



**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT
JOINT PLAN COMMISSION
Village Hall, 500 W. Main Street, Waunakee, WI
August 14, 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 July 10, 2018 JPC Minutes**

PUBLIC COMMENT

NEW BUSINESS

- 1 Public Hearing & Discussion/Action, Request to Rezone from County R-1 to Village R-1 to Construct Shed, and Exception to the Maximum Allowable Square Footage, Wallner, 4996 Gilkeson Road, Town of Westport**
- 2 Initial Consultation, Amendment to the Kilkenny Farms General Development Plan, Relocation of Mutlti-Family from Lots 263-264 to Lot adjacent to Rainbow Daycare and At Home Again**

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 9/11/2018 6:00:00 PM.

**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT
JOINT PLAN COMMISSION MEETING
Town of Westport Community Room, 5387 Mary Lake Road
July 10, 2018 6:00 PM**

Meeting Minutes

CALL TO ORDER: Acting Chair McGowan called the meeting to order at 6:02 p.m.

ROLL CALL:

Present:, Dean Grosskopf, Pat McGowan, Brian Malich, Tim Black

Absent: Ken Sipsma, Eileen Bruskewitz

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz.

MINUTES

1 June12, 2018

Motion Black, second Grosskopf, to approve the minutes from May 15, 2018. Motion carried.

PUBLIC COMMENT

None

OLD BUSINESS

1 Discuss and Take Action on a Certified Survey Map and Rezone, Kalscheuer, 5511 Easy Street, Town of Westport

The public hearing was held at the last meeting but no action was taken. CSM revised to make requested changes. Motion Malich, second by Black, to recommend approval of the CSM & Rezone to ER-1 to the Village and Town Boards conditioned upon restrictions for no further land division and other standard Town conditions. Motion carried 4-0.

NEW BUSINESS

1 Initial Consultation, Request to Rezone from County R-1 to Village R-1 to Construct Shed, Wallner, 4996 Gilkeson Road, Town of Westport

Commission members had no concerns. No action required.

2 Conceptual Discussion, Annexation of Moeller and School District Properties, Woodland Drive, Town of Westport

Staff and Commissioners discussed he issues with public safety, taxation, and the support from the police department and school district. No formal action taken. Discussion only.

ADJOURN

Motion Grosskopf, second Black, to adjourn the meeting at 6:14 p.m. Motion carried.

Respectfully Submitted,

Tracy Meinholz, Joint Plan Commission Secretary



WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 08/14/2018

ITEM: NEW BUSINESS

TITLE: Public Hearing & Discussion/Action, Request to Rezone from County R-1 to Village R-1 to Construct Shed, and Exception to the Maximum Allowable Square Footage, Wallner, 4996 Gilkeson Road, Town of Westport

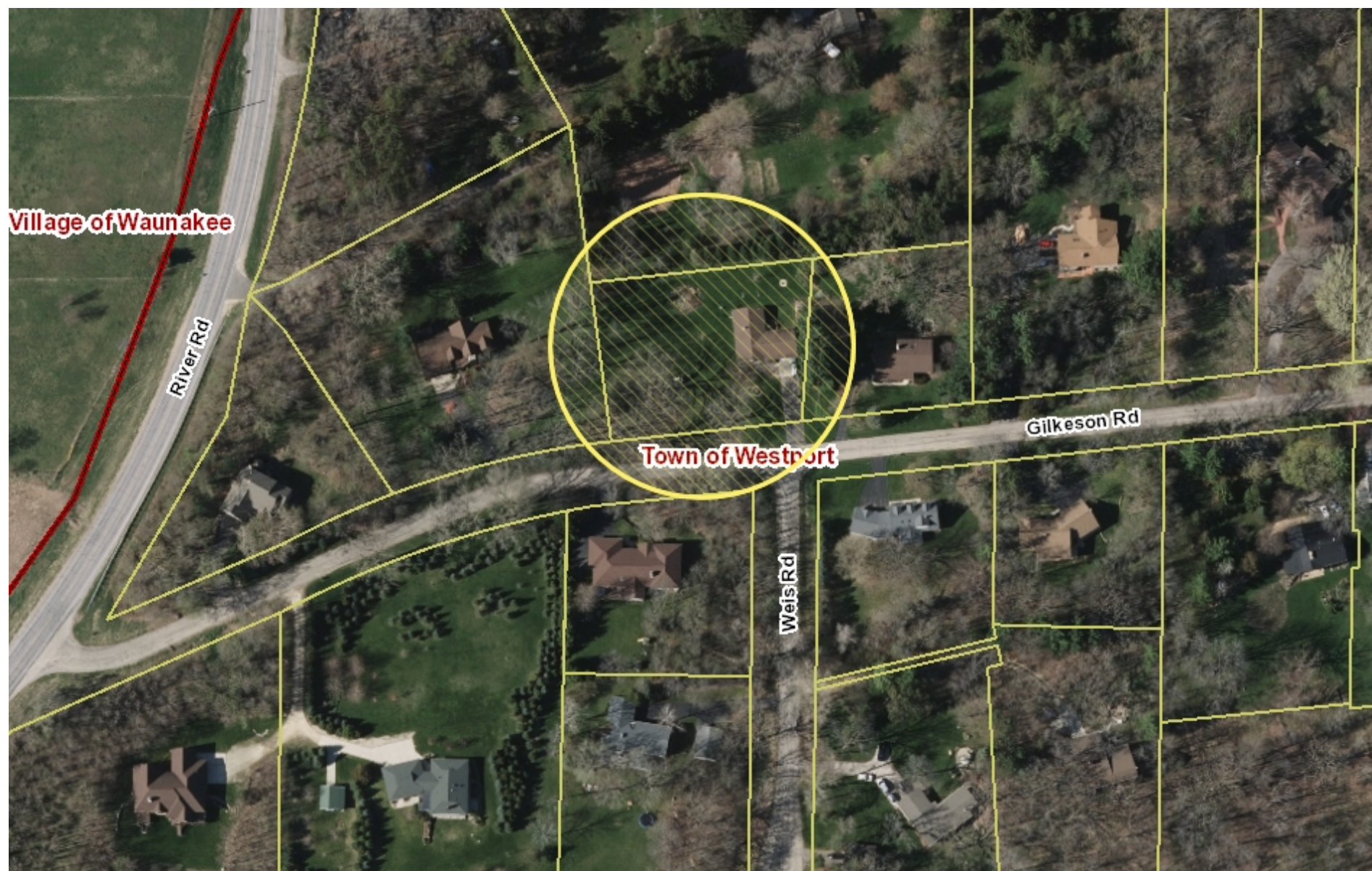
ISSUE SUMMARY: The applicant wishes to construct a shed at 4996 Gilkeson Road. Current county zoning limits the height to 10'. The applicant is requesting 12'. This is allowed in the Village R-1 zoning but the applicant will need an exception to the maximum allowable 800 square footage from the Joint Plan Commission. They are proposing 1,200 s.f.

STAFF RECOMMENDATION: Staff recommends approval as submitted.

RECOMMENDED MOTION: Motion to recommend approval of the Wallner rezone from County R-1 to Village R-1 and grant an exception to the maximum square footage for the building not to exceed 1,200 s.f.

ATTACHMENT(S): Application

FOR MORE INFORMATION CONTACT:



Wallner Rezone
4996 Gilkeson Road



SCALE: 1 = 200'

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

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.

Print Date: 7/5/2018



PLAN COMMISSION APPLICATION

PROJECT ADDRESS/NAME: - Wallner / New Garage
- 4996 Gilkeson Rd, Waunakee WI 53597

APPLICANT:	<u>John Wallner</u>		
ADDRESS:	<u>4996 Gilkeson Rd Waunakee, WI 53597</u>		
PHONE:	<u>608-849-9161</u>	EMAIL:	<u>jwallner@tds.net</u>

OWNER:	<u>Same as above.</u>		
ADDRESS:			
PHONE:		EMAIL:	

PROJECT DESCRIPTION: Build 30 x 40 x 12 (wall height)
Garage in NW corner.
County R-1 to Village R-1

OWNER/APPLICANT SIGNATURE: John Wallner DATE: 5/28/2018

FEES: (CHECK ALL THAT APPLY)		ESCROW DEPOSIT:
• SITE PLAN	<input type="checkbox"/> \$320	An escrow deposit is required in accordance with the Development Application Agreement.
• REZONE	<input checked="" type="checkbox"/> \$345	
• CONDITIONAL USE PERMIT	<input type="checkbox"/> \$350	ESCROW FEE PAID: _____
• CERTIFIED SURVEY MAP	<input type="checkbox"/> \$100 + \$25 per lot	
• PRELIMINARY PLAT	<input type="checkbox"/> \$100 + \$50 per dwelling unit	DATE: _____
• FINAL PLAT	<input type="checkbox"/> \$100 + \$50 per dwelling unit	FEE WAIVED BY: _____
• GDP/SIP APPROVAL	<input type="checkbox"/> \$475	
TOTAL: <u>\$345.00</u>		

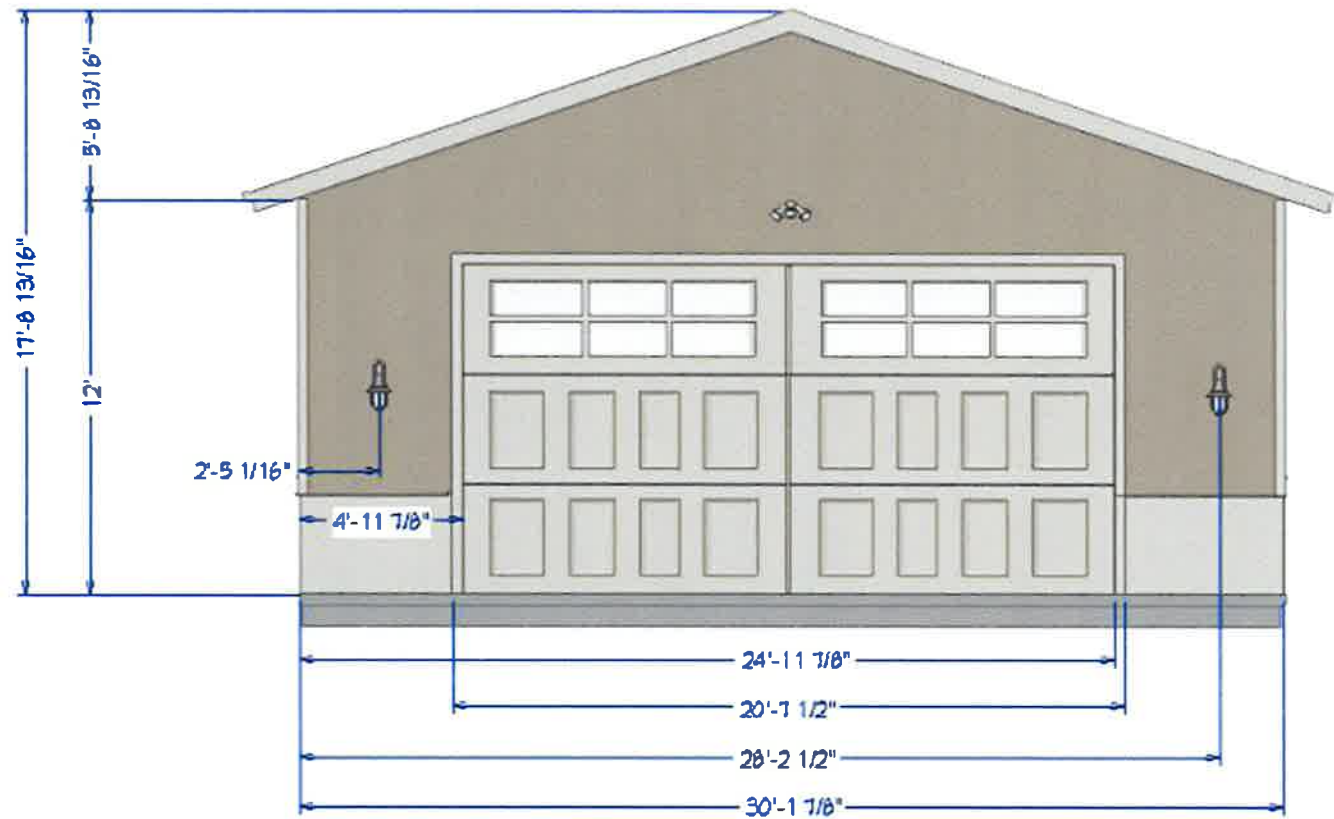
Wallner Garage

5-30-2018

John & Kristen Wallner

Address: 4996 Gilkeson Rd

The purpose of this building is added storage and vehicle parking. This building will be built in the northwest corner of the lot and will be 30' x 40' and will have 12' ceiling heights. Access to the garage will be via a new gravel driveway that will be no less than 10' from the west lot line and will run parallel to the lot west line.



REVISION	DATE	BY	DESCRIPTION

Front Elevation

DRAWINGS PROVIDED BY:
John Wallner

DATE:

5/29/2018

SCALE:

SHEET:

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
P-1	PROJECT OVERVIEW	RATES	

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



RayTrace

Project Overview

John Wallner

DATE:
5/29/2018

SCALE:

SHEET:
P-1

↑
N

LOT:
1.01 Acre





WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 08/14/2018

ITEM: NEW BUSINESS

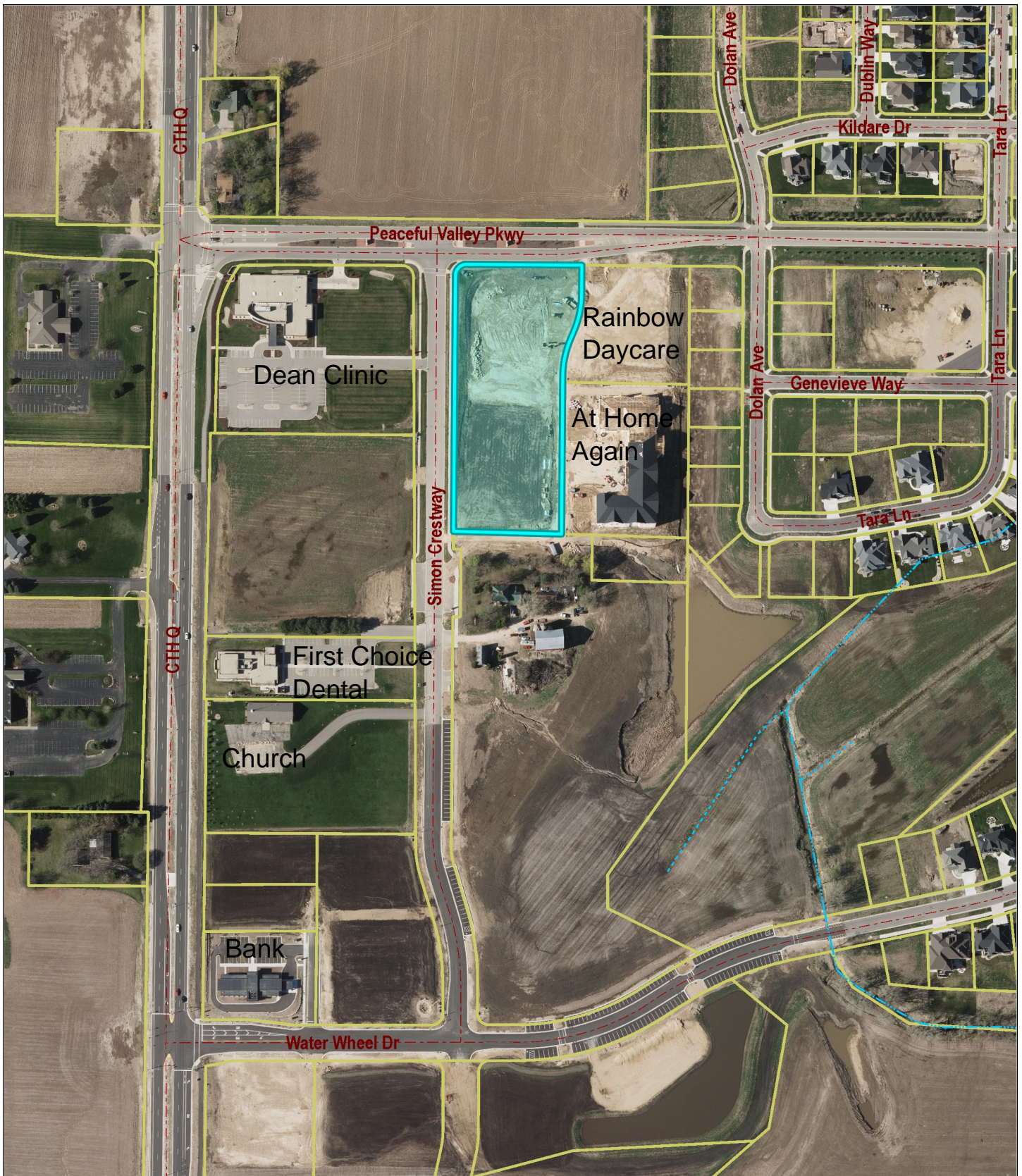
TITLE: Initial Consultation, Amendment to the Kilkenny Farms General Development Plan, Relocation of Mutlti-Family from Lots 263-264 to Lot adjacent to Rainbow Daycare and At Home Again

ISSUE SUMMARY: This will require a public hearing to amend the general development plan for Kilkenny Farms. This is only an initial consult at this time.

STAFF RECOMMENDATION: None

RECOMMENDED MOTION: No action necessary.

ATTACHMENT(S): Draft GDP amendment and exhibit map



Proposed MF Lot



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.

SCALE: 1" = 416'

VILLAGE OF
WAUNAKEE

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

Print Date: 7/18/2018

**AMENDMENT TO GENERAL DEVELOPMENT PLAN FOR THE KILKENNY FARMS
DEVELOPMENT, INCLUDING THE PLAT OF KILKENNY FARMS, VILLAGE OF
WAUNAKEE, DANE COUNTY, WISCONSIN, TO BE ZONED IN THE PLANNED
UNIT DEVELOPMENT (PUD) DISTRICT**

The General Development Plan for the Kilkenny Farms Development, including the Plat of Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin, is hereby amended, as follows:

1. Lands Affected by this Amendment to General Development Plan.

The real property affected by this General Development Plan consists of the following: Lots 263 and 264, Kilkenny Farms, and Lot 2, Certified Survey Map No. 14357, all in the Village of Waunakee, Dane County, Wisconsin.

2. Amendment to General Development Plan.

The General Development Plan for the Kilkenny Farms Development shall be amended, as follows:

A. Paragraph (g) of section 8 of the General Development Plan shall be deleted, and Paragraph (e) of section 9 of the General Development Plan shall be deleted. Residential units shall not be permitted on Lots 263 or 264, Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin.

B. A new paragraph (n) of section 11 of the General Development Plan shall be added to read as follows:

On Lot 2, Certified Survey Map No. 14357, Village of Waunakee, Dane County, Wisconsin (formerly a part of Lot 266, Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin), attached residential units (either rental or condominium) shall be permitted, which units may be located on any floor, including, but not limited to, the first floor, but the aggregate number of attached residential units on said Lot 2 may be in one or more buildings and may not exceed 82 units in total. There shall be no numerical limit on the number of square feet in any residential building on said Lot 2. Attached residential unit buildings may include, but are not required to include, swimming pools, community meeting rooms, concierge areas, exercise rooms and similar areas and facilities.

3. Miscellaneous Provisions. Except as modified herein, the General Development Plan, subject to any prior amendments, shall remain in full force and effect without other change.

KILKENNY FARMS, LLC

By: _____
Joanne K. Tierney, Manager

COUNTY OF DANE)

 Notary Public, State of Wisconsin
 My Commission: _____

CERTIFICATE OF APPROVAL

The aforesaid Amendment to General Development Plan was approved by the Village Plan Commission of the Village of Waunakee on _____, 2018, and by the Joint Plan Commission of the Village of Waunakee and the Town of Westport on _____, 2018, and said bodies determined that the Amendment was not a substantial alteration of the existing development plans requiring approval by the Village Board.

Dated this ____ day of _____, 2018.

Julee Helt, Village Clerk