

MINUTES

MIDDLETON/WESTPORT JOINT ZONING COMMITTEE

MONDAY, JANUARY 21, 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 10/16/18

Moved by Kennedy, seconded by Murray, to approve the minutes of 10/16/18 with several corrections: Wayne Pferdehirt's name is misspelled, the start time of the meeting was 7:30 p.m. not 5:30 p.m., and Ken Sipsma is the Chair not the Acting Chair. Motion carried 6-0.

3. Public Hearing: Rezoning of property from County R-1 to ER-1, Estate Residential District, Jason Smith, 4007 Burr Oak Drive in the Town of Westport (PC-2558)

Chair Sipsma opened the public hearing at 6:02 p.m.

Wilson explained the request, and noted that the Town has reviewed it and recommended approval with conditions, as it is consistent with the Comprehensive Plan.

Steve Dickmann, 4003 Webster Ct., indicated he is fine with the rezoning as long as the conditions as requested by the Town are in place.

Chair Sipsma closed the public hearing at 6:07 p.m.

4. Rezoning of property from County R-1 to ER-1, Estate Residential District; and, Extraterritorial Certified Survey Map (CSM) to create one additional residential lot, Jason Smith, 4007 Burr Oak Drive in the Town of Westport (PC-2558), Discussion/Recommendation

Moved by Hubbard, seconded by Grosskopf, to recommend rezoning of the property to ER-1 and approval of the CSM with the conditions as recommended by the Town:

- These lots shall be restricted to no further land divisions or creation of building sites without Town Board approval;
- Only one home per lot shall be permitted;
- No building shall be allowed on Lot 2 until at least the expiration of 10 years from the date the CSM is recorded;
- Maintain current road improvement cost payment provisions should Burr Oak be reconstructed as contemplated;

- A restriction that any residence on the CSM property shall connect to municipal water and sewer utilities should the service ever be extended to the property, at the then owners' expense and without challenge;
- All restrictions above shall be shown on the face of the CSM;
- The Petitioner shall pay all costs and fees incurred by the Town for any and all reviews, approval request and document preparation by the Town Engineer and Town Attorney relating to the property, and shall enter into an agreement approved by the Town Attorney to pay these costs and fees; and,
- The Petitioner shall provide to the Town a recorded copy of the CSM.

Motion carried 6-0.

5. **Public Hearing: Amendment of Comprehensive Plan (Community Residential to Rural Preservation) & Rezone from County A-1 to County A-1EX, Laufenberg Property West of CTQ & South of Balzer Rd. in the Town of Westport (PC-2560)**

Chair Sipsma opened the public hearing at 6:08 p.m.

Wilson explained the request for the rezoning and comprehensive plan amendment. Kelley indicated that several staff members had asked the property owner about the possibility of the City obtaining an easement on the southern 10 feet of the property for a bike path.

The following individuals registered in support of the rezoning and the Comprehensive Plan amendment:

Stan Skolaski; Dean Laufenberg; Henry Laufenberg; Douglas Shillinglaw; David Grosse; Joan Grosse; Judy Acker-Maly; and Tim Ziegler.

Chair Sipsma closed the public hearing at 6:21 p.m.

6. **Amendment of the Waunakee/Westport Joint Comprehensive Plan, Middleton/Westport Extraterritorial Area, Community Residential to Rural Preservation; and, Rezoning of Property from County A-1 to County A-1EX, Laufenberg Property West of CTH Q and South of Balzer Rd. in the Town of Westport (PC-2560), Discussion/Recommendation**

Pferdehirt asked Mr. Laufenberg if he would be open to a discussion about the City purchase of an easement for a bike path on the southern 10 feet of his property. Mr. Laufenberg said the family position has been consistent for the past 25 years, as this is a farm that has been in their family for 125 years and the intent is to continue to have it farmed, and they are not interested in discussing a bike path easement. Following discussion, moved by Grosskopf, seconded by Hubbard, to recommend approval of the Comprehensive Plan amendment and the rezoning to A-1 Ex (Exclusive Agricultural) with the condition of a delayed effective date for the Comprehensive Plan amendment until Dane County amends its Farmland Preservation Plan consistent with this action. Motion carried 6-0.

7. **Adjourn**

Moved by Kennedy, seconded by Murray, to adjourn. Motion carried 6-0.