

TOWN OF WESTPORT

PLAN COMMISSION - March 14, 2022

The regular monthly meeting of the Plan Commission was called to order at 7:01 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Sipsma. Members present: Cuccia, Kennedy, Ohm, Pichette, Sipsma, Tande. Members absent: Bruskewitz. Also attending: Mary Manering, Tom Bunbury, Rachel Holloway, Adam Nonn, Jamie and Brad Kerl, Ton Ensign, Jon Lenius, Craig Enzenroth, Dean Grosskopf, and Tom Wilson.

For Public Comment on Matters not on the Agenda, since there were new members Sipsma started the meeting with introductions, Wilson welcomed Tande and Sipsma to the Plan Commission, and Grosskopf to his new seat as a Town staff member.

The minutes of the February 14, 2022 regular meeting were approved as presented on a motion by Cuccia, second Ohm, with Pichette abstaining.

Grosskopf and Wilson gave an introduction on the Design Review and CUP (Allow Sanitary Features in Accessory Buildings), Lake Pointe Apartments Improvements, Lake Pointe Associates, Westport Road (Town Zoning), and the applicant then gave a presentation including changes that were being proposed (removing the pool construction and increasing size of rear accessory structure). The Chair then called a public hearing on the CUP to order at 7:22 p.m. and closed the hearing at 7:23 p.m. after calling for comments three times without reply. After discussion and questions of the applicant, the CUP was recommended for approval as presented and necessary, and the design review for the revised plans as presented was approved with conditions and restrictions as recommended by Staff and with a delayed effective date for approval of the CUP by the Town Board, on a motion by Kennedy, second Cuccia.

At this time Pichette recused himself from the next matter and left the room.

After a brief explanation of the status of the Land Division and Rezone (PDD to *R-1 and County A-1*, Create 2 Single Family Residential Lots), Nonn/Lucke, Wegenke Property Near Briggs Road CTH Q (Middleton ETZ), matter by Sipsma, further comments by Grosskopf and Wilson, and a brief discussion, action on the matter was postponed until after the JZC public hearing in April on a motion by Cuccia, second Ohm.

Pichette then returned to the room and resumed Commission duties.

An Initial Consultation to Remove Restrictions to Allow Single Family Home (Outlot by Town Well), Bunbury, Cobblestone Drive, Carriage Ridge (Waunakee ETZ) was then held. After an introduction by Grosskopf, a history of the property given by Wilson, and a brief presentation by Tom Bunbury, the Commission members advised Mr. Bunbury to talk to the neighbors about the proposal before filing, and concerns were also raised about very limiting construction restriction and the actual size of the building area fitting into the rest of the neighborhood.

After an introduction by Grosskopf, comments by the owner, and discussion, Land Division and Rezone (ER-1 to Create Additional Single Family Home), Ensign, Emerald Grove Lane (Waunakee ETZ), was recommended for approval as presented with conditions and restrictions as

recommended by staff, and in addition to show approval of the potential for a septic system to the Town Administrator prior to construction, and a joint access or driveway agreement in a form acceptable to the Town Administrator, on a motion by Cuccia, second Kennedy.

On the Sign System Proposals, after a presentation by Grosskopf and Wilson, and a history of the project presented by Cuccia and Pichette, the proposal by Poblacki was recommended for approval as presented on a motion by Pichette, second Cuccia.

Wilson reported on the work of the Park Committee. Pichette reported on the work of the Historic Preservation Commission.

Grosskopf reported on the work of the Waunakee/Westport Joint Planning Committee and Middleton/Westport Joint Zoning Committee.

For Miscellaneous Matters or Forthcoming Events raised, Wilson reported that Groundswell gave approval for getting appraisals on the Berman/Bagels forever property as a start to a potential purchase with Town assistance, and Grosskopf provided further details; Pichette inquired about Beef Butter BBQ using the Towell land space; Kennedy reported that the Cross Lutheran Church sign is up and looks good; Pichette asked about potential Community of Bishops Bay Phase 7 condominium plans; and, Pichette thanked Wilson for his years of service and making the Plan Commissioner jobs each month easier.

Motion to adjourn by Kennedy, second Ohm. The meeting adjourned at 8:45 p.m.

Thomas G. Wilson
Acting Secretary, Town Attorney/Administrator/Clerk-Treasurer