

TOWN OF WESTPORT

PLAN COMMISSION - February 14, 2011

The regular monthly meeting of the Plan Commission was called to order at 7:01 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Van Dinter. Members present: Bowen, Manering, Robinson, Trotter and Van Dinter. Members absent: Clark and Grosskopf. Also attending were: Terry Enge, Ken Sipsma, Alan and Ann Lozier, Dave Kaltenberg, Joe Taylor, Brody Richter, Bret Saalsaa, Robert and Sharon Gilson, Mary Jo Howard, Sheldon Schall, Fran Bridge, Mick Holm, Chris James, A. Schmidt, and Tom Wilson.

The **PUBLIC HEARING** for the proposed Land Division Ordinance Amendment, State Law Revisions, was called to order by Van Dinter at 7:02 p.m. Wilson reported on the ordinance change, and Van Dinter closed the hearing after calling for comment three times with no reply at 7:07 p.m.

For Public Comment on Matters Not on the Agenda, Ken Sipsma spoke to ask for support in the upcoming election. The minutes of the January 10, 2011 regular meeting were approved as presented on a motion by Robinson, second Trotter.

Sipsma reported that the Park Committee did not meet this month. Bowen reported that the Historic Preservation Committee did not meet this month. Wilson gave a report on the work of the FUDA Steering Committee.

Chris James from Dane County Parks then presented information and took comments on the Dane County Parks and Open Space Plan Update. The Town Parks Committee called its meeting to order at this time and members were introduced. After questions and comments, there was no action needed by the Commission. The Parks Committee then adjourned its meeting.

After a presentation by the owner's representative, and comments from Wilson, the neighboring land owner, buyers of one adjusted lot, and Commission members, the Lot Line Adjustment by CSM, Saalsaa, 4505 Fox Bluff Lane, was recommended for approval to the Board with the following restrictions and conditions on a motion by Bowen, second Robinson:

A 25 foot set back on the North/East side of Lot 2 with no grading to be done in that set back without prior approval of the Town Engineer, to be shown on the face of the CSM;

That stormwater drainage and erosion control plans meet the Town's standards in the Land Division Code (0 runoff in a 100 year storm) be submitted for review and approval by the Town Administrator and Dane County Land Conservation prior to grading, zoning or building permits be given for both of the lots created, with such plans to potentially include rain gardens and the use of natural vegetation to assist with the required stormwater control, which restriction shall be shown on the face of the CSM;

A landscape plan to be done by a landscape architect for each lot and to be approved by the Plan Commission prior to permits being issued for any construction on that lot, with this restriction to be shown on the face of the CSM;

Appropriate screening from neighboring residences shall be shown in the landscape plan required to be approved by the Town Administrator;

Connection to the Town Sanitary Sewer system shall be required for buildings on the lots and connection to municipal water shall be required when available to abutting properties at the cost of the then owner, which restriction shall be shown on the face of the CSM;

No further division of the lots or creation of additional building sites, nor annexation without approval of the Town, which restrictions should be shown on the face of the CSM;

Conditions recommended by Dane County;

Porous surfaces should be used as practicable for driveway/parking areas, with the Administrator to review and approve such areas prior to construction commencing on the lots; and,

Other appropriate and standard Town conditions for approvals of CSMs.

An Initial Consultation for Kaltenberg, Rezone for Particular Commercial Use, STH 19/STH 113/CTH I, Waunakee ETZ, was then held. After a presentation by Wilson and comments by the owner and potential user, the Plan Commission advised that there was general support for the use subject to the comments from the Village Planner dealing with fencing, outdoor storage, landscaping, site plan/design review, and use restrictions.

After comments from Wilson and questions were answered by the applicant, the Rezone and CUP (A-1 EX to LC-1), Landscape/Snow Removal Business, Taylor, 6379 River Road, was recommended for approval to the Board as presented subject to the approval of a site plan by the Administrator to show where business vehicles and other items will be stored, limitation to the uses requested, limitations on outdoor storage, signage review and lighting review, and any improvements or new structure to follow the Town's Design Review Code, on a motion by Manering, second Trotter.

After discussion, the Land Division Ordinance Amendment, State Law Revisions, was recommended for approval to the Board as presented on a motion by Manering, second Robinson.

Wilson reported on items before the Waunakee/Westport Joint Planning Committee, including specifically the Ganser Property Development, Mixed Use, Woodland Drive and Century Avenue, Waunakee/Westport JPA, and a request for a portable asphalt plant in the Yahara Quarry on STH 19.

After a report on the Middleton/Westport Joint Zoning Committee, the Committee's action to conditionally approve the Bishops Bay Development Proposed Rezoning was supported as presented on a motion by Manering, second Trotter.

There were no Miscellaneous Matters or Forthcoming Events raised. Motion to adjourn by Trotter, second Manering. The meeting adjourned at 9:10 p.m.

Mary Manering, Secretary