

TOWN OF WESTPORT

PLAN COMMISSION – June 8, 2020

The regular monthly meeting of the Plan Commission was called to order at 7:03 p.m. via GoToMeeting.com virtual video conference by Chair Grosskopf. Members present: Bruskwitz, Cuccia, Grosskopf, Kennedy, Manering, Ohm, and Pichette. Members absent: None. Also attending: Joel Brandt, Charlie Brandt, Taylor Brengel, Gordon Hunter, Nate Stevens, Joe Cox, Jake Bunz, Anne and Phil Bakke, Tim Wohlers, and Tom Wilson.

No one was present For Public Comment on Matters not on the Agenda. The minutes of the March 9, 2020 regular meeting were approved as presented on a motion by Bruskwitz, second Kennedy.

An Initial Consultation for a proposed Land Division and Possible Rezone (Create One Additional Residential Lot), Bakke, 5687 Cobblestone Lane (Waunakee ETZ) was then held. After a brief presentation by Wilson and discussion with the landowners, the Commissioners advised generally of their approval of the concept.

Wilson presented introductory comments on the proposed Zoning Amendment, GIP Amendment, Relocate 13 Residential Lots for Church and School, The Community of Bishops Bay, Cross Lutheran Church, Texas Longhorn Drive (Middleton ETZ) item, followed by a presentation from Pastor Joel Brandt. There was then a lengthy discussion with questions and comments from the Commissioners regarding several issues such as: Clarification regarding the access to the church property (there will be a temporary driveway at the beginning maintained by the Church, but eventually there will be a Town road maintained by the Town); traffic control and the possibility of the need for a traffic study, particularly when the school was built (it was noted there will be a traffic light at the intersection of CTH M and Bishops Bay Parkway); Town water and sewer is available to the site; Waunakee EMS and Middleton Fire and have not objected to the plan; SIP approval and Town Design Review will be required for each of the Church phases; comments were made regarding the ultimate Church structure including that the design seem dated, some Commissioners would like to see more of a farm themed building or consider a prairie style structure; the Commission stressed the need for stormwater management and meeting the standards set for the development; and, it was suggested the Church have community gardens. The Commissioners each noted their general approval of the Church location subject to further Town and City review, with concerns about the lot relocation plan proposed, but that the Town would maintain 394 total residential lots in the Town, since the adding of the some land from The Reserve to The Farm offsets potential Town area density issues and provides for the exact amount of homes agreed upon in Westport (not ADDING lots even though yet another change to the development), helps move the Church forward in a good location, may help jump start the development, and will act as a buffer from CTH M for the other residents, all consistent with the development intent in Westport for the Community of Bishops Bay and the Comprehensive Plan.

After further comment and discussion, Bruskevitz moved to approve the proposal based on the documents submitted, second Cuccia, subject to the following conditions and restrictions as recommended by Town staff: Compliance with comments from the fire dept., town engineer, town maintenance staff, and WAEMS as approved by the Town Administrator; build generally as presented with consideration to comments suggested by Commissioners; a CSM consistent with the proposal that contains all Town standard conditions; easements as necessary for access and utilities; restrictions on the use of non-dark sky lighting with all lighting and fixtures to be approved by the Town Administrator prior to installation; Wilson to review and approve any restriction documents; maintain SIP and Design Review over the church and other new structures; maintain all plat easements, covenants, and restrictions; municipal water and sewer shall be provided to the Church as approved by the Town Utility Manager, Town Engineer, and Town Administrator; and, stormwater and erosion control measures to comply with those already approved for the area through the GIP, with an accepted friendly amendment that the relocation of the 13 lots as requested be allowed but be specifically determined at a later date. The motion was defeated by a vote of 3-4 (Kennedy, Ohm, Pichette, Manering voting no).

After a brief further discussion to refine the motion, Kennedy moved to approve this proposal based on the documents submitted, second Manering, subject to the following conditions and restrictions as recommended by Town staff: Compliance with comments from the fire dept., town engineer, town maintenance staff, and WAEMS as approved by the Town Administrator; build generally as presented with consideration to comments suggested by Commissioners; a CSM consistent with the proposal that contains all Town standard conditions; easements as necessary for access and utilities; restrictions on the use of non-dark sky lighting with all lighting and fixtures to be approved by the Town Administrator prior to installation; Wilson to review and approve any restriction documents; maintain SIP and Design Review over the church and other new structures; maintain all plat easements, covenants, and restrictions; municipal water and sewer shall be provided to the Church as approved by the Town Utility Manager, Town Engineer, and Town Administrator; stormwater and erosion control measures to comply with those already approved for the area through the GIP; and, that the relocation of the 13 lots as requested can be relocated in Westport but only with an agreed upon location by Middleton and Westport which may include some ultimate boundary changes. The motion passed unanimously.

Wilson reported on the work of the Park Committee. Pichette reported on the work of the Historic Preservation Commission. Grosskopf reported on items before the Waunakee/Westport Joint Planning Committee and the Middleton/Westport Joint Zoning Committee.

For Miscellaneous Matters or Forthcoming Events raised, Wilson advised the Commission members that the Town is working to get back to in-person meetings, but that may be after Summer depending on the Commission's work load and Dane Forward allowances, the Cross Lutheran pastors thanked the Town for its work and consideration on the proposed church, and Ohm inquired about the work at Woodland and Simon Crestway to which Wilson replied.

Motion to adjourn by Manering, second Ohm. The meeting adjourned at 8:35 p.m.

Mary Manering, Secretary