



---

**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT  
JOINT PLAN COMMISSION  
Town of Westport Community Room, 5387 Mary Lake Rd  
April 11, 2017 - 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, John Van Dinter, Eileen Bruskewtiz, Pat McGowan, Brad Zeman, Brian Malich**

**MINUTES**

1. February 14, 2017

**PUBLIC COMMENT**

**NEW BUSINESS**

1. Initial Consultation, Rezone and Land Divisions (Lot Line Adjustments), Buhler, River Road at STH 19 (Southeast Corner)
2. Discussion and Take Action on Design Review (Fencing, Signage and Fill), Athens Gyros, Willow Road,

**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 May 9, 2017.*

## ITEM #1.



### Village of Waunakee and Town of Westport Joint Plan Commission Minutes

A regular meeting of the Waunakee/Westport Joint Plan Commission was held  
Tuesday, February 14, 2017, 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 6:00 p.m.

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

Members Absent: None

Also Present: Tom Wilson, Kevin Even, Bob Davis, Dean Grosskopf.

#### **APPROVAL OF MINUTES**

Motion McGowan, second Zeman, to approve the minutes from the December 13, 2016 meeting.  
Motion carried.

Motion Van Dinter, second Zeman, to approve the minutes from the January 9, 2017 meeting.  
Motion carried.

#### **PUBLIC COMMENT**

None

*Eileen Bruskewitz arrived at 6:05 p.m.*

#### **NEW BUSINESS**

##### **Consultation, Proposed Preschool on 40 Acres along County Hwy K, Town of Westport**

Discussion centered around two main issues, traffic/access and utilities. Concern that this may not be the best location.

##### **Consultation, Proposed Doggie Daycare/Kennel at 5371 Farmco Drive, Town of Westport**

This item was removed from the agenda.



**ADJOURN**

Motion Bruskewitz, second McGowan, to adjourn the meeting at 6:32 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

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



RECEIVED  
MAR 10 2017

BY: .....

Paul M. Schmidt, Attorney

1 SOUTH PINCKNEY STREET, STE. 410, P.O. BOX 927, MADISON, WI 53701-0927

Telephone 608-283-1704

Facsimile 608-283-1709

pschmidt@boardmanclark.com

March 8, 2017

Mr. Bob Anderson  
Town of Westport  
5387 Mary Lake Road  
Waunakee, Wisconsin 53597

**Re: Buhler Farm**

Dear Bob:

Following up our phone call, I attach 12 copies of a proposed acreage split on the Buhler Farm.

We propose to split off 25 acres and add that to Jerry Buhler's parcel. This may require that the entire parcel be rezoned to A-2, but we would like to verify that is the case. We plan to sell the balance of the Buhler Farm.

Jerry Buhler owns the acreage directly to the north of the farm. Dan and Jacqueline Healy own the acreage north and east of Jerry's current parcel.

I understand that this will be up for consideration at the Town's meeting on April 10th or 11th.

I anticipate that Attorney Rick Schmidt and Jerry Buhler will attend that meeting.

Rick Schmidt will be the contact person on this. His contact information is:

Attorney Richard L. Schmidt  
Boardman & Clark LLP  
P.O. Box 927  
Madison, Wisconsin 53701-0927  
Telephone: (608) 283-1731  
Email: rschmidt@boardmanclark.com

Mr. Bob Anderson  
March 8, 2017  
Page 2

Thank you for your assistance in this matter.

Very truly yours,

BOARDMAN & CLARK LLP

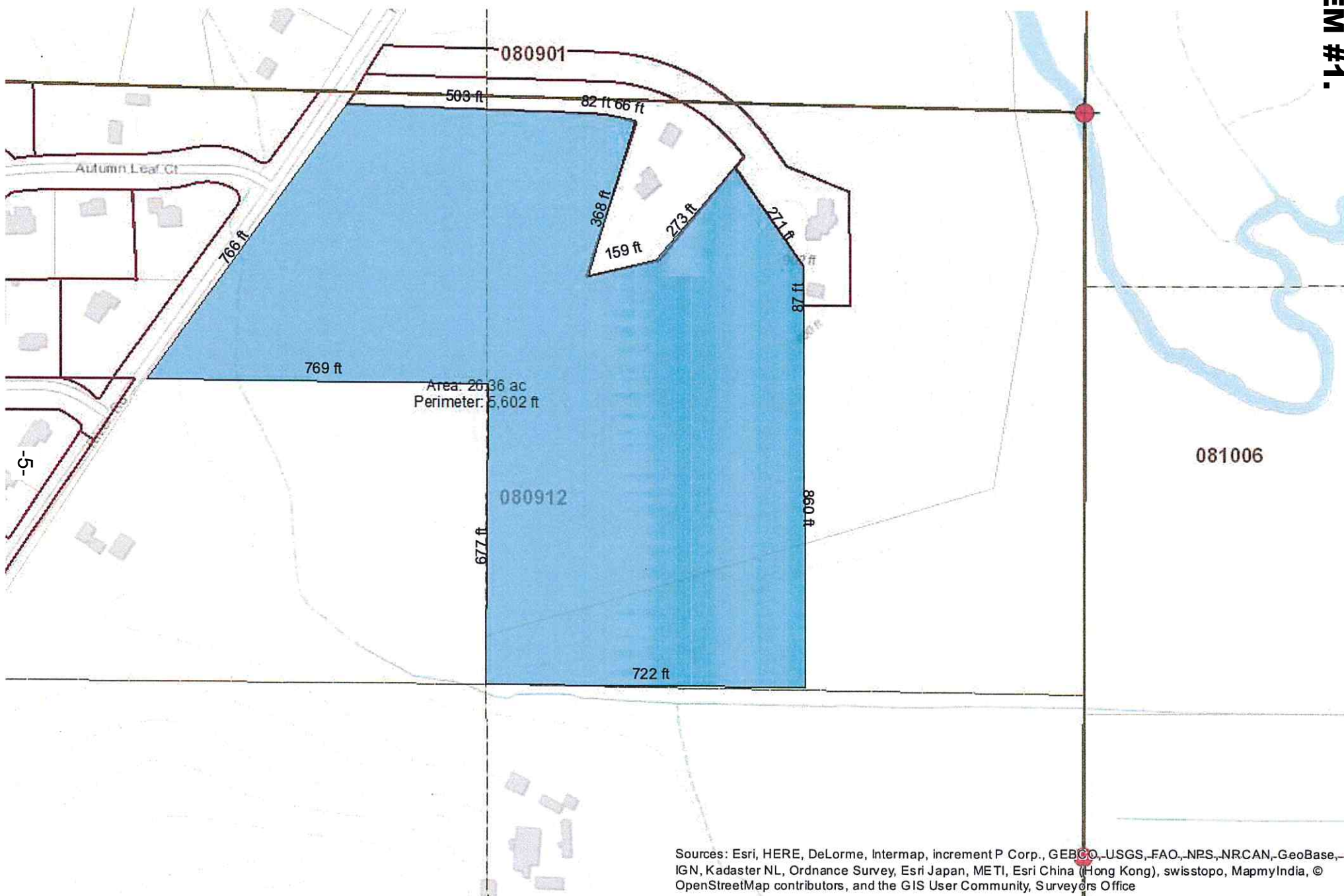


Paul M. Schmidt

PMS/km  
Enclosures

cc: Ms. Jayne Kuhnly  
Mr. John Buhler  
Mr. Jerry Buhler  
Mr. Noa Prieve, Williamson Survey  
Attorney Richard L. Schmidt

F:\DOCS\WD\38208\1\A2719160.DOCX



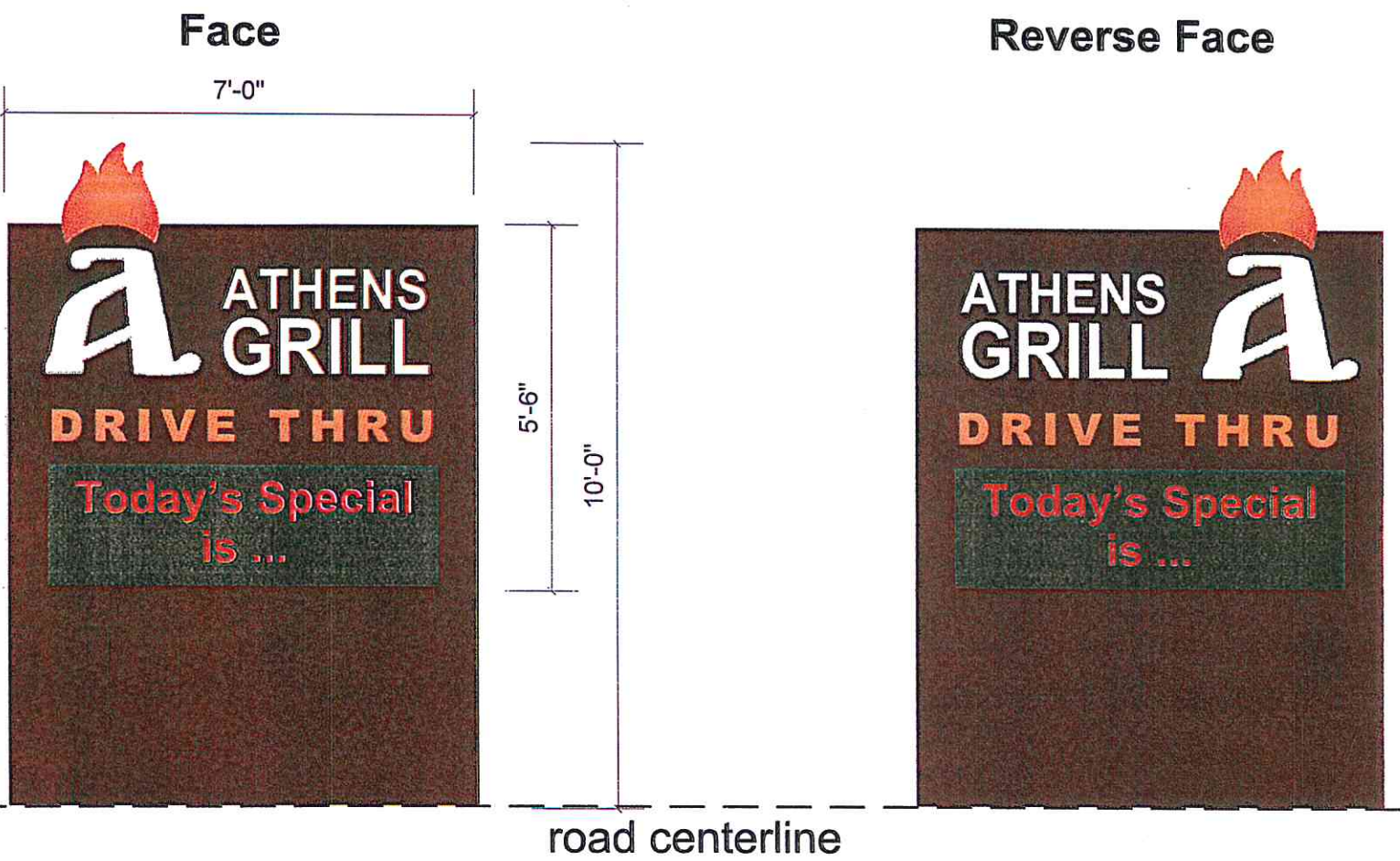




Modified Split-Rail Fence



ITEM #2.



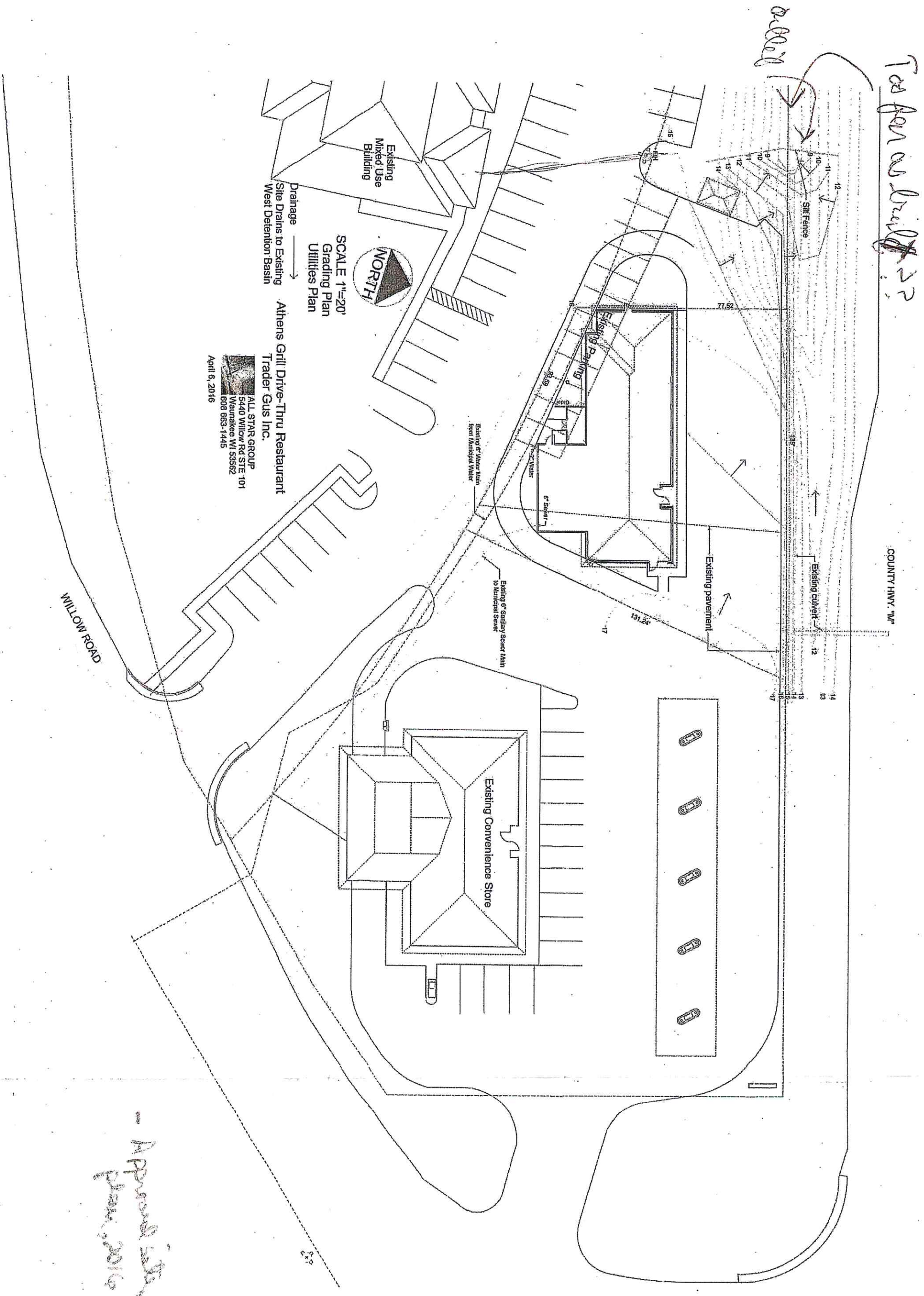


## COUNTY HWY. "M"



WILLOW ROAD

ITEM #2.



- Approved 5/5/16  
Plan, 2016



PRELIMINARY

CERTIFIED SURVEY MAP

Located in Lot 1 of CSM #9643 and Lot 2 of CSM #11649 being in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin.

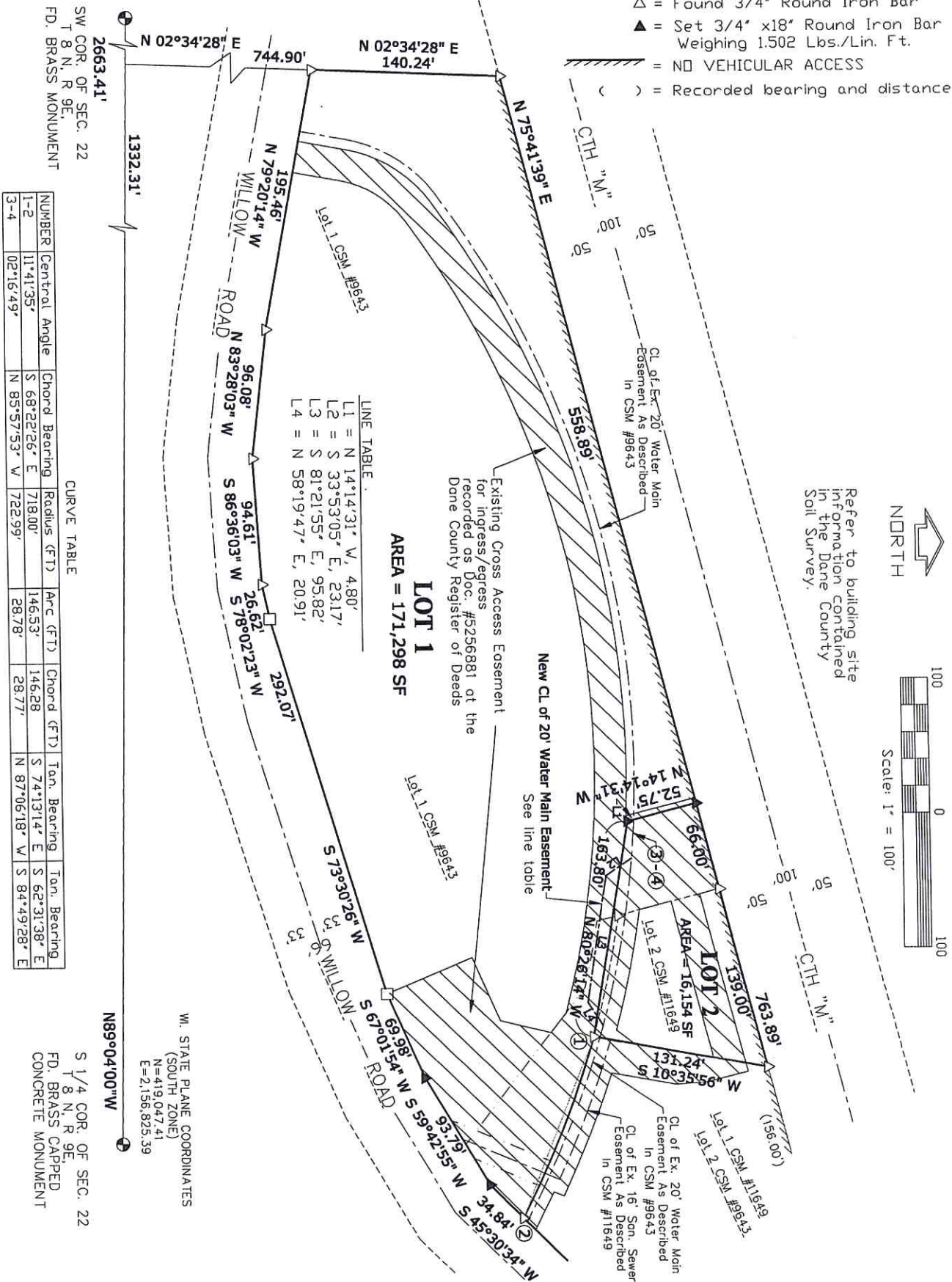
Bearings are referenced to the South line of the Southwest 1/4 of Section 22, T 8 N, R 9 E, Town of Westport, Dane County, WI recorded as N 89°04'00" W on CSM #11649.

SURVEYED FOR: Nick Ladopoulos  
5440 Willow Road  
Waunakee, WI 53597

March 28, 2017

LEGEND

- = Found 1 1/4" Rebar
- △ = Found 3/4" Round Iron Bar
- ▲ = Set 3/4" x18" Round Iron Bar Weighing 1.502 Lbs./Lin. Ft.
- = NO VEHICULAR ACCESS
- ( ) = Recorded bearing and distance







PRELIMINARY

CERTIFIED SURVEY MAP

Located in Lot 1 of CSM #9643 and Lot 2 of CSM #11649 being in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 8 North, Range 9 East, Town of Westport, Dane County, Wisconsin.

DESCRIPTION:

Located in Lot 1 of CSM #9643 and Lot 2 of CSM #11649 being in the Southeast 1/4 of the Southwest 1/4 of Section 22, T8N, R9E, Town of West Port, Dane County, Wisconsin described as follows:

Commencing at the South 1/4 corner of said Section 22; thence N89°04'00"W, 1332.31' along the South line of the Southwest 1/4 of said Section 22; thence N02°34'28"E, 744.90' to the Southwest corner of said Lot 1 of CSM #9643 and the Point of Beginning; thence continuing N02°34'28"E, 140.24' to the Northwest corner of said Lot 1; thence N75°41'39"E, 763.89' along the Southerly R.O.W. line of CTH "M" to the Northeast corner of lot 2 of CSM #11649; thence S10°35'56"W, 131.24' to the Southeast corner of said lot 2; thence 146.53' along an arc of a curve concave to the South having a radius of 718.00', a central angle of 11°41'35", a chord bearing of S68°22'26"E amd a chord length of 146.28' to a point on the Northerly R.O.W. line of Willow Road; thence S45°30'34"W, 34.84'; thence S59°42'55"W, 93.79'; thence S67°01'54"W, 69.98'; thence S73°30'26"W, 292.07'; thence S78°02'23"W, 26.62'; thence S86°36'03"W, 94.61'; thence N83°28'03"W, 96.08'; thence N79°20'14"W, 195.46' to the Point of Beginning.

Said parcel contains 187,452 sq. ft. more or less and is subject to any and all easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE:

I, Joseph D. Niles, Wisconsin Professional Land Surveyor, S-2896, do hereby certify that this survey is in full compliance with Section 236.34 of the Wisconsin Statutes. Under the direction of the owners and their representatives, I have surveyed, combined and mapped the above described land and that this map is a correctly dimensioned representation thereof in accordance to the information provided. I further certify that this survey is correct to the best of my knowledge and belief.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Joseph D. Niles, S-2896  
Professional Land Surveyor

TOWN OF WESTPORT APPROVAL:

Resolved that this Certified Survey Map, which has been duly filed for the approval of the Town of Westport, County of Dane, Wisconsin, be and the same, is hereby approved by the Town Board of the Town of Westport as required by Chapter 236, Wisconsin Statutes.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Town Clerk, Town of Westport

VILLAGE OF WAUNAKEE CERTIFICATE:

Resolved that this Certified Survey Map, which has been duly filed for the approval of the Village of Waunakee, County of Dane, Wisconsin, be and the same, is hereby approved by the Village Board of the Village of Waunakee as required by Chapter 236, Wisconsin Statutes.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Village Clerk

Doc. No. \_\_\_\_\_ C.S.M. No. \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

K. D. ENGINEERING CONSULTANTS, INC.  
2600 County Hwy. Y  
Dodgeville, WI 53533 (608) 935 - 3310

SHEET 3 OF 15