

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
THURSDAY JANUARY 22, 2015 6:00 pm

PRESENT: Ron Bowen and John Van Dinter, Town of Westport; Duane Barmore and Cindy Zellers, City of Middleton

ABSENT: Brad Robinson, Town of Westport; Ed Elskamp, City of Middleton

ALSO PRESENT: Tom Wilson, Eileen Kelley

Chair Barmore called the meeting to order at 6:02 p.m.

1. Approve Minutes of 9-29-14

Moved by Bowen, seconded by Van Dinter, to approve the minutes of 9-29-14. Motion carried 4-0.

2. Public Hearing – 6:00 pm – Request for Rezoning at 4821 County Highway Q, Waunakee, WI – Stanley Skolaski and Nancy Acker-Skolaski (PC 2434)

Chair Barmore opened the public hearing at 6:04 p.m.

Tom Wilson provided a brief description of the rezoning, which is needed due to a Certified Survey Map (CSM) proposal to adjust lot lines among existing lots. The Town of Westport Plan Commission and Town Board have approved the rezoning and CSM and recommend approval to the Joint Committee and the Common Council.

Chair Barmore closed the public hearing at 6:09 p.m.

3. Action on Request for Rezoning at 4821 County Highway Q, Waunakee, WI – Stanley Skolaski & Nancy Acker-Skolaski (PC 2434)

Moved by Zellers, seconded by Van Dinter, to approve, and recommend approval to the Common Council, this rezoning subject to the conditions of the Town's approving resolution. Motion carried 4-0.

4. Concept Plan – Community of Bishops Bay, Back Nine Residences, Bishops Bay Pkwy. (PC 2438)

The Joint Committee discussed the proposed apartment project. Wilson indicated the Town Plan Commission had some comments and concerns. Kelley said emails received from two adjacent neighbors have been distributed in the packet for the meeting. The emails include concerns regarding the proposed density and scale of the project. Kelley indicated that a suggestion had been made to the developer to consider locating the density next to the Parkway, and transition to a separate and different type of residential use, with less density, at the back of the lot.

Barmore requested additional graphics for a future presentation, to assist in the review of the project in the future. He said he likes the two proposed buildings adjacent to the Parkway, but

feels there needs to be a transition as the project moves south. Van Dinter said the plan with four apartment buildings as presented does not protect the existing neighborhood. Both Town and City Plans call for protection of existing neighborhoods. He said the fact that some of the “Estate” or “Back Nine” neighborhood is now not going to develop doesn’t mean that the density should increase elsewhere, if land is lost, so are units.

No action was taken.

5. **Community of Bishops Bay, Back Nine Phases 3 and 4 Preliminary Plat and Specific Implementation Plan (PC 2432)**

This was on the agenda for informational purposes, and no action was needed.

6. **Discussion, Update on The Community of Bishops Bay Project, Plans and Utilities**

The applicant provided a brief update of their utility planning for the project. No action was taken.

7. **Adjourn**

Moved by Zellers, seconded by Bowen, to adjourn the meeting at 7:35 p.m. Motion carried 4-0.

EILEEN KELLEY