

Middleton Westport Joint Zoning Committee

Agenda

Tuesday November 29, 2016 6:00 PM
To be Held in Council Chambers at City Hall
7426 Hubbard Avenue, Middleton WI, 53562

- 1) Approve Minutes of 10/20/16**
- 2) Update on the Westport Comprehensive Plan and on the Middleton Comprehensive Plan (PC 2437)**
- 3) Concept Review - Palisade Property of Madison Proposal, 4821 CTH Q (Acker Estate property) (PC 2499)**
- 4) Discussion, Update on the Community of Bishops Bay Project, Plans and Utilities**
- 5) Adjourn**

Notice is hereby given that a majority of the members of the Common Council may attend this meeting to gather information about a subject over which the Common Council has decision-making responsibility. If a quorum of the Common Council attends this meeting, no action will be taken by the Common Council at this meeting.

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) 827-1050, 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.

POSTED: 11/22/2016 3:53 PM

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
THURSDAY OCTOBER 20, 2016 6:00 pm

PRESENT: Ron Bowen, John Van Dinter, and Dean Grosskopf, Town of Westport; Jim Wexler, City of Middleton

ABSENT: Ed Elskamp, Dennis Dorn, City of Middleton

ALSO PRESENT: Eileen Kelley, Tom Wilson, Kevin Even

Chair Bowen called the meeting to order at 6:00 p.m.

1. Approve Minutes of 6-22-16

Moved by Wexler, seconded by Grosskopf, to approve the minutes of 6-22-16. Motion carried 4-0.

Moved by Van Dinter, seconded by Grosskopf, to take up items 3 and 4 prior to item 2 on the agenda. Motion carried 4-0.

2. Discussion, Update on The Community of Bishops Bay Master Development Plan – Westport Lands; The Farm, The Prairie, The Prairie Estates, and The Woods Neighborhoods (PC 2494)

Committee members discussed with the developer the proposed neighborhoods in the Town, including the Prairie, the Farm, the Prairie Estates and the Woods. Bowen asked about lot sizes. Van Dinter indicated that attention will need to be paid to the deed restrictions and requirements for the prairie plantings, to be sure there is the ability to remove invasive plants on private property. Kevin Even asked about the proposed lane widths, and said the Fire Department will need to review the proposed widths. He asked if parking was being considered for the roadways.

The developer, Terrence Wall, indicated that he would like to start construction of the infrastructure in 2017, so that lots for home building would be available in the Spring of 2018.

No action was taken and the plan will be referred to the Fire Department and EMS, as well as the City and Town Engineers on the stormwater plans and review of the previously approved Traffic Impact Analysis for any required off site improvements by the developer.

3. Concept Review – Proposed Side Yard Change and Open Space Easement, Lot 8, Bishops Bay, Villas of Callaway Ct. (PC 2404)

Following discussion, moved by Wexler, seconded by Van Dinter, to conceptually approve the siting of the house on Lot 8, Callaway Ct. within the side yard setback on the south side, with the requirement that the adjacent 98 feet on the south side of Lot 8 be deed restricted for no structures. Motion carried 4-0.

4. Report on Westport Comprehensive Plan Update

Wilson gave a brief update on the Westport Comprehensive Plan process, and noted that a public hearing is scheduled for January 9, 2017. No action was necessary.

5. Adjourn

Moved by Wexler, seconded by Grosskopf, to adjourn. Motion carried 4-0, and the meeting adjourned at 6:55 p.m.

EILEEN KELLEY



Jeff Houden

President

jeffh@palisadeproperty.com

November 10, 2016

To the Middleton / Westport Joint Zoning Committee:

My name is Jeff Houden and I, along with my brother Chris Houden, own Palisade Property of Madison. We have an option on the Skolaski property at HWY Q by Orchids Garden Center. We believe that this property has some great opportunities for both Middleton and Westport.

Our initial plan involved building three apartment buildings: two 36 unit buildings to the north between Orchids Garden Center and Northlake neighborhood and a third 42-48 unit building between OGC and HWY Q. All buildings would be three stories. After meeting with Eileen Kelley and Tom Wilson, they indicated this plan would not move forward because of the building density. We then altered our plan to include one 4 story, 60 unit building between OGC and HWY Q with an additional 5-6 single family home sites with some open space. I met with Eileen and Tom again and they thought 4 stories would be too high. So we decided to alter our plans one more time before our meeting with Alderman Mark Sullivan. Our current plan includes a 3 story, 45 unit building (approximately 18,180 square feet) with a mix of 1, 2 and a few 3 bedroom units in addition to the aforementioned single family homes. We feel this mix of single family, multi-family, and open space would be a great fit for this site.

We want a development that work well with both cities and the Northlake neighborhood while also being economically successful for us. We look forward to meeting with you to discuss this potential.

Thank you,

Jeff Houden

Palisade Property

**ACKER PROPERTY
OPTION A**

MIDDLETON, WISCONSIN

