

TOWN OF WESTPORT

PLAN COMMISSION - October 12, 2009

The regular monthly meeting of the Plan Commission was called to order at 7:00 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Van Dinter. Members present: Clark, Grosskopf, Manering, Robinson, Trotter and Van Dinter. Members absent: Bowen. Also attending were: Terry Enge, Ken Sipsma, Bill von Rutenberg, Tom Sweeney, Kent Straus, Dave Kettner, Jeff Tubbs, Dave Blankenheim, Tom Liebe, Jon Radloff, David Kennedy, Tim Mathison, John Drury, Joe CaPaul, Jay Liebe, Bev Kennedy, Jim Ca Paul, Bernie Kennedy, Paul Kennedy, and Tom Wilson.

Nobody was present to comment on matters not on the agenda. The minutes of the September 21, 2009 regular meeting were approved as presented on a motion by Robinson, second Trotter.

Sipsma reported that the Park Committee did not meet this month. No one was present from the Historic Preservation Committee to report on activities.

The Switch Midwest/MGE Rezone (County C-2 and County A-3 to PUD, Waunakee ETZ), Hovde/Kennedy Commercial Properties, STH 113 at River Road and Kennedy Drive, request as to the General Development Plan was recommended to be conditionally approved as presented after a presentation by the petitioners, questions from the Commission and audience were answered, and discussion by the Commission, on a motion by Robinson, second Trotter, subject to the following conditions:

- A. The recommendations provided by the Village Planner in his memo dated October 5;
- B. Maintaining complete final site plan and design review over all structures;
- C. Any necessary improvements to West River Road and Kennedy Drive as recommended by the Town and Village Engineer;
- D. Confirmation by the Town Engineer and Dane County Land Conservation that the stormwater plans meet the Town standards;
- E. All standard Town approval conditions for such developments to be approved and drafted by the Town Attorney and approved by the Town Board Chair and Town Engineer (including, without limitation by enumeration, dealing with water, stormwater, sanitary sewer, road improvements, other utilities, payment for services, tax confirmations and guarantees, locational approvals, future roadways, property maintenance and easements, security issues, property restrictions on use and future development, fee payments and payment of any deferred charges associated with the property, environmental corridor protections, noise restrictions, air quality issues, PSC approvals, and access);
- F. Any recommendations of Fire, EMS, Town Staff and the Town and Village Engineers;
- G. Change of zoning classification to be effective only after purchase finalized;
- H. Approval by Town Board, Waunakee/Westport JPC and Village Board with any additional conditions or restrictions;
- I. Water and sewer utility extensions as recommended by the Town Utility Manager to the edges of the properties, and at a minimum to the intersection of STH 113 and Kennedy Drive;
- J. If determined necessary by the Town Attorney, a municipal services agreement acceptable to

- the Town Attorney to reimburse the Town for services provided;
- K. PUD documents as acceptable to the Village Engineer and Town Attorney;
 - L. Approval of SIP(s) for the property by the Town Plan Commission consistent with the GDP and GDP approval conditions; and,
 - M. Temporary diesel generation use shall be limited to 5 years from final approval of the SIP.

No recommendation was made on Dane County O.A.'s 21 and 22 (Residential Uses in A-1EX District), after a motion to recommend approval by Clark, second Manering, failed by a 3-3 vote (Grosskopf, Robinson and Van Dinter dissenting).

It was recommended to the Board that it take no action on the Town of Black Earth Comprehensive Plan Amendment as usual on a motion by Robinson, second Grosskopf.

Van Dinter and Wilson advised the Commission of work by the Waunakee/Westport Joint Planning Committee and the Middleton/Westport Joint Zoning Committee.

For Miscellaneous Matters or Forthcoming Events raised, Van Dinter reported that Westport representatives met with other representatives of the North Mendota Parkway communities to be sure everyone was in agreement about a proposed route.

Motion to adjourn by Manering , second Trotter. The meeting adjourned at 8:30 p.m.

Mary Manering, Secretary