

# Middleton Westport Joint Zoning Committee Agenda

2/22/2018 5:30 PM

To be Held in Council Chambers at City Hall  
7426 Hubbard Avenue, Middleton WI, 53562

Posted on the City's web site at [meetings.cityofmiddleton.us/](http://meetings.cityofmiddleton.us/)

## Roll Call

## Public Hearing

## Approval of Minutes

- 1.) Approve Minutes of 12/14/17

## Agenda Items

- 1.) Concept Review, Notre Dame Village at The Back Nine, The Community of Bishops Bay, Lot 4 of CSM 14030 (PC 2508)

## Adjournment

## Posted:

- .) Posted: 2/15/18, 2:30 pm

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at this meeting to gather information; however, no action will be taken by any governmental body at this meeting other than the governmental body specifically referenced in this notice.

Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the City Administrator at (608) 821-8350, 7426 Hubbard Ave., Middleton, WI at least 24 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

***MINUTES***  
***MIDDLETON/WESTPORT JOINT ZONING COMMITTEE***  
***THURSDAY      DECEMBER 14, 2017      5:30 pm***

**PRESENT:** Dean Grosskopf, Ken Sipsma and Cyndi Kennedy, Town of Westport; Dennis Dorn, City of Middleton

**ABSENT:** Leif Hubbard and Kurt Paulsen, City of Middleton

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

**1.      Call to Order**

Chair Dorn called the meeting to order at 5:36 p.m.

**2.      Approve Minutes of 11/16/17**

Moved by Grosskopf, seconded by Kennedy, to approve the minutes of 11/16/17. Motion carried 4-0.

**3.      Specific Implementation Plan (SIP) and Design Review – Bob Davis/Inspire Early Childhood Learning Center, 5821 Oncken Rd. (Town of Westport) (PC 2532) Discussion and Recommendation**

Following discussion, moved by Sipsma, seconded by Kennedy, to recommend the Common Council approve the requested Design Review and SIP (PDD - SIP) for the Property to allow the Inspire Early Childhood Learning Center and related uses as proposed, subject to the following conditions and restrictions:

- Conformance and compliance with all outstanding conditions and restrictions contained for the General Implementation Plan (GIP) approval in Town Resolution 17-18;
- The Town Plan Commission shall maintain Design Review and Specific Implementation Plan (SIP) approval as to these elements: Final landscaping, signage, and out buildings (which shall contain an element of an agricultural or farm look that blends with the main prairie style structure);
- No southern connection to the Community of Bishops Bay development other than the planned recreational path along CTH M shall be allowed; and
- The applicant will provide any improvements required on Oncken Rd. at the driveway of the project, as determined by the Town Engineer.
- Any additional recommendations of the City Planner, Town Engineer, Town Maintenance staff, safety providers (EMS and Fire), Middleton/Westport Joint Zoning Committee, Town Board or Common Council;

Motion carried 4-0.

**4.      Adjourn**

Moved by Grosskopf, seconded by Sipsma, to adjourn. Motion carried 4-0, and the meeting adjourned at 6:00 p.m.

EILEEN KELLEY

2

Page 1 of 1

*The Community of*

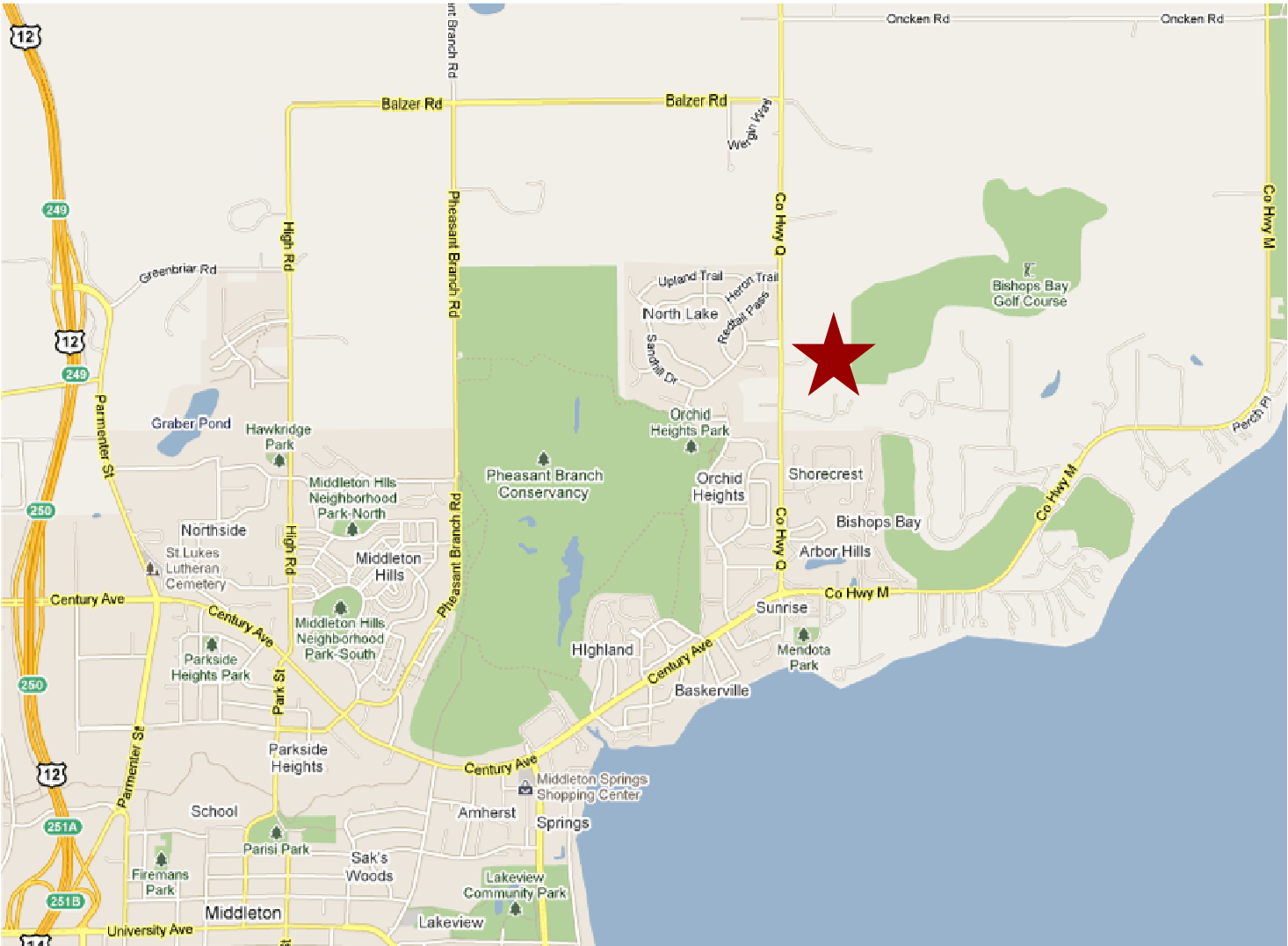
# BISHOPS BAY



Lot 4 of CSM 14030  
GIP Amendment  
January 04, 2018

**Contents:**

- GIP Summary Text
- Lot Types & Street Designation Summary Map



Developer: The Community of Bishops Bay LLC



P.O. Box 620037  
Middleton, WI 53562  
(608) 831-5500

# Overview

This General Implementation Plan (GIP) Amendment is for design changes to Lot 4 of CSM 14030 within The Community of Bishops Bay. The changes include:

- An additional four condominium buildings and associated “down zoning” of the site from multi-family to single family residential use.

## Land Use & Density

The proposed layout is for four condominium buildings (8 units) development, which is inconsistent with the Regulating Plan in the Master Development Plan. However, the land use to the south of this property (outside of the boundary of The Community of Bishops Bay) is large lot single family residential, so providing some condominium units in this area will help to transition between the large lots to the south and the multi-family residences to the north. This change in land use from multi-family to condominium units was requested by both the City of Middleton and the Town of Westport to conform with the comprehensive plan for the area and to provide a transition from the adjacent multi-family buildings to the north and the larger single family lots on Callaway Court to the east.

With the additional 8 units proposed, the anticipated density for The Back Nine neighborhood increases from the current approved density of 3.6 to 3.9 du/a. This is well within the anticipated Back Nine neighborhood density of 4.2 du/a.

The proposed 3.9 du/a density is based on the following unit counts:  
Back Nine Phase 1-4 Single Family (platted and/or built): 162 Units (including lots 38-39 on Callaway Ct)  
Bishops Bay Villas/Callaway Ct Single Family (Built): 8 Units  
The Masters Residences Building 1-2 (Built): 105 Units  
The Masters Residences Building 3 (Planned): 58 Units  
Lot 4 of CSM 14030 Condominium Development (Planned): 8 Units  
This results in a total of 341 units on 87.67 acres, resulting in a net density of 3.9 du/a.

## Lot Types & Consistency with the MDP

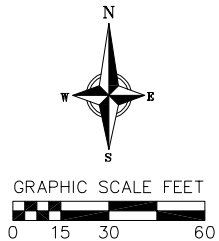
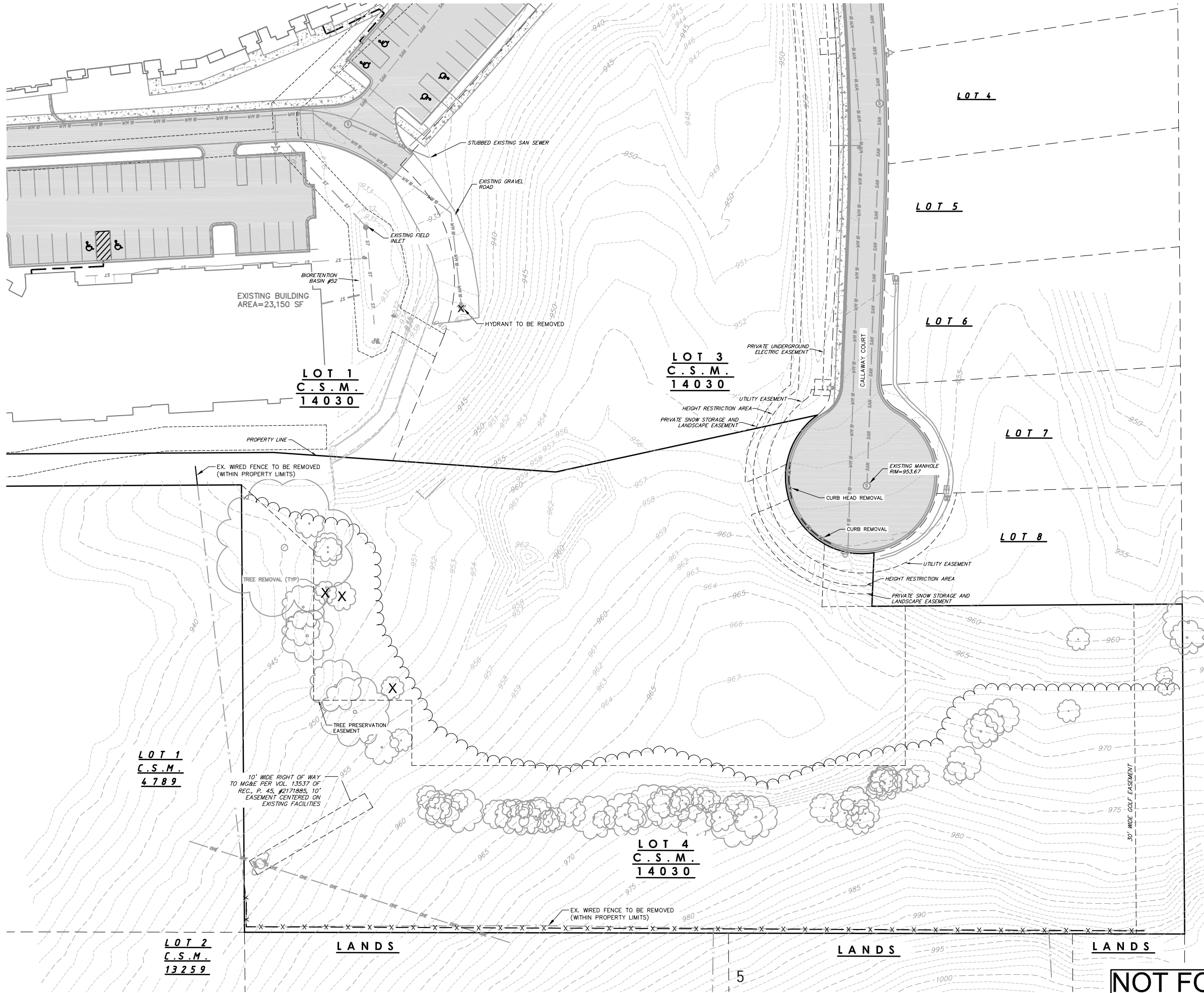
The proposed lot layout contains four condominium buildings (8 units) on a large single lot, all within a single condominium

plat. This site poses a particular challenge because of the size of a mature stand of trees which are within a tree preservation easement. This easement is at least 93.5' wide, which significantly reduces the area available for residential development. The shape of the remaining parcel lends itself to narrow lot single family development, which would typically fall under the Cottage Residential (C-R) lot type, except that the C-R lot type doesn't allow for lots greater than 60' in depth, which is necessary to provide enough livable square footage, garage access from the street, and potential secondary on-street parking area to make these units marketable.

Because the four condominium buildings are on a single lot, they do not conform to the current Master Development Plan (MDP). As part of this amendment the applicant is requesting approval of the single lot under the Multi Family Residential (MR-F) and condominium plats, incorporation of it into the MDP, and approval to use this system in The Back Nine neighborhood, which would then bring this lot into conformance with the MDP.

## Parks & Open Space

Although no park or open space is planned for this area in the MDP, the proposed layout includes approximately 1.9 acres of tree preservation area that will remain open (i.e. cannot be constructed within).



- EXISTING CONDITIONS LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
  - 818 --- EXISTING MINOR CONTOURS
  - - - - - EXISTING PROPERTY LINE
  - - - - - EXISTING EASEMENT
  - - - - - EXISTING GRAVEL ROAD EDGE
  - x - x - EXISTING WIRE FENCE
  - ST - EXISTING STORM SEWER
  - SAN - EXISTING SANITARY SEWER
  - WA - EXISTING WATER MAIN
  - - - - - EXISTING BUILDING OUTLINE
  - - - - - EXISTING ASPHALT EDGE
  - - - - - EXISTING CONCRETE EDGE
  - [Shaded Area] EXISTING ASPHALT
  - [Patterned Area] EXISTING CONCRETE
  - [Tree Symbol] EXISTING DECIDUOUS TREE
  - [Hydrant Symbol] EXISTING HYDRANT
  - [Valve Symbol] EXISTING WATER MAIN VALVE
  - [Inlet Symbol] EXISTING FIELD INLET
  - [Boundary Line] PROPERTY BOUNDARY
  - [Manhole Symbol] EXISTING SANITARY MANHOLE
  - [Transformer Symbol] EXISTING TRANSFORMER
  - [Pedestal Symbol] EXISTING TELEPHONE PEDESTAL
  - [Pedestal Symbol] EXISTING ELECTRIC PEDESTAL

- DEMOLITION PLAN LEGEND**
- [X-X-X-X] CURB AND GUTTER REMOVAL
  - [X-X-X-X] EXISTING WIRE FENCE REMOVAL
  - [X] HYDRANT REMOVAL
  - [Tree Symbol] EXISTING DECIDUOUS TREE



**vierbicher**  
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Phone: (800) 261-3998

**Existing Conditions and Demolition Plan**  
Lot 4 of CSM 14030  
City of Middleton  
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12/19/17		

REMARKS	CITY SUBMITTAL

SCALE: AS SHOWN

DATE: 2017-09-18

DRAFTER: JMAH

CHECKED: KJEN

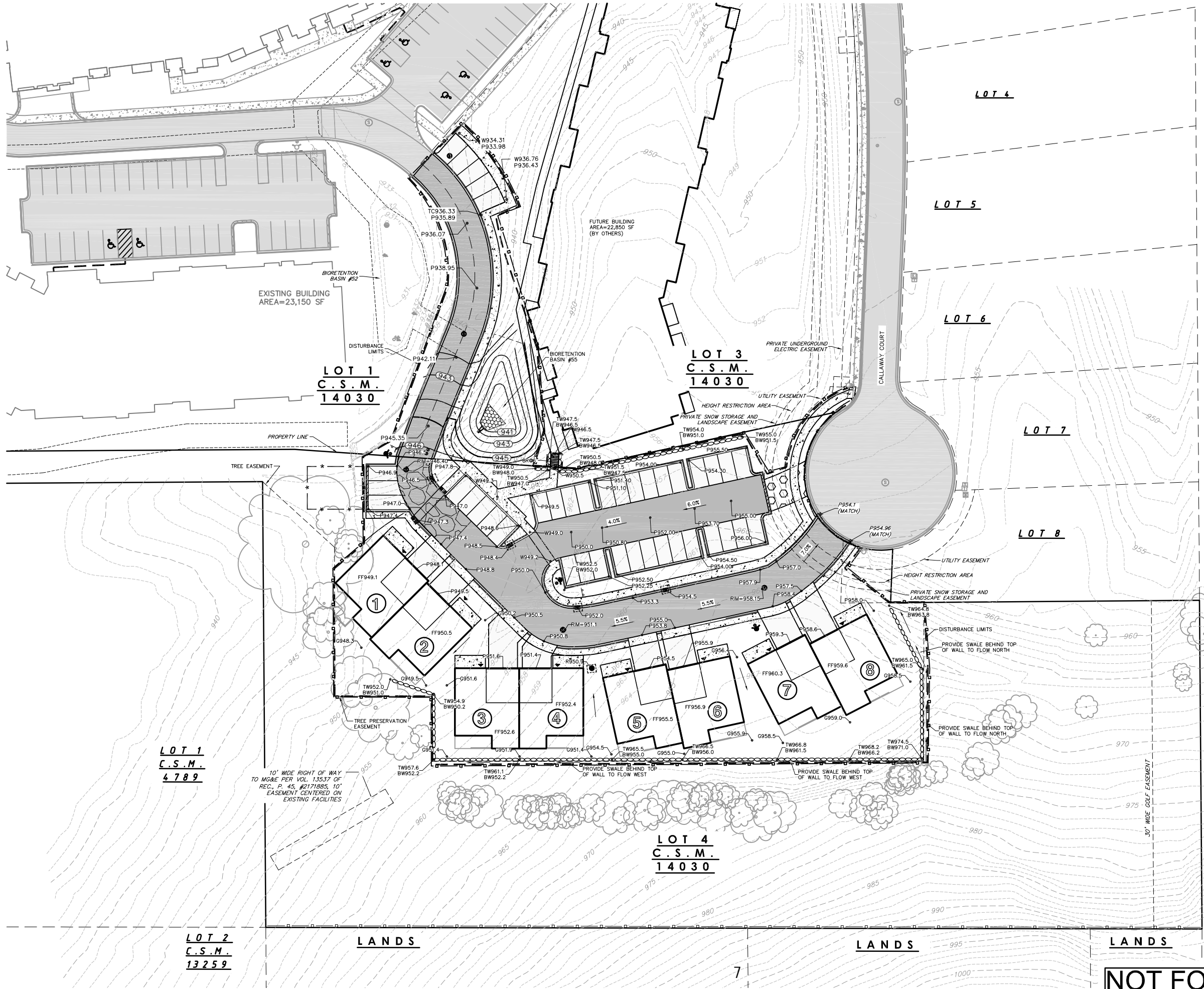
PROJECT NO.: 170045

SHEET: 1 OF 7

DWG. NO.: C1







ABBREVIATIONS	
P	PAVEMENT
W	WALK
FF	FINISHED FLOOR
TW	TOP OF WALL
BW	BOTTOM OF WALL
R	RISER(S)



GRADING AND EROSION CONTROL LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- PARCEL BOUNDARY
- ADJOINER PROPERTY
- RETAINING WALL
- PROPOSED EDGE OF CONCRETE
- PROPOSED EDGE OF CURB
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- PROPOSED SPOT ELEVATIONS
- EXISTING SPOT ELEVATIONS
- INLET PROTECTION
- RIP RAP
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED SIGN
- DRAINAGE DIRECTION ARROW
- PROPOSED SLOPE ARROWS
- TRACKING PAD
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED GRASSPAVE
- PROPOSED CONCRETE

NOTE:  
ADDITIONAL EROSION CONTROL MEASURES WILL  
BE INSTALLED AS NEEDED.



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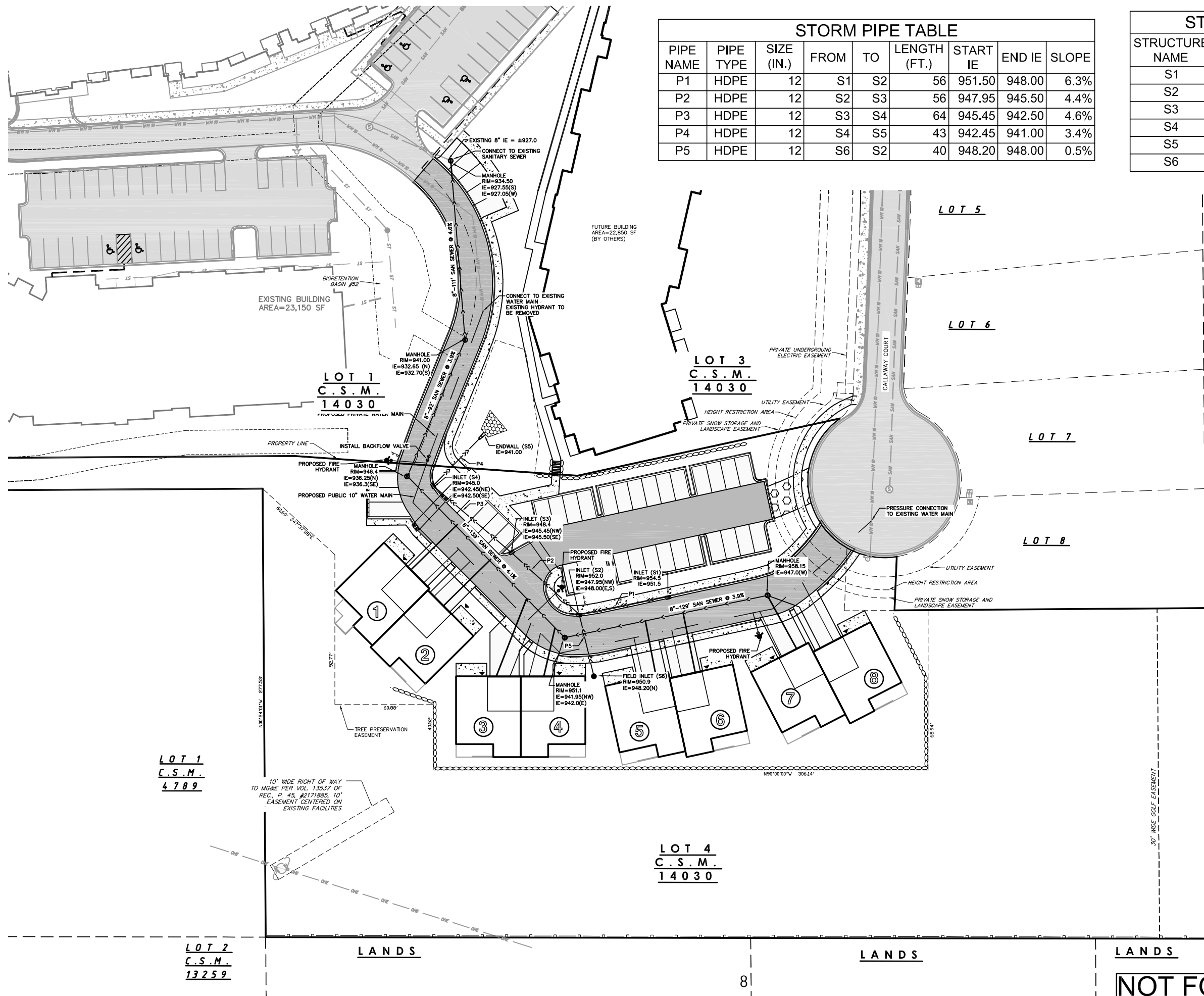
Grading and Erosion Control Plan

Lot 4 of CSM 14030  
City of Middleton  
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12/19/17	1	12/19/17
2	12/27/17	2	12/27/17
SCALE AS SHOWN		DATE	
		2017-09-18	
		DRAFTER	
		JMAH	
		CHECKED	
		KJEN	
		PROJECT NO.	
		170045	
		SHEET	
		3 OF 7	
		DWG. NO.	
		C3	

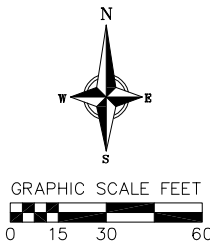
NOT FOR CONSTRUCTION


















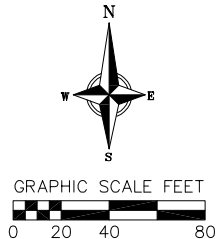
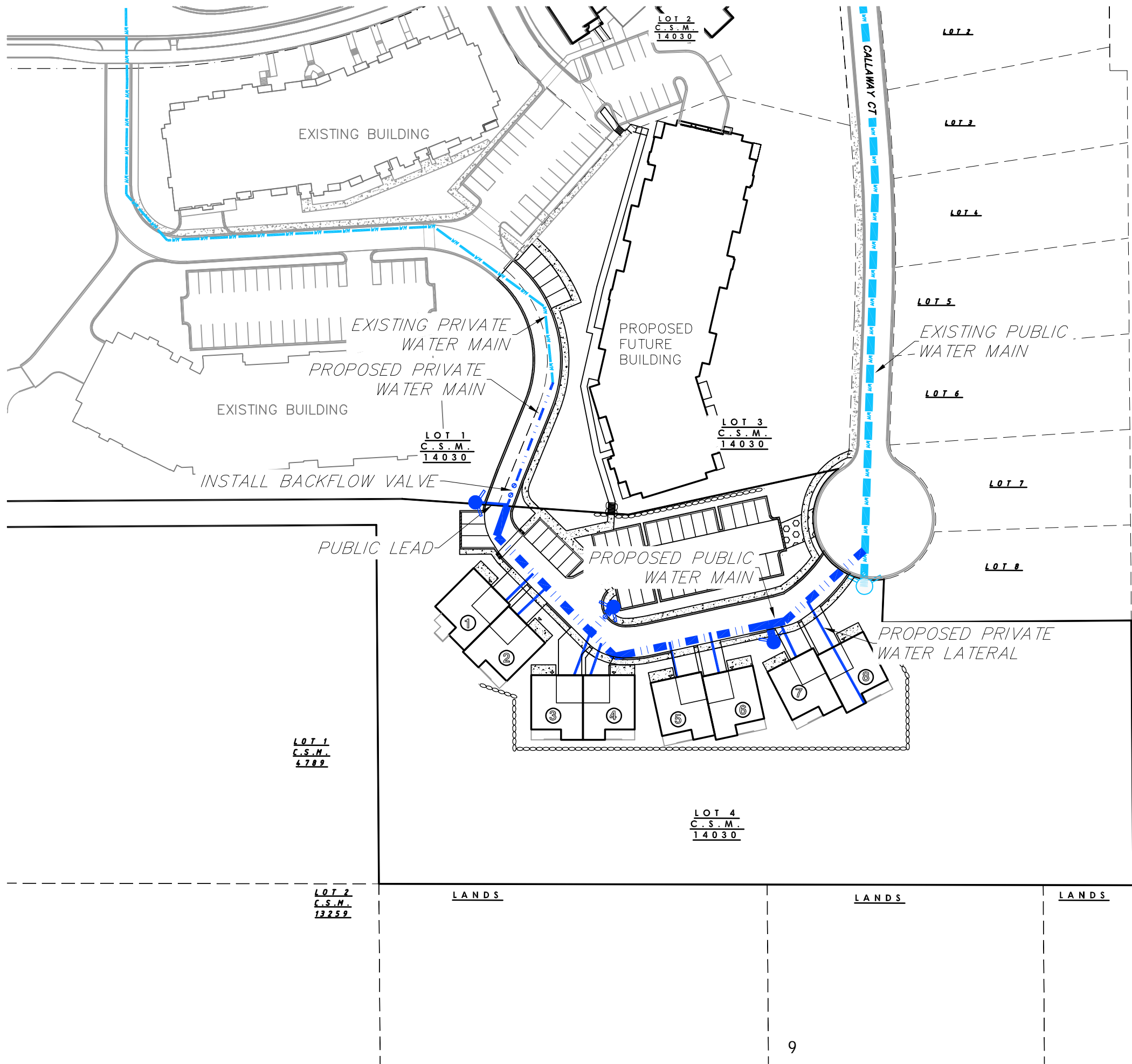
STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT.)	START IE	END IE	SLOPE
P1	HDPE	12	S1	S2	56	951.50	948.00	6.3%
P2	HDPE	12	S2	S3	56	947.95	945.50	4.4%
P3	HDPE	12	S3	S4	64	945.45	942.50	4.6%
P4	HDPE	12	S4	S5	43	942.45	941.00	3.4%
P5	HDPE	12	S6	S2	40	948.20	948.00	0.5%

STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM / PAVEMENT	INVERT
S1	2X3 CURB INLET	954.5	951.50
S2	2X3 CURB INLET	950.3	947.95
S3	2X3 CURB INLET	948.4	945.45
S4	2X3 CURB INLET	945.0	942.45
S5	ENDWALL	-	941.00
S6	FIELD INLET	950.9	948.20



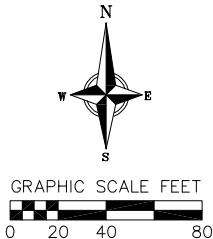
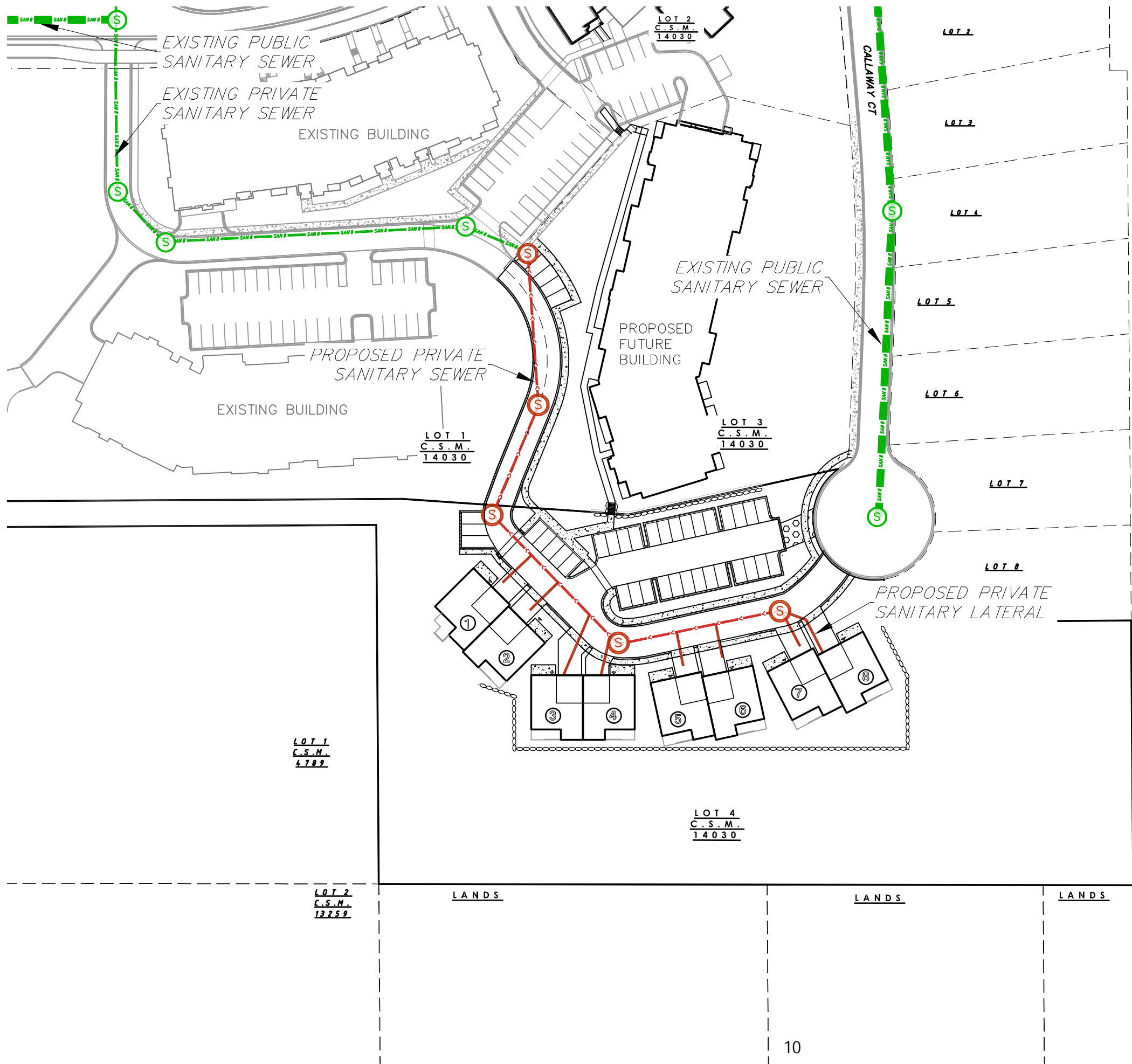
- ### PROPOSED UTILITY LEGEND
- |   |                         |
|---|-------------------------|
|  | STORM SEWER             |
|  | STORM SEWER ENDWALL     |
|  | STORM SEWER CURB INLET  |
|  | SANITARY SEWER          |
|  | SANITARY SEWER LATERAL  |
|  | SANITARY SEWER MANHOLE  |
|  | WATER MAIN              |
|  | WATER SERVICE LATERAL   |
|  | FIRE HYDRANT            |
|  | WATER VALVE             |
|  | EXISTING WATER MAIN     |
|  | EXISTING STORM SEWER    |
|  | EXISTING SANITARY SEWER |





- UTILITY LEGEND
- PROPOSED FIRE HYDRANT
  - WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING ADJOINER PROPERTY
  - PROPOSED BUILDING OUTLINE
  - EXISTING RIGHT OF WAY
  - EXISTING PUBLIC WATER MAIN
  - EXISTING PRIVATE WATER MAIN
  - PROPOSED PUBLIC WATER MAIN
  - PROPOSED PRIVATE WATER MAIN
  - PROPOSED PRIVATE WATER LATERAL

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12/19/17	1	12/19/17
2	12/27/17	2	12/27/17
SCALE AS SHOWN		DATE	
		2017-09-18	
		DRAFTER	
		JMAH	
		CHECKED	
		KJEN	
		PROJECT NO.	
		170045	
		SHEET	
		5 OF 7	
		DWG. NO.	
		C5	



- UTILITY LEGEND
- EXISTING SANITARY SEWER MANHOLE
  - PROPOSED SANITARY SEWER MANHOLE
  - EXISTING ADJOINER PROPERTY
  - PROPOSED BUILDING OUTLINE
  - EXISTING RIGHT OF WAY
  - EXISTING PUBLIC SANITARY SEWER
  - EXISTING PRIVATE SANITARY SEWER
  - PROPOSED PRIVATE SANITARY SEWER
  - PROPOSED PRIVATE SANITARY LATERAL

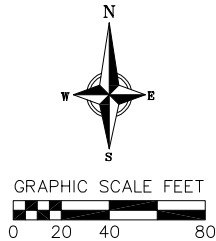
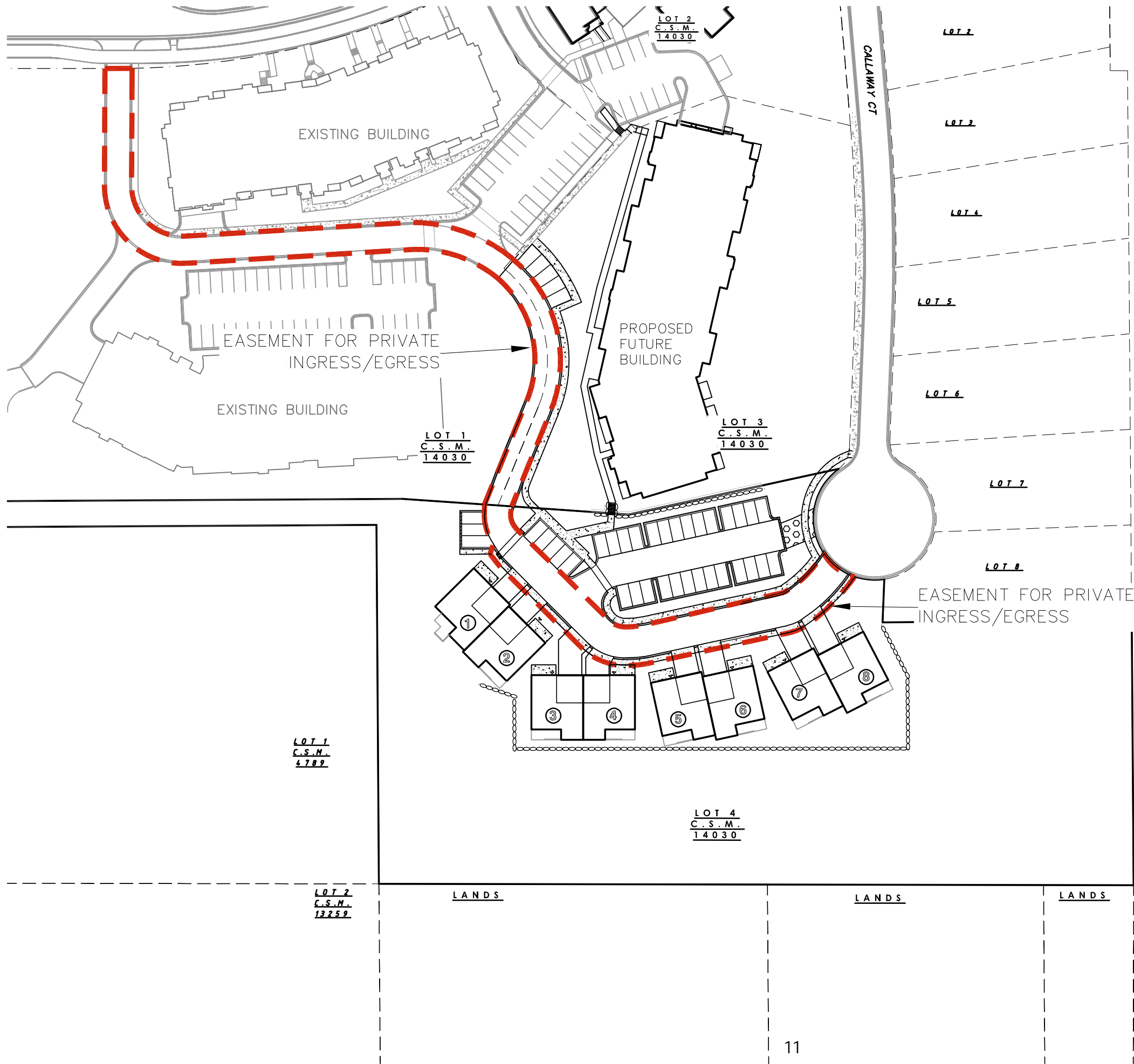


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**Sanitary Main Exhibit**  
Lot 4 of CSM 14030  
City of Middleton  
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12/19/17	1	12/19/17
2	12/27/17	2	12/27/17
SCALE AS SHOWN		DATE	
		2017-09-18	
		DRAFTER	
		JMAH	
		CHECKED	
		KJEN	
		PROJECT NO.	
		170045	
		SHEET	
		6 OF 7	
		DWG. NO.	
		C6	

NOT FOR CONSTRUCTION



- LEGEND
- EXISTING ADJOINER PROPERTY
  - - - EXISTING RIGHT OF WAY
  - EASEMENT FOR PRIVATE INGRESS/EGRESS



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Access Easement Exhibit  
Lot 4 of CSM 14030  
City of Middleton  
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12/19/17	1	12/19/17
2	12/27/17	2	12/27/17

SCALE AS SHOWN

DATE 2017-09-18

DRAFTER JMAH

CHECKED KJEN

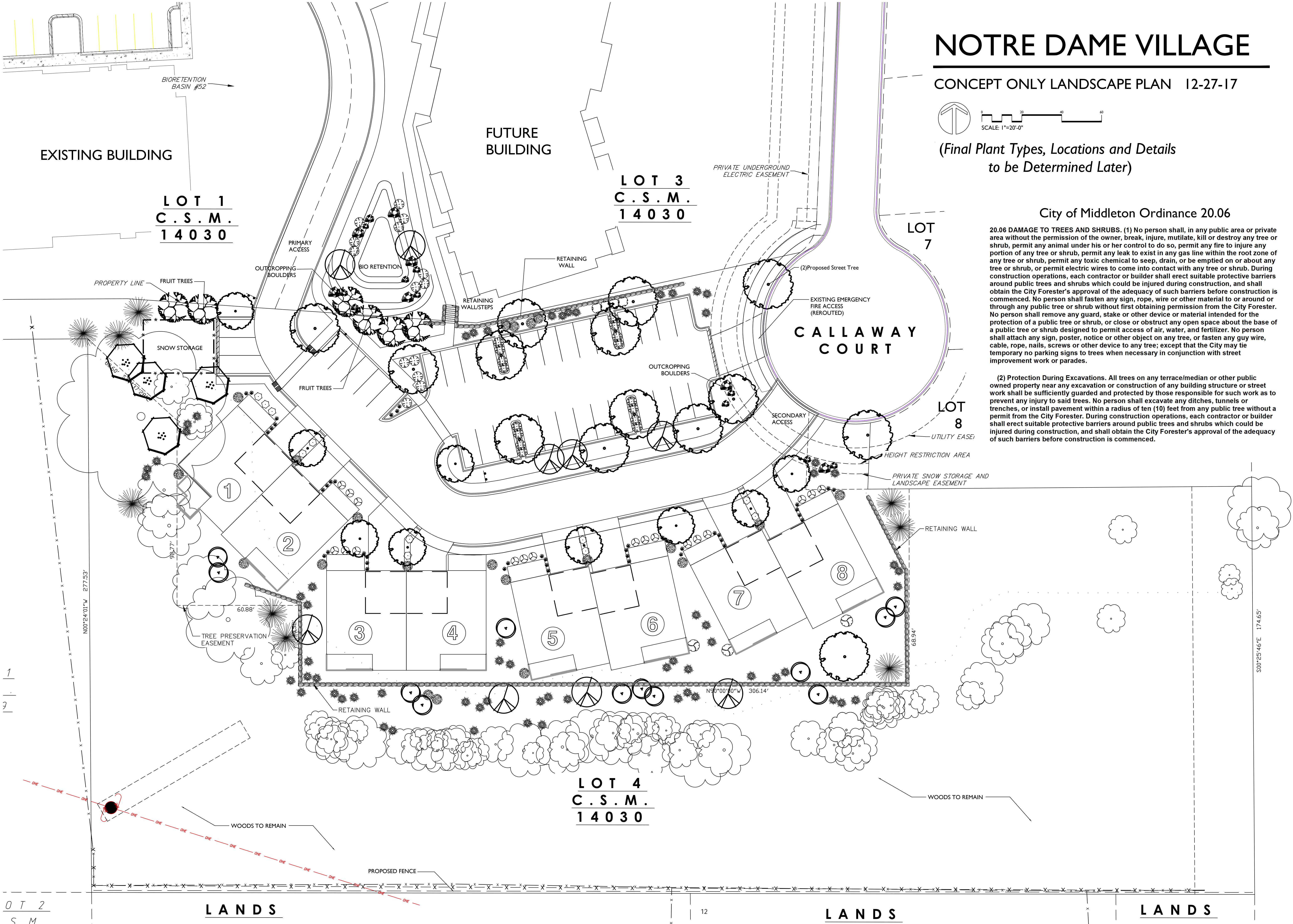
PROJECT NO. 170045

SHEET 7 OF 7

DWG. NO. C7

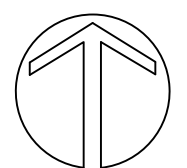
NOT FOR CONSTRUCTION





# NOTRE DAME VILLAGE

CONCEPT ONLY LANDSCAPE PLAN 12-27-17



SCALE: 1"=20'-0"

(Final Plant Types, Locations and Details  
to be Determined Later)

## City of Middleton Ordinance 20.06

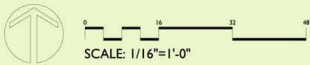
**20.06 DAMAGE TO TREES AND SHRUBS.** (1) No person shall, in any public area or private area without the permission of the owner, break, injure, mutilate, kill or destroy any tree or shrub, permit any animal under his or her control to do so, permit any fire to injure any portion of any tree or shrub, permit any leak to exist in any gas line within the root zone of any tree or shrub, permit any toxic chemical to seep, drain, or be emptied on or about any tree or shrub, or permit electric wires to come into contact with any tree or shrub. During construction operations, each contractor or builder shall erect suitable protective barriers around public trees and shrubs which could be injured during construction, and shall obtain the City Forester's approval of the adequacy of such barriers before construction is commenced. No person shall fasten any sign, rope, wire or other material to or around or through any public tree or shrub without first obtaining permission from the City Forester. No person shall remove any guard, stake or other device or material intended for the protection of a public tree or shrub, or close or obstruct any open space about the base of a public tree or shrub designed to permit access of air, water, and fertilizer. No person shall attach any sign, poster, notice or other object on any tree, or fasten any guy wire, cable, rope, nails, screws or other device to any tree; except that the City may tie temporary no parking signs to trees when necessary in conjunction with street improvement work or parades.

(2) Protection During Excavations. All trees on any terrace/median or other public owned property near any excavation or construction of any building structure or street work shall be sufficiently guarded and protected by those responsible for such work as to prevent any injury to said trees. No person shall excavate any ditches, tunnels or trenches, or install pavement within a radius of ten (10) feet from any public tree without a permit from the City Forester. During construction operations, each contractor or builder shall erect suitable protective barriers around public trees and shrubs which could be injured during construction, and shall obtain the City Forester's approval of the adequacy of such barriers before construction is commenced.



NOTRE DAME VILLAGE

CONCEPT ONLY LANDSCAPE PLAN 12-27-17



(Final Plant Types, Locations and Details to be Determined Later)



L2