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## **VILLAGE OF WAUNAKEE / TOWN OF WESTPORT**

### **JOINT PLAN COMMISSION**

**Town of Westport Community Rm., 5387 Mary Lake Rd., Town of Westport**

**April 10, 2018 6:00 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 March 13, 2018**

#### **PUBLIC COMMENT**

#### **OLD BUSINESS**

- 1 Woodland Crest Annexation Update**

#### **NEW BUSINESS**

- 1 Public Hearing and Discussion/Action on a Request to Rezone 6172 CTH I to ER-1 with a Conditional Use Permit to allow a Shed**
- 2 Initial Consultation, Barger, 5711 River Road, 2 Lot CSM**
- 3 Initial Consultation, Nelson, Proposed Rezone and 4 Lot CSM, Vacant Lot Next to 5152 River Road**
- 4 Discuss / Take Action on temporary zoning classification for Tierney Annexation, ~130 Acres, Southwest Corner of Woodland & CTH Q.**

#### **ADJOURN**



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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 5/15/2018 6:00:00 PM.*

**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT  
JOINT PLAN COMMISSION MEETING  
Town of Westport Community Room, 5387 Mary Lake Road  
March 13, 2018 6:00 PM**

**Meeting Minutes**

**CALL TO ORDER:** The meeting was called to order at 6:00 p.m.

**ROLL CALL:**

**Present:** Dean Grosskopf, Eileen Bruskewitz, Brain Malich, Tim Black, Brad Zeman(alternate)

**Absent:** Ken Sipsma, Pat McGowan,

**Also Present:** Tom Wilson, Kevin Even, Tracy Meinholz, Patrick & Courtney Maier, Katrina Anderson, Dennis Steinkraus, Jeremy Arrington, Gary Harbort, Sharon Anderson, Alinda Nelson, Dan O'Callaghan, Peg Whiteside, Lori Purdy, Sam Kaufmann, Rachael Halloway, Jim Welsch, Mike Lawton, Bob Anderson

**MINUTES**

**1 February 13, 2018**

Motion Bruskewitz, second Malich, to approve the minutes from the February 13, 2018. Motion carried.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

**1 Initial Consultation, Rezone and Conditional Use Permit to Allow Shed, Anderson, 6172 CTH I, Town of Westport**

No action necessary. For consultation only.

**2 Initial Consultation, Woodland Crest Annexation, Southeast Corner of Woodland and CTH Q**

No action necessary.

**3 Discussion/Recommendation, Tierney Annexation, ~130 Acres, Southwest Corner of Woodland Drive and CTH Q, Town of Westport**

Motion Zeman, second Black, to recommend approval of the annexation with the condition that all off-site improvements such as phasing, sewer pumping stations, recapture agreements, trial connections, utility looping, access points and construction logistics, as outlined by staff are included in an annexation agreement. Motion carried 5-0.

**4      Public Hearing & Discussion/Action on Land Division, Rezone & Detachment Request, Whiteside, 5147 Bong Road**

The public hearing was opened at 6:19 p.m. Patrick Maier, Peg Whiteside and Jim Welsh of Groundswell Conservancy, were all present to answer questions. There was no comment from the public. The public hearing was closed at 6:27 p.m. Motion Black, second Bruskewitz, to recommend approval of the land division, jurisdictional changes and rezones as requested, with the parcels to be deed restricted to prevent further residential splits and residential building as usual, and other standard Town conditions and restrictions in these circumstances. Motion carried 5-0.

**5      Public Hearing & Discussion/Action on Proposal to Divide and Rezone two Parcels, Arrington, 5683 Harbort Road, Town of Westport**

The public hearing was opened at 6:30 p.m. Alinda Nelson voiced her concerns with the development. No one else present wished to speak. The public hearing was closed at 6:41 p.m. Motion Bruskewitz, second Black, to recommend approval of the CSM and Rezoning as recommended by the Town Plan Commission on 03/12/18. Motion carried 4-1 with Grosskopf opposed.

**6      Public Hearing & Discussion/Action on Amendment to the Waunakee/Westport Joint Comprehensive Plan to Change 80 Acres, Northwest Corner of Schumacher Road/STH 113 to Rural Preservation, & Rezone to County A-1 Agriculture (Exclusive)**

The public hearing was opened at 6:45 p.m. No one was present to speak. The public hearing was closed at 6:48 p.m. Motion Bruskewitz, second Zeman, to recommend approval of the rezoning and comprehensive plan revision as proposed. Motion carried 5-0.

**ADJOURN**

Motion Zeman, second Bruskewitz, to adjourn the meeting at 6:54 p.m.

Respectfully Submitted,

Tracy Meinholz, JPC Secretary





**WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET**

**MEETING DATE:** 04/10/2018

**ITEM:** OLD BUSINESS

**TITLE:** Woodland Crest Annexation Update

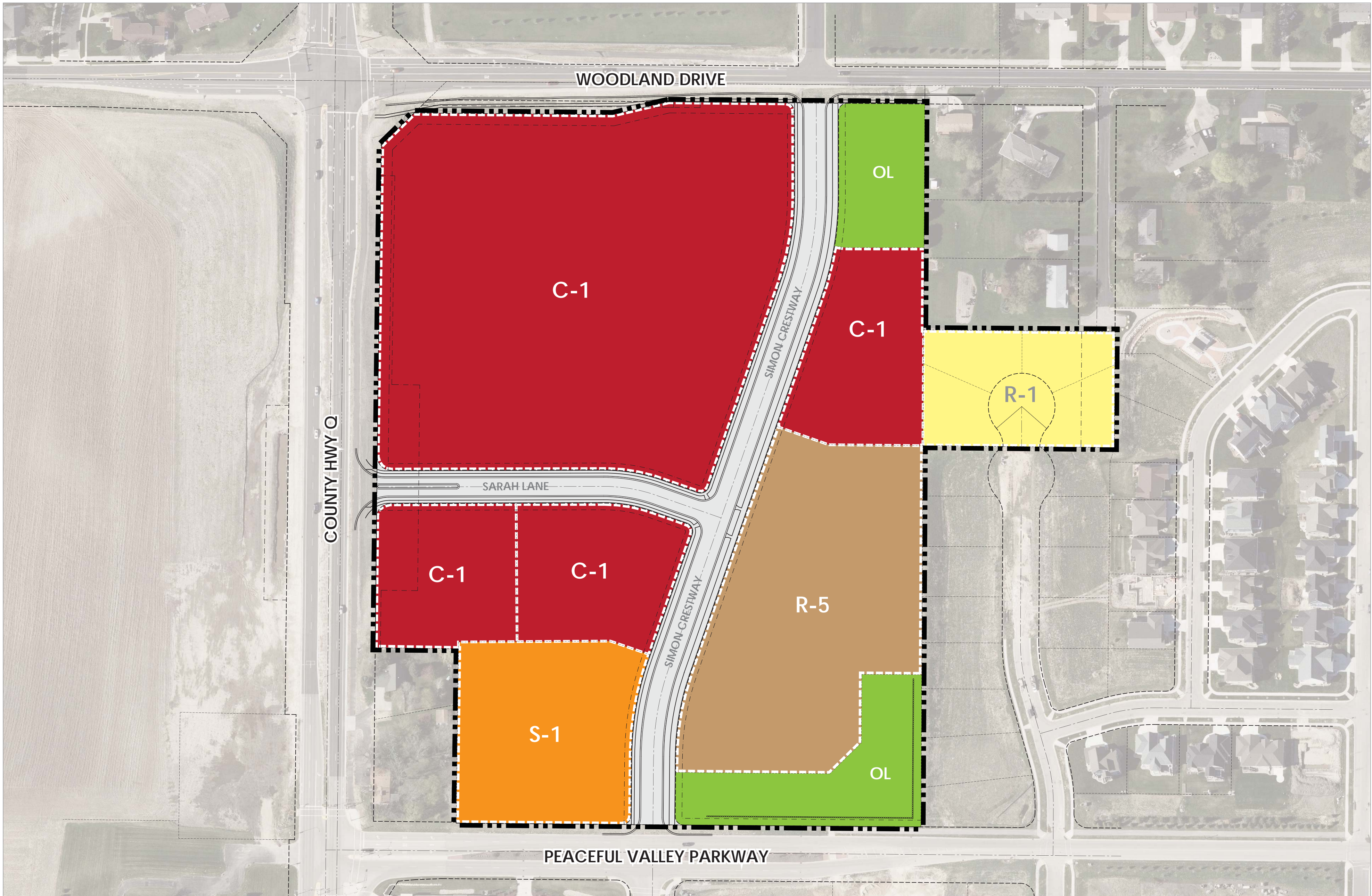
**ISSUE SUMMARY:** We have received the preliminary plat, but staff is still working with the applicant on a pre-annexation agreement. We hope to have both these items for next months meeting.

**STAFF RECOMMENDATION:** None

**RECOMMENDED MOTION:** None.

**ATTACHMENT(S):** None

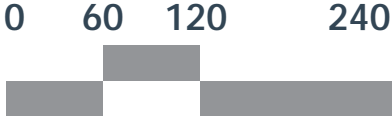




WOODLAND CREST  
WAUNAKEE, WI

DATE 02.12.2018

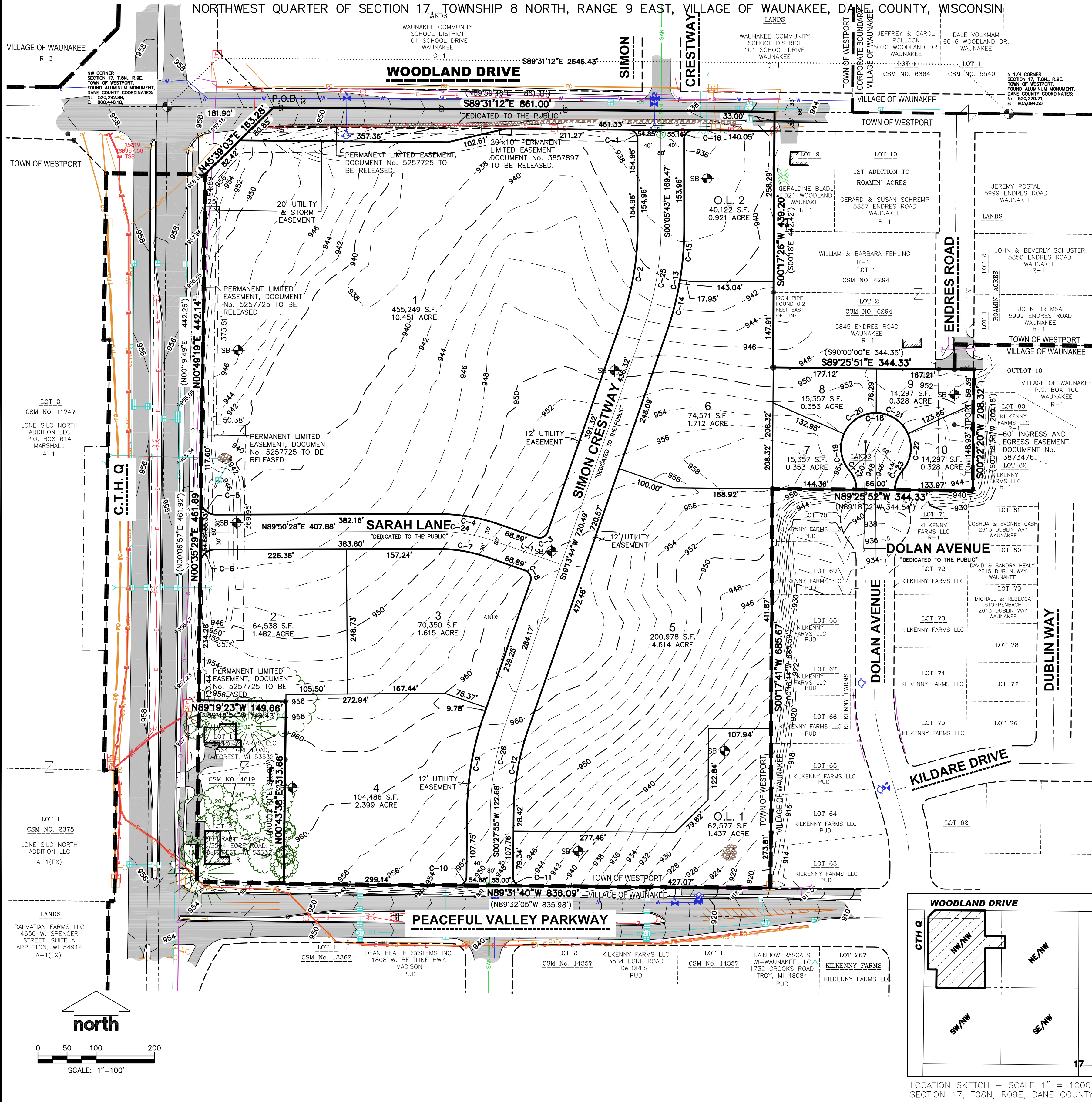
LAND USE PLAN





# PRELIMINARY PLAT OF WOODLAND CREST

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 9 EAST, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN



## LEGEND

GOVERNMENT CORNER	SIGNAL CONTROLLER BOX	WATER LINE
1" IRON PIPE FOUND	TELEPHONE MANHOLE	STORM SEWER
2" IRON PIPE FOUND	TELEPHONE PEDESTAL	OVERHEAD LINE
PK/MAG NAIL FOUND	DECIDUOUS TREE	UNDERGROUND ELECTRIC
1-1/4" REBAR FOUND	CONIFEROUS TREE	UNDERGROUND TELEPHONE
3/4" REBAR FOUND	PLAT BOUNDARY	EDGE OF WOODS OR BRUSH
SOIL BORING	PLAT RIGHT-OF-WAY	BUILDING
SIGN	PLAT LOT LINE	WALL LINE
SANITARY MANHOLE	PLAT CENTERLINE	INDEX CONTOUR
VENT PIPE	CHORD LINE	INTERMEDIATE CONTOUR
HYDRANT	CENTERLINE	CORPORATE BOUNDARY
CURB STOP/SERVICE VALVE	RIGHT-OF-WAY LINE	BITUMINOUS PAVEMENT
STORM MANHOLE	SECTION LINE	CONCRETE PAVEMENT
CURB INLET	PROPERTY LINE	NO VEHICULAR ACCESS
ENDWALL/END OF PIPE	EASEMENT LINE	EDGE OF BITUMINOUS
ELECTRIC PEDESTAL	EDGE OF PAVEMENT	( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
LIGHT POLE	CONCRETE CURB & GUTTER	
POWER POLE W/GUY	EDGE OF GRAVEL	
TRAFFIC SIGNAL	SANITARY SEWER	

## NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 09 EAST, BEARS S89°31'12"E.
- CONTOUR INTERVAL IS TWO FEET.
- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- "COUNTY TRUNK HIGHWAY 'Q' IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES".
- CORPORATE BOUNDARY PER VILLAGE OF WAUNAKEE CORPORATE BOUNDARY DATED JULY 25, 2012.
- UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC UTILITY UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.
- ENTIRE PARCEL CURRENTLY ZONED A-1.

## LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 08 NORTH, RANGE 09 EAST, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 31 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 181.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 31 MINUTES 12 SECONDS EAST ALONG SAID NORTH LINE, 861.00 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THE 1ST ADDITION TO ROAMIN' ACRES; THENCE SOUTH 00 DEGREES 17 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE, 439.20 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP No. 6294, AS RECORDED IN VOLUME 30, ON PAGE 240 AND 241, AS DOCUMENT No. 2241241; THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS EAST ALONG THE SOUTH LINE OF LOT 2, AFORSAID, 344.33 FEET TO THE WEST LINE OF OUTLOT 10, KILKENNY FARMS, RECORDED IN VOLUME 60-013A, PAGES 65-72, AS DOCUMENT No. 4992098; THENCE SOUTH 00 DEGREES 22 MINUTES 20 SECONDS WEST ALONG SAID LINE, EXTENDED, 68.32 FEET TO THE NORTHEAST CORNER OF LOT 71, KILKENNY FARMS, AFORSAID; THENCE NORTH 89 DEGREES 25 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF LOTS 70 AND 71, KILKENNY FARMS, AFORSAID, 344.33 FEET TO THE NORTHWEST CORNER OF LOT 70, KILKENNY FARMS; THENCE SOUTH 00 DEGREES 17 MINUTES 41 SECONDS WEST, 685.67 FEET TO THE NORTH LINE OF PEACEFUL VALLEY PARKWAY; THENCE NORTH 89 DEGREES 31 MINUTES 40 SECONDS WEST ALONG SAID LINE, 836.09 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 38 SECONDS EAST, 313.66 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP No. 4619, AS RECORDED IN VOLUME 20, ON PAGE 166, AS DOCUMENT No. 1874286; THENCE NORTH 89 DEGREES 19 MINUTES 23 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 149.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY TRUNK HIGHWAY 'Q'; THENCE NORTH 00 DEGREES 35 MINUTES 29 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 461.89 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 19 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 442.14 FEET; THENCE NORTH 45 DEGREES 39 MINUTES 03 SECONDS EAST, 163.28 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 1,326,430 SQUARE FEET OR 30.451 ACRES.

## SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878  
PROFESSIONAL LAND SURVEYOR

DATE



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C-1	23.41'	15.00'	89°25'29"	S44°48'27"E
C-2	154.35'	460.00'	191°3'29"	S9°36'59"W
C-3	23.56'	15.00'	90°00'00"	S64°13'44"W
C-4	106.25'	314.00'	192°3'16"	N80°27'54"W
C-5	39.60'	25.00'	90°45'01"	N44°47'02"W
C-6	38.94'	25.00'	89°14'59"	N45°12'58"E
C-7	85.95'	254.00'	192°3'16"	S80°27'54"E
C-8	23.56'	15.00'	90°00'00"	S25°46'16"E
C-9	176.88'	527.05'	191°3'44"	S9°50'49"W
C-10	23.59'	14.94'	90°28'20"	S45°28'08"W
C-11	23.53'	15.06'	89°31'40"	N44°31'52"W
C-12	150.68'	448.97'	191°3'44"	S9°50'49"W
C-13	181.23'	540.00'	191°3'44"	N9°36'52"E
C-14	93.27'	540.00'	9°53'45"	S14°16'51"W
C-15	87.96'	540.00'	9°19'59"	S4°39'59"W
C-16	23.71'	15.00'	90°34'31"	N45°11'33"E
C-17	35.49'	50.00'	40°39'56"	S20°27'32"E
C-18	274.40'	60.00'	262°01'43"	N89°41'43"W
C-19	67.37'	60.00'	64°20'05"	S8°32'32"E
C-20	69.83'	60.00'	66°40'46"	S56°57'54"W
C-21	68.61'	60.00'	65°30'48"	N56°16'19"W
C-22	68.59'	60.00'	65°30'03"	N8°34'07"E
C-23	35.79'	50.00'	41°00'52"	N20°48'43"E
C-24	96.10'	284.00'	192°3'16"	S9°54'56"W
C-25	167.77'	500.00'	191°3'30"	S9°36'58"W
C-26	163.94'	488.97'	191°2'34"	S9°50'49"W

## PREPARED FOR:

FORWARD DEVELOPMENT GROUP  
161 HORIZON DRIVE, SUITE 101A  
VERONA, WI 53593

## PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.  
161 HORIZON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593  
(608) 848-5060

**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners

PROJECT NO: 17-0880	SURVEYED BY: —
FILE NO: 0-*	DRAWN BY: CJO
FIELDBOOK/PAGE: —	CHECKED BY: JCK
SHEET 1 OF 1	APPROVED BY: TJB





## **WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET**

**MEETING DATE:** 04/10/2018

**ITEM:** PUBLIC HEARING

**TITLE:** Public Hearing and Discussion/Action on a Request to Rezone 6172 CTH I to ER-1 with a Conditional Use Permit to allow a Shed

**ISSUE SUMMARY:** The owner would like to have an appropriate zoning classification for the property based on its size. The lot was created some time ago and has been zoned A1-Ex. We probably should have rezoned the property with the many agricultural rezones we did recently. The property is in the Waunakee ETZ. The owner really just would like to build an appropriately sized shed at this point, to go along with the residence already on the site, which required a CUP for the size he is requesting. It is just a little bigger than a neighbors, but similar in size to structures on Meffert Road and Shilling Lane that we allowed through CUP's. Staff does not object to this revision and it makes sense for the parcel to have a proper classification and allow a little bigger shed in this rural area. We have not heard any objections from neighbors either. They told us they have talked to neighbors about the actions and the shed.

**STAFF RECOMMENDATION:** Staff recommends approval.

**RECOMMENDED MOTION:** Move to recommend approval of the rezone and CUP for the size of the shed as submitted restricting the size of the shed to that as submitted.

**ATTACHMENT(S):** Site Plan and Rezone Request



## Anderson Shed Rezone & CUP

DISCLAIMER: The Town of Westport 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.



SCALE: 1 = 285'

Town of Westport  
5387 Mary Lake Road  
Waunakee, WI 53597  
(608) 849-4372

Print Date: 3/23/2018

## **Request for Rezoning and Conditional Use Permit at 6172 Cty Rd I**

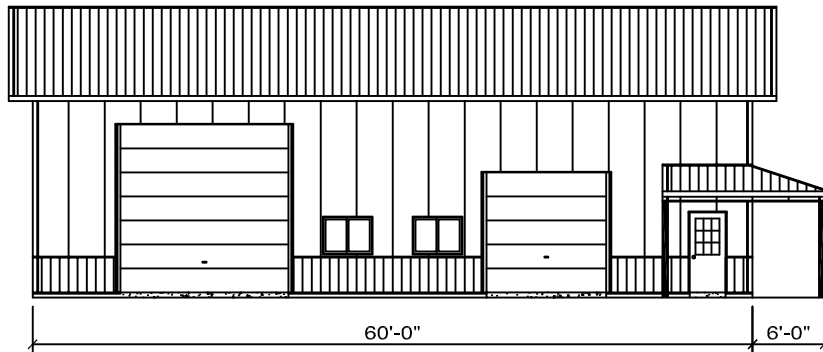
Owners: Brian and Katrina Anderson  
6172 County Road I  
Waunakee, WI 53597

Current Zoning: A1-EX

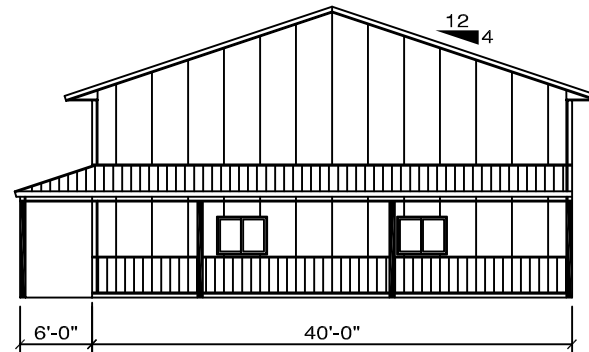
Proposed Zoning Request: ER-1 with a Conditional Use Permit to allow an accessory building to exceed the maximum height limit permitted.

Proposed Use: Storage

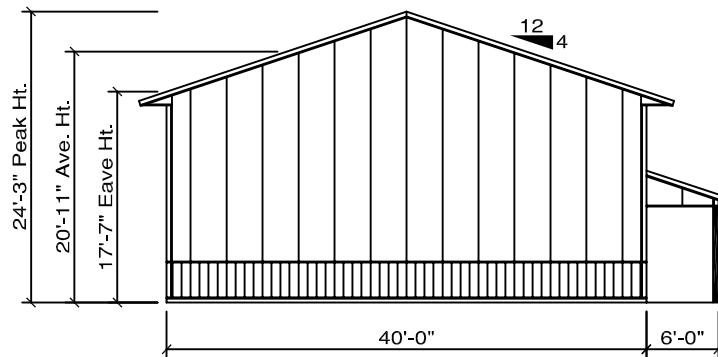
Building Floor Area: 2400 sq. ft.



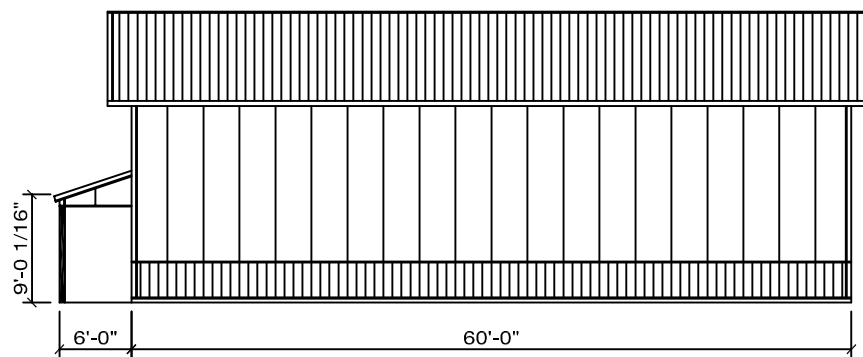
Top Elevation



Left Elevation



Right Elevation



Bottom Elevation

EPS Package

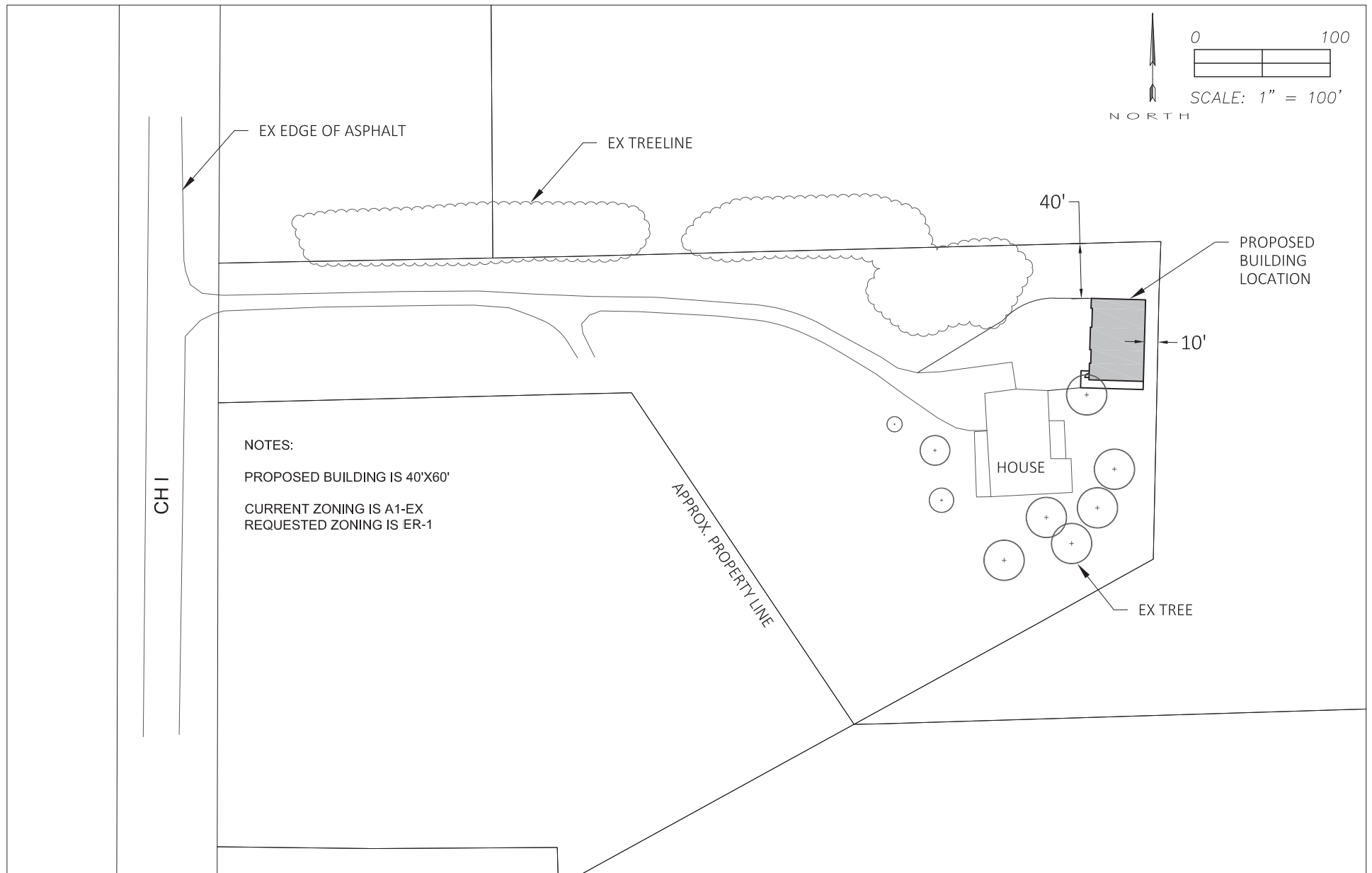


1527 Hwy 14, P.O. Box 412  
Black Earth, WI 53515

Elevations  
(1/16" = 1'-0")  
11 of 35

Brian Anderson	
Waunakee, WI 53597	
Storage	

Drawn By: DGB
Date: 2-13-18
Rev: 2-14-18
<b>1</b>



ANDERSON ACCESSORY BUILDING  
 6172 COUNTY HIGHWAY I  
 TOWN OF WESTPORT  
 DANE COUNTY, WI

PROPOSED SITE PLAN  
 MARCH 14, 2018





## **SUMMARY SHEET**

**MEETING DATE:** 04/10/18

**ITEM:** NEW BUSINESS

**TITLE:** Initial Consultation, Barger, 5711 River Road, 2 Lot CSM

**ISSUE SUMMARY:** The applicant is proposing dividing the 8.9 acre parcel at 5711 River Road, into two parcels. The 2.1 acre parcel will include the house, and the 6.8 acre parcel is proposed for conservancy. Groundswell would like to buy the larger parcel just south of the Whiteside property and north of the Dane County Yahara Heights Park land. They are trying to link the Westport Drumlin and Yahara Heights Park with a potential trail corridor. The Barger home on the parcel would be split from the wooded area and that non-residential land then purchased by Groundswell. As long as that is the transaction approved, with a Conservancy zoning on the non-residential lot, this would certainly fit into the Comprehensive Plan for the River Road Neighborhood.

**STAFF RECOMMENDATION:** None

**RECOMMENDED MOTION:** No action required.

**ATTACHMENT(S):** Emailed proposal



## Barger CSM Consult

DISCLAIMER: The Town of Westport 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.



SCALE: 1 = 285'

Town of Westport  
5387 Mary Lake Road  
Waunakee, WI 53597  
(608) 849-4372

Print Date: 3/23/2018



To: Westport Plan Commission

3/22/2017

Re: Proposed subdivision of property at 5711 RIVER ROAD, WAUNAKEE, WI 53597

From: BARGER JT REV TRUST VERNON & ANNETTA BARGER

*Vernon Barger*

Request: divide 8.9 acre property into two parcels

2.1 acre parcel that includes house, water well and septic drain field

6.8 acre parcel to be donated to Groundswell Conservancy

Contact email and cell phone: [vernon@barger.us](mailto:vernon@barger.us) (608) 215-5711

Municipality Name	TOWN OF WESTPORT	
State Municipality Code	066	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T08NR09E	14	NE of the SE
Plat Name	METES AND BOUNDS	

**Parcel Number - 066/0809-144-8090-9**

Parcel Description	R686/362 SEC 14-8-9 PRT N1/2 SE1/4 BEG CL HWY N35DEGE 410.1 FT FM S LN NW1/4 SE1/4 TH N53DEGW 366.25 FT N19DEGE 819.6 FT TO N LN S89DEGE 245.4 FT SELY TO PT ON CL 402 FT S OF N LN TH S35DEGW 818.6 FT TO POB
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## **WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET**

**MEETING DATE:** 04/10/2018

**ITEM:** NEW BUSINESS

**TITLE:** Initial Consultation, Nelson, Proposed Rezone and 4 Lot CSM, Vacant Lot Next to 5152 River Road

**ISSUE SUMMARY:** The owners are looking at options for their approximate 11 acre parcel along River Road, and even proposing up to 4 lots. Sewer could be available to the lot for quite an expense, but water is not at this point. The property backs up to farm land, and there are homes along part of the southern boundary on River Road. There is a potential access point to the private Hope Road to the east, then to River Road. The Comprehensive Plan for the area has the property in a Rural Residential District, which is fairly unique to River Road and along the lake. The Plan provides for allowing only limited future divisions in this area, and only if the proposed new lots are consistent with existing zoning and existing adjacent neighborhoods. Landowners are also encouraged to preserve existing grades and natural vegetation, desirable environmental features like woods and prairies. See pp 73-4 of Comp. Plan. We have not gotten to the point of laying those out with lot lines in order to see what the Commission might think when it comes to divisions. There are some other similar sized parcels on the north side of River Road here, so anything the Commission might allow here could be seen as setting some kind of precedent for future action under this Comp Plan. This parcel is somewhat larger than neighboring parcels, and it is zoned County R-1. There is 172 feet of frontage on River Road. It seems that under our Comp Plan and based on neighboring parcels, one more lot would certainly be appropriate each with about an 85 foot frontage, or maybe even two splits if set up appropriately with shared driveways and variances from the 66 foot frontage requirement might be appropriate (we do not have to depend on Dane County for variances approvals any more). A four lot CSM seems to take this too far in looking at the other lots existing, but perhaps with access from Hope Court it could be accomplished. Bob even suggested Hope Court could become a semi-circle allowing for two access points on River Road.

**STAFF RECOMMENDATION:** None

**RECOMMENDED MOTION:** None

**ATTACHMENT(S):** Proposed options by applicant



March 23, 2018

Consult Request:

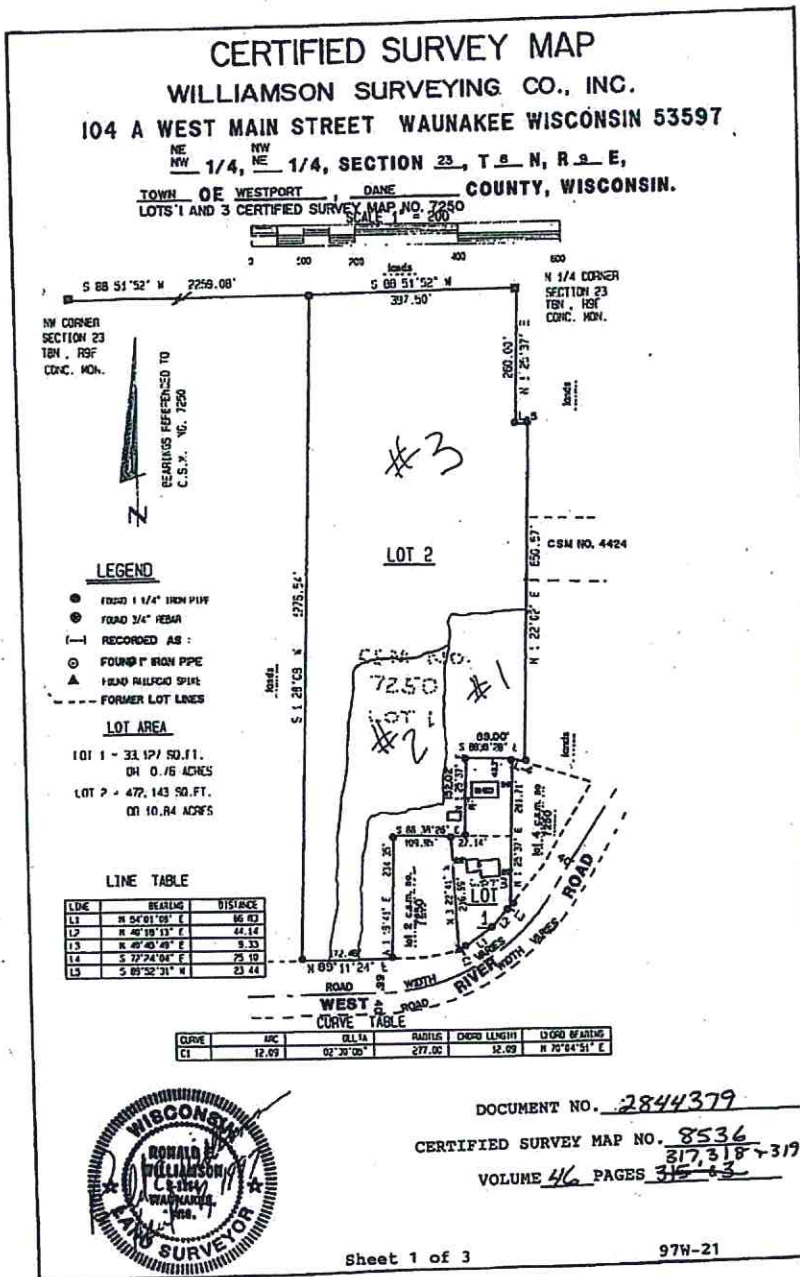
Property potential buyer is seeking a consult to evaluate a range of options associated with converting the currently zoned ag to residential (RH-1) including (see attached multiple options of possible land splits):

- Discussion on the home density. We understand that Hope Ct is a private road that services 6 lots - if that is correct could something like that be done with this parcel?
- Discussion on what will be allowed to be constructed on each building site, in particular what are the outbuilding rules?
- What are the setbacks for all sides of lots?
- Clarifying there are no requirements around length/width of driveway or joint driveway agreements.
- Discussion about the 66' frontage rule and variance options?
- Discussion on the options related to water and sewer. If septic is elected, is there a guesstimate of when a homeowner will be required to hook into the sewer/water?
- Can each property have its own well? Are joint wells required? encouraged?
- Discuss potential hook up to municipal sewer (access points, process, costs, approvals)
- Discuss any restrictions related to septic systems?
- Any known history on the soils, clay, rock, etc in this area?
- Discussion of location of utilities, various costs, if known?
- Any storm water requirements?
- When zoning change occurs, how will this affect the assessment and ultimately the taxes?
- In addition to the above what else should we understand about converting these properties
- Conclude with a shared understanding of what steps are needed to execute the chosen alternative, including the role of the Village of Waunakee and the Town of Westport.

Buyers: Brandon & Tammy Andries  
bran.andries@gmail.com  
608.216.4001

Agent: Wendy Grunewald,  
Century 21 Affiliated  
wendy@c21affiliated.com  
608.209.2741

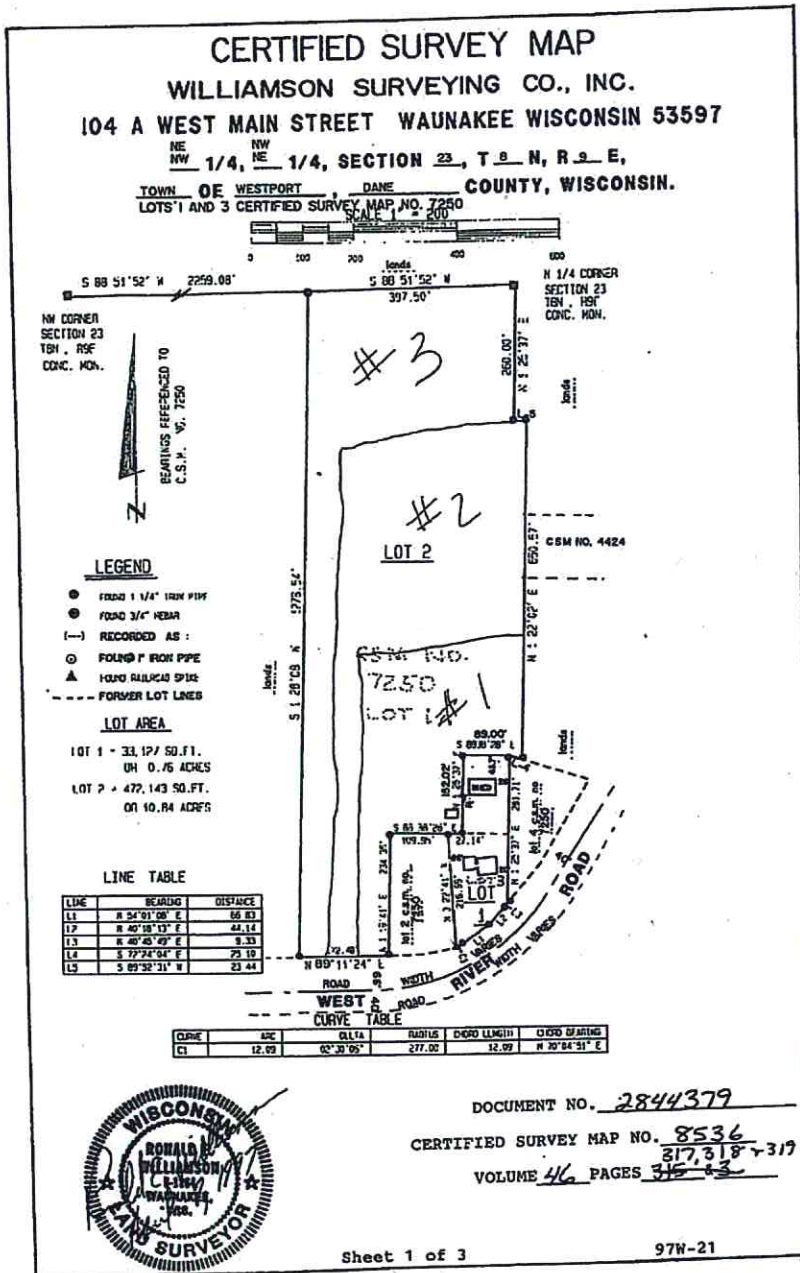
0600761



DOCUMENT NO. 2844379  
 CERTIFIED SURVEY MAP NO. 8536  
 VOLUME 46 PAGES 315-319



0000761



DOCUMENT NO. 2844379

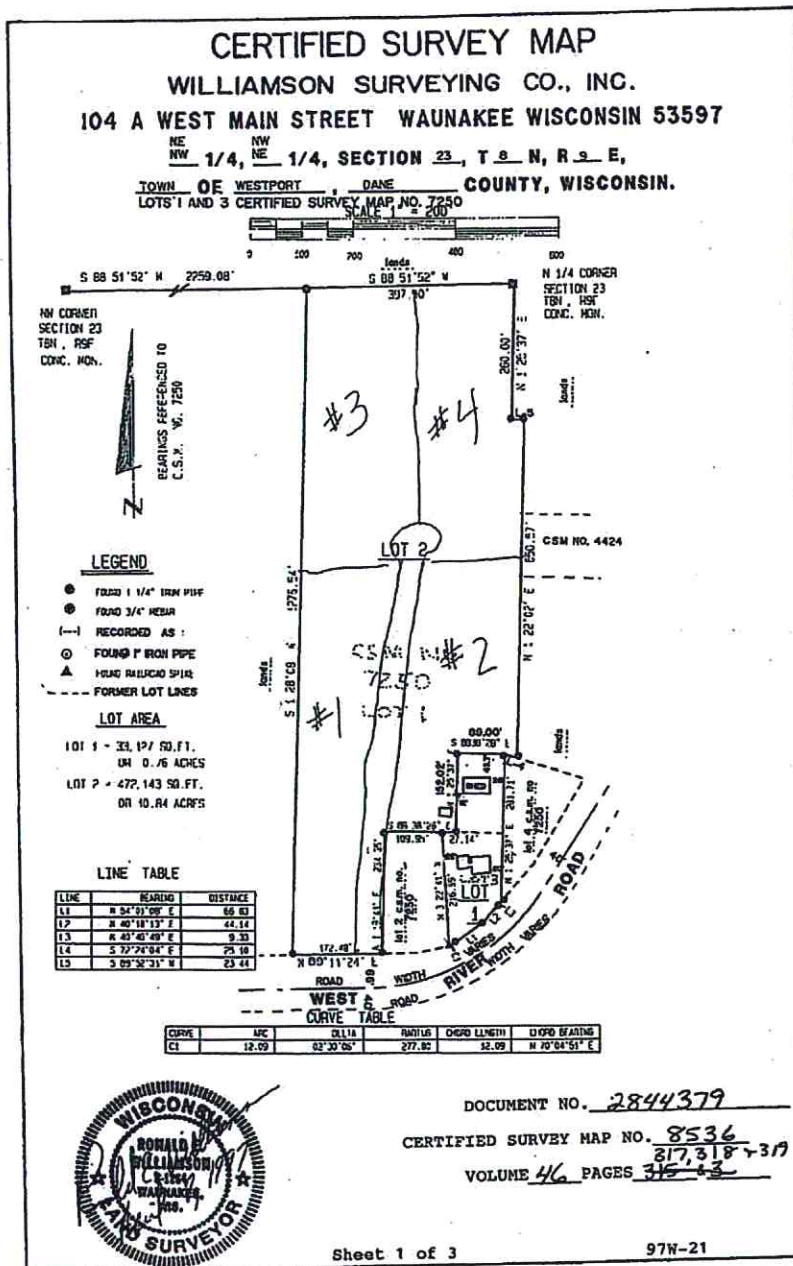
CERTIFIED SURVEY MAP NO. 8536

VOLUME 46 PAGES 315-317

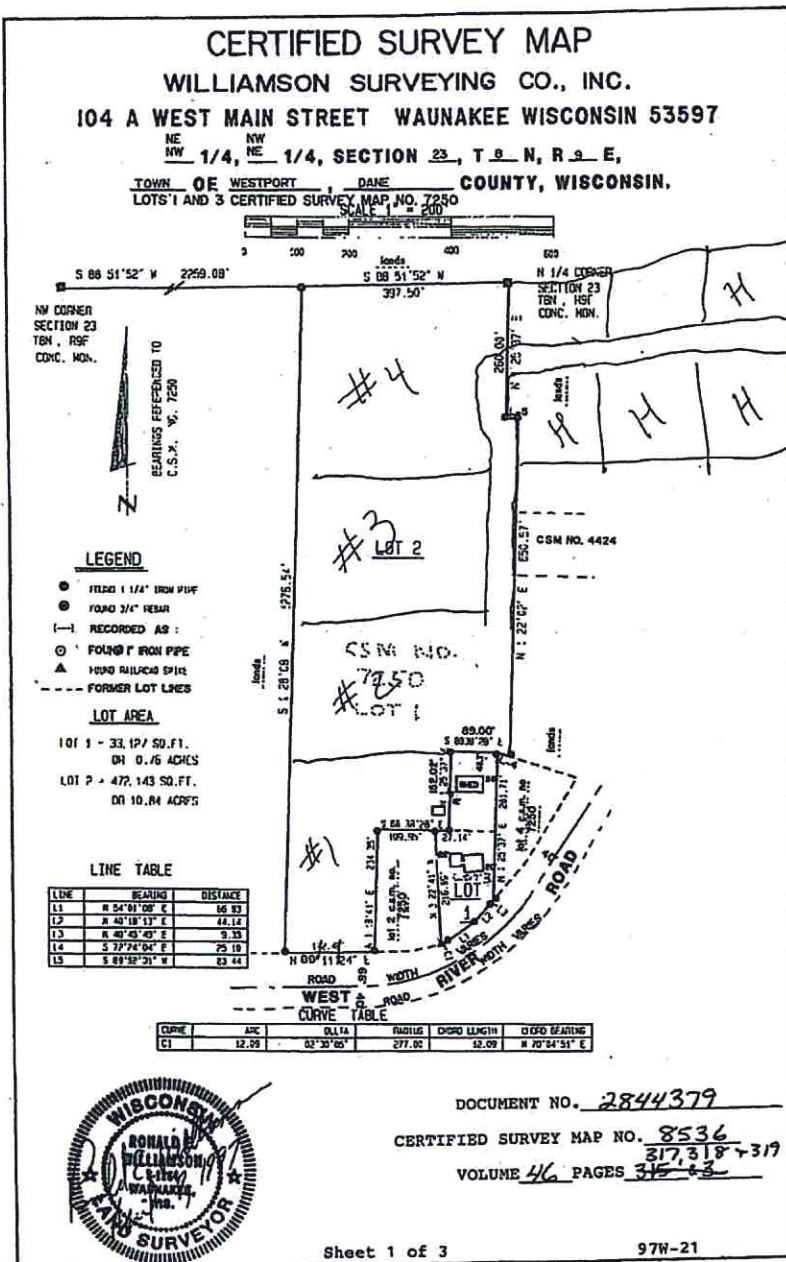


3/14

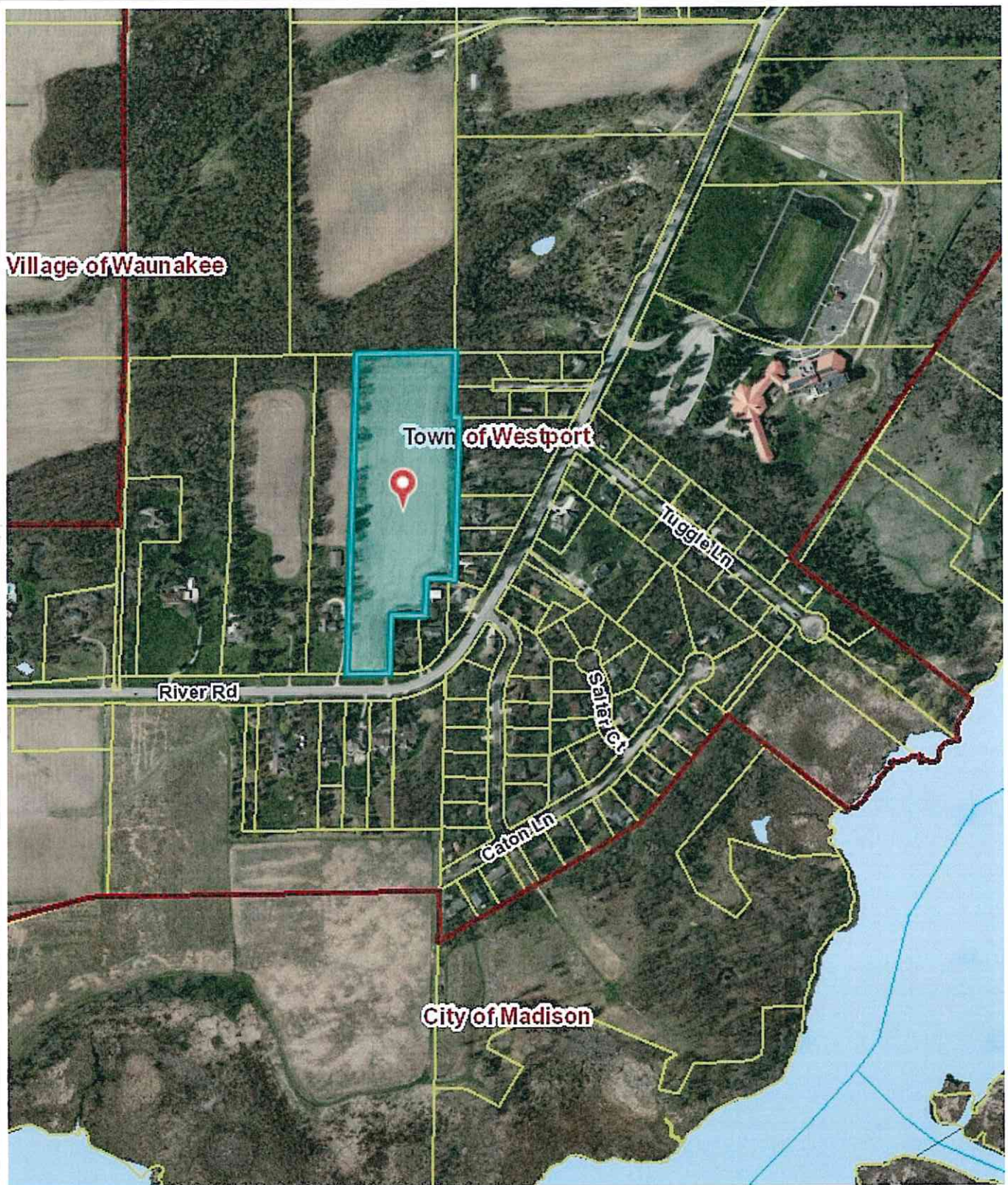




UC00761







## Town of Westport GIS

DISCLAIMER: The Town of Westport 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.



SCALE: 1 = 745'

## Town of Westport

5387 Mary Lake Road  
Waunakee, WI 53597  
(608) 849-4372

Print Date: 3/29/2018





## **SUMMARY SHEET**

**MEETING DATE:** 04/10/18

**ITEM:** NEW BUSINESS

**TITLE:** Discuss / Take Action on temporary zoning classification for Tierney Annexation, ~130 Acres, Southwest Corner of Woodland & CTH Q.

**ISSUE SUMMARY:** Attached is the annexation petition filed with the Village by Lone Silo North Addition, LLC (the Tierney annexation). The petition contains a map and legal description showing the land to be annexed to the Village.

Staff has already received comments from the Village Plan Commission and the Joint Plan Commission on the terms / conditions to be included in a pre-annexation agreement. Thus, the pre-annexation agreement, when drafted, will not have to go back through the Plan Commission / Joint Plan process.

However, when the land initially comes into the Village, the Village will be rezoning the land to A-1 AGRICULTURAL/HOLDING DISTRICT. This is a temporary zoning classification. The land will ultimately be rezoned again, once the property owner submits its rezoning application and land division application. Rezoning land to a temporary classification is allowed (and expected) under the state annexation statutes. However, to do this, the Village Board must receive a recommendation from the Plan Commission. And, although the practical effect here is minimal, this technically is a rezoning.

**STAFF RECOMMENDATION:** Staff recommends approval.

**RECOMMENDED MOTION:** Motion to recommend to the Village Board that as part of the Annexation Ordinance the land which is subject to the annexation be rezoned to the A-1 Agricultural / Holding District.

**ATTACHMENT(S):** Annexation Petition

# Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

## Petitioner Information

Name: **LONE SILO NORTH ADDITION, LLC**

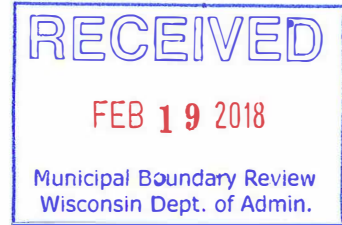
Address: **3564 Egge Road**

**DEFOREST, WISCONSIN 53532**

**ATTENTION: DONALD C. TIERNEY**

Email: **JKTIERNEY999@GMAIL.COM**

## Office use only:



1. Town where property is located: **WESTPORT**

2. Petitioned City or Village: **Waunakee**

3. County where property is located: **Dane**

4. Population of the territory to be annexed: **-2-**

5. Area (in acres) of the territory to be annexed: **130.367**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel): **SEE  
ATTACHED LIST**

Petitioners phone:

**608-241-0102**

Town clerk's phone:

**608-849-4372**

City/Village clerk's phone:

**608-850-8500**

## Contact Information if different than petitioner:

Representative's Name and Address:  
**MICHAEL J. LAWTON**

**BOARDMAN & CLARK LLP**

**P.O. BOX 927**

**MADISON, WISCONSIN 53701-0927**

Phone: **608-286-7236**

E-mail:  
**MLAWTON@BOARDMANCLARK.COM**

Surveyor or Engineering Firm's Name & Address:  
**MARK PYNNONEN**

**BIRRENKOTT SURVEYING, INC.**

**1677 North Bristol Street**

**SUN PRAIRIE, WISCONSIN 53590**

Phone: **608-837-7463**

E-mail:  
**MPYNNONEN@BIRRENKOTTSURVEYING  
.COM**

## Required Items to be provided with submission (to be completed by petitioner):

- ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- ☒ Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
  - ☒ Unanimous per s. 66.0217 (2), or,  
OR
  - ☐ Direct by one-half approval per s. 66.0217 (3)
- ☒ Check or money order covering review fee [see next page for fee calculation]

# Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

## Required Fees

There is an initial filing fee and a variable review fee

**\$350 Initial Filing Fee** (required with the first submittal of all petitions)  
\$200 – 2 acres or less  
\$350 – 2.01 acres or more

**\$1400 Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)  
\$200 – 2 acres or less  
\$600 – 2.01 to 10 acres  
\$800 – 10.01 to 50 acres  
\$1,000 – 50.01 to 100 acres  
\$1,400 – 100.01 to 200 acres  
\$2,000 – 200.01 to 500 acres  
\$4,000 – Over 500 acres

**\$1750 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)**

**Attach** check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS  
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED  
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD  
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee received: \_\_\_\_\_

Payee: \_\_\_\_\_ Check Number: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_

## ANNEXATION SUBMITTAL GUIDE

### s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
  - Direct annexation by unanimous approval; OR
  - Direct annexation by one-half approval; OR
  - Annexation by referendum.
- ☒ Petition must be signed by:
  - All owners and electors, if by unanimous approval.
  - See 66.0217 (3) (a), if by one-half approval.
  - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

*[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]*

### s. 66.0217 (1) (c) THE DESCRIPTION

- ☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
- ☒ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
- ☒ The land may NOT be described only by:
  - Aliquot part;
  - Reference to any other document (plat of survey, deed, etc.);
  - Exception or Inclusion;
  - Parcel ID or tax number.

### s. 66.0217 (1) (g) THE MAP

- ☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:
  - A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
  - Bearings and distances along all parcel boundaries as described.
  - All adjoiners as referenced in the description.
- ☒ The map must include a **graphic scale**.
- ☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

*[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]*

### s. 66.0217 FILING

- ☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.
- ☒ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).
- ☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

*[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]*

**ANNEXATION PARCEL NUMBERS IN THE TOWN OF WESTPORT**

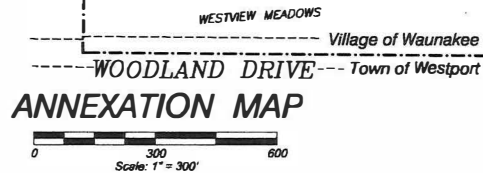
**080918187000**

**080918183509**

**080918199200**



# Exhibit A



## 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 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

LOT 1  
CERTIFIED SURVEY  
MAP NO. 11771  
(S89°36'17"E)  
S89°36'11"E 660.00'

LOT 3  
CERTIFIED SURVEY  
MAP NO. 11747

1828.02'  
N00°41'57"E

LOT 2  
CERTIFIED SURVEY  
MAP NO. 14048

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

## AREA TO BE ANNEXED

5,678,776 S.F. ±  
(130.367 Acres ±)

LOT 2  
CERTIFIED SURVEY  
MAP NO. 14048

LOT 1  
CERTIFIED SURVEY  
MAP NO. 9506  
417.02'  
S88°46'58"E

LOT 1  
CERTIFIED SURVEY  
MAP NO. 14048

East 1/4  
Sec. 18-8-9

**Description:**

Part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 8; part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 17; and part of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , part of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 18; including Lot 1, Certified Survey 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:

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**UNANIMOUS PETITION FOR DIRECT ANNEXATION  
UNDER § 66.0217(2), WIS. STATS.**

To the Village Board of the Village of Waunakee, Dane County, Wisconsin:

1. The undersigned hereby petition for direct annexation of the territory legally described on Exhibit B attached hereto to the Village of Waunakee, Dane County, Wisconsin, whereby said territory would be detached from the Town of Westport, Dane County, Wisconsin, pursuant to § 66.0217(2), Wis. Stats.
2. Attached hereto as Exhibit A is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing Village and includes a graphic scale on the face of the map.
3. The current population of the territory proposed to be annexed is -2-.
4. This petition has been signed by the owners of all of the land within the territory proposed to be annexed, and by all of the electors residing within the territory proposed to be annexed.


Owners of All Lands Within the Territory Proposed to be  
Annexed:

Name of Owner: DALMATIAN FARMS, LLC

Address of Owner: 3564 Egge Road, DeForest,  
Wisconsin 53532

Date of Signing: February 13, 2018

Signature:

By:   
Donald C. Tierney, Manager

Signature:

By:   
Joanne K. Tierney, Manager

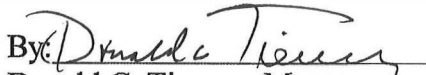
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[Signatures continued on page 2 of Petition]

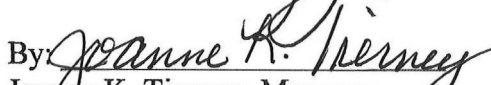
Name of Owner: LONE SILO NORTH ADDITION,  
LLC

Address of Owner: 3564 Egge Road, DeForest,  
Wisconsin 53532

Date of Signing: February 13, 2018

Signature:

By:   
Donald C. Tierney, Manager

By:   
Joanne K. Tierney, Manager

---

[Signatures continued on page 3 of Petition]

Electors Residing in the Territory Proposed to be  
Annexed:

Name of Elector: Herbert J. Statz

Address of Owner: 5765 County Highway "Q",  
Waunakee, Wisconsin 53597

Date of Signing: February 13, 2018

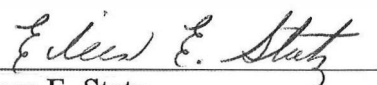
Signature:   
Herbert J. Statz

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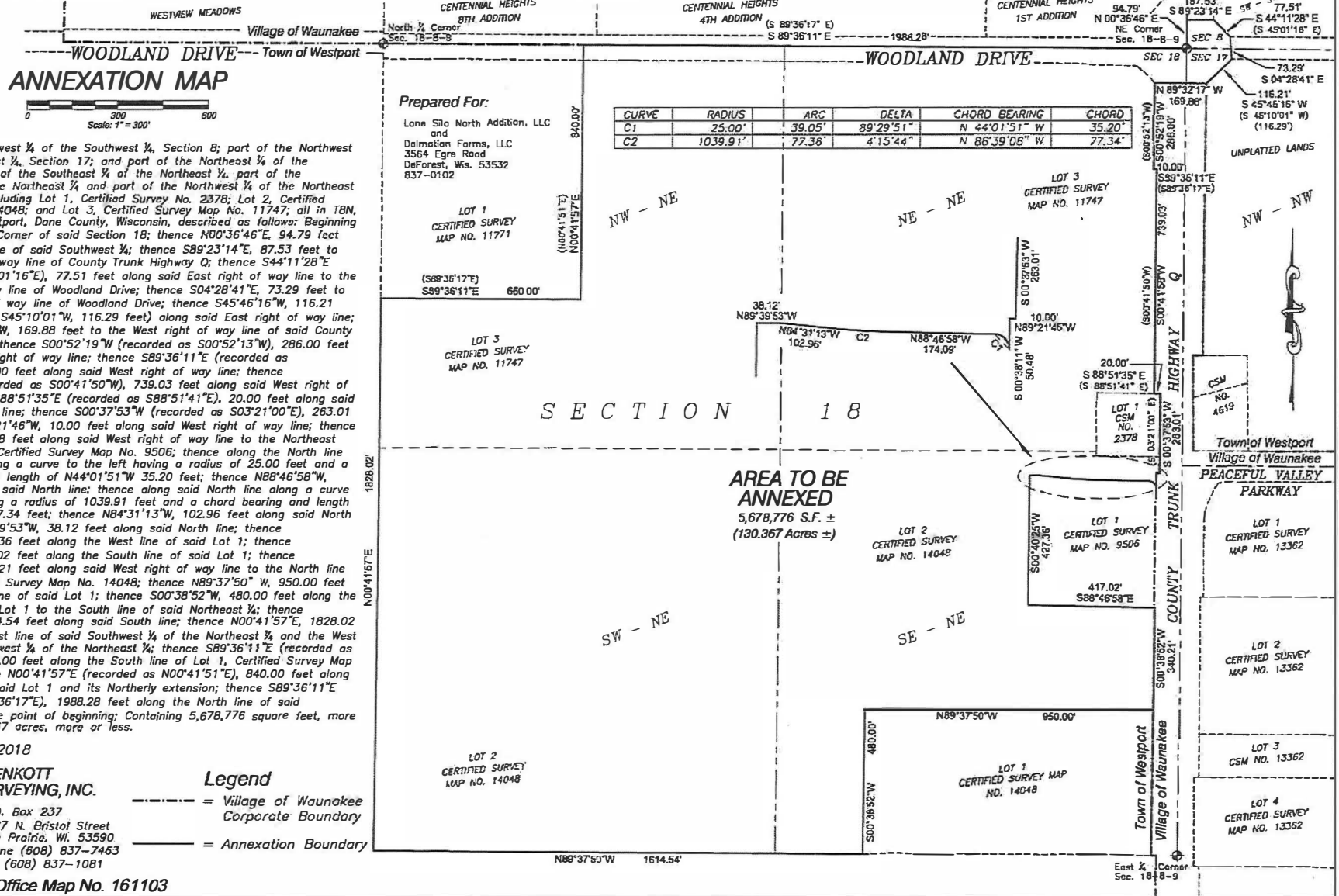
Name of Elector: Eileen E. Statz

Address of Owner: 5765 County Highway "Q",  
Waunakee, Wisconsin 53597

Date of Signing: February 13, 2018

Signature:   
Eileen E. Statz

# Exhibit A



## EXHIBIT B

### 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; including Lot 1, Certified Survey 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 ¼; 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 ¼; 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 ¼ of the Northeast ¼ and the West line of said Northwest ¼ of the Northeast ¼; 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 ¼ to the point of beginning; Containing 5,678,776 square feet, more or less, or 130.367 acres, more or less.