

TOWN OF WESTPORT

PLAN COMMISSION – April 9, 2018

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 Chair Grosskopf. Members present: Bruskewitz, Cuccia, Grosskopf, Kennedy, Manering, and Pichette. Members absent: Ohm. Also attending: Terry Enge, Mark Trotter, Jenny Dechant, Bob Davis, John Seamon, Dean Gille, Megan Evans, Bob Anderson, Lori Purdy, Brian Anderson, Brandon and Tammy Andries, Wendy Grunewald, Jim Welsh, Chadwick Lilley, Donald Curtis, and Tom Wilson.

There was no Public Comment on Matters not on the Agenda. The minutes of the March 12, 2018 regular meeting were approved as presented on a motion by Manering, second Cuccia.

An Initial Consultation for a CSM and Rezone, 1 Conservancy Lot, Groundswell/Barger, 5711 River Road (Waunakee ETZ), was then held with Jim Welsh for Groundswell, and the Commissioners advised that they were generally positive about this action proceeding.

After reviewing the documents, a presentation by the petitioner, and after a lengthy discussion about the various elements, especially traffic and road improvement items, action was taken on the Remaining Design Review and SIP Elements for Early Childhood Learning Center (Landscaping, Signage, Out-Buildings, Access Improvements), 5821 Oncken Road (40 Acres), Inspire ECLC/Davis, Middleton ETZ, as follows, all subject to any further conditions or restrictions which might be added by the JZC:

A. Regarding landscaping, the plan as presented was approved on a motion by Kennedy, second Cuccia, conditioned on seconded with condition that approval be obtained in writing from Dane County Parks, Holy Wisdom, and Governor Nelson State Park, for the plantings proposed, and be provided to Wilson prior to planting, that the fencing should blend in to the landscape and the appearance be provided to staff for approval prior to installation, and that all lighting (including lighting for the statue) shall be provided to and approved by Town staff for compliance with the Town's lighting code.

B. Regarding the Out-Building, the plan as presented was approved on a motion by Bruskewitz, second Cuccia, conditioned on adding a weather vane to the roof as discussed.

C. Regarding the signage, the plans as presented were approved on a motion by Bruskewitz, second Kennedy, conditioned on confirmation from the City that sizes meets the City sign code, that the specific lights be provided to Wilson to review for compliance with the Town lighting code, that the lights on the signs be off from at least 10 p.m. to 5 a.m., and that the fire department provide written approval of the size of the entrance sign.

D. Regarding Access Improvements, any improvements be deferred at the intersections of

Oncken Road with CTH Q and CTH M based on Dane County work and studies being currently performed; and, based on the TIA reviewed and the Town Engineer recommendation, that the Town Board may require turn bays at any time at the then Owner's expense should the Board deem they are necessary for safety of the driveway and as identified in the report, and that if not already constructed that when Oncken Road is fully improved as part of The Community of Bishops Bay development, the then Owner shall financially contribute the incremental cost for adding the turn bays for the driveway at that time, which shall become a restriction on the property; and, appropriate right of way for Oncken Road frontage shall be dedicated so Oncken may become at least an 80 foot right of way (likely 7 feet dedicated for this property); and, the Town shall install appropriate school and speed reduction signage payment for which the owner shall be responsible, all in forms acceptable to the Town Attorney, on a motion by Bruskewitz, second Cuccia, by a vote of 5-1 (Pichette dissenting).

After a brief reminder of the matter from Wilson, the Rezone and CUP for Compliance and Shed (A1-EX to ER-1), Anderson, 6172 CTH I (Waunakee ETZ), were recommended for approval on a motion by Cuccia, second Pichette, conditioned on the location and size of the shed as presented.

After a brief presentation by Wilson with questions and comments by the Commission members, the Design Review for The Community of Bishops Bay Farm and Prairie Monument Signs (Location and Landscaping Elements), CTH M and Bishops Bay Pkwy (Middleton ETZ), was approved as presented on a motion by Manering, second Cuccia, with the condition that approval be obtained in writing from Dane County Parks, Holy Wisdom, and Governor Nelson State Park, for the plantings proposed, and be provided to Wilson prior to planting.

After a presentation on the item by Wilson, a lengthy Initial Consultation for a potential CSM and Rezones (4 Residential Lots, 11 Acres), Nelson, Vacant Lot Next to 5152 River Road, was then held with the potential applicants and their realtor being advised of several concerns to address with any proposed division of the site.

The public hearing was opened by Grosskopf on the Various Zoning Ordinance Revisions for Corrections and State Law Compliance (Town Zoning) at 8:30 p.m., and was then closed after Wilson went through the document and the bases for the changes, and after Grosskopf called for comments from the public three times without response at 8:41 p.m. After a brief discussion, the Ordinance as presented was recommended for approval with a grammatical correction noted by Manering on the last page of the document, on a motion by Bruskewitz, second Kennedy.

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

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

For Miscellaneous Matters and Forthcoming Events raised, Wilson advised of the work to start on the STH 113/STH 19/CTH I intersection and an upcoming public informational meeting regarding the same, Wilson advised of work to start soon on CTH M at Bishops Bay Parkway, and Kennedy asked for work to be done on cleaning up the current signage along CTH M for The Community of Bishops Bay development.

Motion to adjourn by Manering, second Kennedy. The meeting adjourned at 9:05 p.m.

Mary Manering, Secretary