



**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT
JOINT PLAN COMMISSION
5387 MARY LAKE RD, WESTPORT
November 15, 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, Brad Zeman, Brian Malich

MINUTES

1. October 11, 2016

PUBLIC COMMENT

NEW BUSINESS

1. Public Hearing and Discussion/Action on a Request by Ed & Judy Borke for a certified survey map and rezone of 7.13 acres at 5089 STH 19, Town of Westport, from County A-1Ex to Village A-1.
2. Public Hearing and Discussion/Action on a CUP Request by Adams Outdoor to Convert an Existing Billboard to an Electronic Billboard on STH 19, Town of Westport
3. Discuss and Take Action on Certified Survey Map for Lot 263, Kilkenny Commons
4. Initial Consultation, Proposed Wolter Land Division, 5935 CTH K, Town of Westport
5. Review and Comment on the Draft Comprehensive Plan, and hear feedback from the November 10 Public Meeting

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 December 13, 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, October 11, 2016, 6:00 p.m. at the Waunakee Village Hall
500 W. Main Street, Waunakee, Wisconsin

CALL TO ORDER

Mr. McGowan Called the meeting to order at 6:00 p.m.

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

Members Absent: Ken Sipsma, Eileen Bruskewitz

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Judy Borke, Jerry Tierney, Ryon Savasta, Jason Valerius

APPROVAL OF MINUTES

Motion Zeman, second Van Dinter, to approve the minutes from the September 12, 2016 meetings. Motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

Initial Consultation, Borke CSM, 5089 STH 19, Town of Westport

Mr. Wilson presented the Borke's request to split the residence from the farmland. No action necessary.

Discussion/Recommendation, Draft Digital Billboard Ordinance

After brief discussion, motion Van Dinter, second Zeman, to recommend approval of the zoning amendment related to billboards. Motion carried.



Review and Discuss Comprehensive Plan Items, Final Draft Economic Development and Housing Policy Issues, and Initial Drafts of Transportation, Utilities, and Intergovernmental Cooperation Sections

There was discussion of the Hogan Road/Arboretum Drive land use classification, and re-affirmation of the desire to keep the Single vs. Multi-family housing ratio the same as the previous plan. Staff directed to clean up and combine the two plans to take forward to the public.

Update on Farmland Preservation Certification

Mr. Wilson gave a brief overview of the process required to certify the Ag preservation lands for farmland credits. Staff will continue to work on this with the state officials.

ADJOURN

Motion Van Dinter, second Malich, to adjourn the meeting at 6:52 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: _____

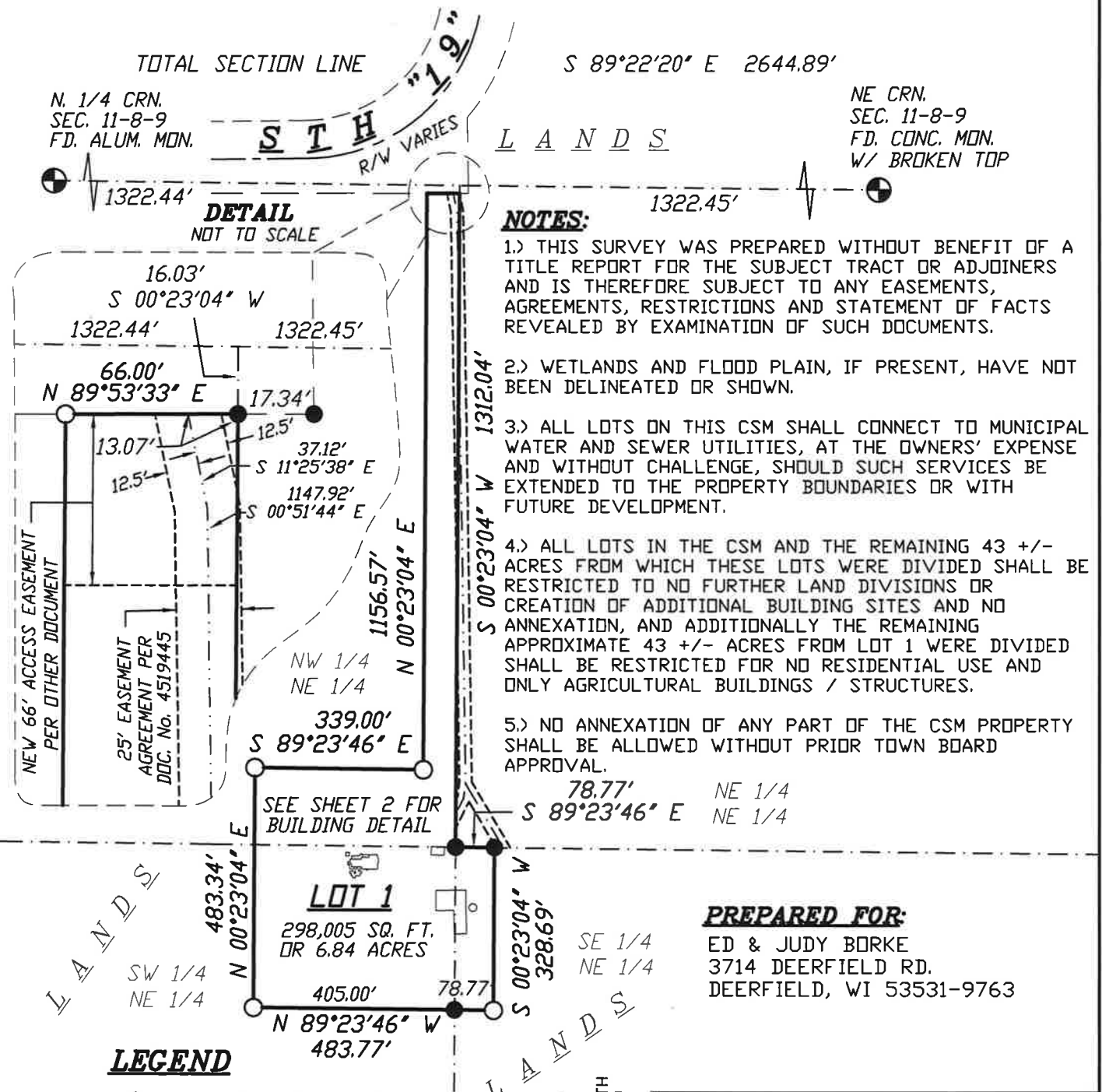


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in part of the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, and the SE 1/4 of the NE 1/4, Section 11 T8N, R9E, Town of Westport, Dane County, Wisconsin.



SURVEYORS SEAL

PRELIMINARY
FOR REVIEW

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

16W-329

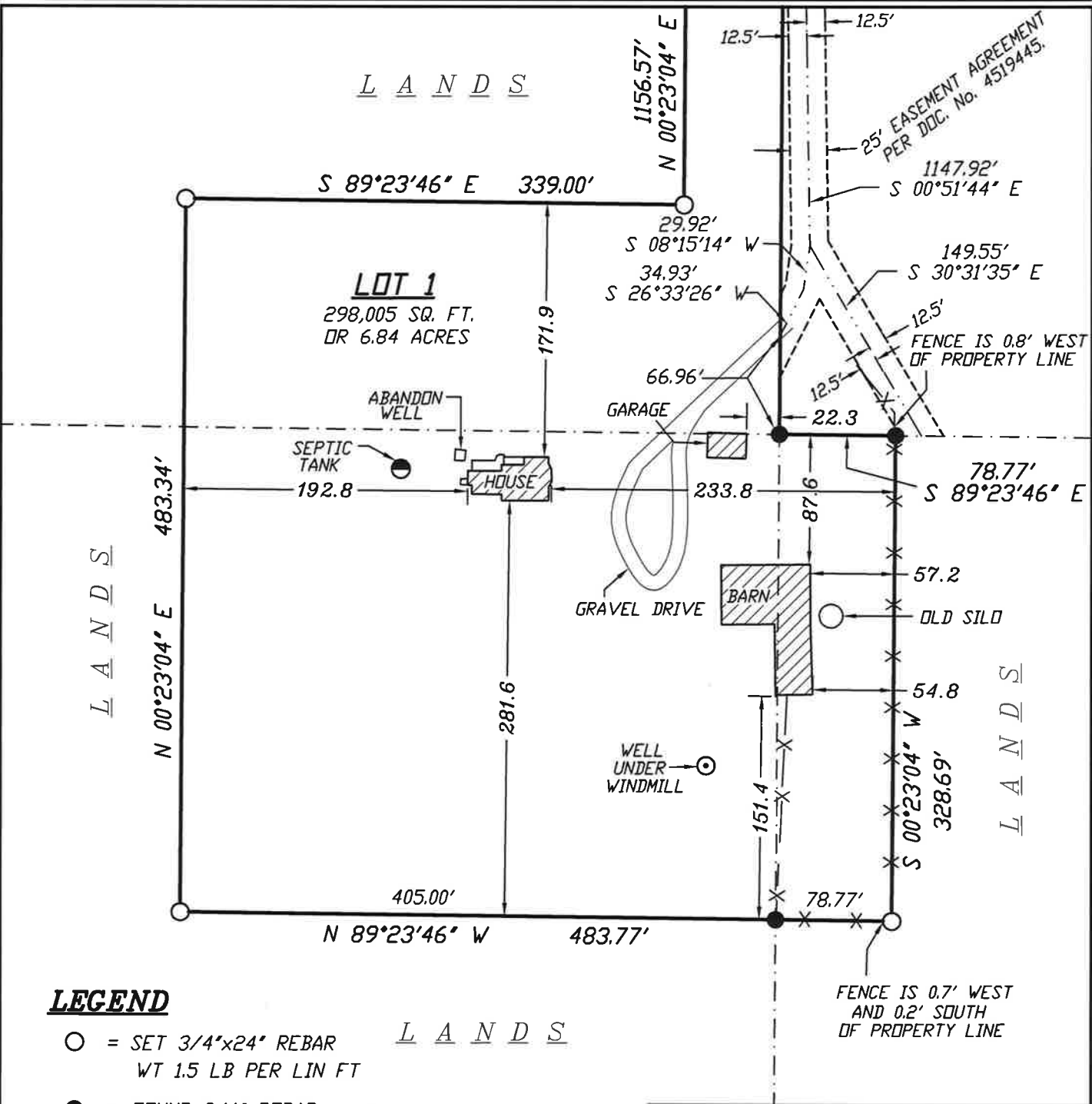


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Located in part of the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, and the SE 1/4 of the NE 1/4, Section 11 T8N, R9E, Town of Westport, Dane County, Wisconsin.



LEGEND

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

SCALE 1" = 100'



0' 50' 100' 200' 300'

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY
FOR REVIEW



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in part of the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, and the SE 1/4 of the NE 1/4, Section 11 T8N, R9E, Town of Westport, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional 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 of the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, and the SE 1/4 of the NE 1/4, Section 11 T8N, R9E, Town of Westport, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 11, thence S 89°22'20" E, 1322.44 feet; thence S 00°23'04" W, 16.03 feet to the South Right of Way of State Trunk Highway '19' and to the point of beginning.

Thence continue S 00°23'04" W, 1312.04 feet; thence S 89°23'46" E, 78.77 feet; thence S 00°23'04" W, 328.69 feet; thence N 89°23'46" W, 483.77 feet; thence; N 00°23'04" E, 483.34 feet; thence S 89°23'46" E, 339.00 feet; thence N 00°23'04" E, 1156.57 feet to the South Right of Way of State Trunk Highway '19'; thence along said South line N 89°53'33" E, 66.00 feet to the point of beginning. This parcel contains 6.84 acres or 298,005 sq. ft. and is subject to an Easement Agreement per Document Number 4519445.

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

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

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____.

STATE OF WISCONSIN)
DANE COUNTY)

Edwin M. Borke

Judith J. Borke

Personally came before me this _____ day of _____, 20____ the above named Edwin M. Borke and Judith J. Broke to me known to be the person who executed the foregoing instrument and acknowledge the same.

SURVEYORS SEAL

PRELIMINARY
FOR REVIEW

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

16W-329



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in part of the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, and the SE 1/4 of the NE 1/4, Section 11 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 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

PRELIMINARY
FOR REVIEW

ITEM #1.



Borke CSM



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" = 710'

**VILLAGE OF
WAUNAKEE**

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

Print Date: 10/7/2016



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

EXHIBIT MAP

STH "19"

R/W VARIES

TOTAL SECTION LINE

S 89°22'20" E 2644.89'

N. 1/4 CRN.
SEC. 11-8-9
FD. ALUM. MON.

NE CRN.
SEC. 11-8-9
FD. CONC. MON.
W/ BROKEN TOP

1322.44' 16.03' S 00°23'04" W 66.00' N 89°53'33" E 1322.45'

ACCESS
EASEMENT
4,356 SQ. FT.
OR 0.10 ACRES

P.O.B.

66.00' S 89°53'33" W

LEGEND

● = FOUND 3/4" REBAR

NOTES:

1.) THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES. THIS EXHIBIT MAP IS DONE FOR VISUAL PURPOSES IN ORDER TO CLARIFY THE DESCRIPTIONS PER THE CORRESPONDING DOCUMENTS.

SCALE 1" = 60'

SITE PLAN DATE: 9-22-16

JOB NO: 16W-329

ITEM #2.



PLAN COMMISSION APPLICATION

PROJECT ADDRESS / NAME: 6101 Hogan Rd./ Adams Outdoor Advertising - Billboard conversion to digital face

APPLICANT: Adams Outdoor Advertising	
ADDRESS: 102 E Badger Rd., Madison, WI 53713	
PHONE: 608-216-9264	EMAIL: rsavasta@adamsoutdoor.com

OWNER: Statz Family Partnership LLP	
ADDRESS: 6101 Hogan Rd, Waunakee, WI 53597	
PHONE: 608-849-4101	EMAIL: dean.statz@carlfstatz.com

PROJECT DESCRIPTION: Convert existing 12' x 25' billboard from static face to 12' x 25' digital face.

OWNER/APPLICANT SIGNATURE:

DATE: 10/24/16

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 type="checkbox"/> \$345	
• CONDITIONAL USE PERMIT	<input checked="" type="checkbox"/> \$350	
• CERTIFIED SURVEY MAP	<input 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	
TOTAL: <u>\$1,350</u>		ESCROW FEE PAID: <u>\$1,000</u>
		DATE: _____
		FEE WAIVED BY: _____



- Property Boarder
- Billboard Location

Project: Adams Outdoor Advertising –
Billboard Conversion to Digital Face
Address: 6109 Hogan Road
Property Owner: Statz Family Partnership LLC

ITEM #2.



Building a Better World
for All of Us®

MEMORANDUM

TO: Kevin Even
FROM: Ed Freer
DATE: November 03, 2016
RE: **Proposed Signage**

**Adams Outdoor Digital Signage
for
Statz Family Partnership LLC
6101 Hogan Road
Waunakee, Wisconsin**

Project Description:

Proposed Digital Sign

The Applicant is requesting approval to change the face of their existing billboard sign, located on STH 19 at the Carl F. Statz property, to an electronic changeable digital display.

GENERAL COMMENTS

A. Signage Siting and Dimensions

- a. The sign location and size will not change.
- b. 12' x 25' Face , 37' High

B. Signage Precedent

- a. This would be the only sign of its nature in Waunakee and should not be considered as a precedent for future digital signage of this nature and size.

C. Public Messaging

- a. Outside of public emergency messaging what other types of public messages and what will the frequency be for such messaging [i.e. community events, seasonal announcements, etc.]

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 6808 Odana Road, Suite 200, Madison, WI 53719-1137
SEH is 100% employee-owned | **sehinc.com** | 608.620.6199 | 800.732.4362 | 888.908.8166 fax



November 3, 2016

Mr. Kevin Even, P.E.
Village of Waunakee
500 West Main Street
Waunakee, WI 53597

Re: Adams Outdoor Advertising Billboard

Dear Kevin,

Adams Outdoor Advertising proposes to change the face of their STH 19 billboard sign, located at the northwest corner of the Carl F. Statz property, to an electronic changeable self-lit display. The existing pole will be painted black, but otherwise, the supporting structure appears to remain unchanged. We have only a few items to address, as found in the Village of Waunakee's sign ordinance.

- Adams Outdoor Advertising must demonstrate the face can withstand a wind load of 30 pounds per square foot.
- Adams Outdoor Advertising must demonstrate the maximum intensity of the light intensity emanating from the face of the sign is no more than 75 foot-candles at a distance equal to the smallest dimension of the face. In this case, the smallest dimension appears to be 12 feet.

We understand there are other circumstances that need to be met for issuance of the Conditional Use Permit, and assume that others reviewers are addressing those issues.

Sincerely,

STRAND ASSOCIATES, INC.®

Kent Straus, P.E.

c: Todd Schmidt, Administrator (via e-mail)
Bryan Kleinmaier, Stafford Rosenbaum (via e-mail)
Ed Freer, SEH (via e-mail)

ITEM #2.

VILLAGE OF WAUNAKEE

AMENDMENT TO CHAPTER 106 (ZONING) OF THE CODE OF ORDINANCES, VILLAGE OF WAUNAKEE, WISCONSIN

RECITALS

- A. Pursuant Wis. Stat. §§ 61.35 and 62.23, the Village Board of the Village of Waunakee has the authority to amend Village zoning ordinances, including zoning ordinances affecting signs and billboards.
- B. On _____, the Village of Waunakee Plan Commission held a public meeting regarding the proposed amendment to Chapter 106 contained in this ordinance (the “Zoning Amendment”), and recommended approval of the Zoning Amendment to the Village Board.
- C. On _____, the Village Board held a public hearing regarding the Zoning Amendment at which citizens were provided an opportunity to comment on the Zoning Amendment. The public hearing was preceded by the publication of a class 2 notice under chapter 985 of the Wisconsin Statutes.
- D. The Village Board expressly finds that the public benefits from digital billboards so long as digital billboards are used, in part, to provide public service announcements and other emergency alerts to the public. Thus, if a conditional use permit is granted to permit the construction and use of a digital billboard, the conditional use permit shall contain conditions addressing the provision of public service announcements and other emergency alerts on the digital billboard.
- E. The Village Board has determined that it is in the public interest to adopt the Zoning Amendment.

NOW, THEREFORE, the Village Board of the Village of Waunakee, Dane County, Wisconsin, do ordain that Article VIII, Chapter 106 of the Code of Ordinances, Village of Waunakee, Wisconsin is amended as follows:

- 1. Section 106-957(3m) is created to read as follows:

(3m) *Digital Billboard.* A billboard capable of displaying multiple static images controlled by electronic means or communications.

2. Section 106-970 is created to read as follows:

Sec. 106-970. – Billboard Replacement Program.

An owner of a legally nonconforming billboard existing upon the effective date of this Chapter may apply for a conditional use permit to replace an existing billboard with a digital billboard. The digital billboard shall comply with the following criteria, and any conditions identified in the conditional use permit:

- (1) The digital billboard shall comply with Wis. Stat. § 84.30(4) and any other applicable Wisconsin Statutes.
- (2) The area of the digital billboard shall be equal to or less than the billboard being replaced.
- (3) No portion of the digital billboard shall be located closer to the public road right-of-way than the billboard it is replacing, nor shall it be located within fifteen (15) feet of any public road right-of-way as calculated by the shortest measurable distance between the nearest point of the digital billboard to the edge of the right-of-way.
- (4) The illumination of a digital billboard shall not exceed a brightness level of 0.3 footcandles above ambient light, as measured using a footcandle meter at the following pre-set distances from the base of the digital billboard:

300—375 square feet digital billboard face150 feet

376—475 square feet digital billboard face200 feet

476—672 square feet digital billboard face250 feet
- (5) No embellishments or cutouts may be utilized on digital billboards.
- (6) All of the standards and procedures applicable to conditional use permits contained in Article V, Chapter 106 shall apply, and, in addition, the conditional use permit shall contain conditions addressing the provision of public service announcements and other emergency alerts on the digital billboard.
- (7) No digital billboard may be located within 1,000 feet of another digital billboard.

ITEM #2.

The foregoing ordinance was duly adopted by the Village Board of the Village of Waunakee at a meeting held on _____, 2016.

APPROVED:

Chris Zeller, Village President

ATTEST:

Julee Helt, Village Clerk

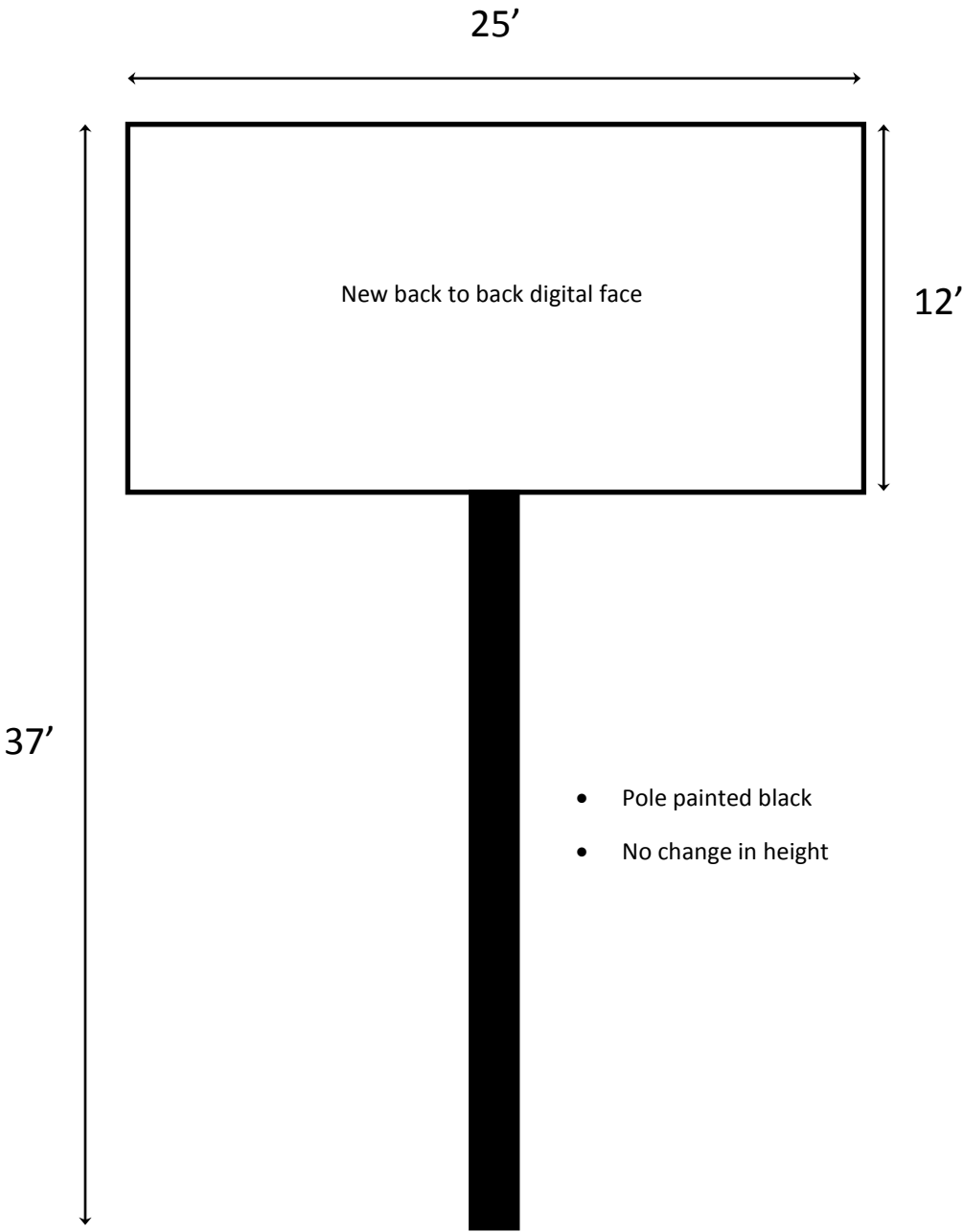


Existing Static faced billboard



Proposed Digital faced billboard

ITEM #2.



BIRRENKOTT SURVEYING



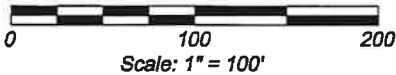
BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

PREPARED FOR:
DON TIERNEY
3564 EGRE ROAD
DEFOREST, WI 53532
608-241-0102

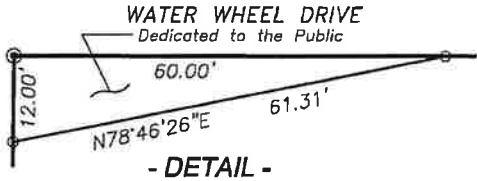
L:\2011\Tierney\Lot 263\Meffert CSM

CERTIFIED SURVEY MAP

Lot 263, Kilkenny Farms, located in the Northwest 1/4 of the
Southwest 1/4, Section 17, T8N, R9E, Village of Waunakee,
Dane County, Wisconsin



West 1/4 Corner
Section 17-B-9
Public Land Survey Monument
Record by Ronald Williamson,
dated April 1, 1985

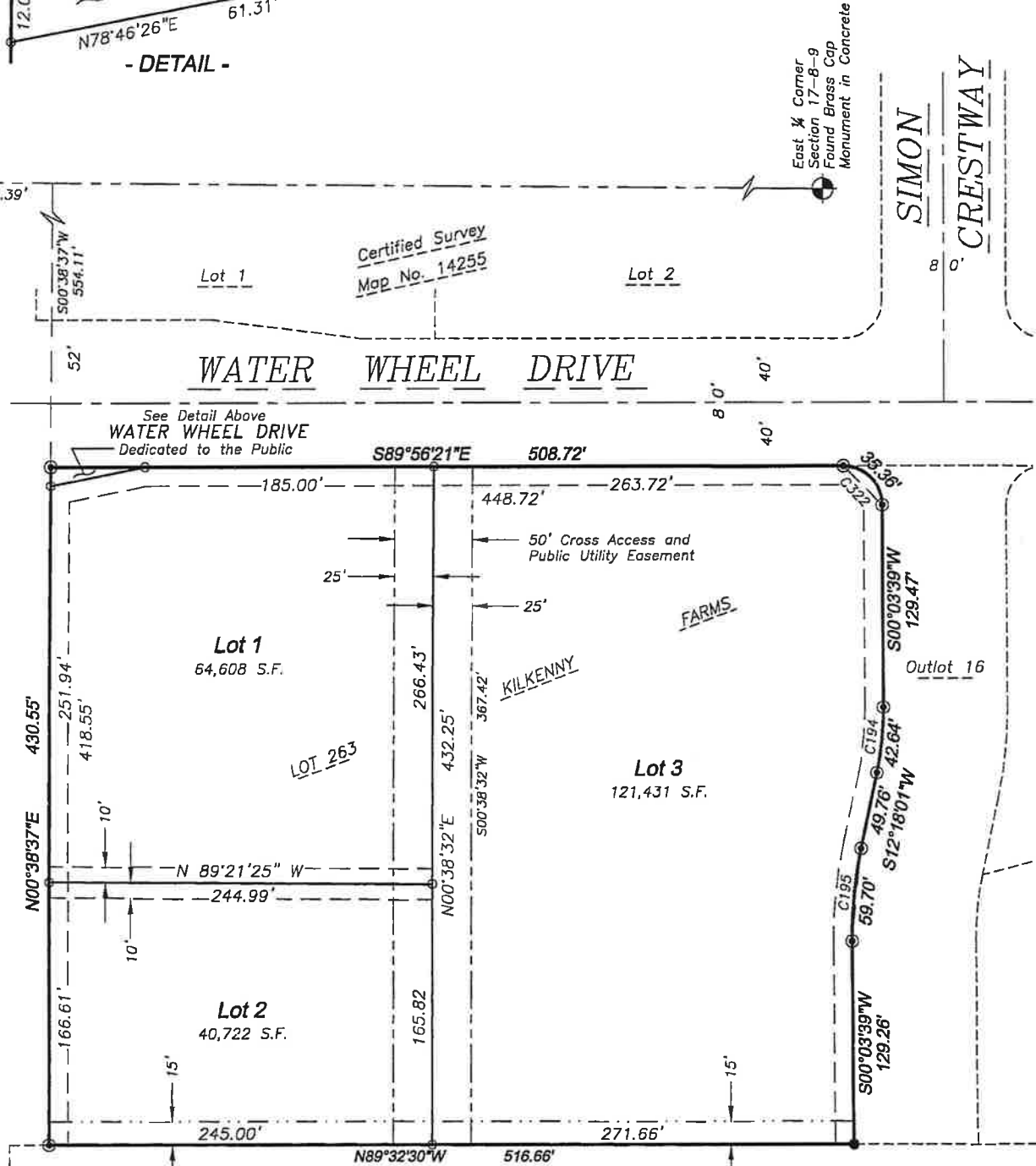


East 1/4 Corner
Section 17-B-9
Found Brass Cap
Monument in Concrete

SIMON
CRESTWAY

COUNTY TRUNK HIGHWAY Q

RIGHT OF WAY VARIES



Curve Data

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C194	200.00'	42.72'	42.64'	S 06°10'50" W	12°14'22"
C195	280.00'	59.81'	59.70'	S 06°10'50" W	12°14'22"
C322	25.00'	39.27'	35.36'	S 44°56'21" E	90°00'00"

Legend

- = Found 1-1/4" O.D. Iron Pipe
- ⊙ = Found 1-1/4" Rebar
- = 1-1/4" O.D. x 24" Iron Pipe Set, Weight = 1.13 Lbs/Ft
- = Public utility easement, 12' wide except as noted
- = 15' Public utility and sidewalk easement
- = 50' Cross Access and Public Utility Easement

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

CERTIFIED SURVEY MAP[®] DATED: OCTOBER 20, 2016



BIRRENKOTT
SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Mortgagee Certificate:

First Business Bank, mortgagee of certain of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the certificate of Kilkenny Farms, LLC, owner.

First Business Bank

Brian E. Hagen, Vice-President

State of Wisconsin)
Dane County) ss Personally came before me this _____ day of _____, 2016, the above-named Brian E. Hagen, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires _____

Printed name

Surveyed For :
Donald and Joanne Tierney
3564 Egge Road
DeForest, Wis. 53532
837-0102

Surveyed: CKC
Drawn: MAP
Check: MAP
Approved: DVB
Field book:
Tape/File: J:\CARLSON\110118 Document No. _____

Sheet 2 of 3
Office Map No.: 160679 Certified Survey Map No. _____, Volume _____, Page _____

CERTIFIED SURVEY MAP

DATED: OCTOBER 20, 2016



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed, divided and mapped the lands described hereon and that the map is a correct representation of all of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Lot 263, Kilkenny Farms, located in the Northwest 1/4 of the Southwest 1/4, Section 17, T8N, R9E, Village of Waunakee, Dane County, Wisconsin; Containing 227,121 square feet, or 5.214 acres.

Owners Certificate:

As owner, Kilkenny Farms, LLC, does hereby certify that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown. It also certifies that this Certified Survey Map is required to be submitted to the Village of Waunakee as a required approving authority.

Kilkenny Farms, LLC

Donald C. Tierney, Member

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2016, the above-named Donald C. Tierney, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public My Commission Expires _____

Printed name

Village of Waunakee Approval Certificate:

Resolved, that this Certified Survey Map is hereby acknowledged and accepted by the Village of Waunakee and is approved for recording this _____ day of _____, 2016.

Julee R. Helt, Village of Waunakee clerk Dated _____

Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands if present have not been delineated.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

Surveyed For :

Donald and Joanne Tierney
3564 Egge Road
DeForest, Wis. 53532
837-0102

Register of Deeds Certificate:

Received for recording this _____ day of _____, 20__

at _____ o'clock __ . m and recorded in Volume _____ of Certified Survey Maps
of Dane County on Pages _____.

Surveyed: CKC
Drawn: MAP
Check: MAP
Approved: DVB
Field book:
Tape/File: J:\CARLSON\110118

Kristi Chlebowska, Register of Deeds

Document No. _____

Sheet 3 of 3
Office Map No.: 160679

Certified Survey Map No. _____, Volume _____, Page _____

ITEM #3.



Building a Better World
for All of Us®

MEMORANDUM

TO: Kevin Even

FROM: Ed Freer

DATE: November 03, 2016

RE: **Proposed CSM**

Lot 263 CSM—Kilkenny Farms Commercial Lot
Lots 1, 2, 3

Kilkenny Farms
Village of Waunakee, Wisconsin

Project Description:

The applicant is proposing a CSM, dividing Lot 263 of the Kilkenny Farms plat into three lots.[Lot1, Lot2, Lot 3]

The Applicant is requesting the change to accommodate the proposed development in Lot 263. These Developments are being incorporated in an updated GDP Document which will be submitted at a later date.

GENERAL COMMENTS

- A. 50' Easement
 - a. This will align with the easement to the north to accommodate a private drive serving all three lots.
- B. Emergency Addressing
 - a. Emergency addressing will need to address major users on all three lots.
- C. Grading and Utility Coordination
 - a. Grading, stormwater management and utility layout will be developed to serve all three lot users.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 6808 Odana Road, Suite 200, Madison, WI 53719-1137
SEH is 100% employee-owned | sehinc.com | 608.620.6199 | 800.732.4362 | 888.908.8166 fax



November 3, 2016

Mr. Kevin Even, P.E.
Village of Waunakee
500 West Main Street
Waunakee, WI 53597

Re: Lot 263 CSM–Kilkenny Farms Commercial Lot

Dear Kevin,

We have reviewed the proposed CSM, dividing Lot 263 of the Kilkenny Farms plat into three lots. We have a few comments. First, we presume that the 50-foot cross access and public utility easement will serve the same purpose as a similar easement for the lot north of and adjacent to Water Wheel Drive. Mainly, that a public sanitary sewer and water main will be installed there to serve at least Lot 2 of the CSM. The proposed easement appears to line up with the similar easement north of Water Wheel Drive, which is ideal from a traffic circulation standpoint.

The applicant should confirm with Waunakee Utilities (Utilities) that appropriate easements are provided for electrical service and for looping of water mains. It is the Utilities' practice to avoid dead end water mains, so there may need to be additional easement width along the south side of Lot 3 so that water main can be looped back to Outlot 16.

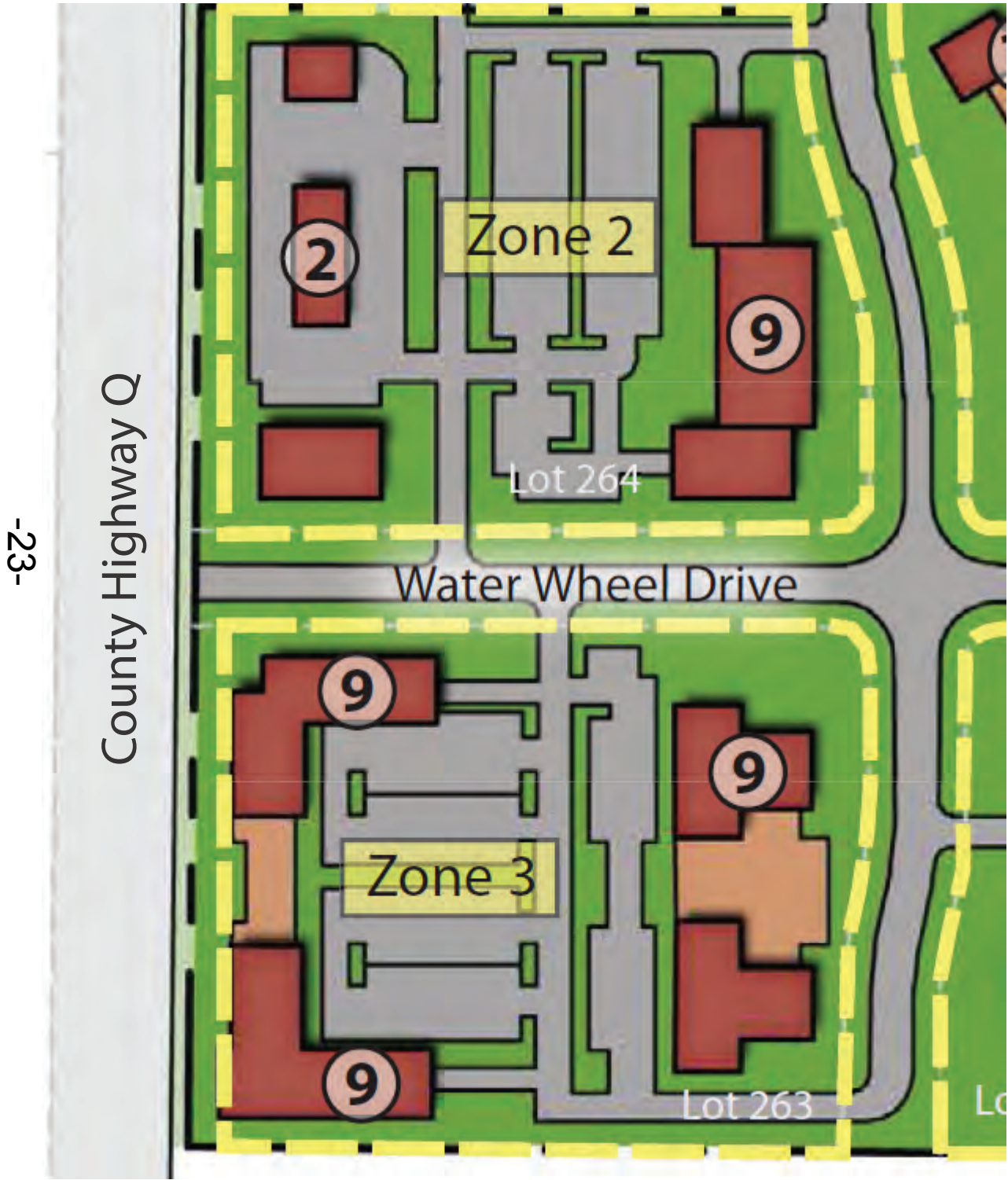
Sincerely,

STRAND ASSOCIATES, INC.®

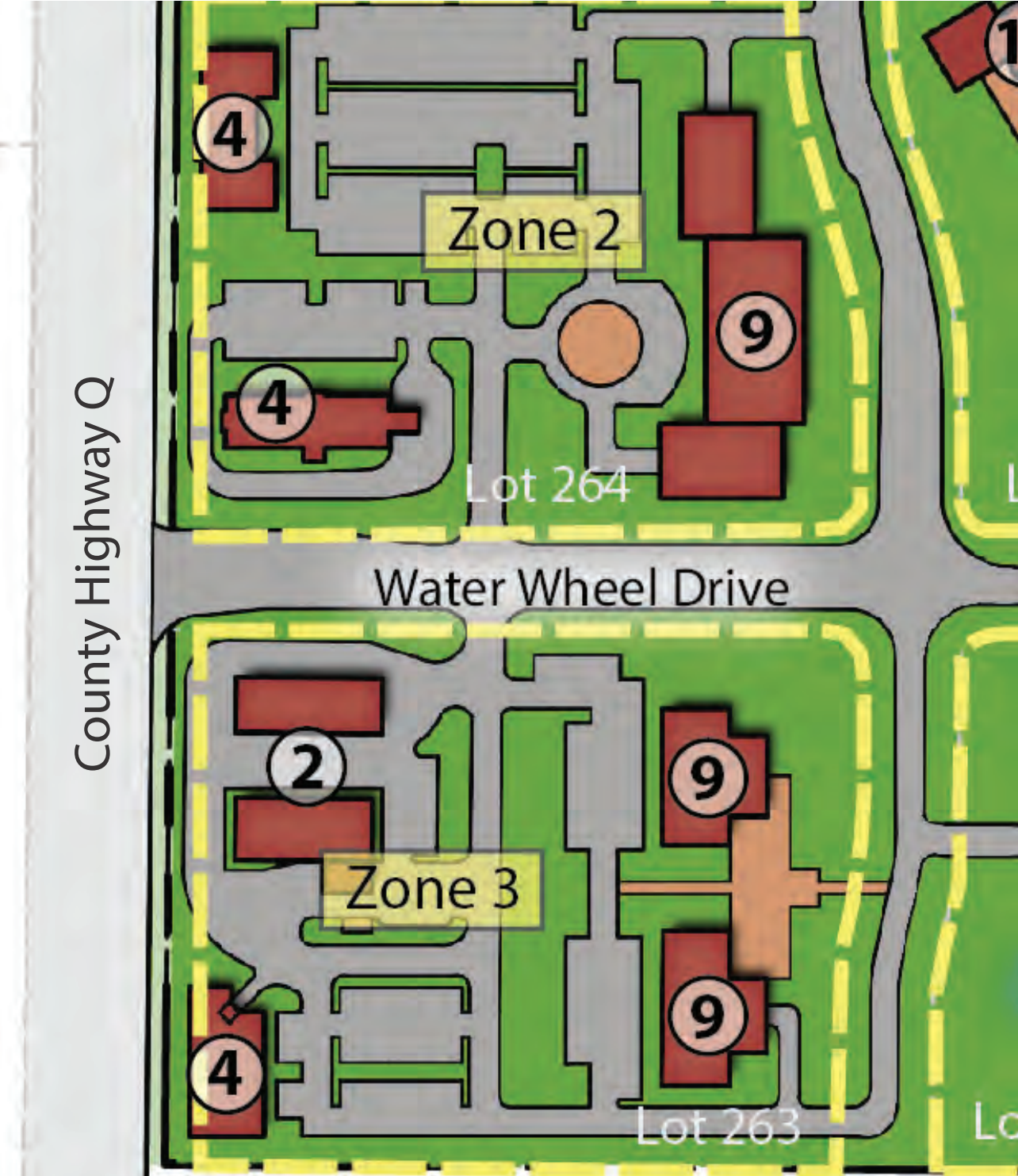
Kent Straus, P.E.

c: Todd Schmidt, Administrator (via e-mail)
Bryan Kleinmaier, Stafford Rosenbaum (via e-mail)
Ed Freer, SEH (via e-mail)

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



October 27, 2016

Town of Westport Planning Commission,

Dear Members;

I am requesting a consultation to review a concept plan for my property, 5935 Highway County K, for residential lots, as discussed during the September meeting.

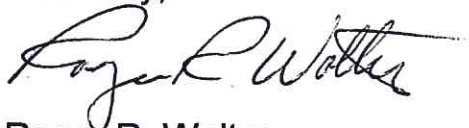
I have retained the Vierbicher Company, to develop a concept plan for the layout of the lots.

I have also discussed the plan specifications involving access to Highway County K. with Pamela Dunphy of the Dane County Highway Department and have incorporated those requirements into the plan.

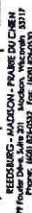
Please note that at this time I do not want to make changes to the zoning of the existing parcel and building in the center of the property as I will continue to reside there and run my small business. If the building is not sold or leased in the near future, I may request, converting the existing building into a duplex.

I will be looking forward to your input and direction. Thank you for considering this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger R. Wolter". The signature is fluid and cursive, with the first name "Roger" and last name "Wolter" clearly distinguishable.

Roger R. Wolter

[illegible]