

TOWN OF WESTPORT

PLAN COMMISSION - November 14, 2011

The regular monthly meeting of the Plan Commission was called to order at 7:02 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Van Dinter.

Members present: Bowen, Grosskopf, Manering, Trotter, Ruskin, and Van Dinter. Members absent: Robinson. Also attending were: Terry Enge, Bill von Rutenberg, Robert Maksen, Jeff Ruedebusch, Andy Kessenich, Jesse Armstrong, Lynne Cleeland, Tim Casper, Rick Raemisch, and Tom Wilson.

There was no Public Comment on Matters Not on the Agenda. The minutes of the September 12, 2011 regular meeting were approved as presented on a motion by Grosskopf, second Manering.

Enge reported on the work of the Park Committee. Bowen reported on the work of the Historic Preservation Committee. Trotter reported on the work of the FUDA Steering Committee.

The Design Review for the Isthmus Sailboards Addition, 5495 Catfish Court, was approved as presented conditioned on meeting the Town stormwater runoff standards and using metal halide lights on motion by Bowen, second Ruskin.

The Rezone and CUP, Maksen, For Conformance/Allow Animals, County A-1 Ex to CR-5ac, 5946 River Road, were recommended for approval as presented on a motion by Bowen, second Manering, subject to the following restrictions and conditions: No further division of the property, the additional building be located generally as shown on the site plan, no further buildings be allowed without approval of the Town Plan Commission, stormwater drainage for the new building be maintained on the site and comply with the Town's stormwater standards, that a restriction agreement be placed on the property restricting the number of horses or other animals on the property as historically appropriate and determined by Town staff (approximately 10), and any other Town standard rezoning conditions as are appropriate, with Wilson to draft and/or approve the restriction document.

The Variance, Cleeland, Side Yard for Garage (Same Set Back as Home), 4930 Borchers Beach Road (Middleton ETZ), matter was recommended for approval as requested on a motion by Manering, second Grosskopf, with conditions as follows: Garage to be constructed as presented in variance application to match current home appearance, and finalization of agreement with the Town on locating garage in utility easement.

The Rezone, Jacobsen Estate/Shelton, County Recreational to ER-1 (For Conformance), 6150 Briggs Road (Middleton ETZ), matter was recommended for approval as presented on a motion by Trotter, second Manering, subject to the following restrictions and conditions: The northern portion of the property used for the golf tee should not be rezoned so as to stay conforming, no further division of the property without further Town approvals, and any other Town standard rezoning conditions as are appropriate with Wilson to draft and/or

approve the restriction document. The vote on the matter was 4-0-2 (Bowen and Van Dinter abstaining).

Wilson reported on the status of the Design Review, Peace Thru Christ Lutheran Church Sign, 3232 West Point Road, and the matter was postponed to the next meeting on a motion by Bowen, second Ruskin.

The proposed CUP and Design Review for a Training Facility by Madison College on the Dane County property North of the current Dane County Training Center (5184 STH 19), was then discussed after a presentation by the Madison College's representatives, who also answered several questions by the Commission members. The matter will be on the December agenda for further discussion and action.

Taking no action was recommended on the Black Earth Comprehensive Plan Amendment on a motion by Grosskopf, second Manering.

For items currently before the Waunakee/Westport Joint Planning Committee, Wilson reported on the status of the Ganser Property Development, Mixed Use, Woodland Drive and Century Avenue, and on the status of the Kippley Property Residential Development, Tierney/Veridian, Woodland Drive and Century Avenue.

For items currently before the Middleton/Westport Joint Zoning Committee, Wilson reported on the Initial Consult, Land Division and Rezone, Create 1 Residential Lot, Pulvermacher, Briggs Road matter; and, after a brief presentation by Wilson, the Annexation and Rezone, Single Family Condominium, Villages of Bishops Bay Condominium Property, Jacobsen Estate/Sumner Properties (In City of Middleton), matter was recommended for approval as requested on a motion by Grosskopf, second Manering, as long as the parcels are combined and developed like the current Villages of Bishops Bay condominiums. The vote on the matter was 4-0-2 (Bowen and Van Dinter abstaining).

For Miscellaneous Matters or Forthcoming Events raised, Wilson advised the Commission of a current UW student capstone project being done on the Town Center and Yahara River areas.

Motion to adjourn by Bowen, second Manering. The meeting adjourned at 9:04 p.m.

Mary Manering, Secretary