

## TOWN OF WESTPORT

PLAN COMMISSION – November 13, 2017

The regular monthly meeting of the Plan Commission was called to order at 7:00 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Grosskopf. Members present: Bruskevitz, Cuccia, Grosskopf, Kennedy, Manering, Ohm, and Pichette. Members absent: None. Also attending: Terry Enge, Mark Trotter, Ben Mancheski, Amanda Masarik, Jeremy Arrington, Gary and Bette Ann Harbort, Bob Davis, Sharon Anderson, Meusa Aldashash, Larry Schoenher, Bob Nelson, Pete Gross, Scott Tebon, approximately 4 others who did not register, and Tom Wilson.

There was no Public Comment on Matters not on the Agenda. The minutes of the October 9, 2017 regular meeting were approved as presented on a motion by Manering, seconded by Cuccia.

After a presentation by Wilson and comments by the applicant, the Rezone (Village C-1), CUP for Dog Day Care/Training/Dog Wash and Related Uses, and Design Review (Lighting and Signage), 5305 River Road, River Paws LLC/Masarik, Waunakee ETZ, was all recommended and approved as submitted based on the information provided, limited to the uses presented (dog grooming, training, and day care), with the Design Review application to be submitted for lighting and signage with the sign to conform to the current size and be similar to that presented at the meeting, and the lighting to conform with the Town Dark Skies Code completed by January of 2018 and conditioned on approval of the rezone and CUP, on a motion by Manering, second Cuccia.

After a presentation by Wilson and discussion with the applicant, Rezone (GIP/SIP) and Design Review for Early Childhood Learning Center, 5821 Oncken Road (40 Acres), Inspire ECLC/Davis, Middleton ETZ, was recommended for approval only as to the PDD/GIP since the SIP and Design Review applications were not submitted, subject to conditions and restrictions of the recommendation of staff as presented, and additionally that the planned recreational path along CTH M be constructed as approved by Dane County Parks, that the property be reviewed by a Town consultant for Military Trail remnants and potential protection recommendations, and that the grading plan for the property be reviewed and approved by the Town Engineer, on a motion by Bruskevitz, second Kennedy.

After reviewing the new submittals, a presentation by Wilson, and discussion, the Landscape and Lighting Plan (Final Plat Conditions), Community of Bishops Bay, The Farm and The Prairie LLC, CTH M Across from Governor Nelson State Park, was approved as submitted at the meeting conditioned on a review and approval of the landscape plan by Bruce Allison and the Holy Wisdom/Dane County Parks prairie consultants as to compatibility with the planned prairie plantings, confirmation by the Town Engineer and Dane County Transportation that the plantings

do not interfere with the necessary vision triangle at the CTH M/Bishops Bay Parkway intersection, and that the lighting plan be approved for use by Dane County Transportation, on a motion by Bruskewitz, second Pichette.

An Initial Consultation for a potential Land Division and Rezone (Create 2 New Single Family Residential Lots), Harbort Road, Harbort/Arrington, Waunakee ETZ was then held. After a presentation by Wilson and further comments by the applicant, the applicant was advised by the Commissioners that there is not a clear consensus on moving forward and of issues to address, including access on CTH M, width of the private road and necessity of turnaround at the end for trucks and other vehicles, deed restrictions for no more development, if water/sewer become available then the homes must connect at the owners' cost, that there are many neighbors present at this meeting who the Commissioners are interested in hearing from before proceeding, and of the need for a shared driveway/private road maintenance agreement.

Enge reported on the work of the Park Committee. Pichette reported on the work of the Historic Preservation Committee.

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

For Miscellaneous Matters or Forthcoming Events raised, Manering reported that there appears to be additional outdoor boat storage at Skipper Bud's on STH 113 (Former Boat House property) than in the past and Wilson will review.

Motion to adjourn by Manering, second Bruskewitz. The meeting adjourned at 8:25 p.m.

Mary Manering, Secretary