

TOWN OF WESTPORT

PLAN COMMISSION – May 9, 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, Freidig, Kennedy, Moore, Sipsma, and Tande. Members absent: Ohm. Also attending: Nicholas Pine, Jeff Pfeil, Scott Longua, Duane Johnson, Brad Zellner, Bill von Rutenberg, Jack von Rutenberg, Tammy von Rutenberg, Mark Trotter, Neal Werner, Roberta Baumann, Dean Grosskopf and 23 other interested citizens.

Chair Sipsma opened the meeting by introducing the new members of the Plan Commission and explaining to the numerous interested citizens present that two items on the agenda at this meeting were “Initial Consultations” and were not matters that were appropriate for public comment but did note that a number of written comments were received and distributed to the committee members for their information. Sipsma went on to say that Public Hearings would be held as part of the process if applicants chose to make a formal application for consideration.

For Public Comment on Matters not on the agenda, none were brought forward.

The minutes of the March 14, 2022, regular meeting were approved as presented on a motion by, Cuccia, second Kennedy.

After an introduction by Grosskopf for the Initial Consultation, Rezone R1 to SFR, Pine, 4959 Easy Street (Town Zoning), and a brief explanation of the requested change by Mr. Pine, the owner was told that their proposed rezone to SFR was reasonable and acceptable, and were invited to make a formal application for consideration.

After a brief introduction by Grosskopf and explanation of the proposed design changes by the developer, the Design Review Amendment for Color Change, Farmco/Rural Insurance Building Addition, by BSA Real Estate LLC/Longua, at 5376 Farmco Drive (Waunakee ETZ) was approved on a motion by Cuccia, second Kennedy.

Grosskopf introduced an Initial Consultation for the Rezone and Re-Development, (B1 to Multi-Family), LZ Ventures, at 5360 Westport Road (Town Zoning). The potential developer LZ Ventures, represented by Brad Zellner and Duane Johnson presented their plans and answered questions posed by the Plan Commissioners. The developers were advised of the Commission’s concerns, including that the property is not planned for or zoned for residential development, and that a commercial use is preferred; and that the height of six stories, the density, road and water setbacks, stormwater runoff, traffic, parking, infrastructure requirements and general scope of the proposed development is not compatible with the overarching objective of the Plan Commission, which is to maintain the rural character of the Town; and that this development would result in the removal of a building of historical significance, that has been operating since 1861 serving the residents of the Town of Westport and all of Dane County.

Freidig reported on the work of the Park Committee and was advised that the committee could work toward a long-term solution for needed shelter in the town center's park. Moore reported on the work of the Historic Preservation Commission.

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

For Miscellaneous Matters or Forthcoming Events raised, Cuccia discussed the progress of the work of our consultants on the Town's sign design.

Motion to adjourn by Kennedy, second Cuccia. The meeting adjourned at 8:08 p.m.

Dean A. Grosskopf
Acting Secretary