

TOWN OF WESTPORT

PLAN COMMISSION – June 11, 2018

The regular monthly meeting of the Plan Commission was called to order at 7:02 pm. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Grosskopf. Members present: Bruskewitz, Cuccia, Grosskopf, Kennedy, Manering, Ohm, and Pichette. Members absent: None. Also attending: Terry Enge, Victor Barger, Jim Welsh, Steven and Ron Kalscheuer, Roger Wolter, Bob Davis, Jeanne Whitish, Brandon and Tammy Andries, Shirley and Jim Buckmaster, Sherry Schrank, Chuck Bayuk, Jean Gilding, Bill Merlin, and Tom Wilson.

Nobody was present For Public Comment on Matters not on the Agenda. The minutes of the May 14, 2018 regular meeting were approved as presented on a motion by Cuccia, second Kennedy.

After an introduction by Wilson, a presentation by the applicant, questions of the Commission members answered by the applicant, and a lengthy discussion on the CSM and Rezone (Create 1 New Residential Lot, County R-1 to CR-5ac), CUP for Accessory Building Height, Variance for Road Access, Nelson/Andries, Vacant Lot Next to 5152 River Road, Waunakee ETZ, the rezone, CSM and variance for road frontage (allow access easement rather than very lengthy flag lot which should be avoided) were recommended for approval as presented with conditions and restrictions as recommended by the Town Attorney, including standard Town conditions/restrictions such as no further land division and future connection to water and sewer should it be readily available, including building envelopes to be shown on the CSM and approved by staff, paving the driveways prior to occupation of homes, a shared driveway agreement acceptable to the Town Attorney, the applicant shall show Town staff the alternative access points for the farmed properties to the West of the parcel so they are not landlocked by this action, maintaining a buffer as shown to the homes to the east of the site where no driveway or structures can be built and which would be primarily grass and a few trees and which shall be stated on the face of the CSM, one shared driveway for the parcels shall be built on the easement shown and outside of the buffer area, storm water drainage and erosion control plans to be reviewed and approved by the Town Engineer, contractors shall keep the debris off River Road and will need a tracking pad approved by the Town Engineer prior to any grading on the parcel, and any items that may be imposed by the JPC, on a motion by Bruskewitz, second Cuccia. As to the CUP requested for additional accessory building height, that item was postponed as agreeable to the applicant to allow the applicant an opportunity to provide building and location details on a motion by Kennedy, second Bruskewitz.

After a brief presentation by Wilson and discussion, the Design Review and SIP Modification for a Temporary (6 months) Sign, Davis/Inspire Day Care, 5821 Oncken Road, Middleton ETZ, was

approved as presented subject to the conditions of the Middleton/Westport JZC, for a six month period, and with no lighting allowed, on a motion by Pichette, second Bruskewitz.

After a presentation by Wilson, questions were answered, and discussion, the CSM and Rezone (Create 1 Conservancy Lot, County R-1 to Cons and ER-1), Barger/Groundswell, 5711 River Road, Waunakee ETZ, was recommended for approval with the conditions and restrictions recommended by the Town Attorney including no further land division, no structures on the conservancy lot, and connection of the current home to Town utilities should they ever become available, on a motion by Bruskewitz, second Ohm.

After an introduction by Wilson, a presentation by Jeanne Whitish for the applicant, questions of the applicant by Commission members were answered, and discussion, the Rezone (County B-1 Restricted to Village C-1, Offices and Storage), Wolter/Purple Cow Organics, 5935 CTH K, Waunakee ETZ, was recommended for approval with the conditions and restrictions recommended by the Town Attorney, which include no further land divisions, connection to utilities if they ever become available, restricted to the use proposed, using the current sign size and the size design presented, all lighting to comply with the Town Dark Skies code and preference indicated for sign lights being off from 10 p.m. to 5 a.m., confirmation that the parking meets Waunakee standards, allow a wire woven fence in the rear yard as shown by the applicant for a dog enclosure, and maintain design review over any further accessory building which may be constructed on site, on a motion by Manering, second Bruskewitz.

After a presentation on the matter by Wilson, questions of the applicants, and discussion, based on the previous restriction of no further land division in place on the property but also with the policy of allowing farm buildings to be split from farmed parcels, action on the CSM and Rezone (Create 2 Residential Lots, County A1-Ex to ER-1 and SR-4), Kalscheuer, 5543 Easy Street, Waunakee ETZ, was postponed to allow the applicants to come back with an appropriate boundary for a farmstead lot, an extension for the review being agreeable to the applicants as well, 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. Cuccia reported on work of the Design Guidelines Development Committee. Grosskopf and Wilson reported on items before the Waunakee/Westport Joint Planning Committee and the Middleton/Westport Joint Zoning Committee.

There were no Miscellaneous Matters and Forthcoming Events raised.

Motion to adjourn by Kennedy, second Cuccia. The meeting adjourned at 9:00 p.m.

Mary Manering, Secretary