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**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT  
JOINT PLAN COMMISSION  
5387 MARY LAKE RD, WESTPORT  
June 14, 2016 - 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 Bruskewitz, Pat McGowan, Mark McGuire,  
Brad Zeman

**MINUTES**

1. May 10, 2016

**PUBLIC COMMENT**

**NEW BUSINESS**

1. Public Hearing & Discussion/Recommendation on Amendment to the General Development Plan, Kilkenny Farms Lot 263/264
2. Public Hearing & Discussion/Recommendation on Amendment to Village Comprehensive Plan for Kilkenny Farms Lot 263/264 GDP
3. Public Hearing & Discussion/Action on CSM & Rezone for Jay Williamson, 5770 STH 113, Town of Westport
4. Discussion/Recommendation to the Waunakee Board of Appeals on a Request for Variance to the Maximum Allowable Square Footage for an Accessory Building, 5570 River Road, Waunakee/Westport ETZ
5. Discussion/Action on Waunakee Intermediate School Sign, 6273 Woodland Drive, Town of Westport
6. Discussion/Action on Changing Regular Meeting Date to the Tuesday After the Second Monday of the Month to Coordinate with the Village and Town Plan Commission Meetings
7. Comprehensive Plan Update

**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 12, 2016.*

## 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 10, 2016, 6:00 p.m. at the Town of Westport Community Room, 5387 Mary Lake Road, Town of Westport.

#### **CALL TO ORDER**

Mr. Sipsma called the meeting to order at 6:00 p.m.

Members Present: Ken Sipsma, John Van Dinter, Eileen Bruskewitz, Pat McGowan, Brad Zeman, Mark McGuire

Members Absent: None

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Bryan Kleinmaier, Ed Freer, Dean Grosskopf, Kyo Ladopoulos, Ryan Frank, Wes Reynolds, Jason Valerius, Don Tierney, Jerry Tierney, Mike Lawton.

#### **APPROVAL OF MINUTES**

Motion McGown, second Zeman, to approve the minutes from the April 12, 2016 Joint Plan Commission meeting. Motion carried.

#### **PUBLIC COMMENT**

None

#### **NEW BUSINESS**

##### **Initial Consult, Jay Williamson CSM & Rezone, STH 113, Town of Westport**

Mr. Wilson introduced the applicants plan to preserve existing home site and sell the remaining land to the adjacent farmer. Mr. Williamson was told to work with staff on a formal submittal.

##### **Initial Consult, North Oak Gourmet Meats, 5371 Farmco Dr., Town of Westport**

Applicant asked to be taken off the agenda.



**Initial Consult, Kilkenny Farms GDP Amendment for Lot 263/264, Village of Waunakee**

Mr. Even presented the request to amend the original GDP for these lots to allow for a convenience store on lot 264 instead of lot 263. Mr. Even stated that the Village Plan Commission had no objections and were in favor of the change. No action necessary at this time.

**Discussion/Action on Waunakee Community Bank Site Plan/SIP Amendment, Village of Waunakee**

Motion McGowan, second Zeman, to approve the Site Plan/SIP for the Waunakee Community Bank subject to all staff comments resolved to the satisfaction of the Village Engineer. Motion carried.

**Discussion/Action on Site Plan for Lot Adjacent to Trader Gus Shell**

Mr. Wilson discussed the changes recommended by the Town Plan Commission. Motion Van Dinter, second Bruskewitz, to confirm the recommendation made by the Town Plan Commission. Motion carried.

**Comprehensive Plan Update and Draft Plan Review**

Jason Valerius of MSA presented the results of the first survey, and a first draft of Chapter 4. Members gave feedback. Mr. Valerius will return with the results of the second survey at a future meeting.

**ADJOURN**

Motion McGowan, second Zeman, to adjourn the meeting at 7:45 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

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

# ITEM #1.

## **AMENDMENT TO GENERAL DEVELOPMENT PLAN FOR LOTS 263 AND 264, KILKENNY FARMS, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN**

Kilkenny Farms, LLC, a Wisconsin limited liability company (“Developer”), owner of Lots 263 and 264, Kilkenny Farms, Village of Waunakee, Dane County, and being the Developer of the plat of Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin, hereby submits the following Amendment to the General Development Plan for the development of Lots 263 and 264, Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin, for approval pursuant to the Waunakee Zoning Code:

1. **Land Subject to this Amendment to General Development Plan.** The real property subject to this Amendment to General Development Plan consists of: Lots 263 and 264, Kilkenny Farms, Village of Waunakee, Dane County, Wisconsin.
2. **Document Being Amended.** This Amendment modifies the General Development Plan (GDP) dated April 16, 2013, approved by the Village Board of the Village of Waunakee on March 18, 2013, and recorded on May 15, 2013, as Document No. 4987682.
3. **Permitted Uses – Zone 2.** The following amendment shall be made to the Permitted Uses – Zone 2 in section 8 of the GDP:

**Delete paragraph (f) relating to convenience stores.**

4. **Permitted Uses – Zone 3.** The following amendment shall be made to the Permitted Uses – Zone 3 in section 9 of the GDP:

**Add a new paragraph (i) to section 9 to read as follows:**

- (i) **Convenience store (including car washes, gas pumps and alternative fuel dispensing equipment), but such use shall be subject to the following requirements:**
  - (1) **The convenience store shall be required to have the highest level of architectural design for such use, including a four-sided exterior building design;**



- (2) The design and building materials for the convenience store shall be subject to approval by the architectural review committee appointed by the Joint Planning Committee;
  - (3) The Developer shall be required to provide examples to the architectural review committee of the level of architectural design that will be required by the Developer on all uses on the balance of Lot 263 that is not used for such convenience store, including four-sided exterior building designs, which level of architectural design shall be satisfactory to the architectural review committee, and future development on the balance of Lot 263 shall be required to be consistent with such approved level of architectural design; and
  - (4) The Developer (or a purchaser from Developer) shall be required to commence construction of at least one more building on Lot 263, in addition to the convenience store, within three (3) years after the issuance of a building permit for the convenience store, which building shall be located in the southwesterly portion of Lot 263.
5. **No Other Amendment.** There will be no other amendment to the GDP without the approval of the Village of Waunakee. The GDP shall remain in full force and effect without change, except as otherwise provided herein.

Dated this \_\_\_\_ day of June, 2016.

**KILKENNY FARMS, LLC**

By: \_\_\_\_\_  
Donald C. Tierney, Manager

By: \_\_\_\_\_  
Joanne K. Tierney, Manager

**ITEM #1.**

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF DANE )

Personally came before me this \_\_\_\_ day of June, 2016, the above named Donald C. Tierney and Joanne K. Tierney, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_.

## CERTIFICATION OF APPROVAL

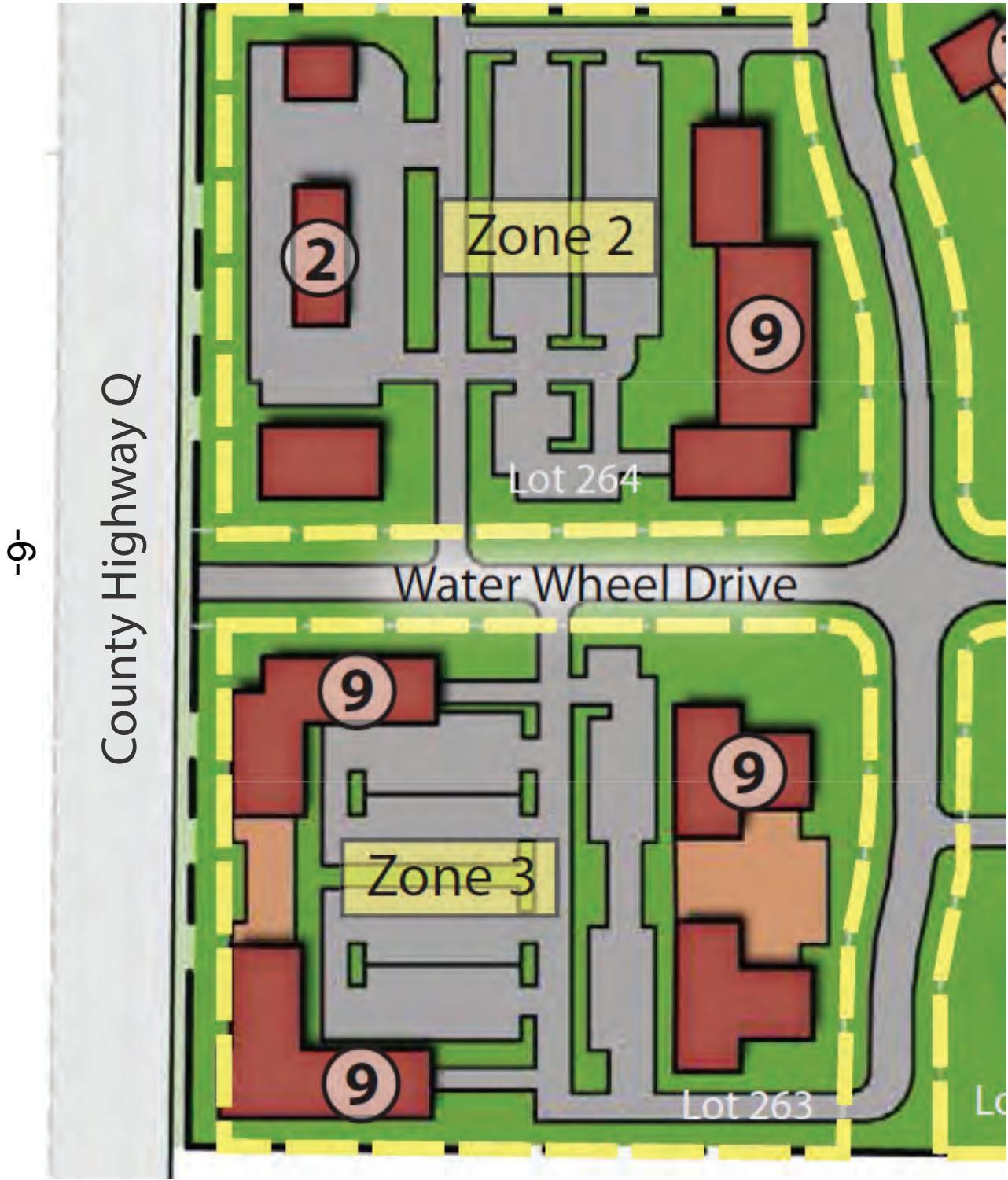
The aforesaid Amendment to General Development Plan was approved by the Village Board of the Village of Waunakee on June \_\_\_\_\_, 2016.

Dated this \_\_\_\_\_ day of June, 2016.

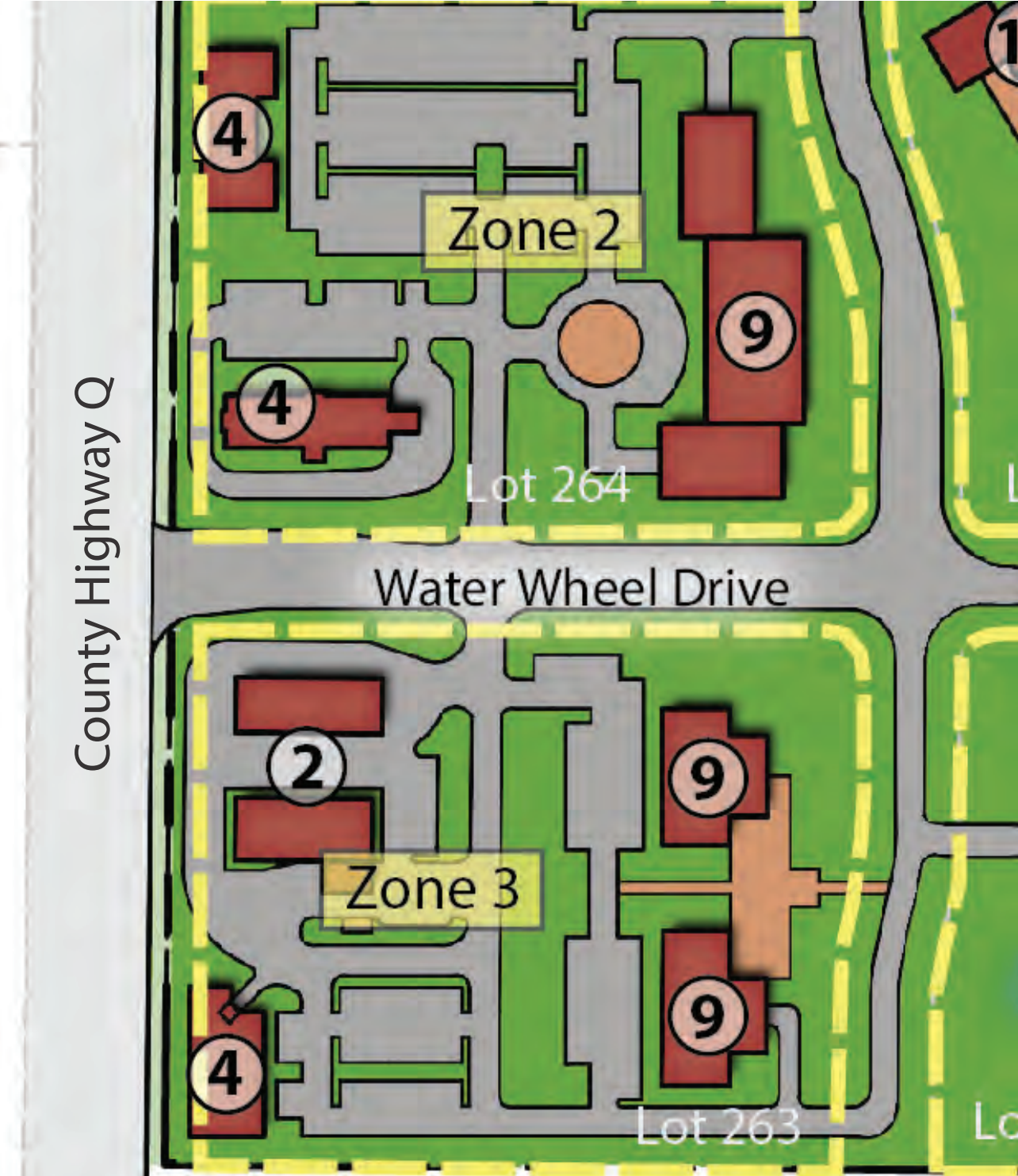
Julee Helt, Village Clerk

This instrument drafted by and to be returned to:  
Michael J. Lawton  
PO Box 927  
Madison, WI 53701-0927

Kilkenny Farms Commons  
GDP Modification-Comparison 2013 vs. 2016



**General Development Plan**  
February 18th, 2013

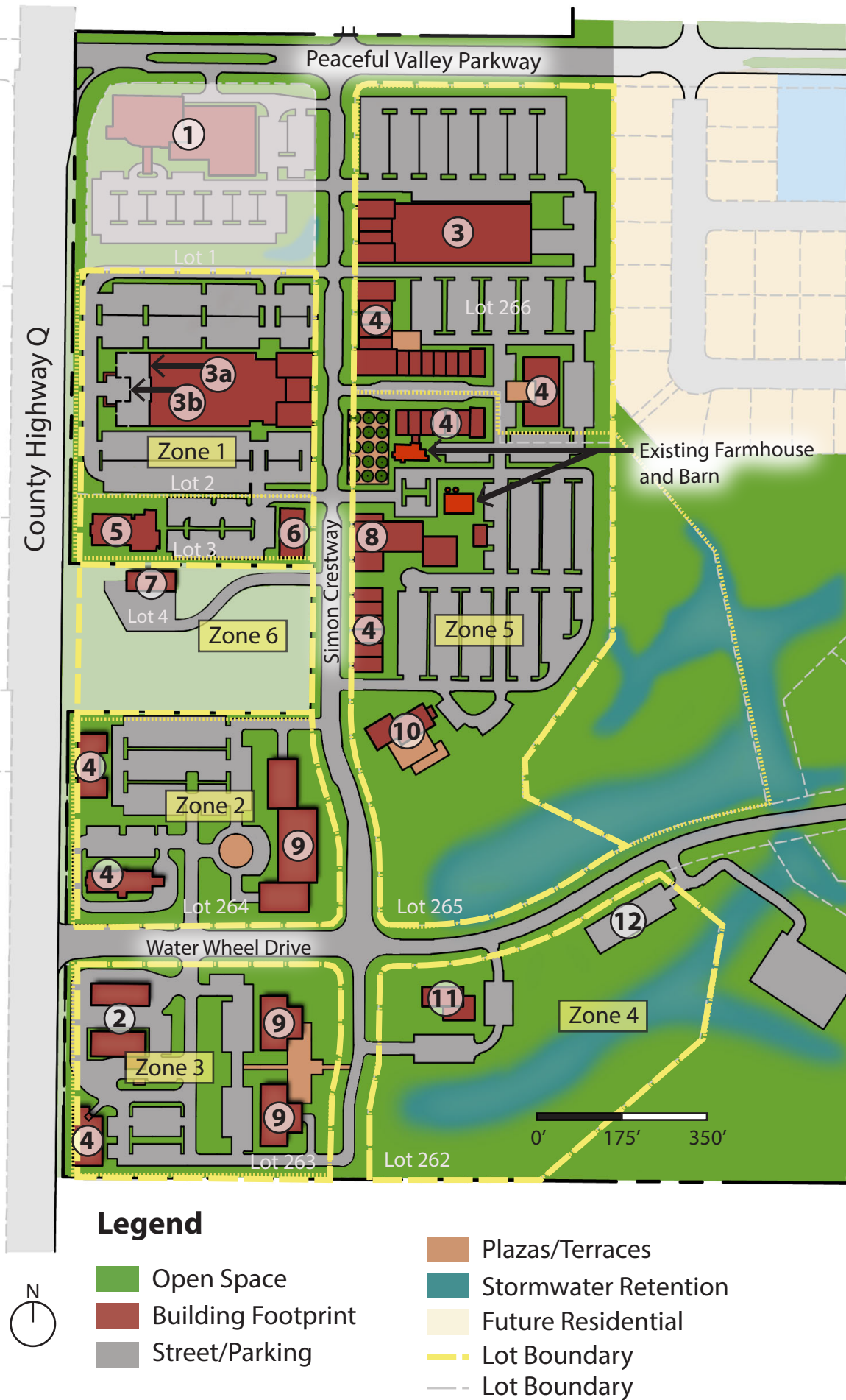


**General Development Plan**  
Updated June 9th, 2016

Drawings not to a specific scale







Attachment A- 1

Zone #	Lot #	Size (SF and AC)	Gross Floor Area (Max) <sup>C</sup>	Total Parking Spaces	Parking Spaces Per 1,000 SF	Open Space	Floor Area Ratio
1	2,3	284,010 SF 6.52 AC	64,168 SF <sup>DF</sup>	370	5.77	67,150 SF	0.23
2	264 <sup>G</sup>	222,467 SF 5.12 AC	52,500 SF	214 <sup>A</sup>	4.10	100,053 SF	0.24
3	263	227,121 SF 5.21 AC	42,000 SF	176 <sup>A</sup>	4.20	102,725 SF	0.18
4	262	182,468 SF 4.19 AC	8,000 SF <sup>C</sup>	46	5.75 <sup>E</sup>	258,854 SF	0.04
5	266, 265	819,002 SF 18.80 AC	Retail: 99,951 SF Restr: 250 seats Hotel: 50 Rooms	Retail: 517 Restr: 125 Hotel: 50	5.17 retail .5/restr seat 1/hotel room	325,571 SF	0.13
6	4	147,847 SF 3.39 AC	Existing Church: 4,042 SF	40 +/-	9.90	128,687 SF	.03
Total <sup>D</sup>		1,882,915 SF 43.22 AC	322,645 SF	1,730 <sup>B</sup>	5.36	981,830 SF	0.17

- <sup>A</sup> Includes parking under some of the buildings
- <sup>B</sup> 64 on-street parking stalls on Simon Crestway are included
- <sup>C</sup> Buildings not to exceed 20,000 SF except grocery stores in Zone 5 (20,000-39,000 SF) and Zone 1 (45,000-50,000 SF)
- <sup>D</sup> Totals calculated using Building Option 3a on Lot 2 (50,000 SF). Building Option 3b (60,000 SF) would require a Conditional Use Permit.
- <sup>E</sup> Excludes park parking
- <sup>F</sup> Grocery store in Zone 1 must meet provision of Sec. 106-20.(b)(1)-(4) of the Waunakee Zoning Ordinance.
- <sup>G</sup> Denotes Lot 264 is broken up into CSM #14255 Lot 1 and Lot 2.

Proposed Use

- ① Medical Office

② Convenience Retail and Fuel Dispensing and Car Wash

③ Grocery Store

③a Grocery/Retail

③b Grocery/Retail

④ Retail/Commercial

④ Retail/Commercial/Dining

⑤ Dental Office

⑤ Dental Office

⑥ Professional Office

⑥ Office

⑦ Existing Church
- ⑦ Existing Church

⑧ Boutique Hotel

⑧ Boutique Hotel (Street-oriented retail)

⑨ Mixed Use: Retail, Dining, Residential, Office

⑨ Mixed Use: Retail, Dining, Residential, Office

⑩ Agri-Commercial Restaurant with Event Space

⑩ Agri-Commercial Restaurant with Event Space

⑪ Agri-Commercial Specialty Grocery/Farmer's Market

⑪ Agri-Commercial Specialty Grocery/Farmer's Market

⑫ Open Space Parking

## **Amendment to Comprehensive Plans**

The following amendment is proposed for both the Village of Waunakee Comprehensive Plan (adopted June 30, 2003) and the Westport-Waunakee Joint Planning Area Comprehensive Plan (adopted May 14, 2003).

### **Kilkenny Farms Commercial Area – Lots (263 and 264) – adjacent to the intersection of County Highway Q and Water Wheel Drive**

The Kilkenny Farms Development, including the commercial development known as Kilkenny Farms Commons, is generally located east of County Highway Q and south of Peaceful Valley Parkway. The development, including Kilkenny Farms Commons, is subject to a General Development Plan recorded in the Dane County Register of Deeds Office on May 15, 2013, as Document No. 4987682. In addition, the development, including Kilkenny Farms, has been addressed in multiple amendments to the Village of Waunakee Comprehensive Plan and the Westport-Waunakee Joint Planning Area Comprehensive Plan, including amendments adopted in December 2011, June 2012, and December 2012.

The purpose of this amendment is limited. Kilkenny Farms, LLC, has asked the Village Board and the Westport-Waunakee Joint Plan Commission to amend the General Development Plan to modify the uses permitted on Lots 263 and 264 in Kilkenny Farms Commons. In documents, including the General Development Plan, Lots 263 and 264 have been described as Gateway-South. To amend the General Development Plan, it is also necessary to clarify and amend the Village of Waunakee Comprehensive Plan and the Westport-Waunakee Joint Planning Area Comprehensive Plan. A copy of a General Development Plan map showing the location of Lots 263 and 264 is attached.

With this amendment, both the Village of Waunakee Comprehensive Plan (in Section 8.C.) and the Westport-Waunakee Joint Planning Area Comprehensive Plan (Section 3) are amended with the addition of the following language:

Lots 263 and 264, also known as Gateway-South, shall allow permitted and conditional uses as set forth in the General Development Plan, which may be amended from time to time by the Waunakee Village Board and the Westport-Waunakee Joint Plan Commission. The permitted or conditional uses identified in the General Development Plan may include commercial uses, including, but not limited to, a convenience store (including car washes, gas pumps, and alternative fuel dispensing equipment).

To the extent any provisions in the Village of Waunakee Comprehensive Plan and the Westport-Waunakee Joint Planning Area Comprehensive Plan are inconsistent with the above paragraph, the above paragraph shall apply. In all other respects, the Village of Waunakee Comprehensive

## **ITEM #2.**

Plan and the Westport-Waunakee Joint Planning Area Comprehensive Plan remain in full force and effect.



## Attachment A- 1

Zone #	Lot #	Size (SF and AC)	Gross Floor Area (Max) <sup>C</sup>	Total Parking Spaces	Parking Spaces Per 1,000 SF	Open Space	Floor Area Ratio
1	2,3	284,010 SF 6.52 AC	64,168 SF <sup>DF</sup>	370	5.77	67,150 SF	0.23
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<sup>C</sup> Buildings not to exceed 20,000 SF except grocery stores in Zone 5 (20,000-39,000 SF) and Zone 1 (45,000-50,000 SF)

<sup>D</sup> Totals calculated using Building Option 3a on Lot 2 (50,000 SF). Building Option 3b (60,000 SF) would require a Conditional Use Permit.

<sup>E</sup> Excludes park parking

<sup>F</sup> Grocery store in Zone 1 must meet provision of Sec. 106-20.(b)(1)-(4) of the Waunakee Zoning Ordinance.

<sup>G</sup> Denotes Lot 264 is broken up into CSM #14255 Lot 1 and Lot 2.

### Proposed Use

- |                                                       |                                                     |
|-------------------------------------------------------|-----------------------------------------------------|
| ① Medical Office                                      | ⑦ Existing Church                                   |
| ② Convenience Retail and Fuel Dispensing and Car Wash | ⑧ Boutique Hotel (Street-oriented retail)           |
| ③ Grocery Store                                       | ⑨ Mixed Use: Retail, Dining, Residential, Office    |
| ③a Grocery/Retail                                     | ⑩ Agri-Commercial Restaurant with Event Space       |
| ③b Grocery/Retail                                     | ⑩a Agri-Commercial Restaurant with Event Space      |
| ④ Retail/Commercial                                   | ⑪ Agri-Commercial Specialty Grocery/Farmer's Market |
| ⑤ Dental Office                                       | ⑫ Open Space Parking                                |
| ⑥ Professional Office                                 |                                                     |
| ⑦ Existing Church                                     |                                                     |



## ITEM #2.

### TOWN OF WESTPORT/VILLAGE OF WAUNAKEE JOINT PLANNING COMMISSION

RESOLUTION NO. \_\_\_\_\_

#### A RESOLUTION RECOMMENDING AN AMENDMENT TO THE JOINT PLANNING AREA COMPREHENSIVE PLAN

Finding it to be in the public interest, the Westport-Waunakee Joint Planning Commission do RESOLVE as follows:

1. The proposed amendment to the Westport-Waunakee Joint Planning Area Comprehensive Plan attached hereto is recommended for adoption as an amendment to the Waunakee-Westport Joint Planning Area Comprehensive Plan adopted May 14, 2003, under Wis. Stat. § 66.1001.

*The foregoing resolution was duly adopted by a majority vote of the entire Joint Plan Commission at a meeting held on June 14, 2016.*

APPROVED:

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Ken Sipsma, Joint Planning Commission Chair

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Tracy Meinholz, Secretary





Williamson 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" = 413'



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

Print Date: 5/5/2016



## PLAN COMMISSION APPLICATION

PROJECT ADDRESS / NAME: Williamson CSM & Rezone

APPLICANT: <u>Jay Williamson</u>	
ADDRESS: <u>5770 S.T.H. 113</u>	
PHONE: <u>608-850-3479</u>	EMAIL:

OWNER: <u>Same</u>	
ADDRESS:	
PHONE:	EMAIL:

PROJECT DESCRIPTION: Rezone & CSM separating Existing Farm from the Remaining Farm ground.

OWNER/APPLICANT SIGNATURE: Jay Williamson DATE: 5-18-16

FEES: (CHECK ALL THAT APPLY)		ESCROW DEPOSIT:
• SITE PLAN	<input type="checkbox"/> \$320	An escrow deposit is required in accordance with the Development Application Agreement.
• REZONE	<input checked="" type="checkbox"/> \$345	
• CONDITIONAL USE PERMIT	<input type="checkbox"/> \$350	
• CERTIFIED SURVEY MAP	<input checked="" type="checkbox"/> \$100 + \$25 per lot	
• PRELIMINARY PLAT	<input type="checkbox"/> \$100 + \$50 per dwelling unit	
• FINAL PLAT	<input type="checkbox"/> \$100 + \$50 per dwelling unit	
• GDP/SIP APPROVAL	<input type="checkbox"/> \$475	ESCROW FEE PAID: <u>[Signature]</u>
TOTAL: <u>\$470</u>		DATE: _____
		FEE WAIVED BY: <u>CAE</u>

PC - 6/13  
JPC - 6/14  
VB - 7/18

## DEVELOPMENT APPLICATION AGREEMENT

This Development Application Agreement (the "Agreement") is made and entered into this 18 day of May, 2016, by and between the Village of Waunakee, a Wisconsin municipal corporation (the "Village"), and Say Williamson (the "Applicant").

### RECITALS

- A. The Applicant plans to file, or has filed, an application for approval by the Village of one or more of the following activities within the Village's jurisdiction: site plan / conditional use permit / rezone / variance / other development (hereinafter referred to as the "Development").
- B. The Village desires to review and take action on the Development in a timely manner in accordance with all applicable federal, state and local laws and regulations, and without unreasonable expense to Village taxpayers.
- C. The Applicant agrees and acknowledges that decisions and approvals regarding the Development are legislative determinations to be made in the Village's discretion and that the Applicant's compliance with this Agreement does not, in any way, entitle the Applicant to approval of the Development.
- D. The process of reviewing the plans and documents associated with the Development will cause the Village to incur direct and indirect expenses including, but not limited to, staff time and fees and expenses incurred by the Village for outside consultant services related to review of the Development (e.g., engineers, attorneys, accountants, planners, and other professionals).

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for good and valuable consideration, the Village and the Applicant agree as follows:

- 1. *Recitals.* The representations and recitations set forth in the foregoing paragraphs are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.
- 2. *Applicant to Reimburse Village Review Costs.* The Applicant shall reimburse the Village for all direct and indirect costs and expenses related to the Village's review of the Development. The direct and indirect costs and expenses include, but are not limited to, staff time and fees and expenses incurred by the Village for outside consultant services (e.g., engineers, attorneys, accountants, planners, and other professionals). For purposes of this Agreement, the direct and indirect costs and expenses shall be referred to as "Review Costs." Village staff time shall be charged at current rates.



3. *Deposit Required to Fund Reimbursement Account.*

- a. To ensure that funds are readily available to the Village for reimbursement of the Review Costs as provided in paragraph 2 above, the Applicant shall deposit with the Village an amount determined by the Village Zoning Administrator to be used to pay the Review Costs (the "Deposit"). The Village Zoning Administrator shall use the following table as a guide to determine the amount of the Deposit:

- (1) Small additions shall require a \$1,500 Deposit.
- (2) Small-sized projects shall require a \$3,500 Deposit.
- (3) Medium-sized projects shall require a \$5,500 Deposit.
- (4) Large-sized projects shall require a \$10,000 Deposit.
- (5) In addition to the amounts identified in (1) through (4), any Development that requires a development agreement or tax incremental financing assistance from the Village shall require an additional \$5,000 to \$10,000 Deposit.

All Deposit amounts shall be determined by the Village Zoning Administrator in his/her sole discretion and are not subject to challenge by the Applicant. Generally small additions will be less than 2,500 square feet, small projects less than 5,000 square feet, medium projects less than 10,000 square feet and large projects are over 10,000 square feet.

- b. The Applicant is responsible for payment of all Review Costs regardless of whether the amount exceeds the amount initially deposited with the Village. The Village reserves the right to require the Applicant to deposit additional amounts if the Village Zoning Administrator determines that additional amounts are necessary because of the size of the Development or because the Reimbursement Account (defined below) has been depleted.
- c. The Deposit may be provided in the form of cash, a certified check, cashier's check, personal check, or some other form as approved by the Village.
- d. The required Deposit must be made by the Applicant upon execution of this Agreement.
- e. The Applicant agrees and acknowledges that the Village will not process the application(s) associated with the Development and that the Village may suspend or otherwise stop activities associated with the Development if the Applicant fails to comply with this Agreement.
- f. The Village shall place and maintain the Deposit in a segregated, non- interest bearing account to be used solely for the purpose of reimbursing the Review Costs in accordance with paragraph 4 below (the "Reimbursement Account").

4. *Village Withdrawals from the Reimbursement Account.*

- a. After complying with the notification requirements of paragraph 4.b. above, the Village is entitled to make withdrawals from the Reimbursement Account to pay Review Costs in accordance with paragraph 2 above.
- b. Not less than 5 days prior to making any withdrawal from the Reimbursement Account, the Village shall provide the Applicant with an itemized invoice for Review Costs incurred, together with a written notice of the Village's intent to withdraw such funds from the Reimbursement Account.
- c. Withdrawals from the Reimbursement Account may be made as often as necessary to reimburse the Review Costs. In the event that the balance of Applicant's Reimbursement Account reaches \$1,000 or less, the Village shall have the discretion to continue withdrawing funds from the Reimbursement Account; to invoice the Applicant directly for payment; or to require the Applicant to pay additional monies to the Village, which monies shall be deposited in the Reimbursement Account. Payments for directly invoiced bills shall be due 30 days from the date the invoice is mailed to the Applicant.
- d. Any amounts remaining in the Reimbursement Account after the Village as taken final action on the Development and all Review Costs have been paid shall be promptly refunded to the Applicant.

5. *Authority/Binding Effect.* The parties agree that the undersigned signatories to this Agreement have full power and authority to act on behalf of the Village and the Applicant, and that all necessary and enabling resolutions have been enacted. This Agreement shall bind the heirs, successors and assigns of the Applicant and the Village.

6. *Notification of Parties.*

Any notices to be provided under this Agreement may be made by delivery in person, by First Class mail, or by electronic mail (request a read receipt required) as provided below:

To Village:                      Village of Waunakee  
                                         Attn: Village Zoning Administrator  
                                         500 West Main Street  
                                         P.O. Box 100  
                                         Waunakee, WI 53597  
                                         Email: [kevin@waunakee.com](mailto:kevin@waunakee.com)

To Applicant:

Say Williamson  
5770 STH 113  
Waunakee, WI 53597  
608-850-3479

Email: \_\_\_\_\_

7. *Severability.* If any provision of this Agreement is deemed invalid, then the invalidity of said provision shall not affect the validity of any other provision hereof.
8. *Amendment, Withdrawal, or Release.* This Agreement may be withdrawn, amended or released only by a written document duly executed by both parties.
9. *Effective Date.* This Agreement shall be effective commencing on the date indicated in the first paragraph above.

*IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by the duly authorized individuals and officers below.*

VILLAGE OF WAUNAKEE

By: \_\_\_\_\_

Kevin Even

Village Zoning Administrator

APPLICANT

By: \_\_\_\_\_

Print name: Say Williamson

Title: OWNER



# 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

A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.

NORTHEAST  
SECTION 15, T8N, R9E  
ALUMINUM MONUMENT

**PREPARED FOR:**

JAY WILLIAMSON  
5770 S.T.H. "113"  
WAUNAKEE, WI 53597

**LEGEND**

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR

E 1/4  
SECTION 15, T8N, R9E  
ALUMINUM MONUMENT

C 1/4  
ALUMINUM MONUMENT  
SECTION 15, T8N, R9E

SCALE 1" = 300'



0' 150' 300' 600' 900'

S E 1 / 4  
O F T H E  
N E 1 / 4

**LOT 1**

17.68 ACRES OR  
770,088 SQ. FT.

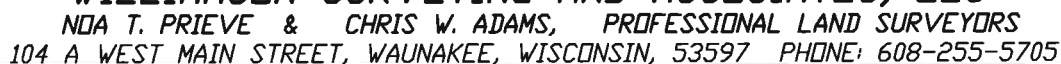
BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NE 1/4 OF SECTION 15-8-9  
LINE TO BEAR S 00°28'33" W

**SURVEYORS SEAL**

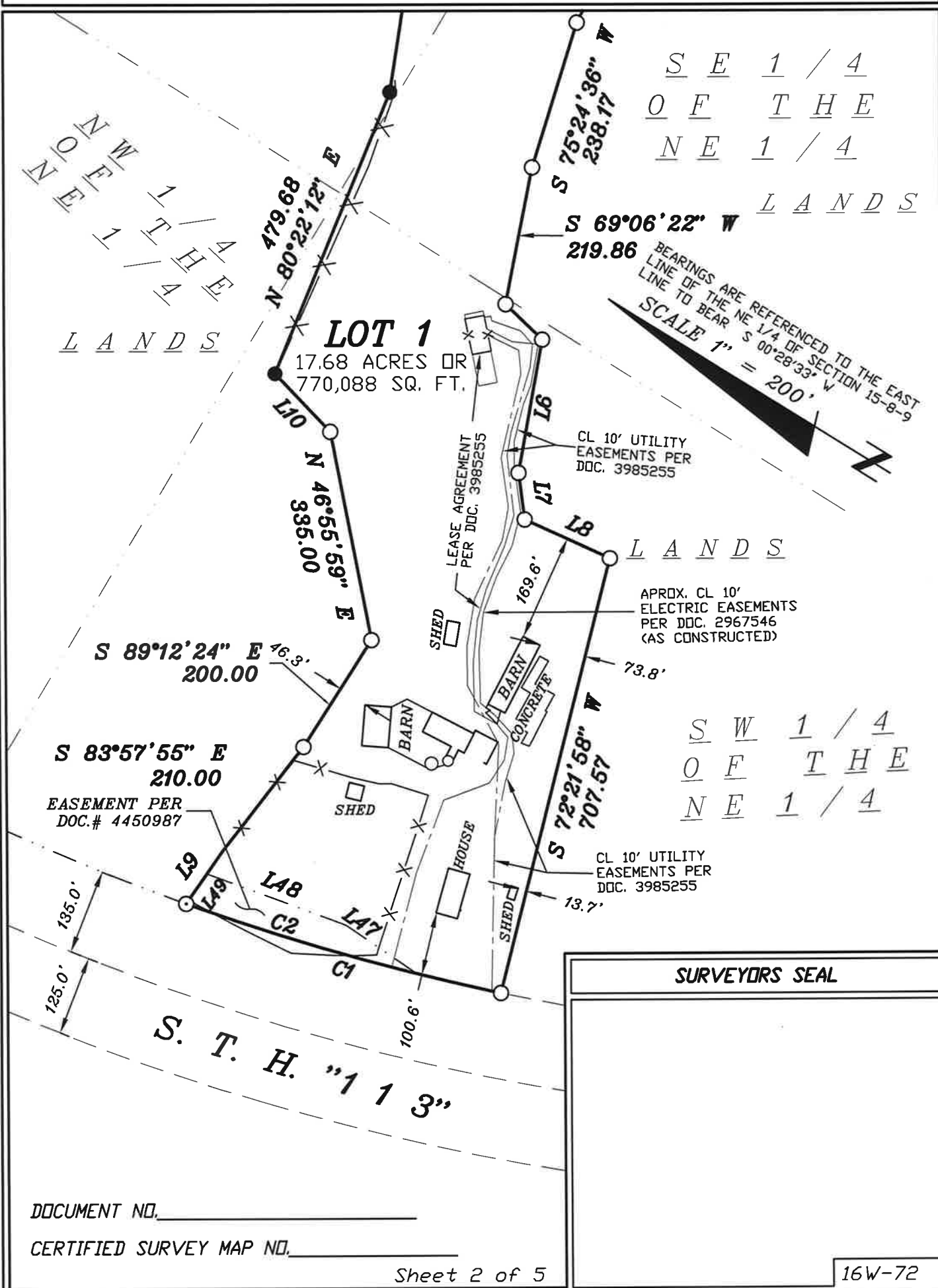
S W 1 / 4  
O F T H E  
N E 1 / 4

DOCUMENT NO.

CERTIFIED SURVEY MAP NO.



A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.







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

A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of 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 a parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Northeast corner of said Section 15; thence S 00°28'32" W, 736.36 feet to the point of beginning.

thence continue S 00°28'32" W, 233.71 feet; thence S 67°56'11" W, 354.61 feet; thence S 49°14'39" W, 204.79 feet; thence S 37°10'26" W, 86.69 feet; thence S 01°54'40" E, 116.25 feet; thence S 22°18'04" W, 61.39 feet; thence S 67°48'55" W, 49.55 feet; thence S 85°15'36" W, 311.73 feet; thence S 75°24'36" W, 238.17 feet; thence S 69°06'22" W, 219.86 feet; thence S 12°00'25" W, 80.71 feet; thence S 68°17'00" W, 213.44 feet; thence S 50°38'20" W, 74.21 feet; thence S 07°26'48" E, 148.57 feet; thence S 72°21'58" W, 707.57 feet to the easterly right of way of State Highway "113"; thence along said right of way and the arc of a curve concaved easterly having a radius of 3,684.72 feet and a long chord bearing N 16°12'08" W, a distance of 517.94 feet; thence S 87°16'34" E, 100.00 feet; thence S 83°57'55" E, 210.00 feet; thence S 89°12'24" E, 200.00 feet; thence N 46°55'59" E, 335.00 feet; thence N 14°22'27" E, 126.41 feet; thence N 80°22'12" E, 479.68 feet; thence N 76°52'47" E, 567.00 feet; thence N 13°51'52" W, 15.83 feet; thence N 36°14'34" E, 213.37 feet; thence N 60°31'21" E, 562.50 feet to the point of beginning. This parcel contains 770,088 square feet or 17.67 acres.

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

Date \_\_\_\_\_

Chris W. Adams S-2748  
Professional Land Surveyor

CURVE TABLE

C#	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	518.36	3684.72	517.94	N 16°12'08" W	01°47'41"
C2	378.55	3684.72	378.38	N 15°06'55" W	05°53'10"

LINE TABLE

L#	BEARING	DISTANCE
L1	S 37°10'26" W	86.69
L2	S 01°54'40" E	116.25
L3	S 22°18'04" W	61.39
L4	S 67°48'55" W	49.55
L5	S 12°00'25" W	80.71
L6	S 68°17'00" W	213.44
L7	S 50°38'20" W	74.21
L8	S 07°26'48" E	148.57
L9	S 87°16'34" E	100.00
L10	N 14°22'27" E	126.41

SURVEYORS SEAL

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



# 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

A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.

## OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided 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\_\_\_\_.

\_\_\_\_\_  
Jay E. Williamson

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Jay E. Williamson 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



# 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

A parcel of land located in part of the Southwest 1/4, Northeast 1/4, and Southeast 1/4 of the Northeast 1/4 Section 15, T8N, R9E, Town of Westport, Dane County, Wisconsin.

## TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Westport on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Thomas G. Wilson  
Town Clerk

## VILLAGE OF WAUNAKEE APPROVAL

Resolved that this certified survey map in the Town of Westport is hereby acknowledged and approved by the Village of Waunakee on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Julee Helt  
Village Clerk

## 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. \_\_\_\_\_

**SURVEYORS SEAL**

# ITEM #4.

## PLOT PLAN

PREPARED BY

**ARROW** Land Surveying

A Division of Radel and Associates, Inc.

109 Kingston Way • Waunakee, WI 53597

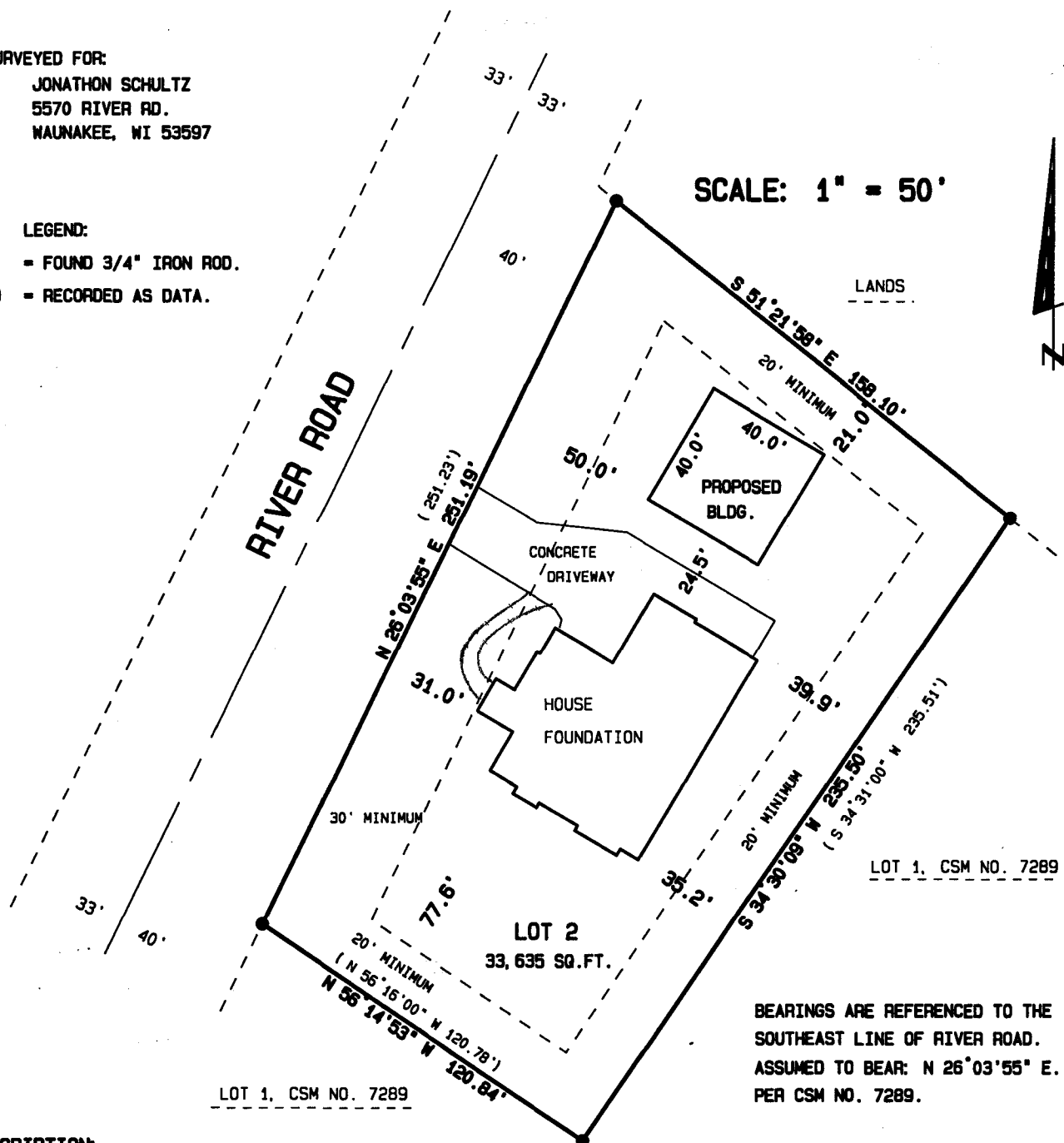
Tel: (608) 849-8116 • Fax: (608) 850-4115

### SURVEYED FOR:

JONATHAN SCHULTZ  
5570 RIVER RD.  
WAUNAKEE, WI 53597

### LEGEND:

- = FOUND 3/4" IRON ROD.
- ( ) = RECORDED AS DATA.



### DESCRIPTION:

LOT 2, CERTIFIED SURVEY MAP NO. 7289, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 23, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

DATED: JUNE 7, 2016

13R-76-A



## APPLICATION FOR VARIANCE OR APPEAL OF JUDGMENT OR INTERPRETATION

Check One:

( ) Appeal of alleged grievance related to judgment or interpretation by an officer, department, board or bureau of the Village of Waunakee. (Must be filed within 30 days of judgment or interpretation.)  
Please attach judgment or interpretation you are appealing.

☒ Appeal for variance to the Zoning Code, which is not contrary to the public interest and causes practical difficulty and/or unnecessary hardship to the appellant.

Applicant: Jonathon D Schultz Telephone: 608-513-8846  
Address: 5570 River Rd Waunakee WI 53597  
(Street) (City) (State) (Zip)

Status of Applicant:

☒ Owner ( ) Agent ( ) Buyer ( ) Other \_\_\_\_\_

Project Name: Garage Build

Proposed Use: Personal, Storage,

Location: 5570 River Rd, Waunakee WI 53597

Legal Description: \_\_\_\_\_

\_\_\_\_\_  
(Attach Legal Description if necessary)

Land use of property to the north: Residential

Land use of property to the south: Residential

Land use of property to the west: Residential

Land use of property to the east: Rental 4 unit

Property owners within 100 feet of subject property: \_\_\_\_\_

\_\_\_\_\_  
(Attach separate sheet if necessary)

## ITEM #4.

Proposed structure is: 1,600 square feet Garage

Variance Requested is: To go from a 800 allowable  
to a 1,600 sq ft garage

There is unnecessary hardship because: land around waunakee  
area has become expensive and small pieces of  
land are either not out there or are extremely  
expensive and not with in my budget as this garage build is

Property is unique because: it is a 3/4 acre lot and  
the proposed garage will sit within all  
set back and height restrictions with no  
other Variances needed besides being double in size

Public interest is not undermined because: not closer to property  
line than allowed and will match the house  
in apperance so that it looks nice and  
fits in the neighborhood

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed By:  Date: 6/3/16  
(Property Owner)

Fee:  
\$475.00

Attachments:

1) Zoning Variance: Application & Notice of Requirements







# ITEM #4.

Permit No. \_\_\_\_\_

## WESTPORT ZONING PERMIT APPLICATION

\_\_\_\_\_ Joint Planning Area

\_\_\_\_\_ Extraterritorial Jurisdiction Area

1. ADDRESS OF PROJECT: 5570 River Rd, Waunakee WI 53597  
TAX PARCEL NUMBER: \_\_\_\_\_  
SUBDIVISION OR CSM #, IF ANY: \_\_\_\_\_  
LOT #, IF ANY: \_\_\_\_\_

2. OWNER: Jonathan Schultz AGENT: \_\_\_\_\_  
ADDRESS: 5570 River Rd ADDRESS: \_\_\_\_\_  
Waunakee WI 53597  
PHONE: 608-513-8846 PHONE: \_\_\_\_\_  
EMAIL: fourcytracer@yahoo.com EMAIL: \_\_\_\_\_

3. TYPE OF PROJECT (circle one): New Single Family      New Duplex      New Multi-Family  
New Commercial      Addition      Other

COST OF CONSTRUCTION: \$ 45K SQUARE FOOTAGE OF PROJECT: 2400  
ZONING CLASSIFICATION: SR4 SETBACKS: FRONT 30' REAR 20'  
LEFT 20' RIGHT 20'

4. SITE PLAN, FLOOR PLANS & ELEVATIONS: \*A site plan must be drawn to scale showing the lot lines and lot dimensions, the location and size of all existing and proposed buildings or additions and their distances from lot lines. If the lot is not served by public sewer, the location and size of the on-site septic system and the location of the well shall be shown on the plan. A copy will be kept in Zoning Division Files. Example of Site Plan, Floor Plans & Elevations attached.

5. PUBLIC SEWER OR PRIVATE SEPTIC SYSTEM? \_\_\_\_\_

STATE SANITARY PERMIT NEEDED? Y/N

IF YES, \_\_\_\_\_

6. SHORELAND? Y/N FLOODPLAIN? Y/N WETLAND? \_\_\_\_\_

APPLICANT/AGENT SIGNATURE: Jonathan Schultz

For Office Use Only:

ZONING ADMINISTRATOR: \_\_\_\_\_

FEE: \_\_\_\_\_ RECEIPT No: \_\_\_\_\_

ORIGINAL: WAUNAKEE

COPY: APPLICANT

COPY: \_\_\_\_\_

on Hold  
Exceeds  
800 ft  
w/ 5/26  
SEC 106-1071(C)(4)

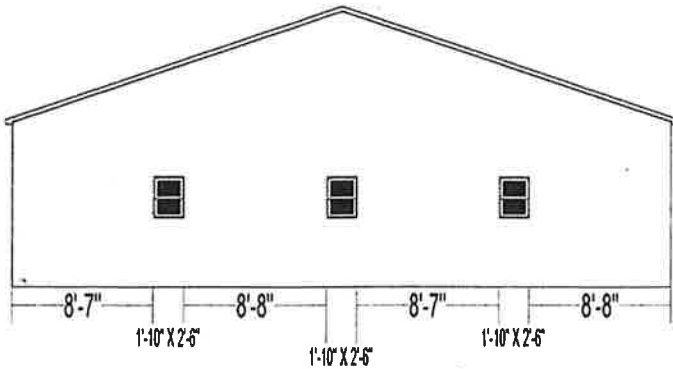
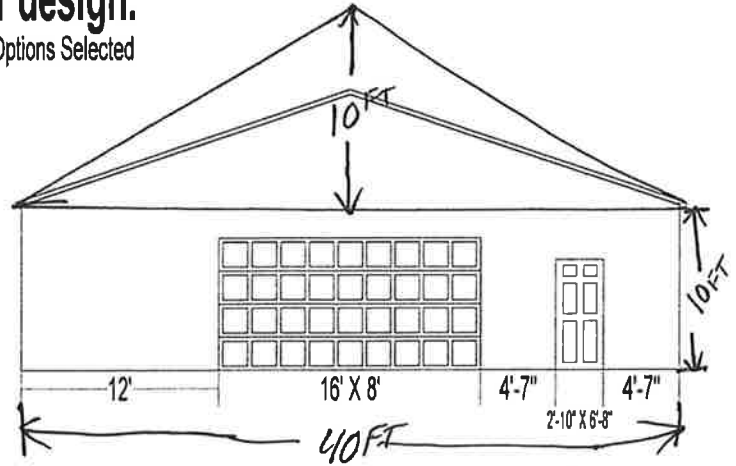
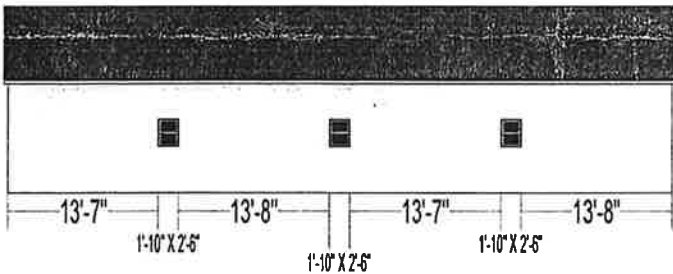
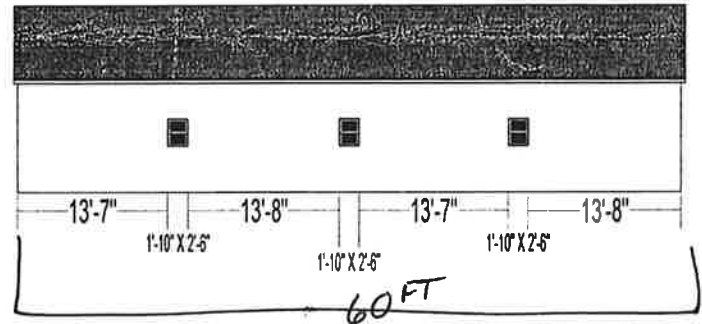


Estimate Id: 75092

Page 2 of 3  
5/15/2016

\*\*\* Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected

Gable Front View  
(3) -Gable Back View  
(1) -  
(1) -Eave Front View  
(3) -Eave Back View  
(3) -

Building Size: 40 feet wide X 60 feet long X 10 feet high

Approximate Peak Height: 17 feet 3 inches (207 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

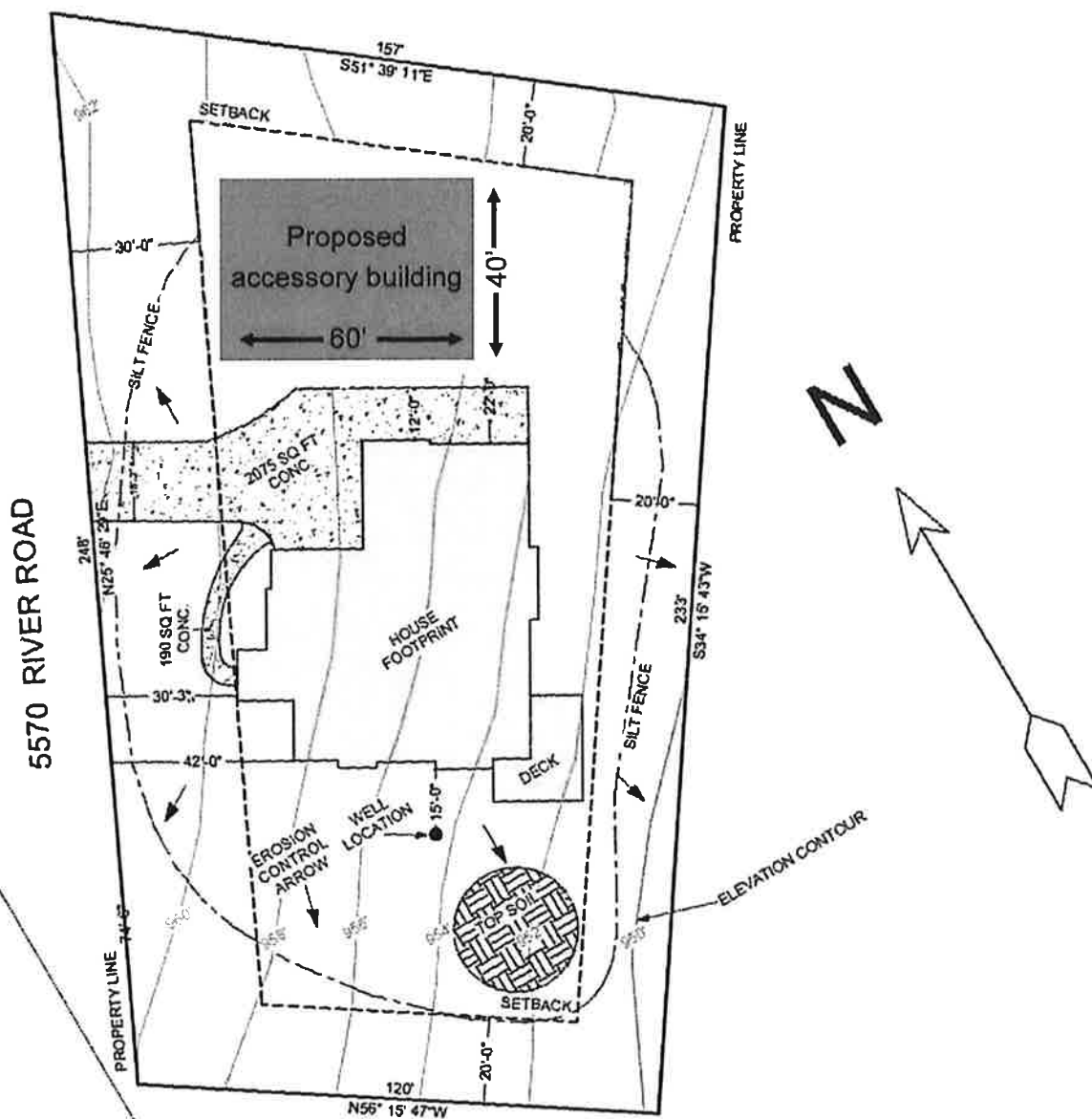
Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

Per Owner  
Building  
Size Changed  
to 40x40  
w/ 5/24

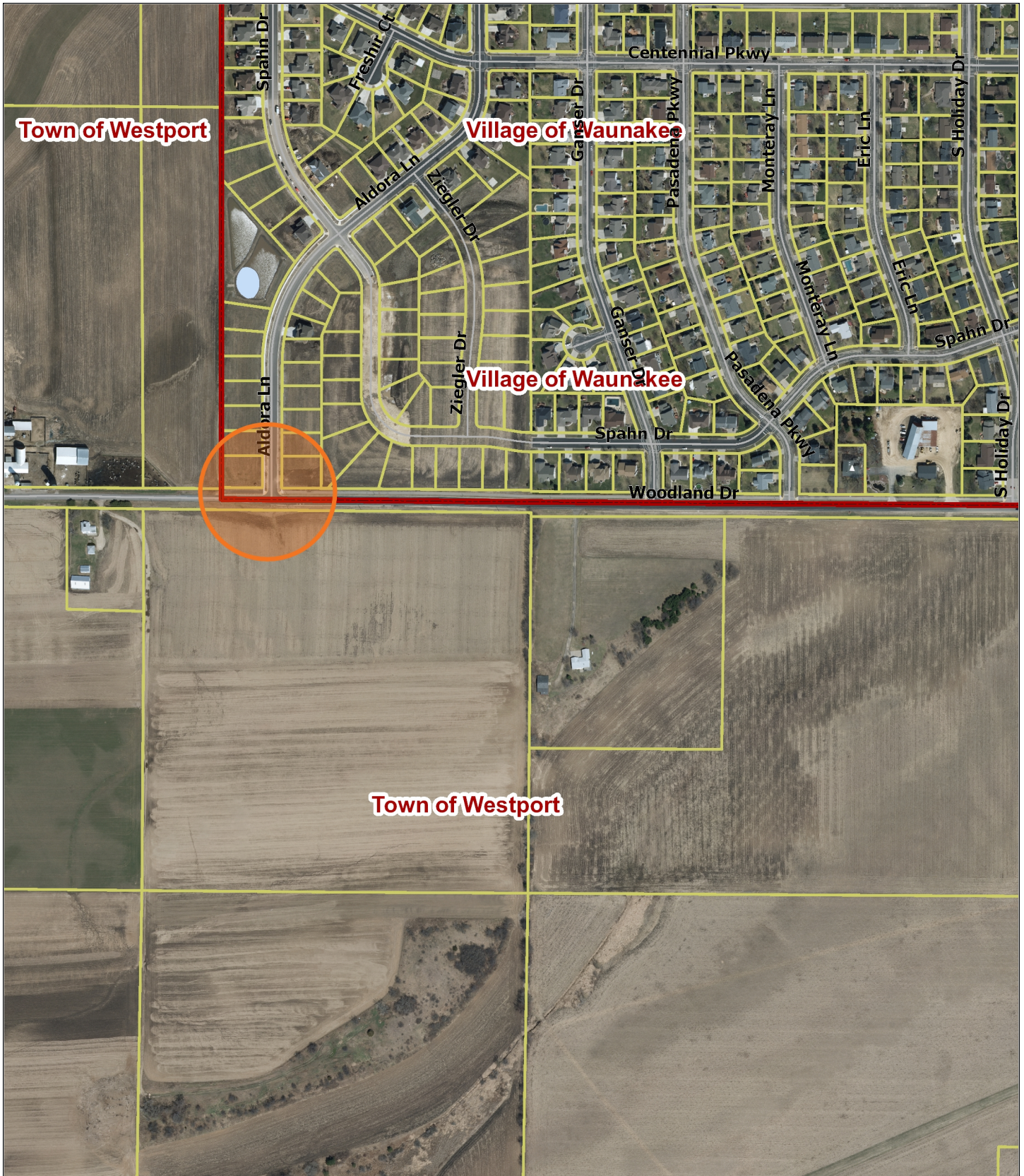


5





# ITEM #5.



## Waunakee Intermediate School 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" = 461'

## VILLAGE OF WAUNAKEE

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

Print Date: 6/8/2016



PERMIT # \_\_\_\_\_



## SIGN PERMIT APPLICATION

Application is hereby made for a permit to erect/rebuild or alter a sign in conformity with the Ordinances of the Village of Waunakee, upon the property designated below in the manner described herein:

Owner/Company Name: Waunakee Community School District - attn. Steve Summers

Address of Proposed Sign: 6273 Woodland Drive

Contact Phone # 608-849-2012

Contractor Installing Sign: J.H.Findorff & Son Inc. - attn. Matt Claggett

Contractor Address: 300 South Bedford Street / Madison, WI 53703

Contact Phone # 608-729-2155

Zoning of Property: G-1

**A SKETCH illustrating the size, shape and message of the proposed sign MUST accompany this application. A site plan drawing showing the positioning of the sign with respect to the highway, buildings and/or other signs MUST accompany this application.**

Type of Sign: ☐ Wall Sign ☒ Free Standing/Ground Sign ☐ Projecting Sign ☐ Window Sign

☐ Other \_\_\_\_\_ (see descriptions in the attached ordinance)

Dimensions: LED - 3'-10"(H) x 7'-8" (W)  
(Per Side) Letters - 1'-8" 3'-2"

Total Square Feet: 60 S.F. per side

☐ Single Faced ☒ Double Faced

Type of Lighting: LED Message Board. No backlit letters or ground mounted lights.

Value of Sign: \$ Unknown at this time.

CERTIFICATE OF APPLICANT: I hereby certify that the above application is a true and correct statement of the work to be done; that any changes shall be submitted for approval and that the sign shall conform to all Village of Waunakee Ordinances and State Codes where such may apply.

Gary G. Woodward  
Owner/Agent

Gary G. Woodward - EUA

May 23, 2016

Date

☐ Compliant

☐ Non-Compliant

Fee: \$ \_\_\_\_\_

Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

This permit expires in one year from the date of issuance if the sign is not constructed. Construction of the sign must be completed within 60 days of commencement on construction.

2

3

BENCHMARK #1  
ELEV.=956.90

RIM 953.53  
INV(8"N)943.89

ALDORA

LANE

WOODLAND DRIVE

(N 89°27'49" E)  
S 89°37'54" E

10' EASEMENT  
PER DOC.  
NO. 3900834

PROPOSED SIGN LOCATION

340.14'









Draft plan content for the Agricultural, Natural Cultural and Historic Resources section

**DRAFT June 9, 2016**

#### **About This Shared Plan**

This is a joint plan adopted by both the Village of Waunakee and the Town of Westport. Both communities will utilize this plan to guide private development and public projects and funding. Most of the goals, objectives, policies and programs are relevant and appropriate in both jurisdictions. Any items specific to only one jurisdiction are explicitly identified. Shared Village/Town policies that pertain to rural areas apply to all of the Town of Westport, and also to portions of other Towns in which the Village has extraterritorial interests and authority, including the Towns of Springfield, Dane and Vienna.

Goals and objectives are presented here as desired outcomes; objectives are added under a goal only when there is the need to describe multiple desired outcomes not adequately captured in the goal statement. Policies and programs include both actions and policy rules – they are the methods proposed to achieve the goals and objectives.

#### **NATURAL, AGRICULTURAL, CULTURAL AND HISTORIC RESOURCES**

##### **Goal 1 – Local groundwater and surface water resources will be protected and conserved**

Objective 1.1 – The Lake Mendota Yahara River Watershed, including Six Mile Creek and Dorn Creek, will be clean and healthy

Objective 1.2 – Groundwater supplies and quality will continue to meet the needs of the community

#### **Shared Policies and Programs**

1. Stormwater runoff will be well-managed to prevent flooding and waterway pollution. Strategies include:

- a. Work with the Dane County, UW-Extension, and other organizations to monitor stormwater and farmland runoff.
- b. Enforce erosion and stormwater management ordinances to prevent contamination of waterways.
- c. Enforce stormwater management regulations to prevent flooding and waterway damage by maintaining runoff from development areas at pre-development levels.
- d. Coordinate stormwater management planning and ordinances between communities. The Town and Village will uphold obligations under the Yahara Watershed Adaptive Management Plan Intergovernmental Agreement, adopted in 2016, and participate in the Yahara Watershed Improvement Network (Yahara WINS). The purpose of this group and agreement is to reduce phosphorous and suspended solids in the Yahara River watershed.
- e. Minimize urban and rural nonpoint source pollution in local waterways. Encourage residents and property owners to care for their vehicles, homes and yards in ways that reduce stormwater pollution. Encourage farmers to utilize vegetated buffers and other best practices to slow, filter, and infiltrate runoff from fields before it reaches waterways.
- f. Utilize regional stormwater management facilities and conveyances, where feasible.
- g. Maintain public and private stormwater facilities over time to ensure their continued function. Provide routine reminders to owners of private facilities (e.g. homeowners associations) regarding their maintenance obligations.

Commented [JV1]: My addition

Commented [JV2]: My addition

Commented [JV3]: My addition

# ITEM #7.

Draft plan content for the Agricultural, Natural Cultural and Historic Resources section

2. Protect groundwater quality by avoiding over-concentration of animals in agricultural operations.
3. Discourage development on slopes with more than a 12 percent grade or on areas with high soil loss potential or highly erodible soils.
4. Protect waterways and delineated wetlands with buffer zones. With new development, a minimum setback of 75' is required and additional setbacks are encouraged. When possible, the Village or Town may acquire the land or secure conservation easements to ensure that these buffer zones serve to filter and absorb stormwater runoff, foster the health of plant and animal communities, and provide passive recreation amenities (i.e. trails) for residents.
5. Encourage advanced stormwater management practices, including maintenance of infiltration areas, use of grassed greenways, and incorporation of rain gardens and other bio-retention practices.
6. Preserve in permanent conservancy any environmental corridors and other environmentally-sensitive lands within Rural Residential areas as designated in this plan or the Extraterritorial Zoning Ordinance.

**Commented [JV4]:** Expanded from Village's 75' setback from wetlands requirement

**Commented [JV5]:** Requires coordination with land use chapter

## Village Policies and Programs

1. Consider the creation of a stormwater utility to ensure sustainable funding for stormwater management tied equitably to the sources of stormwater runoff.

## Goal 2 – Wildlife and habitat areas, including threatened and endangered species, will be protected and enhanced

### Shared Policies and Programs

1. Continue to coordinate with WDNR, Dane County, University of Wisconsin, and conservation organizations to inventory and identify wildlife habitat and threatened and endangered species sites.
2. Continue to protect wildlife habitat and endangered and threatened species sites through a combination of land acquisition, development regulation, and clustering.
3. Identify, map, and retain large, unfragmented and undisturbed spaces such as the "North E-Way" to preserve natural habitat for native plant and animal species. *(see Environmental Corridors Map and Parks and Open Space Map i.e. Pheasant Branch Creek, Belfontaine, Dorn Creek, and Six Mile Creek as connected)*
4. Protect woodlots and other areas with natural vegetation and wildlife habitat. Strategies may include (in order here from most effective to least effective) land or conservation easement purchase, conservation subdivision design that places the woodlands in outlots or conservation easements, or site design standards and neighborhood covenants to minimize tree cutting.
5. Manage protected natural areas proactively to control invasive plant and animal species.
6. Discourage development that would remove or reduce the extent of quality woodlands in the Village.

**Commented [JV6]:** To be revised later

**Commented [JV7]:** My additions

## Goal 3 – Scenic views and visual character will be protected

Objective 3.1 - There will be open space separation between the urbanized areas of Waunakee-Westport and other neighboring municipalities.

Objective 3.2 - It will be a high priority to link conserved lands into contiguous greenways and environmental corridors through the Village and Town, and connecting to other jurisdictions, for the benefit of wildlife movement and recreational trail development.

Objective 3.3 – Residents will have access to open space and natural areas for recreation purposes

Draft plan content for the Agricultural, Natural Cultural and Historic Resources section

Objective 3.4 – The North Mendota Parkway will be designed to minimize disruption to the rural character of the Town of Westport.

Objective 3.5 – The quality and quantity of trees in the Village will be enhanced.

Objective 3.6 – Historic and culturally significant trees will be protected.

Objective 3.7 – Historic and culturally significant silos will be protected.

Objective 3.7 – Slopes exceeding 12% and hilltops will generally be protected from development in the Village and Town.

#### **Shared Policies and Programs**

1. Delineate environmental corridors and preserve them through the land development review and approval process.
2. Preserve as permanent open space key parcels that would ensure community separation between the urbanized portions of the Waunakee- Westport community and neighboring municipalities. Agriculture is the primary preferred use in any open space areas that could otherwise be developed, though natural area restoration and passive recreation are also acceptable.
3. Maintain parts of the Village and the Waunakee-Westport Joint Planning Area east of Highway 113 as predominantly agricultural and open space uses.
4. Protect linear open space corridors along Six Mile Creek and its tributary creeks and drainageways through a combination of public acquisition and land use regulations.
5. Encourage the formation of land trusts and other non-profit organizations that protect and preserve natural areas and open spaces.
6. Protect the “rural character” of existing rural areas in Westport and other towns by using topography, native vegetation screening buffers and deep setbacks to reduce the visibility of new residential development.
7. Create a Silo Protection Program to conserve historic and/or culturally significant silos.

#### **Village Policies and Programs**

1. Adopt a tree planting program to promote the planting of quality hardwood trees in parks and other public spaces.

#### **Town Policies and Programs**

1. Contribute funds to local efforts to preserve natural areas, environmentally sensitive areas, open spaces, and naturally scenic viewsheds whenever financially feasible.
2. Actively participate in the planning of any northern transportation corridor and push for the implementation of a design with limited access and development restrictions at proposed points of access.
3. Develop a coordinated open space preservation program that combines agricultural preservation, historic preservation, landscape preservation, natural habitat protection, and recreational development.
4. Utilize current zoning, subdivision requirements, and other land use tools to protect critical open space areas.
5. Create a "Viewshed Overlay District" for the Town to identify additional zoning restrictions on building locations, building heights and elevations, and other site specific restrictions for significant viewshed areas once they are defined by the Town of Westport.

# ITEM #7.

Draft plan content for the Agricultural, Natural Cultural and Historic Resources section

## **Goal 4 – Farmland and farming will be preserved as a vital component of our rural community character**

Objective 4.1 – Productive and prime soils will be preserved for continued agricultural use whenever possible.

Objective 4.2 – Agricultural lands will be protected from development, with a priority to the protection of large, contiguous acreages that can be farmed efficiently.

Objective 4.3 – Farming operations, especially family farms, will continue to thrive in rural areas.

### **Shared Policies and Programs**

1. Support active family farms and the rural family farming lifestyle, and work to minimize the impact of non-farm development on farm operations.
2. Encourage sustainable and organic farming practices, especially as part of a strategy to increase farming revenues by serving customers in the Madison metro area with local produce through Community Sustained Agriculture (CSA) programs and/or self-pick crops such as apple orchards.
3. Retain Exclusive Farmland zoning districts in the Town.
4. Support the interim use of open lands within the Waunakee and Westport Urban Service Areas as farms until such time as planned, orderly, and properly-phased development occurs.
5. Limit and direct the growth of urban land uses to minimize the consumption of farmland that may result from construction of a North Mendota Parkway.

### **Town Policies and Programs**

1. Identify and map significant agricultural viewsheds in the Town of Westport.
2. Discourage land divisions by Certified Survey Map (CSM) that divide farm fields or otherwise inhibit continued farming
3. Maintain the viability of agricultural land uses by preventing the division of parcels that are designated as A-1 Exclusive Agricultural zoning, strictly limiting housing development in these areas [\(see agricultural uses on the Proposed Land Use Map\)](#).
  - a. Farm-related residential rezones/land divisions in agricultural areas will be considered on a case-by-case basis.
  - b. Any land division proposed under this exemption must deed restrict the remainder of the original parcel to be permanently maintained as an agricultural land use that cannot be developed.
  - c. Any land division proposed under this exemption should be located in non-prime agricultural areas.
4. Continue to preserve agricultural areas and viewsheds through the Town's Land Division ordinance, and consider financial contributions towards this end where financially feasible.
5. Prohibit the division of substandard parcels or non-conforming parcels (e.g. parcels less than 35 acres and created prior to the Town's adoption of Exclusive Agricultural Zoning). Such parcels, if vacant, may be rezoned to an appropriate zoning district consistent with this comprehensive plan, or to permit one dwelling unit in agricultural areas.
6. Consider limited, ag-related commercial uses proposed in agricultural areas on a case-by-case basis (see the Rural Preservation policies in Land Use and Community Design)

**Commented [JV8]:** To be update later

Draft plan content for the Agricultural, Natural Cultural and Historic Resources section

**Goal 4 – Mineral resource access will be maintained in a manner that does not impact the quality of life of residents.**

**Shared Policies and Programs**

1. Limit conflicts between mining operations and adjacent uses by ensuring adequate setbacks for new development, and taking steps to ensure that future property owners are aware of potential mining activities.
2. Require all mining operations to submit plans of operation and restoration upon closure.

Commented [JV9]: My addition

**Goal 5 – Local history and culture will be celebrated and preserved**

**Shared Policies and Programs**

1. Support local farm, village, and city festivals, which celebrate the area's heritage and traditional ways of life.
2. Identify, inventory, and preserve cultural, historic and archeological sites.
3. Preserve, whenever possible, existing farm structures (barns, silos, etc.) and farmsteads that reinforce the rural and agricultural character and heritage of the community. Farm buildings should be considered for adaptive reuse if no longer needed for farm purposes, unless they have deteriorated to the point where their structural integrity is compromised. Where new development is proposed on land surrounding farmsteads, the historic farm structures should be incorporated into the concept plan to the maximum extent feasible. New buildings that adjoin historic sites should be sensitive to the historic resources and should reflect traditional styles that complement the original architecture of the farmstead.

**Village Policies and Programs**

1. Work with property owners to protect and restore historical structures that can contribute positively to the character of the community, especially in the downtown area.
2. Adopt design guidelines for the traditional downtown that preserves the historic scale and character of Downtown Waunakee.

**Town Policies and Programs**

1. Develop a volunteer effort to assist in the identification of historic and archeological sites.
2. Work with the State Historical Society to have qualified historical and archeological sites formally registered as historically significant resources.
3. Enforce the Town's historic preservation ordinance, and maintain a Historic Preservation Committee that works to protect Town historic resources.

**Goal 6 – The development process will be used to identify, protect and enhance important agricultural, natural, cultural and historic resources**

**Shared Policies and Programs**

1. Require submittal of a conceptual plan for all proposed development detailing impacts on natural resources and opportunities for protection and/ or restoration of those resources.
2. Encourage in proposed developments the preservation of environmental corridors and creation of greenway linkages or connections between environmental areas. Where feasible, connecting greenways should be 100' wide to allow sufficient area for stormwater conveyance, trail usage, and wildlife habitat.

Commented [JV10]: This is a recurrent theme in your plans. I elected to consolidate here most policy statements about the use of development process.



# ITEM #7.

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3. Encourage developers to cluster developments in a manner that preserves more open space than the minimum required for environmental corridors, parks, and stormwater management areas.

## **Town Policies and Programs**

1. Utilize design review procedures to require landscaping standards for new development within the Town.
2. Preserve scenic character in all land use and zoning determinations.
3. Prohibit or restrict development that threatens waterway health, wildlife habitat, or groundwater quality.