



**VILLAGE OF WAUNAKEE
TOWN OF WESTPORT JOINT PLAN COMMISSION
5387 Mary Lake Road, Westport
May 12, 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, Mark McGuire, Brad Zeman

MINUTES

1. April 14, 2015

PUBLIC COMMENT

NEW BUSINESS DISCUSSION / ACTION

1. Deferred from Last Meeting, Discussion of Annexation of Woodland Drive School Property
2. Initial Consultation, First Presbyterian Church CSM & Rezone, CTH Q
3. Discussion / Action on First Baptist Church Sign, Emerald Grove Lane
4. Discussion Action on Design Review / Site Plan Review for New Mazanet Building on North Bluebill Park Drive
5. Discussion / Action on Carriage Ridge Park Plan

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.



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 June 9, 2015.



Village of Waunakee and Town of Westport
Joint Plan Commission

A regular meeting of the Waunakee/Westport Joint Plan Commission was held Tuesday, April 14, 2015, 6:00 p.m. at the Town of Westport Community Room, 5387 Mary Lake Road, Town of Westport.

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

Members Present: Ken Sipsma, Dean Grosskopf, Pat McGowan, Brad Zeman

Members Absent: John Van Dinter, Mark McGuire

Also Present: Kevin Even, Tracy Meinholz, Fred Ziegler, Phil Simon, David and Brenda Korb, Kenny Korb, Mary Binkley, Kirk Keller, Randy Guttenberg, Herb Statz, Rich Trotta, James Moeller, Chris Michaud, Gary Woodward.

APPROVAL OF MINUTES

Motion Grosskopf, second Zeman, to approve the minutes from the March 10, 2015 Joint Plan Commission meeting. Motion carried.

PUBLIC COMMENT

None

Motion McGowan, second Grosskopf, to reorder the agenda to take New Business first. Motion carried.

NEW BUSINESS

INITIAL CONSULTATION FOR DRUMLIN RIDGE FARM VINEYARDS LLC, RIVER ROAD, TOWN OF WESTPORT

Dave Korb, and his architect Kirk Keller, presented a proposal for a scaled back version of the winery proposed in 2013. This will need to go through rezoning and site plan review. Mr. Korb directed to work with staff on the proper zoning classification. No formal action taken.

PUBLIC HEARING & DISCUSSION / ACTION

DISCUSS & TAKE ACTION ON A REQUEST BY THE WAUNAKEE SCHOOL DISTRICT FOR A SITE PLAN & REZONE FROM A1-EX TO G-1 AT 6265 WOODLAND DRIVE, TOWN OF WESTPORT

After a presentation by the representatives of the school district, Mr. Even went over some concerns from the staff and Town Plan Commissioners at the previous nights meeting. The public hearing was opened at 6:38 p.m. Fred Ziegler, of 1515 Aldora Court, questioned whether the applicant has considered possible odor and farm equipment conflicts on Woodland Drive. No one else was present

ITEM #1.



to speak. The public hearing closed at 6:43 p.m. Motion Grosskopf, second Zeman, to recommend approval of the site plan and rezone to the Village and Town boards with the following conditions:

- 1) Comments from Strand letter dated March 26, 2015 completed to the satisfaction of the Village Engineer and Town Administrator
- 2) Approval of a traffic impact analysis, reflecting the full build out of the site, by the Village Engineer and Town Administrator
- 3) Approval of a sewer use agreement between the School District and the Village
- 4) Resolution of staff comments included in packet by Village Engineer and Town Administrator as outlined by Village Engineer at meeting.
- 5) Discussion of annexation of the property be deferred to a future Joint Plan Commission meeting
- 6) Acknowledgement of existing farm uses/practices and their possible effect on this property

Motion carried 4-0.

DISCUSSION /ACTION ON A REQUEST BY SOUTH WI DISTRICT OF THE LUTHERAN CHURCH-MISSOURI SYNOD TO REZONE LOT 1 OF CSM 11771 FROM G-1 TO A1-EX WITH A CONDITIONAL USE PERMIT TO ALLOW FOR A SINGLE-FAMILY RESIDENCE AND OUTBUILDING ON WOODLAND DRIVE, TOWN OF WESTPORT

Mr. Moeller presented the commission members with his plan to purchase the property and demolish the existing structures to make room for a new home, barn and shed. The public hearing was opened at 7:04 p.m. The public hearing closed at 7:05 p.m. with no one wishing to speak. Motion to approve the conditional use permit to allow for a single-family residence, a 60x100 barn, and a 30x40 shed, as they are similar to uses listed in the ordinance, subject to building envelopes approved by the Village Engineer and Town Administrator, and recommendation to the Village and Town Boards to rezone property from G-1 to A-1EX.

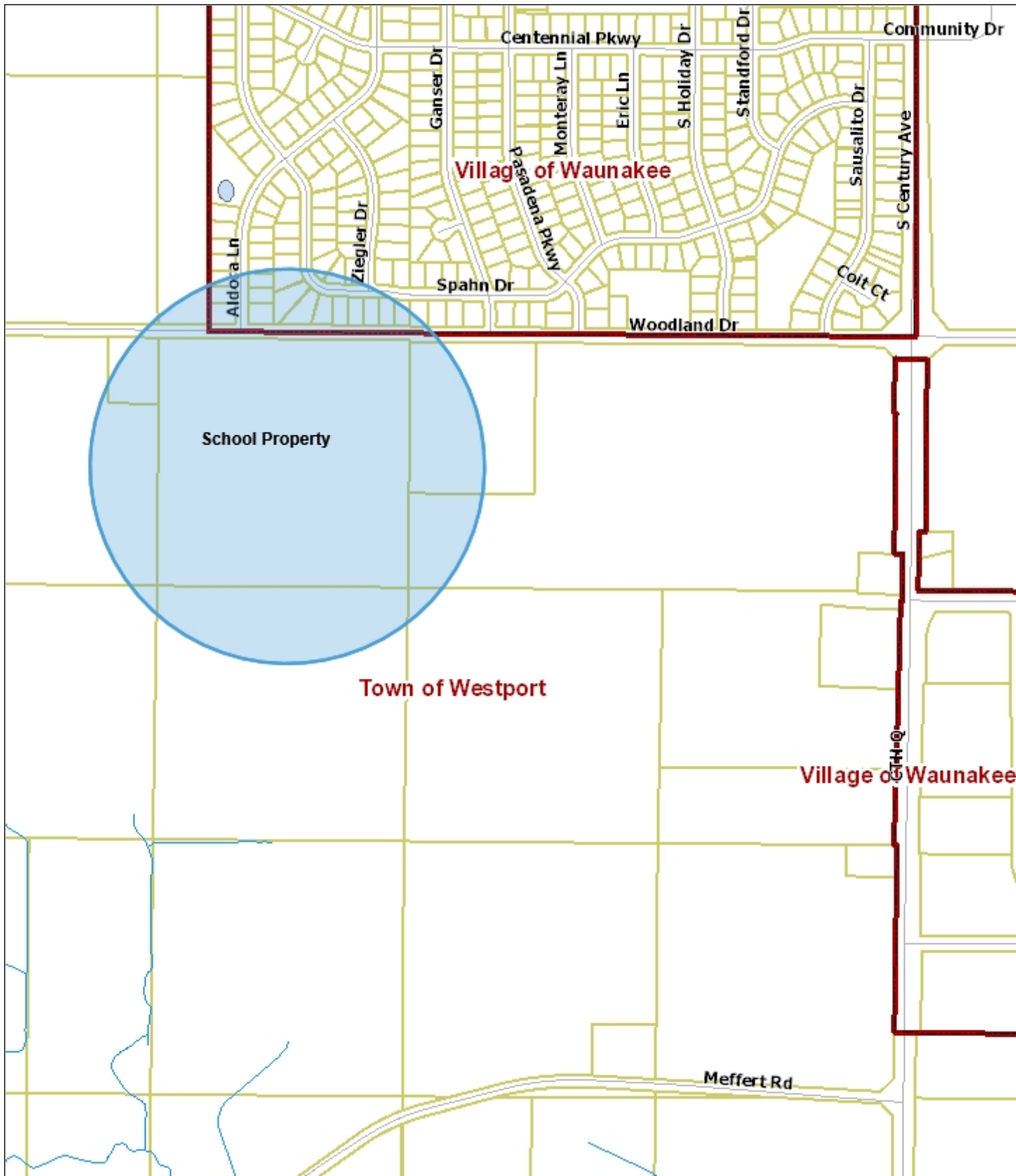
Motion carried.

ADJOURN

Motion Grosskopf, second McGowan, to adjourn the meeting at 7:05 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: _____



Waunakee S.D. Annexation

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" = 707'



VILLAGE OF WAUNAKEE

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

Print Date: 5/7/2015

ITEM #2.

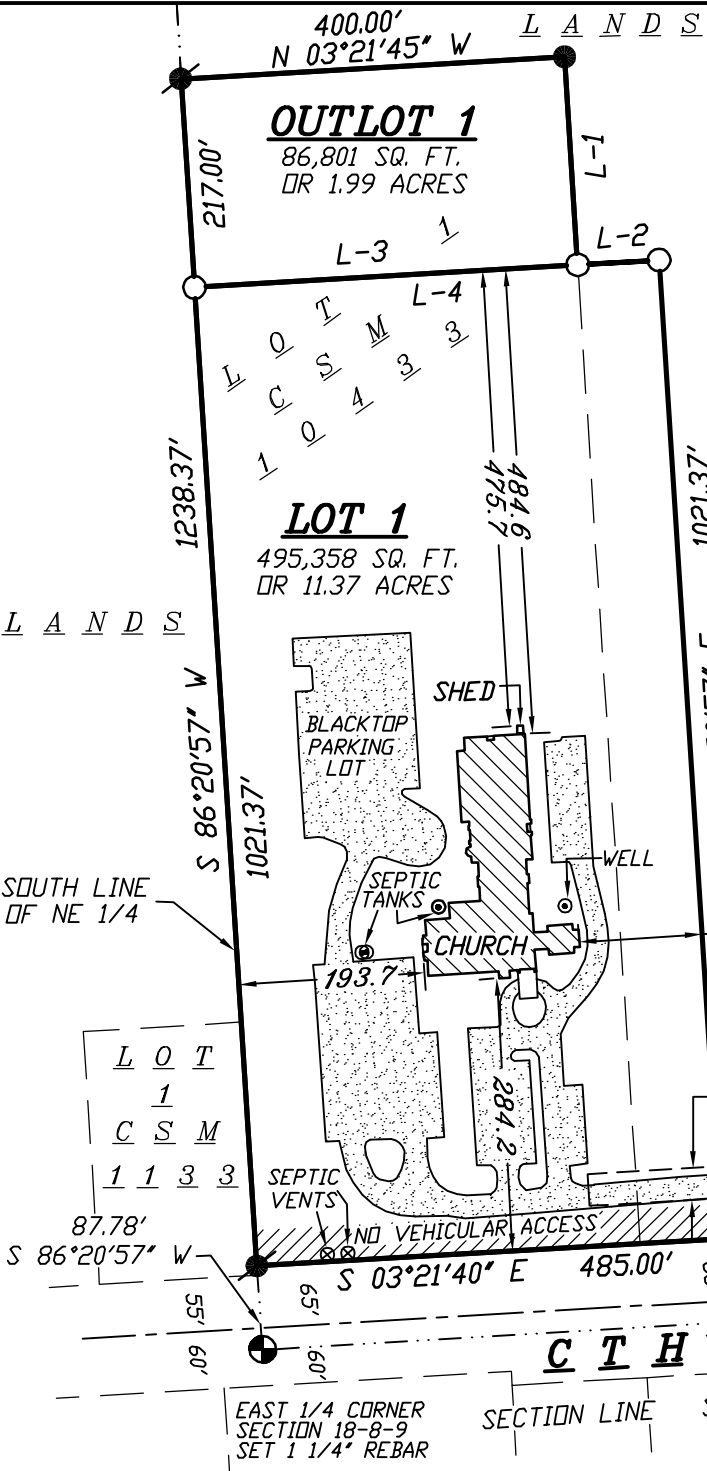


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE 1/4 of the NE 1/4 of Section 18, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including Lot 1 Certified Survey Map No. 10433



NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) COUNTY TRUNK HIGHWAY "Q" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79 OF THE DANE COUNTY CODE OF ORDINANCES

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- ⊙ = DANE COUNTY SECTION CORNER (AS NOTED)

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 86°20'57" E	217.01'
L-2	N 03°21'40" W	85.00'
L-3	S 03°21'40" E	400.00'
L-4	N 03°21'40" W	485.00'

PREPARED FOR:

1ST PRESBYTERIAN CHURCH
5763 C.T.H. "Q"
WAUNAKEE, WI 53597

NORTHEAST CORNER
SECTION 18-8-9
FD. ALUMINUM MONUMENT

SURVEYORS SEAL

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 18-8-9 LINE TO BEAR S 03°23'46" E

SCALE 1" = 200'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

Located in the SE 1/4 of the NE 1/4 of Section 18, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including Lot 1 Certified Survey Map No. 10433

15W-103

ITEM #2.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE 1/4 of the NE 1/4 of Section 18, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including Lot 1 Certified Survey Map No. 10433

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____.

Herbert J. Statz

Eileen E. Statz

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the
above named Herbert J. Statz and Eileen E. Statz 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

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

Located in the SE 1/4 of the NE 1/4 of Section 18, T8N, R9E, Town of Westport, Dane County, Wisconsin. Including Lot 1 Certified Survey Map No. 10433

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Westport on this _____day of _____, 20____.

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____.

Approved for recording per Dane County Zoning and Land Regulation
Committee action on _____.

Received for recording this ___ day of _____, 20__ at ___ o'clock
 __.M. and recorded in Volume _____ of Dane County Certified Surveys on
 pages _____ through _____.

DOCUMENT NO.

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

15W-103



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Letter of Intent

First Presbyterian Church is requesting a rezone and CSM approval in order to swap land with their neighbor (Statz). They will be giving them 1.99 acres at the eastern end of the existing church lot and will acquire 1.99 acres which will extend their lot to the north. Currently they use this lot for church and church activities and would like to continue this use, so we are also requesting that the conditional use permit be modified for the newly shaped church parcel. The Town has advised that we request a G-1 zoning for this use. The parcel that we have proposed to separate and go back to the Statz's would be 1.99 acres and would be used for agricultural purposes in the A-1 zoning. There are no plans at this time to change the existing conditions of the church on this site.

**TOWN OF WESTPORT
DESIGN REVIEW APPLICATION
GENERAL INFORMATION**

Project: REPLACEMENT SIGN
Name: WAUNAKEE BAPTIST Church
Address: 5757 EMERALD Green LN
WAUNAKEE WI 53597

Applicant:

Name: GERALD J MARSDEN
Address: 100 Simon Crst Way
Waunakee WI 53597

pastor and mrs@msn.com

Telephone Number: 608 849-7371 Cell 608-381-1064

Representative:

Name: Dennis Berman
Address: 307 Kay Dr
Waunakee WI 53597

Telephone Number: 608 849-4538
Cell 608-206-5462

Date Submitted: 3/9/15 4/8/15 *✓*

Review Period Ends: _____

Period Extended To: _____

Date of Plan Commission meetings: _____

Time of meeting: _____

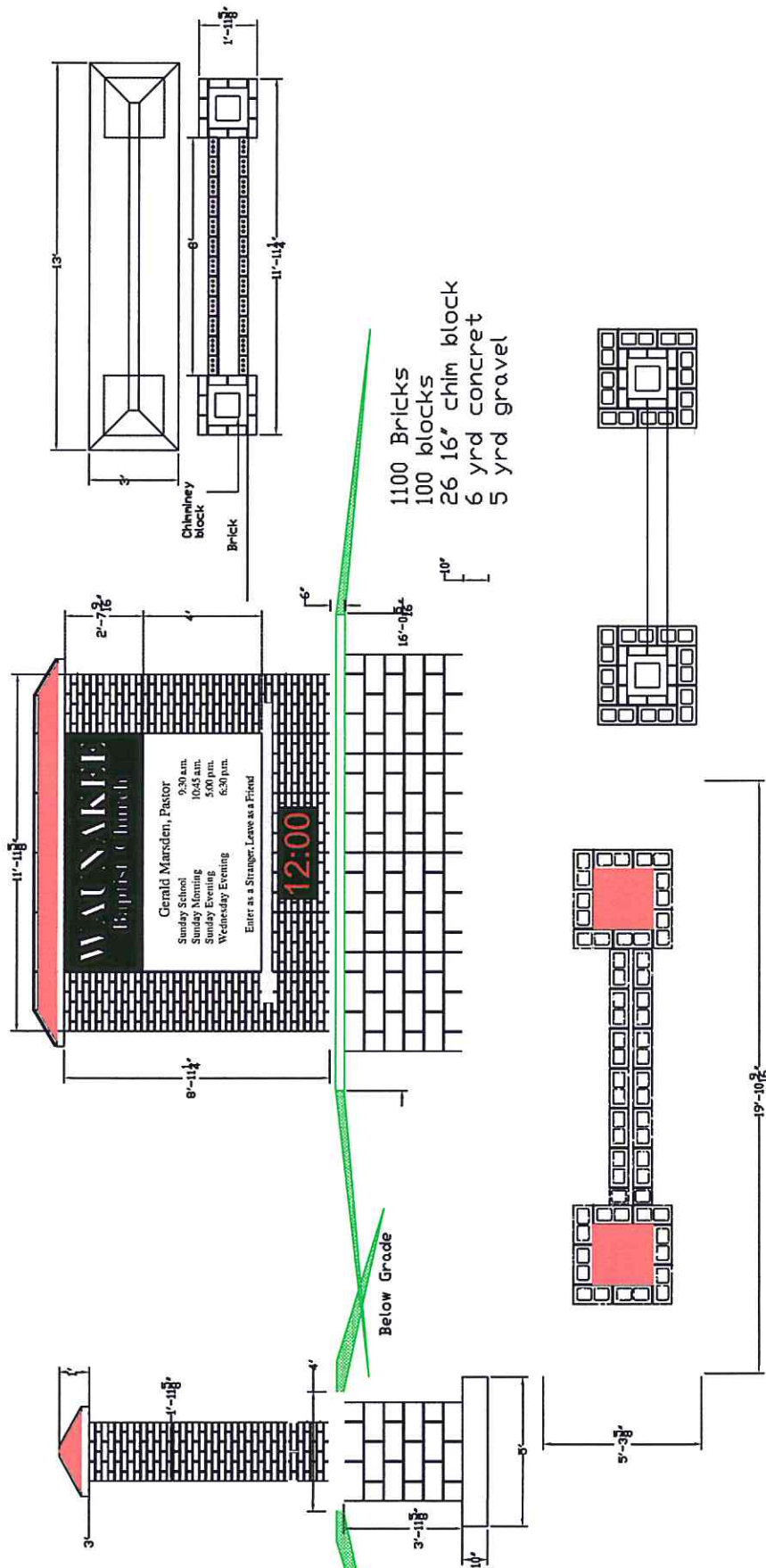
I agree that the following information is true to the best of my knowledge, and to abide by Town of Westport Design Review Ordinance Provisions.

By: *Marsden J Mal*
Date: 4/9/15

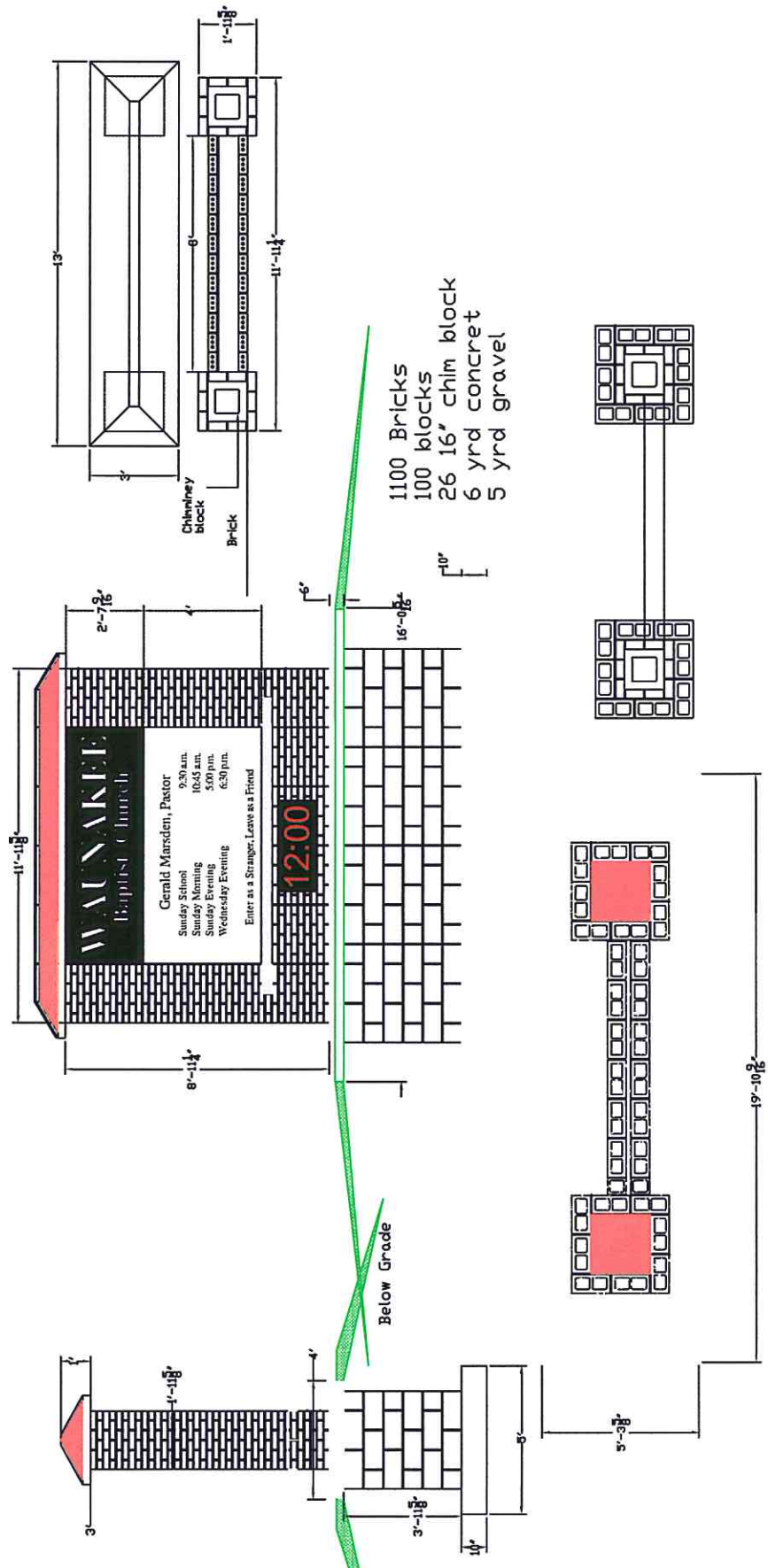
RECEIVED
APR 30 2015

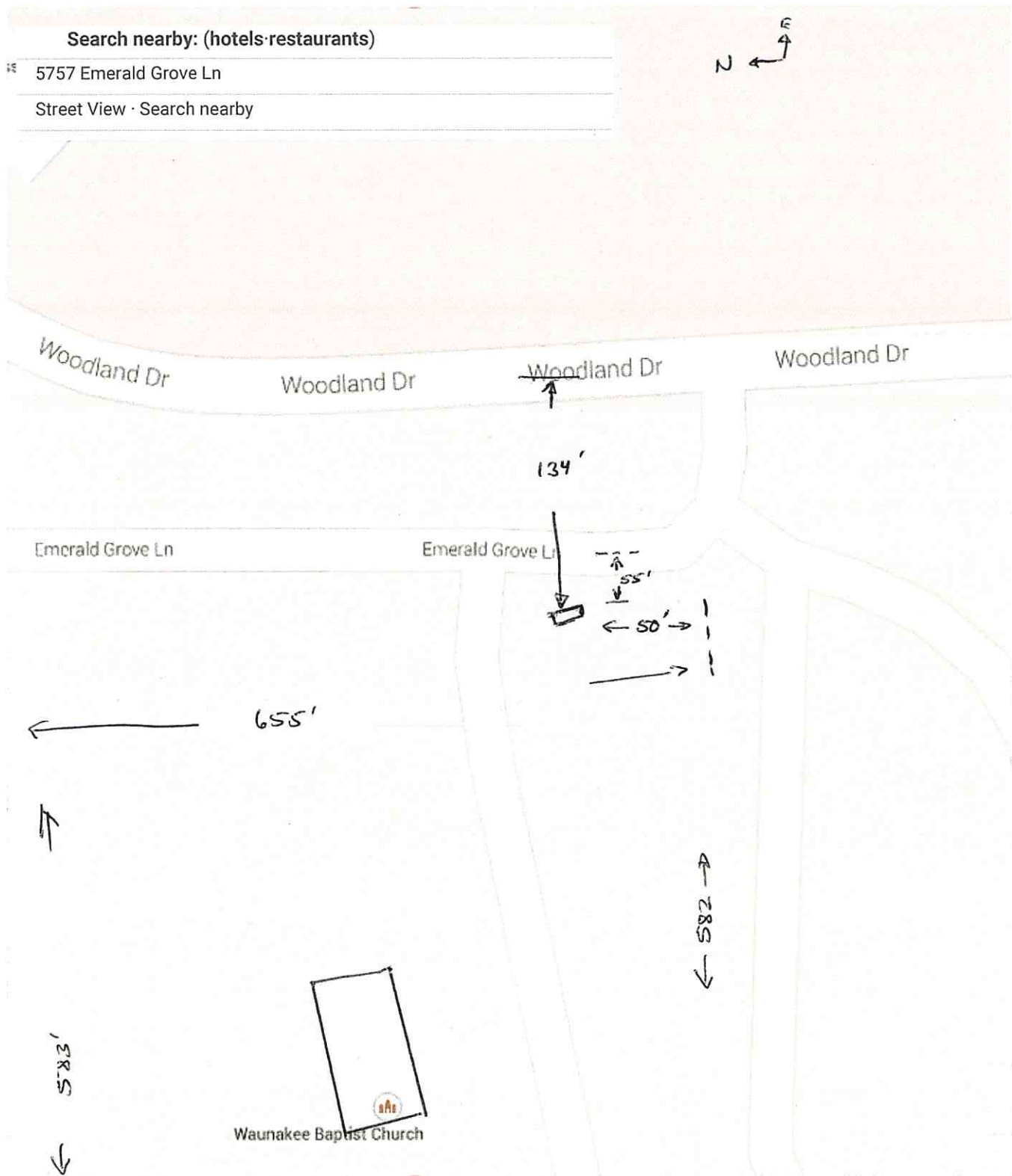
ITEM #3.

Intersect Light upper part of sign
(Shine Down on service times)



WAUNAKEE Baptist Church
5757 EMERALD GLEN LN
WAUNAKEE
Pastor and Mrs. C. Marsden, Jr.
Call 849-7370





Waunakee Baptist Church
 5757 Emerald Grove Ln
 Waunakee, WI
 608 849-7320

Map data ©2015 Google 50 ft



From woodland Dr



ITEM #3.



FROM EMERALD GROVE LA

FOR INSPECTIONS CALL: 608-381-1064 - Cell 608-349-7370		GENERAL BUILDING PERMIT APPLICATION GENERAL ENGINEERING COMPANY P.O. BOX 340 PORTAGE, WI 53901 OFFICE: (608) 745-4070				PERMIT # 																																													
Parcel Number: 062-0809-162-8350-7		<input checked="" type="checkbox"/> Town of <input type="checkbox"/> Village of <input type="checkbox"/> City of <input type="checkbox"/> County of <input type="checkbox"/> State Inspection Agency #				EXPIRATION DATE: 																																													
PROJECT DESCRIPTION (Submit Building Plans & Site Plan) REPLACEMENT SIGN		Does this project require any additional approvals or permits? <input type="checkbox"/> yes <input type="checkbox"/> no				Municipality Number 																																													
Building Address: 5757 EMERALD GROVE LA		Responsible Party Email Address: pastor and mrs @ msu.com				Finished Project Value \$ 12000 - 15000																																													
Zoning District(s):	Zoning Permit No.:	Corner Lot <input type="checkbox"/> yes <input type="checkbox"/> no	Bldg. Height Ft.	Setbacks:	Front	Rear	Left Right																																												
Owner's Name FIRST BAPTIST CHURCH DBA WAUNAKEE BAPTIST CHURCH		Mailing Address WAUNAKEE 53577 5757 EMERALD GROVE LA				Telephone 608 849-7370 Fax 608 381-1064																																													
Construction Contractor's Name N/A		WI Lic. No.	Mailing Address			Telephone																																													
Dwelling Contractor Qualifier N/A		WI Lic. No.	The Dwelling Contr. Qualifier shall be an owner, CEO, COB or employee of the Dwelling Contr.			Telephone																																													
HVAC N/A		WI Lic. No.	Mailing Address			Telephone																																													
Electrical N/A		WI Lic. No.	Mailing Address			Telephone																																													
Plumbing N/A		WI Lic. No.	Mailing Address			Telephone																																													
RESIDENTIAL Single Family/Duplex		Addition: <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Construction _____ sq. ft. <input type="checkbox"/> Erosion Control																																																	
		Detached Accessory Building: <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Construction _____ sq. ft.																																																	
		Remodel: <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Construction _____ sq. ft.																																																	
		Other: <input type="checkbox"/> Fence <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Construction _____ sq. ft. <input type="checkbox"/> Erosion Control																																																	
		<input type="checkbox"/> Electrical Service Upgrade (Amp _____) <input type="checkbox"/> Removal of Structure (Raze) <input type="checkbox"/> _____																																																	
COMMERCIAL		New Commercial Building: <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Construction <input type="checkbox"/> Erosion Control																																																	
		Commercial Addition/Alteration: <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC <input type="checkbox"/> Construction <input type="checkbox"/> Erosion Control																																																	
		_____ Building Sq. Ft. <input type="checkbox"/> Fence <input type="checkbox"/> Sign <input type="checkbox"/> Removal of Structure (Raze) <input type="checkbox"/> _____																																																	
		State of Wisconsin Plan Approval Needed: <input type="checkbox"/> yes <input type="checkbox"/> no (Approved plans must be submitted with permit application)																																																	
Zoning - When applicable, must obtain a copy of setback information regarding height, lot coverage, etc. I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side of the last page of this application. I expressly grant the building inspector or the inspector's authorized agent permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. It is the Owner/Contractors Responsibility to Call in ALL INSPECTIONS to the Inspector.																																																			
APPLICANT'S SIGNATURE <u>[Signature]</u>				DATE SIGNED 3/9/15																																															
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. <input type="checkbox"/> See attached for conditions of approval.																																																			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">FEES:</td> <td colspan="2">PERMIT(S) ISSUED</td> <td colspan="2">PERMIT ISSUED BY:</td> </tr> <tr> <td>Construction</td> <td>\$ _____</td> <td colspan="2"><input type="checkbox"/> Construction</td> <td colspan="2" rowspan="6"> Name _____ Date _____ Telephone _____ Cert No. _____ </td> </tr> <tr> <td>Plumbing</td> <td>\$ _____</td> <td colspan="2"><input type="checkbox"/> HVAC</td> </tr> <tr> <td>Electrical</td> <td>\$ _____</td> <td colspan="2"><input type="checkbox"/> Electrical</td> </tr> <tr> <td>HVAC</td> <td>\$ _____</td> <td colspan="2"><input type="checkbox"/> Plumbing</td> </tr> <tr> <td>Zoning</td> <td>\$ _____</td> <td colspan="2"><input type="checkbox"/> Erosion Control</td> </tr> <tr> <td>Other</td> <td>\$ _____</td> <td colspan="2"><input type="checkbox"/> Other _____</td> </tr> <tr> <td>Administrative</td> <td>\$ _____</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Total Permit Fee</td> <td>\$ _____</td> <td colspan="2"></td> <td colspan="2"></td> </tr> </table>								FEES:		PERMIT(S) ISSUED		PERMIT ISSUED BY:		Construction	\$ _____	<input type="checkbox"/> Construction		Name _____ Date _____ Telephone _____ Cert No. _____		Plumbing	\$ _____	<input type="checkbox"/> HVAC		Electrical	\$ _____	<input type="checkbox"/> Electrical		HVAC	\$ _____	<input type="checkbox"/> Plumbing		Zoning	\$ _____	<input type="checkbox"/> Erosion Control		Other	\$ _____	<input type="checkbox"/> Other _____		Administrative	\$ _____					Total Permit Fee	\$ _____				
FEES:		PERMIT(S) ISSUED		PERMIT ISSUED BY:																																															
Construction	\$ _____	<input type="checkbox"/> Construction		Name _____ Date _____ Telephone _____ Cert No. _____																																															
Plumbing	\$ _____	<input type="checkbox"/> HVAC																																																	
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Zoning	\$ _____	<input type="checkbox"/> Erosion Control																																																	
Other	\$ _____	<input type="checkbox"/> Other _____																																																	
Administrative	\$ _____																																																		
Total Permit Fee	\$ _____																																																		

It is the Owner/Contractors Responsibility to Call in ALL INSPECTIONS to the Inspector.

ITEM #4.

JEFFREY L. HAMMES

CERTIFIED SOIL TESTING
CERTIFIED DESIGNING

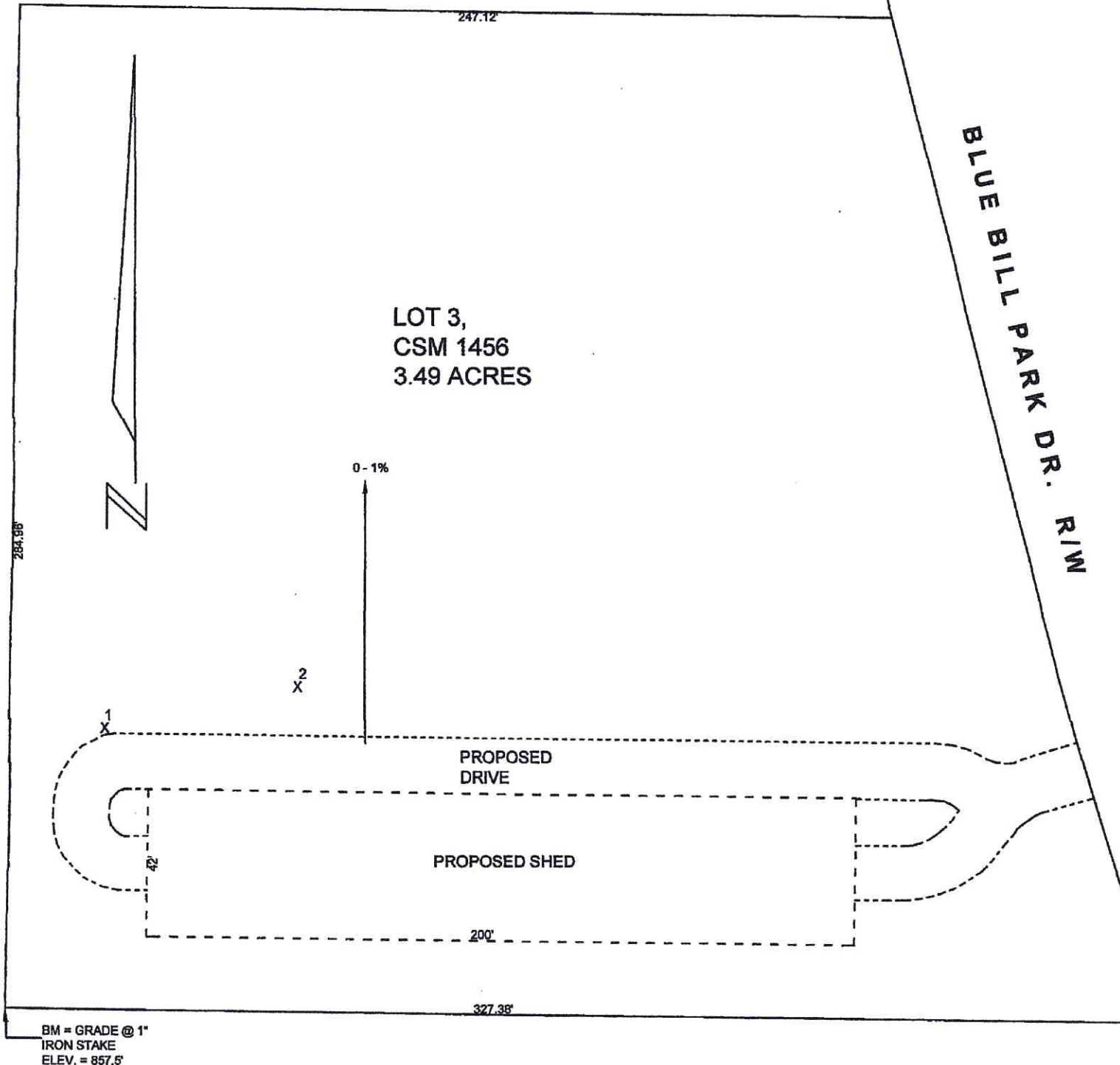
PLOT PLAN

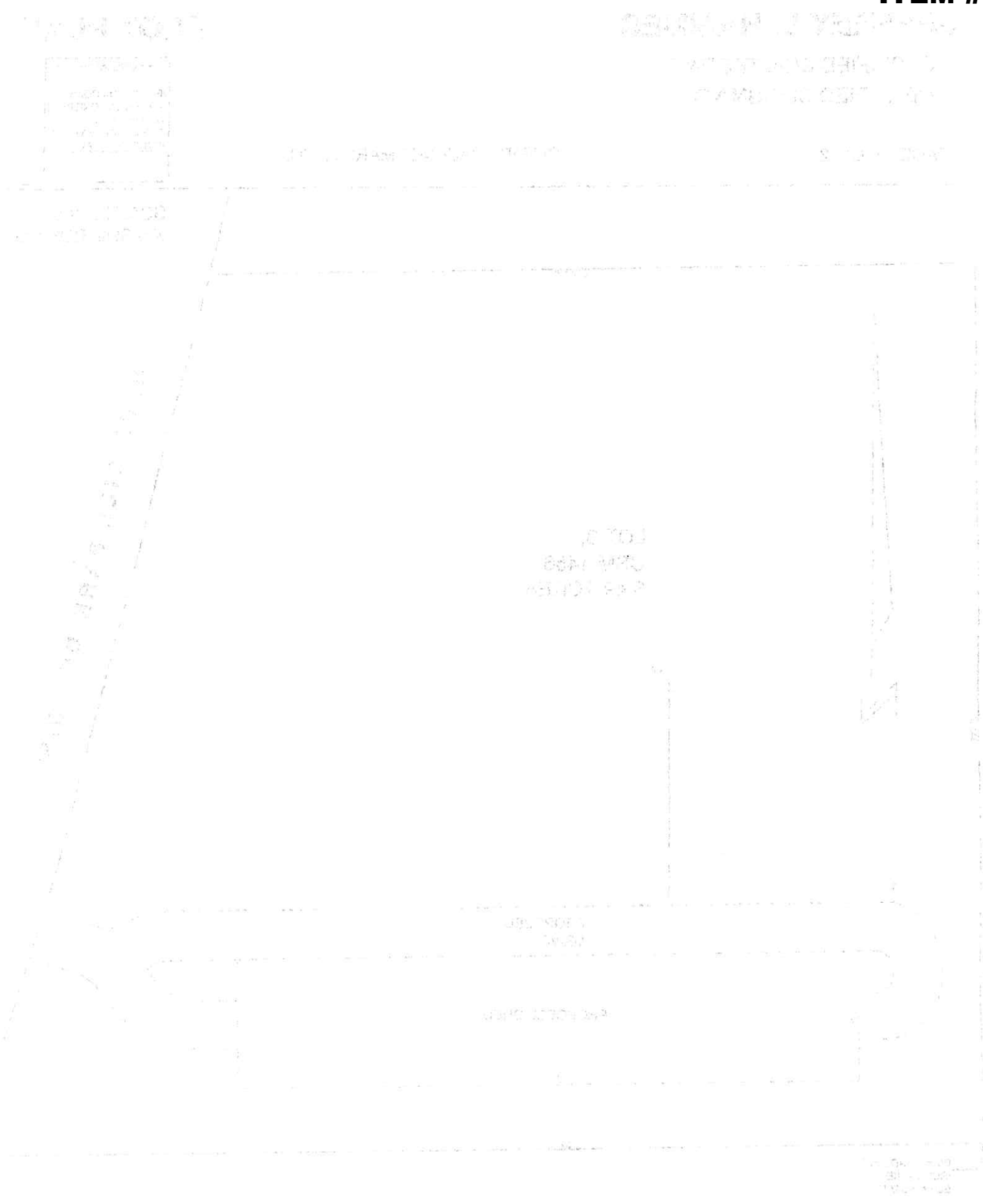
ONE INCH
IF THIS BOX DOES
NOT EQUAL ONE INCH
ON ALL SIDES,
THEN THIS DRAWING
IS NOT TO SCALE

PAGE 2 OF 2

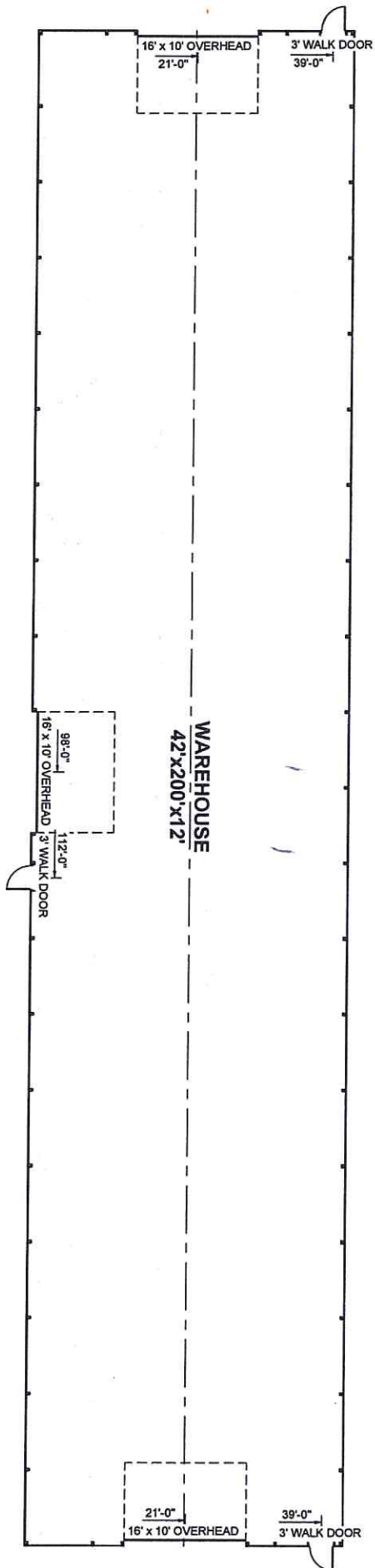
CLIENT: MAZANET MARINA INC.

SCALE 1" = 40'
X = SOIL BORING





ITEM #4.



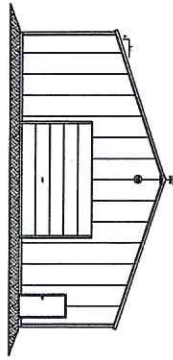
Meigs Inc.
Ken Meigs
1527 Hwy 14
Black Earth, WI 53515

WickBuildings.com
Date: 10-6-2014
Time: 9:42 AM
DO NOT SCALE

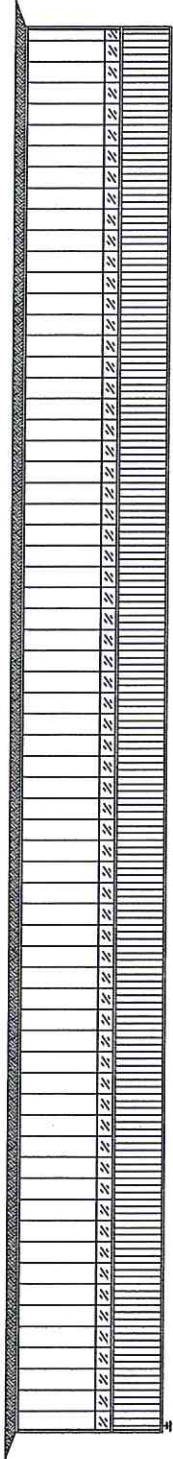
Mazanett - Base100614
42'-0" x 200'-0" x 12'-4" ICH

Mazanett Marina
Bill Mazanett
5320 Bluebill Drive
Madison, WI 53704

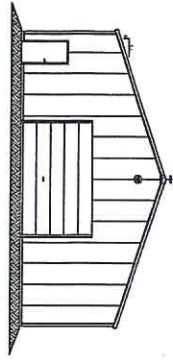
Customer Signature



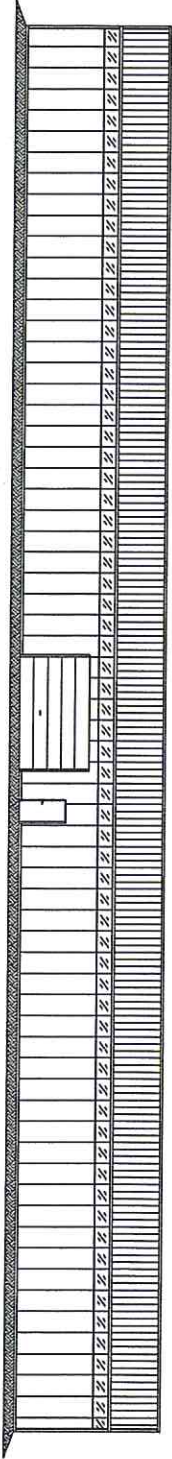
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation



**Wick
Buildings®**

Meigs Inc.
Ken Meigs
1527 Hwy 14
Black Earth, WI 53515

WickBuildings.com

Date: 10-6-2014

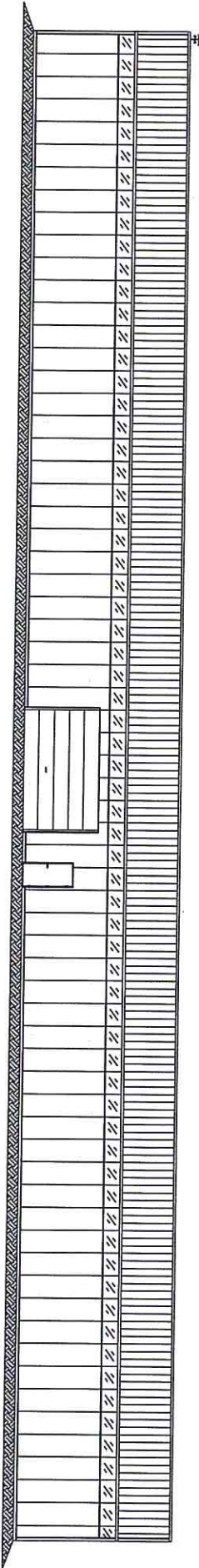
Time: 9:42 AM

DO NOT SCALE

Mazanett - Base100614
42'-0" x 200'-0" x 12'-4" ICH

Customer Signature

Mazanett Marina
Bill Mazanett
5320 Bluebill Drive
Madison, WI 53704



Bottom Elevation

Customer Signature _____



Meigs Inc.
Ken Meigs
1527 Hwy 14
Black Earth, WI 53515

WickBuildings.com

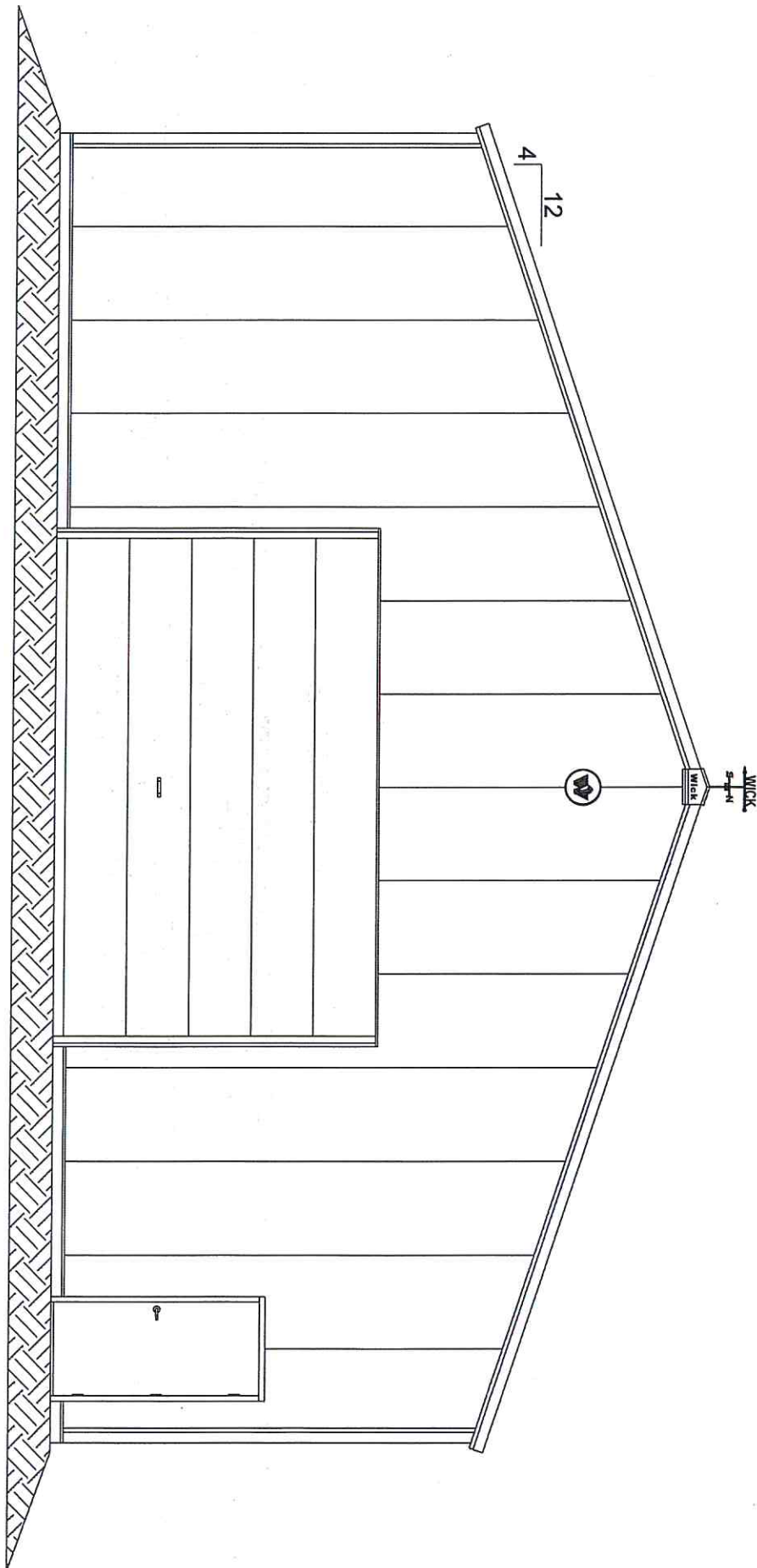
Date: 10-6-2014

Time: 9:42 AM

DO NOT SCALE

Mazanett - Base100614
42'-0" x 200'-0" x 12'-4" ICH

Mazanett Marina
Bill Mazanett
5320 Bluebill Drive
Madison, WI 53704



Right Elevation

Customer Signature



**Wick
Buildings®**

Meigs Inc.
Ken Meigs
1527 Hwy 14
Black Earth, WI 53515

WickBuildings.com

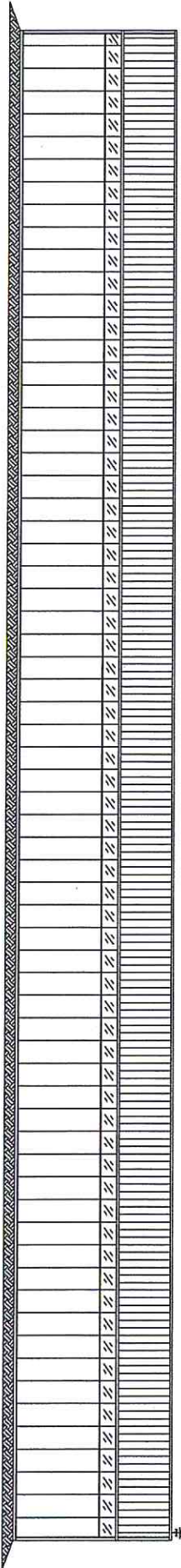
Date: 10-6-2014

Time: 9:42 AM

DO NOT SCALE

Mazanett - Base100614
42'-0" x 200'-0" x 12'-4" ICH

Mazanett Marina
Bill Mazanett
5320 Bluebill Drive
Madison, WI 53704



Top Elevation

Customer Signature



**Wick
Buildings**

Meigs Inc.
Ken Meigs
1527 Hwy 14
Black Earth, WI 53515

WickBuildings.com

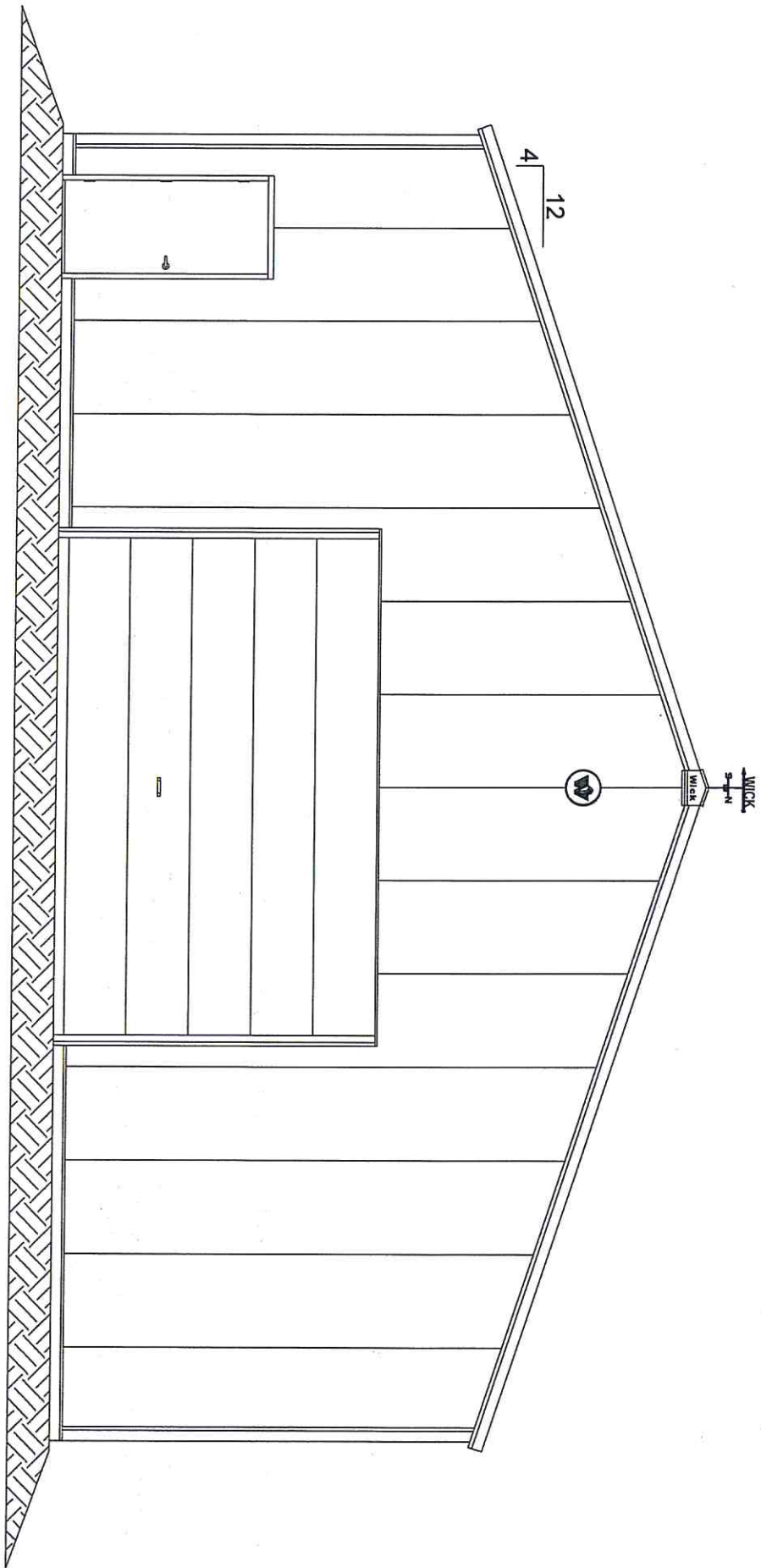
Date: 10-6-2014

Time: 9:42 AM

DO NOT SCALE

Mazanett - Base100614
42'-0" x 200'-0" x 12'-4" ICH

Mazanett Marina
Bill Mazanett
5320 Bluebill Drive
Madison, WI 53704



Left Elevation

Customer Signature



**Wick
Buildings®**

Meigs Inc.
Ken Meigs
1527 Hwy 14
Black Earth, WI 53515

WickBuildings.com

Date: 10-6-2014

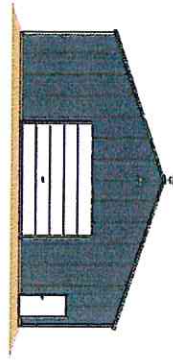
Time: 9:42 AM

DO NOT SCALE

Mazanett - Base100614
42'-0" x 200'-0" x 12'-4" ICH

Mazanett Marina
Bill Mazanett
5320 Bluebill Drive
Madison, WI 53704

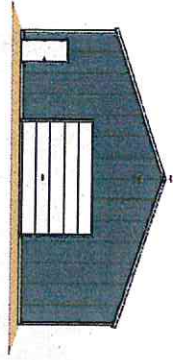
ITEM #4.



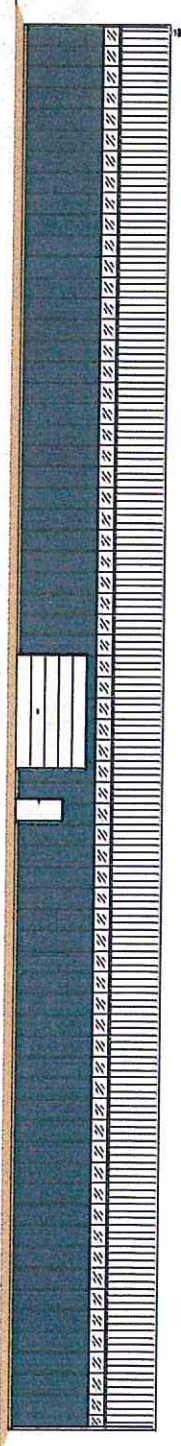
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation



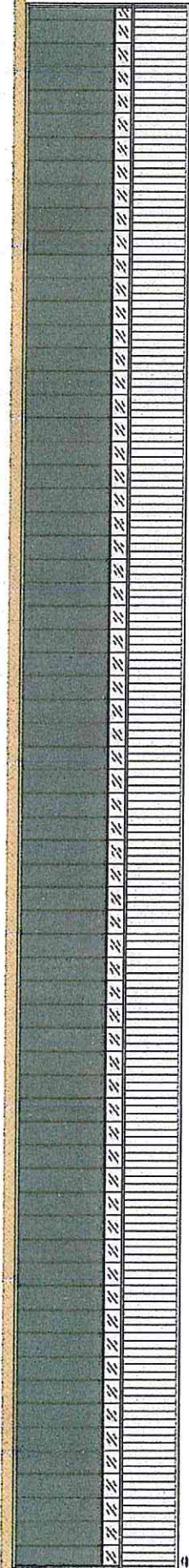
Meigs Inc.
Ken Meigs
1527 Hwy 14
Black Earth, WI 53515

WickBuildings.com
Date: 10-6-2014
Time: 9:42 AM
DO NOT SCALE

Mazanett - Base100614
42'-0" x 200'-0" x 12'-4" ICH

Mazanett Marina
Bill Mazanett
5320 Bluebill Drive
Madison, WI 53704

Customer Signature



Top Elevation

Customer Signature

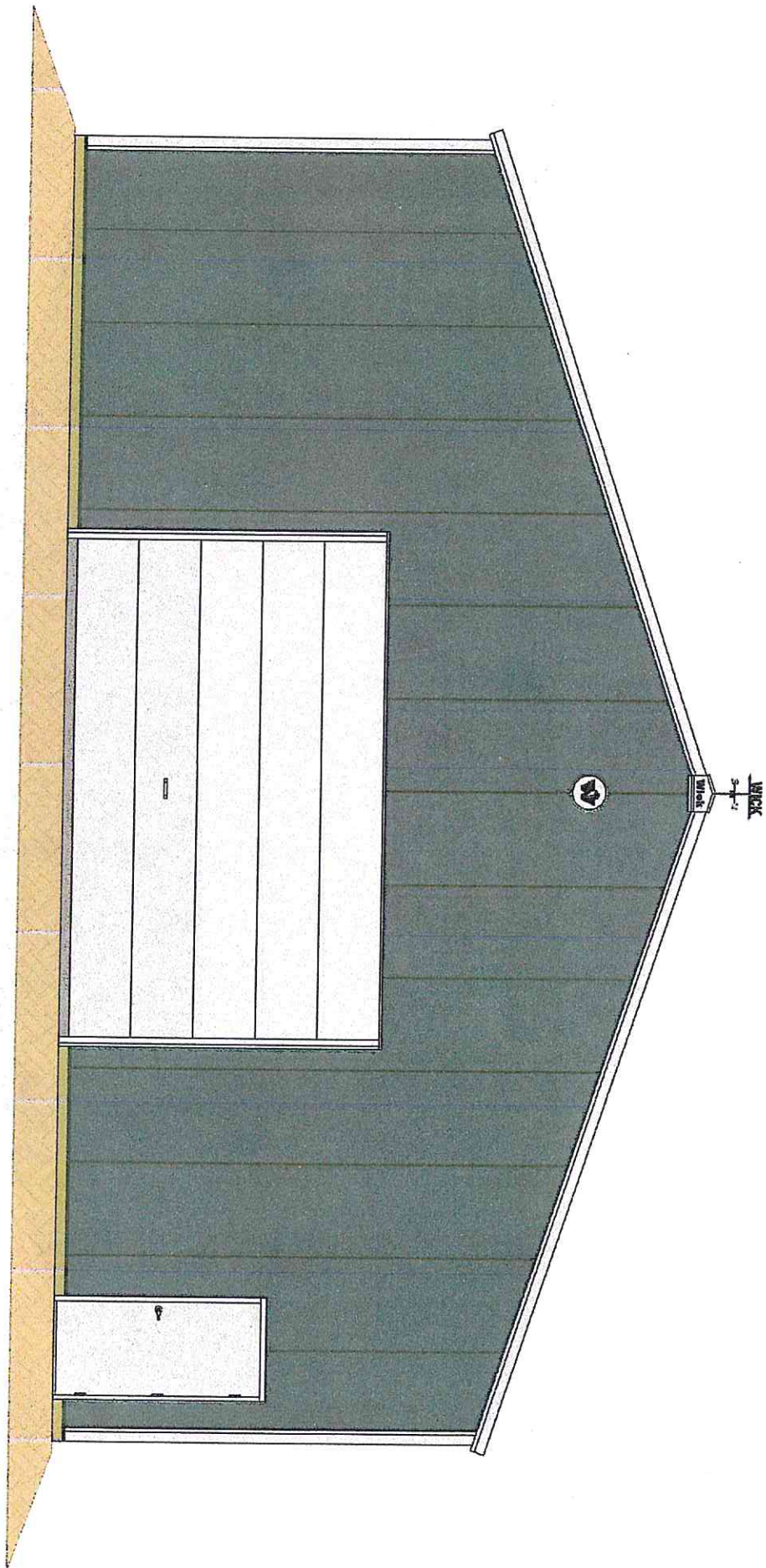


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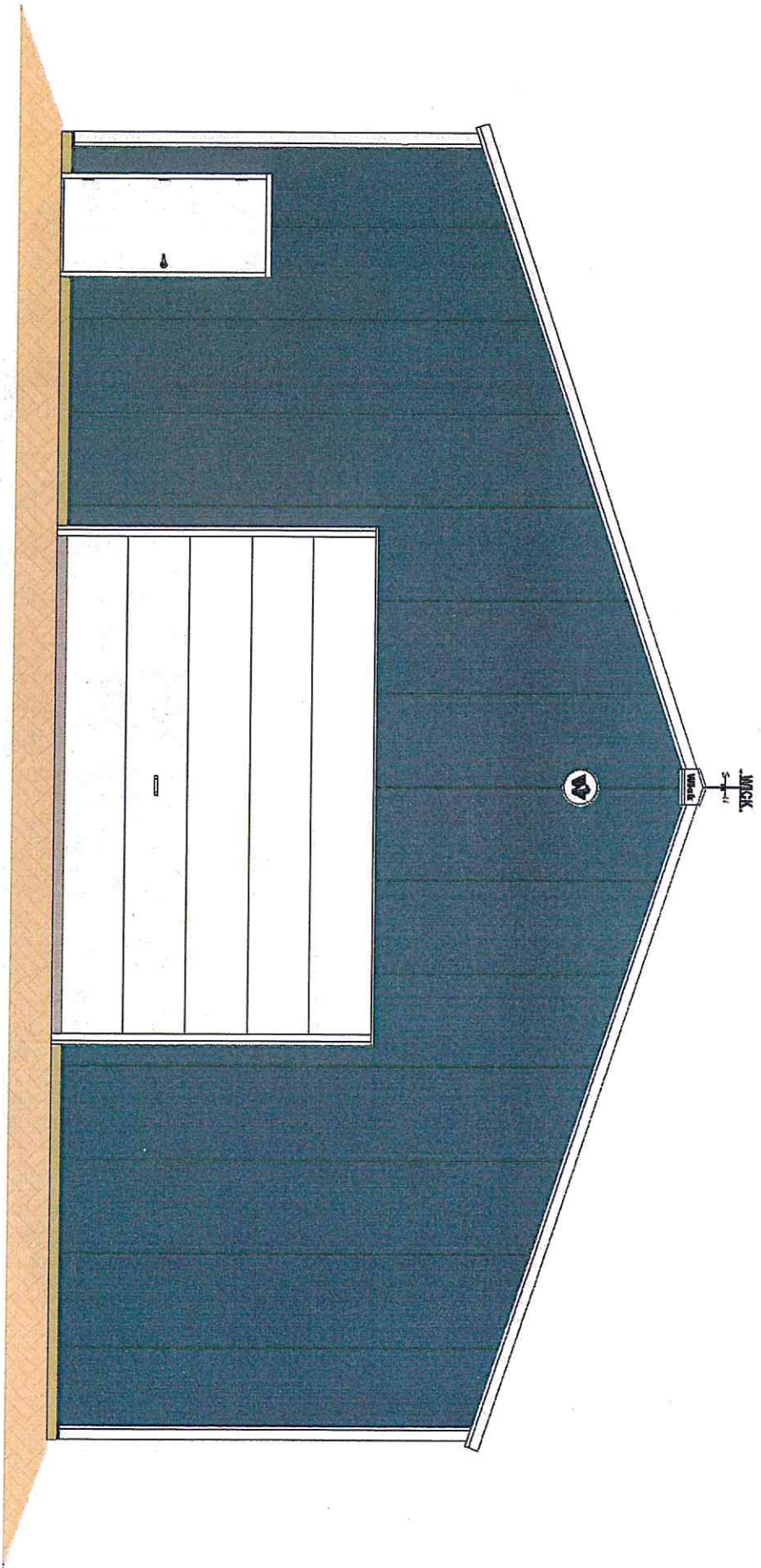
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Left Elevation

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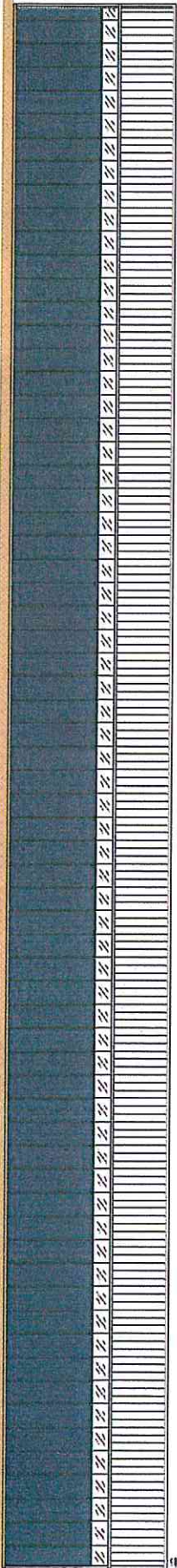


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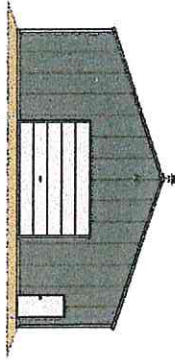
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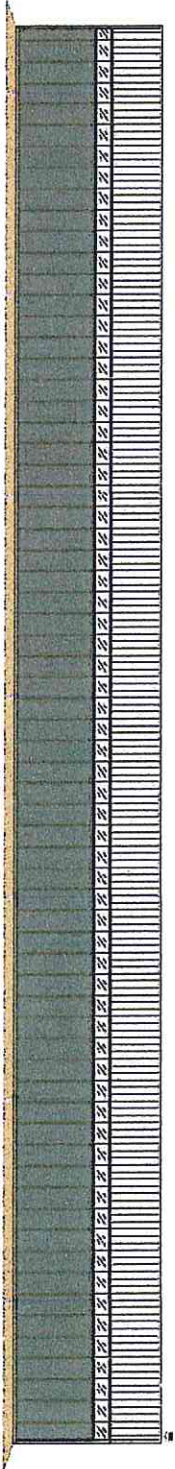
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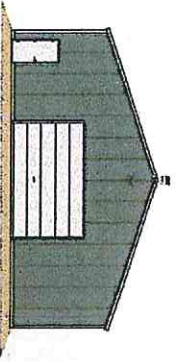
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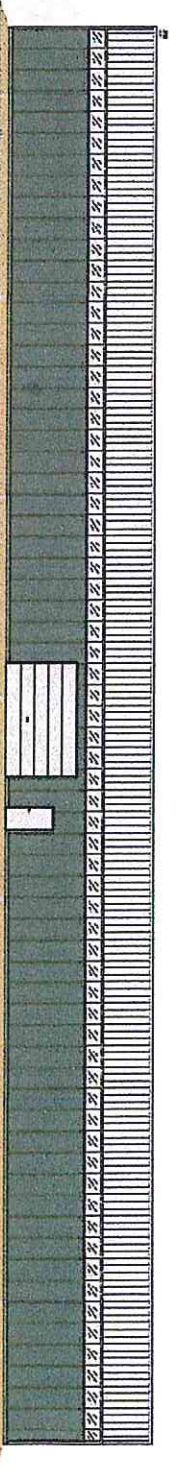
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation



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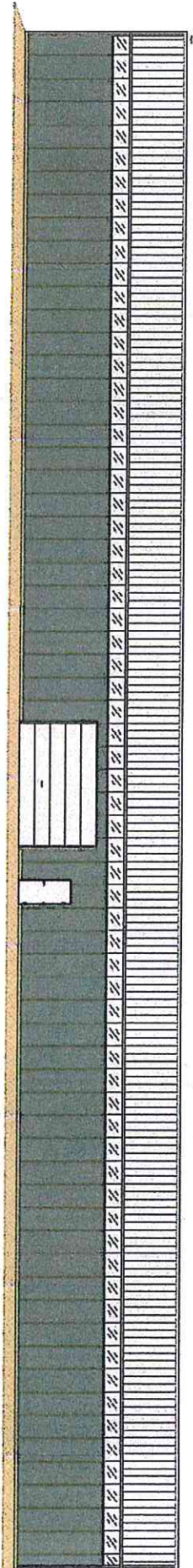
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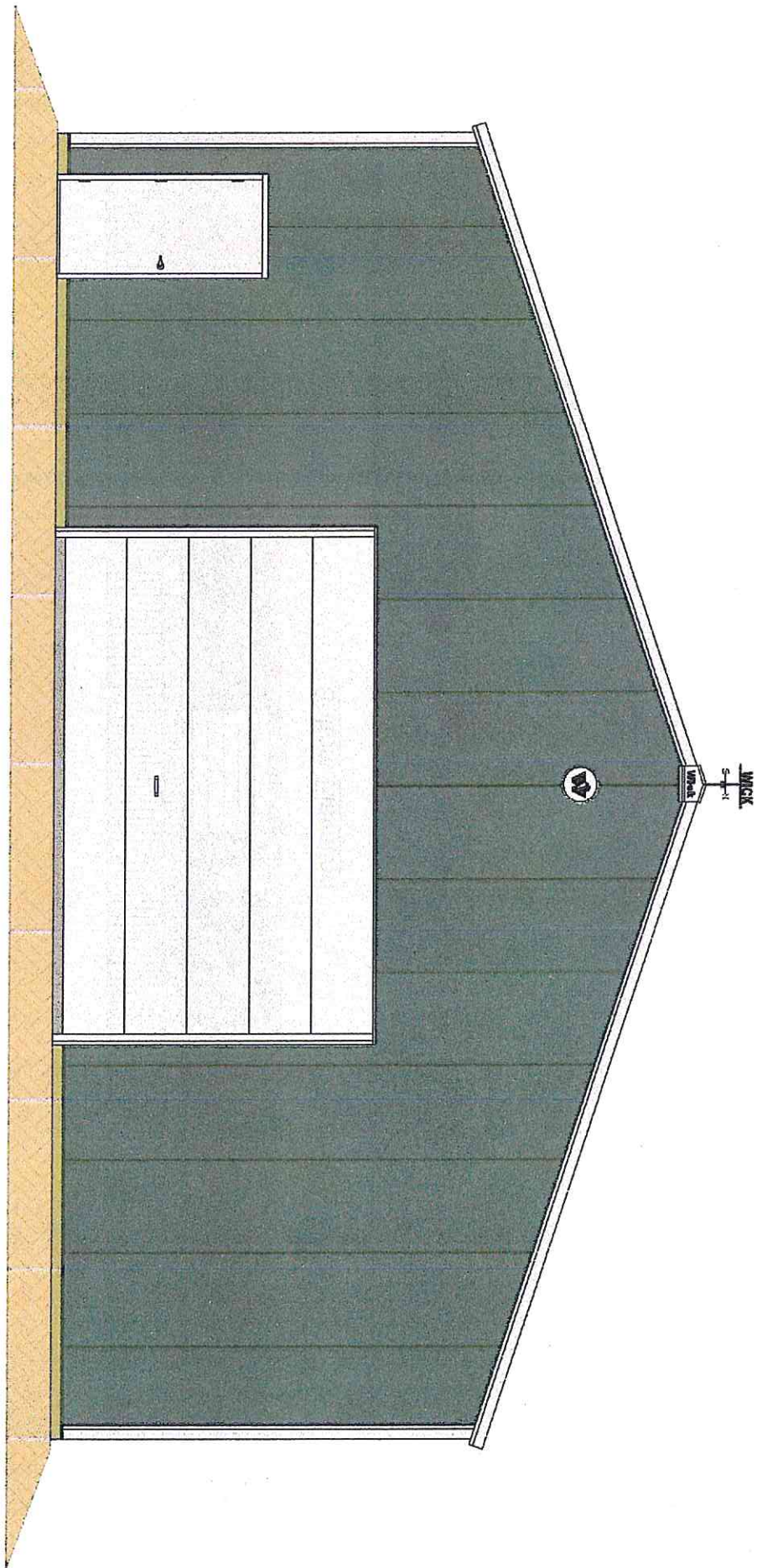
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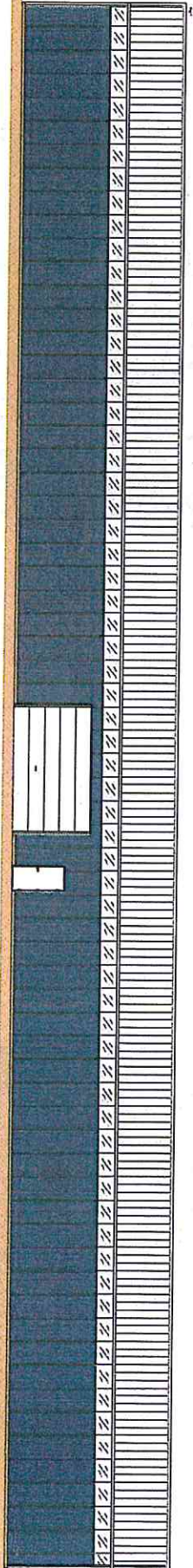
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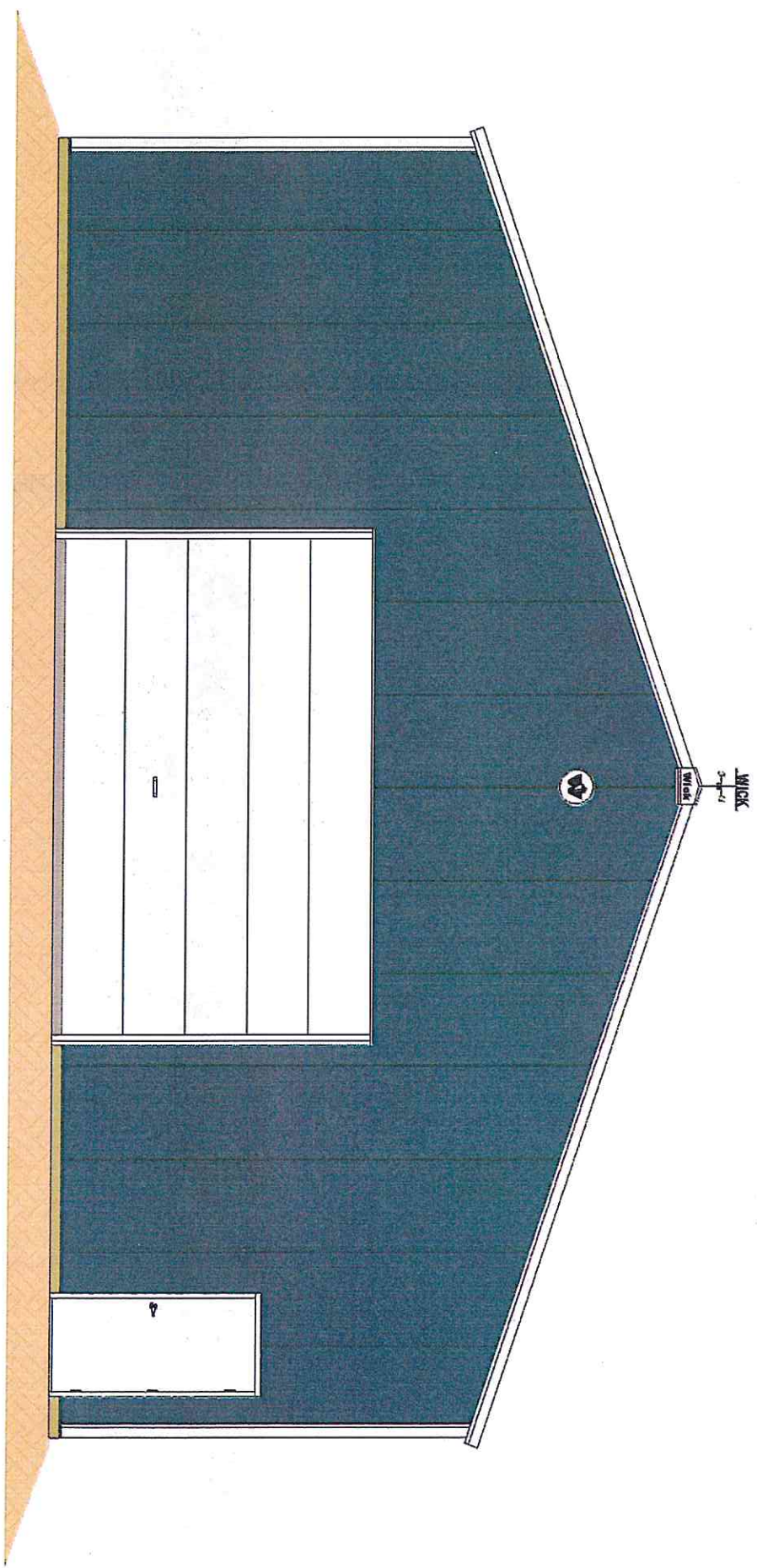
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Right Elevation

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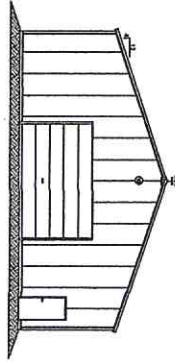


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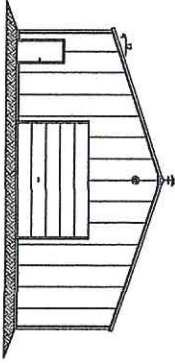
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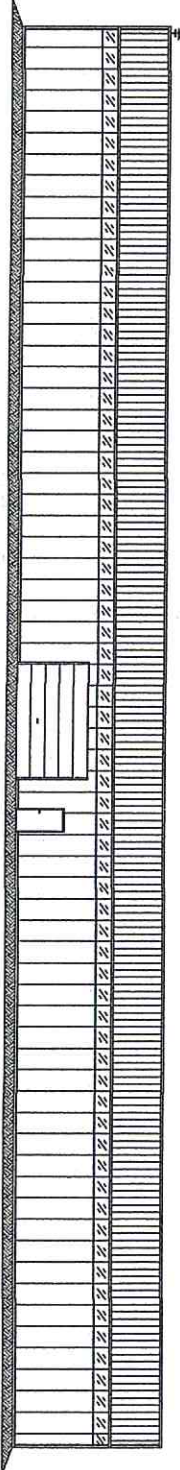
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Top Elevation



Left Elevation



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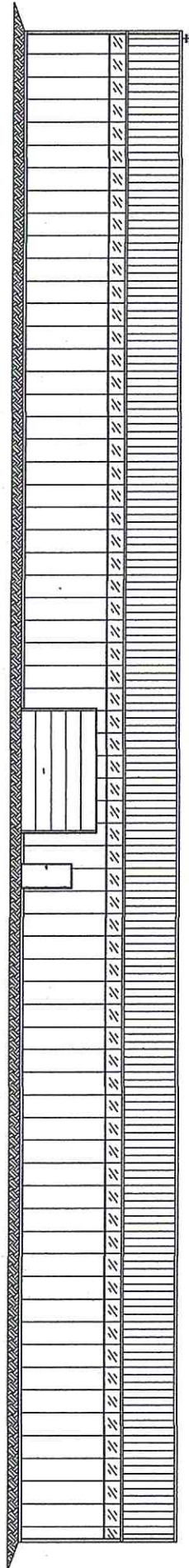
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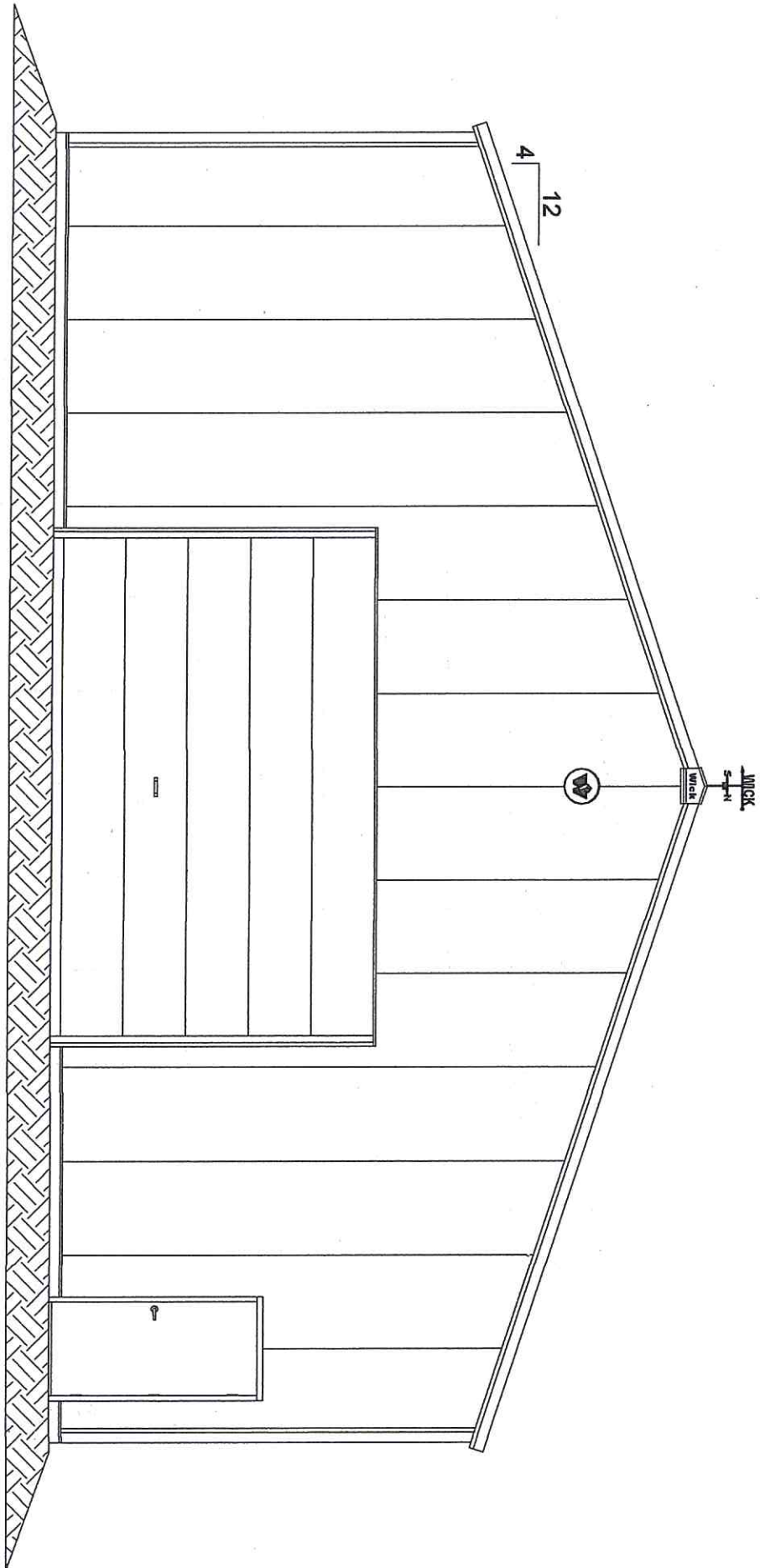
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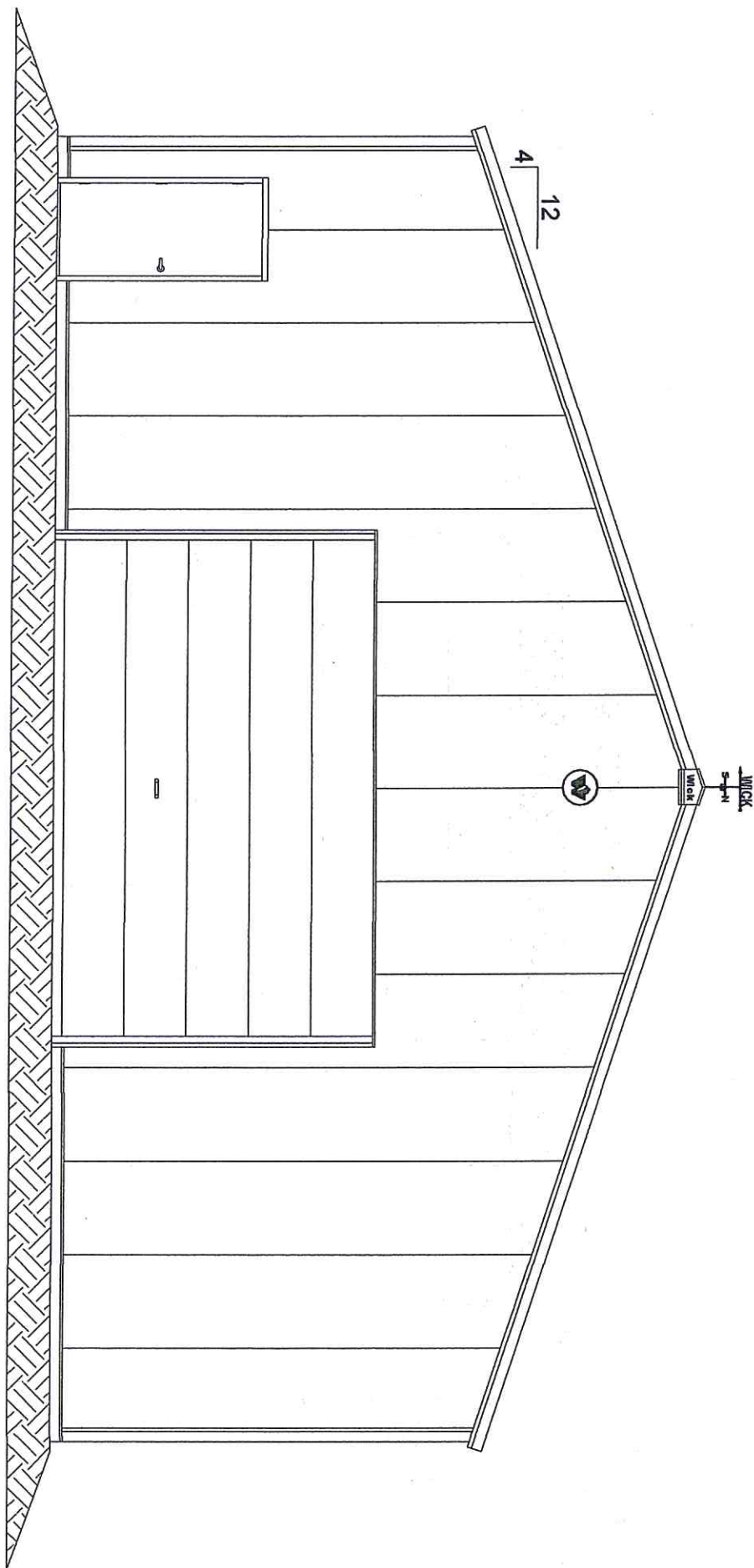
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Left Elevation

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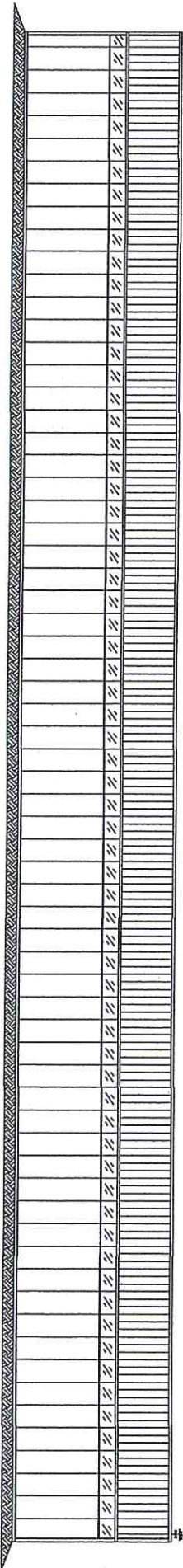
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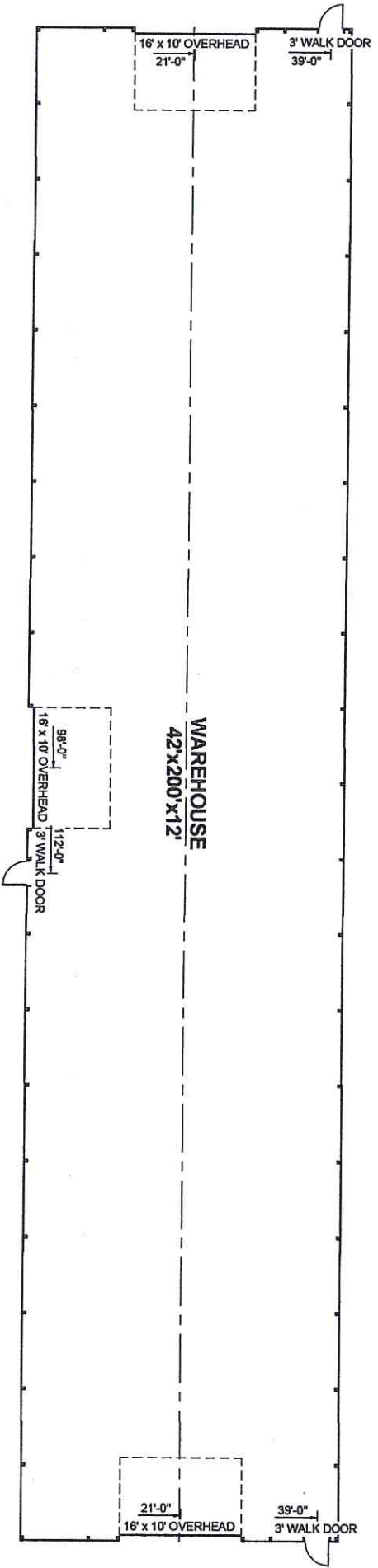
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Customer Signature

ITEM #5.

vierbicher
planners engineers advisors



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

March 18, 2015

Tom Wilson
Kennedy Administration Building
5387 Mary Lake Road
Waunakee, WI 53597

Re: Second Addition to Carriage Ridge – Site Lighting Plan and Parkland Plan

Dear Tom:

Please find enclosed a copy of the Site Lighting Plan, Parkland Exhibit, Off-Site Parkland Exhibit and Parkland Area calculations for the Second Addition to Carriage Ridge.

The lighting plan incorporates eleven lights in total. Nine lights have been proposed along the street network, including one at each intersection, as well as mid-block on Equestrian Way and Derby Downs Drive. Two additional lights have been proposed along the walking path on Outlot 6 to provide illumination to the pond hockey rink and walking trails. Per our conversation with Waunakee Utilities, the specified light fixtures are in compliance with the Title 9, Chapter 7 of the Town of Westport ordinance regarding 'dark-sky' requirements (see attached pictures for daytime appearance and night luminescence).

To meet the parkland dedication requirements for the Second Addition to Carriage Ridge, a total of 149,600 square feet of parkland is required (2,200 sf/lot). Outlot 6 and Outlot 8 of the plat will provide 28,106 square feet. This area does not include the areas designated for stormwater management or equestrian trail facilities (see 'Parkland Exhibit'). As proposed, the Second Addition dedications leave a parkland dedication deficit of 121,494 square feet.

Carriage Ridge, LLC is proposing to fulfill the parkland dedication deficit, by dedicating additional lands located south of the Carriage Ridge and First Addition to Carriage Ridge plats (see attached "Offsite Parkland Exhibit"). We propose to provide a permanent easement across parcel 080921290011 to a new 152,003 square foot park area dedicated in the southwest corner of the property. An existing trail system has been completed and would provide access to the park. If deemed acceptable by the Town of Westport, the location of the existing trail system would be surveyed and an easement recorded to identify the trail system. A bridge was also constructed in the southwestern corner of the aforementioned parcel, to provide trail connectivity across the stream. Using the fee in lieu of parkland cost, the installed bridge provides parkland equal to 21,969 square feet (see attached "Parkland Area Calculations" for further explanation). The total offsite area of the proposed trail and park is 200,672 square feet. A detailed tabulation has been provided.

vision to reality

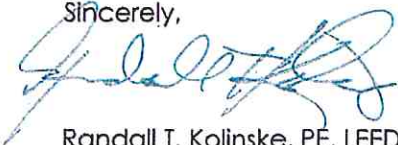
Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Prairie du Chien (608) 326-1051

March 18, 2015
Page 2

If accepted, Carriage Ridge, LLC would be providing an excess of 79,178 square feet of parkland. This would be equivalent to approximately 36 lots and could be allocated to cover parkland deficiencies in the First Addition to Carriage Ridge or other phases of development. Please note that the figures are approximate. Again, if concept is acceptable to the Town, we will survey the trail and refine our numbers.

Please feel free to contact me if you have any questions or comments.

Sincerely,



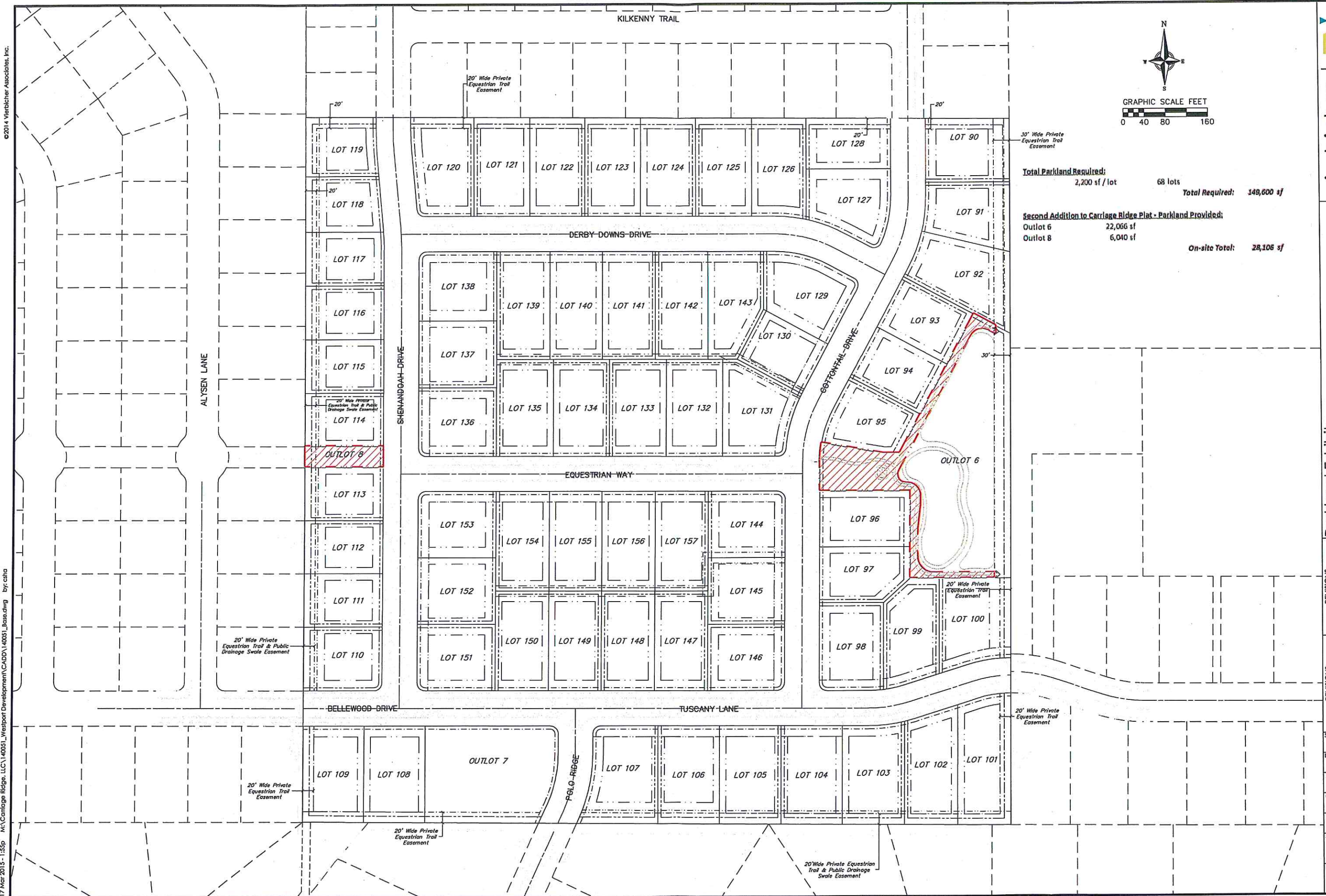
Randall T. Kolinske, PE, LEED-AP

Enclosures: Site Lighting Plan, Lighting Fixture Pictures (2), Parkland Exhibit, Offsite Parkland Exhibit, and Parkland Area Calculations

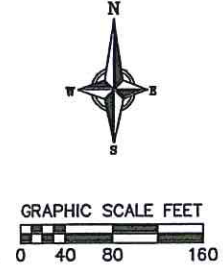
M:\Carriage Ridge, LLC\14051_Westport Development\Issued Plans\2015-03-17 Parkland Exhibits to Town\LT Westport - Tom Wilson - 03-18-15.doc

vision to reality

Reedsburg (608) 524-6468 Madison (608) 826-0532 Prairie du Chien (608) 326-1051



SCALE AS SHOWN		REVISIONS		REVISIONS		
DATE		NO.	DATE	REMARKS	NO. DATE	REMARKS
03/16/2015						
DRAFTER						
CSHA						
CHECKED						
RKOL						
PROJECT NO.						
140051						
SHEET						
1 OF 1						
DWG. NO.						



Offsite Areas - Parkland Provided:

Installed Bridge - Cost	Fee In Lieu of (per lot)
~\$15,000	\$1,502.14

*Equivalent Parkland Provided: 21,969 sf

* Using the fee in lieu of cost, the installed bridge provides parkland equal to 21,969 sf. ($\$15,000 / \$1502.14 = 9.985$ lots) and $(9.985 \text{ lots} \times 2,220 \text{ sf/lot} = 21,969 \text{ sf of park})$

Proposed Trail Easement (1780' length x 15' width)	26,700 sf
Proposed Park	152,003 sf
Off-site Total:	200,672 sf

ITEM #5.

Second Addition to Carriage Ridge

Parkland Areas

Total Parkland Required:

2,200 sf / lot

68 lots

Total Required: 149,600 sf

Second Addition to Carriage Ridge Plat - Parkland Provided:

Outlot 6 22,066 sf

Outlot 8 6,040 sf

On-site Total: 28,106 sf

Offsite Areas - Parkland Provided:

Installed Bridge - Cost

~\$15,000

Fee In Lieu of (per lot)

\$1,502.14

***Equivalent Parkland Provided: 21,969 sf**

* Using the fee in lieu of cost, the installed bridge provides parkland equal to 21,969 sf. ($\$15,000 / \$1502.14 = 9.985$ lots) and ($9.985 \text{ lots} \times 2,220 \text{ sf/lot} = 21,969 \text{ sf of park}$)

Proposed Trail Easement (1780' length x 15' width)

26,700 sf

Proposed Park

152,003 sf

Off-site Total: 200,672 sf

Total Parkland Provided (On-site & Off-site):

228,778 sf

Excess Parkland Provided (Required minus Provided):

79,178 sf

Potential Excess Park Allocation:

Excess Parkland Provided:

79,178 sf

Required per Lot Dedication:

2,200 sf/lot

Number of Lots Provided for by Excess Parkland Dedication:

35.99 lots

*Note: To be allocated at a later date between the next phase of the First Addition to Carriage Ridge and other development (to be determined)

