

TOWN OF WESTPORT

PLAN COMMISSION – October 14, 2019

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 Grosskopf. Members present: Cuccia, Grosskopf, Kennedy, Manering, Ohm, and Pichette. Members absent: Bruskewitz. Also attending: Terry Enge, Doug Shillinglaw, Gerry Schmidt, Mary Nonn, Pam Dunphy, Lori Purdy, Sam Kaufmann, Tim Hibbard, Dick and Nancy Smith, Bill Kennedy, and Tom Wilson.

No one was present For Public Comment on Matters not on the Agenda. The minutes of the September 9, 2019 regular meeting were approved as presented on a motion by Kennedy, second Cuccia.

After brief opening remarks by Wilson, Gerry Schmitt of KL Engineering presented an update and overview of the County's CTH M Improvements preliminary design study project. After questions and comments, the Commissioners determined it would be premature to make any recommendations at this time and provided their comments. The next Public Involvement Meeting is scheduled for November 13, 5:00 p.m. to 6:30 p.m., at Holy Wisdom. The project web site is:

<https://countyofdane.maps.arcgis.com/apps/MapSeries/index.html?appid=5e28a536e6064ae99f3592c123621c6b&entry=2>

After a report by Wilson and discussion, the Land Division and Rezone (Split off Farm Home and Buildings), Dorn, 6303 Meffert Road, Waunakee ETZ, was recommended for approval with conditions and restrictions as recommended by Staff, including a further condition to add a notation to the CSM on the historic significance of the property (Century Farm), on a motion by Kennedy, second Cuccia.

After a report by Wilson, the Commission members discussed the proposed Veridian Development, Breunig Property, STH 19 between Division Street and Schumacher Road, utilizing the concept plan as proposed to take place in Waunakee, and provided the following comments and questions for the Town Board to consider providing to the Village:

Town staff comments:

- Proper improvements and connections to Schumacher Road.
- Protections for Schumacher Farm Park.
- Stormwater protections at highest allowable standards.
- Buffer and protect the development impact on the residences bordering the development in Westport on the west side of Schumacher Road.
- Concerns about the timing and phasing in the development for road improvements along Schumacher and Easy.

Commissioner additional comments:

- Consider further study if necessary and preserving the historical significance in some way of the farm building area, especially as to the dairy barn, or even as part of parkland dedication requirements consider having the developer work with Dane County Parks/Schumacher Farm Park to add the area to the Park (How best to utilize and preserve the current farm buildings in the development and how might the historic relevance of the farm be recognized).
- Take steps to prevent weeds and invasives on the site due to the work on prairie restoration done by the County on Schumacher Farm Park directly to the West.
- Concerns about maintaining the viewshed while traveling on STH 19 entering the Village.
- Density appears too high based on the planning done for the area, especially right along the entrance corridor to Waunakee's Main Street.
- Intersection of STH 19 and Schumacher Road would likely need significant work due to traffic increases (additional traffic, current sight lines, and steep slopes off the roadway).
- Concerns about the traffic impact on Schumacher Road and Easy Street, including having the developer pay for needed improvements (TIA).
- Need to consider the potential added traffic impact on STH 19 as it goes through the Village and any potential State DOT actions due to that added traffic (concerns again over 4 lane Main Street and parking loss).
- Veridian should be held to the same high standard of construction and development that the Town has seen the Village require of all other developers.
- Recreational path along STH 19 should connect to Village trails and sidewalks to the West and to Schumacher Farm Park and the Business Park to the East.

After Wilson provided a report to the Commission, Grosskopf opened the public hearing at 8:32 p.m. on the Town Zoning Code Revisions (Signage, Outdoor Storage, and Accessory Building Plumbing Revisions) items. After calling for comments three times without reply, Grosskopf closed the hearing at 8:35 p.m. After further discussion, the Code revisions as proposed were recommended for approval by the Board to be effective when all zoning towns adopt the same, with Wilson to put the revisions in Town Code form, on a motion by Pichette, second Cuccia.

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

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

There were no Miscellaneous Matters or Forthcoming Events raised.

Motion to adjourn by Cuccia, second Kennedy. The meeting adjourned at 8:45 p.m.

Mary Manering, Secretary