

**VILLAGE OF WAUNAKEE/TOWN OF WESTPORT
JOINT PLAN COMMISSION MEETING
Town of Westport Community Room, 5387 Mary Lake Road
June 12, 2018 6:00 PM**

Meeting Minutes

CALL TO ORDER: Acting Chair McGowan called the meeting to order at 6:04 p.m.

ROLL CALL:

Present:, Dean Grosskopf, Eileen Bruskewitz, Pat McGowan, Brain Malich, Tim Black

Absent: Ken Sipsma

Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Brandon & Tammy Andries, Marjorie Ziegler, Steve Hellenbrand, Melanie Hass, Bill Dunlop, Dennis Steinkraus, Jim & Shirley Buckmaster, Jim Welsh, Steven Kalscheuer, Jerry Tierney, Bill and Jean Gilding, Bob Carlson, Charles Baynk, Sherry Schrank, Joe & Maureen Williams, Ann Scott, Rachael Holloway, Roy Wolter, Jacalyn Schultz.

MINUTES

1 May 15, 2018

Motion Black, second Grosskopf, to approve the minutes from May 15, 2018. Motion carried.

PUBLIC COMMENT

None

NEW BUSINESS

1 Public Hearing and Discussion/Action on a Certified Survey Map and Rezone, Kalscheuer, 5511 Easy Street, Town of Westport

The public hearing was opened at 6:08 p.m. There were questions and answers by the members and applicant. No one from the audience wished to speak. The hearing was closed at 6:10 p.m.

Motion Bruskewitz, second by Grosskopf, to postpone action till revised CSM filed with staff as recommended by the Town Plan Commission. Motion carried.

Brian Malich arrived at 6:12 p.m.

2 Public Hearing and Discussion/Action on a Certified Survey Map and Rezone, Barger, 5711 River Road, Town of Westport

The public hearing was opened at 6:12 p.m. and closed at 6:14 p.m. with no comments from the public.

Motion Grosskopf, second by Bruskewitz, to recommend approval of the CSM and rezone from A-1Ex to Conservancy and ER-1 to the Village and Town Boards with the conditions and restrictions recommended by the Town Attorney including no further land division, no structures on the conservancy lot, and connection of the current home to Town utilities should they ever become available. Motion carried.

3 Public Hearing and Discussion/Action on a Rezone Request by Purple Cow Organics/Wolter, 5935 County Highway K, Town of Westport

The public hearing was opened at 6:18 p.m. Steve Hellenbrand asked questions about the future of the driveway to his property to the south. The hearing was closed at 6:22 p.m.

Motion Bruskewitz, second by Grosskopf to recommend approval of the rezone to Village C-1 to the Village and Town Boards with the conditions and restrictions recommended by the Town Attorney, which include no further land divisions, connection to utilities if they ever become available, restricted to the use proposed, using the current sign size and the size design presented, all lighting to comply with the Town Dark Skies code and preference indicated for sign lights being off from 10 p.m. to 5 a.m., confirmation that the parking meets Waunakee standards, allow a wire woven fence in the rear yard as shown by the applicant for a dog enclosure, and maintain design review over any further accessory building which may be constructed on site. Motion carried.

4 Public Hearing and Discussion/Action on a Request by Forward Development Group, LLC, for Preliminary Plat, Final plat, and GDP/SIP Approval for a Mixed Commercial & Residential Development, Southeast Corner of Woodland Drive and CTH Q

Public hearing opened at 6:28 p.m. Closed at 6:30 p.m. No comments from the audience.

Motion Malich, second by Black, to postpone action pending a recommendation from the Village Plan Commission. Motion carried.

5 Public Hearing and Discussion/Action on Site Plan and Conditional Use Permit for Hy-Vee, 57,000 square foot Grocery Store with Drive-thru Pharmacy, Coffee Shop and Convenience Store/Gas Station on Lot 1 of Proposed Woodland Crest Plat

Public hearing opened at 6:32 p.m. Closed at 6:34 p.m. No comments from the audience.

Motion Malich, second Black, to postpone action on this item pending a recommendation from the Village Plan Commission. Motion carried.

6 Public Hearing and Discussion/Action on a Certified Survey Map, Rezone, Conditional Use Permit and Variance, Andries, Vacant Lot Adjacent to 5152 River Road, Town of Westport

Mr. McGowan opened the public hearing at 6:44 p.m. Jim Buckmaster, Jean Gilding, Sherry Schrank, and Ann Scott were given the opportunity to speak. The public hearing was closed at 6:57 p.m.

Motion Grosskopf, second Bruskewitz, to postpone action on the CUP for the future shed. Motion carried. Motion Bruskewitz, second by Grosskopf, to recommend approval of the CSM, rezone to CR-5ac, and variance to allow a lot with no property abutting a public street (access easement as alternate), as recommended by the Town Plan Commission with the addition that the applicant work with staff on final location of building envelopes. Motion carried.

ADJOURN

Motion Grosskopf, second Bruskewitz, to adjourn the meeting at 7:04 p.m. Motion carried.

Respectfully Submitted,

Tracy Meinholz, Joint Plan Commission Secretary