

## TOWN OF WESTPORT

PLAN COMMISSION - August 12, 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, Grosskopf, Robinson, Ruskin, Trotter, and Van Dinter. Members absent: Manering. Also attending were: Terry Enge, Bill von Rutenberg, Frank Peregrine, David Korb, Monica Paffenroth, Pat and Dick Teslaw, JoAnn Koster, Mark and Bridget Ripp, Joe CaPaul, Rich Trotta, Ed Niehbuhr, Jim Klassy, Brittany Klutzke, Jean and Arnold Bye, Mary Woodburn, Tom Sanch, Leah Hermanson, Martin Timmins, Dave O'Malley, Jill Licht, Helen and Mark Pullen, Liese Pfeiefer, Jessica Schrimp, Mrs. Schrimp, Roberta Bauman, and Tom Wilson.

There was no Public Comment on Matters Not on the Agenda. The minutes of the July 8, 2013 regular meeting were approved as presented on a motion by Ruskin, second Bowen.

Enge reported on the work of the Park Committee. Bowen reported on the work of the Historic Preservation Committee, and then Summer Intern Jessica Schrimp gave a presentation on Westport Town Government History on which she has been working. 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.

Due to the lack of attendance by the proponent, the Initial Consultation, Rezone (Business Use to Multi-Family Residential, 24-36 Units), Pressentin, Former White House Property, CTH M, was postponed until an appearance is made on a motion by Trotter, second Ruskin.

After discussion on the Rezone (County A-1Ex to PUD), Winery and Related Uses, Waunakee ETZ Area, Korb, 5972 Cherokee Valley Pass, matter, a motion by Bowen, second Grosskopf, to recommend conditional approval or the rezone as requested based on reasons included in the Wilson memo dated August 7 with the conditions and restrictions stated therein, with the condition 2 to be specific to allowing a facility for only 25-50 customers as noted in the memo, and with the following further conditions to be added: Sales be primarily from wine products; no high capacity well be permitted on site; and, that the owner must pave all drives (porous pavement preferred) prior to construction to prevent dust in the area and debris on River Road, failed by a 3-3 roll call vote (Grosskopf yes, Robinson no, Bowen yes, Trotter yes, Ruskin no, and Van Dinter no). After further discussion, a motion by Robinson, second Ruskin, to recommend rejection of the requested rezone as noted in the Wilson memo dated August 7 also failed on a roll call vote of 2-4 (Grosskopf no, Robinson yes, Bowen no, Trotter no, Ruskin yes, and Van Dinter no). After still further discussion, action on the matter was postponed until the next regular meeting on a motion by Bowen, second Grosskopf, by a roll call vote of 4-1-1 (Grosskopf yes, Robinson no, Bowen yes, Trotter yes, Ruskin yes, and Van Dinter abstaining).

After discussion on the Variance, Setback From High Water Mark, Frautschi, 3807 CTH M, matter, it was recommended to the Board that it advise the Dane County BOA that if it can grant the variance with limits in a restriction agreement to only this owner and for the time period this owner needs without permanently changing the setback, then it should do so as requested for the safety concerns of the owner in order to exit the building in case

of a fire or other emergency, otherwise the BOA should direct Dane County Zoning Staff to work with the property owner to provide reasonable and temporary accommodations in the form of a ramp and deck of a similar size as requested for turning and maneuvering due to the handicap of the current owner and their loss of enjoyment of the property without this accommodation and for safety/emergency exit purposes, on a motion by Grosskopf, second Robinson.

After a short presentation by Wilson, no action was recommended to the Board at this time on Dane County Ordinance Amendment Review, CO-1 Conservancy District, on a motion by Robinson, second Ruskin. No action was also recommended to the Board at this time on Dane County Ordinance Amendment Review, A-Ba Transitional Agriculture-Business District, on a motion by Grosskopf second Robinson.

Van Dinter and Wilson reported on items before the Waunakee/Westport Joint Planning Committee and Middleton/Westport Joint Zoning Committee.

No Miscellaneous Matters or Forthcoming Events were raised.

Motion to adjourn by Robinson, second Grosskopf. The meeting adjourned at 8:22 p.m.

Thomas G. Wilson, Acting Secretary  
Town Attorney/Administrator/Clerk-Treasurer