



**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT
JOINT PLAN COMMISSION
Town of Westport Community Room, 5387 Mary Lake Rd
May 9, 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, Dean Grosskopf, Eileen Bruskewtiz, Pat McGowan, Brian Malich, Tim Black

MINUTES

1. **April 11, 2017**

PUBLIC COMMENT

OLD BUSINESS

1. **Discuss and Take Action on Site Plan/Fill Issue for Athens Gyros, 5430 Willow Road, Town of Westport**

NEW BUSINESS

1. **Discuss and Take Action on Proposed Sign for First Presbyterian Church, 5763 CTH Q, Town of Westport**
2. **Discuss and Take Action to Prepare a USA Amendment for Lands South of Woodland Drive and West of CTH Q**

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 June 13, 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, April 11, 2017, 6:00 p.m. at the Waunakee Village Hall
500 W. Main Street, Waunakee, Wisconsin

CALL TO ORDER

Mr. McGowan called the meeting to order at 6:05 p.m.

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

Members Absent: Eileen Bruskewitz

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz Jerry Buhler, Rick Schultz, Kyo Ladopoulos, Nicholas Ladopoulos, Dean Grosskopf.

APPROVAL OF MINUTES

Motion Zeman, second Van Dinter, to approve the minutes from the February 14, 2017 meeting.
Motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

Initial Consultation, Rezone and Land Divisions (Lot Line Adjustments), Buhler, River Road at STH 19 (Southeast Corner)

Mr. Wilson stated that this property is only partially in the ETJ. The family is doing some estate planning and adjusting some lot lines. The JPC did not have any immediate concerns. No formal action necessary at this time.

Ken Sipsma arrived at 6:10 p.m. and took over as Chair.

Discuss and take action on Design Review (Fencing, Signage and Fill), Athens Gyros, Willow Road.

Mr. Wilson explained that the Town PC reviewed this item the previous evening and were okay with



the fence, and sign with final review approval from Wilson. The issue of Fill/Site Plan changes was deferred till the applicant can meet with Dane County for approvals. Motion Van Dinter, second McGowan, to postpone the Fill/Site Plan issue till next month. Motion carried.

Mr. Wilson noted that this was John Van Dinter's last JPC meeting, and thanked him for his service to the Commission.

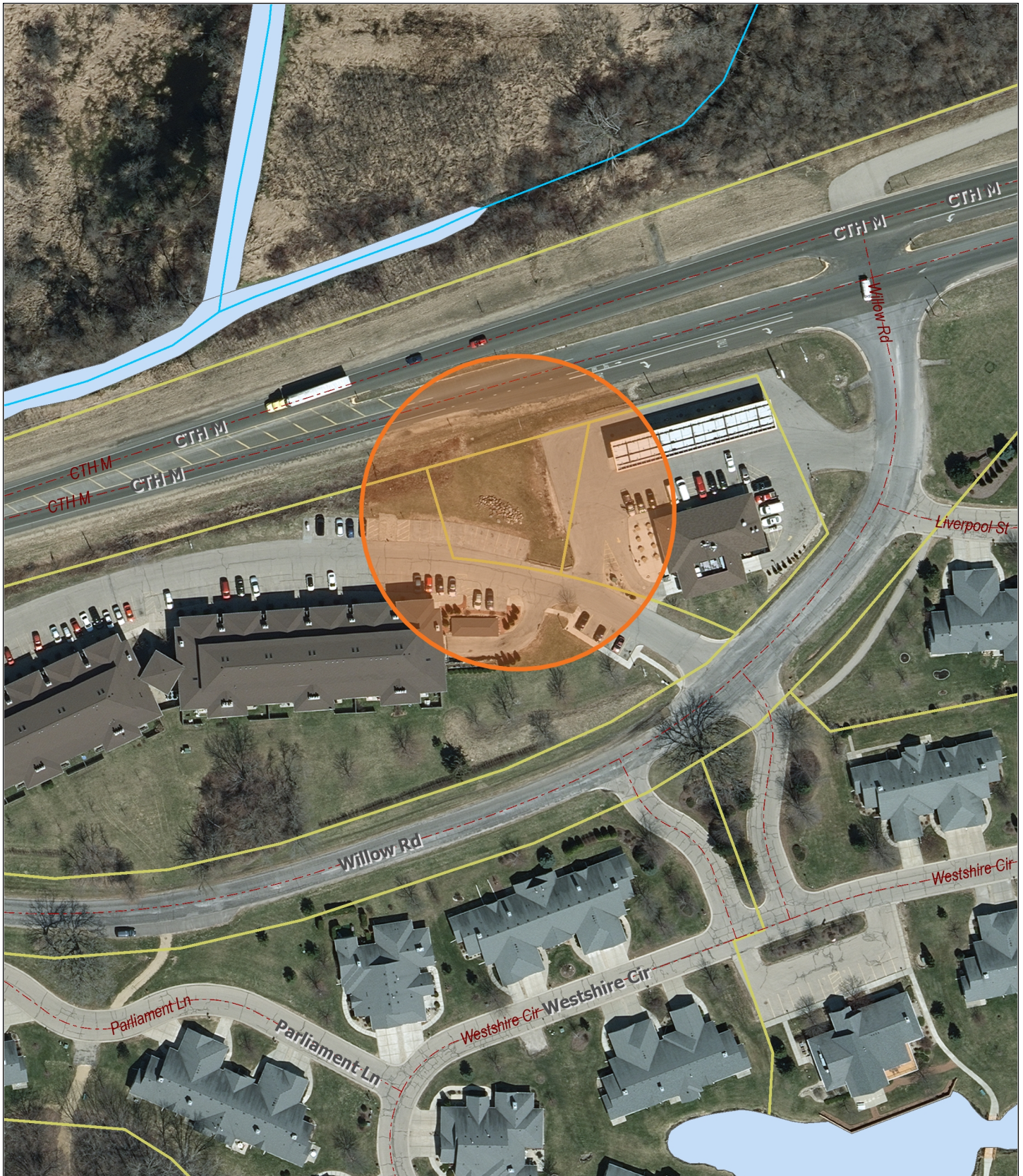
ADJOURN

Motion McGowan, second Van Dinter, to adjourn the meeting at 6:24 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: _____

ITEM #1.



Athens Gyros



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.

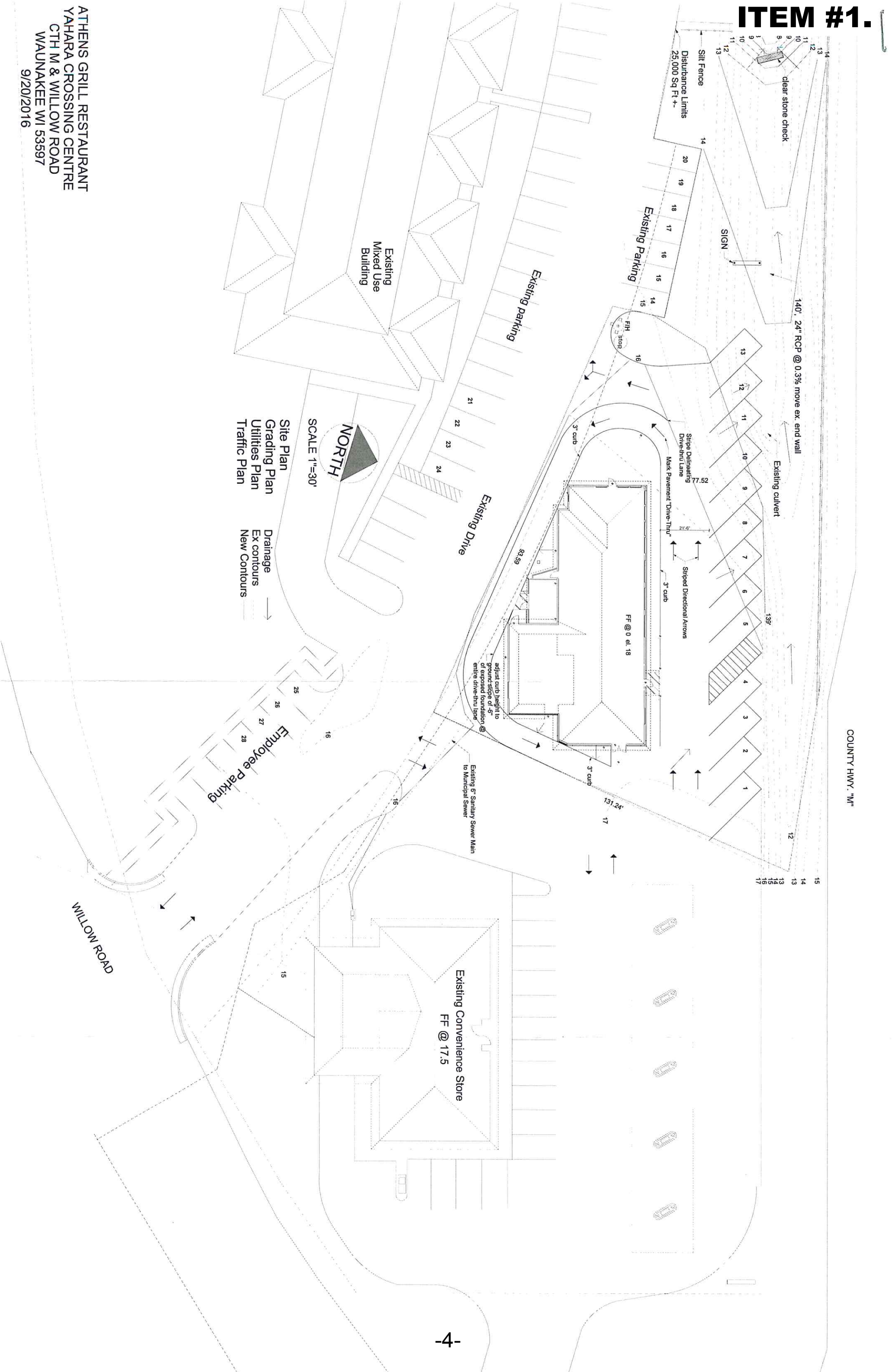
SCALE: 1" = 112'

**VILLAGE OF
WAUNAKEE**

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

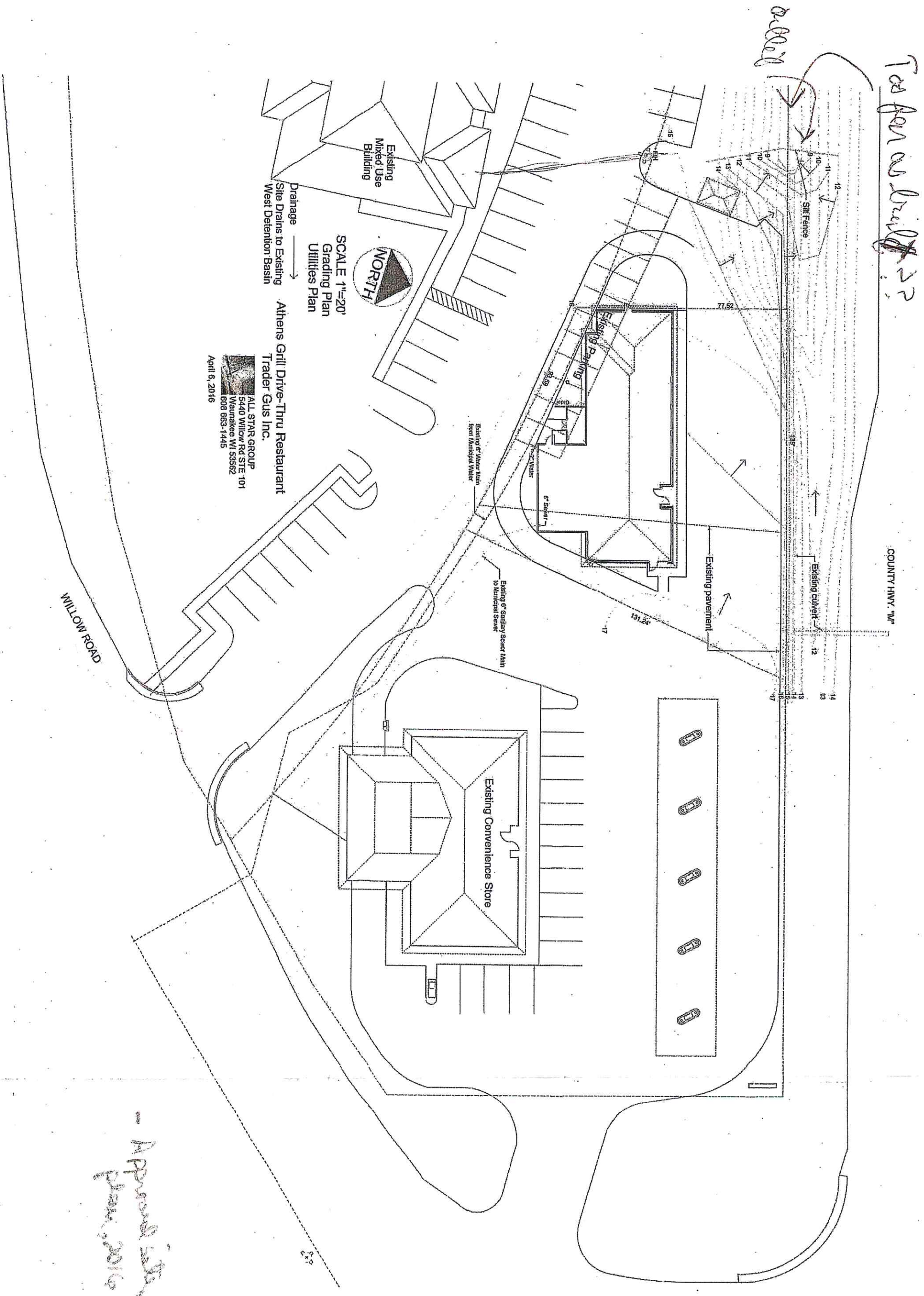
Print Date: 4/5/2017

ITEM #1.



ATHENS GRILL RESTAURANT
YAHARA CROSSING CENTRE
CTH M & WILLOW ROAD
WAUNAKEE WI 53597
9/20/2016

ITEM #1.



- Approved 5/5/16
Plan 1, 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.

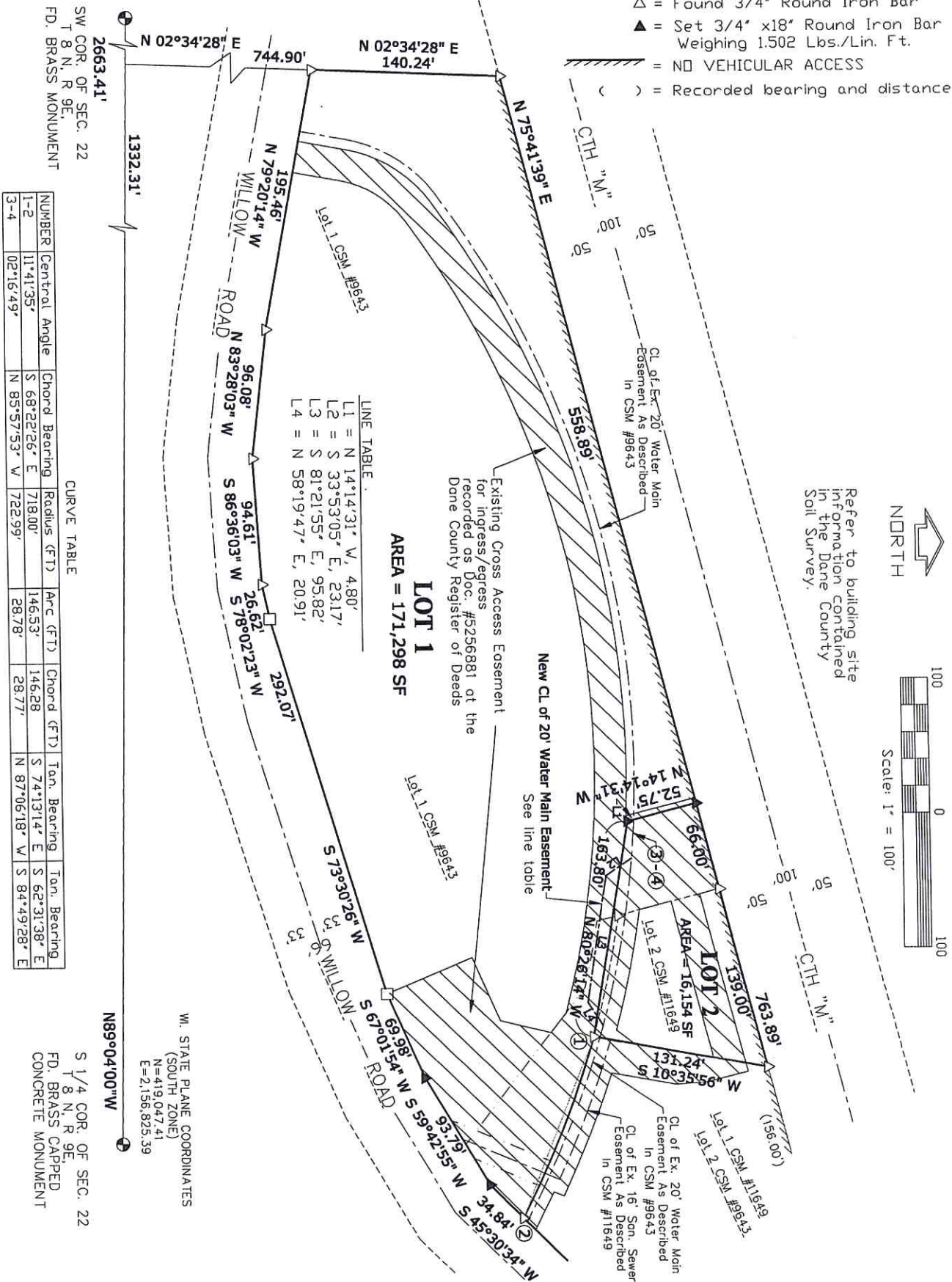
Bearings are referenced to the South line of the Southwest 1/4 of Section 22, T 8 N, R 9 E, Town of Westport, Dane County, WI recorded as N 89°04'00" W on CSM #11649.

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.

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.

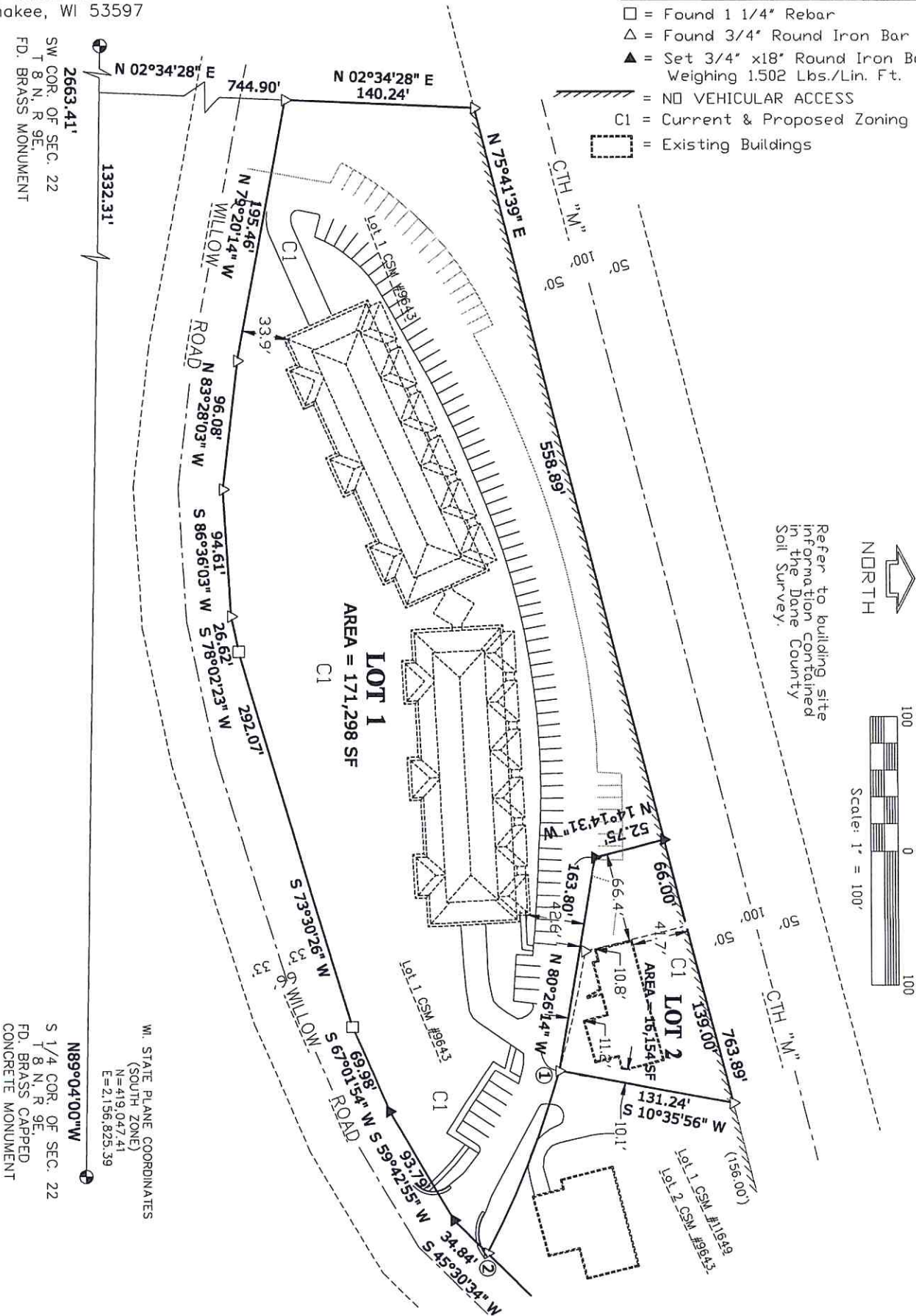
SURVEYED FOR:

Nick Ladopoulos
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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
- C1 = Current & Proposed Zoning
- ▭ = Existing Buildings



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____.

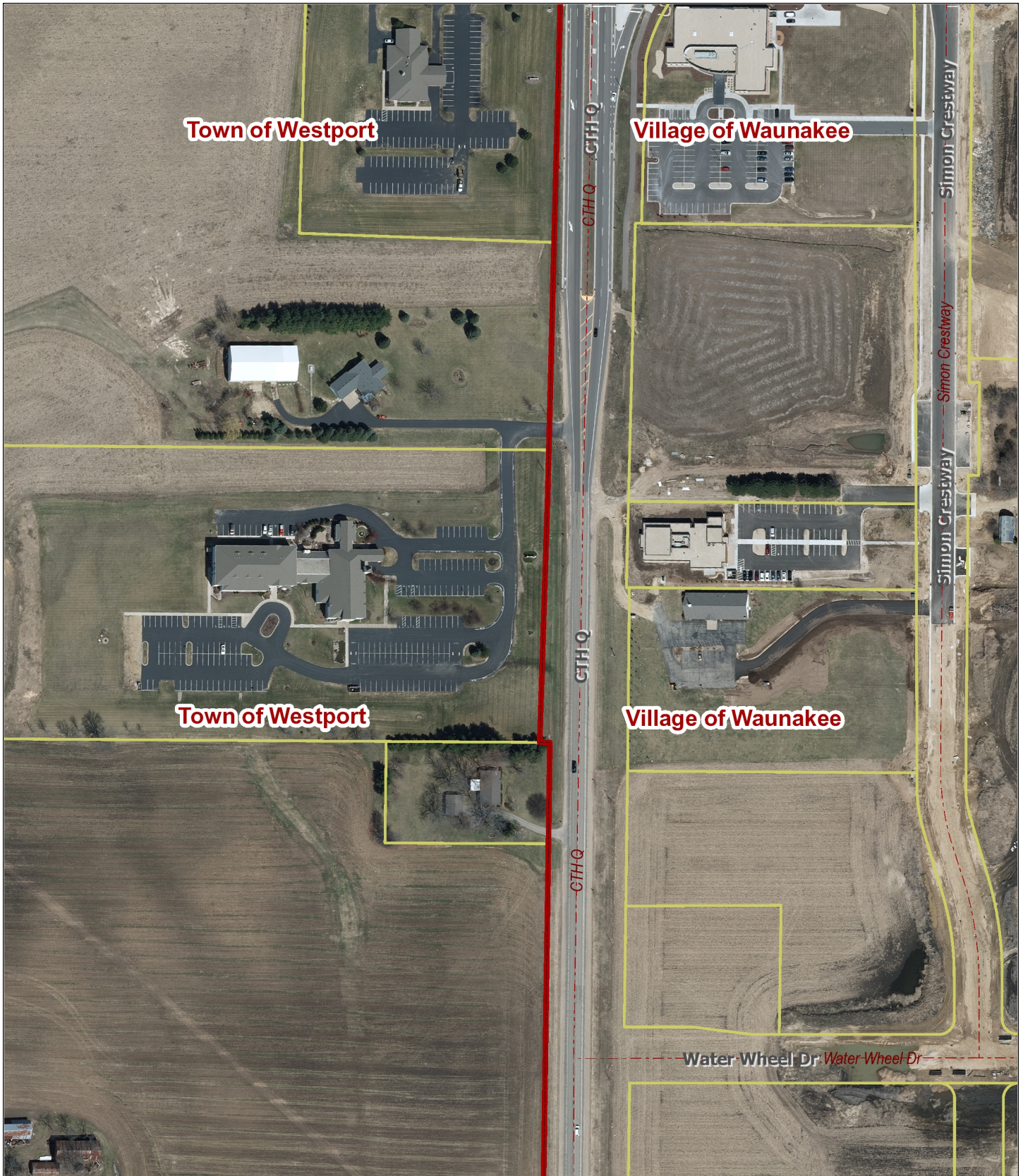
Village Clerk

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

ITEM #1.



First Presbyterian Sign



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" = 221'

VILLAGE OF WAUNAKEE

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

Print Date: 5/4/2017

DESIGN REVIEW AGREEMENT
FOR PRELIMINARY REVIEW IN THE
TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

THIS AGREEMENT is entered into between the Town of Westport ("Town"), a Wisconsin municipal corporation, and FIRST, ("Petitioner").

PRESBYTERIAN CHURCH

WHEREAS, the Petitioner wishes to file for a Design Review described at Exhibit A attached hereto and incorporated herein by reference located within the Town and to obtain Town approval of this Design Review in accordance with applicable State laws and Town ordinances; and

WHEREAS, the Town agrees to review the proposed Design Review of the Petitioner in accordance with law and desires to have such review made without unreasonable expense to Town taxpayers; and

WHEREAS, other actions may become necessary after the Design Review review to allow the requested Design Review of the property.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, pursuant to the Town's ordinances, the parties agree as follows:

The Petitioner agrees to pay all administrative costs incurred by the Town for processing, study and review of the Design Review and/or other activities related to and made necessary by the proposed development of the property. Such costs include, without limitation because of enumeration, legal service costs, engineering fees and general administration costs incurred by the Town in connection with this review and related actions.

Said costs shall be payable to the Town within ten (10) days of invoice by the Town Clerk of the amount thereof. Interest at the rate of one and one-half percent (1-1/2%) per month shall be charged on invoices not paid within thirty (30) days of invoice.

IN WITNESS THEREOF, the parties have executed this Agreement on the 18 day of APRIL, 2017.

PETITIONER

MARY PAT KORANDA

Mary Pat Koranda
Session Clerk

TOWN OF WESTPORT

By: _____
Town Board Chair

Attest: _____
Town Clerk

Witnessed By:

ITEM #1.

Tracy Meinholz

From: Robert Anderson <banderson@townofwestport.org>
Sent: Wednesday, April 05, 2017 1:29 PM
To: Tom Wilson; Kevin Even
Cc: Jessica Frey; Tracy Meinholz
Subject: FW: FPC - Church Signage
Attachments: 56422-01-7.pdf; 1202160910i.jpg

The church will be submitting an application for design review for the proposed new sign on the 18th of this month.

There are 2 different versions, mainly color differences, that will be decided on at their meeting on April 17th. Only the final design that gets approved by them will be submitted to us.

Town Plan or JPC or both to review?

Robert Anderson, WCPC CMC
Utility, Finance, I.S. Manager, Deputy Clerk/Treasurer
Town of Westport
5387 Mary Lake Rd
Waunakee, WI 53597
608-849-4372

All e-mail sent to the Town of Westport is subject to the Wisconsin open records law

IF THIS MESSAGE IS TO THE ENTIRE MEMBERSHIP OF A GOVERNMENTAL BODY, you are advised that this email should be treated as a one-way communication and that responses "to all" should be avoided because those responses could create a "walking quorum" of the body in violation of the open meetings law (Office of the Wisconsin Attorney General Letter of 3/19/2010)

From: Kristen Eastman [<mailto:kristen@grantsigns.net>]
Sent: Wednesday, April 05, 2017 12:56 PM
To: Robert Anderson
Subject: FPC - Church Signage

Bob,

Thank you again for taking the time to discuss the monument sign with me.

Attached you will find the design options for the new sign. Please keep in mind, the stone pillars are existing and we would be mounting the new sign between the pillars. As I previously mentioned, this sign is still under design review so feel free to provide and suggestions or concerns.

When you have a moment, can you please send me the Plan Commission application?

Please do not hesitate to contact me with questions.

Kristen Eastman
Grant Signs (DP Industries LLC)
Sales Consultant Project Manager

Office: 608-838-7794

Cell: 608-977-0300

Kristen@Grantsigns.net

*PILLARS SHOWN ARE REPRESENTATIONAL ONLY



SIDE VIEW



SIMULATED NIGHT VIEW

TOTAL SQ. FT. OF SIGNAGE: 71.83 ft²

UNLESS OTHERWISE SPECIFIED:
• ALL FLUORESCENT LAMPS WILL BE T12-CW-HO LAMPS. • ALL BALLASTS WILL BE COLD START ALL-WEATHER BALLASTS. • ALL NEON TRANSFORMERS WILL BE 30 MILLIAMPS. • 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS. • ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS. • ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH.
THIS IS AN ORIGINAL COMPUTER GENERATED COLOR PRINT. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS A REPRESENTATION ONLY. ALL SIZES AND SHAPES DEPICTED ARE REPRESENTATIONAL AND MAY VARY FROM FINAL PRODUCT. THEY ARE ONLY FOR THE CUSTOMERS USE IN CONNECTION WITH A PROPOSED PROJECT. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FORM

WWW.GRANTSIGNS.NET

2810 SYENE RD - MADISON, WI 53713

608.838.7794



JOB DESCRIPTION

D/F LED-ILLUMINATED MONUMENT SIGN

CABINET

- POLYCARBONATE FACES W/ GRAPHICS APPLIED
- RETURNS & "ROOF ELEMENT" TO BE PAINTED AS SHOWN
- SECURED TO EXISTING PILLARS

PAINTED ALUMINUM POLE COVER

EMC

- FULL COLOR
- 10' X 3'-4"
- 48 X 160 MATRIX
- 18MM

INSTALL

- R1: 12.19.16 • CS • CUSTOMER CHOSE OPTION "F", MADE ADJUSTMENTS PER CUSTOMER'S INSTRUCTION
R2: 12.21.16 • CS • ADDED OPTION
R3: 01.06.17 • CS • CUSTOMER CHOSE OPTION G W/ ROOF ELEMENT, ADDED COLOR OPTIONS
R4: 03.16.17 • CS • MADE DESIGN CHANGES PER CUSTOMER'S INSTRUCTIONS
R5: 03.17.17 • CS • MADE DESIGN CHANGES PER CUSTOMER'S INSTRUCTIONS
R6: 03.20.17 • CS • MADE DESIGN CHANGES PER CUSTOMER'S INSTRUCTIONS
R7: 04.04.17 • CS • UPDATED VINYL COLORS
R8: 04.10.17 • CS • UPDATED VINYL COLORS
R9: 04.11.17 • CS • CUSTOMER CHOSE OPTION P, CHANGED SCALE
R10: 04.14.17 • CS • ADDED CLEAN LOGO

FILE NAME: 56422-01-10 DATE: 12.07.16 SCALE: 1/2" = 1'-0"

FILE TYPE: ☐ OUT ☐ PROD ☐ OTHER

JOB NAME: FIRST PRESBYTERIAN CHURCH

LOCATION: 5763 COUNTY RD. G WAUNAKEE, WI

DRAWN BY: CS SALESMAN: KRISTEN EASTMAN

DESIGN APPROVED BY:

AUTHORIZED SIGNATURE _____

DATE _____

ITEM #1.

608.838.7794



