

MINUTES

(REVISED FOLLOWING 7/24/19 MEETING)

MIDDLETON/WESTPORT JOINT ZONING COMMITTEE WEDNESDAY, JUNE 19, 2019 AT 6:00 P.M.

PRESENT: Dean Grosskopf, Ken Sipsma and Cyndi Kennedy, Town of Westport; Leif Hubbard, Jennifer Murray and Wayne Pferdehirt, City of Middleton

ALSO PRESENT: Eileen Kelley, Tom Wilson

1. Call to Order

Chair Sipsma called the meeting to order at 6 p.m.

2. Approve Minutes of 01/21/19

Moved by Hubbard, seconded by Pferdehirt, to approve the minutes of 01/21/19. Motion carried 6-0.

3. Initial Consultation, Proposed Rezoning (County A1-Ex to Commercial) and Land Division for Cell Tower and Equipment, AT&T/Ziegler, 6039 CTH K, Middleton ETZ

At the request of the applicant, this item will be rescheduled for a future meeting.

4. Initial Consultation, Proposed Rezoning and Certified Survey Map (Create 2 Single Family Lots), Ziegler, 6039 CTH K, Middleton ETZ

Committee members discussed this proposed Certified Survey Map. Staff noted that the Town Plan Commission had an initial consultation on this request a couple weeks ago. There could potentially be one more lot created for a house with the land then deed restricted for no further development or land divisions. No action was taken.

5. Proposed Church Use, Utility Connections and Potential Detachment, Cross Lutheran Church, Oncken Road, Community of Bishops Bay

The Joint Committee discussed the concept proposed by the applicant, which is detachment of 20 acres on Oncken Rd. from the City and attachment to the Town to allow a church to be built with a septic system or holding tank and a private well. Kelley noted that one of the concerns staff has is that this land is part of the established Middleton Utility District and other property owners may argue that a precedent has been set if the property develops without the planned sanitary sewer and water service. If a detachment does occur, it should be noted as part of the process that the detachment and subsequent re-annexation would not in any way affect the extents of the Middleton Utility District boundaries or payments.

Sipsma stated that the City has to decide if they would want to detach the property and the Town would have to determine if they would accept the property. If this did occur, there should be a date certain that the property would be brought back into the City and continue to be part of the Utility District with the appropriate payments. Grosskopf stated that he would be ok with this approach but only if the City

wants to detach it. Murray stated that we do not want to set a precedent but this use does fit the overall zoning and may be able to support this if there is a timeline for the property to pay their share of the Utility District. Pferdehirt said he is concerned with allowing a detachment that is unnecessary if the developer meets the schedule for utility improvements. No action was taken.

6. Adjourn

Moved by Grosskopf, seconded by Kennedy, to adjourn. Motion carried 6-0 and the meeting adjourned at 7:26 p.m.

EILEEN KELLEY