

## **TOWN OF WESTPORT**

### **PLAN COMMISSION -February 12, 2024**

The regular monthly meeting of the Plan Commission was called to order at 6:00 p.m. Monday, February 12, 2024, in the Community Room of the Bernard J. Kennedy Administration Building by Chair John Cuccia. Members present: Cuccia, Crowell, Kennedy, Moore, Freidig, Tande, and Werner (for Trotter). Members absent: Trotter. Others present: Dean Grosskopf, Wade Wyse, Joe Kruschek, Jeff Ruedebusch, Bill Kennedy, Dave Kruschek, and Fr. Joseph Becker

Grosskopf confirmed that the meeting met the Open Meeting requirements.

There was no Public Comment on Matters not on the agenda.

The minutes of the 12/11/2023 meeting were approved on a motion by Kennedy, second Moore.

After an introduction by Grosskopf, a Public Hearing was called to order at 6:07 pm regarding the Kruschek land division. After a brief presentation by the applicant, and comments were called for three times, the Public Hearing was closed at 6:10 pm. The Applicant had questions about the driveway and the rezoning needed for the City of Middleton. Since the lots are too large to be residential lots in any of the current Joint Zoning classes, Middleton is working on a new zoning classification to apply to this situation. A motion to recommend to the Town Board to approve the Land Division with standard Westport conditions of approval, including “no further land division,” and subject to proper zoning, as requested by Kruschek’s based on their presentation and the Public Hearing was made by Kennedy, second Freidig.

Further the Commission recommended approval of the Kruschek land division and CSM to the Middleton/Westport Joint Zoning Committee with the above conditions, creating the two residential lots, subject to rezoning the lots to an appropriate zoning classification, as determined by the Middleton Zoning Administrator on a motion by Kennedy, second Moore.

After an introduction by Grosskopf, a Public Hearing was called to order at 6:19 pm on the Land Division (38 Single Family Lots and 7 (seven) Out Lots), requested by Yahara Estates, Ruedebusch Development & Construction, on Kennedy Drive. Comments were called for, and Bill Kennedy asked about the road width and sightlines. Grosskopf mentioned that the corner will be mowed, plantings should be low, and asked the applicant to address these concerns. Hearing no further comments after asking three times, the Chair closed the Public Hearing at 6:22 pm.

Approval of the Land Division (38 Single Family Lots and 7 (seven) Out Lots), for Yahara Estates was recommended to the Town Board as submitted and presented, on a motion by Freidig, second Tande.

The Final Plat, Rezone and Land Division C2 to SFR (38 Single Family Lots and 7 (seven) out lots), for Yahara Estates, Kennedy Drive was recommended for approval by the Waunakee Westport Joint Planning Commission, subject to all of the conditions and restrictions placed

on the preliminary plat, and in addition, subject to final engineering plans showing all 38 lots being connected to Westport sewer and water, the development as designed meets with the final approval of Strand Engineering and the Town's engineer and staff for water runoff, and adequate retention to protect the adjacent neighborhood, and subject to a signed Developers' Agreement acceptable to the Town; and further, it was recommended that the zoning from C-2 to SFR be approved by the JPC and the Village Board, considering the Public Hearing held earlier, on a motion by Kennedy, second Moore.

Freidig reported on the work of the Park Committee. Moore reported on the work of the Historic Preservation Commission, and Grosskopf reported on upcoming items before the Waunakee Westport Joint Plan Commission and the Middleton Westport Joint Zoning Commission.

A motion to adjourn was approved on a motion by Crowell, second Moore.

The meeting was adjourned at 7:12 p.m.

Respectfully Submitted,  
Dean A. Grosskopf and Cynthia Kennedy, Secretary