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**VILLAGE OF WAUNAKEE  
TOWN OF WESTPORT JOINT PLAN COMMISSION  
5387 Mary Lake Road, Westport  
July 14, 2015 - 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, Dean Grosskopf, Pat McGowan, Brad Zeman, Mark McGuire**

**MINUTES**

1. June 9, 2015

**PUBLIC COMMENT**

**OLD BUSINESS**

1. Discussion / Action on Conditional Use Permit and Design Review for Drumlin Ridge Farm Vineyards LLC, Town of Westport
2. Discussion / Action on Capaul Request for Detachment and Rezone of Approximately 43.3 acres from A-1 Agricultural/Holding to A1-E Exclusive Agricultural

**NEW BUSINESS**

1. Discussion / Action on Amendment to Environmental Corridors, Waunakee School Site, Woodland Drive West of CTH Q, 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.**



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**VILLAGE OF WAUNAKEE BOARD AND PLAN COMMISSION MEETING  
TOWN OF WESTPORT BOARD AND PLAN COMMISSION MEETING**

**Notice is hereby given that the Village or Town Board or Village or Town Plan Commission may attend this meeting. No action will be taken by the Village or Town Board or Village or Town Plan Commission at this meeting.**

***Next scheduled meeting is August 11, 2015.***



Village of Waunakee and Town of Westport  
**Joint Plan Commission**

A regular meeting of the Waunakee/Westport Joint Plan Commission was held  
Tuesday, June 9, 2015, 6:00 p.m. at the Town of Westport Community Room,  
5387 Mary Lake Road, Town of Westport.

**CALL TO ORDER**

Meeting called to order at 6:00 p.m.

Members Present: Ken Sipsma, John Van Dinter, Dean Grosskopf, Pat McGowan, Mark McGuire,  
Brad Zeman

Members Absent:

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Bill White, David & Brenda Korb,  
Keenan Korb, Bob Somermeyer, Herbert & Eileen Statz, Kirk Keller, Roger Endres, Rich Trotta,  
Roberta Baumann, Dick & Pat Teslaw, David Kennedy, Jim Becker, JoAnn Koster, Dennis  
Petzke, Mark & Mary Ripp, Monica Paffenroth, Charlene Khazae, Mary Binkley, James Borg,  
Pastor Marsden.

**APPROVAL OF MINUTES**

Motion McGuire, second McGowan, to approve the minutes from the May 12, 2015 Joint Plan  
Commission meeting. Motion carried.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

**DISCUSSION AND RECOMMENDATION ON DESIGN / SITE PLAN REVIEW FOR SKIPPER  
BUDS OFFICE ADDITION, 5381 WESTPORT ROAD, TOWN OF WESTPORT**

After discussion, motion McGowan, second to approve the design / site plan review subject to  
conditions requested by Town Plan Commission. Motion carried.

# ITEM #1.



## PUBLIC HEARING & DISCUSSION / ACTION

PUBLIC HEARING AND DISCUSSION / ACTION ON A REQUEST, BY FIRST PRESBYTERIAN CHURCH OF WAUNAKEE, FOR A CERTIFIED SURVEY MAP (LAND SWAP) AND REZONE FOR PROPERTY LOCATED AT 5763 & 5765 CTH Q, TOWN OF WESTPORT

Public hearing opened at 6:16 p.m. and closed at 6:17 p.m. with no comments from the audience. After discussion, motion Van Dinter, second McGowan, to recommend approval of the CSM and rezone, as recommended by the Town Plan Commission, to the Village and Town Boards. Motion carried.

PUBLIC HEARING AND DISCUSSION / ACTION ON A REQUEST, BY DRUMLIN RIDGE FARM VINEYARDS LLC, 5972 CHEROKEE VALLEY PASS, TOWN OF WESTPORT, FOR REZONE FROM A1-EX TO A-1 WITH A REQUEST FOR CONDITIONAL USE PERMIT FOR THE PURPOSE OF OPERATING A WINERY

The applicants architect gave a brief presentation and answered questions from the Commission members. Mr. Sipsma opened the public hearing at 6:39 p.m. Mr. Wilson presented members with 17 emails to be entered into the record. All were supportive with one opposed. Five people spoke in support of the project, six spoke in opposition. The public hearing was closed at 7:05 p.m. Motion McGuire, second Zeman, to recommend approval of the rezone to A-1 and ordinance amendment to allow “winery” as a conditional use in the A-1 zoning district with staff to work on drafting the CUP conditions and bring back for review and action at the next meeting, all consistent with the Town Plan Commission recommendation. Motion carried 5-1 with McGowan opposed. Motion Van Dinter, second Grosskopf, to limit the capacity to a maximum of 75 people for special events with no more than 12 events per calendar year. These events shall be ticketed events. Motion carried 5-1, McGowan opposed.

PUBLIC HEARING AND DISCUSSION / ACTION ON A REQUEST BY JOSEPH CAPAUL FOR DETACHMENT AND REZONE OF APPROXIMATELY 43.3 ACRES, WHOSE BILLING ADDRESS IS 5704 STH 113, VILLAGE OF WAUNAKEE, FROM A-1 AGRICULTURAL/HOLDING TO A1-E EXCLUSIVE AGRICULTURE

After a brief recap of the issue, the public hearing was opened at 7:39 p.m. and closed at 7:40 p.m. with no public comments. Motion McGowan, second Grosskopf, to defer action. Motion carried 5-1 with Van Dinter opposed.

## ADJOURN

Motion Van Dinter, second McGowan, to adjourn the meeting at 7:58 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

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





**Drumlin Ridge Farm Vineyards LLC**



**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" = 614'

Print Date: 6/4/2015



# ITEM #1.

## RESTRICTION AGREEMENT (Korb CUP, to Allow Winery, ETZ)

WHEREAS, David J. Korb and Brenda J. Korb (the "Owner"), are the record title Owner of the property described below and located in the Town of Westport, Dane County, Wisconsin (hereinafter called the "Property"):

Sec 12, T 08 N, R 09 E, SE ¼ of NW ¼,  
Lot 3, CSM 454, Town of Westport, Dane County,  
Wisconsin.

WHEREAS, the Owner has petitioned the Town of Westport (the "Town") and the Village of Waunakee (the "Village") for a Conditional Use Permit ("CUP") to Allow a Winery on the Property; and,

WHEREAS, the Town and Village have approved of this CUP subject to the conditions and restrictions as listed below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, this Agreement is entered into among the Owner, the Village and the Town, and these parties agree as follows:

The Town and Village approve the CUP as requested by the Owner for the allowance of a Winery by application submitted on or about March 29, 2015, subject to the following restrictions and conditions:

1. The Property is hereby restricted for no further land division.
2. The Property is hereby restricted to provide for the building locations and sizes generally as shown on the site plan attached hereto at Exhibit B, and no additional buildings shall be allowed without prior approval of the Town Plan Commission. All buildings located upon the Property and used in the Winery business shall be referred to herein as "Winery Premises Structures."
3. The design, scale, and character of the Winery Premises Structures shall be compatible with the intended use. Winery Premises Structures shall not use an exterior design style typically associated with large industrial facilities.
4. The visibility of Winery Premises Structures from residential streets shall be accentuated through the use of landscaping and other screening devices to help with the retention of the character of the area.
5. The height of any Winery Premises Structure shall be limited to 35 feet. The height limit may be increased to 45 feet where a pitched roof of greater than four in 12 (rise to run) is proposed and at least 50 percent of the aggregate of all Winery Premises Structures located upon the Property is limited to a height of 35 feet or less.
6. Exterior lighting fixtures shall be of a low intensity, low glare design and shall be shielded with full cut off design and directed downward to ensure that neither the lamp nor the related reflector interior surface is visible from a location off of the

Return to :

Thomas G. Wilson  
Town Attorney/Administrator  
5387 Mary Lake Road  
Waunakee, WI 53597

Parcel Identification No's.

0809-122-9810-1

Property in order to prevent spill over onto adjacent lots under separate ownership. Pole lighting fixtures shall be used only for special events. Exterior lighting shall not be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.

7. The number, size, location, and design of required parking spaces shall be adequate to accommodate the permitted occupancy of the tasting rooms.
8. The visibility of parking areas associated with the Property from residential streets shall be accentuated through the use of landscaping and other screening devices.
9. A solid waste management plan shall be submitted for review and approval by the Town Administrator.
10. A liquid waste (process wastewater from the Winery operation) management plan shall be submitted for review and approval by the Town Administrator.
11. Tasting room(s) shall be clearly incidental, accessory, and subordinate to the primary operation of the Winery as a production facility.
12. The primary focus of the tasting room shall be the marketing and sale of the wine produced on the Property.
13. More than one tasting room is allowed on the Property; however, the cumulative floor area of all tasting rooms shall not exceed the floor area approved by the Town.
14. Tasting room hours of operation shall be limited between the hours of 10:00 a.m. and 6:00 p.m. Sunday-Thursday; 10:00 a.m. and 7:00 p.m. Friday and Saturday. The Town Administrator may approve alternate hours for cooking classes, winemaker meals and special events.
15. Wine tasting, wine consumption and food consumption may occur outside of the tasting room.
16. Retail products shall only be offered for sale within a tasting room.
17. Retail products may include:
  - a. Wine and fruit products produced by the Winery operator or bottled or grown on the Property, including, wine produced off-site by fruit grown off site if the production of such wine is under the supervision of the Winery operator.
  - b. Souvenirs and clothing bearing the logo of the Winery as well as wine-related items and other products that reflect or enhance the character of theme of the Winery.
  - c. Pre-packaged food.
18. All food service and food preparation facilities shall comply with all applicable Public Health Department requirements.
19. Food served at the Property may be prepared on-site or off-site.
20. Except for food served in association with cooking classes, winemaker meals and special events, food served at the Property shall:
  - a. Be limited to small plates or appetizer-like portions, and
  - b. Not include menu options or meal service such that the Winery Premises Structures function primarily as a restaurant, café, or coffee shop.
21. Food preparation facilities shall only support the permitted type of food service and permitted cooking classes, winemaker meals and special events allowed on the Property.
22. Tours, winemaker meals, cooking classes and special events shall not result in occupancy of the applicable Winery Premises Structures in excess of that which has been approved by the Town or the maximum number of patrons permitted at

## ITEM #1.

any one time upon the Property as a whole, as approved by the Town in connection with any issued occupancy certificate (for occupants within the Winery Premises Structures) or this Conditional Use Permit for the Property as a whole, as applicable.

23. Tours, winemaker meals, cooking classes and special events shall be clearly secondary, subordinate and incidental to the primary agricultural uses of the Property.
23. Occupancy shall not exceed 75 patrons within any Tasting Room at any one time.

The terms and provisions hereof shall be binding upon the undersigned, their heirs, successors, and assigns, and shall be recorded in the office of the Register of Deeds for Dane County, Wisconsin to be construed as a covenant running with the land.

This Agreement may be amended or terminated by the mutual agreement of the parties or their respective successors, assigns or heirs.

If this Agreement is terminated, then the Property shall be subject to the restrictions and requirements of the Zoning District by which the lands are designated at the time of termination and the additional restrictions and requirements provided by this Agreement shall be without any further effect.

The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights:

- a. The Village Government of the Village of Waunakee, Dane County, Wisconsin, provided that the lands are under the jurisdiction of a zoning ordinance of said Village at the time the enforcement action is commenced.
- b. The Town Government of the Town of Westport, Dane County, Wisconsin, whether or not the lands are within the governmental jurisdiction of said Town at the time of enforcement action is commenced.
- c. The County Government, Dane County, Wisconsin, provided that the lands are under the jurisdiction of said County at the time the enforcement action is commenced.

IN WITNESS THEREOF, the parties below have hereunder set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

OWNER

\_\_\_\_\_  
David J. Korb

\_\_\_\_\_  
Brenda J. Korb

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, David J. Korb and Brenda J. Korb, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same with property authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My commission expires: \_\_\_\_\_

TOWN OF WESTPORT

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

John A. Van Dinter

Town Chair

Attest: \_\_\_\_\_

Thomas G. Wilson

Attorney/Administrator/Clerk-Treasurer

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above-named John A. Van Dinter, Town Chair, and Thomas G. Wilson, Town Attorney/Administrator/Clerk-Treasurer, of the Town of Westport, known to me to be the persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers by the Town's authority.

# ITEM #1.

Notary Public, State of Wisconsin  
My commission expires: \_\_\_\_\_

VILLAGE OF WAUNAKEE

By: \_\_\_\_\_  
Chris Zellner, Village President

Attest: \_\_\_\_\_  
Julee Helt, Village Clerk

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the  
above-named  
Chris Zellner, Village President and Julee Helt, Village Clerk, Dane County, Wisconsin, known to  
me to be the persons and officers who executed the foregoing instrument and acknowledged that  
they executed the same as such officers by the Village's authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires: \_\_\_\_\_

This instrument drafted by:  
Thomas G. Wilson  
Town Attorney/Administrator  
Town of Westport  
5387 Mary Lake Road, Waunakee, WI 53597



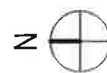
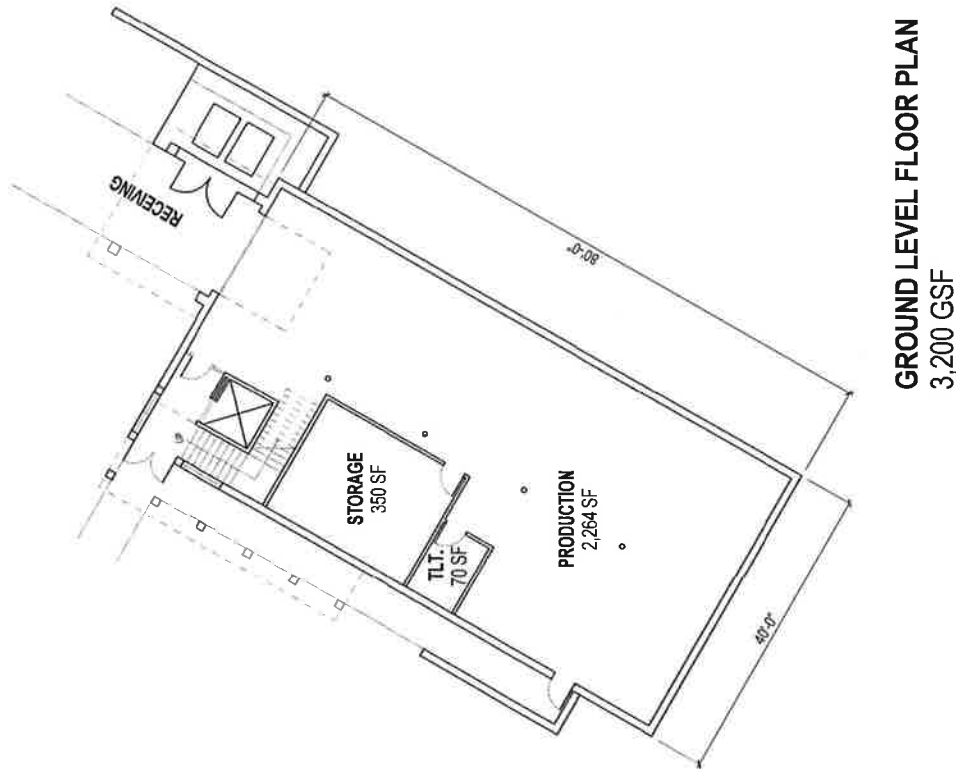
**SITE PLAN**

Scale: 1" = 80'

# ITEM #1.

Drumlin Ridge Farm Vineyards, LLC  
Westport, WI

**prad**  
PLUNKETT RAYSICH  
ARCHITECTS, LLP



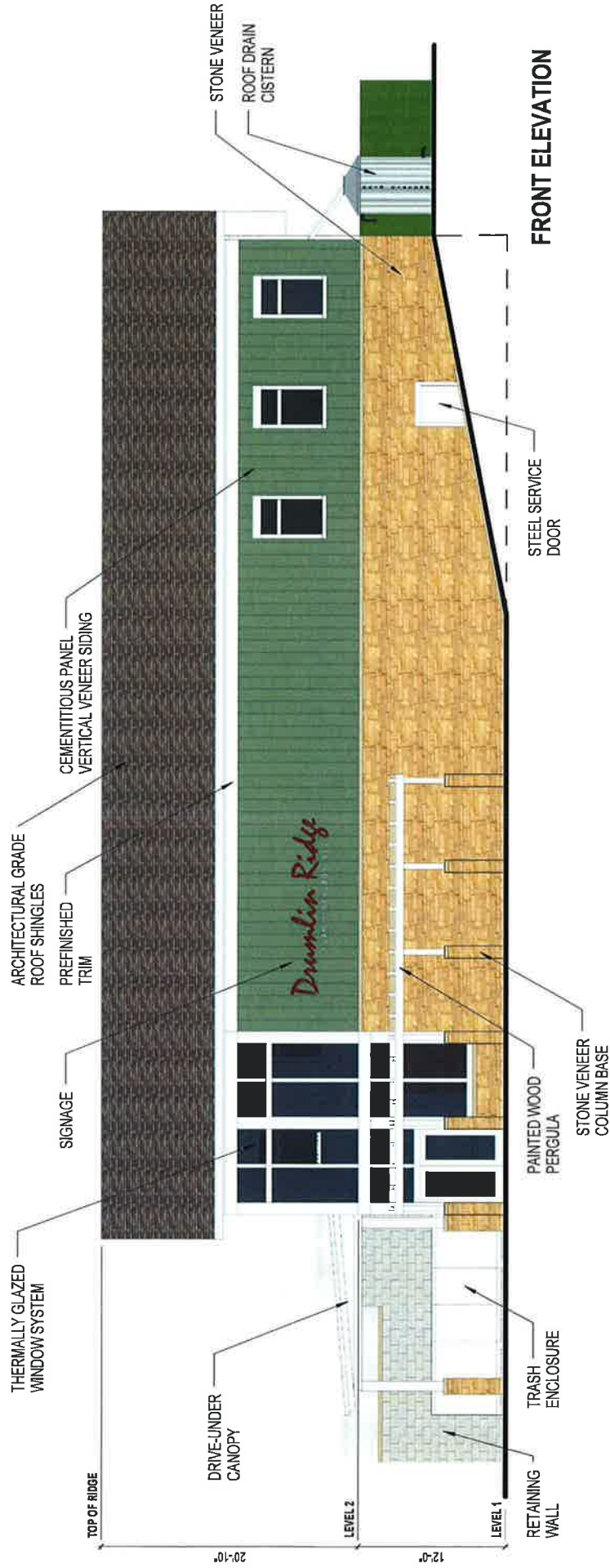
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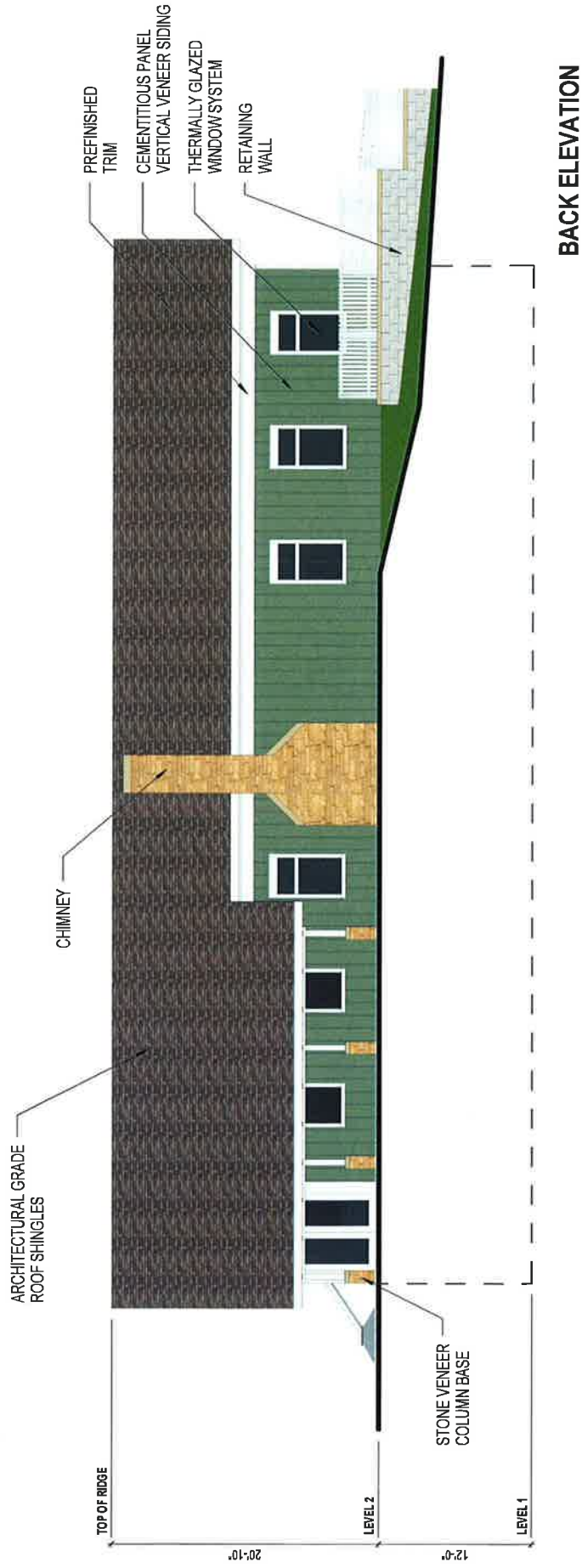


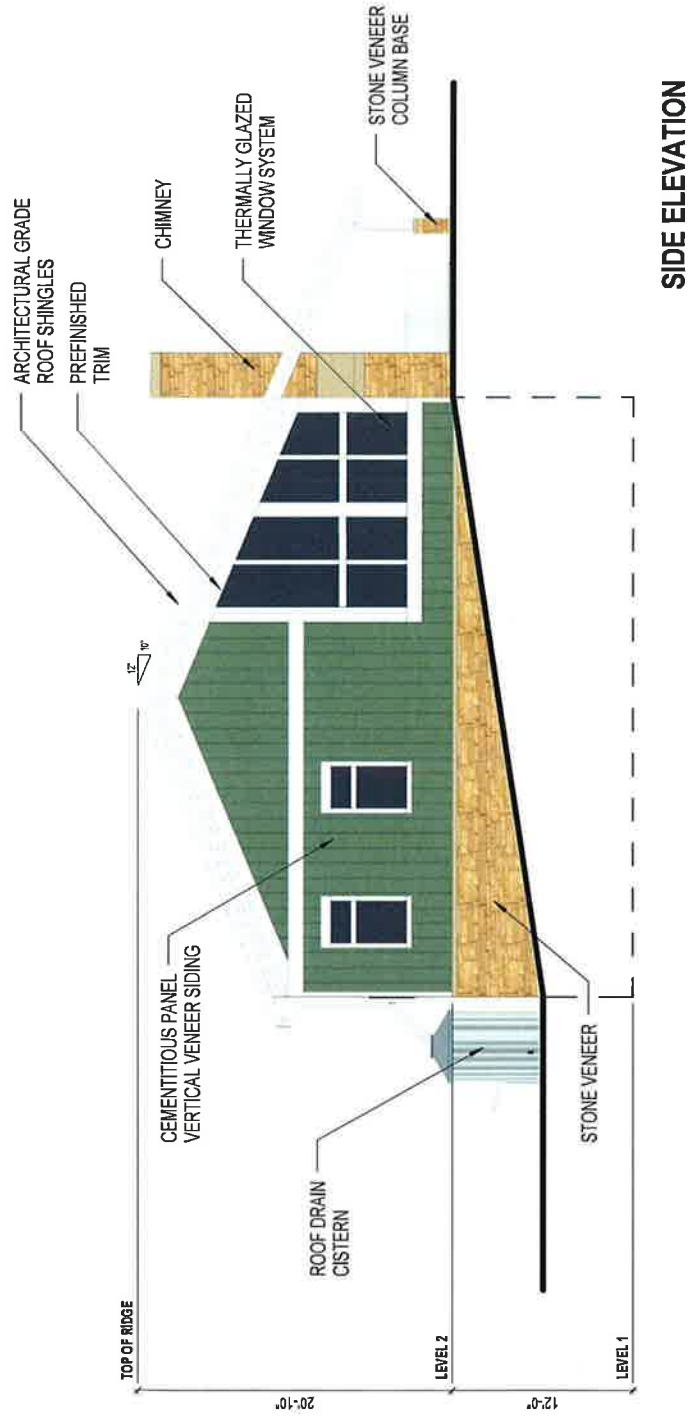
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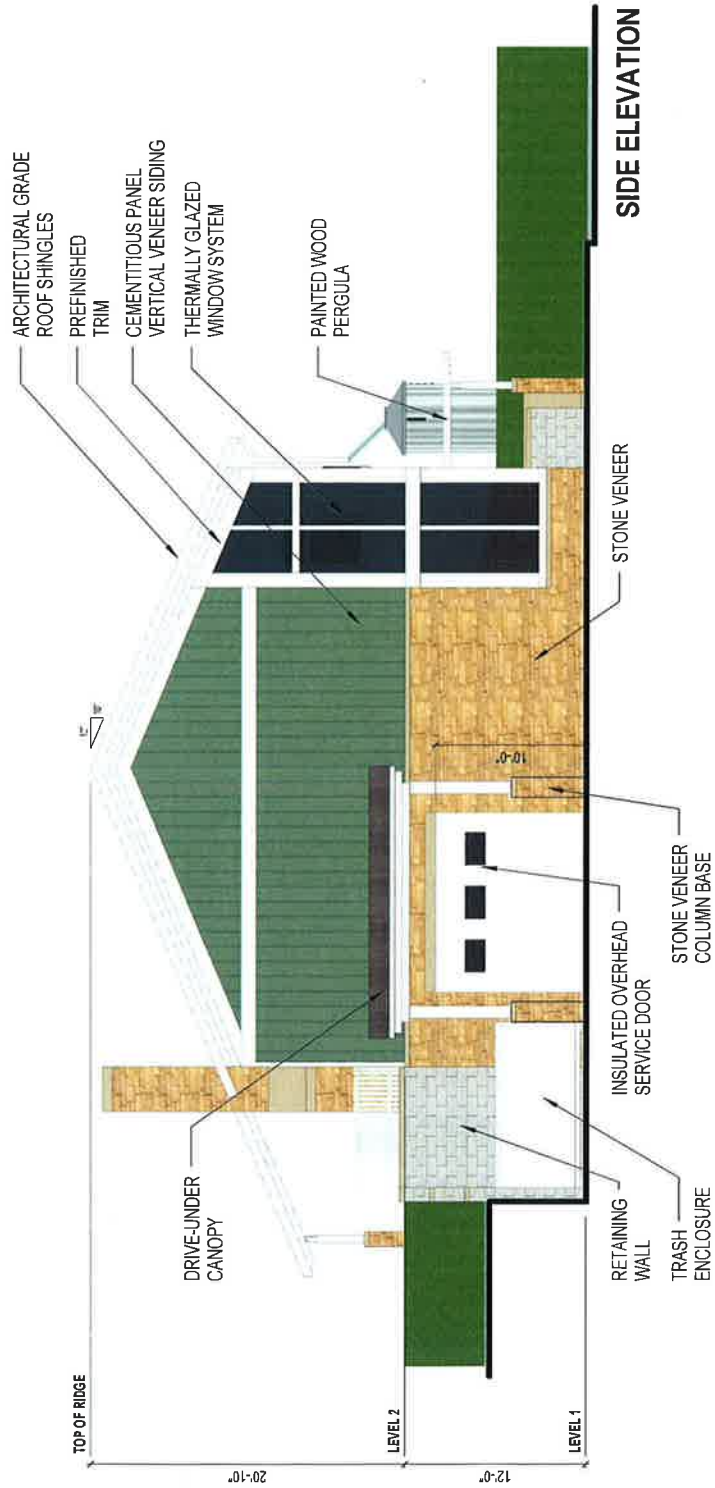


ITEM #1.





ITEM #1.





View along River Road - Future vineyard area



View to northeast along property line



View from River Road at north property line



View to northwest and approximate entry point to site



ITEM #1.

Drumlin Ridge Farm Vineyards, LLC  
Westport, WI



View south and approximate winery location



View west and approximate winery location



North property line with existing pine tree screening

July 8, 2015

TO: Tom Wilson, Town Board, Plan Commission and JPC

Even though some of our questions have been answered, we feel the ones that will affect the neighbors the most, still remain unanswered. We understand David doesn't have the final say in the CUP; however, we feel he could share what he is asking for with us. We worry that he will take as much as you offer him, without asking the neighbors what we might be okay with. He kept the neighbors in the dark during the first proposal, just like this time, only telling us minimal details along the way. We have attached the June 30<sup>th</sup> email we received in response to our questions asked in our June 17<sup>th</sup> email just for you to see. We feel like if Mark McGuire wouldn't have mentioned that David should start talking to the neighbors, we wouldn't have gotten what we did. We thought through this process that the neighbors might have a say in some of the CUP guideline and we still hope that is the case.

The guideline proposal ordinance proposed by Kevin Even is a huge difference compared to what Drumlin Ridge Winery is asking for. The differences that jump out to us the most are:

- Kevin's – minimum of 20 acres vs. Drumlin Ridge's – 5.69 acres
- Kevin's – tasting room not to exceed 400 sq. ft. or 10% of structure vs. Drumlin Ridge's – not having anything mentioned (we were told that a reason for the winery was to have tasting room to sample the wines)
- Kevin's – visitors not to exceed 50 if under 40 acres vs. Drumlin Ridge's – not to exceed 75 visitors
- Kevin's – 4 winemakers meals per year vs. Drumlin Ridge's – 6 winemakers meals per year
- Kevin's – special events not allowed vs. Drumlin Ridge's – 6 special events limited to 75 visitors
- Kevin's – 400 ft. from adjacent lots if the winery conducts tours, tasting and has retail space vs. Drumlin Ridge's – 100ft from adjacent lots

We have also looked though the Draft of the Proposed Winery Ordinance and feel the proposal being asked for by Drumlin Ridge needs to be placed in a larger location. The proposed 5.69 acres just isn't big enough.

In the email we had receive from David Korb dated June 19<sup>th</sup>, he stated that he would like to be more like Rock N Wool in Poynette. He has also mentioned to us in the past that he would like

## ITEM #1.

to start a business with his family and run a small family winery. This past weekend we visited two family wineries:

- Baraboo Bluff Winery set on 22 acres with a huge cluster of trees behind them; hours are Thursday – Sunday 11:00 to 5:00. The closest neighbors are at the bottom of a large hill (the building is set on top of the hill).
- Rock and Wool in Poynette is set on 40 acres; hours are Friday 3:30 – 7:00, Saturday 10:30-6:00 and Sunday 10:30-3:00. Their neighbors also are quite the distance from them.

In talking to individuals at both of these wineries, they truly are a family run winery. Neither one of them are interested in having events outside normal business hours. They have worked very hard on keeping peace in the neighborhood. We feel like with this proposal, the neighbors don't matter. Drumlin Ridge asking to be open 7 days a week, all year long with Winemaker Meals, special events, tours, cooking classes, a retail shop, etc. sounds more like a business versus the family run wineries we experienced this past weekend. Drumlin Ridge, or any winery of this size, should need to be placed on a minimum size parcel of 20 acres or more.

We would like to invite each one of you to come and take a look from our lot, which is located just north of the proposed site, our lot lines touch. Things always look good on paper, but seeing things in person sometimes are the best. Please give me, Mary, a call on my cell, so I can be here to show you where we connect to the proposed Drumlin Ridge Winery. My cell number is 608-575-4754. We, and many of the other neighbors, would like for you to see for yourselves the space we are looking at.

Sincerely

A handwritten signature in cursive script that reads "Mary & Mark Ripp". The ink is dark and the writing is fluid, with the names connected together.

Mark and Mary Ripp



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**Re: Vineyard/Questions**

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**From :** mripp@chorus.net

Wed, Jun 17, 2015 02:15 PM

**Subject :** Re: Vineyard/Questions**To :** David Korb <brok@tds.net>**Cc :** Pat <pteslaw@tds.net>,  
twilson@townofwestport.org

Hi Dave,

We have questions regarding your new proposal? We would appreciate it if you would take the time and answer each one. Please put everything out there so there will not be any surprises. What we all went through a couple years ago was a bit overwhelming.

Hours of operation? Seasonally and year round?

6 Wine Makers events - times of year you plan on hosting them and times events will be hosted? After hours?

6 other events? What will they look like? After hours?

Will there at anytime be private parties held after hours?  
Times? How often?

Will you be serving beer or any other type of liquor at your events?

Are you still planning on making Brandy yourself?

How will you provide catering for your events?

Do you plan to have any type of kitchen in your facility?

Will you at anytime set up tents for outside events?

## ITEM #1.

How will you handle your max capacity set by the board?

Music/Bands? Inside/Outside or both?

Will you be bringing in Bus loads to tour your winery?

How will you handle the overflow of parking once your 19 stalls are full?

Fencing? would you replace the current fence with a solid vinyl fence so lighting won't shine in our homes?

Signage? Would it be lit up all night long?

Outdoor lighting in front parking lot and out back on the terrace? Type of lighting?

Will you guarantee no further additions/changes to building or times in the future when your business out grows your facility?

We would appreciate if you could get back to us before the end of the week.

Thank you for your time!

Mark and Mary



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Questions

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From : David Korb &lt;brok@tds.net&gt;

Tue, Jun 30, 2015 07:45 AM

Subject : Questions

To : mripp@chorus.net, pat  
<pteslaw@tds.net>Cc : Tom Wilson  
<twilson@townofwestport.org>,  
Kevin Even <kevin@waunakee.com>,  
brok tds.net <brok@tds.net>, William  
F White (22246)  
<wfwhite@michaelbest.com>, John  
Van Dinter <capyvd@aol.com>

2nd Response  
After Mark McGuire  
mentioned he  
needed to talk  
to the Neighbors  
Big Difference

Mary and Mark and Pat and Dick,

I wanted to get back to you again on the questions you emailed to me on June 17, 2015. I feel I did promptly answer several of your questions in my email reply on June 19, 2015. As I noted in the June 19th email many of the questions need to be determined and agreed on by the Westport and Waunakee Staff for the Conditional Use Permit. As well as I noted I need to return with the lighting, landscape and signage plans for approval which I'm currently working on. Obviously I'm not the final decision maker on the Conditional Use. So this makes it difficult for me to answer all of your questions.

However I can provide responses to many of your questions.

The Hours of Operation - We have requested 10am - 6pm daily and a 7pm close on Friday and Saturday in the summer months.

Wine maker Dinners and other events - These will be "by invitation" only events and are for the purpose of familiarizing people with our wines and providing examples on pairing the wines with food. We would only serve our wine at

## ITEM #1.

These events and they would not go later than a requested 10:30pm. Just a note these are very respectable events not crazy parties as some seem to envision.

I will not be making brandy or any other distillate at this Winery.

On site Kitchen - We will offer Cheese, Sausage, Crackers, bread, Olives etc. By code we need to have a preparation area to be able to prepare these items. We're not looking to be a restaurant if that's what your question is?

Music/Bands inside or outside - I have been to many wineries with a person sitting in the corner playing a guitar or a piano or a harp. I can see this as a possibility to keep with the serenity of the winery setting. Be assured that by code we can't be a nuisance and of course we won't be.

Bus loads of people - I will not promote nor do I anticipate busloads of people visiting the winery.

Maximum Capacity - Like any establishment we need to follow the set rules. If at any point we reach our capacity we need to restrict the entrance of any new patrons until we are in compliance.

Overflow parking - Our capacity and overflow parking follow the same rule. We have requested for the events if additional parking is needed it will be along the entry drive, as mentioned at the Joint planning commission meeting.

Lighting - We are following the required lighting rules and do not foresee any issues of lighting going astray onto adjacent properties. If in the future you find this untrue I would be happy to install natural plant screening or some privacy fencing.

Signage - I have no intention of having the winery sign lit up

all night.

If there are any other questions please let me know and I will answer them to the best of my ability.

Sincerely,  
David Korb  
608-251-6870

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# ITEM #1.

July 9, 2015

TO: Tom Wilson, Town Board, Plan Commission, and JPC

## **Regarding Restrictions on the CUP we would like to see**

We would rather see a minimum of 20 acres for a winery. In looking over the conditions for Conditional Use Permit regulations Sec. 106-847, we feel the following items are things we may be comfortable with. However, we still may have other concerns that will arise in the future. We would like to know what will protect the neighbors if something else does come up?

**Hours of Operation:** Open 4 days a week Thursday through Sunday 11am – 6pm, Friday & Saturday 10:30am – 7pm only May through Sept

**Maximum Capacity:** 50 visitors

**Wine Makers Meal/Special Events:** Total of 4 events per year allowing 1 big ticketed event per any given month and must be over by 9:00 pm, ticketed to the maximum of 50 visitors

**Private parties outside business hours:** Not allowed

**Outside tents:** Not allowed

**Bus tours:** Not allowed

**No Distilled products on this location**

**Outside Music:** Must be off by 5:00 pm

**Overflow Parking:** Not allowed to park on River Rd or Cherokee Valley Pass Rd

**Fencing/screening:** Landscaping or solid maintenance free fencing to block views of building & car lights from shining on neighboring properties (replacing existing trees along lot line if something would happen to them)

**Lighting on Signage:** All natural lighting

**Signage:** Winery Flag such as used by Rock N Wool Winery

**No further additions/changes to building or business hours will be made at this location when the business outgrows it's proposed building.**

- Some major concerns:**
- Sewer and Drainage field
  - Effect on our well water due to the drainage field
  - How will our driveway not become the turn around Driveway?
  - Limit on number of deliveries/yr and time they are Delivered
  - How will the solid waste from the grapes be disposed?

Mary Rizzo 6030 River Rd Waunakee

Mary Rizzo 6030 River Rd Waunakee

~~Monica Rizzo~~ 5963 Cherokee Valley Pass Waunakee

~~Joseph Rizzo~~ 5963 Cherokee Valley Pass Waunakee

Pat Teslan 5966 Cherokee Valley Pass

Richard Teslan " "

John Koster 6078 River Rd. Waunakee

## Waunakee/Westport Proposed Winery Ordinance

### Proposed CA Ordinance from Kevin

- 1 Minimum premises 20 acres
- 2 Minimum planted - 10 acres and 2 acres per 1,000 cases
- 3 Tasting room not to exceed 400 sq ft or 10% of structure.
- 4 Visitors not to exceed 50 if under 40 acres of property
- 5 Hours for visitors 10am - 6pm, winemaker dinners until 10pm
- 6 Cooking Classes and Tours allowed
- 7 Winemaker meals 4 per year
- 8 Food Service and prep?
- 9 Winery special events not allowed
- 10 Permit requirements CU and Architectural review
- 11 Purpose to process grapes grown on site no more than 50% of them over a 5 year period are to be imported.
- 12 Set backs of 100 ft from adjacent lots and minimum of 200 ft from an existing residence. It shall be 400 ft if the winery conducts tours, tastings and has a retail area.
- 13 All structural and design standards per requirements.
- 14 Parking per requirements
- 15 Solid and liquid waste part of plan submitted
- 16 Tasting rooms shall be incidental, accessory and subordinate to the primary operation of the winery as a production facility  
Tasting room focus is to market and sell wine produced on premises  
More than one tasting room is allowed on the premises not to together exceed the floor area allowed  
Tasting room hours limited between 10am and 6pm
- 17 Tours and Cooking not to exceed max occupancy and they are subordinate and incidental to primary agricultural use.

### Rewritten Local Proposed Ordinance

- 1 We will be on located a 5.69 acre parcel
- 2 We will have approx 3 acres of vineyard and produce 4,000 cs
- 3
- 4 Not to exceed 75 visitors
- 5 Hours 10am - 6pm, Fri & Sat 7pm in the Summer
- 6 Cooking Classes and Tours allowed
- 7 Winemaker meals 6 per year
- 8 Food service prepared on or off site
- 9 6 Special events limited to 75 visitors
- 10 Permit requirements CU and Architectural review
- 11 Purpose to process grapes grown on site and off site  
quantity not set as farming always has weather related issues
- 12 Set backs of 100 ft from adjacent lots which are not of the winery premises
- 13 All structural and design standards per requirements
- 14 Parking per requirements
- 15 Solid and liquid waste part of plan submitted
- 16 Tasting rooms shall be incidental, accessory and subordinate to the primary operation of the winery as a production facility  
Tasting room focus is to market and sell wine produced on premises  
More than one tasting room is allowed on the premises not to together exceed the floor area allowed  
Tasting room hours limited between 10am and 6pm
- 17 Tours and Cooking and they are subordinate and incidental to primary agricultural use.



**Sec. 106-847. Standards for approval.**

No application for a conditional use shall be approved by the plan commission or granted by the village board on appeal unless such commission and board shall find that the following conditions are present:

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- (2) The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (4) Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- (7) The proposed use does not violate floodplain regulations governing the site.
- (8) When applying the standards in subsections (1) through (7) of this section to any new construction of a building or an addition to an existing building, the plan commission and village board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.
- (9) In addition to passing upon a conditional use permit, the plan commission and board shall also evaluate the effect of the proposed use upon:
  - a. The maintenance of safe and healthful conditions.
  - b. The prevention and control of water pollution including sedimentation.
  - c. Existing topographic and drainage features and vegetative cover on the site.
  - d. The location of the site with respect to floodplains and floodways of rivers and streams.
  - e. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
  - f. The location of the site with respect to existing or future access roads.
  - g. The need of the proposed use for a shoreland location.
  - h. Its compatibility with uses on adjacent land.
  - i. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

(Ord. No. 97-11, § 13-1-66, 11-3-97)

**Sec. 106-848. Denial of application.**

When a decision of denial of a conditional use application is made, the plan commission shall furnish the applicant, in writing when so requested, those standards that are not met and shall enumerate reasons the commission has used in determining that each standard was not met.

(Ord. No. 97-11, § 13-1-67, 11-3-97)

**Sec. 106-849. Appeals.**

Any action of the plan commission in granting or denying a conditional use permit may be appealed to the village board, if a written request for an appeal is filed within ten days after the date of the plan commission's action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately

**VILLAGE OF WAUNAKEE**

ORDINANCE NO. \_\_\_\_\_

*AN ORDINANCE PROVIDING FOR THE DETACHMENT OF A PORTION  
OF THE VILLAGE OF WAUNAKEE TO THE TOWN OF WESTPORT  
AND A REZONING OF THE DETACHED TERRITORY*

RECITALS

- A. On \_\_\_\_\_, 2015, a Petition for Detachment (the “Petition”) was timely filed with the Village of Waunakee Village Clerk. Attached hereto and incorporated herein as Exhibit A is the legal description of the territory (the “Territory”) proposed to be detached from the Village of Waunakee (the “Village”) and annexed to the Town of Westport (the “Town”). Attached hereto and incorporated herein as Exhibit B is a scale map reasonably showing the boundaries of the Territory.
- B. A Notice of Intent to Circulate a Detachment Petition for the Territory was published as a class 1 notice under Chapter 985 of the Wisconsin Statutes on \_\_\_\_\_, 2015.
- C. The Petition has been signed by Capaul Investments Limited Partnership (the “Owner”), which is the sole owner of the Territory.
- D. The Territory proposed to be detached is contiguous to the Town and is located in the Waunakee-Westport Joint Planning Area (the “JPA”).
- E. The Owner has requested that the Territory be rezoned to A-1E Exclusive Agriculture. The Territory is currently zoned A-1 Agricultural/Holding.
- F. Pursuant to sections 61.35 and 62.23 of the Wisconsin Statutes, the Village Board of the Village of Waunakee has the authority to rezone land within its jurisdiction, including the JPA.
- G. On \_\_\_\_\_, 2015, the Waunakee-Westport Joint Planning Commission held a public meeting regarding the proposed detachment of the Territory from the Village and annexation of the Territory to the Town, and the proposed rezoning of the Territory. The Joint Planning Commission recommended that the Territory be detached from the Village and annexed to the Town, and also recommended that the Territory be rezoned A-1E Exclusive Agriculture.

- H. On \_\_\_\_\_, 2015, the Village Board held a public hearing regarding the proposed rezoning of the Territory to A-1E Exclusive Agriculture at which citizens were provided an opportunity to comment on the proposed rezone. The public hearing was preceded by the publication of a class 2 notice under chapter 985 of the Wisconsin Statutes.
- I. The Village Board has determined that it is in the public interest to approve the Petition detaching the Territory from the Village and to rezone the Territory to A-1E Exclusive Agriculture, contingent upon the Town accepting the annexation of the Territory within 60 days of the adoption of this Ordinance. If the Town fails to accept the annexation of the Territory within 60 days of the adoption of this Ordinance, the Petition shall be deemed rejected, all actions and proceedings taken for detachment shall be void, and the rezoning of the Territory shall not occur.

*NOW, THEREFORE, the Village Board of the Village of Waunakee, Dane County, Wisconsin, do ordain as follows:*

1. Territory Detached. Pursuant to section 66.0227 of the Wisconsin Statutes and the Petition, the Territory is detached from the Village of Waunakee, contingent upon the Town of Westport accepting the annexation of the Territory within 60 days of the adoption of this Ordinance and contingent upon the Village, the Owner, and the Town of Westport executing the deed restriction attached hereto as Exhibit C.
2. Territory Rezoning. The Territory is rezoned to A-1E Exclusive Agriculture, contingent upon the Town of Westport accepting the annexation of the Territory within 60 days of the adoption of this Ordinance.
3. Clerk Duties. Besides fulfilling the usual and normal duties upon adoption of an ordinance, the Village Clerk of the Village of Waunakee is hereby also directed to notify the Town Clerk of the Town of Westport of the adoption of this Ordinance. Failure to give the requisite notice shall not invalidate this Ordinance.

## ITEM #2.

*The foregoing ordinance was duly adopted by the Village Board of the Village of Waunakee by a vote of three-fourths of all the members of the Village Board at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.*

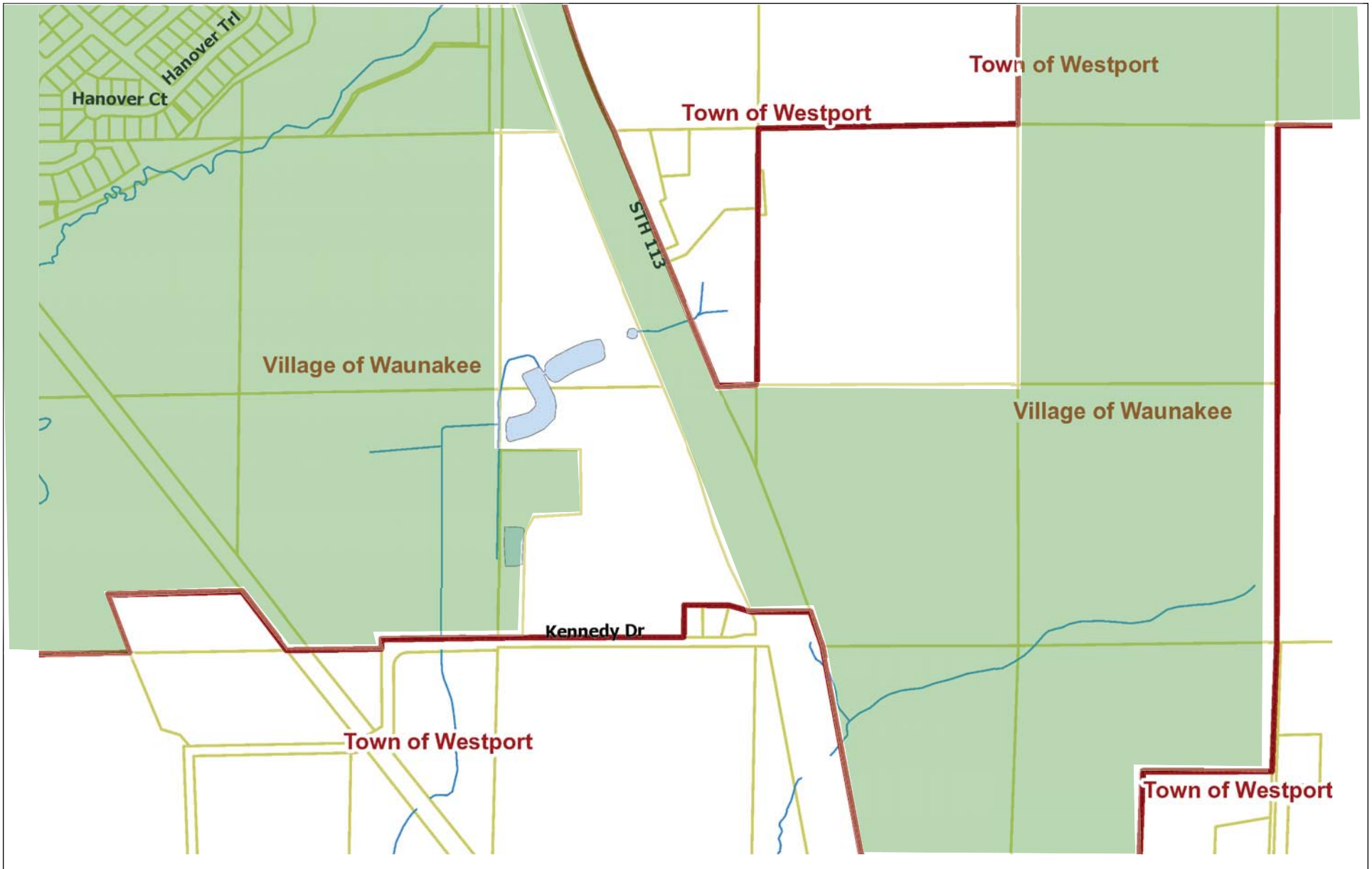
APPROVED:

\_\_\_\_\_  
Chris Zellner, Village President

ATTEST:

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

Attachments:      Exhibit A – Legal Description of the Territory  
                         Exhibit B – Scale Map of the Territory  
                         Exhibit C – Deed Restriction



## Village of Waunakee GIS

TextBox1

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" = 703'

## VILLAGE OF WAUNAKEE

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

Print Date: 6/11/2015

## ITEM #2.

### DEED RESTRICTION

THIS DEED RESTRICTION is made as of \_\_\_\_\_, 2015, by and among Capaul Investments Limited Partnership (the "Owner"), the Village of Waunakee, a Wisconsin municipal corporation (the "Village"), and the Town of Westport, a Wisconsin municipality (the "Town").

#### RECITALS

- A. The Owner currently owns land in the Village located adjacent to State Highway 113 with parcel identification numbers of 0809-154-8601-8, 0809-154-9051-2, 0809-154-8002-1 (the "Property").
- B. Attached hereto and incorporated herein as Exhibit A is the legal description of the Property. Attached hereto and incorporated herein as Exhibit B is a scale map reasonably showing the boundaries of the Property.
- C. The Owner has filed a detachment petition with the Village pursuant to Wis. Stat. § 66.0227, seeking to detach the Property from the Village and annex the Property to the Town.
- D. As a condition to approving the Detachment Petition, the Village requires execution of this Deed Restriction.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the mutual benefits passing to and from the parties and those who may thereafter purchase the Property, the parties agree as follows:

1. The Owner agrees to file an Annexation Petition with the Village of Waunakee Village Clerk requesting that part or all of the Property be annexed to the Village if the Village determines, in its sole discretion, that it wishes to have part or all of the Property annexed to the Village. The Village shall identify for the Owner those portions of the Property that it wishes to be annexed, and the Village's identification may include the

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO:

Village of Waunakee  
Attn: Village Clerk  
500 W. Main Street  
Waunakee, WI 53597

P.I.N.

0809-154-8601-8  
0809-154-9051-2  
0809-154-8002-1

- entire Property. The Town and the Owner agree to not oppose or challenge the Annexation Petition.
2. This Deed Restriction shall constitute a covenant running with the land and shall be binding upon all parties and their successors, heirs, assigns.
  3. This Deed Restriction shall be enforceable at law or in equity by the Village against the Owner or against any party who thereafter acquires an interest in the Property. In the event the Village takes action to enforce the terms of this Deed Restriction, the Village shall be entitled to recover its actual costs and expenses, including any attorneys' fees.
  4. The restrictions provided for herein shall not be amended without the prior written consent of the parties.
  5. The initial term of this Deed Restriction shall begin on the date the Deed Restriction is executed; shall continue for 30 years thereafter unless terminated sooner by mutual written agreement; and shall automatically renew for successive 30-year periods, unless it is terminated.
  6. This Deed Restriction may be recorded and re-recorded by the Village with the Dane County Register of Deeds.
  7. This document encompasses the entire agreement of the parties regarding the Deed Restriction placed on the Property.
  8. If any part of this Deed Restriction is determined to be invalid or unenforceable, the rest of the Deed Restriction shall remain in effect.
  9. No waiver of any breach of this Deed Restriction shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Deed Restriction.
  10. This Deed Restriction has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the State of Wisconsin.
  11. The individuals signing below represent and warrant that they have full power and authority to execute this Deed Restriction on behalf of their

## ITEM #2.

respective party and that all necessary resolutions or actions, if any, have been taken.

IN WITNESS WHEREOF, the parties have executed this Deed Restriction as of the year and date first written above.

CAPPAUL INVESTMENTS  
LIMITED PARTNERSHIP

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above-named \_\_\_\_\_, known to me to be the person who executed the foregoing instrument, and acknowledged the same.

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission \_\_\_\_\_



TOWN OF WESTPORT

By \_\_\_\_\_  
John VanDinter, Chair

By \_\_\_\_\_  
Thomas Wilson, Clerk

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named John VanDinter and Thomas Wilson, to me known to be the Town Chair and Town Clerk of the Town of Westport, and the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

## ITEM #2.

### VILLAGE OF WAUNAKEE

By \_\_\_\_\_  
Chris Zellner, Village President

By \_\_\_\_\_  
Julee Helt, Village Clerk

STATE OF WISCONSIN

COUNTY OF DANE

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2015, the above named Chris Zellner and Julee Helt, to me known to be the Village President and Village Clerk of the Village of Waunakee, and the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

Attachments:       Exhibit A - Legal Description of Property  
                          Exhibit B - Scale Map of Property

This instrument was drafted by:  
Bryan Kleinmaier  
Stafford Rosenbaum LLP  
222 West Washington Avenue, Suite 900  
P.O. Box 1784  
Madison, WI 53701-1784

**Tracy Meinholz**

---

**From:** Kevin Even  
**Sent:** Wednesday, June 17, 2015 10:46 AM  
**To:** Tracy Meinholz  
**Subject:** FW: Deed Restriction for Capaul Detachment Request  
**Attachments:** 36X9666-Deed Restriction - Capaul Property.DOC; 0689\_001.pdf; 0690\_001.pdf

For packet

**Kevin A Even, P.E.**

Village Engineer / Director of Public Works  
Village of Waunakee  
500 West Main Street  
Waunakee WI 53597  
(608) 850-8500  
(608) 849-5628 FAX  
(608) 849-6276 Direct  
Email: [keven@vil.waunakee.wi.us](mailto:keven@vil.waunakee.wi.us)  
web page: <http://www.vil.waunakee.wi.us/>

---

**From:** Tom Wilson [<mailto:twilson@townofwestport.org>]  
**Sent:** Friday, June 12, 2015 8:53 AM  
**To:** Todd Schmidt  
**Cc:** Kevin Even; John Van Dinter ([copyvd@aol.com](mailto:copyvd@aol.com)); Bryan Kleinmaier; Robert Anderson  
**Subject:** FW: Deed Restriction for Capaul Detachment Request

Todd,

Thank you for your apology email of yesterday. It brought me back to thinking about this some more. There are some things that probably need to be emphasized with this matter that perhaps you are not aware, or did not feel necessary to pursue.

The Capauls were VERY cooperative many years ago when the Village and the Town worked out their boundary stipulation. Without their assistance, it is HIGHLY likely that the Village and Town would have been competing for development with Madison and each other for many years now, starting along River Road and then the 3H property between River and Bong east of 113. All of that property was owned in part or operated by Glen Hovde, a known developer to Madison that wanted to spring development in that area, in Madison since they were holding him back. The Capauls assistance meant that our community could remain as we wished, and the Town and Village could plan together for a known future without outside influences. The Capauls did not want to annex to create the foot over Madison, but they did.

In the years after the annexation, the Capauls were still able to obtain agricultural tax credits for their property. This is a State program that saves them approximately at least \$1000 a year according to Joe Capaul. The program changed a couple of years ago to require more solid exclusive agricultural use information, and so because the property was in the Village and because the Village had no agricultural preservation plan approved by the County and the State, he could not obtain the tax credits. He tried for almost a year, with staff assistance from both the Village and Town (Helt, Even, Wilson, Anderson), and Bryan was asked to assist as well. You can talk to Tracy and Julee and find out how persistent

## ITEM #2.

Joe was in trying to get satisfaction from the Village. Finally, Bryan in working with Bob Anderson came up with a plan and an exclusive ag code that was acceptable to the State, but it required the County to approve the Village comprehensive plan, which would clearly be a non-starter. So Kevin and I as staff to the JPC went to them with the option of detaching the property back to the Town, which the State and County told us would be acceptable if then zoned A1-Ex to obtain the tax credits since land in the Town is included in the County's Ag Preservation Plan. The JPC; not staff or consultants; requested that we proceed to set up the documents to detach the property to assist the Capauls since the feeling was on the JPC that their property was not as strategic now with changes in the City's perspective on land division review north of the Yahara River, and other developments in the law. There are some issues about STH 113 jurisdiction that Chief Plendl wanted to maintain, but in total the JPC felt this was a simple act to help out a cooperative property owner, without tax consequences. Without your email last Monday, I am sure they would have recommended approval unanimously. It was their choice to take this action, and we work to serve their requests.

Under our boundary agreement, decisions on annexations and detachments in the JPA require a 4 person vote of the JPC. Without that, if the Village annexes, there is a severe penalty (although not so severe here since the taxes collected are so low). I believe that the JPC should have the ability to say yes or no to an annexation or detachment in the area under our agreement, and we have detached property before in this area without consequence.

I also think that a deed restriction regarding a re-annexation, although I don't think there is an issue with Madison growth being created by this detachment, may not be unadvisable. It would allow the Village and Town to agree upon an annexation without the Capauls interfering with that planning. And perhaps the ag preservation tax credit program would change again so that the property could be in the Village. At any rate, I would consider including a requirement of the detachment being a deed restriction, but with language that allows the JPC to make a recommendation (like we just did with the School and Moeller properties), and takes the Capauls out of the picture in case they would dispute what the Village and the Town agree upon. I would propose the following instead of what you proposed at paragraph 1 to the attached document:

"The Property shall remain in the Town until such time as the Village and Town Boards determine that part or all of the Property should be again annexed to the Village, at which time the Property, upon a recommendation for annexation by the Waunakee/Westport Joint Planning Committee, shall be annexed to the Village. The Owner agrees to file an Annexation Petition with the Village of Waunakee Village Clerk requesting that part or all of the Property be annexed to the Village upon this determination by the Boards, and agrees to cooperate in this action if recommended. The Village and Town may also accomplish this by boundary agreement which the Owner shall not dispute.

This language is similar to what we utilized for those other two documents. Keep in mind that I have not run this by our Board Chair for approval prior to sending this (he is copied here).

At any rate, I apologize for the length of the email but I did want to lay out a little history here as to how this got to the JPC, and why. The Village and the Town staffs together have been working on this for some time. I am sorry you were unaware of this. But now we are here, and perhaps we can come together to assist one of our local farm families in their quest to obtain these credits.

Please let me know your thoughts. Thank you.

Tom

**Thomas G. Wilson**

Attorney/Administrator/Clerk-Treasurer  
Town of Westport (Dane County, WI)  
Population 3,962

5387 Mary Lake Road

Waunakee, WI 53597

[twilson@townofwestport.org](mailto:twilson@townofwestport.org)

[www.townofwestport.org](http://www.townofwestport.org)

<http://twitter.com/TownofWestport>

<http://www.facebook.com/pages/Town-of-Westport-Dane-County-Wisconsin/115029421892435?v=wall>

(608) 849-4372

(608) 849-9657 FAX



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---

**From:** Todd Schmidt [<mailto:tschmidt@waunakee.com>]

**Sent:** Tuesday, June 09, 2015 1:03 PM

**To:** Kevin Even; Tom Wilson

**Cc:** 'Brad Zeman ([bzeman@bgolldunn.com](mailto:bzeman@bgolldunn.com))'; Patrick McGowan; [markjmcguire@gmail.com](mailto:markjmcguire@gmail.com)

**Subject:** FW: Deed Restriction for Capaul Detachment Request

Kevin and Tom –

This is the deed restriction I am seeking to go along with the requested Capaul detachment. Being that the request is seeking voluntary willingness on a part of the Village to grant detachment, this deed restriction is completely reasonable. Very simply, it stipulates that it will be annexed back to the Village upon Village request either in part or in whole. The pertinent language is under #1.

Please present this to the Joint Plan Commission this evening.

Thank you,  
Todd

### [LIKE US ON FACEBOOK](#)

Todd J. Schmidt  
Village Administrator / Economic Development Director  
Village of Waunakee  
500 W. Main St.  
Waunakee, WI 53597  
Village Hall Phone: (608)850-8500

## ITEM #2.

Village Hall FAX: (608)849-5628  
Direct Line: (608)850-5227  
E-Mail: [tschmidt@waunakee.com](mailto:tschmidt@waunakee.com)  
Linkedin: [www.linkedin.com/pub/todd-schmidt/10/353/b0a/](http://www.linkedin.com/pub/todd-schmidt/10/353/b0a/)  
Blog: [www.waunablog.blogspot.com](http://www.waunablog.blogspot.com)  
Web: [www.waunakee.com](http://www.waunakee.com)  
Skype: todd.j.schmidt

---

**From:** Bryan Kleinmaier [<mailto:bkleinmaier@staffordlaw.com>]  
**Sent:** Tuesday, June 9, 2015 12:38 PM  
**To:** Todd Schmidt  
**Cc:** Linda S. Hajek  
**Subject:** Deed Restriction

Todd:

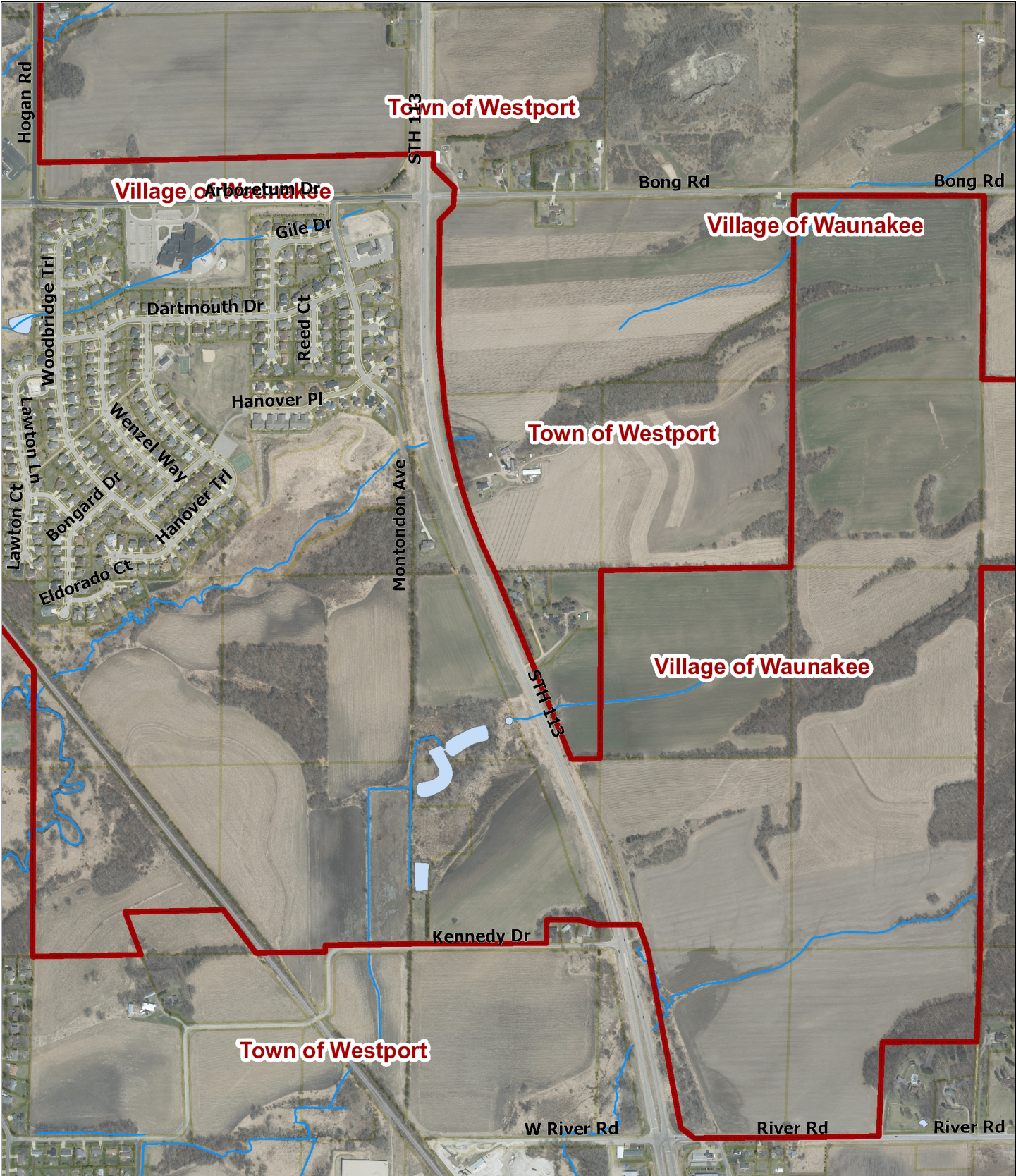
Attached is the draft deed restriction for the Capaul Property. Also attached are Exhibit A (legal description) and Exhibit B (scale map) for the deed restriction. These are the same exhibits for the proposed detachment petition.

Bryan

<b>STAFFORD ROSENBAUM LLP</b>	Bryan Kleinmaier <a href="mailto:bkleinmaier@staffordlaw.com">bkleinmaier@staffordlaw.com</a>   608.259.2619   Fax. 608.259.2600   222 West Washington Avenue, Suite 900 P.O. Box 1784   Madison, Wisconsin 53701-1784 <a href="http://www.staffordlaw.com">www.staffordlaw.com</a>   <a href="#">Stafford Blogs</a>   <a href="#">profile</a>   <a href="#">vCard</a>
---------------------------------------	--

Stafford Rosenbaum LLP | If you receive this email in error, use or disclosure is prohibited. Please notify me of the error by email and delete this email. To ensure compliance with Treasury Circular 230, we are required to inform you that any tax information or written tax advice contained in this email (including any attachments) is not intended to be and cannot be used for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code. Advice from our firm relating to tax matters may not be used in promoting, marketing or recommending any entity, investment plan or arrangement to any taxpayer. Thank you.





**Capaul Detachment & 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.



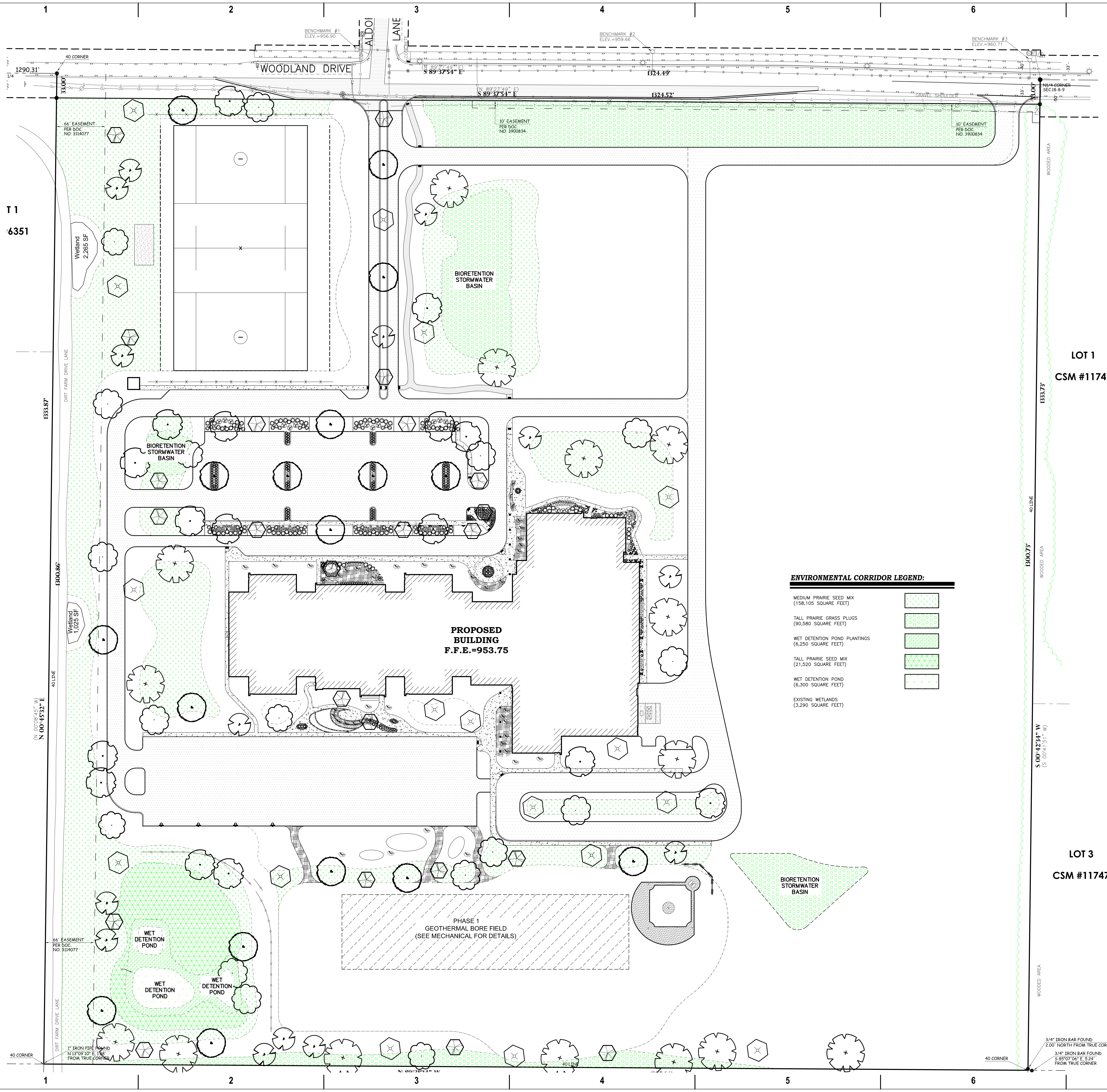
SCALE: 1" = 952'

**VILLAGE OF WAUNAKEE**

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

Print Date: 7/10/2015





**BENCH MARK**  
ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.  
BENCHMARK #1  
BURY TAG BOLT ON HYDRANT, LOCATED IN THE  
NORTHWEST CORNER OF WOODLAND DRIVE AND ALDORA  
LANE.  
ELEVATION = 956.90  
BENCHMARK #2  
BURY TAG BOLT ON HYDRANT, LOCATED ON THE NORTH  
SIDE OF WOODLAND DRIVE AND BEING THE FIRST  
HYDRANT EAST OF ALDORA LANE.  
ELEVATION = 959.66  
BENCHMARK #3  
BURY TAG BOLT ON HYDRANT, LOCATED ON THE NORTH  
SIDE OF WOODLAND DRIVE AND BEING THE SECOND  
HYDRANT EAST OF ALDORA LANE.  
ELEVATION = 960.71

**DESCRIPTION**  
BEING THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 18, TOWNSHIP 9 NORTH, RANGE 11 EAST, TOWN  
OF WESTPORT, DANE COUNTY, WISCONSIN.



ITEM #1.

eppstein uhen : c

milwaukee

333 East C

Madison

222 West Wash

Madison, WI 53703

608 442 5350

PROJECT INFORMATION  
**WAUNAKEE  
INTERMEDIATE  
SCHOOL**

6273 Woodland Drive  
Waunakee, WI 53597

ISSUANCE AND REVISIONS  
CONSTRUCTION DOCUMENTS  
BID PACKAGE # 1

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

KEY PLAN

SHEET INFORMATION

PROJECT MANAGER	AK
PROJECT NUMBER	314017-04
DATE	4/24/15

Environmental  
Corridors

C000

Land Surveying  
Engineering  
Landscape Architecture

5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999(P)  
715.344.9922(F)

Point of Beginning

