

Middleton Westport Joint Zoning Committee

Agenda

Thursday March 26, 2015 6:00 PM
To be Held in City Hall Conference Room B
7426 Hubbard Avenue, Middleton WI, 53562

- 1) Approve Minutes of 1/22/15**
- 2) Election of New Chair**
- 3) Proposed Annexation - The Community of Bishops Bay, The Back Nine, Phase III (0.5136 ac) (Annex 218)**
- 4) Proposed Community of Bishops Bay Monument Sign (PC 2362)**
- 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: 3/19/2015 3:18 PM

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



Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

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Suite 600
Madison, WI 53703

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Toll Free: 800-728-6239
reinhardtlaw.com

February 18, 2015

Justin F. Oeth
Direct Dial: 608-229-2250
joeth@reinhardtlaw.com

CERTIFIED MAIL -
RETURN RECEIPT REQUESTED

Ms. Lorie J. Burns
City Clerk
City of Middleton
7426 Hubbard Avenue
Middleton, WI 53562

Mr. Thomas G. Wilson
Town of Westport
Attorney/Administrator/Clerk-Treasurer
Kennedy Administration Building
5387 Mary Lake Road
Waunakee, WI 53597

Dear Ms. Burns and Mr. Wilson:

Re: Petition for Direct Annexation

Enclosed is a Petition for Direct Annexation by Unanimous Approval relating to the annexation of certain real property from the Town of Westport to the City of Middleton as required by Section 66.0217(2) of the Wisconsin Statutes. The enclosed Petition includes a legal description and scale map of the real property subject to the annexation. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin F. Oeth", is written over the typed name. The signature is fluid and cursive.

Justin F. Oeth

Enc.

31394046

**PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL**

To: Town Clerk
Town of Westport
Kennedy Administration Building
5387 Mary Lake Road
Waunakee, WI 53597

City Clerk
City of Middleton
7426 Hubbard Avenue
Middleton, WI 53562

Undersigned petitioner is the owner of all real property located in the territory described on the attached legal description. There are no electors residing in such territory. The population of the territory as defined in Section 66.0217(5)(a) of the Wisconsin Statutes is 0. A scale map of the territory is attached. The map shows the boundary of the territory and the relation of the territory to the Town of Westport and the City of Middleton.

Undersigned petitioner requests temporary Agricultural (Ag) District zoning for the territory.

Petitioner petitions for direct annexation of the territory to the City of Middleton.

Dated effective February 10, 2015.

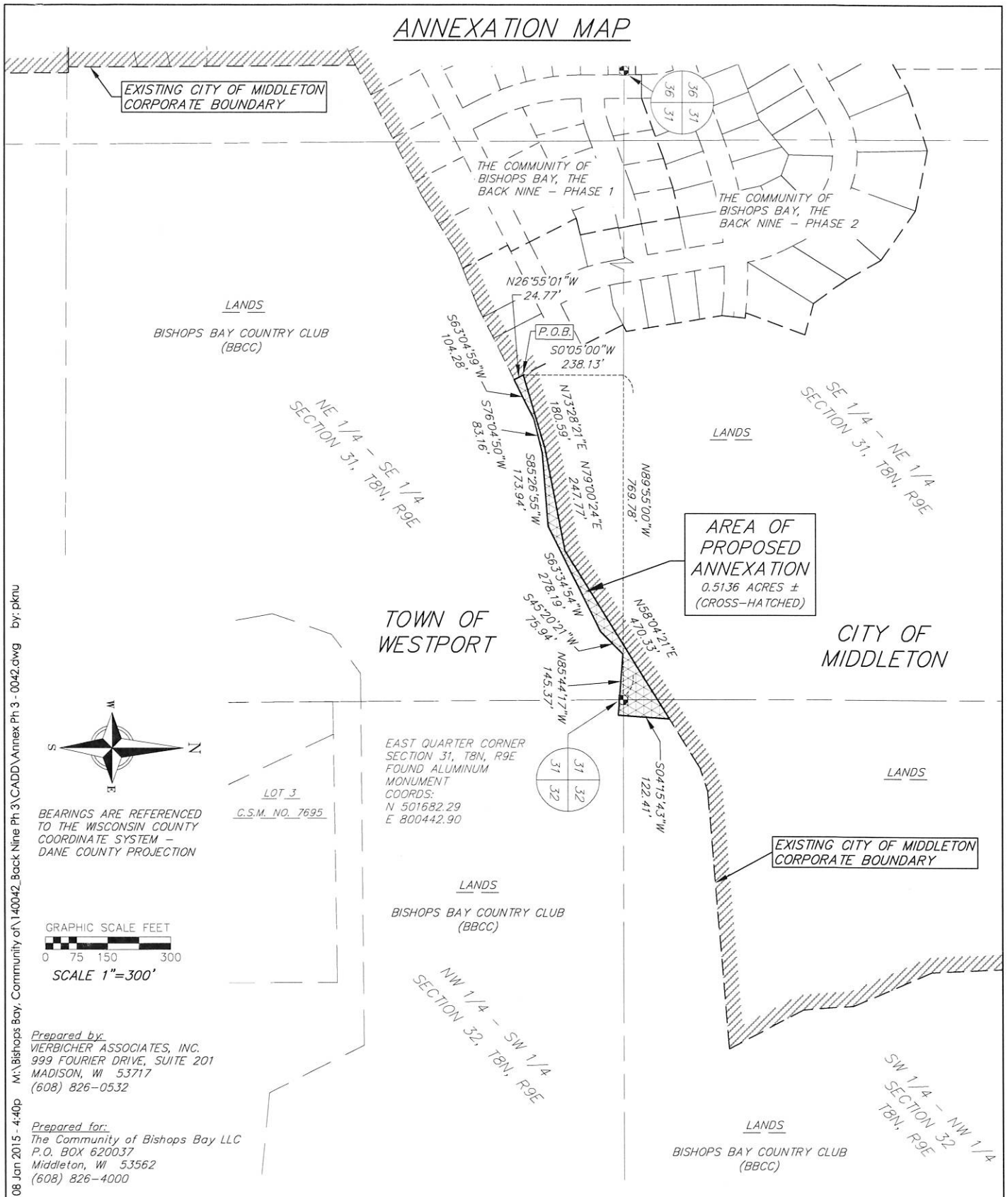
PETITIONER:

THE COMMUNITY OF BISHOPS BAY
LLC

By: _____

Terrence R. Wall, President

ANNEXATION MAP



08 Jan 2015 - 4:40p M:\Bishops Bay, Community of\140042_Back Nine Ph 3\CADD\Annex Ph 3 - 0042.dwg by: pknv

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

REVISIONS

JOB NO.	140042
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SCALE

1"=300'

CHECKED

PKNU

DRAFTER

PKNU

FILE

SEE LEFT SIDE

DATE

1-08-2015

SHEET

1 OF 1



Parade of Homes Site

June 13-28, 2015



Where the Good Life Grows

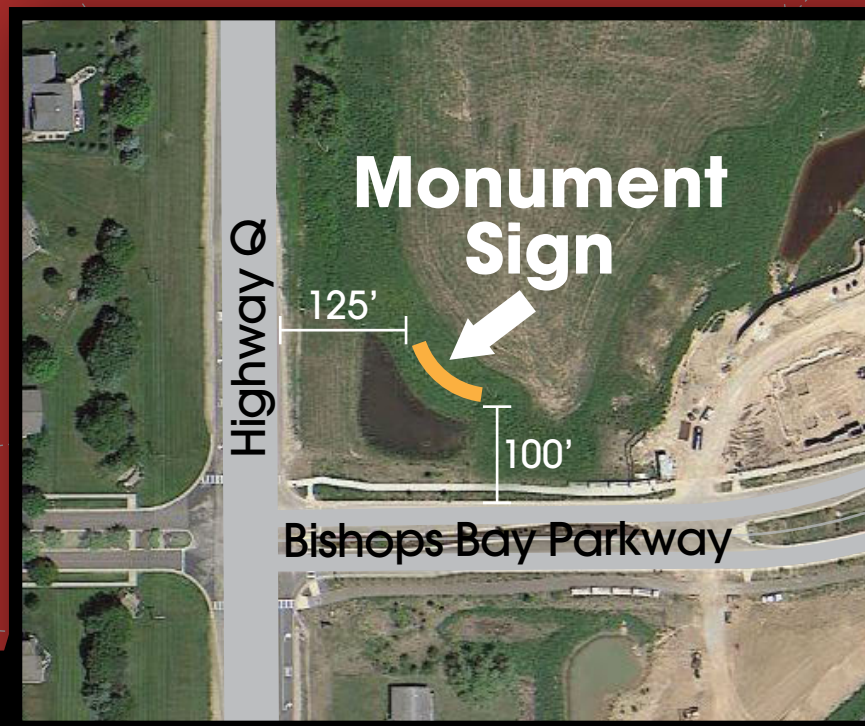
Monument Sign



Where the Good Life Grows



Location



Dimensions

