

## TOWN OF WESTPORT

PLAN COMMISSION - March 9, 2009

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 Van Dinter. Members present: Bowen, Clark, Grosskopf, Manering, Robinson, Trotter and Van Dinter. Members absent: None. Also attending were: Terry Enge, Ken Sipsma, Brian Hauke, Jon Becker, Chris Adams, Roger Bindl, Jacalyn Schultz, Janice Gibeau, Steve Statz, Tom Grade, Jim Koltes, Fritz and Sheri Durst, Eric Sullivan, Rich Trotta, Carrie Roth, Nina Thousand and children, Jared Engelke, Kent Straus, Kevin Even, and Tom Wilson.

A public informational meeting on the Woodland Drive and Mill Road Improvements was held. Engineers from Strand, Kevin Even from the Village of Waunakee, and Wilson presented the project and fielded questions and comments. Van Dinter closed the Public Informational Meeting at 8:07 p.m., and invited individuals with remaining questions specifically to their property to meet with the engineers in the vestibule, at which time most people then exited the meeting room.

Jon Becker from the Friends of Cherokee Marsh was present to comment on matters not on the agenda regarding his organization and protection of the Marsh. The minutes of the February 9, 2009 regular meeting were approved as presented on a motion by Bowen, second Manering.

Sipsma and Enge reported on the work of the Park Committee. Bowen reported on the work of the Historic Preservation Committee.

After a presentation on the proposal by Wilson, the Rezone (County R-1 to SR-4), Land Division (Create 1 Additional Lot) and Variance (No Frontage on Public Roadway), Beck, River Road/Hope Court, was recommended to the Board for conditional approval subject to sewer service, water when available, no access to public roadway allowed due to other lots on the private road already, standard provisions (including one parkland dedication fee of about \$1300), and as recommended by Wilson in his staff report, on a motion by Bowen, second Clark.

A Consultation for a Rezone and Land Division (Winery and Vineyard), Korb, River Road North of Cherokee Valley Pass, Waunakee ETZ, was then held with David Korb. After hearing from Mr. Korb and asking questions or giving comments, Mr. Korb was advised that the concept seemed acceptable and that he would need to work on the following issues at a minimum:

- Access issues need to be addressed; River Road or Cherokee Valley Pass;
- Planning on septic at this time; and,
- Some commissioners not impressed with California style structure for this location and would prefer another type of structure and strongly encouraged him to consider other options.

After discussion and questions regarding the Woodland Drive Improvements and Speed Limit matter, the speed limit was recommended to the Board to be 25 mph from Mary Lake Road to the Village limits as proposed and presented on a motion by Robinson, second Grosskopf. After additional discussion about trails and traffic, the Woodland Drive/Mill Road cross sections as presented were recommended for approval to the Board to proceed on a motion by Robinson,

second Grosskopf, with the following additional recommendations:

1. Consider and investigate a three way stop at the Mill Road and Woodland Drive intersection.
2. Save as many native trees as practicable along the roadways.
3. The Town should extend the bike path project from Cobblestone to Mary Lake as part of this project, even if borrowing is necessary.
4. Investigate with the Village the possibility of extending the separate path westerly from Mill Road at Arboretum, then north on Moravian Valley Road to where the separate trail reappears north of Uniek Way.

Van Dinter and Bowen reported on the work of the Waunakee/Westport Joint Planning Committee and the Middleton/Westport Joint Zoning Committee, especially as to the T Wall Properties' development proposal on most of the remaining Sam Jacobsen property in the Middleton/Westport Joint Planning Area.

For Miscellaneous/Forthcoming Events raised, Manering suggested that the Town become a member of the Friends of Cherokee Marsh and requested that it be put on the April Plan Commission agenda.

Motion to adjourn by Robinson, second Manering. The meeting adjourned at 9:45 p.m.

Mary Manering, Secretary