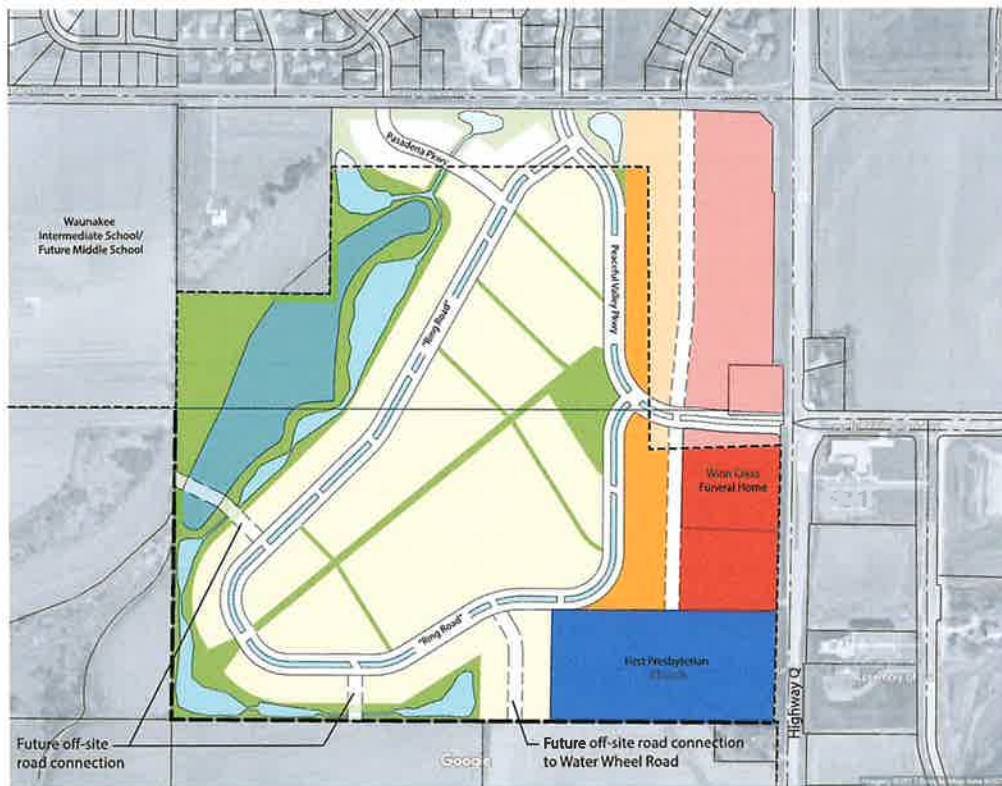
Prepared For:

Lone Silo North Addition, LLC
and
Dalmation Farms, LLC
3564 Egge Road
DeForest, Wis. 53532
837-0102

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.05'	89°29'51"	N 44°01'51" W	35.20'
C2	1039.91'	77.36'	4°15'44"	N 86°39'06" W	77.34'



Map 2



Map 3.2

Proposed Neighborhood Plan

WOODLAND WEST
Urban Service Area Amendment

LEGEND

Woodland West Neighborhood Plan
within Existing USA

- Community Residential: 2.46 acres
- Mixed Use: 4.40 acres
- Commercial: 10.99 acres
- Parks: 2.64 acres
- Stormwater Management: 1.01 acres

Woodland West Neighborhood Plan
within Proposed USA

- Community Residential: 39.91 acres
- Mixed Use: 5.62 acres
- Commercial: 3.31 acres proposed,
3.41 acres existing
- Institutional: 10.51 acres existing
- Parks: 16.80 acres
- Stormwater Management: 9.11 acres
- Wetland (Dane County GIS data): 8.61 acres
- Proposed USA Boundary
- Existing USA Boundary

Village of Waunakee +
Town of Westport

Dane County, WI

Plan Commission Meeting, 9.11.17

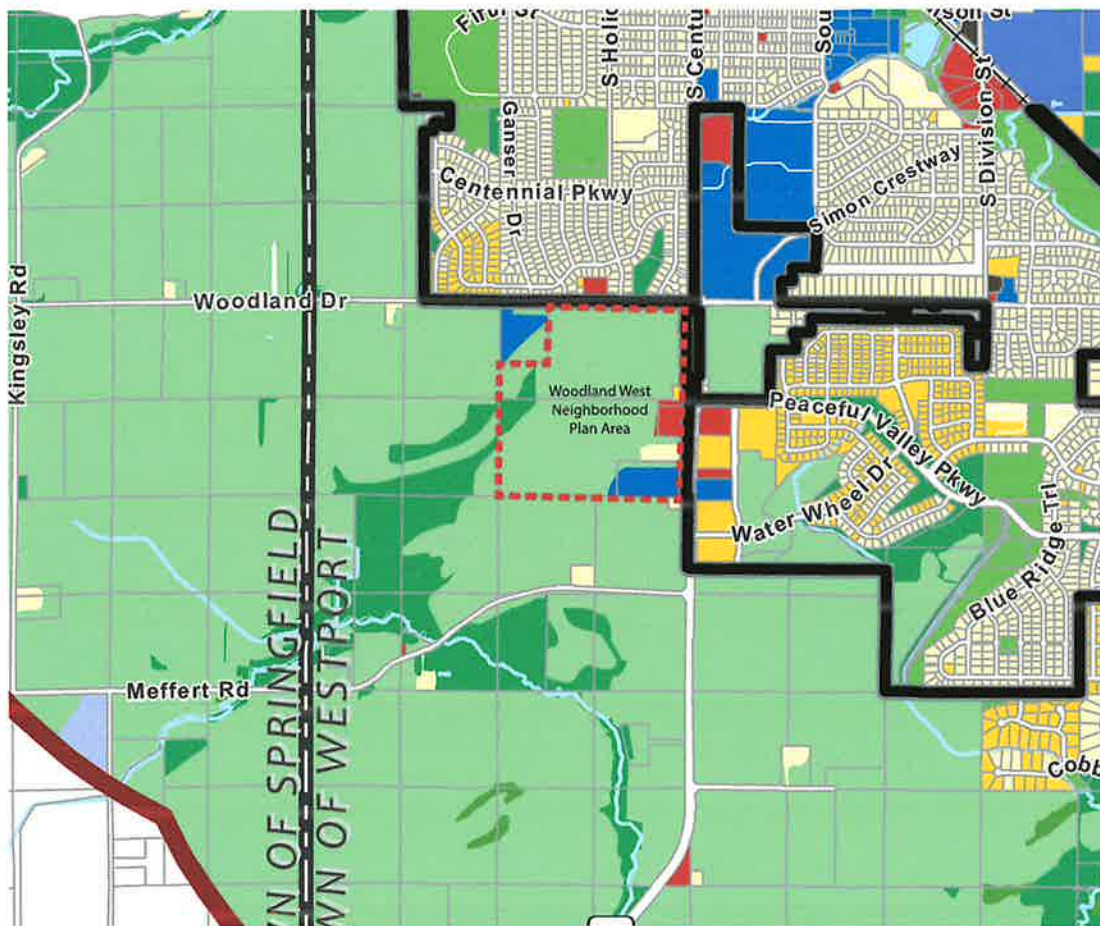
August 23, 2017

Prepared by SEH



DRAFT

Map 3



Source: Village of Waunakee + Town of Westport Comprehensive Plan

DATA SOURCES:
BASE DATA PROVIDED BY DANE COUNTY;
AERIAL IMAGERY PROVIDED BY DANE COUNTY (2014)

Map 3.3a Waunakee/Westport Comprehensive Plan Existing Land Use **WOODLAND WEST** Urban Service Area Amendment

LEGEND

- Planning Area
- Town of Westport
- City/Village
- Town
- Railroad
- Land Use
- Agriculture
- Commercial
- Communications/Utilities
- Industrial
- Institutional/Governmental
- Mineral Extraction
- Open Land/Cemetery
- Recreation
- Residential
- Vacant Subdivided Land
- Water
- Woodlands

Village of Waunakee +
Town of Westport

Dane County, WI

Plan Commission Meeting, 9.11.17

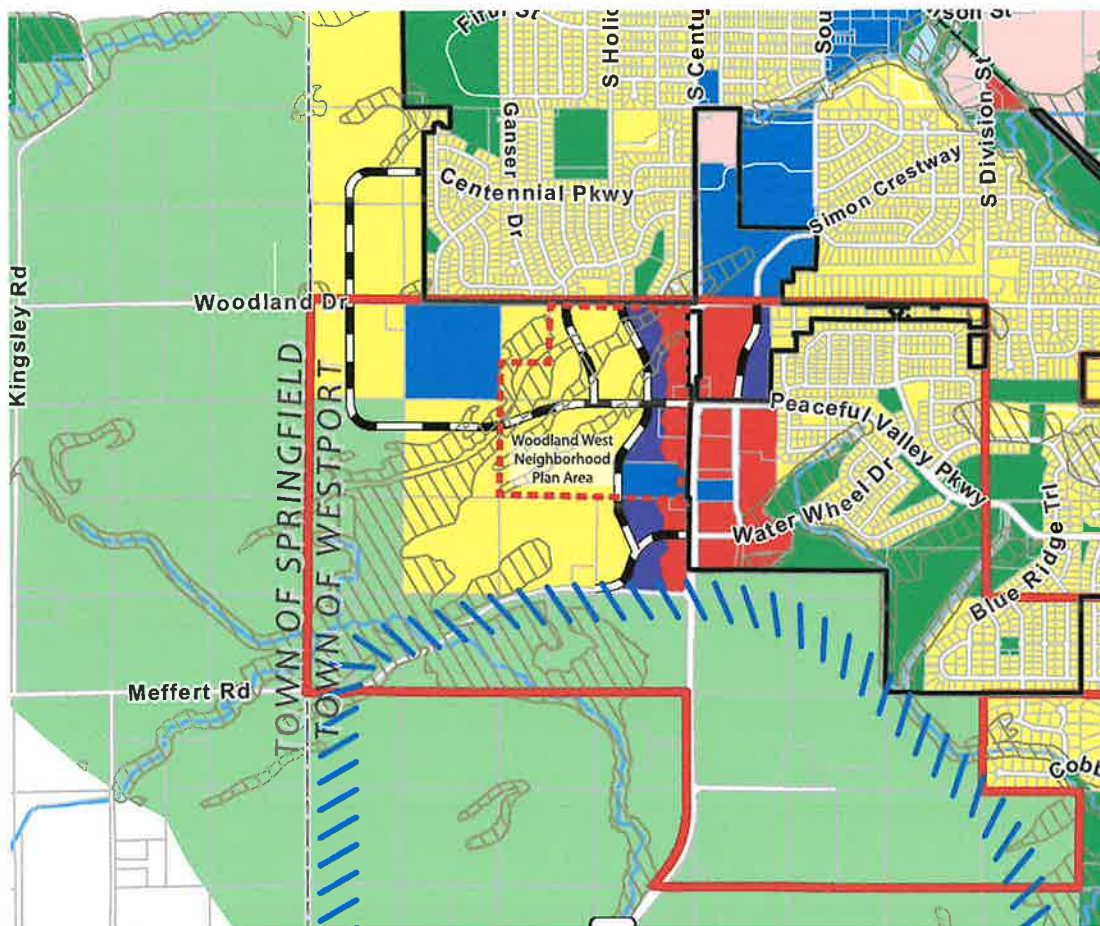
August 23, 2017

Prepared by SEH

DRAFT

N 0 1000 feet

Map 4



Source: Village of Waunakee + Town of Westport Comprehensive Plan

Map 3.3b
Waunakee/Westport
Comprehensive Plan
Future Land Use
WOODLAND WEST
Urban Service Area Amendment

LEGEND

Future Land Use	Village of Waunakee (Aug. 2011)
Business Park	City/Village
Central Business District	Town
West Business District	Joint Planning Area Boundary
Commercial	Community Separation Zone
Mixed Use	Railroad
Institutional	Future Road (approximate)
Community Residential	North Mendota Parkway Corridor
Rural Residential	
Park & Open Space, Environmental Corridor	
Rural Preservation	
Development Limitation	

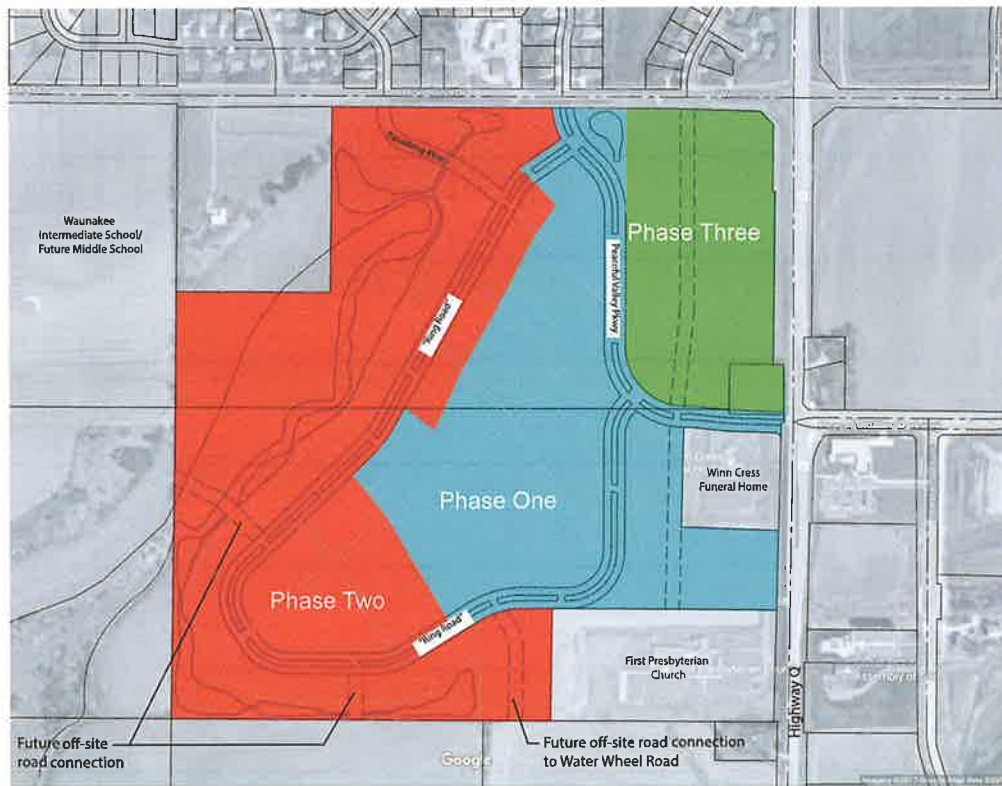
PLEASE NOTE: BASE DATA PROVIDED BY DANE COUNTY. DEVELOPMENT LIMITATIONS ARE A COMBINATION OF DANE COUNTY, WISCONSIN, AND LOCAL ORDINANCES. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

Village of Waunakee + Town of Westport
Dane County, WI
Plan Commission Meeting, 9.11.17
August 23, 2017
Prepared by SEH

DRAFT

0 1000 feet

Map 5



Map 3.5

Proposed Development Staging

WOODLAND WEST Urban Service Area Amendment

LEGEND

- Phase One
- Phase Two
- Phase Three

Village of Waunakee +
Town of Westport

Dane County, WI

Plan Commission Meeting, 9.11.17

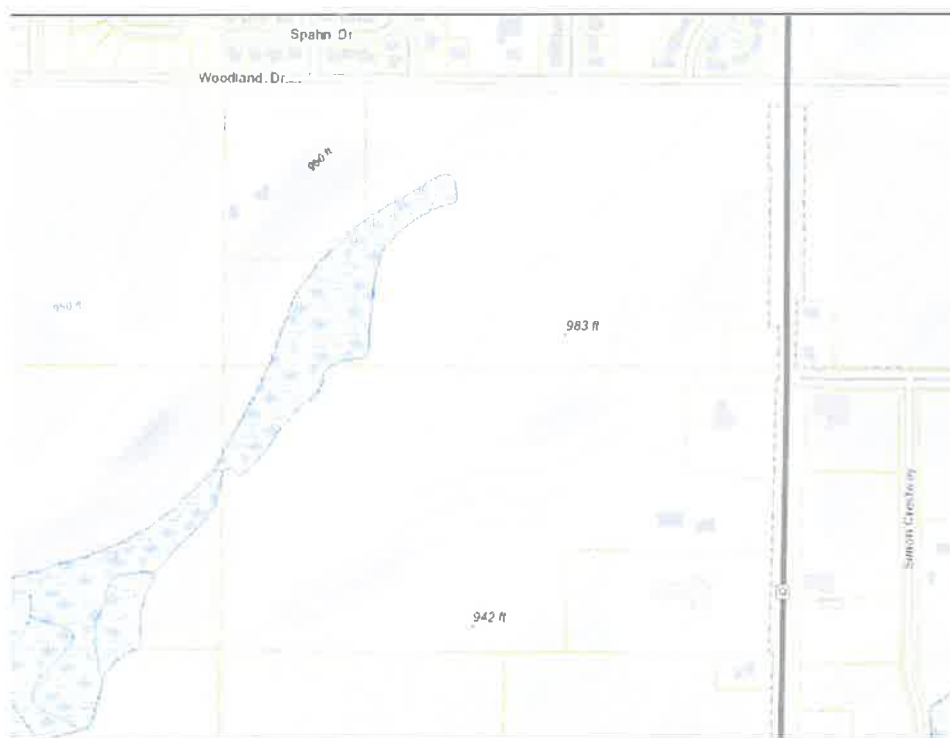
August 23, 2017

Prepared by SEH



DRAFT

Map 6



Source: Dane County Maps

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the

Map 4.1a

DNR Wetlands

WOODLAND WEST Urban Service Area Amendment

LEGEND

- DNR Wetlands
- Tax Parcels


Village of Waunakee +
Town of Westport

Dane County, WI

Plan Commission Meeting, 9.11.17

August 23, 2017

Prepared by SEH

 0 1000 feet

DRAFT

Map 7



Source: Dane County Maps

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the

Map 4.1b

Environmental Corridor

WOODLAND WEST Urban Service Area Amendment

LEGEND

- Environmental Corridor
- Tax Parcels

Village of Waunakee +
Town of Westport

Dane County, WI

Plan Commission Meeting, 9.11.17

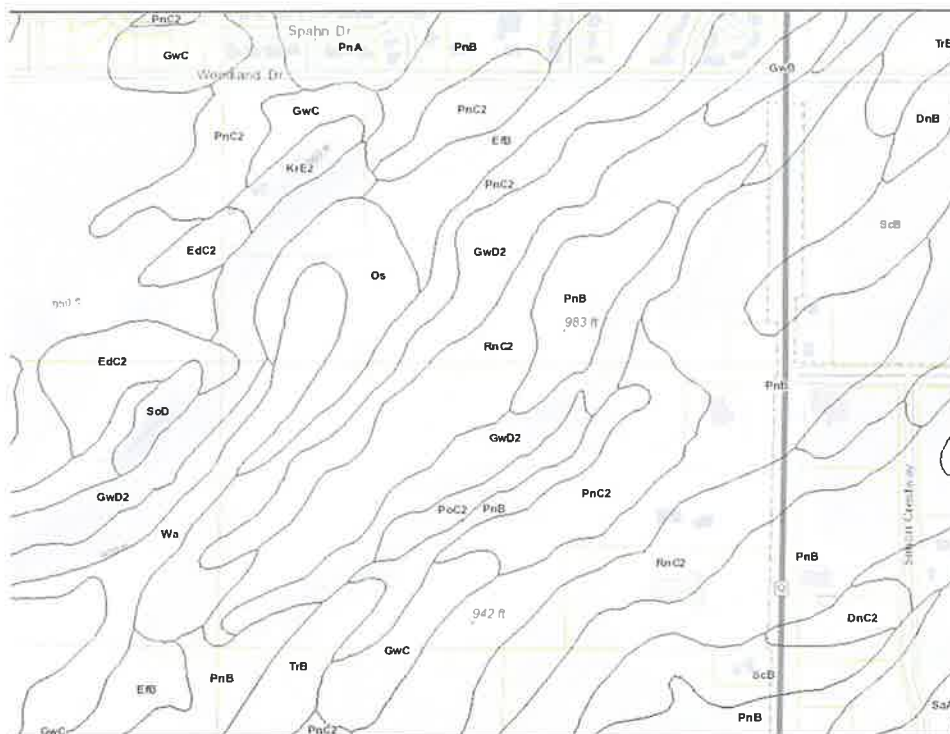
August 23, 2017

Prepared by SEH



DRAFT

Map 8



Source: Dane County Maps


Sources: Esri, HERE, DeLorme, Intermap, Incormet P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBraz, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the

Map 4.1c

Soils

WOODLAND WEST Urban Service Area Amendment

LEGEND

-  Soils
-  Tax Parcels

Village of Waunakee +
Town of Westport

Dane County, WI

Plan Commission Meeting, 9.11.17

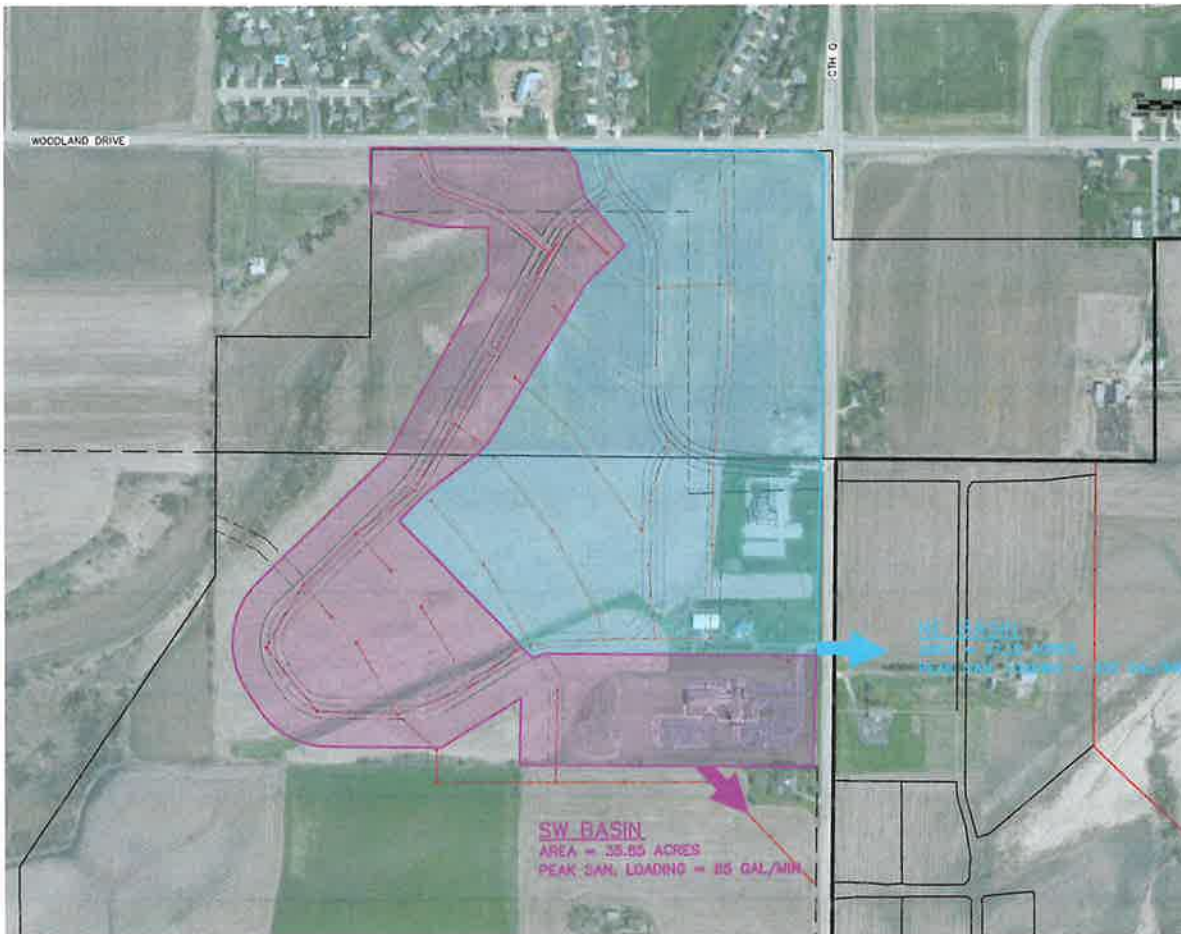
August 23, 2017

Prepared by SEH



DRAFT

Map 9



Map 5.1

Proposed Sanitary Sewer Extension

WOODLAND WEST
Urban Service Area Amendment

LEGEND

Village of Waunakee +
Town of Westport

Dane County, WI

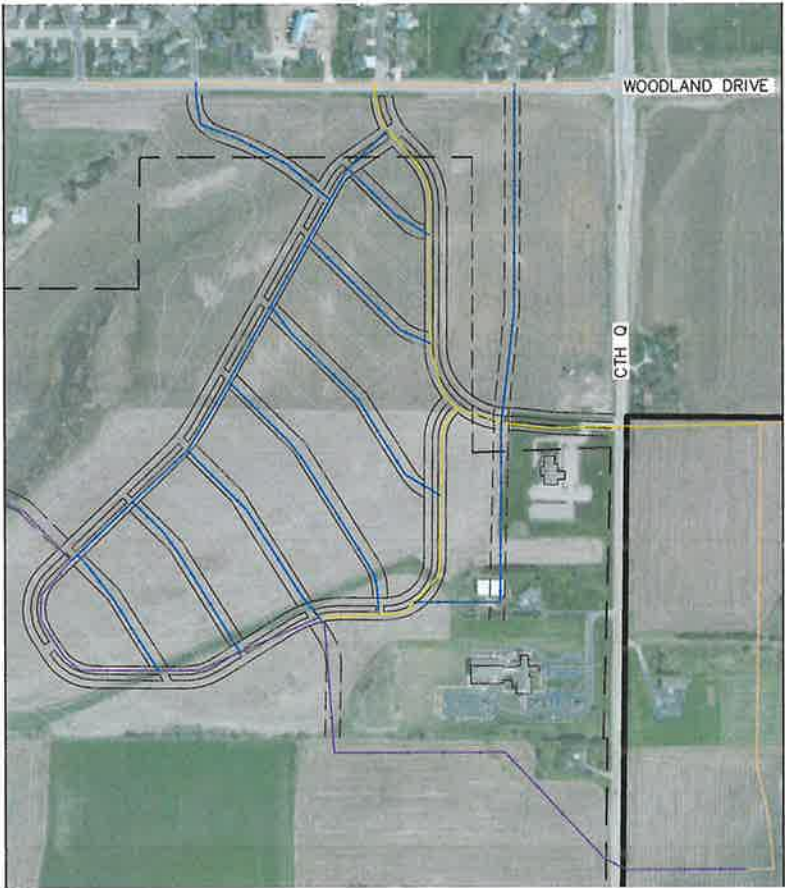
Plan Commission Meeting, 9.11.17

August 23, 2017

Prepared by SEH

N
0 400
feet

DRAFT



Map 5.5

Proposed Public Water Supply /
Distribution System Extension

WOODLAND WEST

Urban Service Area Amendment

LEGEND

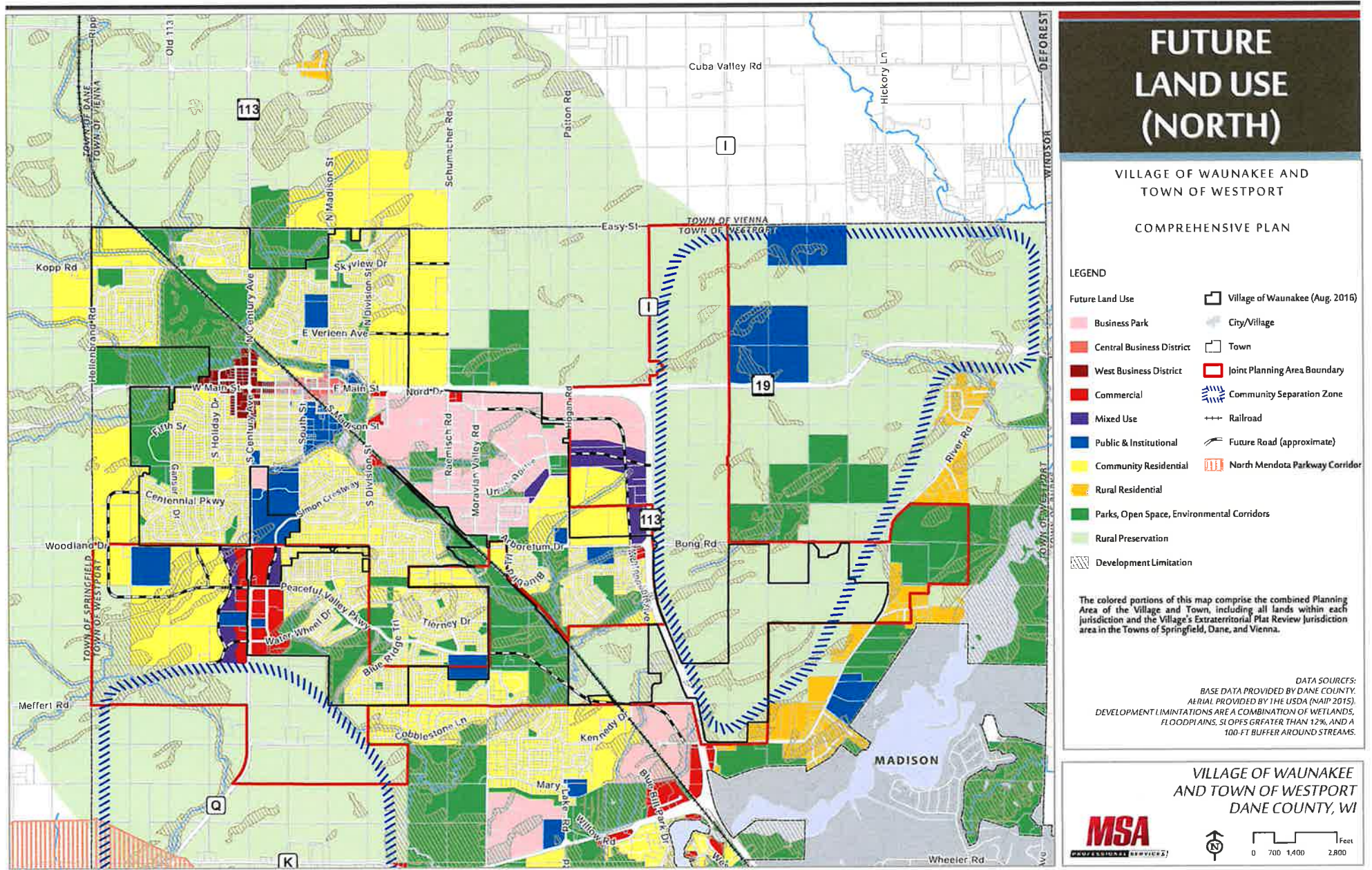
- EXISTING WATERMAIN
- 8" WATERMAIN
- 10" WATERMAIN
- 12" WATERMAIN

Village of Waunakee +
Town of Westport
Dane County, WI
Plan Commission Meeting, 9.11.17
August 23, 2017
Prepared by SEH



DRAFT

Map 11



The colored portions of this map comprise the combined Planning Area of the Village and Town, including all lands within each jurisdiction and the Village's Extraterritorial Plat Review Jurisdiction area in the Towns of Springfield, Dane, and Vienna.

FUTURE LAND USE

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT
COMPREHENSIVE PLAN

LEGEND

Future Land Use

- Business Park
- Central Business District
- West Business District
- Commercial
- Mixed Use
- Institutional
- Community Residential
- Rural Residential
- Parks, Open Space, Environmental Corridors
- Rural Preservation
- Development Limitation

Village of Waunakee (Aug. 2016)
 City/Village
 Town
 Joint Planning Area Boundary
 Community Separation Zone
 Railroad
 Future Road (approximate)
 North Mendota Parkway Corridor

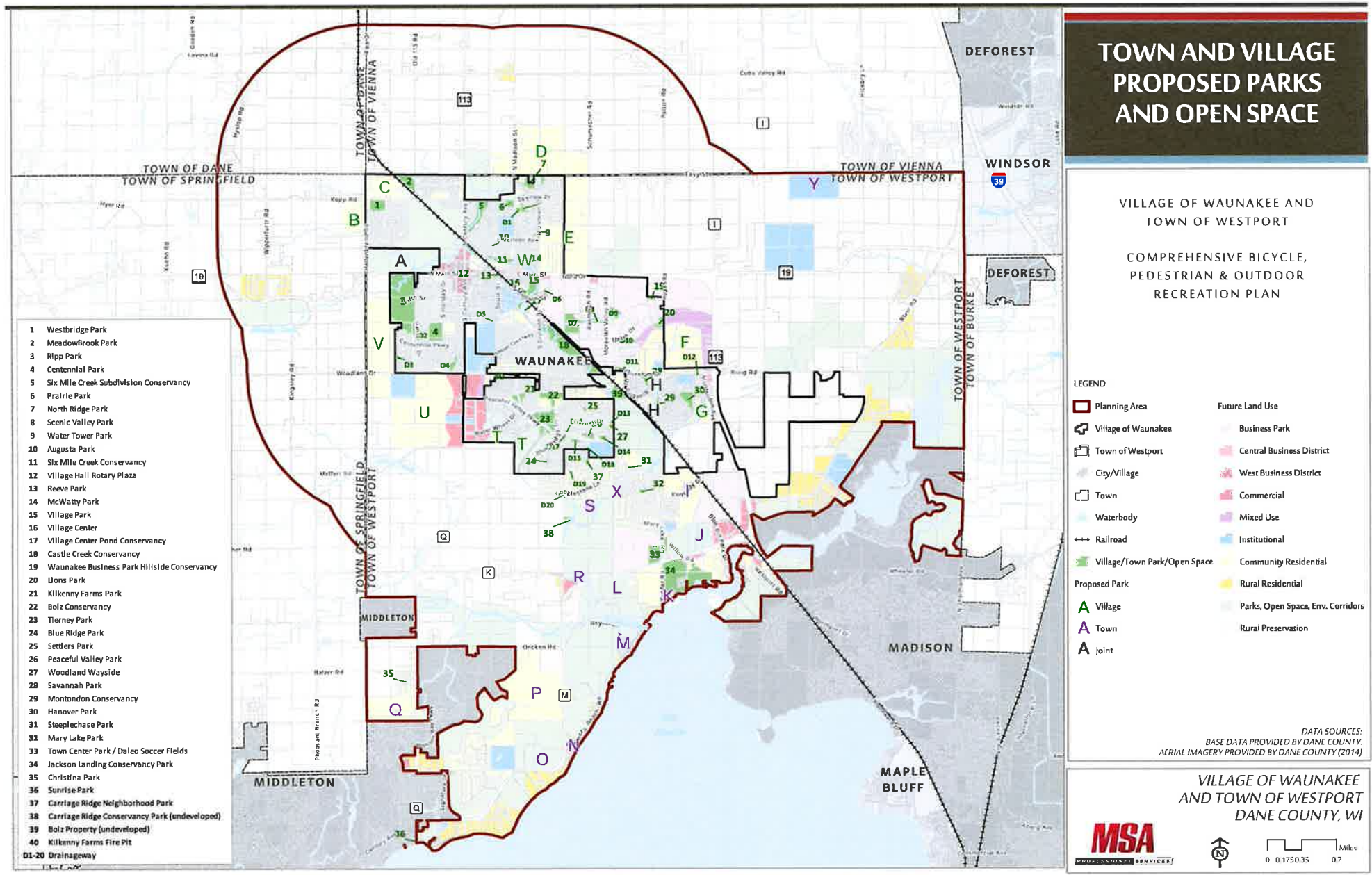
DATA SOURCES:
 BASE DATA PROVIDED BY DANE COUNTY.
 DEVELOPMENT LIMITATIONS ARE A COMBINATION OF WETLANDS,
 FLOODPLAINS, SLOPES GREATER THAN 12%, AND A
 100-FT BUFFER AROUND STREAMS.

**VILLAGE OF WAUNAKEE
AND TOWN OF WESTPORT
DANE COUNTY, WI**

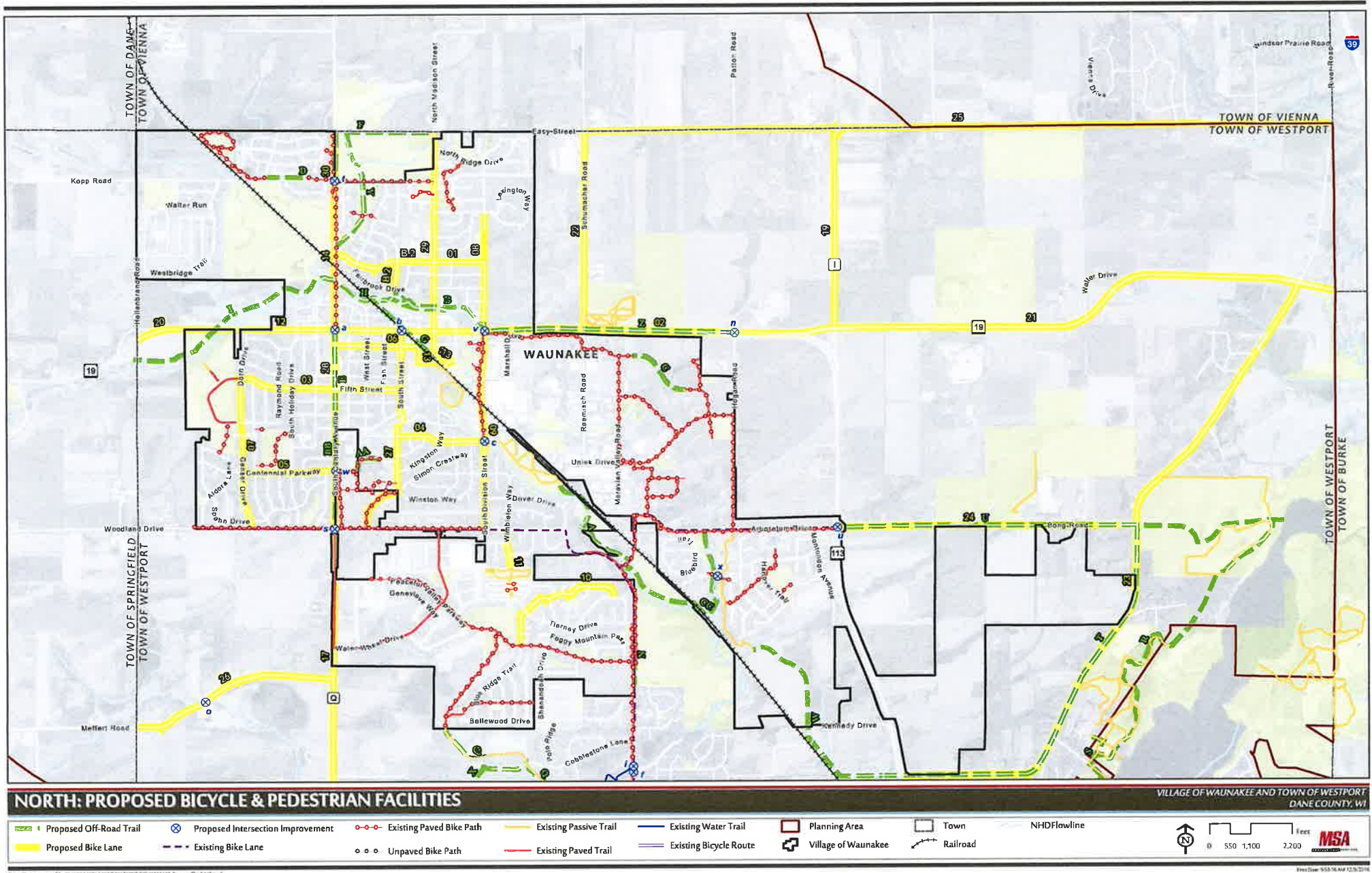
MSA
 HUMAN SERVICES

0 1,125 2,250 4,500 Feet

Map B



Map 14



The map displays the Town of Springfield, Vermont, with its boundaries clearly marked. Key features include:

- Roads:** Major roads such as Route 16 (Balzer Road), Route 17 (Main Road), and Route 112 (Main Road) are shown. Other roads include Pleasant Branch Road, Rock Creek Road, Sandhill Drive, Highgate Road, Signal Hill Drive, Bircham's Beach Road, Mary Lake Road, Willow Road, Kupper Road, Brown Lane, Green Avenue, West Road, East Road, Harve Road, Barb Lane, Mandrake Road, Freck Lane, Hancock Street, Fremont Avenue, and Kensington Drive.
- Trails:** Several trails are marked, including the Tangle Trail, Tangle Trail, and Tangle Trail.
- Water Bodies:** The map shows the location of the town's center, the Springfield Center, and the surrounding towns of Westport and Waunakee.
- Land Use:** The map is color-coded to show different types of land use, including residential areas (yellow), commercial areas (orange), and natural areas (green).

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT
DANE COUNTY, WI





WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 02/13/2018

ITEM: NEW BUSINESS

TITLE: Initial Consultation, Kalscheuer, 5511 Easy Street, CSM & Rezone, Town of Westport

ISSUE SUMMARY: Mr. Kalscheuer applied for and was granted a CSM and rezone of his property in 2010. At that time he agreed to no further land divisions of the remainder of the property. He would like to ask the Commission members to consider removing this restriction so that he can create another new single family lot.

STAFF RECOMMENDATION: None

RECOMMENDED MOTION: This is a consult only. No action necessary.



Kalscheuer Consult



SCALE: 1" = 414'

VILLAGE OF WAUNAKEE
 500 W. Main St
 Waunakee, WI 53597
 (608) 850-8500

DISCLAIMER: The Village of Waunakee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Print Date: 2/8/2018



This map doesn't contain any items.

Notes

\$511 easy st.

IF YOU OWE LESS THAN
\$625K, USE OBAMA'S
ONCE-IN-A-LIFETIME
MORTGAGE RELIEF PROGRAM



Calculate New House Payment

©2016

LowerMyBills.com



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Steven Kalschener
608-628-1624

Skalschener@abcmadison.com



AMERICAN BUILDINGS COMPANY

SUBJECT

JOB NO.

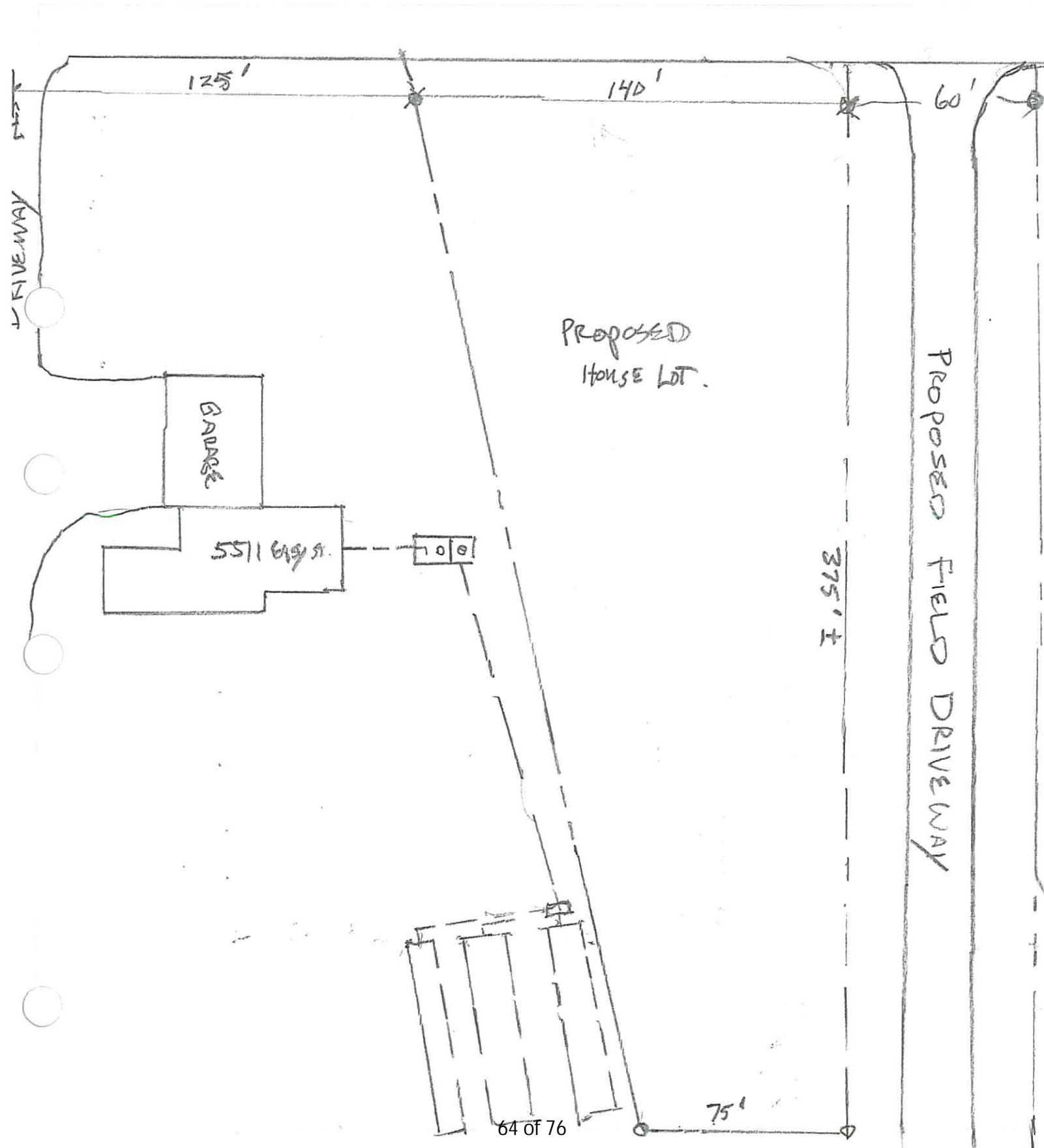
SHEET

OF

SHEETS

DATE

BY





Village of Waunakee and Town of Westport

Joint Plan Commission

A meeting of the Waunakee/Westport Joint Plan Commission was held Tuesday, October 12, 2010, at the Waunakee Village Hall, 500 W. Main Street, Waunakee, WI.

CALL TO ORDER

Mr. Sipsma called the meeting to order at 6:40 p.m.

Members Present: Ken Sipsma, John Van Dinter, Dean Grosskopf, Mark McGuire.

Members Absent: Tom Liebe, Pat McGowan.

Also Present: Tom Wilson, Tracy Meinholz, Steve Kalscheuer, Kurt Bruenig, Brad Robinson.

APPROVAL OF MINUTES

Motion McGuire, second Grosskopf, to approve the minutes from the August 10, 2010 meeting. Motion carried.

PUBLIC HEARING & DISCUSSION / ACTION

KALSCHEUER CSM & REZONE REQUEST, 551 I EASY STREET, TOWN OF WESTPORT

Mr. Wilson presented the request and stated that it is consistent with the recent CSM/Rezone for the property to the east.

Public Hearing opened at 6:42 p.m.

There was no one present to speak for the public.

Public Hearing closed at 6:43 p.m.

Motion Grosskopf, second McGuire, to recommend the Town and Village Boards approve the CSM and rezone as requested with the following conditions and restrictions: Payment of parkland dedication fee (2 lots), connect to municipal water and sewer if ever available, no access as shown for Lot 2 which shall share a driveway with Lot 1 and the agreement for which the Town Attorney shall review and approve, further dedication of 7 more feet on Easy Street for the entire length of the entire owners' property, no further land division of these created lots and the remaining 80 acre parcel, and other standard Town Conditions. Motion carried.



NEW BUSINESS & DISCUSSION / ACTION

CONSIDER CHANGE OF ZONING FEES FOR AGRICULTURAL BUILDINGS

Mr. Wilson explained that when the Village adopted the County zoning code, the Village did not include an exemption for agricultural buildings. The Zoning Administrator has treated agricultural buildings as commercial structures. The Town is proposing a fee schedule that would have a set fee for agricultural buildings.

Motion Grosskopf, second McGuire, to recommend approval of the resolution to the Village Board and recommend that the Board consider making it retroactive to August 1, 2010. Motion carried.

ADJOURN

Motion Van Dinter, second McGuire, to adjourn the meeting at 7:03 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: _____



Village of Waunakee and Town of Westport
NOTICE OF PUBLIC HEARING
Joint Plan Commission (JPC)

NOTICE IS HEREBY GIVEN that the Joint Plan Commission of the Village of Waunakee and the Town of Westport will hold a public hearing on Tuesday, October 12, 2010, at 6:00 p.m. in the Village Office, 500 W. Main Street, for the purpose of receiving comments on:

- 1) A rezone request by Steve Kalscheuer, to divide and rezone a portion of 5511 Easy Street, Town of Westport, from A-1EX to ER-1.

Any interested person or his/her agent will be heard at this Public Hearing.

Dated this 17th day of September, 2010.

JULEE HELT
Village Clerk

TOM WILSON
Town Clerk

Published: The Waunakee Tribune, September 23rd & 30th, 2010.

*** TX REPORT ***

TRANSMISSION OK

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Village of Waunakee and Town of Westport
NOTICE OF PUBLIC HEARING
Joint Plan Commission (JPC)

NOTICE IS HEREBY GIVEN that the Joint Plan Commission of the Village of Waunakee and the Town of Westport will hold a public hearing on Tuesday, October 12, 2010, at 6:00 p.m. in the Village Office, 500 W. Main Street, for the purpose of receiving comments on:

- 1) A rezone request by Steve Kalscheuer, to divide and rezone a portion of 5511 Easy Street, Town of Westport, from A-1EX to ER-1.

Any interested person or his/her agent will be heard at this Public Hearing.

Dated this 17th day of September, 2010.

JULEE HELT
Village Clerk

Mailed 9/21/10

DANIEL J KALTENBERG
5439 EASY ST
WAUNAKEE, WI 53597

STEVEN J KALTENBERG
5579 EASY ST
WAUNAKEE, WI 53597

ROBERT M KRUCHTEN
5590 EASY ST
WAUNAKEE, WI 53597

RICHARD D ZIEGLER
5464 EASY ST
WAUNAKEE, WI 53597

STEVEN KALTENBERG
5579 EASY ST
WAUNAKEE, WI 53597

KALS-PROP LLC
4526 MEADOWWOOD CIR
DEFOREST, WI 53532

JOSEPH A ZIEGLER
5468 EASY ST
WAUNAKEE, WI 53597

Tracy Meinholz

From: twilson [twilson@townofwestport.org]
Sent: Tuesday, October 12, 2010 9:21 AM
To: Tracy Meinholz
Cc: Kevin; CappyVD@aol.com; 'Ken Sipsma'; 'Dean Grosskopf'; 'brad Robinson'; 'dflynn'; 'Tom Work'; 'Bob Anderson'
Subject: Kalscheuer CSM and Rezone, JPC Agenda tonight (Please distribute to Village members)

Tracy,

The Town Plan Commission recommended approval of the rezone and land division as requested by the Kalscheuers and on the JPC agenda tonight for a public hearing and action. Here is a copy of the draft minutes for the matter:

“After a presentation by Wilson on the Kalscheuer Rezone and CSM, Easy Street, Waunakee/Westport ETZ Area, Create 2 Residential Lots (A-1EX to ER-1), the matter was recommended for approval as presented with the conditions and restrictions as recommended by Wilson in his agenda memo, to be consistent with the Kaltenberg land division and rezone as previously approved, on a motion by Robinson, second Trotter.”

And here is the excerpt from my agenda memo for this item that was considered last night:

“Kalscheuer Rezone and CSM, Easy Street, Waunakee/Westport ETZ Area, Create 2 Residential Lots (A-1EX to ER-1), Discussion/Recommendation

This item was before the Plan Commission a few months ago for a consult. At that time the Commission advised the Kalscheuers that the lot splits and configurations as they have presented here would be acceptable with your standard restriction for no further division of the entire parcel. They have now come back with that requested CSM and rezoning. This division is consistent with the Comprehensive Plan in that it allows splits on the farmstead on property which is not the best farmland, and the lots are around the 1 acre size called for in the Plan. With 82 acres for the entire parcel, this would probably be the only splits allowed in the future for this property since it is in the Rural Preservation District in our Plan. The area is in Waunakee's ETZ and the rezoning they are requesting is to a proper district under that zoning code. Staff would also recommend that the additional road ROW for Easy Street be dedicated so that 40 feet is on the Kalscheuer side of the Road for the entire distance of their entire property. This is consistent with other recent CSM's as well. The Waunakee/Westport JPC will be meeting on this item at its meeting on Tuesday, October 12, the night after the Plan meeting here. They will be conducting a public hearing on the rezone and recommending action to the Boards on the rezone and CSM. This is somewhat similar to the recent Kaltenberg CSM and rezone, without the previous restriction for no further land division which was so problematic. The same conditions and restrictions for approval there should apply here.

RECOMMENDATION: Move recommending the Town and Village Boards approve the CSM and rezone as requested with the following conditions and restrictions: Payment of parkland dedication fee (2 lots), connect to municipal water and sewer if ever available, no access as shown for Lot 2

which shall share a driveway with Lot 1 and the agreement for which the Town Attorney shall review and approve, further dedication of 7 more feet on Easy Street for the entire length of the entire owners' property, no further land division of these created lots and the remaining 80 acre parcel, and other standard Town Conditions."

Tracy, please copy this to the Village members of the JPC for their review in preparation for the meeting tonight. I will also bring copies of the Kaltenberg approval resolution for review.

Thank you!

Tom

Thomas G. Wilson

Attorney/Administrator/Clerk-Treasurer
Town of Westport (Dane County, WI)
Population 3,819

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Waunakee, WI 53597
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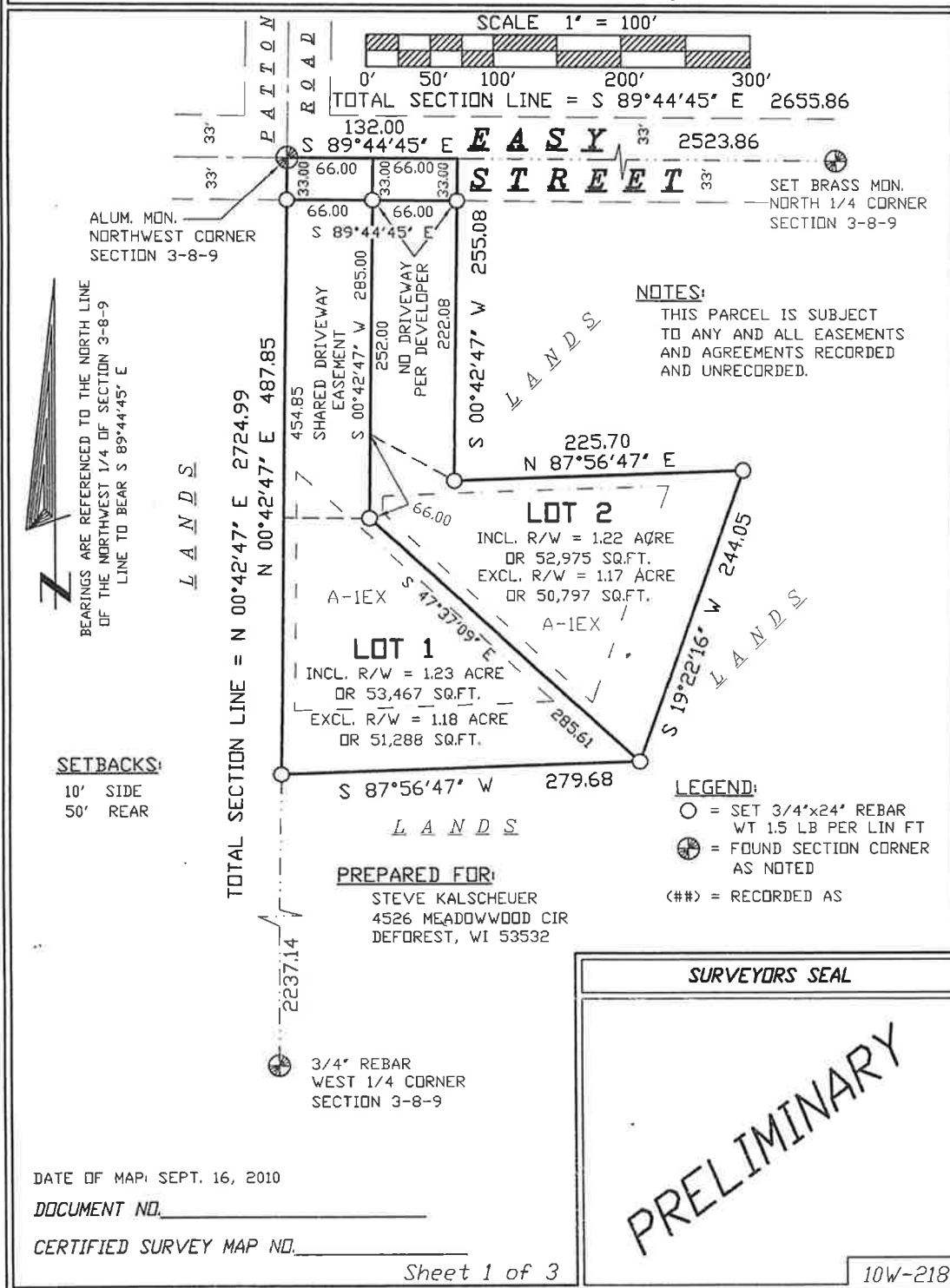


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 of the NW 1/4 of the Section 3,
T8N, R9E, Town of Westport, Dane County, Wisconsin.





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 of the NW 1/4 of the Section 3,
T8N, R9E, Town of Westport, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NW 1/4 of the NW 1/4 of Section 3, T8N, R9E, Town of Westport, Dane County, Wisconsin being more particularly described as follows:

Beginning at the Northwest corner of said Section 3; thence S 89°44'45" E along the north line of said NW 1/4, 132.00 feet; thence S 00°42'47" W, 255.08 feet; thence N 87°56'47" E, 225.70 feet; thence S 19°22'16" W, 244.05 feet; thence S 87°56'47" W, 279.68 feet to the west line of the NW 1/4 of Section 3; thence N 00°42'47" E, 487.85 feet to the point of beginning. This parcel contains 2.45 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

Williamson Surveying and Associates LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Member

OWNERS' CERTIFICATE:

KALS-PRDP, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

KALS-PRDP, LLC, does further certify that this plat is required to be submitted to the following for approval or objection: Town of Westport, Village of Waunakee, Dane County

IN WITNESS WHEREOF, the said KALS-PRDP, LLC has caused these present to be signed by Steve Kalscheuer and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

KALS-PRDP, LLC

STATE OF WISCONSIN)
DANE COUNTY)

Steve Kalscheuer
President

Personally came before me this _____ day of _____, 20____ the above named Steve Kalscheuer, President of KALS-PRDP, LLC, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledge the same.

SURVEYORS SEAL

PRELIMINARY

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 2 of 3

10W-218



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 of the NW 1/4 of the Section 3,
T8N, R9E, Town of Westport, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map in the Town of Westport is hereby
acknowledged and approved for recording per the Town of Westport on this
_____ day of _____, 20____.

Thomas Wilson
Town Clerk

VILLAGE BOARD RESOLUTION

Approved for recording per the Village Board, Village of Waunakee, on this
_____ day of _____, 20____.

Julee R. Helt
Village Clerk

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY
SOIL SURVEY.

Approved for recording per Dane County Zoning and Land Regulation
Committee action on _____.

Authorized County Representative

Print Name

Received for recording this _____ day of _____, 20____ at _____
O'clock____M. and recorded in Volume_____ of Dane County
Certified Surveys on pages _____ & _____.

Register of Deeds
Kristi Chlebowski

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

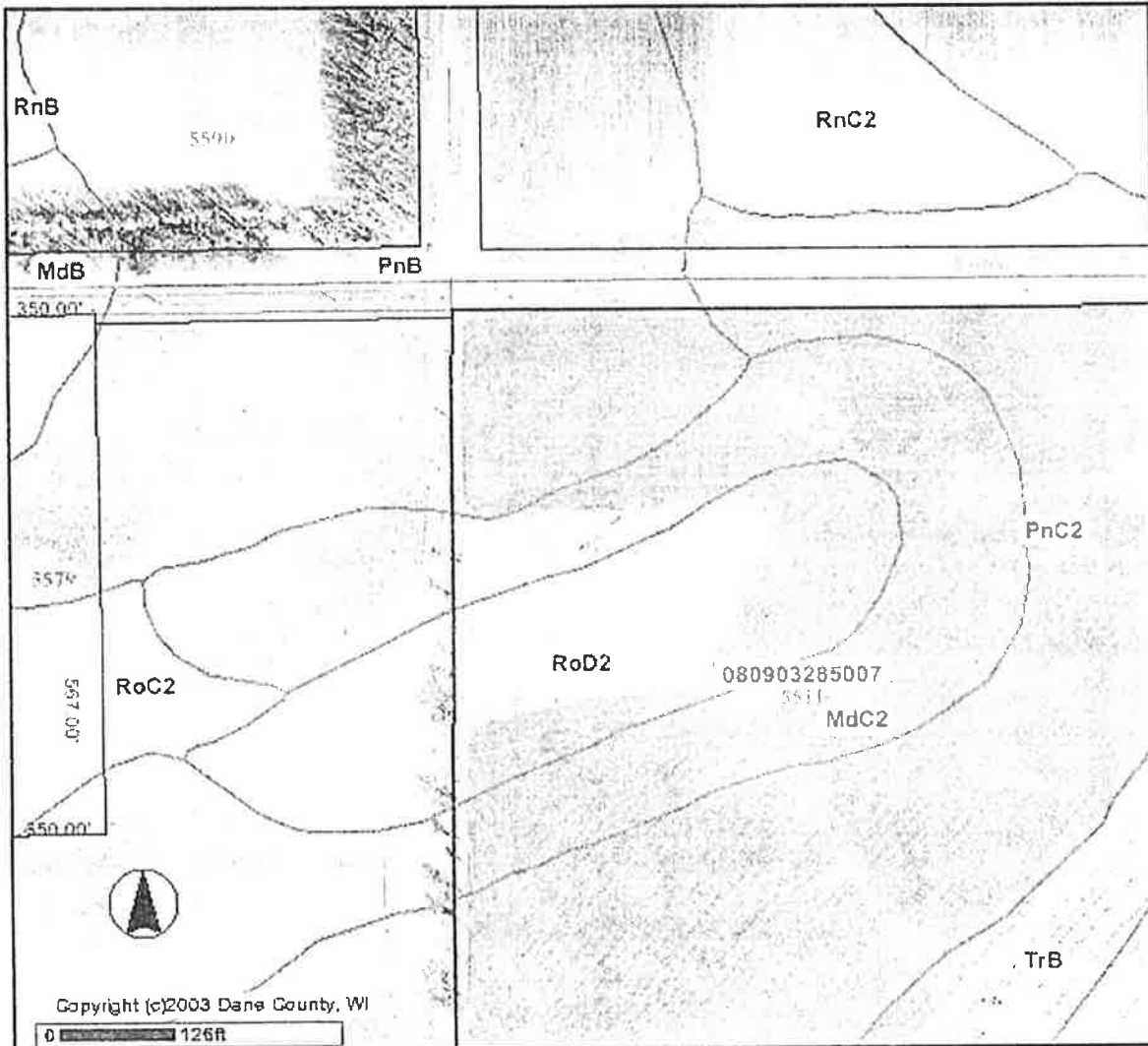
Sheet 3 of 3

SURVEYORS SEAL

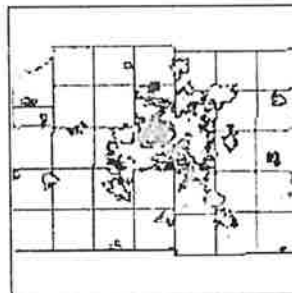
PRELIMINARY

10W-218

Dane County DCiMap

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Road Centerline	Interstate	Plat Text
Local Roads County Highways	US Highways	Acreage Text
State Highways (cont)	On/Off Ramps	Hydrography (lines)
	Parcels	River/Stream
	Ownership Boundaries	



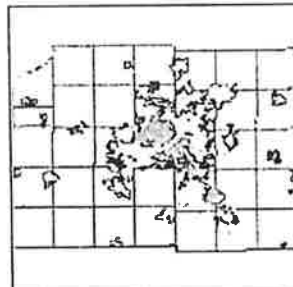
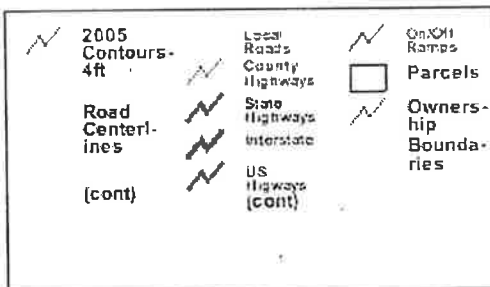
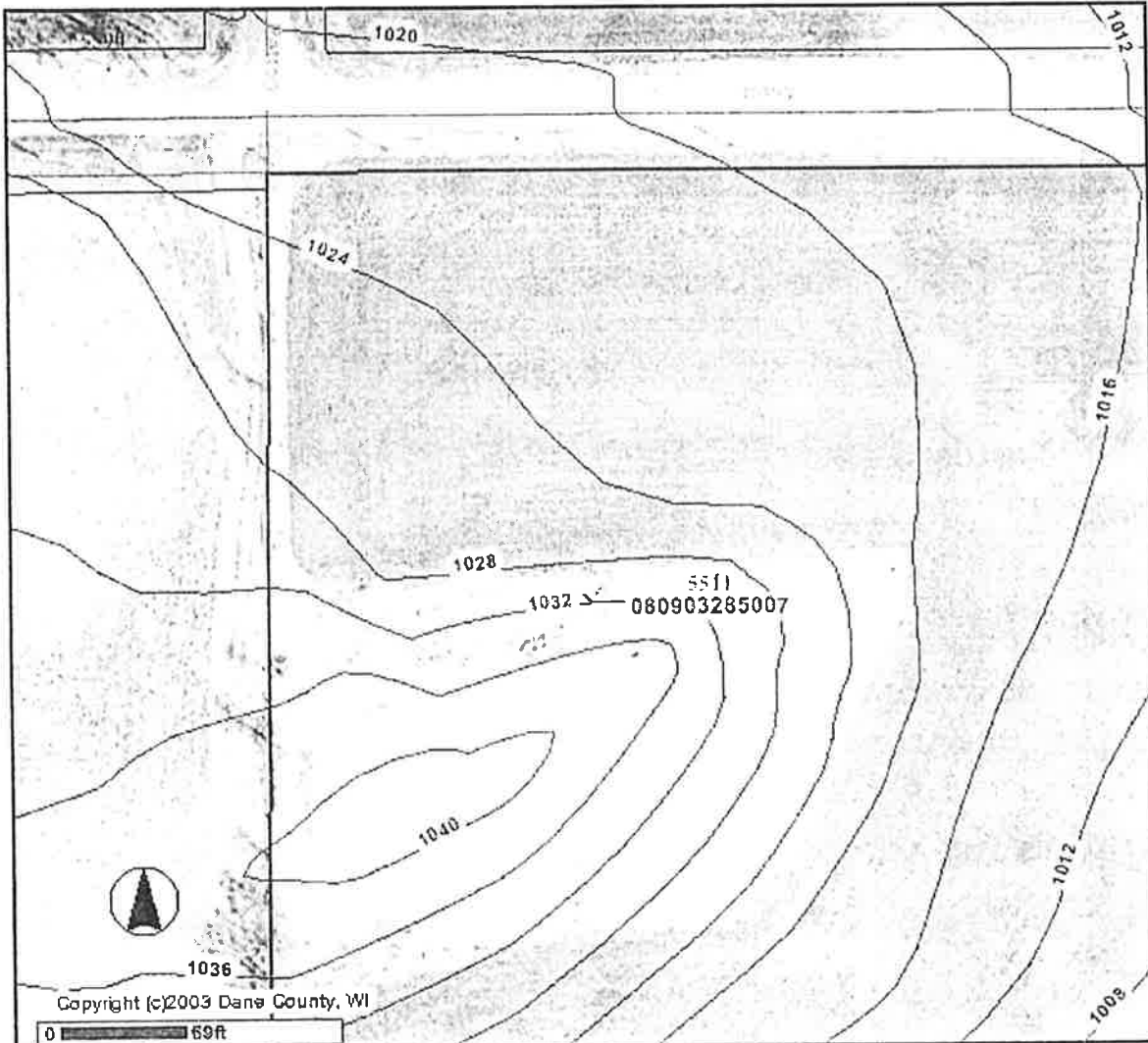
DCiMap

DISCLAIMER
 This map was prepared using the Dane County DCiMap online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.

Dane County DCiMap

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DCi

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