



**VILLAGE OF WAUNAKEE / TOWN OF WESTPORT
JOINT PLAN COMMISSION
Town of Westport Community Room, 5387 Mary Lake Rd
June 13, 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. May 9, 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. Public Hearing & Discussion/Action on a Request by Buhler Family Trust for a Certified Survey Map and Rezone of Property on River Road, Town of Westport
2. Initial Consultation, Site Plan & Conditional Use Permit, Meffert Oil Co., Lot 263 Kilkenny Commons

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 July 11, 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, May 9, 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 6:01 p.m.

Members Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Pat McGowan, Brad Zeman, Brian Malich

Members Absent: None

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Bob Somermeyer, Jamie Roberts, Allison Novishe, Dan Pietrzykowski, Don Tierney, Mike Lawton.

APPROVAL OF MINUTES

Motion McGowan, second Zeman, to approve the minutes from the April 11, 2017 meeting.
Motion carried.

PUBLIC COMMENT

None

OLD BUSINESS

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

Staff explained that the applicant is still working with Dane County and the DNR. Motion Zeman, second Grosskopf, to postpone item till next month. Motion carried.

NEW BUSINESS

Discuss and Take Action on Proposed Sign for First Presbyterian Church, 5763 CTH Q, Town of Westport



The Village and Town Plan Commissions had no objections. The sign is similar to the Waunakee Intermediate School sign on Woodland Drive. It will have to conform to all Village codes for electronic signage. Motion Bruskewitz, second Zeman, to approve the sign as presented. Motion carried.

Discuss and Take Action to Prepare a USA Amendment for Lands South of Woodland Drive and West of CTH Q

Motion Grosskopf, second Malich, to direct staff to start preparing the USA amendment to present to CARPC. Motion carried.

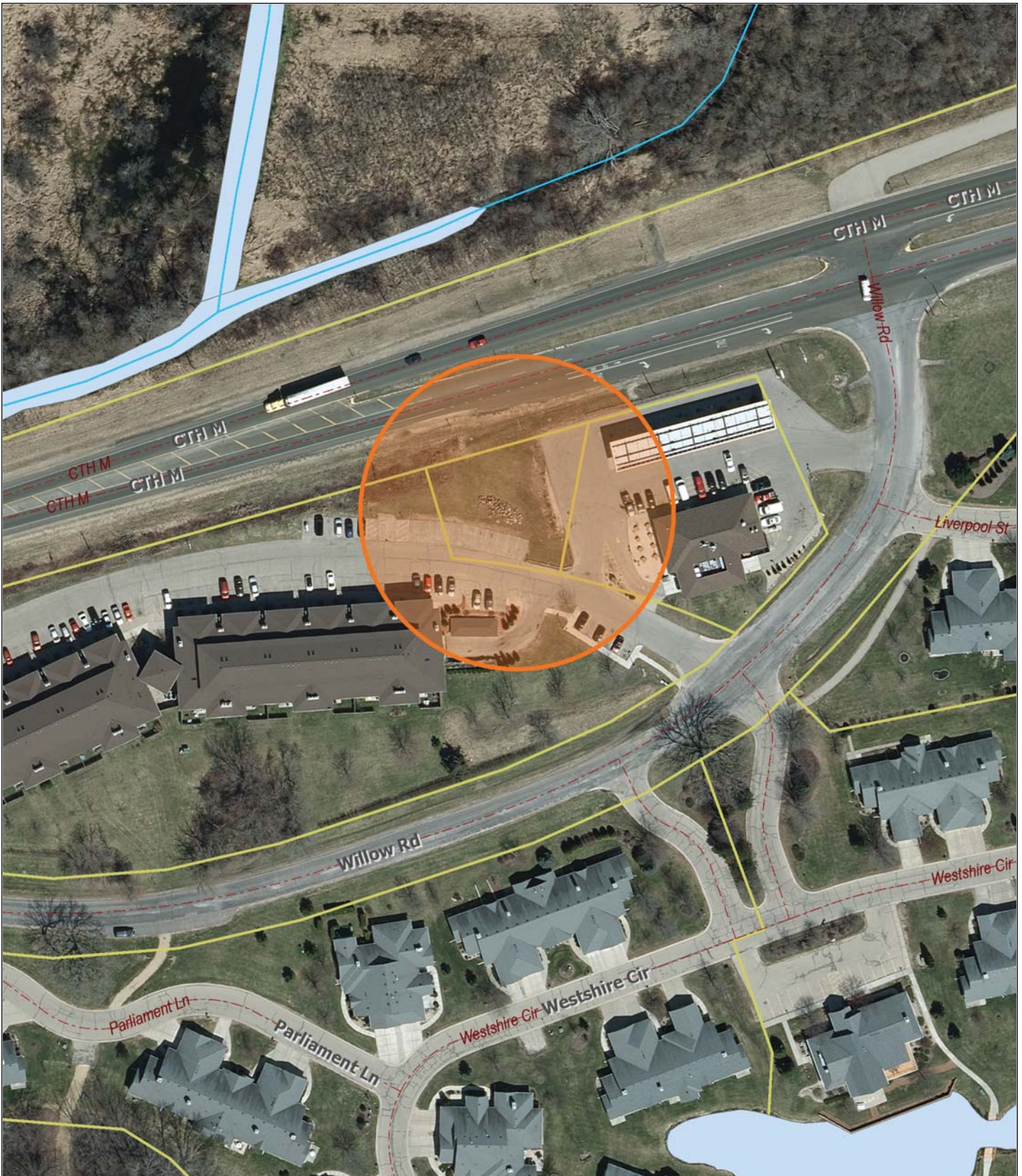
ADJOURN

Motion McGowan, second Zeman, to adjourn the meeting at 6:20 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

COUNTY HWY. "M"



-4-

Taken as blank??



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.

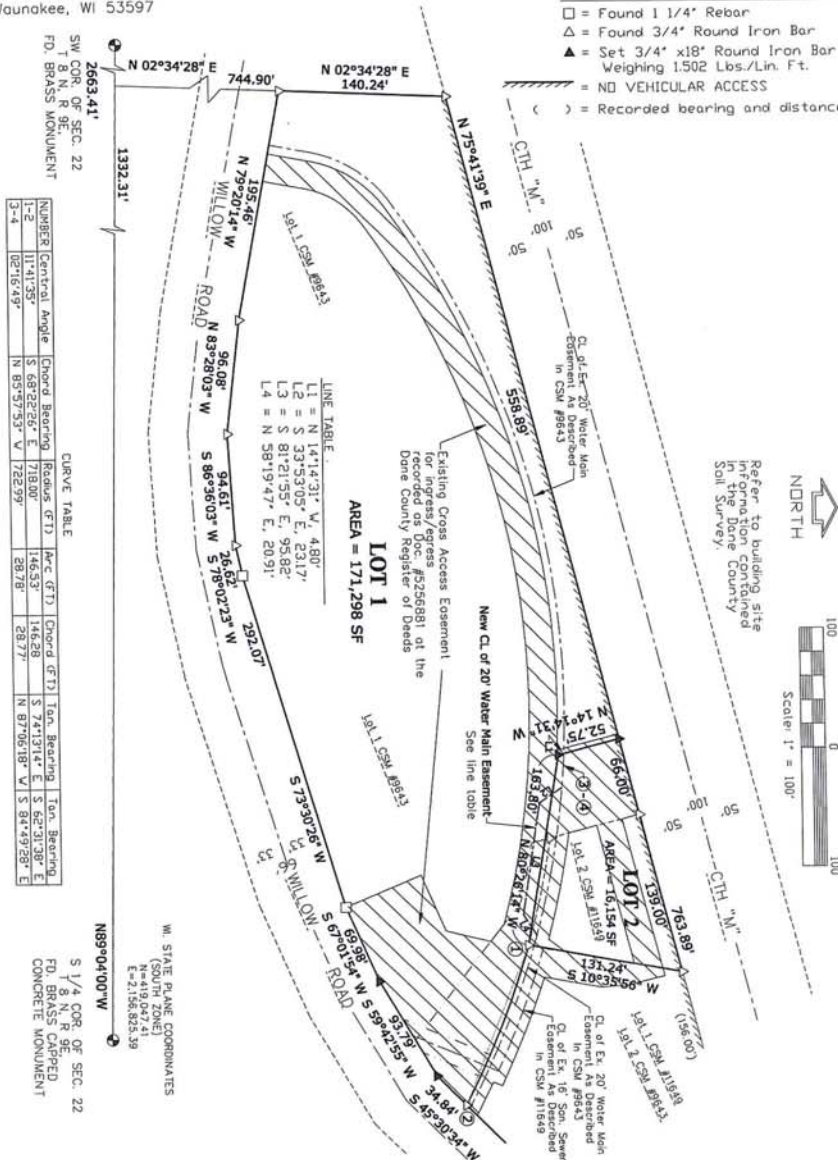
SURVEYED FOR:

Nick Ladopoulos
5440 Willow Road
Waukegan, WI 53597

March 28, 2017

LEGEND

- = Found 1 1/4" Rebar
 △ = Found 3/4" Round Iron Bar
 ▲ = Set 3/4" x 18" Round Iron Bar
 Weighing 1.502 Lbs./Lin. Ft.
 — = NO VEHICULAR ACCESS
 > = Recorded bearing and distance



Doc. No. _____ C.S.M. No. _____ Vol. _____ Page _____

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

SHEET 1 OF 15

ITEM #1.

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.

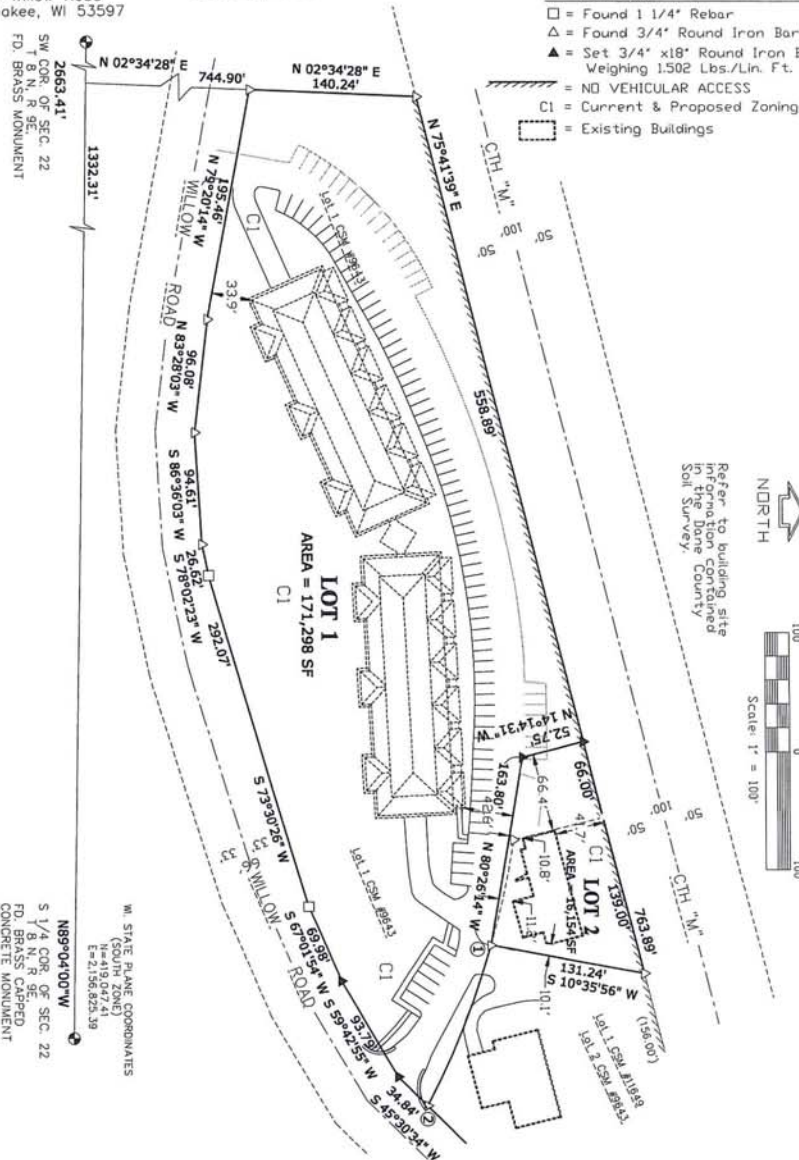
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Nick Ladopoulos
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Wauwaukee, WI 53597

March 28, 2017

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- = NO VEHICULAR ACCESS
- CI = Current & Proposed Zoning
- ▭ = Existing Buildings



Doc. No. _____ C.S.M. No. _____ Vol. _____ Page _____

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

SHEET 2 OF 15

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 and 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



Buhler CSM & Rezone



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" = 531'

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

Print Date: 6/8/2017

ITEM #1.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

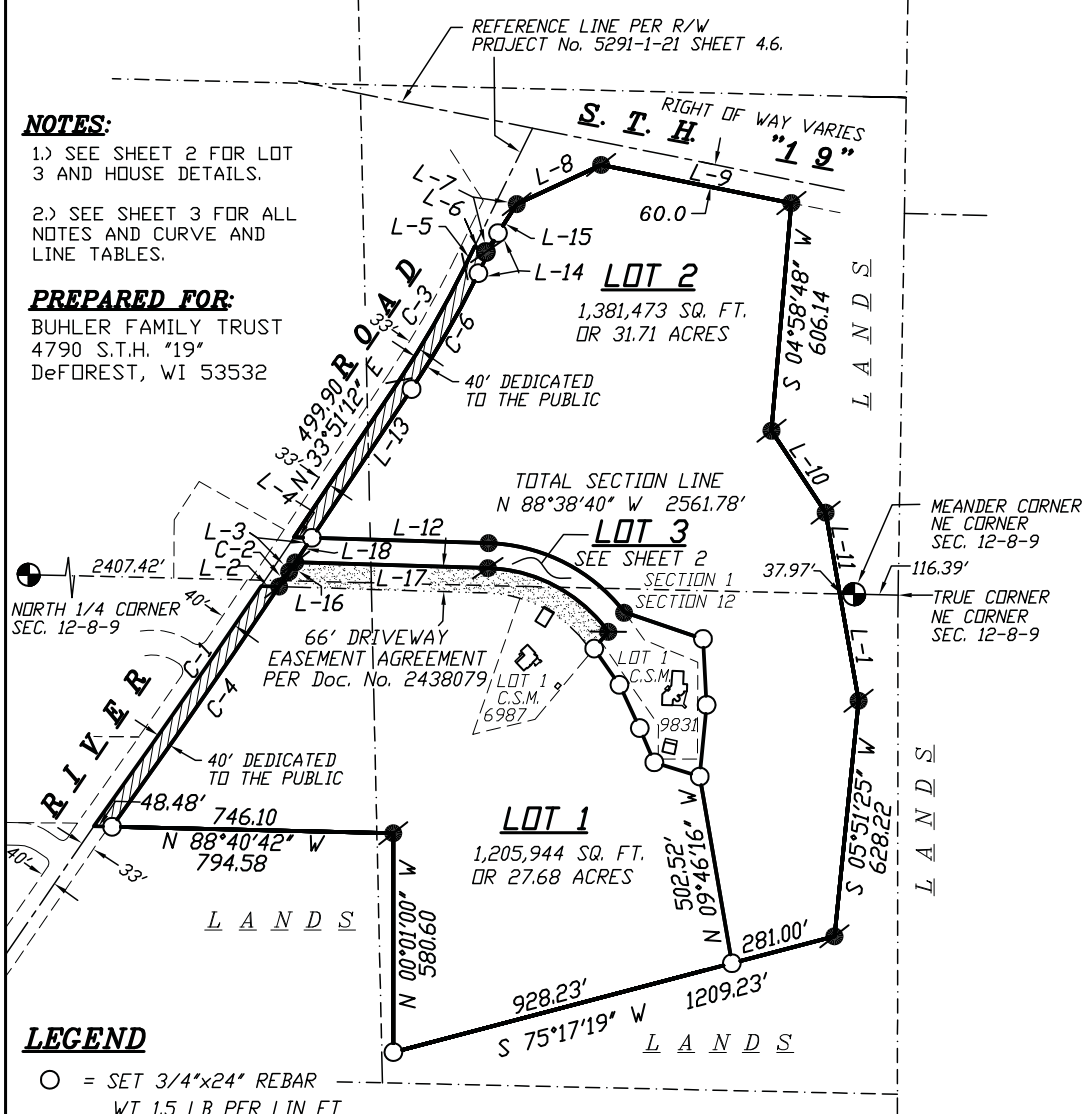
Located in part of the NW 1/4 and NE 1/4 of the NE 1/4 of Section 12, and part of the SW 1/4 and SE 1/4 of the SE 1/4 of Section 1, all in T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map No. 6987 and Lot 1 Certified Survey Map No. 9831.

NOTES:

- 1.) SEE SHEET 2 FOR LOT 3 AND HOUSE DETAILS.
- 2.) SEE SHEET 3 FOR ALL NOTES AND CURVE AND LINE TABLES.

PREPARED FOR:

BUHLER FAMILY TRUST
4790 S.T.H. "19"
DeFOREST, WI 53532



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" PIPE (UNLESS NOTED)
- ⊕ = FOUND BRASS MONUMENT IN CONCRETE
- < ## > = RECORDED AS

SCALE 1" = 400'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 7

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 12-8-9 LINE TO BEAR N 88°38'40" W

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

17W-60

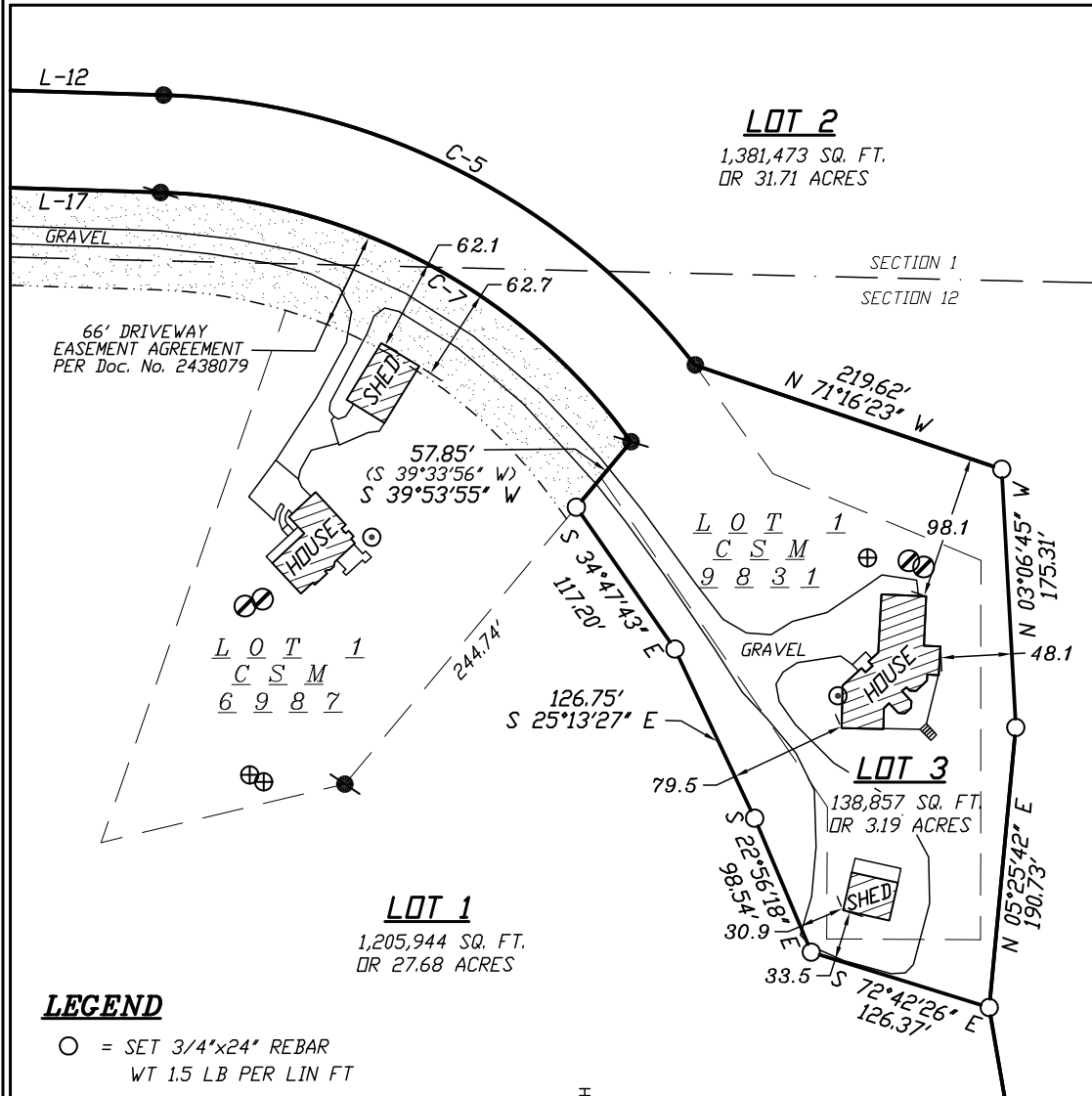


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 and NE 1/4 of the NE 1/4 of Section 12, and part of the SW 1/4 and SE 1/4 of the SE 1/4 of Section 1, all in T8N, R9E, Town of Westport, Dane County, Wisconsin.
Including all of Lot 1 Certified Survey Map No. 6987 and Lot 1 Certified Survey Map No. 9831.



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⦿ = FOUND 1 1/4" PIPE (UNLESS NOTED)
- (##) = RECORDED AS
- ⊕ = SEPTIC VENT
- ⊙ = WELL
- ⊗ = SEPTIC TANK

SCALE 1" = 100'



Sheet 2 of 7

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NE 1/4 OF SECTION 12-8-9
LINE TO BEAR N 88°38'40" W

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

17W-60

ITEM #1.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 and NE 1/4 of the NE 1/4 of Section 12, and part of the SW 1/4 and SE 1/4 of the SE 1/4 of Section 1, all in T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map No. 6987 and Lot 1 Certified Survey Map No. 9831.

NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA
C-1	25546.26	N 34°53'18" E 776.45	776.48	01°44'29"
		(N 33°33'48" E 47.92')		(00°06'26")
C-2	25586.26	N 33°54'26" E 48.09	48.09	00°06'28"
C-3	2568.82	N 29°57'22" E 349.19	349.46	07°47'40"
C-4	25586.26	N 34°46'32" E 823.56	823.60	01°50'39"
		(N 63°24'45" W 404.31')	(417.62')	(50°20'59")
C-5	475.23	N 63°03'34" W 404.36	417.67	50°21'24"
C-6	2608.82	N 29°57'22" E 354.63	354.90	07°47'40"
		(S 62°24'35" E 361.07')	(373.94')	(52°21'20")
C-7	409.23	S 62°05'50" E 361.09	373.97	52°21'31"

LINE TABLE:

L-#	BEARING	DIST.
L-1	S 09°57'12" E	287.49'
	(S 88°35'04" E)	
L-2	S 88°13'35" E	47.28'
	(N 33°30'18" E)	
L-3	N 33°51'12" E	107.85'
	(N 88°35'04" W)	(46.23')
L-4	N 88°15'35" W	47.23'
L-5	N 26°03'32" E	59.36'
L-6	S 63°56'28" E	33.00'
L-7	N 32°48'20" E	151.06'
L-8	N 65°07'32" E	246.78'
L-9	S 78°40'26" E	514.61'
L-10	S 33°26'19" E	260.29'
L-11	S 09°57'12" E	218.54'
	(N 88°35'14" W)	(468.90')
L-12	N 88°15'35" W	469.05'
L-13	N 33°51'12" E	474.79'
L-14	N 26°03'32" E	118.53'
L-15	N 32°48'20" E	91.47'
	(N 33°30'18" E)	(30.01')
L-16	N 33°51'12" E	29.90'
	(S 88°35'13" E)	(510.35")
	(S 88°35'04" E)	(510.30")
L-17	S 88°15'04" E	510.48'
	(S 33°32'42" W)	(77.94')
L-18	S 33°51'12" W	77.95'

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 and NE 1/4 of the NE 1/4 of Section 12, and part of the SW 1/4 and SE 1/4 of the SE 1/4 of Section 1, all in T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map No. 6987 and Lot 1 Certified Survey Map No. 9831.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 12, and part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 1, all in T8N, R9E, Town of Westport, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map No. 6987, recorded in the Dane County Register of Deeds Office in Volume 35 of Certified Survey Maps, Page 92 and 93, as Document No. 2429941, and all of Lot 1 Certified Survey Map No. 9831, recorded in the Dane County Register of Deeds Office in Volume 57 of Certified Survey Maps, Page 58, 59, 60, and 61, as Document No. 9831, more particularly described as follows:

Commencing at the Northeast corner of said Section 12; thence N 88°38'40" W along the North line of the Northeast 1/4, 116.39 feet to the meander corner of the Northeast corner; thence continue N 88°38'40" W, 37.97 feet to the point of beginning.

Thence S 09°57'12" E, 287.49 feet; thence S 05°51'25" W, 628.22 feet; thence S 75°17'19" W, 1209.23 feet; thence N 00°01'00" W, 580.60 feet; thence N 88°40'42" W, 794.58 feet to the centerline of River Road; thence along said centerline on an arc of a curve concaved Northwesterly having a radius of 25,546.26 feet and a long chord bearing of N 34°53'18" E, 776.45 feet; thence S 88°13'35" E, 47.28 feet; thence along an arc of a curve concaved Northwesterly having a radius of 25,586.26 feet and a long chord bearing of N 33°54'26" E, 48.09 feet; thence N 33°51'12" E, 107.85 feet; thence N 88°15'35" W, 47.23 feet to the centerline of River Road; thence along said centerline for the next 3 course N 33°51'12" E, 499.90 feet; thence along an arc of a curve concaved Northwesterly having a radius of 2,568.82 feet and a long chord bearing of N 29°57'22" E, 349.19 feet; thence N 26°03'32" E, 59.36 feet to the South right of way line of State Trunk Highway "19"; thence along said South right of way for the next 4 courses S 63°56'28" E, 33.00 feet; thence N 32°48'20" E, 151.06 feet; thence N 65°07'32" E, 246.78 feet; thence S 78°40'26" E, 514.61 feet; thence S 04°58'48" W, 606.14 feet; thence S 33°26'19" E, 260.29 feet; thence S 09°57'12" E, 218.54 feet to the point of beginning. This parcel contains 2,793,477 sq. ft. or 64.13 acres and is subject to a 40 foot public road dedication along the Westerly side thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

ITEM #1.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN
DANE COUNTY

Jerry G. Buhler

Personally came before me this _____ day of _____, 20____ the above named Jerry G. Buhler to me known to be the person who executed the foregoing instrument and acknowledge the same.

County, Wisconsin.

Notary Public

My commission expires _____

Print Name

OWNERS' CERTIFICATE:

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WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN
DANE COUNTY

Buhler Family Irrelevant Family Trust
Edward F. Buhler

Personally came before me this _____ day of _____, 20____ the above named Edward F. Buhler to me known to be the person who executed the foregoing instrument and acknowledge the same.

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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WITNESS the hand seal of said owners this _____ day of _____, 20____.

Dan T. Healy

Jacqueline A. Healy

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this _____ day of _____, 20____ the above named Dan T. Healy and Jacqueline A. Healy to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

ITEM #1.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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TOWN BOARD RESOLUTION

Resolved that this certified survey map and road right of way dedication is hereby acknowledged and approved by the Town of Westport on this _____ day of _____, 20__.

Thomas G. Wilson
Town Clerk

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20__ at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 7 of 7

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

17W-60



Meffert C-Store, Lot 263 Kilkenny Commons

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" = 1061'



VILLAGE OF WAUNAKEE

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

Print Date: 6/8/2017



*300 S. Division Street, P.O. Box 157 • Waunakee, WI 53597-0157
(608) 850-3835 • FAX (608) 849-9243 • (888) 255-2300*

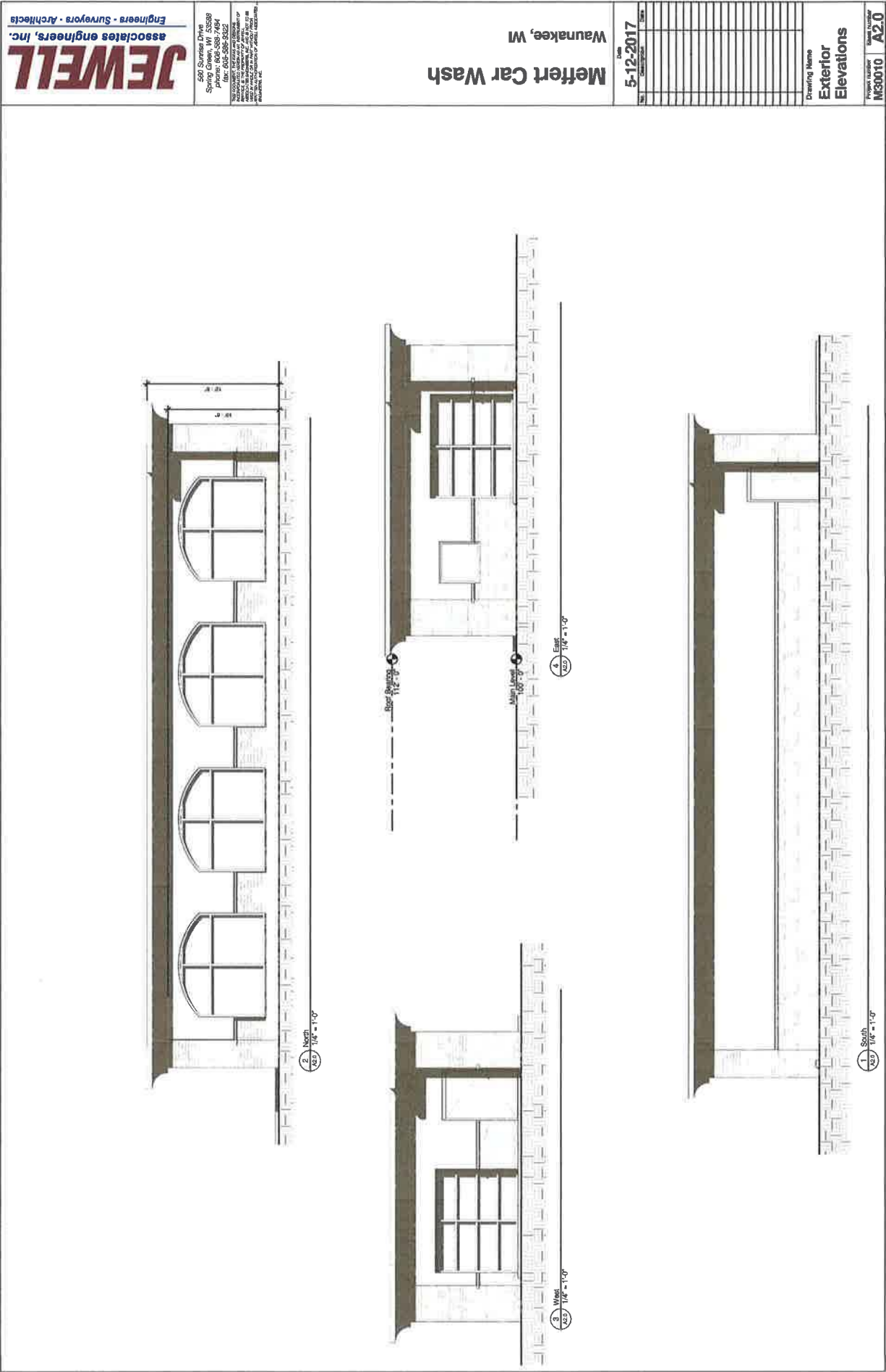
May 15, 2017

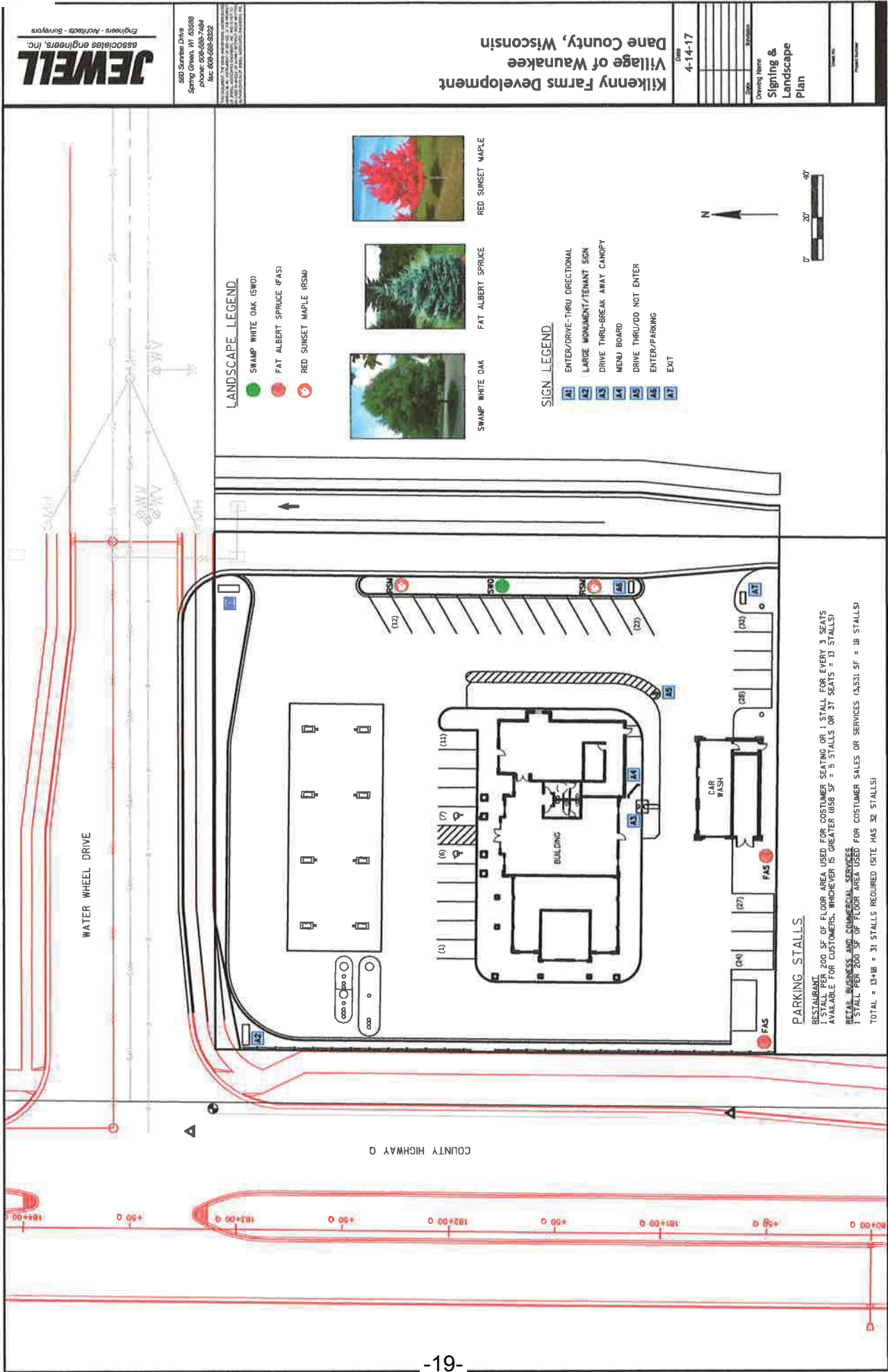
To the Village of Waunakee
Planning Commission

Meffert Oil Company Inc., of Waunakee, is pleased to applying for approval of our Site plan, Building Plan, Parking, Storm Water Management, Signage, Lighting, Landscaping Plans and a Conditional Use Permit and Approval for a drive up window for the quick serve restaurant.

Our Plans are for a proposed New ground up Convenience Store, Quick Serve Restaurant (Arby's) and Car Wash located at the south east corner of County Hwy Q and Water Wheel Drive intersection. The gasoline and diesel portion of the Convenience Store will have 8 pumps with 16 fueling positions. The site has been designed to **Not** encourage heavy duty truck traffic but rather to accommodate passenger automobiles the light duty commercial vehicles. The Convenience store will have a franchised Arby's retailer, with a drive thru pickup window to accommodate commuter pick up and drive away service as well as sit down seating. Convenient store our will be from 5:00 am until 10:00 pm, seven days a week. The site will also have a 60' in-bay car wash with a dryer to service customer automotive cleaning needs. The site plan, building design and engineering has been done by Jewell and Associates out of Spring Green WI. The buildings will have a brick exterior base with the upper portion of the buildings using efface materials. The Convenience Store and Arby's will feature a colonial style octagon clock tower, with wide based overhangs of the North and West elevation's supported by brick columns. All colors will be of earth tone, other than the Arby's and Mobil logo signage. We would like to request the use TIF funds that would be available for this up-scale designed project.

Regards,
Randy Meffert
President,
Meffert Oil Co., Inc.
MOC Trucking, LLC
E-Mail – rmeffert@meffertoil.com





JEWELL
associates engineers, inc.
Engineers - Architects - Surveyors

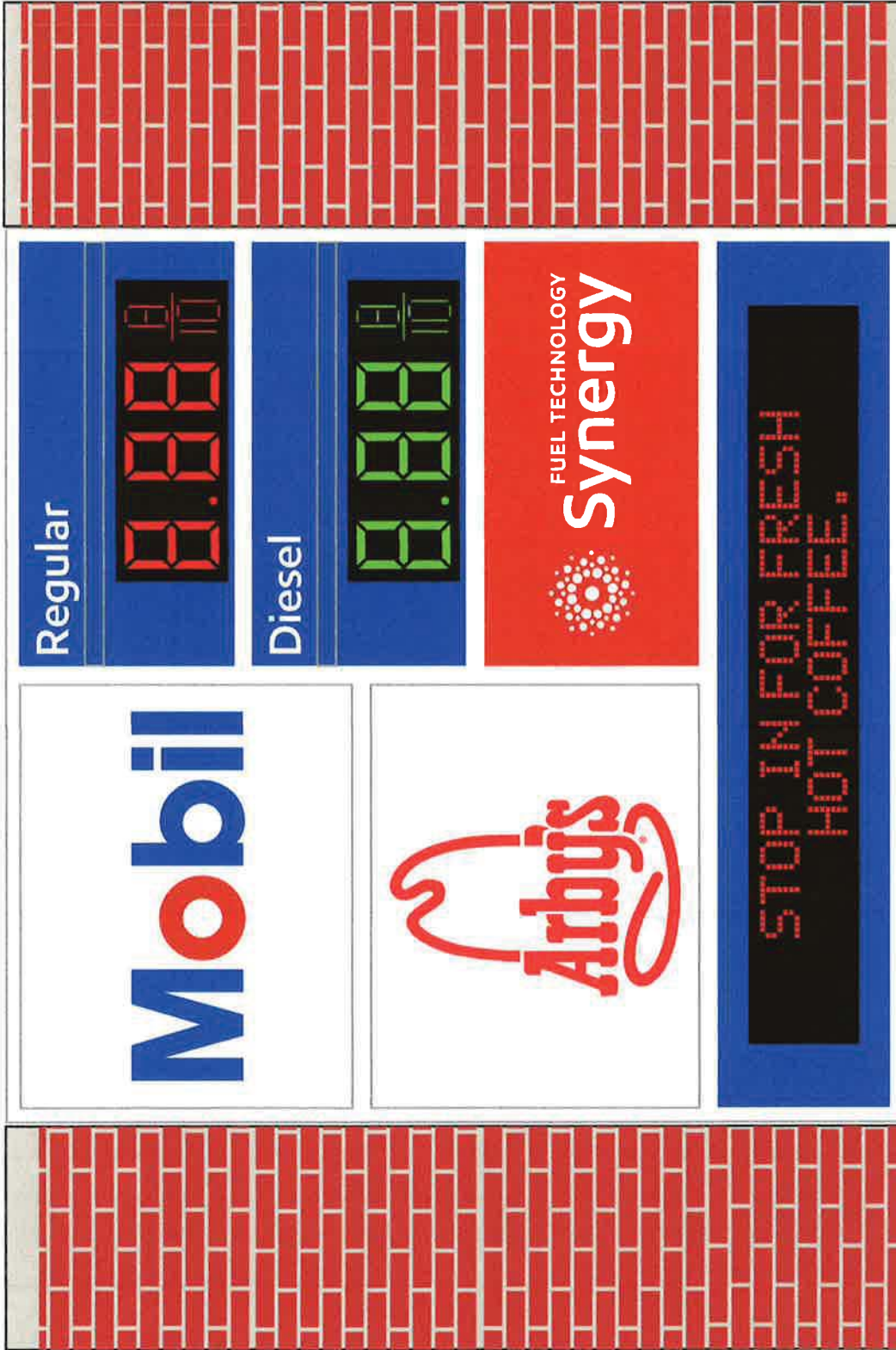
550 Sunrise Drive
Spring Green, WI 53588
phone 608-898-7488
fax 608-898-8022

Kilkenny Farms Development
Village of Waunakee
Dane County, Wisconsin

Date
4-14-17

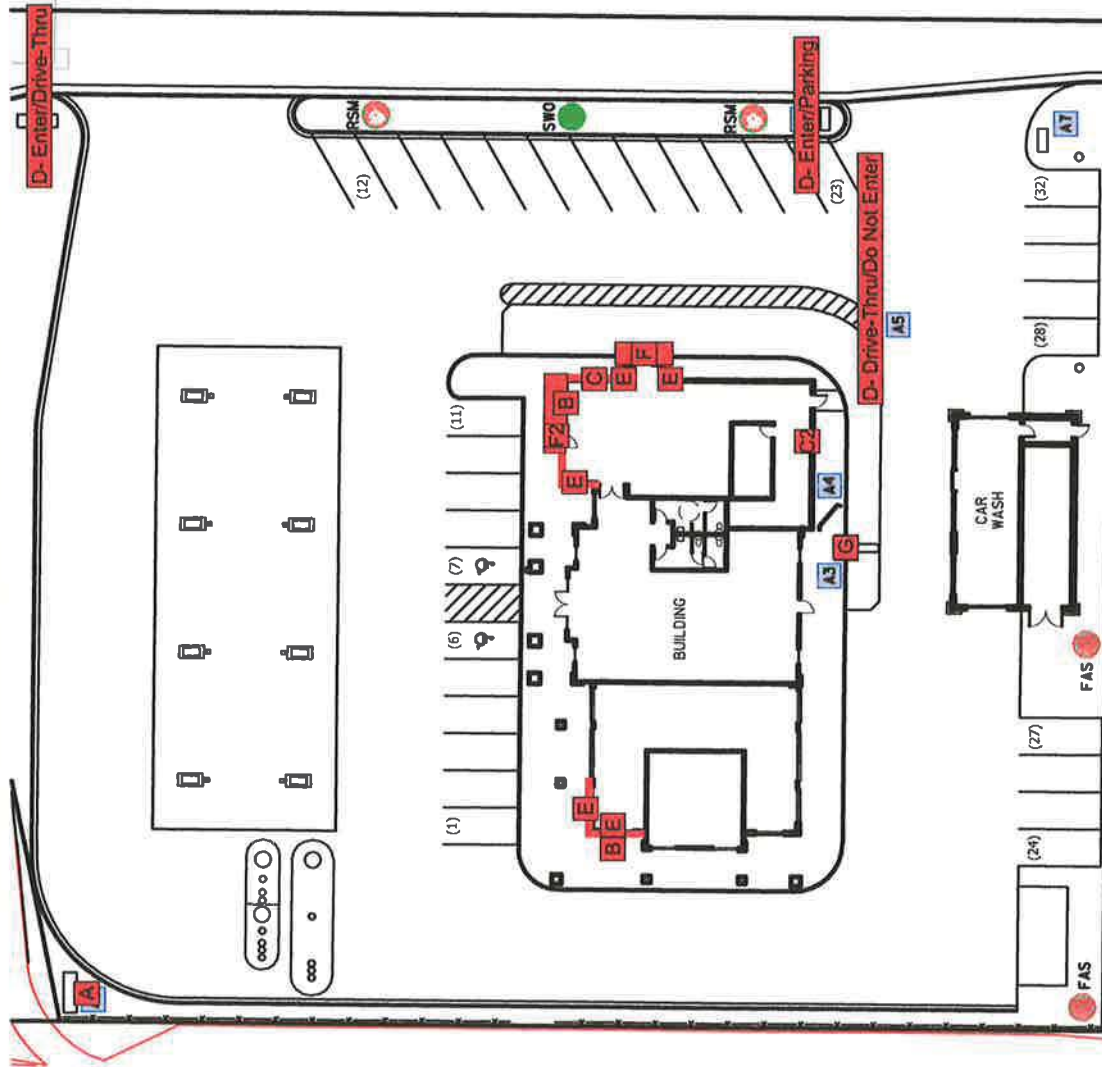
Drawing Name
Signing &
Landscape
Plan

363417
8' x 8' 10" LEDS
6" EMC 2x14



ITEM #2.

Everbrite Customer: EXXON MOBIL Project No: 363417.fs Date: 5/9/2017 Location & Site No.: # EMWAUNAKEE		DISCLAIMER: Drawings are for graphic purposes only and not intended for actual construction dimensions. For window requirements, actual dimensions, and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC, is prohibited. Description: Revised: Revised:		Customer Signature _____ DATE _____ Landlord Signature _____ DATE _____	
Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.					



Client: ARBY'S
Location: Waukegan, WI
Drawn By: JRB
Approved By: JRB
Date: 5/8/17
Sheet: 1
Scale: 1/8" = 1'-0"



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APPROVAL INFORMATION & CONFIRMATION

☐ Proof is approved. Proceed with production of order.
☐ Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____ PRINT NAME _____ DATE _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of fonts, symbols, and use (e.g., spelling capitalization, punctuation).



Specifications:
Internally illuminated aluminum cabinets. Cabinet
and Pole Painted Gloss Black. . Faces to be
clear acrylic with Painted Second Surface to Match
1795C. Internally illuminated with White LED.

Colors	
3M 3630-33	Pantone 1795 C
	Gloss Black (pole and cabinet)
	Clear Acrylic

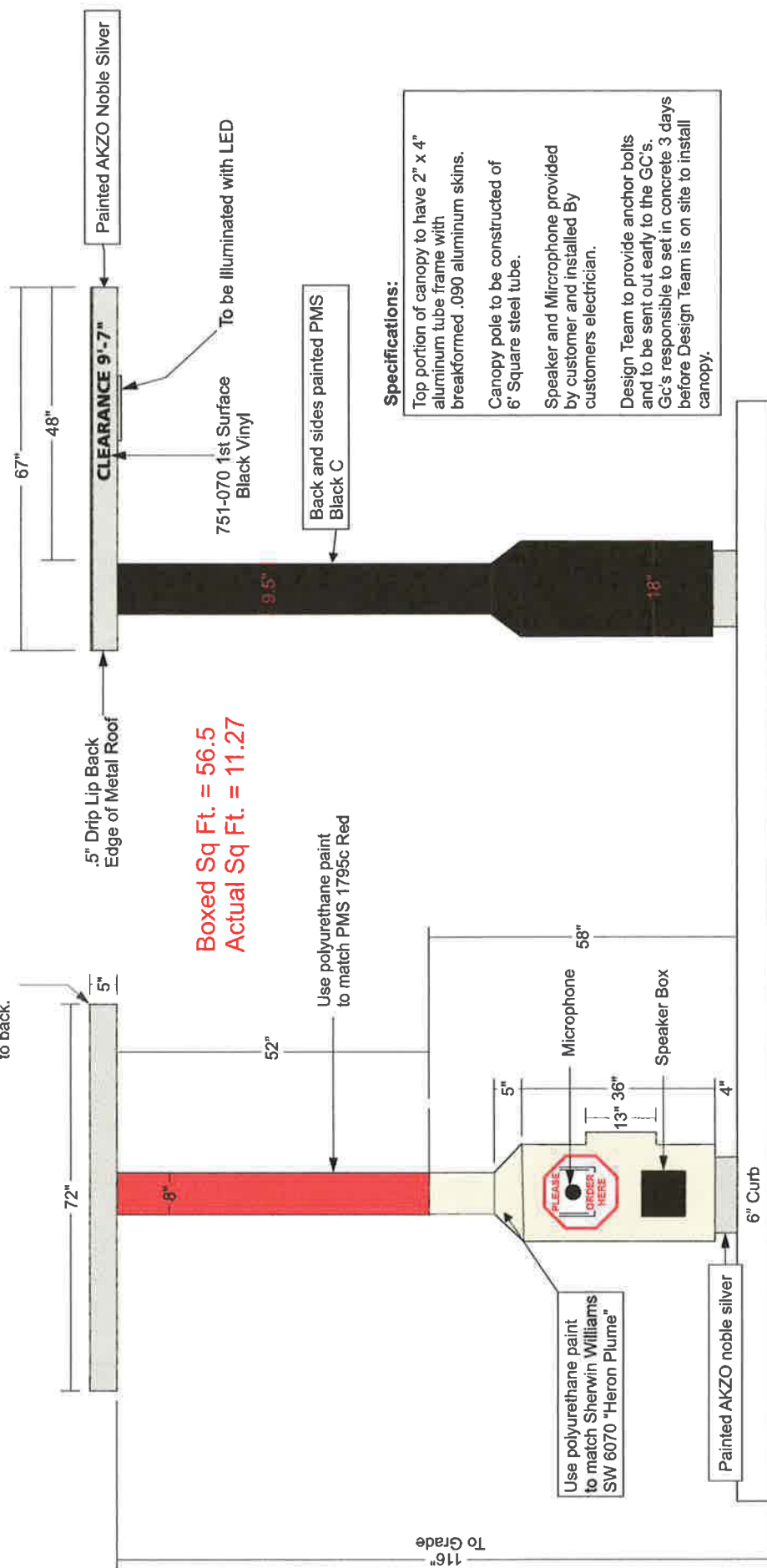
APPROVAL INFORMATION & CONFIRMATION	
<input type="checkbox"/> Proof is approved. Proceed with production of order.	<input type="checkbox"/> Proof is approved with corrections. Make corrections as indicated and proceed with production of order.
SIGNATURE _____	PRINT NAME _____
DATE _____	

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Client	Arby's
Location	
Drawn By	JRB
Date	7/19/16
Approved By	
Sheet	Scale
City	

ARB-CAN-3

1" Rain Channel
edge of metal roof
1" raised front slope
to back.



Specifications:

Top portion of canopy to have 2" x 4" aluminum tube frame with
breakformed .090 aluminum skins.

Canopy pole to be constructed of
6" Square steel tube.

Speaker and Microphone provided
by customer and installed By
customer's electrician.

Design Team to provide anchor bolts
and to be sent out early to the GC's.
GC's responsible to set in concrete 3 days
before Design Team is on site to install
canopy.

APPROVAL INFORMATION & CONFIRMATION




 Proof is approved. Proceed with production of order.

 Proof is approved with corrections. Make corrections as indicated and proceed with production of order.

SIGNATURE _____
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

NAME _____ DATE _____



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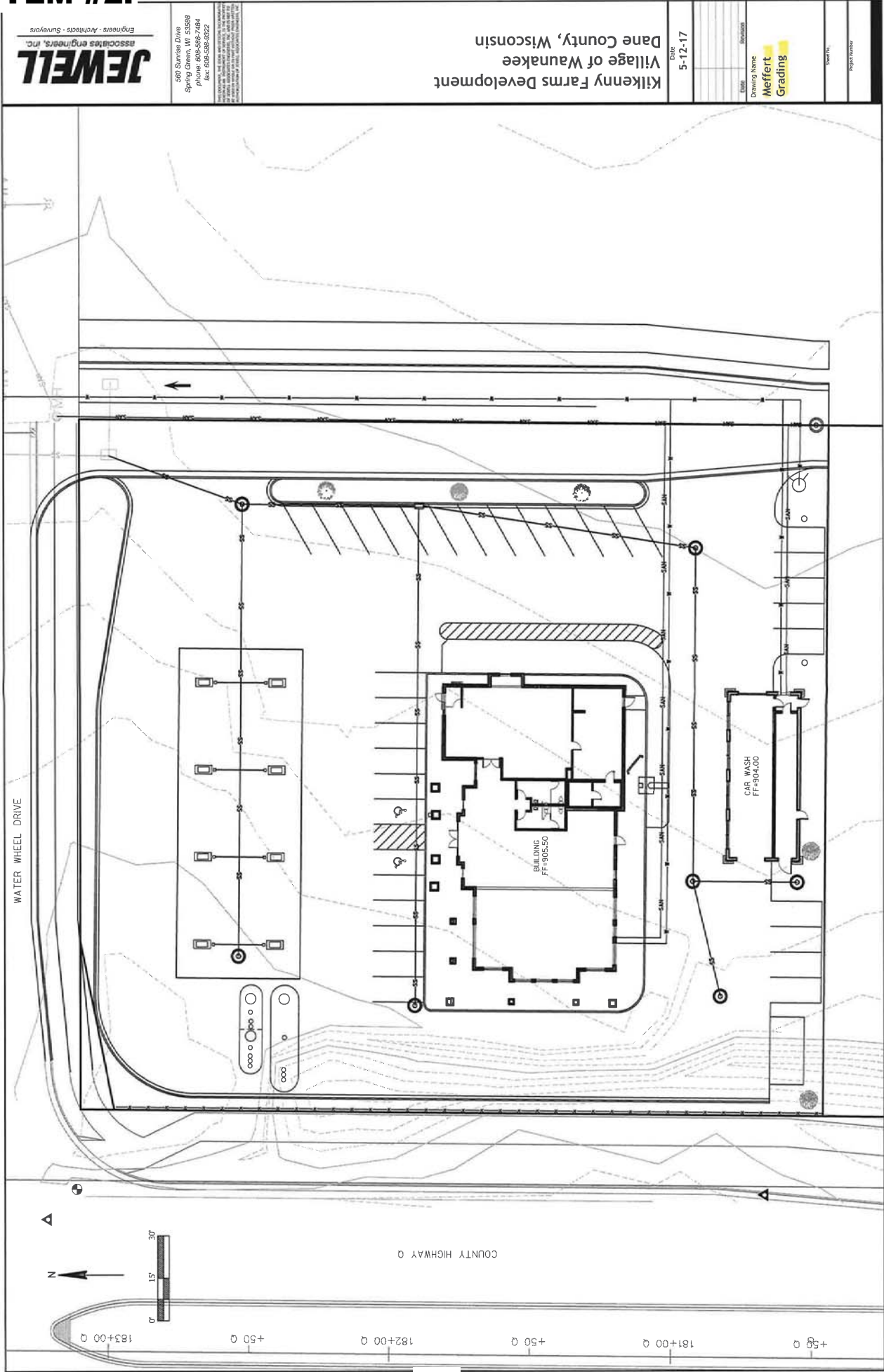
Client:	Arby's
Location:	
Drawn By:	JRB
Date:	
Approved By:	
Sheet:	Scale
File:	w:\comcast\arby's\breakdown\arby's



SIGN COMPANY LLC.

731-925-4448 • 800-953-3744 • Fax 731-926-2022
www.designteam.net

ITEM #2.





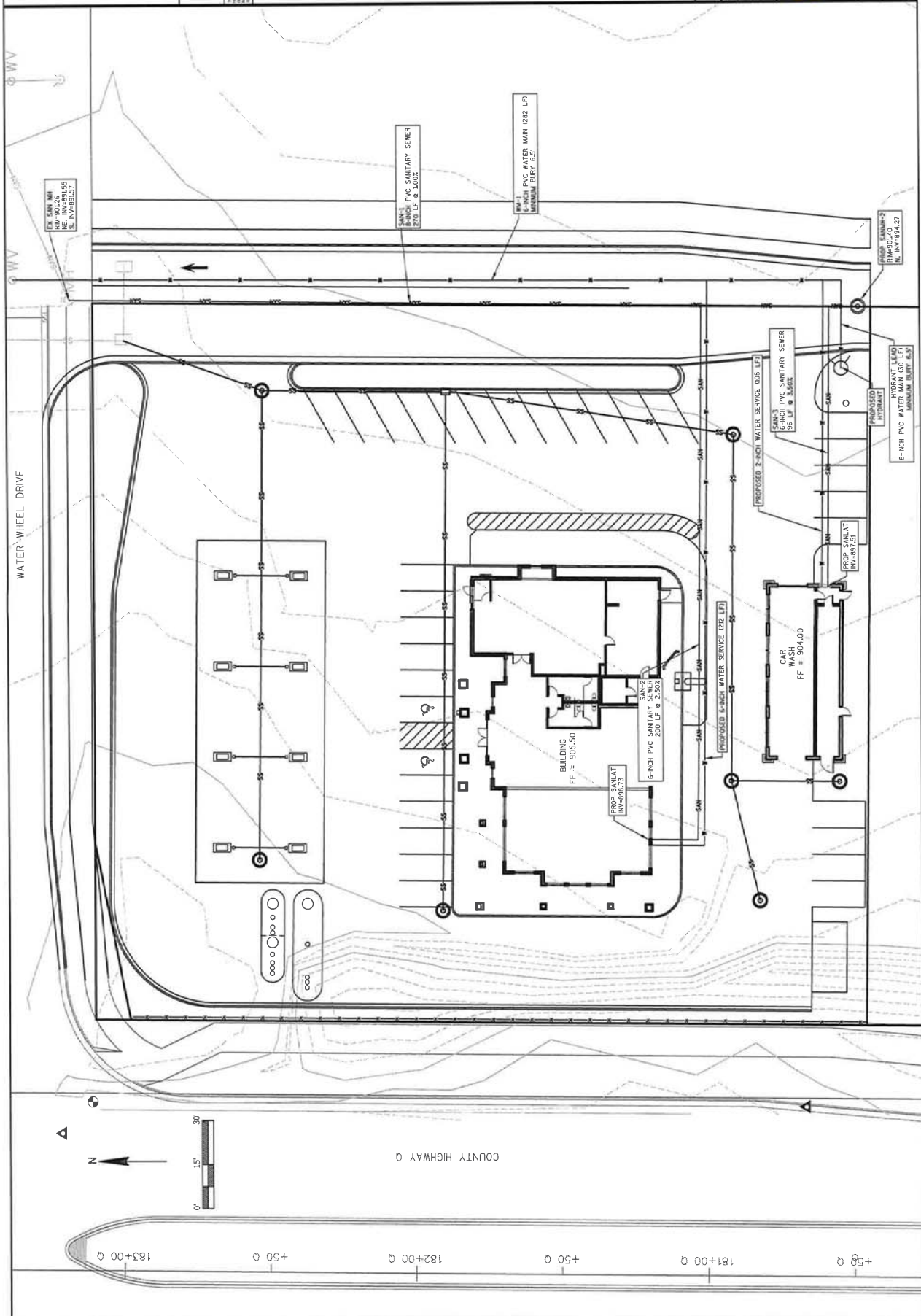
560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

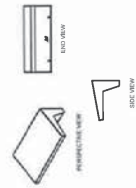
2nd National Conference on the Role of the Nurse in the 21st Century, 1994, American Nurses Association, Washington, DC.

Kilkenny Farms Development
Village of Waunakee
Dane County, Wisconsin

Date
5-12-17

DATE	Revision
Drawing Name	
Sanitary Sewer and Water	





This lighting plan represents illumination levels collected from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaire may vary due to changes in electrical voltage, tolerance in light/foot-candle and other variable field conditions. Calculations do not include 0.02 foot-candle (0.2 foot-lamberts) background field conditions.

[illegible]

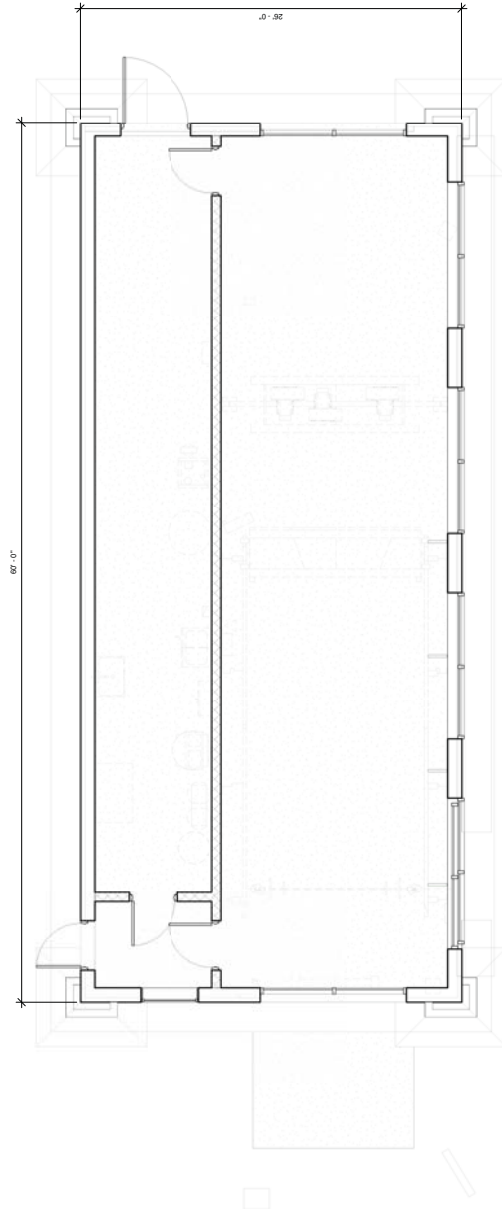
	Drawing Name
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Proposed Main Level Floor Plan

Project number	M30010
Sheet number	A1.1



2 3D View 1
A1.1



1 Main Level
A1.1 1/4" = 1'-0"

560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

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Meffert Car Wash
Waunakee, WI

Date
5-12-2017[illegible]Drawing Name
**Exterior
Elevation**

Project number M30010	Sheet number A2.0
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