

## TOWN OF WESTPORT

### PLAN COMMISSION - May 10, 2021

The regular monthly meeting of the Plan Commission was called to order at 7:00 p.m. via GoToMeeting.com virtual video conference by Chair Grosskopf. Members present: Bruskewitz (approximately 7:45 p.m.) Cuccia, Grosskopf, Kennedy, Manering, Pichette. Members absent: Ohm. Also attending: Dave Parker, Bob Anderson, Buck Sweeney, Renee Robbins, Aaron Falkosky, Jeff Kraemer, Amy Bernards, Mark Williamson, Jessica Frey, and Kevin Even.

No one was present for Public Comment on Matters not on the Agenda. The minutes of the April 12, 2021 regular meeting were approved as presented on a motion by Cuccia, second Kennedy.

After a brief introduction by Anderson, further clarification by the petitioner, and discussion, Dane County Shoreland/Wetland Zoning Permits/Project Support, Cherokee Golf Course Construction, Cherokee Park, Inc., 5000 N Sherman Avenue (Town Zoning) was recommended for approval as presented on a motion by Manering, second Kennedy.

After a brief introduction by Anderson, further clarification by the petitioner, concerns raised by Commissioners as to issues still present, and discussion, on the proposed Land Division (Create 1 Residential Lot), Bernards, 4895 Easy Street (Town Zoning), a motion was made by Cuccia, second Kennedy, to approve as submitted as it arguably complies with the provisions for a division in the Rural Preservation District due to size and use, subject to standard Town conditions, including the shared driveway as shown and agreement approved by the Town Attorney, the CUP is not effective on the created parcel, payment of the Town parkland dedication fee, absolutely no further land divisions, utility connections if ever available, and home location on the created lot as shown subject to approval if necessary by Dane County, and other conditions as may have been noted at the meeting but not referenced in the minutes. After additional discussion the motion was defeated by a vote of 2 (Cuccia and Kennedy) to 3 (Grosskopf, Pichette and Manering). No further motions were made on the matter.

After a brief introduction by Anderson, further clarification by the petitioner, and discussion, Dane County Variance (Flood Fringe District Construction), Parker, 5162 Reynolds Avenue (Waunakee ETZ), was recommended for approval of the construction or any variances to building in the Flood Fringe District on a motion by Kennedy, second Cuccia, with Pichette requesting the Westport Historic Preservation Commission be allowed to tour the structure before it is razed, to which the Petitioner agreed.

After a brief introduction by Anderson, further clarification by the petitioner, and discussion, the Rezone and Land Division (Create 1 Residential Lot, ER-1 Zoning), Williamson/Ziegler, 5316 STH 19 (Waunakee ETZ), was recommended for approval on a motion by Cuccia, second Kennedy, as presented as it complies with the provisions for a division in the Rural Preservation District due to size, use, and family considerations, subject to standard Town conditions and restrictions, including the shared driveway as shown and agreement approved by the Town Attorney, payment of the parkland dedication fee, no further land divisions, utility connections if ever available, and home location on the created lot as shown, with reference that the current “no further division” restriction

was placed on the existing lot by administrative action and not after a review by the Town Plan Commission or Town Board, by a vote of 4 to 2 (Manering and Pichette dissenting).

An Initial Consultation, Rezone to Allow 2 Residences (R-4), Robbins, 5684 Mill Road (Waunakee ETZ), was then held. After a description of the situation by Anderson, and further explanation by the owner, including stating not wanting to split the property, not wanting to destroy any historic buildings, wanting 2 residences on one parcel and not wanting two parcels because they don't want neighbors, and they could use the second home as a guest home in the future, the Commissioners expressed concerns with the proposal: Others with similar size/large parcels could make the same request; this is not a typical request and could be precedent setting; not feasible to split this into two lots; aging in place is a good goal but Westport may want to consider creating guidelines/policies regarding two residences on one parcel; and, wanting assurances that a developer could not later create a multi-family development due to the rezone. Commissioners suggested the owners simply consider connecting a second dwelling to the existing home.

An Initial Consultation was held on the Rezone (County R-1 to Village R-1), Ohm, 5912 Woodland Drive (Waunakee ETZ) matter even though the owner was not present. The Commission was advised that Village R-1 zoning would allow a building to be 14 feet high, instead of County R-1 which is 12 feet high. Kevin Even offered his opinion that the Village zoning classification is preferred in this area. There were no issues raised with the request.

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An Initial Consultation was not held on the Land Division (Create 1 Residential Lot), Ohm, 5974 River Road (Waunakee ETZ), matter because the potential applicant was not present. Grosskopf deferred this to a future meeting at which the potential applicant could be present.

No one was present from the Park Committee to provide a report. Pichette reported on the work of the Historic Preservation Commission and indicated they are looking for another Westport resident to be a member. Cuccia and Pichette reported on work of the Sign Design Group. 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 Manering, second Pichette. The meeting adjourned at 8:21 p.m.

Mary Manering, Secretary