



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

**Town of Westport Community Room, 5387 Mary Lake Rd
February 14, 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 Bruskevitz, Pat McGowan, Brad Zeman, Brian Malich

MINUTES

- 1. December 13, 2016**
- 2. January 9, 2017**

PUBLIC COMMENT

NEW BUSINESS

- 1. Consultation, Proposed Preschool on 40 Acres along County Hwy K, Town of Westport**
- 2. Consultation, Proposed Doggie Daycare/Kennel at 5371 Farmco Drive, 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 March 14, 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, December 13, 2016, 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 Bruskevitz, Pat McGowan, Brad Zeman, Brian Malich

Members Absent: None

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Andy Ziegler, Guy Kitchell, Amanda Raabe, Bill Towell

APPROVAL OF MINUTES

Motion Zeman, second Van Dinter, to approve the minutes from the November 15, 2016 meetings. Motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

Discuss and Take Action on a Request by Athens Gyros to Install a Temporary Tent at the Interim Food Truck Site at 5440 Willow Road, Town of Westport

Town Plan Commission conditioned their approval on the temporary structure being 20 feet by 16 feet, current tent will be removed when this structure is installed so there is only one temporary shelter structure present, interior lights for the structure only as presented (no exterior lighting), interior lights for the structure and any exterior lights for the food truck will be only on during times of operation and turned off after closing, and that the structure and temporary use will be removed by June 1, 2017. Motion Bruskevitz, second Zeman, to approve as recommended by the Town Plan Commission. Motion carried.



Discuss and Take Action on Request by Scaryland to Extend the Use of Location at 5305 CTH M, Town of Westport

Mr. Wilson stated that there have been no concerns from residents or the Sheriff’s department. Motion Van Dinter, second McGowan, to extend the CUP for an additional 2 years with applicant to make an effort to clean up brush around the perimeter of the building to the satisfaction of the Village Engineer and Town Administrator. Motion carried.

Update/Consultation, Former White House Property, 5407 CTH M, Town of Westport

Town Plan Commissioners were generally in favor of the use concept, including some outdoor sales, but had concerns over the details on the building, driveway access, relation to neighboring properties, and stormwater would need to be addressed. The JPC agreed and it was suggested that the applicant contact Mr. Even at the Village to discuss these issues.

Wolter Consultation, 5935 CTH K, Town of Westport

Mr. Wilson explained that the Town Plan Commission recommended to the Town Board that a developer be allowed only three consultations with the Plan Commission before a filing must be made and the Town begin to charge for professional services.

Update on 2017 Century Avenue Reconstruction Project

Mr. Even outlined the parameters of the project. Full reconstruct from Woodland to the roundabout. Installation of sidewalk on both sides. Some lighting and crossing improvements as well. Contract to be bid in the spring with project completion in the fall.

Comprehensive Plan Update

Members and Staff discussed the upcoming January 9, public hearing.

ADJOURN

Motion Van Dinter, second Bruskevitz, to adjourn the meeting at 6:46 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: _____

ITEM #2.



**SPECIAL JOINT MEETING OF THE
VILLAGE OF WAUNAKEE PLAN COMMISSION, TOWN OF WESTPORT
PLAN COMMISSION, WAUNAKEE/WESTPORT JOINT PLAN
COMMISSION, VILLAGE PARKS AND RECREATION COMMITTEE, TOWN
PARKS COMMITTEE, AND MIDDLETON/WESTPORT JOINT ZONING
COMMITTEE**

**Waunakee Village Center
333 S. Madison Street Room A
Tuesday, January 9, 2017
6:00 p.m.**

MINUTES

CALL TO ORDER: The meeting was called to order by the Chairs of each committee/ commission at 6:09 p.m.

ROLL CALL

Waunakee PC:

Chris Zellner, Gary Herzberg, Bill Pellino, Brad Zeman, Brian Malich.

Westport PC:

John Van Dinter, Ron Bowen, Mary Manering, Dennis Ruskin, Eileen Bruskewitz, Christopher Ohm, Dean Grosskopf

Waunakee/Westport JPC:

Ken Sipsma, John Van Dinter, Eileen Bruskewitz, Brad Zeman, Brian Malich

Village Parks & Recreation Committee

Gary Herzberg, Chris Zellner, Phil Willems, Brian Malich, Susan Brown, John Pomeranke

Town Parks Committee

Terry Enge, Mark Trotter, Sheldon Schall, Dave O'Malley, Michelle Wing

Middleton/Westport Joint Zoning Committee

Ron Bowen, John Van Dinter, Ed Elskamp, Dean Grosskopf

Also Present: Todd Schmidt, Tom Wilson, Kevin Even, Sue McDade, Bill Frederick, Bryan Kleinmaier, Ed Freer, Jason Valerius, Becky Binz, Glenn Hovde, Bill White, Scott Biba, Brian Munson, Dan & Jackie Healy, Tom Hoch, Tara Tattersall, Maureen Van Dinter, Hillary Pink-Budworth, Pam Hoffman, Rhonda Arries, John Ganser, Roberta Bauman, Ellen Schaaf, John Cuccia, Adam Bently, Don Tierney, and Mike Lawton.



PRESENTATION

A brief presentation was made on the four public hearing documents by Jason Valerius of MSA and Town Administrator Tom Wilson.

PUBLIC HEARINGS OPENED AT 6:35 p.m.

1. Village of Waunakee/Town of Westport Comprehensive Plan
2. Waunakee/Westport Comprehensive Bicycle, Pedestrian, and Outdoor Recreation Plan
3. Dane County Towns Zoning Code
4. Town of Westport Official Map

Mr. Wilson read the written comments and there were comments from the audience. (All forms and comments are attached to the minutes.)

PUBLIC HEARINGS CLOSED AT 6:56 p.m.

WAUNAKEE/WESTPORT JOINT COMPREHENSIVE PLAN DISCUSSION/ ACTION

1. Waunakee/Westport Joint Plan Commission

Motion Bruskewitz, second Zeman, to approve resolution JPC17-01 recommending adoption of the Waunakee/Westport Joint Comprehensive Plan as submitted with amendment as presented by MSA, and with suggested minor changes to language, recommending it to the Village and Town Boards. Motion carried 4-0.

2. Westport Plan Commission

Motion Bowen, second Manering, to approve Town Plan Commission Resolution 17-01 as presented with amendment as presented by MSA and consistent with JPC action. Motion carried 7-0.

3. Waunakee Plan Commission

Motion Pellino, second Herzberg to approve resolution PCR17-01 as presented with changes as recommended by the JPC. Motion carried 5-0.

4. Middleton/Westport Joint Zoning Committee

Motion Grosskopf, second Elskamp, to approve the Resolution presented recommending the Plan to the City Council with amendment as presented by MSA, with suggested minor changes to language, consistent with JPC action, and subject to City Attorney comments. Motion carried 4-0.

WAUNAKEE/WESTPORT COMPREHENSIVE BICYCLE, PEDESTRIAN AND OUTDOOR RECREATION PLAN DISCUSSION/ACTION

ITEM #2.



1. Westport Parks Committee

Motion Trotter, second Schall, to recommend approval of the Waunakee/Westport Joint 2017-2022 Comprehensive Bicycle, Pedestrian, and Outdoor Recreation Plan as presented to the Village and Town Plan Commissions. Motion carried 5-0.

2. Waunakee Parks & Recreation Committee

Motion Willems, second Brown, to recommend approval of the Waunakee/Westport Joint 2017-2022 Comprehensive Bicycle, Pedestrian, and Outdoor Recreation Plan as presented to the Village and Town Plan Commissions. Motion carried 5-0.

3. Waunakee/Westport Joint Plan Commission

Motion Bruskewitz, second Van Dinter, to approve resolution JPC17-02 recommending adoption of the Waunakee/Westport Joint 2017-2022 Comprehensive Bicycle, Pedestrian and Outdoor Recreation Plan as presented. Motion carried 4-0.

4. Westport Plan Commission

Motion Grosskopf, second Manering, to approve Town Plan Commission Resolution 17-02 recommending adoption of the Waunakee/Westport Joint 2017-2022 Comprehensive Bicycle, Pedestrian and Outdoor Recreation Plan as presented. Motion carried 7-0.

5. Waunakee Plan Commission

Motion Pellino, second Herzberg to approve resolution PCR17-02 recommending adoption of the Waunakee/Westport Joint 2017-2022 Comprehensive Bicycle, Pedestrian and Outdoor Recreation Plan as presented. Motion carried 5-0.

DANE TOWNS ZONING CODE DISCUSSION/ACTION

Westport Plan Commission

Motion Bruskewitz, second Grosskopf, to recommend approval of the Dane County Towns Zoning Code as presented with minor non-substantive changes suggested. Motion carried 7-0.

WESTPORT OFFICIAL MAP DISCUSSION/ACTION

Westport Plan Commission

Motion Grosskopf, second Manering, to recommend approval of the Westport Official Map as presented. Motion carried 7-0.

ADJOURN: 7:38 p.m.

Town Parks Committee: Motion Schall, second O'Malley, to adjourn the Town Parks Committee. Motion carried.

Village Parks & Recreation Committee: Motion Willems, second Zellner, to adjourn the Village Parks & Recreation Committee. Motion carried.



Town of Westport Plan Commission: Motion Mannering, second Bowen, to adjourn the Town of Westport Plan Commission. Motion carried.

Village of Waunakee Plan Commission: Motion Malich, second Zeman, to adjourn the Village of Waunakee Plan Commission. Motion carried.

Waunakee/Westport Joint Plan Commission: Motion Bruskevitz, second Zeman, to adjourn the Waunakee/Westport JPC. Motion carried.

Middleton/Westport Joint Zoning Committee: Motion Grosskopf, second Elskamp, to adjourn the Middleton/Westport Joint Zoning Committee. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary Approved: _____

ITEM #2.



Memo

To: Waunakee and Westport Plan Commissions and JPC
From: Jason Valerius
Subject: Suggested land use revision to the Comprehensive Plan
Date: December 29, 2016

During the draft review period, we received stakeholder comments requesting flexibility in the land use designation west of Hwy Q, south of Woodland Drive. The Public Hearing Draft shows a strip of Commercial along the highway and then residential use west of that, and the commenter suggested that there should be allowance for multi-unit residential in the area currently designated Commercial. I concur that this would be an appropriate revision to the plan, with the caveat that residential uses should not be allowed adjacent to the highway. A suggested text addition to the Mixed Use section of the plan follows, and a suggested map revision is attached.

4. Southwest Village Gateway, West of Hwy Q

- a. This site, between Hwy Q and the proposed extension of South Holiday Drive, is suitable for commercial uses, multi-unit residential uses such as apartments or senior housing, or mixed use buildings with upper floor residential and ground floor commercial. The boundary between this area and the adjacent Commercial land use designation along Hwy Q is not precisely defined, but it is the intent of this plan to avoid locating residential uses of any type directly adjacent to Hwy Q in this area. The precise configuration of roads, parcels and uses should be figured out through the development process, during which a neighborhood plan will be required for this area. That plan should demonstrate an appropriate transition of uses from commercial use along the highway to lower-density residential use within the neighborhood.

Offices in Illinois, Iowa, Minnesota, and Wisconsin

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(608) 242-7779 (800) 446-0679

FAX: (608) 242-5664 WEB ADDRESS: www.msa-ps.com

Page 1 of 1

\\manas2\projects\1600s\1630s\1631\01631002\Correspondence\Plan
Commission memo regarding possible land use change 2016_12_29.docx

Kevin Even

From: Jason Valerius <jvalerius@msa-ps.com>
Sent: Monday, November 21, 2016 12:32 AM
To: Kevin Even
Subject: RE: Waunakee Comp Plan Update - Commercial on West Side of CTH Q

Kevin,

I'll defer to you for a response to Mike. He's right that the Commercial designation would not allow residential. We had an earlier iteration that designated the southern portion of that area, south of the church, as mixed use. I still like that option. But I assume Don is interested in the lands north of the church. If there is Village interest in a change, I would rather designate a mixed use area than change the meaning of the commercial designation.

Jason

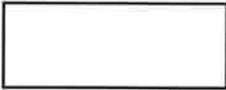
 **Jason Valerius, AICP** | Team Leader
MSA Professional Services, Inc.
+1 (608) 242-6629
  

From: Michael J. Lawton [<mailto:mjlawton@boardmanclark.com>]
Sent: Sunday, November 20, 2016 3:53 PM
To: Jason Valerius <jvalerius@msa-ps.com>; Kevin Even (kevin@waunakee.com) <kevin@waunakee.com>
Subject: Waunakee Comp Plan Update - Commercial on West Side of CTH Q

Jason and Kevin,

I have looked at the provisions in the draft Waunakee Comp Plan Update along the west side of CTH Q south of Woodland to the Village limits. The plan is proposing "commercial" along CTH Q. I looked at the definition in the plan text for "commercial." This would not seem to allow any multi-family in this area as it refers to uses "permitted" in C-1 or C-2. Multi-family is a conditional use in C-1. I am wondering if you can change some of this "commercial" area along the west side of CTH Q to "mixed use", which you placed on part of the Gordie Meffert property on the east side of Waunakee. Or alternatively, the text definition of "commercial" could be amended to make it clear that multi-family can go into the "commercial" areas in the plan. Let me know your thoughts on this. Thanks.

Mike Lawton



Michael J. Lawton
Attorney at Law
mjlawton@boardmanclark.com
Direct: 608-286-7236
Phone: 608-257-9521
Fax: 608-283-1709

MADISON OFFICE
BOARDMAN & CLARK LLP
1 S PINCKNEY ST STE 410
P.O. BOX 927
MADISON, WI 53701-0927

ALTERNATIVE FUTURE LAND USE

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

- LEGEND**
- Alternative Future Land Use
 - Business Park
 - Central Business District
 - West Business District
 - Commercial
 - Mixed Use
 - Institutional
 - Community Residential
 - Rural Residential
 - Parks, Open Space, Environmental Corridors
 - Rural Preservation
 - Development Limitation
 - Village of Waunakee (Aug. 2016)
 - Joint Planning Area Boundary
 - Community Separation Zone
 - Railroad
 - Future Road (approximate)

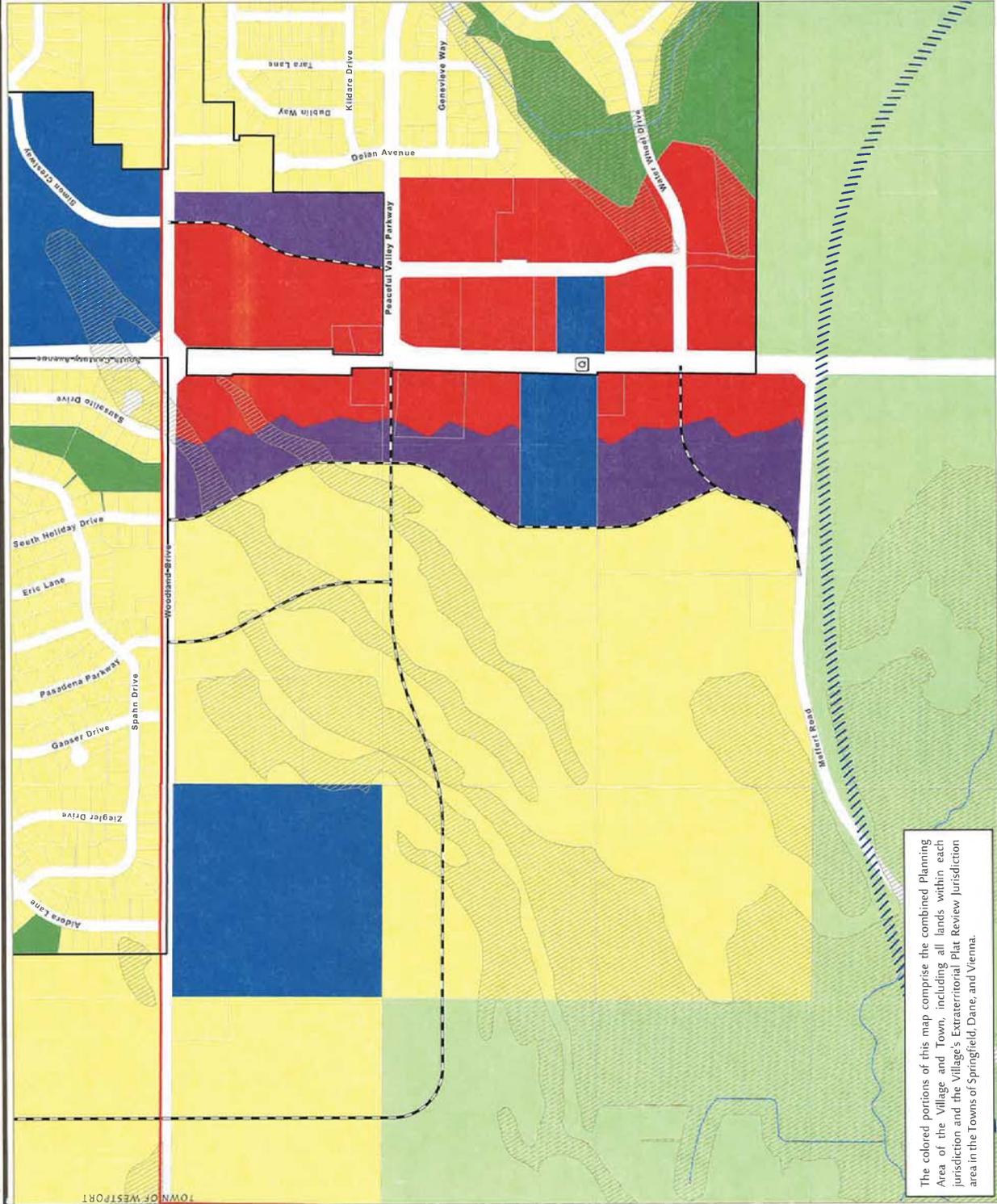
DATA SOURCES:
 BASE DATA PROVIDED BY DANE COUNTY.
 DEVELOPMENT LIMITATIONS ARE A COMBINATION OF WETLANDS,
 FLOODPLAINS, SLOPES GREATER THAN 13%, AND A
 100-FT BUFFER AROUND STREAMS.



VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT DANE COUNTY, WI



Print Date: 12/28/2016



The colored portions of this map comprise the combined Planning Area of the Village and Town, including all lands within each jurisdiction and the Village's Extraterritorial Plat Review Jurisdiction area in the Towns of Springfield, Dane, and Verona.

Printed By: somersec; File: P:\1600\1630\1631\01\02\GIS\0181002_FutureLandUse_AltFuture.mxd

REGISTRATION

ITEM #2.

NAME (PLEASE PRINT): DENISE NOLDEN

ADDRESS: 5587 MARY LAKE RD

REPRESENTING (ORGANIZATION, BUSINESS, SELF, ETC.):

AGENDA ITEM: MAP MISSING GREEN SPACE

SUPPORT _____ OPPOSE _____ UNDECIDED _____

Do you wish to :

SPEAK _____ (LIMIT 5 MINUTES) PROVIDE WRITTEN COMMENTS _____ (MORE SPACE ON BACK)

BE SURE TO ADD GREEN SPACE BEHIND HOMES ON MARY LAKE RD. IT WAS NOT ON ONE OF THE MAPS IN THE PLAN.

This form must be turned in prior to start of meeting. If you wish to speak to the commission members, you must stand at the podium.

REGISTRATION

NAME (PLEASE PRINT): Jacqueline Healy
ADDRESS: Co134 River Rd

REPRESENTING (ORGANIZATION, BUSINESS, SELF, ETC.): Buhler Family

AGENDA ITEM: Community Separation Zone

SUPPORT OPPOSE UNDECIDED

-11- Do you wish to :

SPEAK (LIMIT 5 MINUTES) PROVIDE WRITTEN COMMENTS (MORE SPACE ON BACK)

**This form must be turned in prior to start of meeting.
If you wish to speak to the commission members, you must stand at the podium.**

PUBLIC HEARING REGISTRATION

Name (please print) Dan & Jacqueline Healy

Address 6134 River Rd.

City Waunakee

Representing (organization, business, self, etc.) Buhler Family

Subject Community Separation Zone.

Please check appropriate boxes:

- Support
- Oppose
- Wish to speak
- Available for information
- Register only

Turn completed form in prior to meeting.

Speaking limit - 5 minutes. Please write comments below.

Comments: _____

ITEM #2.

**Village of Waunakee and the Town of Westport.
Final Draft Public Hearing for Future Land Use
January 9th, 2017
6:00 p. m.
Village Center**

**Hello my name is Jacqueline Healy. I live at
6134 River Rd, Waunakee WI. with my husband
Dan and our 2 Children.**

**My brother lives just west of us on the shared
driveway off River Rd. My other brother John
Buhler has lived in the Farm House at 4790 Hwy
19 , Deforest WI. for 59 years.**

We are three of six brothers and sisters.

**My Mother and Father have both passed away.
There Farm Land that has been put into the
Community Separation Zone, is our Parents &
Grandparents legacy to our families and to our
children. The land has been in my Parents name
for over 60 years.**

There is a total 160 acres which is owned by the family.

The land is our savings account for our families future. With the restrictions being put on the land you are taking that away from our families for reasons that are political.

No notice, call or contact was received by us during this “planning” process. We were not notified that this was taking place and that the result would be to place our families land in an essentially a no build area. Again we were never notified or even considered in this “planning” process. It was not until my husband Dan went to the Town Hall 3 weeks ago that we discovered what was going on. We were very surprised that this could happen. We find that the results of this process is to discard the potential this land has for our families. We should have been considered in the “planning” process.

What you are doing in effect, is stealing the potential for our families land and our savings

ITEM #2.

account. Our family owns the land and you are taking away the potential to develop the land because of this social engineering you are doing with this agreement. We the taxpayers of Westport were never a part of nor were we even considered in your “planning” process.

Our property is prime development land, being on both sides of Hwy. 19 and River Rd. We own three corners of that intersection and as I said before there are 160 acres of land.

We also believe we have rights to hook up to the sewer interceptor which runs thru the area. Which we believe was given to our parents by the MMSD. (madison metro sewer division)

I ask that you take our families land out of the Community Separation Zone because Waunakee and Westport are already joined together. There is no separation between the two.

Thank you for listening and please take the time to consider us.

I am giving you a copy of this and would like it to be a part of the public record.

Thanks Again

REGISTRATION

NAME (PLEASE PRINT): Hillary Pink-Budworth

ADDRESS: 1408 Spahn Dr.

REPRESENTING (ORGANIZATION, BUSINESS, SELF, ETC.): _____

AGENDA ITEM: _____

SUPPORT _____ OPPOSE _____ UNDECIDED _____

Do you wish to:

SPEAK _____ (LIMIT 5 MINUTES) PROVIDE WRITTEN COMMENTS _____ (MORE SPACE ON BACK)
Attending just to be informed of what happens

**This form must be turned in prior to start of meeting.
If you wish to speak to the commission members, you must stand at the podium.**

REGISTRATION

ITEM #2.

NAME (PLEASE PRINT): William F. White

ADDRESS: 2708 Lakeland Ave Madison

REPRESENTING (ORGANIZATION, BUSINESS, SELF, ETC.): Tom Hoch

AGENDA ITEM: Comp Plan Amendment

SUPPORT OPPOSE X UNDECIDED

Do you wish to :

SPEAK (LIMIT 5 MINUTES) PROVIDE WRITTEN COMMENTS (MORE SPACE ON BACK)

**This form must be turned in prior to start of meeting.
If you wish to speak to the commission members, you must stand at the podium.**

REGISTRATION

NAME (PLEASE PRINT): Brian Munsen

ADDRESS: 170 East Lakeside St. Madison, WI

REPRESENTING (ORGANIZATION, BUSINESS, SELF, ETC.): Tom Hoch

AGENDA ITEM: Comp. Plan Amendment

SUPPORT OPPOSE UNDECIDED

Do you wish to :

SPEAK (LIMIT 5 MINUTES) PROVIDE WRITTEN COMMENTS (MORE SPACE ON BACK)

**This form must be turned in prior to start of meeting.
If you wish to speak to the commission members, you must stand at the podium.**

ITEM #2.



VANDEWALLE & ASSOCIATES INC.

To: Village of Waunakee/Town of Westport Joint Planning Committee
From: Brian Munson
Mike Slavney
CC: Tom Hoch
Bill White
Date: Monday, January 09, 2017
Re: Highway 113/River Road/Bong Road Property Analysis

The update to the Joint Waunakee/Westport Comprehensive Plan seeks to build upon the character and quality life for the Town and Village through creating a guideline for future growth of both communities. Maintaining a strong balance of development and character preservation, this document update will determine the development patterns of the region for the next decade and longer.

Having reviewed the plan on behalf of the Hoch Properties ownership, we believe that the overall plan is an excellent approach towards the implementation of the region, but that the area east of Highway 113 identified for Community Separation Area could be refined to be more effective in the long term. The attached analysis and concept plans seek to balance development with preservation solutions within the Bong Road/River Road/Highway 113 area that could achieve a win for the municipalities and property owners while implementing the goals of orderly development, community character, and community separation.

Village of Waunakee Growth

The plan anticipates the Village of Waunakee population to increase by 45% by the year 2040, adding approximately 5,400 additional residents. The draft Comprehensive Plan identifies 1157 acres of new residential development, which would have to be developed at a density of 4.5 dwelling units per developable acre to accommodate the new growth, with some additional growth being accommodated through redevelopment.

This acreage currently shown for residential development is likely inadequate to accommodate the projected growth based upon several factors:

- 1.) The historic dwelling units per acre for plats has trended towards less than 4.5 acres per developable acre due to a combination of market demand, municipal preference, and environmental constraints (stormwater, wetlands), and parkland dedication.
- 2.) Property availability constraints will limit when and if properties are available for development. Properties designated for development may have willing sellers, but some may or may not be available for development within the plan horizon
- 3.) Redevelopment will accept some of the development pressure; however, due to the limited redevelopment sites within the community and the need to keep development in character with the surrounding neighborhoods redevelopment should not be depended upon to achieve significant unit counts.
- 4.) The anticipated growth within the Village and Town will place additional pressure on the Waunakee School District which will need additional sites to accommodate future student populations. These sites would further reduce the land available for accommodation of future residential development.
- 5.) Development of residential areas will also facilitate the need to further evaluate park and open space needs for the community at a neighborhood and community wide scale. These facilities could be designed in concert with stormwater and environmental protection areas but would also impact the availability of lands for residential development.

We recommend that the plan identify additional development areas to allow for consideration of property availability, desired development densities and non-residential community needs. Mapping these development areas should look at location of prime soils (approximately 58% of the currently mapped areas are prime), transportation efficiency (access to community and surrounding destinations) and desired community separation. These areas could be shown as future development growth areas to allow for contiguous development and encourage logical development phasing.

The area east of 113 between Bong Road and River Road would be a logical development area as it was previously designated for long term growth, is readily served by utilities, large portions are already annexed to the Village, and has a lower portion of prime agriculture soils than the areas north and west of the Village.

Community Separation

There is broad support for maintaining separations between Waunakee/DeForest/Madison growth areas; however, creating separations that are based upon physical and defensible separations will be key to creating permanent solutions. The current draft plan relies on Highway 113, the future north beltline corridor, as an eastern boundary to the Village. Roadways have historically been only temporary community boundaries and there are numerous examples locally and nationally where they have only delayed community growth and rarely contained it.

ITEM #2.

The Hoch lands offer a unique opportunity to create a functional and permanent break in the development pattern through the integration of the following components:

1.) Topography

The north/south ridgeline between Bong Road and River Road forms a physical and psychological separation between the Village of Waunakee and Town of Westport. Properties west of the ridge are visually tied to the Village through the viewshed exposure to 113 and the development west of 113. Properties east of the ridge are more closely associated with the rural character extending to the Yahara River corridor and River Road.

This ridgeline also creates a functional utility break as the properties east of the ridge would require significant utility extensions or lift stations to connect with the utility extensions from Waunakee. This additional cost and functional system difference would be key to prohibiting urban development east of the ridge.

Integration of a “Horizon Protection Area” which would create a buffer zone and landscape planting area along the ridgeline could further reinforce the visual separations between urban and rural areas.

2.) Utility Extension break

The Hoch Properties ownership from Bong Road to River Road could create a plat that would not extend any street or utility lines east of their land holdings; thereby creating a permanent eastern edge to the Village.

3.) Permanent Open Space Connections

Integration of open space and utilization of the horizon protection area could create a permanent and publically dedicated corridor from River Road to Bong Road. This corridor could be used for buffer plantings and trail connections that could be extended north of Bong Road through the Natural Heritage Land Trust potentially connecting from the Yahara Heights County Park all the way to the Dane County Law Enforcement Training Center north of Highway 19.

Community Gateway

The area adjoining Highway 113 from Kennedy Drive to River Road forms a key gateway from Madison to the Waunakee/Westport area. The future North Beltline alignment will further impact this area creating both opportunities and challenges for the adjoining properties.

Three techniques for repositioning this gateway are integrated into the concept plans:

1.) River Road/Kennedy Road Re-Alignment

The current offset intersections of Kennedy Drive and River Road will be significantly impacted by the future implementation of the north beltline. Realigning River Road to meet Kennedy could create a new intersection point that could tie the two halves of the town together with a permanent east west corridor. This realignment would avoid the environmental impacts north east of the current River Road/113 intersection, increase the physical separation from the 113/Northport Road/Highway M intersection, and

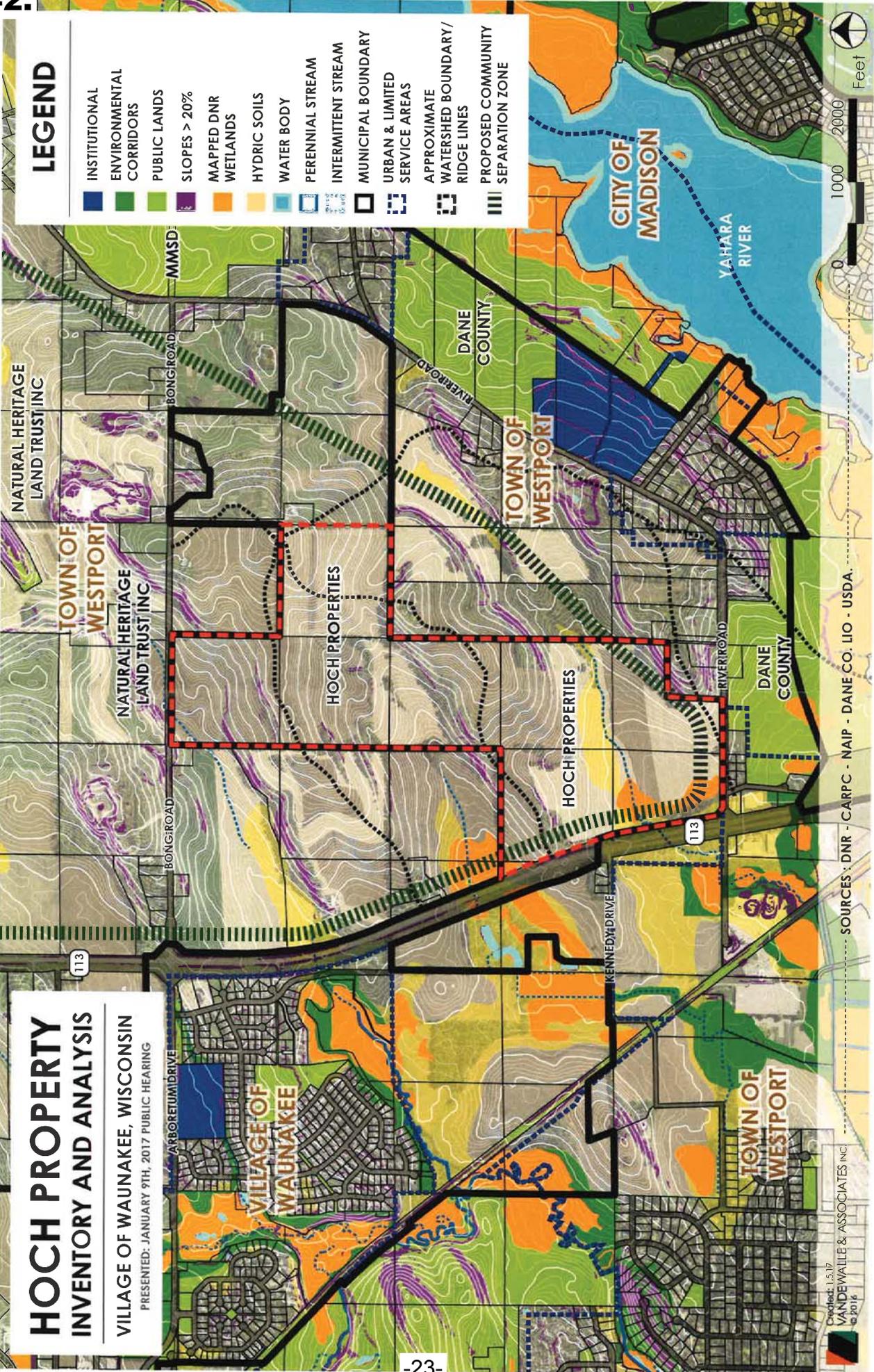
create a significant deflection to the River Road (discouraging cut-through traffic from 113 to 19).

2.) Environmental Corridor/Stormwater Management

Combining wetland protection with some regional stormwater could create a permanent green gateway between the communities; further defining the Westport/Waunakee separation.

3.) Community Gateway Development

Development of the remaining southern valley of the Hoch lands could incorporate compatible development formats spanning from Technology Employment similar to the property immediately west of 113, regional park facilities similar to Redan Park in Verona, or a school site serving both communities. These facilities would reinforce the community gateway through larger open space focused development formats and a focus on community supporting facilities.



HOCH PROPERTY INVENTORY AND ANALYSIS

VILLAGE OF WAUNAKEE, WISCONSIN
 PRESENTED: JANUARY 9TH, 2017 PUBLIC HEARING

LEGEND

- INSTITUTIONAL ENVIRONMENTAL CORRIDORS
- PUBLIC LANDS
- SLOPES > 20%
- MAPPED DNR WETLANDS
- HYDRIC SOILS
- WATER BODY
- PERENNIAL STREAM
- INTERMITTENT STREAM
- MUNICIPAL BOUNDARY
- URBAN & LIMITED SERVICE AREAS
- APPROXIMATE WATERSHED BOUNDARY/ RIDGE LINES
- PROPOSED COMMUNITY SEPARATION ZONE

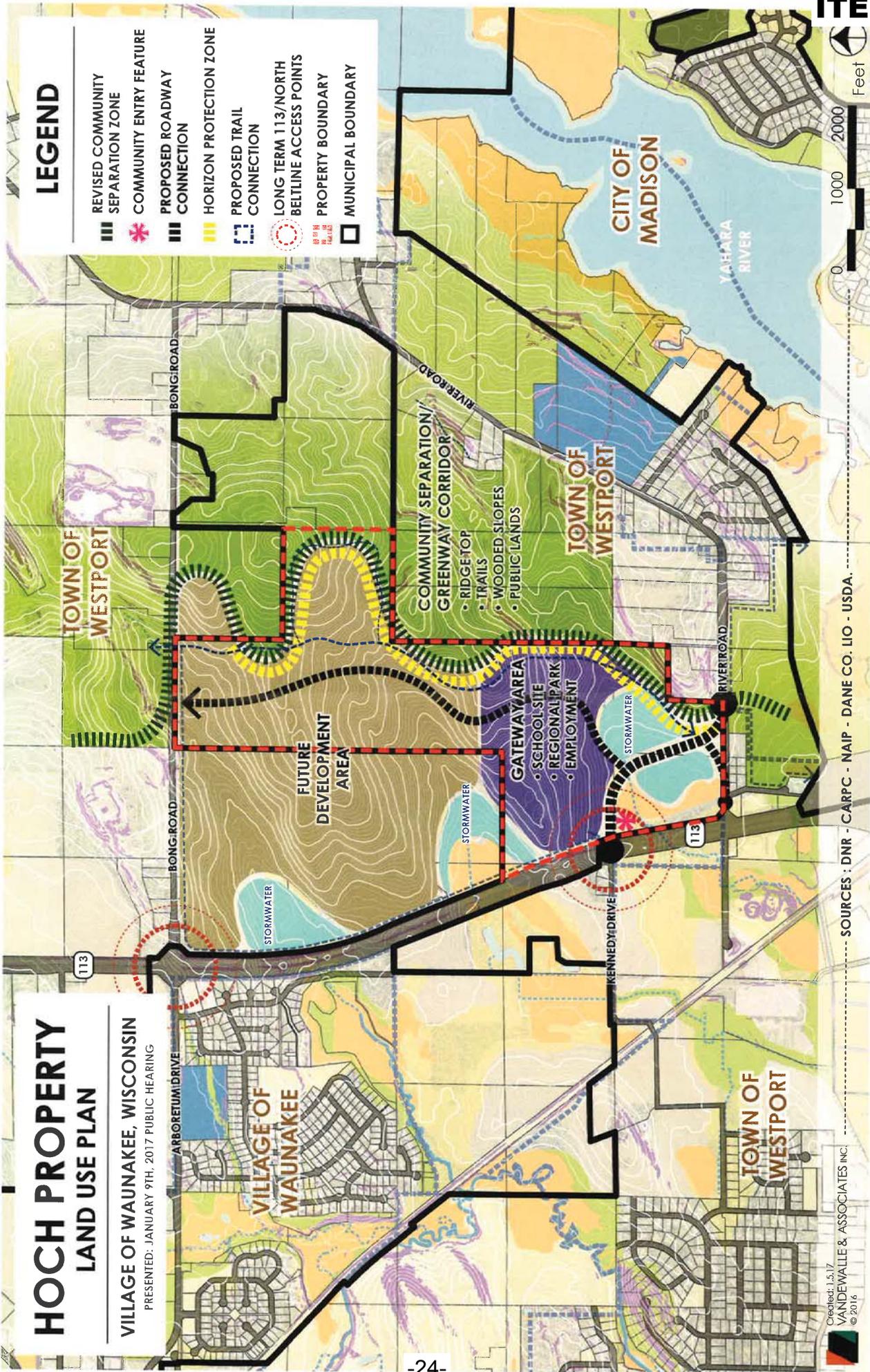


SOURCES: DNR - CARPC - NAIP - DANE CO. LIO - USDA.

Created: 1.5.17
 VANDEWALLE & ASSOCIATES INC.
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HOCH PROPERTY LAND USE PLAN

VILLAGE OF WAUNAKEE, WISCONSIN
PRESENTED: JANUARY 9TH, 2017 PUBLIC HEARING



LEGEND

- REVISED COMMUNITY SEPARATION ZONE
- COMMUNITY ENTRY FEATURE
- PROPOSED ROADWAY CONNECTION
- HORIZON PROTECTION ZONE
- PROPOSED TRAIL CONNECTION
- LONG TERM 113/NORTH BELTLINE ACCESS POINTS
- PROPERTY BOUNDARY
- MUNICIPAL BOUNDARY



SOURCES : DNR - CARPC - NAIP - DANE CO. LIO - USDA.

Created: 1.5.17
VANDEWALLE & ASSOCIATES INC.
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REGISTRATION

NAME (PLEASE PRINT): Maureen Van Dierke

ADDRESS: 5025 Bong Road

REPRESENTING (ORGANIZATION, BUSINESS, SELF, ETC.): _____

AGENDA ITEM: Total Plan

SUPPORT OPPOSE _____ UNDECIDED _____

Do you wish to: _____

SPEAK _____ (LIMIT 5 MINUTES) PROVIDE WRITTEN COMMENTS _____ (MORE SPACE ON BACK)

**This form must be turned in prior to start of meeting.
 If you wish to speak to the commission members, you must stand at the podium.**

PUBLIC HEARING REGISTRATION

Name (please print) Rhonda Amies

Address 5106 Reynolds Ave

City Wauwatosa

Representing (organization, business, self, etc.) self

Subject Fat tire bikes

Please check appropriate boxes:

- Support
- Oppose
- Wish to speak
- Available for information
- Register only

Turn completed form in prior to meeting.

Speaking limit - 5 minutes. Please write comments below.

Comments: _____

A neighbor asked me to inquire about
fat tire bike restrictions specifically posted
during winter months to not ride on
Gov Nelson's groomed XC ski trails.

REGISTRATION

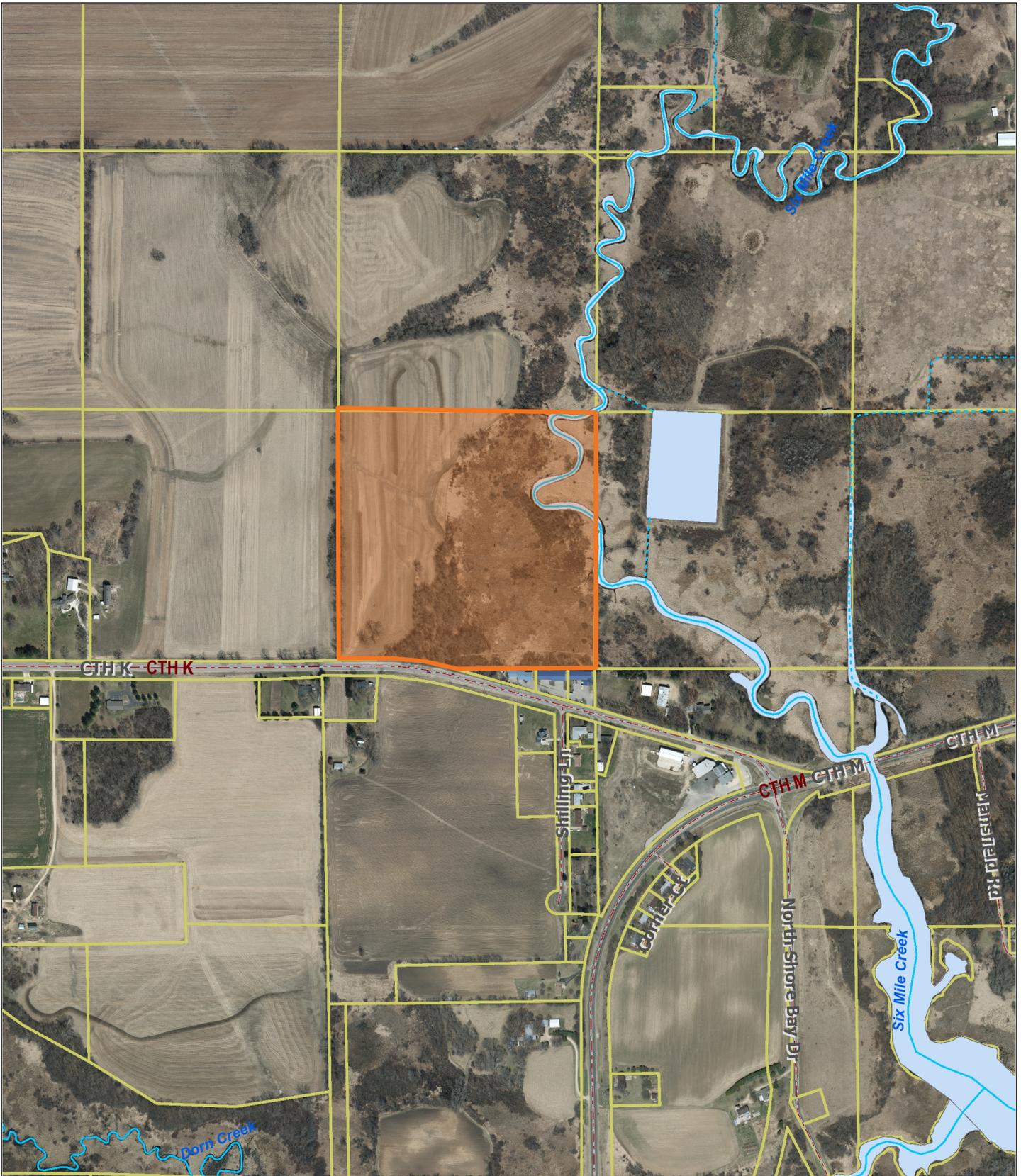
NAME (PLEASE PRINT): Ron Trachtenberg
 ADDRESS: 10 East Dohy St # 900 New Haven
 REPRESENTING (ORGANIZATION, BUSINESS, SELF, ETC.): Love Star Holdings LLC
 AGENDA ITEM: Comp Plan

SUPPORT X OPPOSE _____ UNDECIDED _____

Do you wish to :

SPEAK X (LIMIT 5 MINUTES) PROVIDE WRITTEN COMMENTS _____ (MORE SPACE ON BACK)

**This form must be turned in prior to start of meeting.
 If you wish to speak to the commission members, you must stand at the podium.**



Proposed CTH K Preschool

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" = 694'

VILLAGE OF WAUNAKEE

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

Print Date: 2/8/2017

ITEM #1.

Westport Early Childhood Learning Center Proposal

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. Little Explorers is a nationally accredited early childhood learning center that offers children unique learning experience to foster strong foundations and a passion for learning in young children. Its 7 acre campus includes organic 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 9 years to educate over 200 children per year, a staff of 48 employees and a wait list that hit over 160 children last year.

I am interested in building a new preschool called "Inspire" with a similar business model in the Waunakee area to support the local resident's interest in high quality education for their children. I am requesting your initial thoughts towards a land purchase of 40 acres on HWY K and the 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.

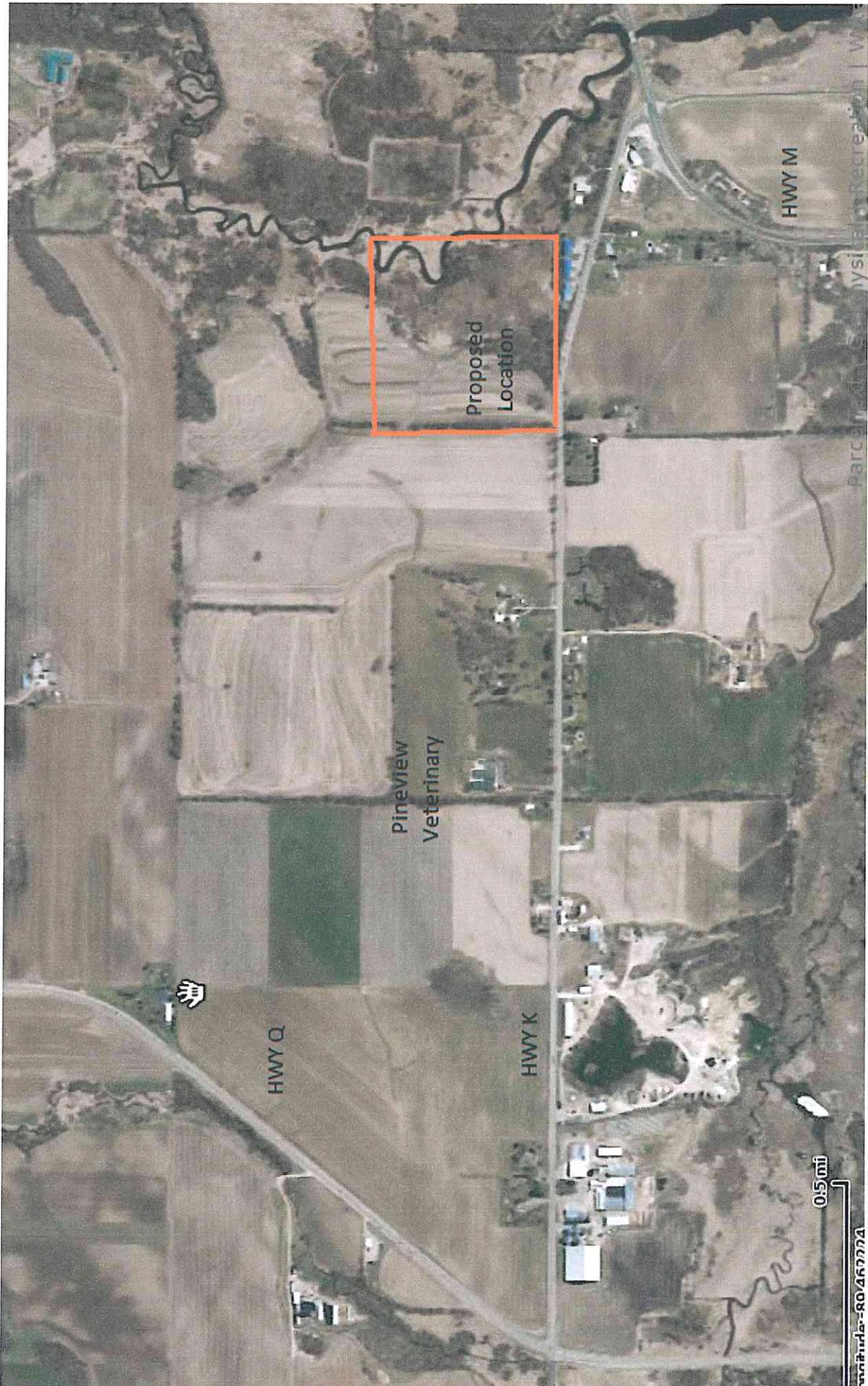
Attached is a very early potential site layout and area map to help identify the location of proposed property for sale. My vision is for a somewhat modern looking facility with a very professional and exclusive look similar to the Pineview Veterinary Clinic and Resort just 3 parcels away. Please feel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

Thank you for your consideration,

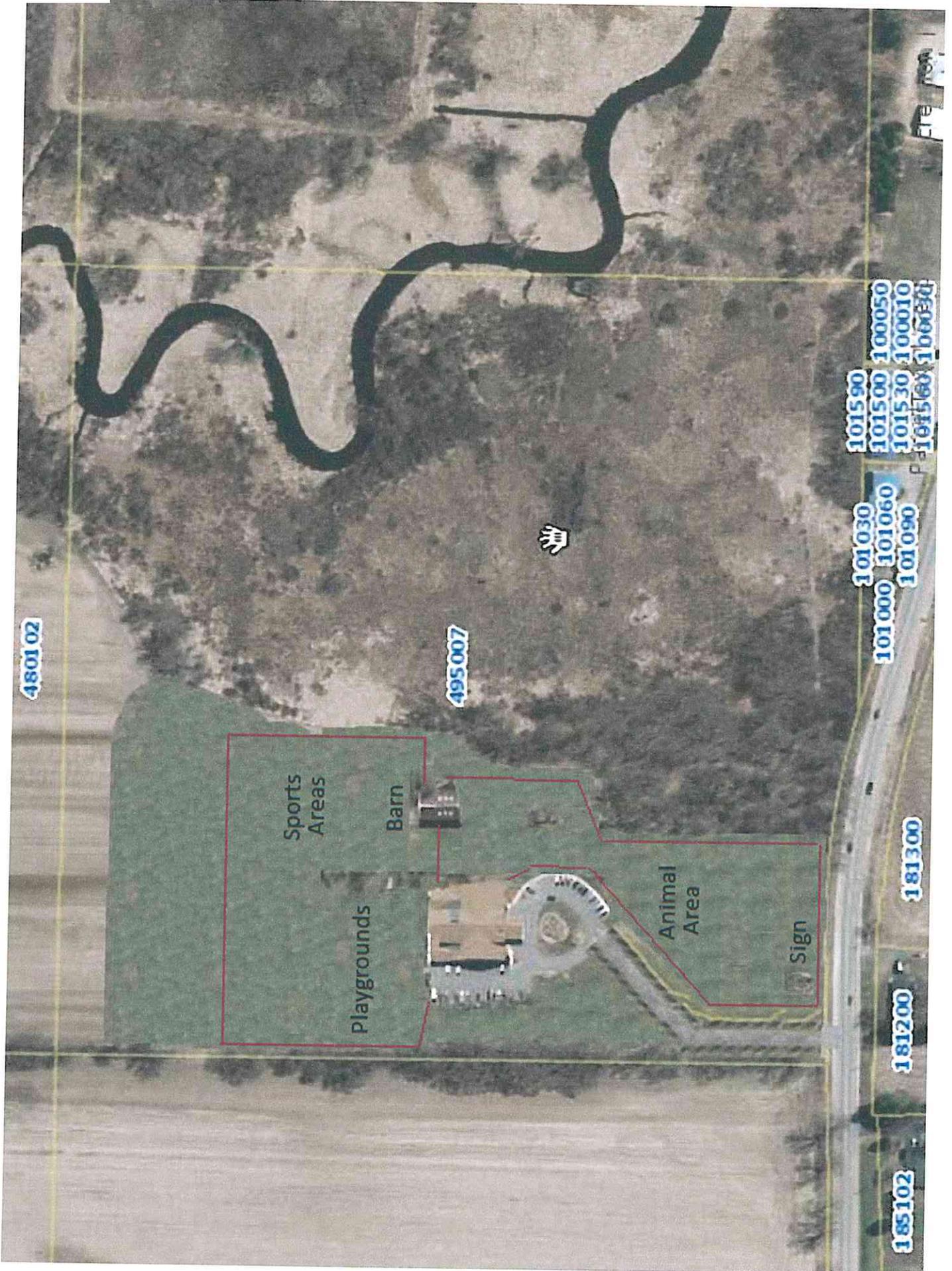
Bob Davis

(608) 234-8868

Davis1043@sbcglobal.net



ITEM #1.





Proposed Doggie Daycare



VILLAGE OF WAUNAKEE

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

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" = 347'

Print Date: 2/8/2017

ITEM #2.

Casandra Rackow
109 Acewood Blvd
Madison, WI 53714
(608)-216-3870
crackow12@gmail.com

To whom this may concern:

Good morning, my name is Casandra Rackow. I'm interested in opening a dog daycare and boarding facility at 5371 Farmco Dr. I have over 5 years of experience in the dog daycare industry, 3 of which were in a management role. I am interested in opening my own business near the North side of Madison.

Farmco Dr. would be a wonderful location for people living on the North side of Madison, as well as those in Westport, Waunakee, Windsor, etc. For added convenience, this location is conveniently close to the airport and Madison Area Technical College. There are multiple dog daycares located in Madison, but few of them offer overnight boarding in addition to the daycare. This is what mostly sets my business apart from my competitors. If people living in the area have an interest in taking their dogs to daycare they would need to travel across Madison to do so and most likely further to find a daycare that offers overnight boarding.

My philosophy of dog daycare is to offer a very controlled, safe setting. There will be one staff member for every 10 dogs. This allows for a very safe environment and allows for easy noise control while still having fun. Dogs are animals and therefore some occasional barking is to be expected, however it should never be constant. This creates stress for the other dogs as well as the caretakers. In addition to the small groups, I would like to add a solid wooden or vinyl fence to the outdoor space. This adds a visual barrier which helps significantly when the dogs are outside preventing them from seeing people and cars.

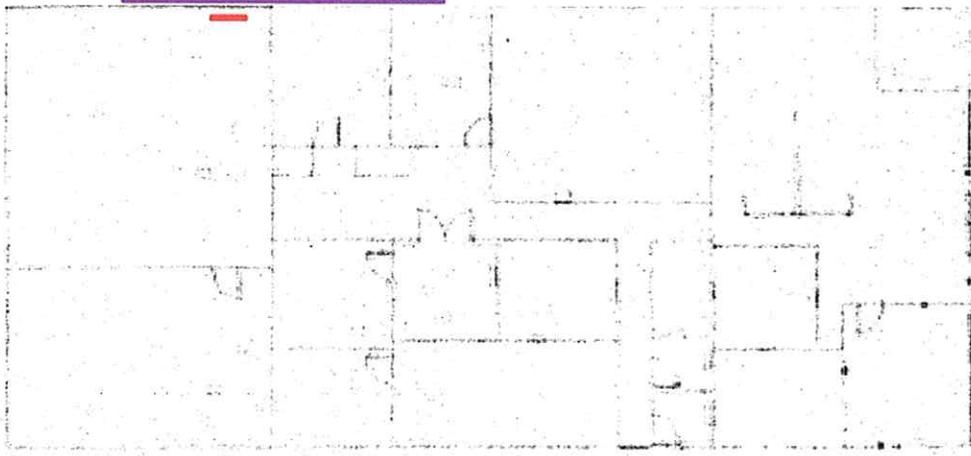
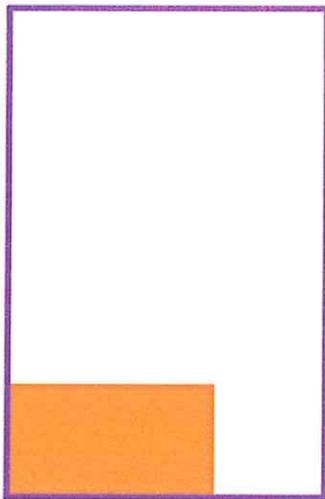
I do not need to alter the outside of the building aside from adding a 10ft x 16ft concrete slab on the right side exit of the building inside of a fenced in area. (Please refer to building floor plan.) The fenced in area has yet to be determined.

The daycare hours will be 6 am- 6:30 pm. Customers will need to drop off and pick up their dogs but can easily use off street parking. There will be about 45-50 cars coming and going during pick up and drop off times, however there is rarely ever more than 2-3 people picking up their dogs at any given time.

I would love the opportunity to discuss my business further with you! Thank you for your time.

Sincerely,
Casandra Rackow

ITEM #2.



-  Outdoor Fencing
-  Concrete Slab
-  Exit Door