

**MINUTES**  
**MIDDLETON/WESTPORT JOINT ZONING COMMITTEE**  
**WEDNESDAY MAY 27, 2015 7:00 pm**

**PRESENT:** Ron Bowen, Brad Robinson and John Van Dinter, Town of Westport; Ed Elskamp, and  
Dennis Dorn, City of Middleton

**ABSENT:** Jim Wexler, City of Middleton

**ALSO PRESENT:** Tom Wilson, Eileen Kelley

Chair Bowen called the meeting to order at 7:01 p.m.

Chair Bowen asked if there were members of the public present who would like to comment on items not on the agenda. Joe Pichette, 6150 Briggs Rd., said he is concerned about the proposed controlled burn of the house on the property to the north of his house, on land that will be developed as the Back Nine Residences. He is also concerned about the process for development reviews, and the opportunity for neighbors to be a part of the discussion from the beginning of a project.

**1. Approve Minutes of 4-29-15**

Moved by Robinson, seconded by Elskamp, to approve the minutes of 4-29-15, with a correction that the vote was actually 3-0-1 for the approval of the minutes, with Robinson abstaining. Motion carried 4-0-1, with Dorn abstaining.

**2. Discussion and Action on Revised Back Nine Residences Concept Plan for Entire Parcel, Specific Implementation Plan and Design Review for First Phase of Project, Certified Survey Map, and Proposed Landscape Easement for a Portion of the Southern-Most Lot, Bishops Bay Pkwy. (PC 2438)**

Joint Committee members discussed the project, which is part of the approved density for the Community of Bishops Bay project. Robinson said this is part of the development and it is what Middleton wants, and it will be a good development. Van Dinter stated that he understands that neighbors are frustrated, and the Committee does not want to see additional impacts on neighboring properties, but this project is part of the overall project that was approved after multiple public hearings and much discussion at open meetings. He said he does not have an issue with the Fire Department practicing on the existing house with a controlled burn, as the burn will be called off and postponed if the winds are in the wrong direction.

Bowen said he thinks the motion by the Middleton Plan Commission was appropriate and he would like to have the stormwater management approach confirmed. He said his main issues are the stormwater drainage, and ensuring an adequate buffer to the neighbors to the south through an easement or covenant. He asked staff to explain that the Traffic Impact Analysis (TIA) that was completed and approved for this project encompassed this density. Staff explained that the TIA had taken into account the projected 2,950 residential units plus a school, Town Center and community spaces such as parks.

Moved by Elskamp, seconded by Dorn, to concur with the City of Middleton Plan Commission approvals and conditions of approval for the Specific Implementation Plan and design review, and the Certified Survey Map (CSM) and landscape easement as revised for the Back Nine Residences.” The conditions of approval include:

- Resolution of staff comments including engineering staff review of plans dated 4/13/15.
- Provision of a landscaping plan showing additional landscaping along the southeast side of Building 2 along the terraced areas.
- The development and acceptance by the MWJZC and the PC of a tree inventory, management plan, and a permanent landscaping easement or restrictive covenant (in substantially similar form as that presented at the 5/27 JZC meeting and subject to approval by the Town and City attorneys) for the wooded area in the property southwest of the cul-de-sac of Callaway Court and verification of the tree line by the City and Town Engineers.
- Satisfaction of the conditions attached to the approval of the certified survey map (CSM).
- Submittal of updated documents with updated titles.
- Satisfaction of fire access routes as required by the Middleton Fire Department
- Compliance with all applicable standards for indoor and surface lot parking stalls
- Any other previously approved contingencies

Motion carried 5-0.

3. **Adjourn**

Moved by Robinson, seconded by Dorn, to adjourn, motion carried 5-0, and the meeting ended at 8:16 p.m.

EILEEN KELLEY