

## TOWN OF WESTPORT

PLAN COMMISSION - July 8, 2013

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, Ruskin, Trotter, and Van Dinter. Members absent: Grosskopf. Also attending were: Terry Enge, Ken Sipsma, Bill von Rutenberg, Frank Peregrine, David Korb, Monica and Jerry Paffenroth, Pat and Dick Teslaw, Charlene Khazae, JoAnn Koster, Mark Ripp, Joe CaPaul, Rich Trotta, David and Joan Grosse, Roger Wolter, Nayudel Ortega, Eladie Rodriguez, Ernesto Saldana, Nick Funk, Karen Bednar, Uyenlan Vu, Sue Montgomery, and Tom Wilson.

The Commission heard a presentation by representatives of the MMSD/Yahara WINs Adaptive Management Project working on a Dorn Creek Study. There was no Public Comment on Matters Not on the Agenda. The minutes of the June 10, 2013 regular meeting were approved as presented on a motion by Manering, second Ruskin.

Enge reported on the work of the Park Committee. Bowen reported on the work of the Historic Preservation Committee. For the FUDA Planning Report, Wilson advised the Commission of the work of the Madison/Sun Prairie FUDA planning group and the Town Center streetscape study project.

After a presentation on a revised site plan by the owners, comments from those in attendance, and questions and discussion by the Commission on the Rezone (County A-1Ex to PUD), Winery and Related Uses, Waunakee ETZ Area, Korb, 5972 Cherokee Valley Pass, matter, due to the generally favorable inclination of a majority of the Commissioners present toward a winery proposal on the property, staff was directed to prepare a document for review by Commissioners at the next meeting summarizing the project issues/concerns (including the pros and cons raised by all parties) and suggesting possible appropriate restrictions and conditions for discussion, with comments to be accepted for possible inclusion in the document by no later than July 22, 2013, on a motion by Bowen, second Manering, by a vote of 4-1-1, with Robinson dissenting and Van Dinter abstaining.

After a brief presentation by Wilson and discussion with the potential applicants for the Initial Consultation, Rezone (Business Deed Restricted to Business and Professional Office District with CUP), Rodriguez, Wolter Property, 5935 CTH K, the Commissioners advised the potential applicants that this use seemed appropriate for the property and advised to work with Staff to proceed.

Since the potential applicant was not present for the Initial Consultation, Rezone (Business Use to Multi-Family Residential, 24-36 Units), Presentin, Former White House Property, CTH M, the matter was postponed until the owner is present on a motion by Robinson, second Ruskin.

Van Dinter and Wilson reported on items before the Waunakee/Westport Joint Planning Committee. For items before the Middleton/Westport Joint Zoning Committee, the Commission discussed the Community of Bishops Bay, PDD Amendments, Lot Coverage and Other items, including stormwater issues with neighboring Town property owners, but took no action in deference to the JZC.

No Miscellaneous Matters or Forthcoming Events were raised.

Motion to adjourn by Robinson, second Ruskin. The meeting adjourned at 8:50 p.m.

Mary Manering, Secretary