



**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT
JOINT PLAN COMMISSION**

**Town of Westport Community Room
5387 Mary Lake Road
July 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, Dean Grosskopf, Eileen Bruskewtiz, Pat McGowan, Brian Malich, Tim Black

MINUTES

1. June 13, 2017

PUBLIC COMMENT

NEW BUSINESS

1. Initial Consultation, Little Explorers Early Childhood Center, CTH K, Town of Westport
2. Initial Consultation, River Paws Doggy Daycare, 5305 River Road, Town of Westport

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 August 15, 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, June 13, 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, Dean Grosskopf, Eileen Bruskewitz, Pat McGowan, Tim Black, Brian Malich

Members Absent: None

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Kyo Ladopoulos, Rick Schmidt, Bernadette Thompson.

APPROVAL OF MINUTES

Motion Grosskopf, second McGowan, to approve the minutes from the May 9, 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

Applicant stated that he is working with Dane County Highway and WDNR on the fill issues. Motion Bruskewitz, second McGowan, to approve the site plan and fill as recommended by the Town Plan Commission, with a friendly amendment to require them to obtain the maintenance agreement with the county within 60 days. Motion carried 6-0.

**NEW BUSINESS****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**

The proposed CSM splits off the farmland for sale and creates two residential lots. These are the final splits allowed for these parcels. The Farmland will be rezoned to County A-4, while the residential lots will become Village A-1 and CR-5ac. The public hearing was opened at 6:21 p.m. Rick Schmidt, representing the Buhlers, answered questions by the members. The public hearing was closed at 6:23 p.m. Motion McGowan, second Grosskopf, to recommend approval of the rezone and CSM as recommended by the Town Plan Commission. Motion carried 6-0.

Initial Consultation, Site Plan & Conditional Use Permit, Meffert Oil Co., Lot 263 Kilkenny Commons

Applicant asked to be taken off the agenda.

ADJOURN

Motion McGowan, second Bruskewitz, to adjourn the meeting at 6:29 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: _____

ITEM #1.

Westport Early Childhood Learning Center Proposal – 6/20/17

Westport Board and Plan Commission Members,

My Name is Bob Davis and I am the founder and current co-owner of Little Explorers Nature Center Preschool on the east side of Madison. I appeared in front of the Board and Planning Commission in February of this year to propose a new state of the art Nature and Learning Center on Hwy K. While the Board and Planning Commission members seemed enthusiastic about the concept there were some access and traffic concerns about the project. Following the towns recommendation, I have consulted with Pam Dunphy (Deputy Commissioner Dane CO HWY) and Kevin Even (Engineer / Director of Public Works Waunakee) and they have made road improvement recommendations to address those concerns. I would like to present those to you and discuss moving forward with this unique project.

~~~~~ Background ~~~~~

Little Explorers is a nationally accredited early childhood learning center that offers young children unique learning experiences to foster strong cognitive, social and emotional foundations and a passion for learning and nature. It's 7 acre campus includes gardens, nature trails and both inside and outside animals such as horses, llama's, sheep, sugar gliders, hedgehogs and more. Our school has grown over the last 10 years to educate about 250 children per year, have a staff of 48 employees and a wait list of 190 children.

I am interested in building a new early childhood learning facility called "Inspire" with a similar business model in the Westport/Waunakee area to support the local resident's interest in high quality education. I am proposing a purchase of 20 to 40 acres on HWY K and construction of a new 20,000 sq. foot state of the art early childhood learning facility. The campus would include extensive nature areas, playgrounds, sports areas, gardens, and animals (including some docile exotic animals like zebra's, kangaroo's, camel's, etc.). I am a Waunakee resident myself and my goal is to create one of the state's premier early childhood learning centers right here in our area.

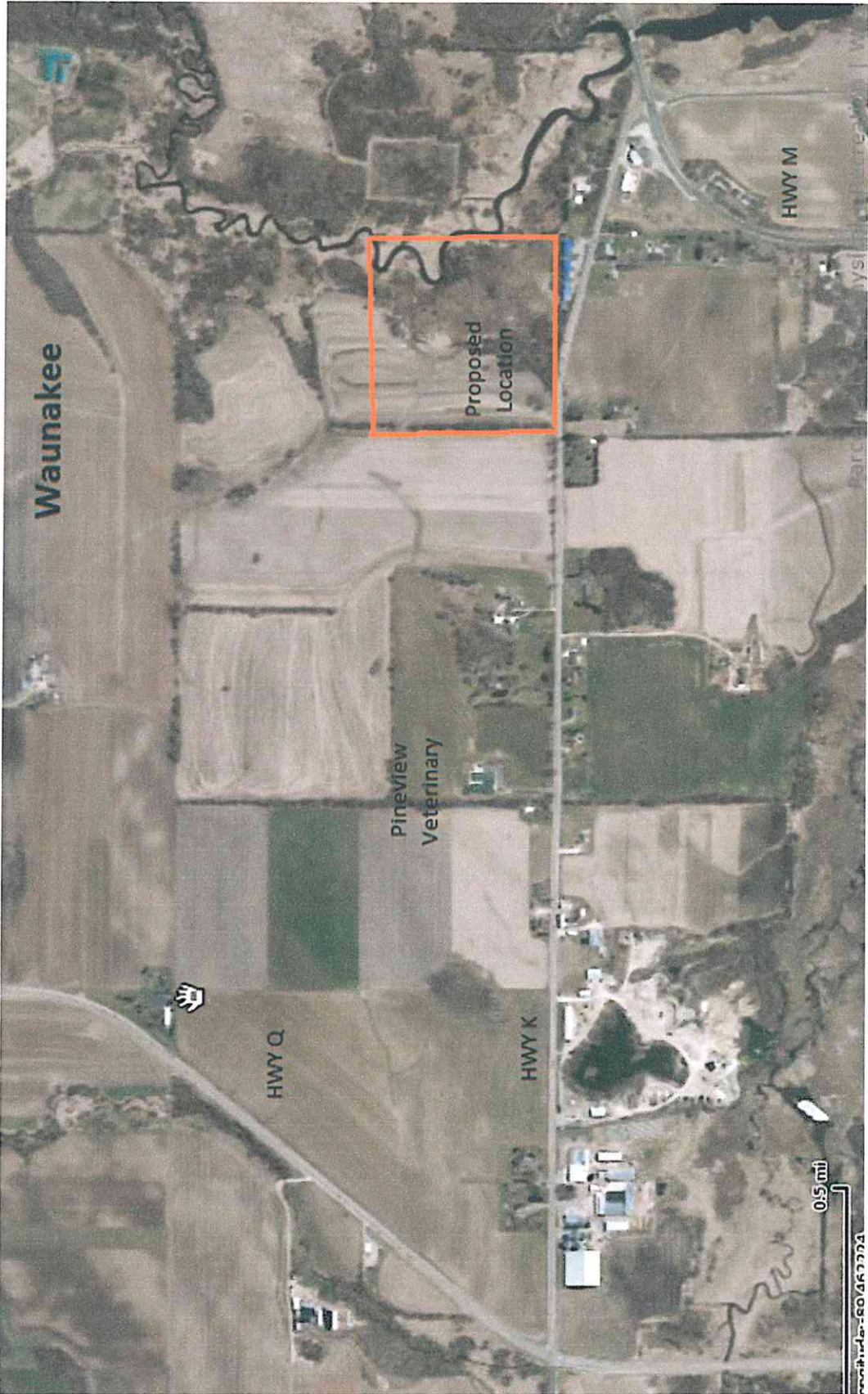
Attached is a very early potential site layout and area map to help identify the location of proposed property. My vision is for a somewhat modern looking facility with a very professional and exclusive look similar to the Pineview Veterinary Clinic and Resort just 3 parcels west. Please feel free to call or email me with any questions or for further discussion.

Thank you for your consideration,

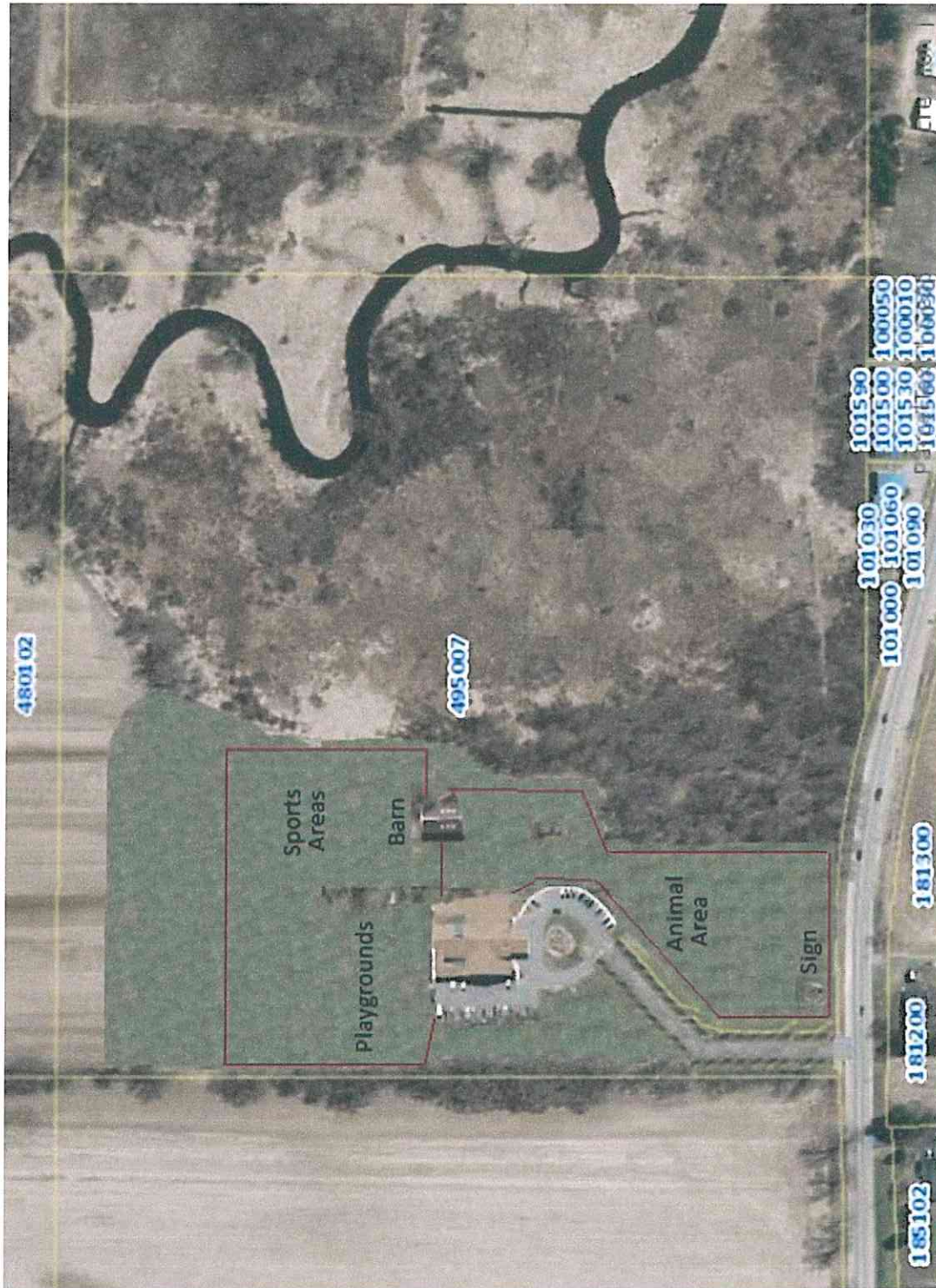
Bob Davis

(608) 234-8868 - Davis1043@sbcglobal.net






ITEM #1.







**Example of recommendations made by Pam Dunphy -  
Dane Co. Hwy and Kevin Even - Waunakee. Example is  
intersection of Hwy M and Borchers Beach Rd.**

**Recommendations:**

- add bypass and right turn lanes**
- restrict left turn from driveway Mon-Fri 4-6pm.**

## ITEM #2.

To Whom it May Concern:

My name is Amanda Masarik. I am the business owner of River Paws Doggy Daycare, located at 5305 River Road at the intersection of River Road and Highway 113. I would like to make sure that River Paws is in compliance with the Town of Westport's CUP's. Thank you for your time.

Amanda M. Masarik



