



**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT
JOINT PLAN COMMISSION
Town of Westport Community Room,
5387 Mary Lake Rd., Town of Westport
September 11, 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, Brad Zeman, Brian Malich, Tim Black

MINUTES

1 August 14, 2018

PUBLIC COMMENT

NEW BUSINESS

- 1 Initial Consultation, Mini Storage Units, Spahn, 5490 CTH Q, Town of Westport**
- 2 Initial Consultation, Dremsa, Proposed Additional Residence on Lot located at 5846 Endres Road, Town of Westport**
- 3 Public Hearing and Discussion Action on A request to Amend the GDP for Kilkenny Farms Commons to Consolidate 82 Multi-Family Units Previously Approved for Lots 263/264 to Lot 2 of CSM 14357**
- 4 Woodland Drive/Peaceful Valley Parkway Public Informational Meeting Update**

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 10/9/2018 6:00:00 PM.

**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT
JOINT PLAN COMMISSION MEETING
500 West Main Street
August 14, 2018 6:00 PM**

Meeting Minutes

CALL TO ORDER

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

ROLL CALL:

Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brian Malich, Tim Black

Absent: Pat McGowan

Also Present: Jerry Tierney, Don Tierney, Mike Lawton, John Wallner

MINUTES

1 July 10, 2018 JPC Minutes

Motion by Dean Grosskopf , seconded by Tim Black, to approve July 10, 2018 minutes. Motion carried.

Motion Pass. For: 5 - Dean Grosskopf, Ken Sipsma, Tim Black, Brian Malich, Chris Thomas,
Against: 0, Absent: 1, Abstain: 1.

PUBLIC COMMENT

None

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

The public hearing was opened at 6:05 p.m. There were no comments from the public. The hearing was closed at 6:07 p.m.

Motion by Brian Malich 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. with condition that applicant stay within existing County setbacks and use full cut off lighting, seconded by Dean Grosskopf. Motion carried unanimously.

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

No action taken. Consultation only.

ADJOURN

Respectfully Submitted,

Tracy Meinholz, JPC Secretary



WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 09/11/2018

ITEM: NEW BUSINESS

TITLE: Initial Consultation, Mini Storage Units, Spahn, 5490 CTH Q, Town of Westport

ISSUE SUMMARY: The applicant is interested in constructing 100 Mini Warehouse units at 5490 CTH Q.

STAFF RECOMMENDATION: None

RECOMMENDED MOTION: Consultation only. No Action required.

ATTACHMENT(S): Proposal



Town of Westport GIS

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SCALE: 1 = 188'

Town of Westport

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

Print Date: 8/24/2018

Mike Spahn

Cassie Spahn

5490 County Highway Q, Westport

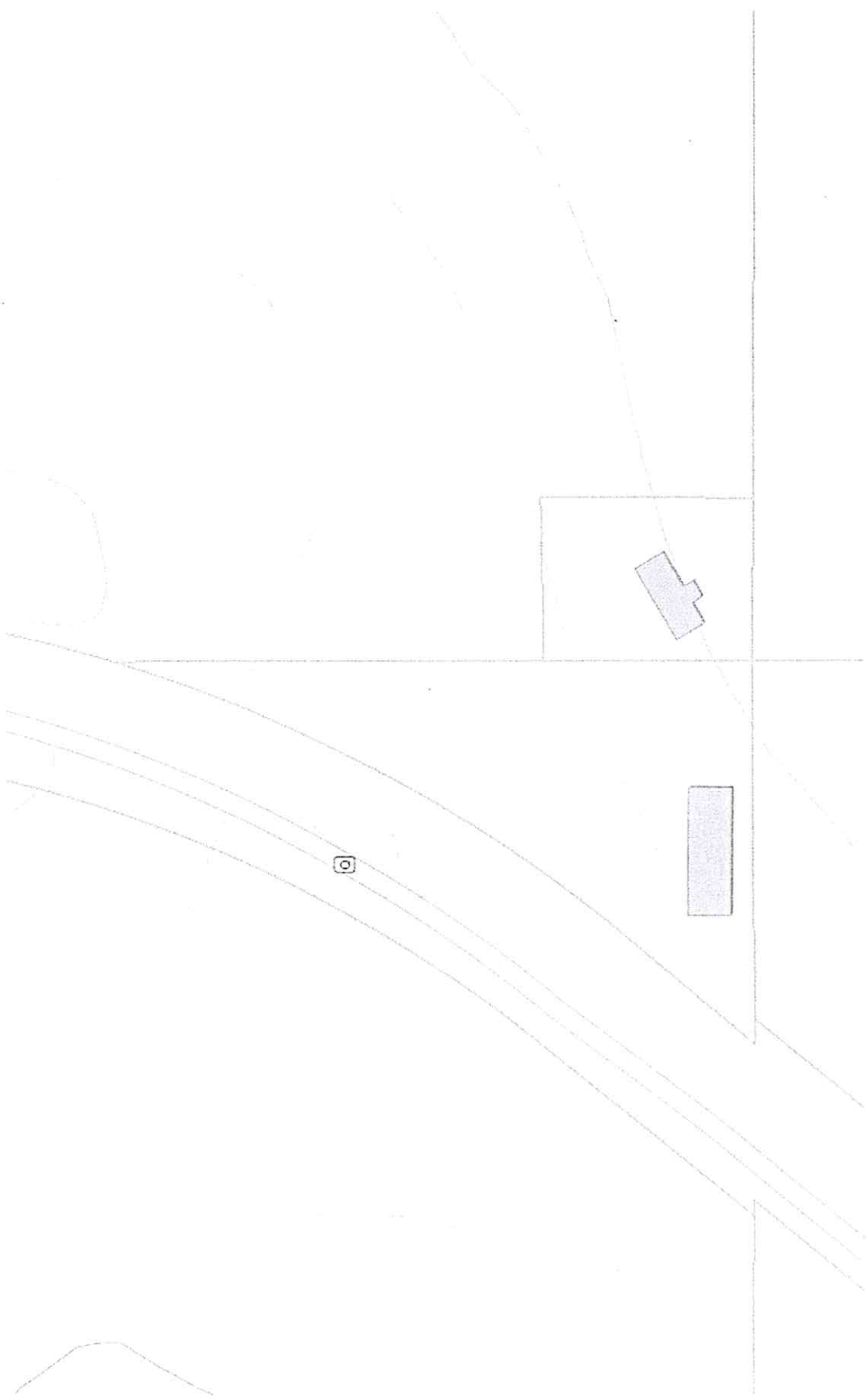
We are interested in building around 100 mini storage units where the large grass area is.

We would pave with blacktop and hire a landscaper to make it look professional.

We are open to other ideas beside the mini storage units as well. Anything that we can do with that part of the land would be great.

S

E





WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 09/11/2018

ITEM: NEW BUSINESS

TITLE: Initial Consultation, Dremsa, Proposed Additional Residence on Lot located at 5846 Endres Road, Town of Westport

ISSUE SUMMARY: Applicant is proposing the addition of an "aging in place" residence adjacent to the existing house at 5846 Endres Road.

STAFF RECOMMENDATION: None

RECOMMENDED MOTION: No action necessary. Consultation only.

ATTACHMENT(S): Proposal

8-28-2018

To: Westport Plan Commission

From: John & Mary Dremsa
5846 Endres Road
Waunakee, WI 53597

RE: Town of Westport
Request to build an "Aging in Place" home on the east side of our lot.
Lot #1 Roamin Acres

I was the general contractor when we built our raised ranch in 1973. At age 72, I am interested in having a small Aging in Place home with no steps on the ground level floor. The Kilkenny Farms development borders our lot on the east and the impressive Dublin Way Waunakee Park borders us on the south. I am appreciative that Don Tierney, upon my request, installed a sewer main under Dublin Way. I paid to have the sanitary lateral installed up to our lot line on July 2, 2014 before the park was finished, therefore there is a Village easement to our lot. Kevin Even indicated another sanitary lateral and water line can be brought up to our lot.

There is a hammer head turn around next to our lot for the Town of Westport snow plow trucks to turn around and for others to turn around on Endres Road's dead end.

Captain Brian Adler, Fire Prevention Inspector, Waunakee Area Fire District, looked at our driveway today. He said our current driveway is perfectly adequate for fire trucks if needed to access our existing house and for a new additional house if built on our lot.

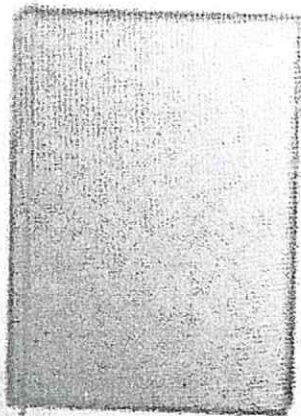
I mentioned my thought of building another house on our lot to a neighbor and he didn't have any objection.

It appears there may be two options to consider for a second house on our lot:

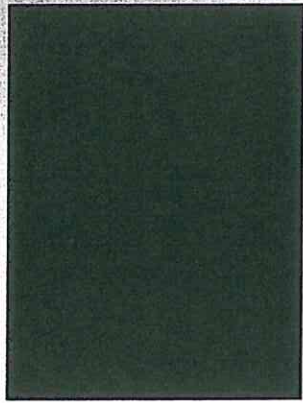
- a. Divide the lot into two parcels
- b. Re-zone to multi-family and establish stand-alone condominiums documentation.

Thank you for your consideration of our request.

ENDRES RD



Existing home



Proposed home
(Location TBD)

coordinates

of Dane, Esri Canada, Esri, HERE, Garmin, INCREM



Town of Westport GIS

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SCALE: 1 = 94'

Town of Westport

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

Print Date: 8/27/2018



WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 09/11/2018

ITEM: NEW BUSINESS

TITLE: Public Hearing and Discussion Action on A request to Amend the GDP for Kilkenny Farms Commons to Consolidate 82 Multi-Family Units Previously Approved for Lots 263/264 to Lot 2 of CSM 14357

ISSUE SUMMARY: Attached is a request to amend the General Development Plan (GDP) for Kilkenny Farms Commons to consolidate 82 multi-family units previously approved for Lots 263 & 264 of CSM 14357. The units are already approved and included in our MF ratio limit. There is no change in the number of units, only the location.

STAFF RECOMMENDATION: Staff recommends approval.

RECOMMENDED MOTION: Recommend approval of the GDP amendment as presented to the Village and Town Board.

ATTACHMENT(S): GDP AMENDMENT, OVERVIEW MAP, EXHIBIT A

**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)

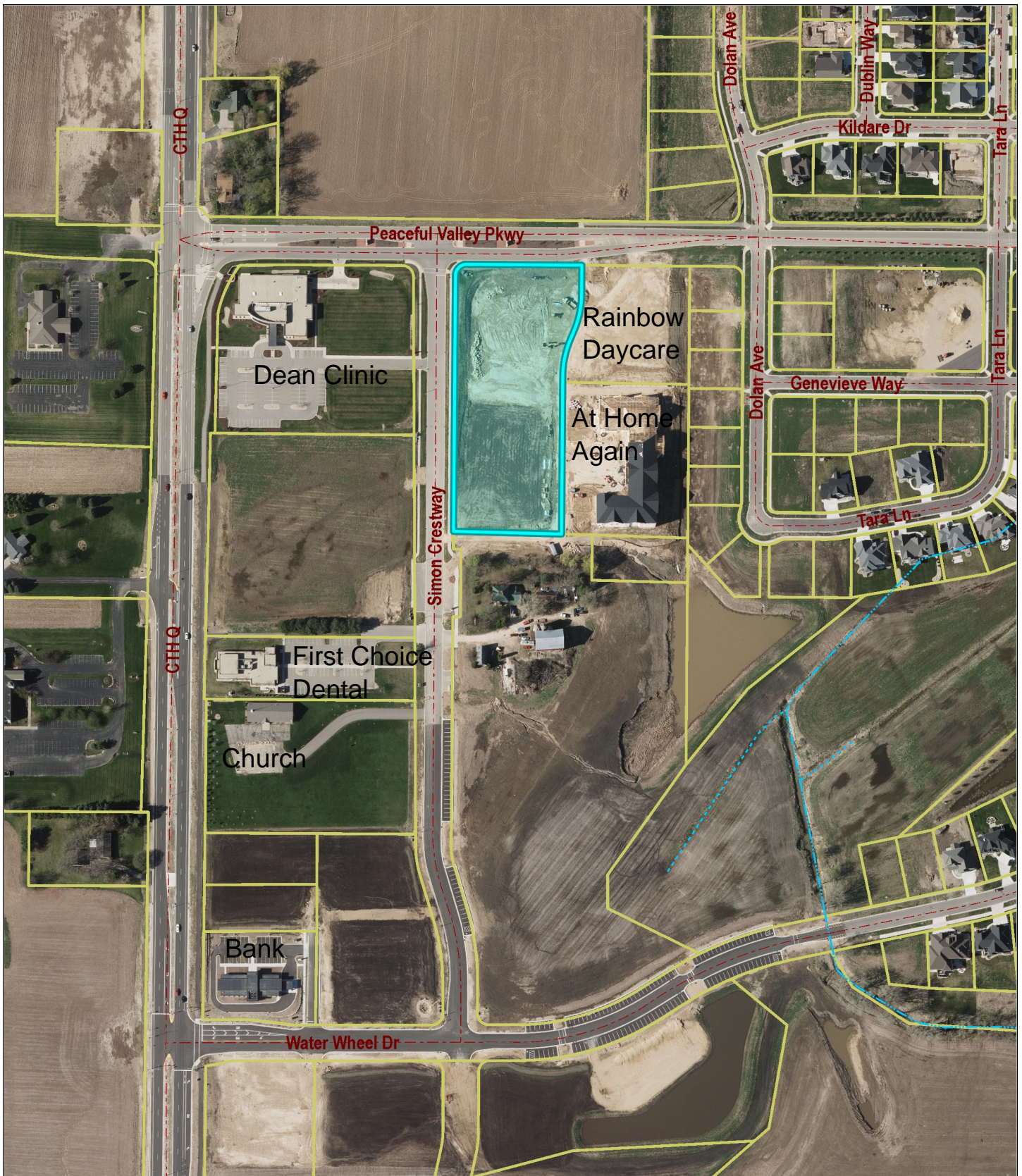
Notary Public, State of Wisconsin
My Commission: _____

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



Proposed MF Lot



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SCALE: 1" = 416'

VILLAGE OF
WAUNAKEE

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

Print Date: 7/18/2018

Exhibit A

to the Amdendment to General Development Plan

DRAFT

Zone #	Lot #	Size (SF and AC)	Gross Floor Area (Max) ^c <small>quantities reflect 1st floor only</small>	Total Parking Spaces	Parking Spaces per 1,000 SF	Open Space	Floor Area Ratio
1	2,3	277,783 SF 6.38 AC	64,255 SF	308 ^(b)	4.79	66,840 SF	0.23
2	264 ^(f)	220,544 SF 5.06 AC	41,868 SF	205 ^(b)	4.90	57,761 SF	0.19
3	263 ^(e)	226,761 SF 5.21 AC	46,200 SF	199	4.31	45,325 SF	0.20
4	262	182,822 SF 4.20 AC	5,400 SF	137	25.37	151,953 SF	0.03
5	265, 266 ^(g)	820,570 SF 18.84 AC	133,158 SF	569 ^(a,b)	4.27	449,940 SF	0.16
6	4	147,847 SF 3.39 AC	4,042 SF	40	9.90	28,687 SF	0.03
Total		1,876,327 SF 43.07 AC	294,923 SF	1,458 ^(b)	4.94	900,488 SF	0.16

- (a) Includes parking under some of the buildings
- (b) On-street parking stalls on internal roadways are included
- (c) Buildings not to exceed 20,000 SF except grocery store in Zone 5 (20,000-39,000 SF) and Zone 1(45,000-50,000 SF)
- (d) Grocery store in Zone 1 must meet provision of Sec. 106-20.(b)(1)-(4) of the Waunakee Zoning Ordinance.
- (e) Denotes Lot 263 is broken up into CSM 14532 Lot 1, Lot 2, and Lot 3
- (f) Denotes Lot 264 is broken up into CSM 14255 Lot 1 and CSM 14673 Lot 1, Lot 2, and Lot 3
- (g) Denotes Lot 266 is broken up into CSM 14357 Lot 1, Lot 2, Lot 3, and Lot 4

Proposed Use

- Ⓐ SSM Health Dean Medical Group

Ⓑ Grocery/Retail

Ⓒ Dental Office

Ⓓ Office/Retail

Ⓔ Church

Ⓕ Animart

Ⓖ Waunakee Community Bank

Ⓗ Commercial/Retail/Restaurant
- Ⓘ Meffert Oil

Ⓙ 3 Story Mixed Use

Ⓚ Multi-Family Housing

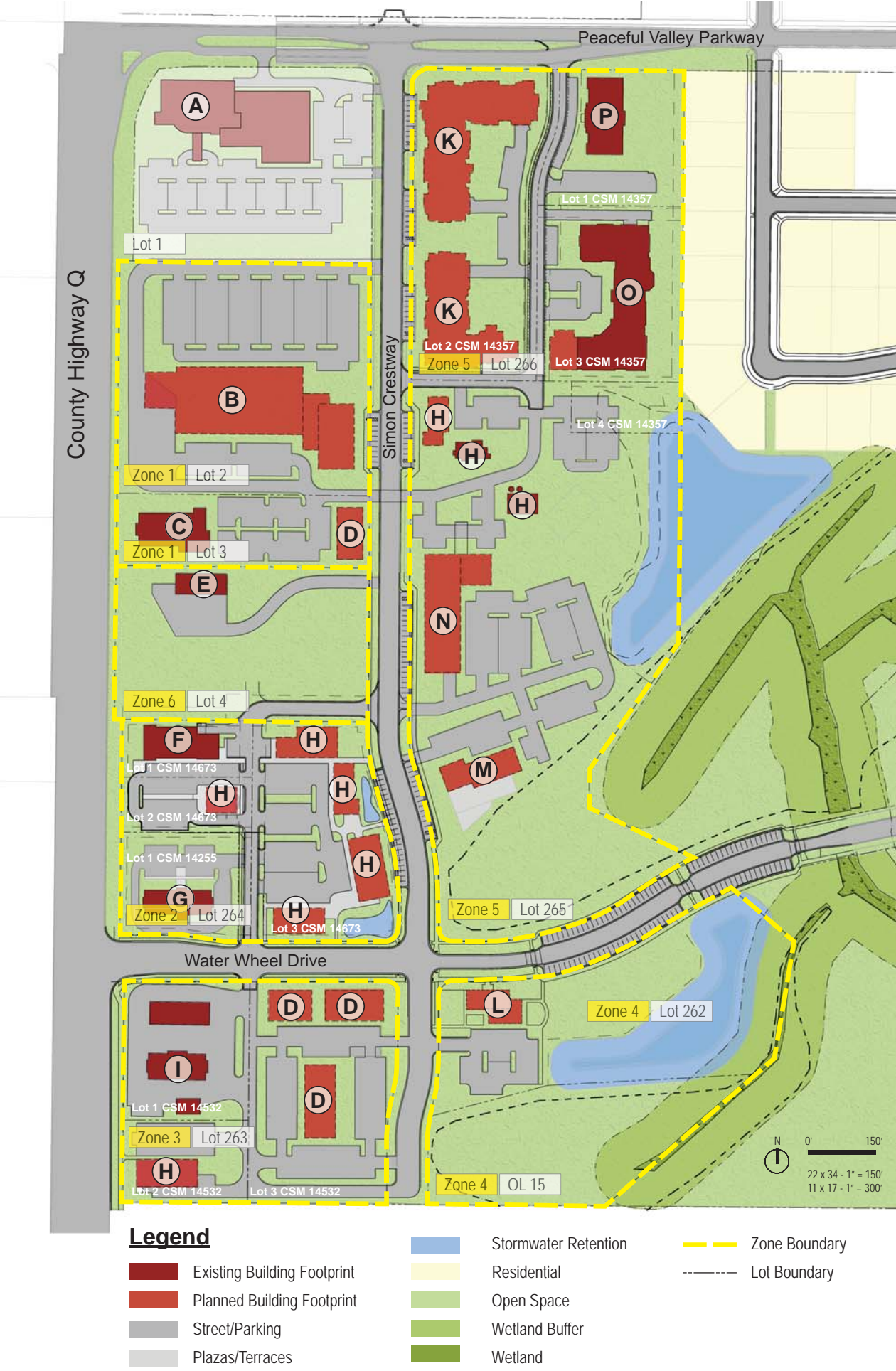
Ⓛ Agricommerce/Retail

Ⓜ Restaurant

Ⓝ Boutique Hotel

Ⓞ At Home Again Senior Living

Ⓟ Rainbow Child Care





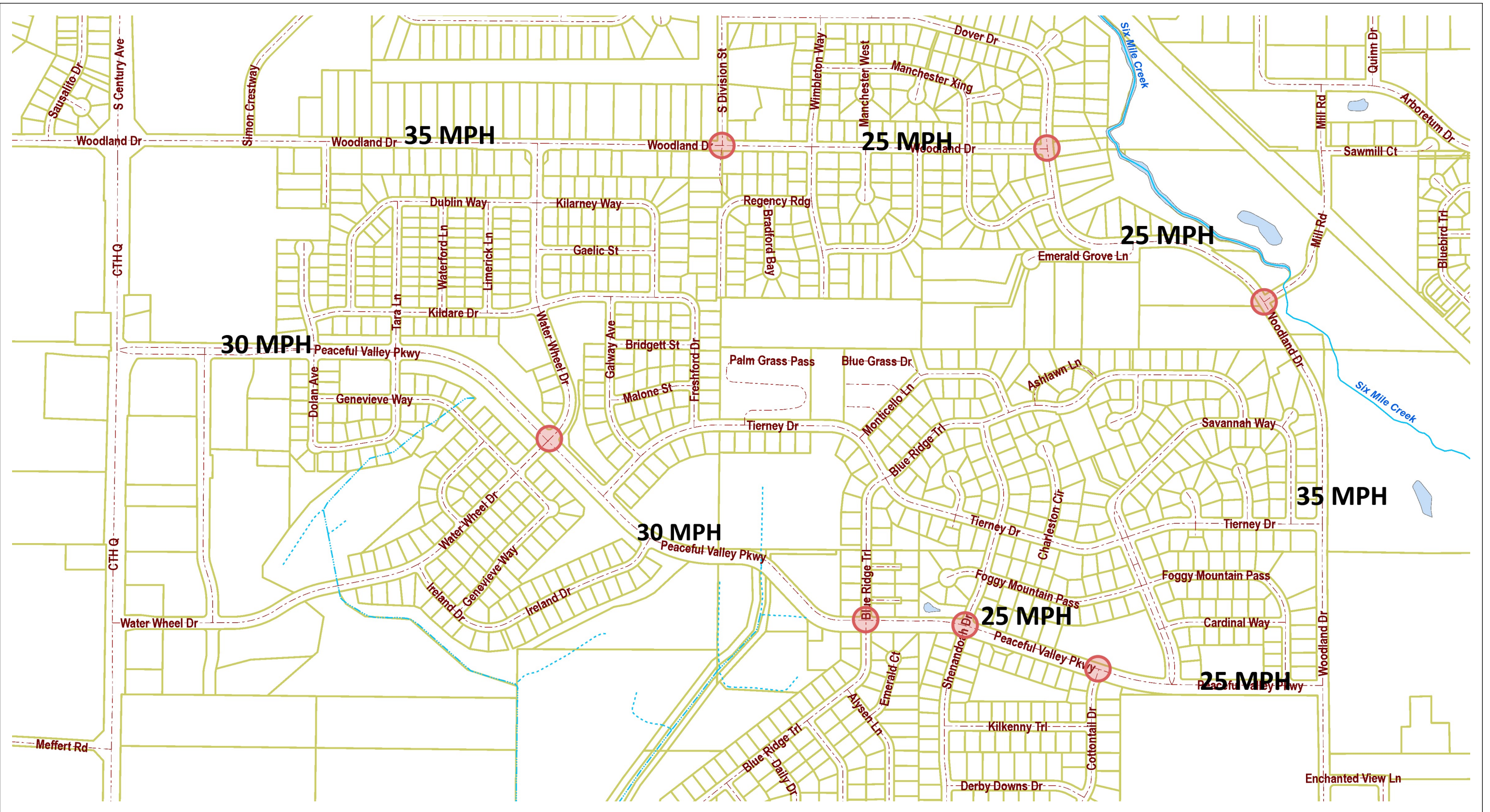
PUBLIC INFORMATIONAL MEETING
Woodland Drive and Peaceful Valley
Speed Limits, Pedestrian Crossings and Stop Signs
Wednesday, September 19, 2018
6:00-7:00 p.m.
Waunakee Village Center
333 S. Madison Street

The Village of Waunakee and Town of Westport will hold an Open House for the proposed changes to speed limits and stop signs along Woodland Drive and Peaceful Valley Parkway. The open house will be held to receive input and comments from residents on items including but not limited to speed limits, stop signs, pedestrian crossings, and other public safety issues.

The proposed changes can be reviewed at:

<https://onbase.waunakee.com/OnBaseAgendaOnline/Meetings/Search?dropid=4&mtids=112> .

If you are unable to attend this meeting but wish to provide written comments, you may do so by email to: tmeinholtz@waunakee.com .



EXISTING CONDITIONS



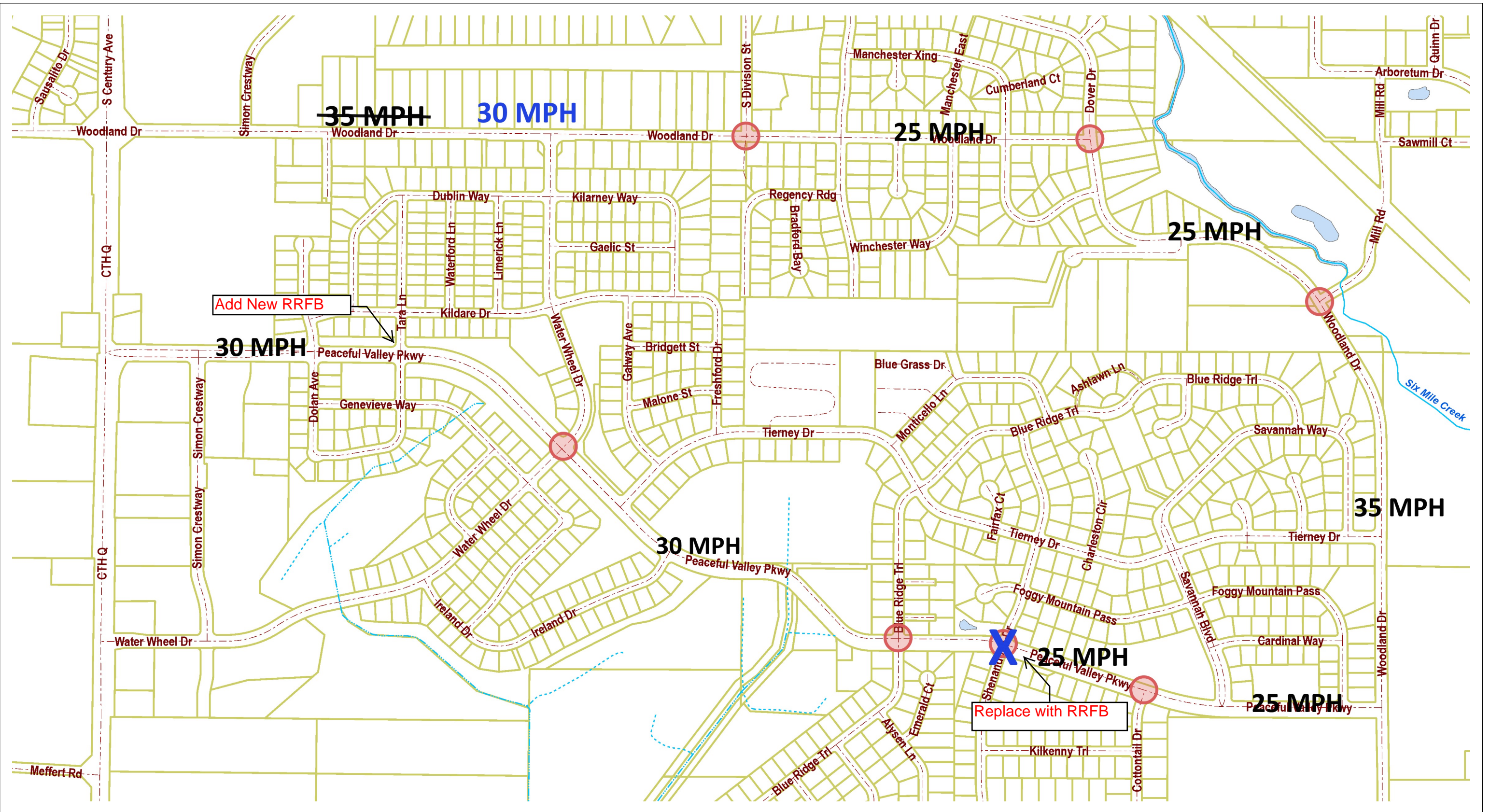
SCALE: 1" = 838'

VILLAGE OF WAUNAKEE

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

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Print Date: 11/14/2017



PROPOSED CHANGES

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SCALE: 1" = 791'

VILLAGE OF WAUNAKEE

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Waunakee, WI 53597
(608) 850-8500

Print Date: 11/14/2017