

TOWN OF WESTPORT

PLAN COMMISSION – June 8, 2015

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 Chair Van Dinter. Members present: Grosskopf, Manering, Ruskin, Trotter, and Van Dinter. Members absent: Bowen, Robinson. Also attending: Terry Enge, Bill von Rutenberg, Philip Croom, Manuel Mendoza, Todd Suchomel, Bob Somermeya, Bill Mazanet, Pat and Dick Teslaw, Brenda and David Korb, Rich Trotta, Bill White, Jo Ann Koster, Mary and Mark Ripp, James Hames, Hannah Korb, David Korb, Roger Endres, Keenan Korb, Dennis Petzke, Mary Binkley, Kirk Keller, Ruth Borg, Bill White, Gerald Marsden, Dennis Barman, and Tom Wilson.

There was no Public Comment on Matters not on the Agenda. The minutes of the April 13, 2015 regular meeting were approved as presented on a motion by Trotter, second Ruskin.

Enge reported on work of the Park Committee. Wilson reported on the work of the Historic Preservation Committee in Bowen's absence.

After a brief presentation by Wilson and a review of revised plans in conformance with suggestions by the JPC, the sign Design Review, Waunakee Baptist Church Sign, 5757 Emerald Grove Lane, was approved as presented at the meeting (no clock) on a motion by Grosskopf, second Trotter.

After a brief presentation by Wilson and the owner, and after questions of the members were answered, the Design Review, Marine Warehouse Building, Mazanet Marina, North Blue Bill Park Drive (North of Summit Credit Union), was approved as presented at the meeting and consistent with suggestions by the JPC, with the addition of the pine or arbor vitae screening as presented, with no outside storage allowed once the building is utilized, and with staff to make sure no electricity to the building is appropriate through the building permit process, on a motion by Trotter, second Grosskopf.

After a brief presentation by Wilson and the owner's representative, and after questions by the members, the Design Review, Office Addition, Skipper Bud's, 5381 Westport Road, was approved as presented conditioned on Wilson and Bowen reviewing and approving landscaping and modifications to the front of the structure as discussed to break up the solid front, with staff and owner to address parking issues on the paved shoulder, and with any lighting added for the exit to comply with Town dark skies code, on a motion by Grosskopf, second Manering.

For the Rezone and CUP (County A-1Ex to A-1 and Winery), Korb/Drumlin Ridge Farm Vineyards LLC, 5972 Cherokee Valley Pass/River Road (Waunakee ETZ), matter (Including CUP in A-1 for "Winery"), after a brief presentation by Wilson, a presentation by the applicant and consultants, hearing comments from those in favor and opposed, and after a lengthy

discussion on the items, the Plan Commission took the following actions on a motion by Manering, second Trotter:

As to the zoning code revision to add "Winery" as a CUP in the A-1 zone, recommended approval;

As to the Rezone and CUP, recommended approval in general as presented with conditions and restrictions as recommended by Wilson in his staff agenda memo, including 7 more feet of ROW dedicated along the property for River Road if necessary for a 40 foot ½ right of way, and subject to review and approval of the final CUP document by the Plan Commission; and,

As to the design review, approved the design review in concept generally with further and final approval to be given at a later Plan Commission meeting including the signs, lighting, and landscaping, conditioned on the approval of the rezone and CUP.

The applicant gave his approval for a 45 day extension on the design review action to accomplish these items.

For Waunakee/Westport Joint Planning Committee Report/Items for Action, after a brief presentation by Wilson and the Church representative, the Rezone and CSM (Church Use and Lot Line Adjustment), First Presbyterian Church, 5763 CTH Q (Waunakee JPA), was recommended for approval with the newly added Church property to be subject to the same restrictions as the current Church property, on a motion by Grosskopf, second Manering. Wilson reported on other items coming before the JPC.

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

For Miscellaneous Matters or Forthcoming Events raised, Trotter presented a report on signage issues in the Town Center and the Chair said he would discuss the same with the Village President.

Motion to adjourn by Grosskopf. Second Ruskin. The meeting adjourned at 8:50 p.m.

Mary Manering, Secretary