

## TOWN OF WESTPORT

PLAN COMMISSION – August 8, 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 Chair Sipsma. Members present: Freidig, Kennedy, Moore and Sipsma. Members absent: Cuccia, Ohm and Tande Also attending Nick Urumoglu, Rick Kaltenberg, Jeff Ruedebusch, Paul Raisleger, Cale Anderson, and Dean Grosskopf.

No one was present for Public Comment on Matters not on the agenda. The minutes of the June 13, 2022, regular meeting were approved as presented on a motion by Kennedy, second Freidig.

A Consultation was held to discuss approval of proposal by Cale Anderson sublease a portion of the northwest corner of State Highway 113 and County Highway M for auto sales including an enclosed trailer for an office. The balance of the corner parcel would continue to be used for boat trailer and boat storage. After a lengthy discussion the potential applicant was advised that given the current zoning and the currently allowed use for boat camper and trailer storage, this use would be acceptable but with some reservations. Mr. Anderson was advised that the application would need to define the area to be used for this purpose, the trailer would need some degree of landscaping and or screening, any lighting would need to conform to Westport's "dark sky" ordinance, and signage would need to be approved as to size and design.

After a brief introduction by Grosskopf, a presentation by the owners and a brief discussion, the Commissioners recommended approval of a CUP for a 2,016 square foot storage building for Rick Kaltenberg's personal use at his home at 6188 CTH I, to the Waunakee / Westport JPC and to the Town Board, on a motion by Kennedy, second Moore.

After a brief introduction by Grosskopf, and a presentation by the developers and their architect, the Commissioners asked a variety of questions regarding the design, the use, and the proposed tenant of the former Webcrafters building at 5487 Bluebill Park Dr. The architect provided elevations site plans and material samples for the Commission's approval, however since the use and the tenant were not disclosed, and several items were not fully defined, the Commission conditionally approved the design, subject to final approval of the parking layout, landscaping design plans, and the design of the signs, on a motion by Sipsma second Freidig.

Grosskopf presented the Westport sign design concept. After a discussion and questions were answered, the design was recommended to the Town Board for approval.

Freidig reported on the work of the Park Committee and Moore 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.

There were no Miscellaneous Matters or Forthcoming Events raised.

Motion to adjourn by Kennedy, second Freidig. The meeting adjourned at 9:00 PM.

Cynthia Kennedy, Secretary