

TOWN OF WESTPORT

PLAN COMMISSION – November 14, 2022

The regular monthly meeting of the Plan Commission was called to order at 7:00 PM. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Vice Chair John Cuccia. Members present: Freidig, Kennedy, Moore, Cuccia, and Tande. Members absent: Sipsma and Ohm Also attending: Scott Longua, Kristin Simon, Michael Hinman, Georgia Hinman, Jason Schmidle, Steve Forrer, Greg Ziegler, Paul Raisleger, Jeff Rudebusch, Tom Kennedy, Bill Kennedy, Jessica Duffrin and Bob Anderson.

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

The minutes of the August 8, 2022, regular meeting were approved as presented on a motion by Tande, second Kennedy.

Cuccia gave an introduction for the Land Division and Rezone (Create 1 Residential Lot), Simon/Hinman, 5966 Cherokee Valley Pass (Waunakee ETZ). Commission members asked a variety of questions, and Anderson gave a brief update on the neighbor's concerns. Members liked the idea of creating a way for families to stay close. Freidig expressed long-term concern with this plan, and what will happen when this passes out of the family. Commission members strongly recommend having a Shared Driveway Agreement in place that is acceptable for emergency crews and have it recorded. After a brief discussion, and noting this is not common practice, the Rezone and Land Division was recommended for approval as presented, on a motion by Cuccia, second Tande, with Freidig abstaining.

Cuccia introduced an Initial Consult for CSM and Rezone (Create 3 Residential Lots), Ziegler Dairy Farms LLC., 5429 CTH Q (Middleton ETZ). Anderson gave a brief history of the property with input from the potential buyer of the property. The potential owner and representative for the proposal presented their plans and answered questions posed by the Plan Commissioners. The developers were advised of the concerns, including that the property is not zoned for residential development, need for a shared driveway, emergency vehicles having appropriate access to all the properties, the need for a shared driveway agreement, and other restrictions that would be placed on the property, such as no further land division, the correct zoning to allow animals and cleanup of existing concrete and barns. The members felt that this would be a hard sell, and Freidig mentioned that the family metric could not be applied here, because of the applicant's admission that this would not be for family. Since the Joint Zoning Committee will be looking for general guidance at the meeting on November 30, 2022, the applicant was advised if possible, to please address emergency services, and have a revised map that is easier to understand.

Cuccia introduced an Initial Consult for Rezone (Self Storage Facility), Jason Schmidle and Steve Werner, CTH M (Former Whitehouse Property), (Waunakee ETZ). The petitioner presented his plans and answered questions posed by the Plan Commissioners. The petitioner was advised of the Commission's concerns including lighting, fencing, aesthetics, and that the visual is not what they are looking for in the Town Center. The Commission noted that this would also be a hard sell.

After a brief introduction by Cuccia and explanation by Longua for the proposed Design Review, Storage Facility, BSA Real Estate LLC/Longua, 5376 Farmco Drive. Commission members

suggested the owner should put together a more detailed plan with suggested revisions which is to include accurate renderings of colors and design to match the current design of the existing building, using a similar roof line as current building with offsetting to create shading effects, landscaping of plants and trees, and lighting. Further discussion and action were deferred on a motion by Kennedy, second Cuccia.

After a brief introduction by Cuccia and explanation, the Design Review of the Webcrafters Site, Landscape and Parking, Poynette Development LLC., 5487 Blue Bill Park Drive, was discussed. Tom Kennedy asked if the lighting plan would be subject to public comment, administrative approval, or committee approval. It was suggested that he contact Bob Anderson and discuss his concerns. After further discussion the landscape and parking design was approved as presented, with the conditions of changing the plantings to a variety of trees and grasses, not just one species; and that lighting will need additional administrative approval, on a motion by Kennedy, second Cuccia.

Freidig reported on the work of the Park Committee and Moore reported on the work of the Historic Preservation Commission.

Nothing was reported on the work of the Waunakee/Westport Joint Planning Committee and Middleton/Westport Joint Zoning Committee since they did not meet in the previous month. Both have upcoming meetings in November.

There were no Miscellaneous Matters or Forthcoming Events raised.

Motion to adjourn by Freidig, second Moore. The meeting adjourned at 9:22 PM.

Cynthia Kennedy, Secretary