

Middleton Westport Joint Zoning Committee

Agenda

Wednesday April 29, 2015 7:00 PM
To be Held in Council Chambers at City Hall
7426 Hubbard Avenue, Middleton WI, 53562

- 1) Approve Minutes of 3-26-15**
- 2) Revised Back Nine Residences Site Plan, Bishops Bay Parkway (PC 2438)**
- 3) 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: 4/24/2015 2:43 PM

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
THURSDAY MARCH 26, 2015 6:00 pm

PRESENT: Ron Bowen, Town of Westport; Duane Barmore, Ed Elskamp and Cindy Zellers, City of Middleton

ABSENT: Brad Robinson and John Van Dinter, Town of Westport;

ALSO PRESENT: Tom Wilson, Mark Opitz

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

1. Approve Minutes of 1-22-15

Moved by Zellers, seconded by Elskamp, to approve the minutes of 1-22-15. Motion carried 4-0.

2. Election of New Chair

In keeping with the custom of rotating the position between the two communities, Elskamp nominated Bowen to serve as chair. There were no other nominations, so Elskamp moved, Zellers seconded, to elect Bowen to serve as chair. Motion carried 4-0.

3. Proposed Annexation – The Community of Bishops Bay, The Back Nine, Phase III (0.5136 ac) (Annex 218)

Moved by Barmore, seconded by Zellers, to accept the Middleton Plan Commission recommendation and to recommend that the Common Council approve the annexation. Motion carried 4-0.

4. Proposed Community of Bishops Bay Monument Sign (PC 2362)

Developer Terrence Wall described the proposed monument sign and landscaping plan, noting that spotlights installed behind plants would focus light on the sign, which is to be located in the northeast corner of the intersection of Highway Q and Bishops Bay Parkway. He said that there would be no other sign at this entrance to the development other than the temporary sign in the southeast corner advertising the Parade of Homes. He added that he may at some point propose the addition of a water feature in front of the sign.

Bowen asked whether there is a plan to have a “family of signs” throughout the development. Wall provided an overview of other sign types, and noted that he envisions a similar gateway monument sign in two or three other major community entrances.

Moved by Zellers, seconded by Barmore, to accept the Middleton Plan Commission recommendation, and to request that staff work with the developer to ensure that the spotlight uplighting doesn’t spill beyond the edges of the sign. Motion carried 4-0.

5. Adjourn

Moved by Barmore, seconded by Zellers, to adjourn, and the meeting ended at 6:07 p.m. Motion carried 4-0.

MARK OPITZ



North View Along Bishop's Bay Parkway



West View Along Bishop's Bay Parkway



WEST ELEVATION



EAST ELEVATION



NORTHEAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SOUTHEAST ELEVATION



View Along Bishops Bay Parkway



Detail at South Elevation



EAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



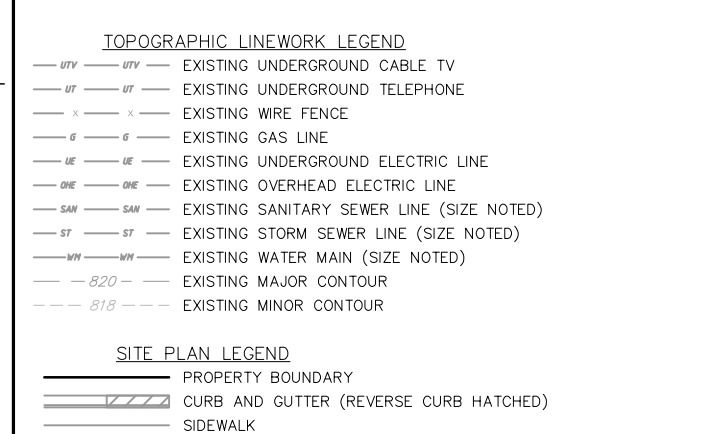
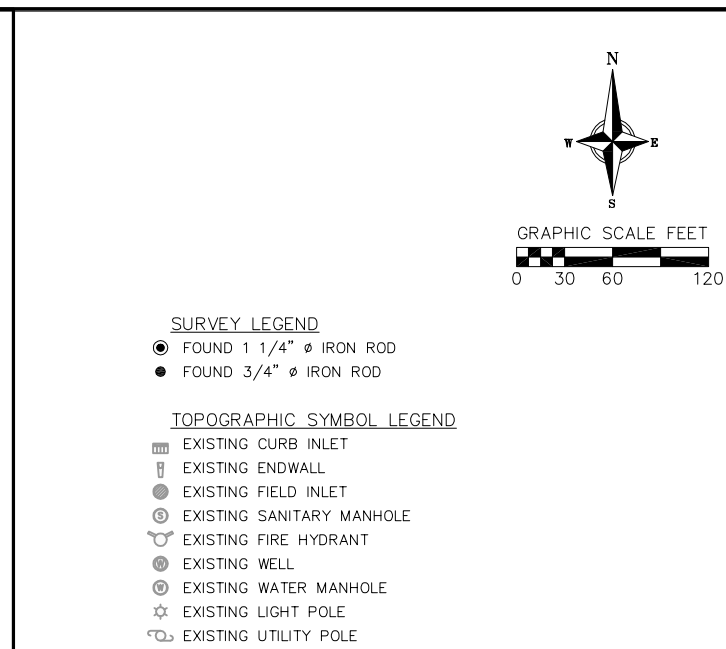
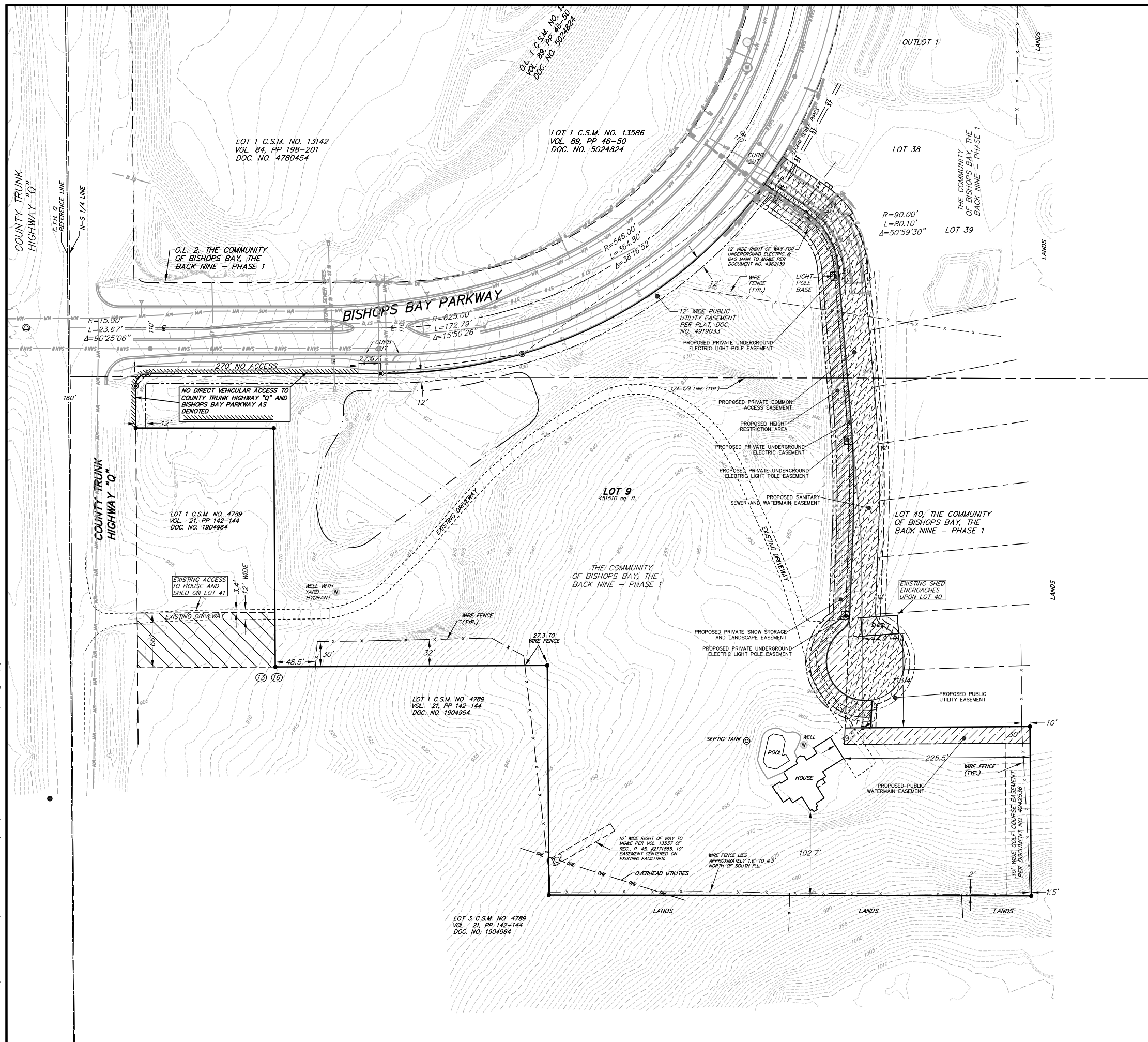
NORTHEAST
ELEVATION




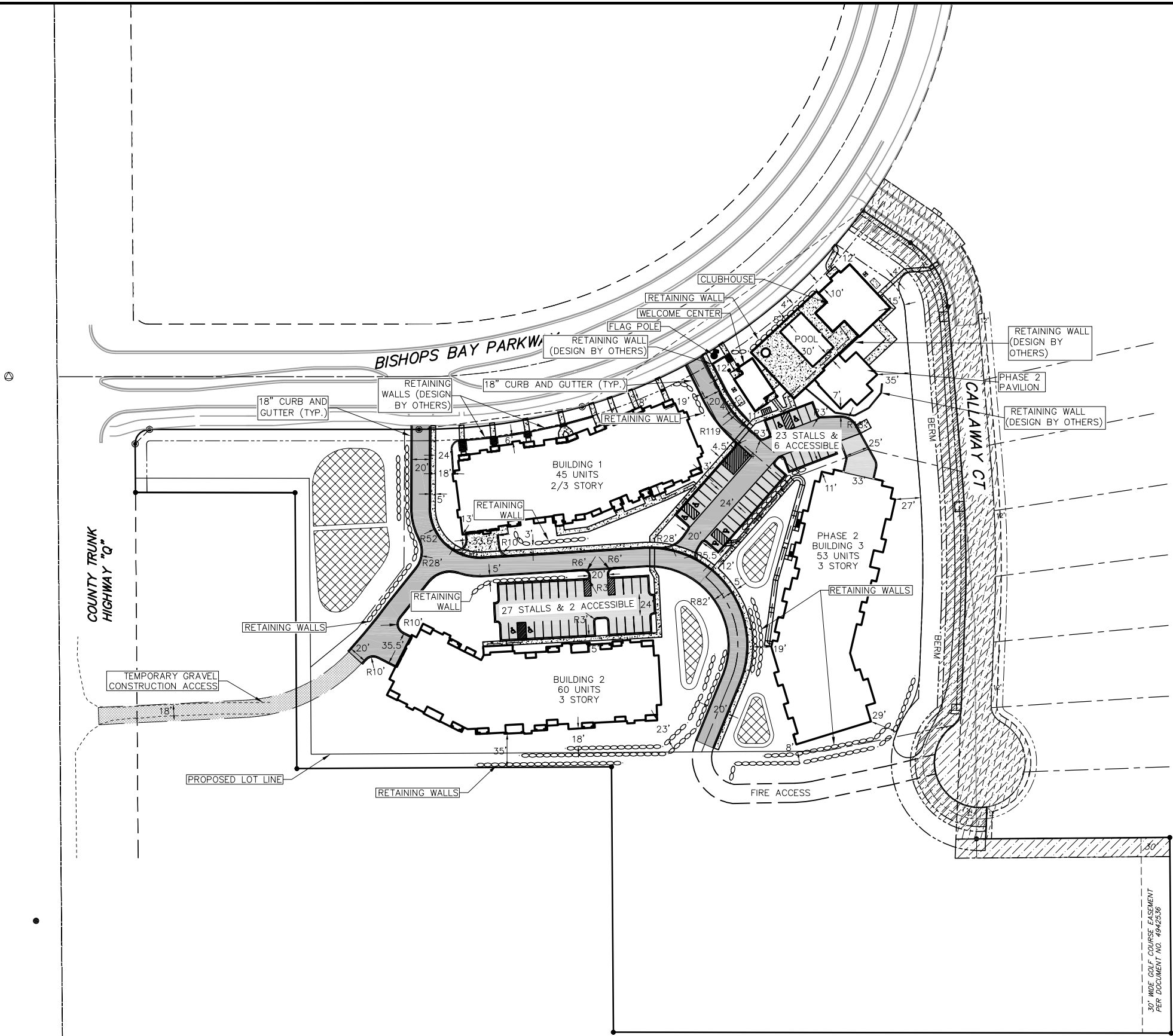
Main Entry from Parking



Detail at South Elevation



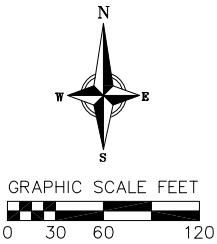
 vierbicher planners engineers advisors		REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Fountain Drive, Suite 201 Madison, Wisconsin 53717 Phone: (608) 826-8532 Fax: (608) 826-4530			
Existing Conditions Plan					
The Back Nine - Bishops Bay					
City of Middleton					
Dane County, Wisconsin					
REVISIONS		REVISIONS			
NO. DATE REMARKS		NO. DATE REMARKS			
1	11/15/14	City Submittal	4	02/24/15	City Submittal
2	11/24/14	City Submittal	5	03/16/15	City Submittal
3	01/06/15	City Submittal			
SCALE AS SHOWN					
DATE 10/20/14					
DRAFTER JFEL					
CHECKED					
PROJECT NO. 140224					
SHEET 1 OF 4					
DWG. NO. C - 1.0					



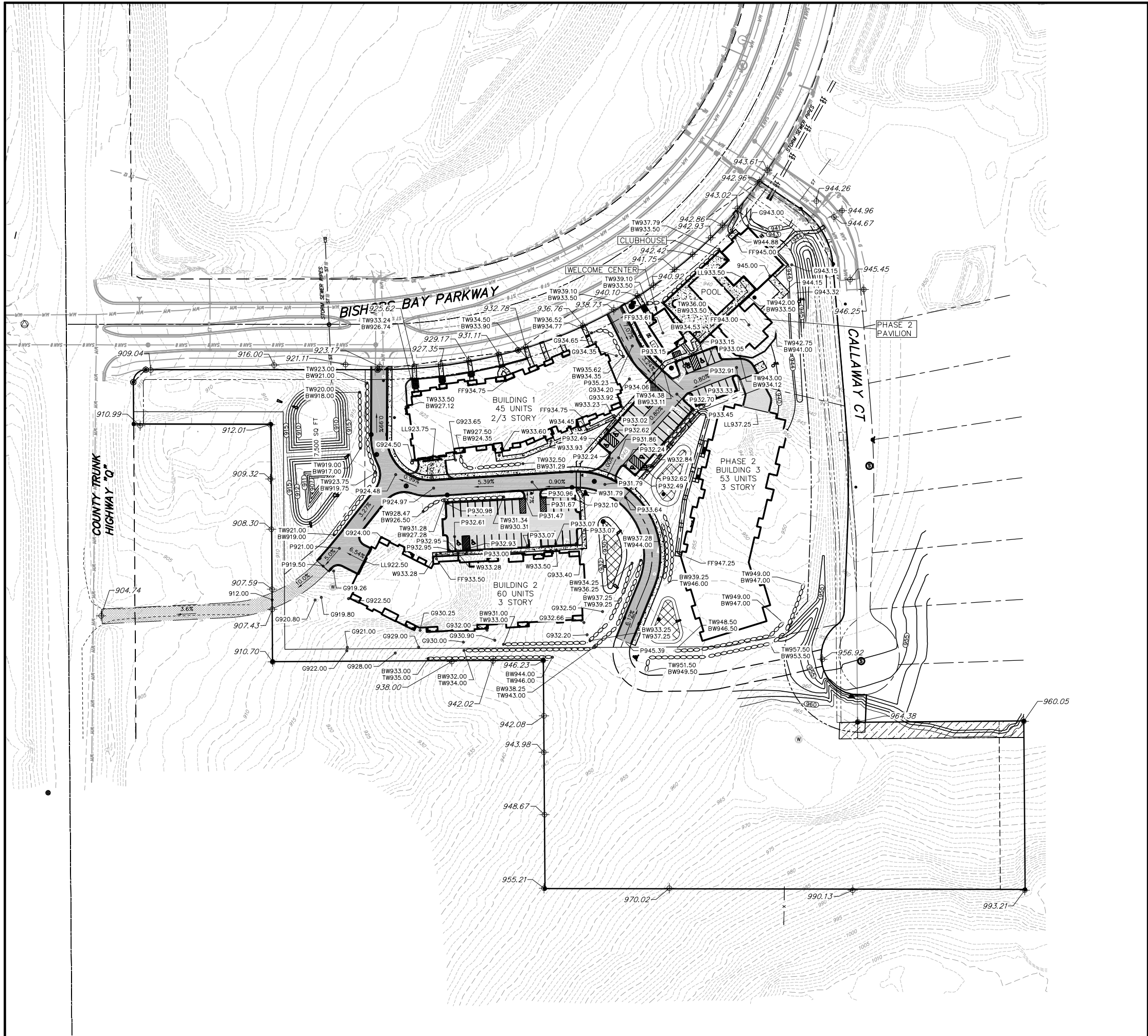
30' WIDE GOLF COURSE EASEMENT
PER DOCUMENT NO. 4942536

SITE PLAN LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- PROPOSED BOULDER RETAINING WALL
- PROPOSED BLOCK OR CONCRETE RETAINING WALL
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED HANDICAP PARKING
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED STORMWATER FACILITY



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	11/5/14	4	02/24/15
2	11/24/14	5	03/16/15
3	01/06/15		
SCALE AS SHOWN		REMARKS	
DATE 10/20/14		City Submittal	
DRAFTER JFEL		City Submittal	
CHECKED		City Submittal	
PROJECT NO. 140224			
SHEET 2 OF 4			
DWG. NO. C - 2.0			

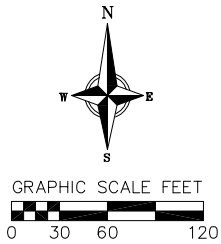


GRADING LEGEND

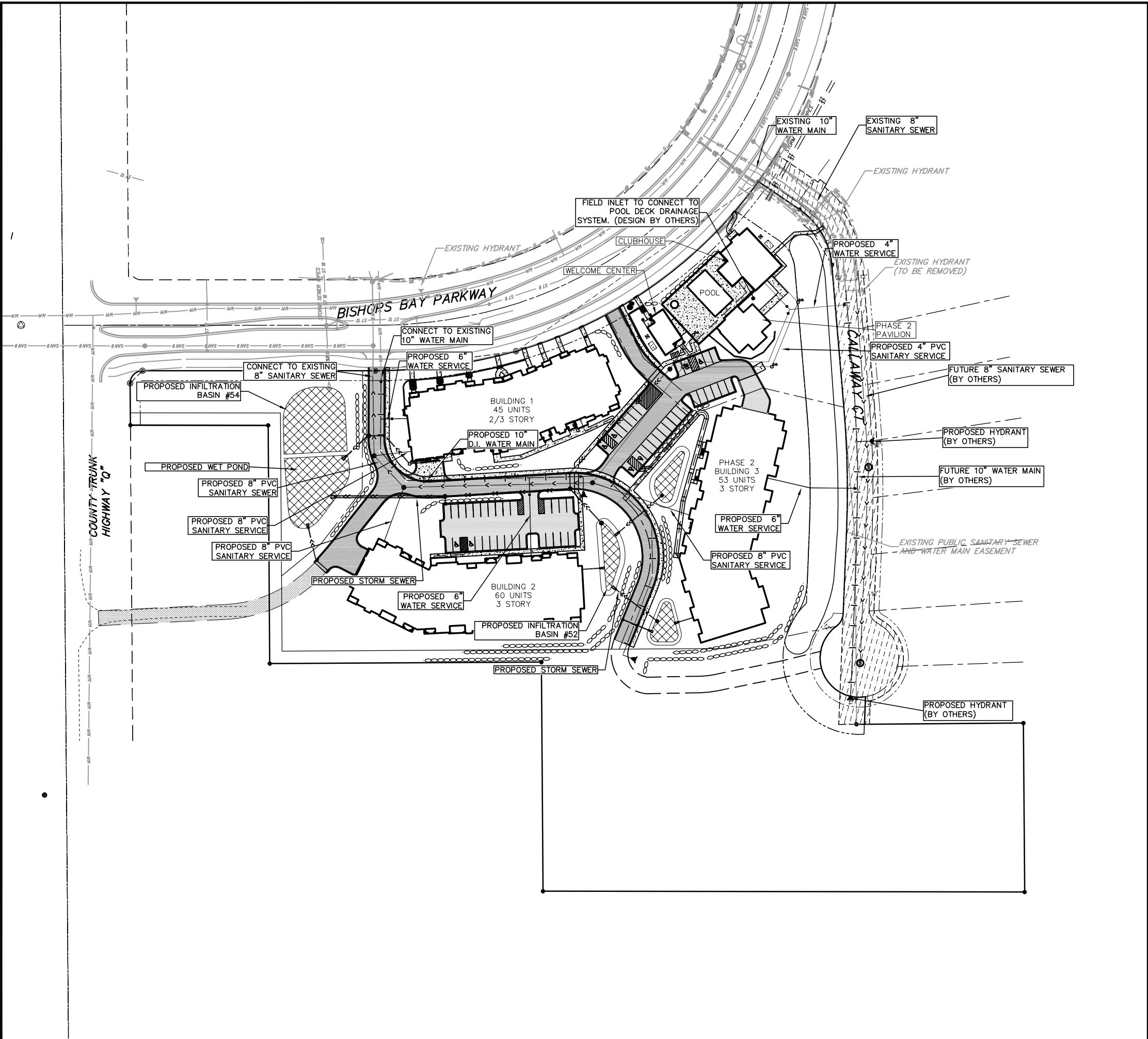
- 900 — EXISTING MAJOR CONTOURS
- - - 900 - - - EXISTING MINOR CONTOURS
- 900 — PROPOSED MAJOR CONTOURS
- - - 900 - - - PROPOSED MINOR CONTOURS
- 2.92% PROPOSED SLOPE ARROWS
- + 900.61 EXISTING SPOT ELEVATIONS
- 900.61 PROPOSED SPOT ELEVATIONS
- ○ ○ ○ ○ PROPOSED BOULDER RETAINING WALL
- — — PROPOSED BLOCK OR CONCRETE RETAINING WALL
- [Pattern] PROPOSED CONCRETE
- [Light Grey] PROPOSED LIGHT-DUTY ASPHALT
- [Dark Grey] PROPOSED HEAVY-DUTY ASPHALT

ABBREVIATIONS

- W — TOP OF SIDEWALK
- FF — FINISHED FLOOR
- LL — LOWER LEVEL
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- G — GRADE
- P — PAVEMENT



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	11/5/14	4	02/24/15
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3	01/06/15		
SCALE AS SHOWN			
DATE 10/20/14			
DRAFTER JFEL			
CHECKED			
PROJECT NO. 140224			
SHEET 3 OF 4			
DWG. NO. C - 3.0			



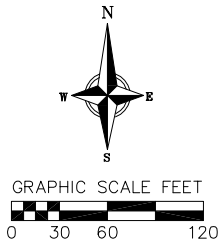
- TOPOGRAPHIC SYMBOL LEGEND**

 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING FIELD INLET
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MANHOLE
 - EXISTING UTILITY POLE
- TOPOGRAPHIC LINEWORK LEGEND**

 - EXISTING UNDERGROUND CABLE TV
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING WIRE FENCE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING WATER MAIN (SIZE NOTED)
- SITE PLAN LEGEND**

 - PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - SIDEWALK
- PROPOSED UTILITY LEGEND**

 - STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - PROPOSED STORMWATER FACILITY



REVISIONS		REVISIONS	
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3	01/06/15		
SCALE AS SHOWN			
DATE 10/20/14			
DRAFTER JFEL			
CHECKED			
PROJECT NO. 140224			
SHEET 4 OF 4			
DWG. NO. C - 4.0			

Marilyn Mosigin

From: Eileen Kelley
Sent: Wednesday, April 22, 2015 2:00 PM
To: Marilyn Mosigin
Subject: FW: Bishop's Bay back 9

For the file - thanks.

-----Original Message-----

From: Eileen Kelley
Sent: Wednesday, April 22, 2015 1:54 PM
To: 'John White'
Subject: RE: Bishop's Bay back 9

Good afternoon John,

I would welcome the opportunity to meet with you and review the approved zoning for the Community of Bishops Bay project. The project received zoning approval in 2011, and the zoning allows multi-family in the area currently going through the design review process, the area just east of "Q" and south of Bishops Bay Parkway. Some of the confusion may be due to the developer having recently requested additional density beyond what is currently approved for that area. The developer has since revised his project to match the approved density.

Overall, within the City portion of the Community of Bishops Bay project, there could be as many as 2,450 housing units, of which 1,600 would be a combination of apartments and condominiums. Of course, there is much more to the project, including the Town Center area, and over 100 acres of proposed permanent, public open space combined in the City and Town portions of the development. The two neighborhoods for the Town of Westport part of the project are the Farm and Prairie neighborhoods, which are planned to be clusters or groupings of single family houses within areas of either agricultural or prairie settings.

Please let me know if you would like to meet, or if you have additional questions. Here is the link to the approved plan:

<http://www.ci.middleton.wi.us/DocumentCenter/View/126>

Eileen

-----Original Message-----

From: John White [mailto:bigredwhite1@gmail.com]
Sent: Wednesday, April 15, 2015 3:03 PM
To: Eileen Kelley
Subject: Bishop's Bay back 9

Hello Eileen,

My name is John White and I live at 4313 Goldfinch Circle, Middleton.

I just rode my bike into the development and ran into 2 apartment dwellers. Both claimed there is nothing luxury about it and they can't wait until their lease is up. Kitchen cabinets don't close and one had to have the contractor out 3x to get her front door properly latched.

Also they already have problems getting on Q during rush hour. These apartments and the proposed new ones were never part of the T. Wall master plan. People on the bottom of northlake are already having drainage problems.

Construction starts at 7 AM or b4 EVERY day. Is this legal? Trucks engine breaking is a common occurrence on Q where there are many signs saying no engine breaking.

My property taxes have already gone up 10% (\$700) to finance Cross Plains, will I be paying more for T. Wall to finance his close to bankrupt plan?

How did Middleton approve these variations to the original plan?

John White

Marilyn Mosigin

From: Eileen Kelley
Sent: Wednesday, April 22, 2015 1:42 PM
To: Marilyn Mosigin
Subject: FW: The Commons at Bishops Bay

For the file – thanks!

From: Eileen Kelley
Sent: Wednesday, April 22, 2015 1:31 PM
To: 'Erika'; twilson@townofwestport.org
Cc: Jeffrey Horstmann
Subject: RE: The Commons at Bishops Bay

Dear Erika,

I would welcome the opportunity to meet with you and review the approved zoning for the Community of Bishops Bay project. The project received zoning approval in 2011, and the zoning allows multi-family in the area currently going through the design review process, the area just east of “Q” and south of Bishops Bay Parkway. Some of the confusion may be due to the developer having recently requested additional density beyond what is currently approved for that area. The developer has since revised his project to match the approved density.

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Eileen

From: Erika [<mailto:erikahorstmann@gmail.com>]
Sent: Wednesday, April 22, 2015 11:35 AM
To: Eileen Kelley; twilson@townofwestport.org
Cc: Jeffrey Horstmann
Subject: The Commons at Bishops Bay

Dear Eileen and Tom,

My husband and I are residents in the North Lake neighborhood area. Several years ago, we attended a North Lake Neighborhood Association meeting where a representative from T. Wall was in attendance to share with us the development plan for the Commons at Bishop Bay. Living right on Highway Q, we were greatly concerned about this development and were pleased to learn from the T. Wall representative that the new developments would include residential homes in an area that reflected “country living in the city.” I particularly recall them discussing the addition of an orchard and areas for farmers market style events. There

was NEVER a mention of construction of an apartment building complex, let alone several apartment buildings! The deviation from the original development plan is a greatly upsetting to my husband and me. For this and several reasons which I have already communicated in a previous email (increased traffic, loss of property value, noise, etc.), We wish to express our deep dissatisfaction with the deviation from the original development plan. Whatever you can do to hold the developers accountable to their original plan would be most appreciated.

Thank you for your support.

~Jeff and Erika Horstmann

5301 Heron Trail, Middleton

Marilyn Mosigin

From: Eileen Kelley
Sent: Wednesday, April 22, 2015 1:42 PM
To: Marilyn Mosigin
Subject: FW: Design review - Community of Bishops Bay

For the file.

From: Eileen Kelley
Sent: Wednesday, April 22, 2015 1:42 PM
To: 'Sue Poehlman'
Cc: twilson@townofwestport.org; District8
Subject: RE: Design review - Community of Bishops Bay

Dear Sue,

I would welcome the opportunity to meet with you and review the approved zoning for the Community of Bishops Bay project. The project received zoning approval in 2011, and the zoning allows multi-family in the area currently going through the design review process, the area just east of "Q" and south of Bishops Bay Parkway. Some of the confusion may be due to the developer having recently requested additional density beyond what is currently approved for that area. The developer has since revised his project to match the approved density.

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Please let me know if you would like to meet, or if you have additional questions. Here is the link to the approved plan:

<http://www.ci.middleton.wi.us/DocumentCenter/View/126>

Eileen

From: Sue Poehlman [<mailto:sueann@tds.net>]
Sent: Tuesday, April 14, 2015 11:21 AM
To: Eileen Kelley
Cc: twilson@townofwestport.org; msullivan@ci.middleton.wi.us
Subject: Design review - Community of Bishops Bay

Dear Eileen,

I am sending you this note because I am not able to attend this evening's Plan Commission meeting.

I want you and the Commission to know that I am not in favor of the proposed changes to the Master Development Plan for the Community of Bishops Bay. The MDP that I bought into did not show, nor did anyone talk of, the type of apartment buildings that are going up at this time, nor the buildings that are being

proposed for the area along Bishops Bay Parkway and Callaway court. Townhouse condos and Senior living is what I did expect to be built there.

Small deviations are expected and accepted; but the magnitude of the deviation, of the current proposal, from the original MDP is not acceptable to me.

I request that the Plan Commission will not approve this proposal as is.

Sincerely,

Sue Poehlman
5042 Augusta Drive

Marilyn Mosigin

From: Eileen Kelley
Sent: Tuesday, April 14, 2015 11:32 AM
To: Marilyn Mosigin
Subject: FW: Community of Bishops Bay

From: Kristy Piasecki [<mailto:arch723@gmail.com>]
Sent: Tuesday, April 14, 2015 9:11 AM
To: Eileen Kelley
Subject: Community of Bishops Bay

Eileen:

Its my understanding that there is a meeting this evening to discuss the proposed plan for additional apartment buildings at the entry to the Community of Bishops Bay development. I would like to voice a couple concerns....

Its my understanding that the approved density for the community of bishops bay area is measured on average over the entire proposed development. The development is rather large and it seems that the west end of the neighborhood is disproportionately more dense than the east side is planned to be. My fear is that the extremely dense east side of the development will cause traffic issues along Q as well as at the entry to the community. The developer told me the disproportionate density was due to Westport not allowing apartment buildings on the east side of the development. Please consider reevaluating the allowable density of the west side of the development that falls within the city of Middleton. How does the approved density match up to the actual density of the west side of the development?

If this plan is allowed to move forward, I would propose requiring the developer to extend the road to allow for a second entry/exit into the neighborhood. The construction vehicles involved in the construction of the apartment buildings often (multiple times a day) block the exit road to the community often forcing people to use the incoming lane. This in my mind creates a **safety issue**. Yesterday on my way into the community I was faced with a gas truck barreling down the road at me going the wrong way. He was forced to use the wrong lane because the outbound lane was blocked by lifts and delivery vehicles. As the neighborhood population increases I believe this will become an even bigger issue. The developer did create a separate entry for construction vehicles, but the second contractor entry doesn't help with the blocked road issue. What if there was an emergency issue and an ambulance had to get out of the neighborhood, but couldn't due to a delivery truck blocking the only exit out of the neighborhood?!

Kristy

Marilyn Mosigin

From: Eileen Kelley
Sent: Tuesday, April 14, 2015 11:32 AM
To: Marilyn Mosigin
Subject: FW: Design review - Community of Bishops Bay

From: Sue Poehlman [<mailto:sueann@tds.net>]
Sent: Tuesday, April 14, 2015 11:21 AM
To: Eileen Kelley
Cc: twilson@townofwestport.org; msullivan@ci.middleton.wi.us
Subject: Design review - Community of Bishops Bay

Dear Eileen,

I am sending you this note because I am not able to attend this evening's Plan Commission meeting.

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Small deviations are expected and accepted; but the magnitude of the deviation, of the current proposal, from the original MDP is not acceptable to me.

I request that the Plan Commission will not approve this proposal as is.

Sincerely,

Sue Poehlman
5042 Augusta Drive

Marilyn Mosigin

From: Eileen Kelley
Sent: Monday, April 13, 2015 9:23 AM
To: Marilyn Mosigin
Subject: FW: Regarding recent proposal for apartments in the back nine

From: joep@aesindustrial.com [mailto:joep@aesindustrial.com]
Sent: Monday, February 16, 2015 11:10 PM
To: Tom Wilson; Eileen Kelley
Cc: Melissa Warner; keven@vil.waunakee.wi.us
Subject: Regarding recent proposal for apartments in the back nine

I will be dropping off paper copies to both of your offices on Tuesday, I ask that my comments while long, are submitted to the committee and into the official record.

Middleton and Westport Joint Planning Commission:

We wanted to send an updated E-mail referencing the recent developments and proposal for the apartments that Terrence Wall is proposing. I have spent significant time researching and reviewing documents, correspondence, and specifically the Master Development Plan (MDP) for the Community of Bishops Bay (CBB). We purchased our property from the Estate of Sam Jacobson in December of 2011. Prior to doing so, we did our due diligence. I did meet with Eileen Kelley in person at her office and requested a clear map regarding the development in the CBB, as well as had requested from her and received a copy of the Master Development Plan, to which not only did we review but our attorney Melissa Warner (Axley Brynson, LLP) also reviewed. We asked specific questions regarding that area specifically as well as other areas near us that were planned for future development. We based our decision to purchase this property based off of the information we had received. We could have easily purchased property in the Carriage Ridge development in Waunakee but felt this place was more suited to what our long-term goals were, which were to restore a beautiful home, enjoy nature, and enjoy the splendid views of the quiet rural neighborhood known as the Briggs Road neighborhood. Since then we have dealt with three years of constant noise from the Paragon apartment development and the development as a whole. The larger commercial sized buildings, such as apartments, have significantly more noise, earth-shaking earth movers, constant beeping of trucks backing up and moving around, and I can't imagine what it would be like if we had to endure multiple years of that type of development right outside our back door. Thank you for taking the time to consider our concerns. A lot of effort went into preparing our comments, and I know this is lengthy, but I implore you to review this document carefully as I used the developer's (Terrence Wall) own proposed documents to raise awareness and express our concerns for what is being proposed.

We have watched the development unfold before our eyes, as no one has a better vantage point than we do from up here on top of the hill. While we would rather have not had the development unfold behind us at all, we knew it was going to be there. The homes that are being built are

clearly part of the development plan, and we don't have issues with the homes (while the quality and size are not what we desire, nor per the MDP, this is not our concern).

Last year we attended a meeting at which Mr. Wall requested financial assistance from the town and city for infrastructure for the continuation of his development. In his words, "I don't have the money." Which would lead one to ask the obvious question: How do you fund a large apartment complex or additional phases if you don't have any money? As part of the Master Development Plan, near the back, a document titled Staff Analysis and Recommendations for the CBB Project (Appendix B), under the subheading Recommendations and Conditions for Approval, bullet point 11 states the following, "A letter of credit for contemplated road, sewer, water, storm water, detention/retention and other required public improvements shall be required in amounts approved by the town or city engineer as appropriate, and in a form approved by the town or city attorney as appropriate for each phase of the development." Also see in Appendix B, page 8 of 21, it states the following, "Utilities. The CBB project will provide the full range of utility services for the development. The exact configurations of both the sanitary sewer service and the water service is still under discussion and design, however, what is known is that there are several options for both, **and that the developer will pay the costs of serving the development. These specifics will need to be determined prior to the first phase of the development, to incorporate the details into the City/Town/Developer Agreement.**" So please note that this will be the first of many deviations this developer has finagled from the Master Development Plan in just the early phases of this massive development. Why would the Town of Westport want to assist in paying for this development when it is landlocked by Dunn Marsh preserve to the north, Governor Nelson State Park to the east, and Town of Springfield to the west? I don't understand what benefit this would be for any future development for Westport. I am unsure why the city would want to set a precedent in assisting a development and developer who obviously has financial funding issues. Please note, the developer started the Residents of the Back Nine, LLC in October of 2014 and is soliciting funds based on his SEC filing. So it is obvious he also does not have the funds to complete this apartment complex development and will rely on potential future investors to complete this project. What should occur with any of this development should he finally run out of funding sources, as obviously in his words, "I don't have the money"?

In Chapter 1, Introduction, second paragraph, "This Bishops Bay plan was designed to minimize grading and preserve the site's natural features as its central organizing element." If any of you have taken the time to walk or even drive that parcel of land, you will note it is a significantly challenging piece of property to develop, as it has significant grading and elevation changes throughout the entire parcel of land. His proposed plan will require extensive grading and flattening of the hill. Please note all the retaining walls shown on his proposal. On page 7 of Chapter 1 in the Master Development Plan, several bullet points need to be mentioned. It states, "This plan has been designed to comply with the goals contained in the Joint Comprehensive Plan." Three bullet points that I would like to mention "encourage traditional neighborhood development where appropriate; create transition zones between rural and urban development; and preserve environmentally sensitive land." I don't see anything in his proposal that facilitates any of those goals set forth. On page 11, Chapter 2, Background and Analysis, under the heading The Estates, which has now been renamed The Back Nine, it states, "Bishops Bay integrates the existing Bishops Bay golf course into the overall design. The Estates portion of the development fronts 18,000 lineal feet of the (Country Nine) of the course. Homes with golf course frontage will have similar densities and design covenants to the existing Bishops Bay development to the south. Away from the course the neighborhood transitions to smaller lot single family residential, with some planned four-plex units." I would like to add my analysis while doing our due diligence for this property relied heavily on this paragraph and little to none

of what he has completed so far matches this description. Please note, the developer had planned on using four-plex units. One would assume that's what was planned for the multi-family portion of The Estates. Again, another deviation (of many) from the Master Development Plan in the early stages of this very large planned development.

Chapter 3, the Community Vision, Bishops Bay Overall Vision, the very first bullet point states the following: "Concentrate the highest density residential areas from walking distance of the town center, civic areas, and transit stops to encourage walking transit use and use of the town center as a daily gathering place for residents." So should we assume the town center will have a greater density than if this apartment complex is approved, greater than 500 units combined with this proposed apartment complex and the Paragon apartments?

Chapter 3, page 15, under the subheading Estates Vision (now The Back Nine). "Of all the neighborhoods in the Community of Bishops Bay, The Estates neighborhood will relate most closely with the existing Bishops Bay residential neighborhood, Country Club, and golf course. The Estates will have larger lots, homes and yards in a golf estate setting: Provide a mix of single-family lot sizes, with larger lots concentrated along the golf course to accommodate larger homes and garages; Maintain Capitol and Lake Mendota views by providing public access to high points and creating viewshed protection on specific parcels where necessary; Limit direct access to the golf course by providing access at limited, controlled points; For lots facing the golf course, create a site layout and architectural feel that closely follows existing Bishops Bay golf-course development to the south; Promote compatibility with the existing golf course by providing ball-retrieval easements and maintaining high-quality architectural standards." To summarize, several of these bullet points have once again had significant deviations from what has actually been built so far. Regarding this specific proposal, the apartment complex, the following bullet points in the estate vision would be a significant deviation. They are: Limit direct access to the golf course by providing access at limited, controlled points. The proposed apartment buildings located along the southernmost portion would have direct access to the golf course and would not be a controlled access point. Secondly, "For lots facing the golf course, create a site layout and architectural feel that closely follows existing Bishops Bay golf-course development to the south," no part of the existing Bishops Bay development to the south has large apartment complexes anywhere within the development, let alone fronting the golf course. Lastly, "maintaining high-quality architectural standards," so far this is not evident. And this is not just our opinion but also the opinion of one of the architects who was part of this master development plan, as we had him here at our home assisting us with our large remodel and discussed at length the development and its lack of architectural standards.

Lastly, the opening statement was the single most important factor in our review of what was being planned for the properties near us when we chose to purchase our property, and I will quote: "Of all the neighborhoods in the Community of Bishops Bay, The Estates neighborhood will relate most closely with the existing Bishops Bay residential neighborhood, Country Club, and golf course. The Estates will have larger lots, homes and yards in a golf estate setting." May I ask the simple question: Nothing was mentioned about any apartment buildings, and the development was supposed to look and feel like the existing Bishops Bay to the south. Once again, should you approve additional deviations from The Estates vision in the Master Development Plan, it will be an additional significant deviation from what was specified. The Paragon apartments alone should not have been approved, as those were not part or specified in the Master Development Plan for The Estates vision.

In the early phases of this development, this developer has sought significant deviations from his Master Development Plan. At what point do you say no? Or are you going to continue to allow this massive development set a precedent for all future developers to know they can propose whatever they think will get approved and then they will make changes to whatever suits their needs later?

Chapter 6, Infrastructure and Utilities, page 90, near the top of the page is a chart. The title is Projected Population by Type of Unit and Projected Breakdown of Multifamily Units by Bedroom. The anticipated number of units for the total development with the subheading Apartments/Senior Housing was 874 total units for the entire development. What this developer is proposing with this apartment complex in addition to the already approved Paragon apartment buildings will result in roughly 461 total units, which is over half of what was planned for the entire development. Regarding additional apartment units, in a letter dated January 7, 2015, from Mr. Wall he states, "In addition, we have two apartment developers who have purchased land based on sewer capacity being sufficient to serve their development. They have the right to proceed." While what is known of these apartment complexes and these developers is not known to me at this time; however, I assume there will be significant number of apartments also added someplace in phases 3 and 4 of The Back Nine, again elevating that total well over 500, possibly 600, perhaps 700 apartment units, nearly achieving the entire specified total for the development.

On page 98 of Chapter 6, Infrastructure and Utilities, City Sanitary Sewer System, "The western portion of The Estates neighborhood and a portion of The Commons neighborhood is proposed to drain by gravity sewer to the City of Middleton sanitary sewer system at Heron Trail. There is an existing 12" sewer system at Heron Trail. There is an existing 12" sewer in Heron Trail with available capacity of to take on additional peak flows from Bishops Bay. **There may be a small portion of multi-family in this area** that will connect to the existing 8" sewer at Indigo Way, which has adequate remaining capacity. The 8" sewer connects to the existing 12" sewer at Indigo Way and Sandhill Drive." Again, while reviewing these documents during our due diligence to purchase our property, considering what is in bold above, in conjunction with what was stated in the introduction for the estates in Chapter 2, as well as the vision for the estates in Chapter 3, one would conclude that large apartment complexes were not envisioned, nor intended to be, any part of this portion of the development. Words have meaning. We based our decisions based on the information that we requested and were provided in this document.

Chapter 7, Administration, page 106, under the paragraph Specific Implementation Plan Procedure, under the subparagraph Vision, "In reviewing an application for an SIP or SIP modification, Staff and the Plan Commission shall apply the standards set forth in: The Bishops Bay overall vision, as described in Chapter 3; and The neighborhood vision, as described in Chapter 3. Where circumstances (such as market conditions) warrant, however, an SIP may alter the boundaries between the various neighborhoods shown on Map #3." Obviously, your approval process weighs heavily on the vision of the neighborhoods, as well as we did when making our decision to purchase our property. Any significant deviations from this vision impact all neighboring properties.

In Appendix B, City/Town Staff Analysis Memo, on page 2 of 21, under the paragraph Description of Project, it states, "The neighborhood densities range from 2 to 14.5 units per acre." Based on this information alone, the proposed apartment complex far exceeds this density. Considering the site was 10 acres, minus the outlot at the entrance, would leave less than a total of 145 units total for the parcel. Again, that is assuming this parcel of land was planned to be the highest housing unit density in the entire Community of Bishops Bay

development, which it was not specified in the Master Development Plan or any of the documentation, and would still be 100 units less than what is being proposed. The above was also stated under Land Use on page 8 of 21.

Additionally, on page 9 of 21 in Appendix B, under the heading Summary of Comments from the Public Hearings Held in the Rezoning, it states, "The Middleton Plan Commission held a public hearing on the proposed rezoning on December 14, 2010, at which 16 people spoke, with 15 people speaking in opposition to the project and 1 person speaking in support. Some of the reasons given by those in opposition were concerns about: traffic; costs to taxpayers, including city services and infrastructure; stormwater; environment; wetland impacts; groundwater; and that not enough is known about the development impacts at this time." The question I need to ask in reviewing this, what did these people know five years ago that has all come true? Given that this development so far has impacted traffic, will have potential cost to taxpayers for his request for infrastructure improvements, including city services, stormwater has been an issue considering the flooding of the properties to the north which also potentially impacted the wetlands between the development and the Dunn Marsh, all these concerns have come true, and it is only in the infant stages of this development. What more lies ahead considering all the impacts this development will have and the toll it will take on all the concerns noted above?

I would like to address comments made by the architect at the last meeting. I believe his name is Kirk Keller, architect with PRA, LLP. In his opening remarks he commented, I'm paraphrasing, *While teaching at the university and discussing perfectly suitable sites for multifamily development*, he stated, *this site was ideal. It was along a major traffic corridor and had a hill on the backside of the property.* Please keep in mind this architect is paid for by the developer. It is in his best interest, i.e., financial interest, to see this development be approved as it is work for his firm. What he left out was the following: This site to the south is bordered by Estate Residential lots all over two acres in size, to the west North Lake neighborhood with beautiful single-family homes that border along County Highway Q, and to the east nearly million dollar villas and a private golf course. He conveniently left all these facts out when he addressed you at the last meeting. In a letter Mr. Wall sent to one of our neighbors to address some concerns, he stated the following, "Multifamily units are an appropriate development at this site because the site is along Highway Q and the multifamily acts as a buffer between the highway and single-family homes. No one is going to want to own a new single-family home along a major highway. This follows standard, nationally recognized good planning principles." I would like to point out this site is not along County Highway Q. There is a single-family home as well as an outbuilding for that single-family home that buffers this parcel from Highway Q. Also I would like to point out, all the nearly half million dollar homes in North Lake whose backyards are along Highway Q, not to mention the condos in the original Bishops Bay that border along County Highway M, or any of the other properties in Westport such as Morris Court which homes border County Highway M.

Finally, while reviewing the developer's provided maps, which I requested and obtained from Eileen Kelley prior to purchasing our property, I reviewed the maps for a general feel of what the concept was for the areas of the development. While I know the map was just part of the proposal and was not specific, it clearly showed The Estates multifamily residential area had what appeared to be condo type buildings. On none of the maps or documentation, literature, et cetera, provided by the developer at numerous information locations, such as builder shows, did any of the documents show anything that appeared or resembled in any way apartment buildings on that parcel of land. We also contacted Andy Inman by telephone and discussed what was planned behind us, as well as had him as a guest at our home and reviewed the development and the developer's intentions. When asked what was planned for the aforementioned parcel, he

stated nothing was specific at this time but it would be in line with what was in the existing Bishops Bay or potential senior housing. He never once indicated a large apartment complex was even a consideration.

Thank you for considering our concerns. We ask that you reject this proposal in its entirety and request the developer in the future submit a proposal that follows his Master Development Plan. We also ask that you don't set a precedent for future developers in the City of Middleton and the Town of Westport that allows them to make significant deviations from what was approved during a very long approval process, a process that had significant consideration, planning, and effort by not only that of the developer but those of concerned citizens as well as the Joint Planning Commission. People make decisions such as us off the information that was sought, obtained, and provided, such as this Master Development Plan. Any significant deviations from that would violate any trust residents would have in their leaders and planning boards. Thank you again for your consideration. I have attached highlighted pages from the MDP to assist you in reviewing my correspondence.

A link to supporting documentation:

<http://attachmore.com/DownloadFile.aspx?ID=475723517>

Joe Pichette
6150 Briggs Road

Marilyn Mosigin

From: Eileen Kelley
Sent: Friday, March 20, 2015 1:20 PM
To: Marilyn Mosigin
Subject: FW: Opposition to Bishops Bay Development

-----Original Message-----

From: Matt Helf [<mailto:mjhelf1@hotmail.com>]
Sent: Thursday, February 19, 2015 6:11 AM
To: Eileen Kelley; twilson@townofwestport.org
Subject: Opposition to Bishops Bay Development

>
> To Whom it May Concern,
>
> We are writing to express our opposition about the additional developments in the Bishops Bay area. It has been brought to our attention that the developer intends to add approximately 3 more apartment buildings directly off of County Highway Q.
>
> We are extremely concerned about the shift in dynamics created by an overflow of apartment buildings. We love raising our family in Middleton, with its excellent schools, natural beauty, access to wildlife, minimal congestion and crime. As residents of Northlake we see each day the transient lifestyle that comes from apartment buildings as we drive past the plethora of units available on Q right off of Century Avenue. There are also a bevy apartments for rent on Parmenter - these relatively new units are even a previous TWall project. Not to mention the numerous existing buildings that could be renovated or updated.
>
> We are not against development and growth for our wonderful city but we are against needless and wasteful construction that will not better our community. These new apartments will benefit only the investors, not the community at large. Let's work together to provide homes (when needed) to individuals, couples and families who are here to stay and interested in the betterment of Middleton.
>
> Sincerely,
> Matt and Sarah Helf
> 5831 Sandhill Drive
>
> Sarah Helf
> Certified Interior Designer
> NCIDQ Certificate No. 24804
>
> Sent from my iPhone

Marilyn Mosigin

From: Eileen Kelley
Sent: Friday, March 20, 2015 1:19 PM
To: Marilyn Mosigin
Subject: FW: Bishops Development

Not sure if I had forwarded this.

From: Mark Melum [<mailto:Mark.Melum@firstmerit.com>]
Sent: Thursday, February 19, 2015 8:02 AM
To: Eileen Kelley
Subject: Bishops Development

Hi, I am writing to express my concern over the new plan to build up to 7 large apartment buildings in the new Bishops Bay development. I live in Northlake across Highway Q and this will adversely affect my family and home value. Increased traffic, crime, etc is what I would expect with this change in the plan.

I am supportive of some multi-family in the development, but support keeping it to the original plan. There is plenty of other land in the proposed development to move these buildings to. I understand the timing may not be as good, but the overall impact on the surrounding neighborhood should be taken into account.

As a long time Middleton resident and taxpayer I am opposed to the plan to build additional buildings not originally in the plan.

Thanks

Mark Melum
4319 Rock Crest Rd
Middleton, WI. 53562

Marilyn Mosigin

From: Eileen Kelley
Sent: Wednesday, March 11, 2015 8:33 AM
To: Marilyn Mosigin
Subject: FW: concerns regarding Bishops Bay Apartment Plans

For the file - thanks!

-----Original Message-----

From: Gu, Linda Y [<mailto:LGU@amfam.com>]
Sent: Tuesday, March 10, 2015 8:28 PM
To: Eileen Kelley
Subject: concerns regarding Bishops Bay Apartment Plans

Dear Kelly,

My name is Ying Gu. I am living on the sandhill drive in northlake neighborhood. The street I am living directly leads to Pheasant Branch conversancy. Due to this reason, since Bishops Bay community starting to build across the street of our neighborhood, the people from this new community are coming to our community to the park or walk a dog. I have already more often found people left dog shits on my yard. If the apartment complex plans for Bishops Bay across Hwy Q. it will tremendously increase the trans pass to our neighborhood which will create numerous issues i.e. potential for increased crime, excessive noise, more people walking pets in private area, increased traffic on the roads in our neighborhood also on the major traffic road around neighborhood.

I am really like my neighborhood which is quite and surrounded by the park and good nature. I have been living here for almost 18 years. I watched my neighborhood from one street only to current beautiful mature one which has hundreds of family living here now. I am really enjoying to see after some old neighbors left, still a lot new neighbors keep coming. All of them are really enjoying here like me. I am thinking about live here for my retirement too. But since I heard the Bishops Bay Apartment Plan, I am really concern about my future stay in my current house. Middleton has been rated top best place to live in the nation. Please control the amount of large apartment building in the Bishops Bay new community and let all the families are enjoying their neighborhood like today for the coming years too.

Thanks

Ying

Marilyn Mosigin

From: Eileen Kelley
Sent: Monday, February 23, 2015 12:35 PM
To: gary york; twilson@townofwestport.org; Brian Peroutka
Cc: Marilyn Mosigin
Subject: RE: Regarding Bishops Bay Development

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. Please consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me", so that you can review agendas and know when this project will be discussed. Please let me know if you have any questions, thank you.

Eileen

From: gary york [<mailto:garyyoro@tds.net>]
Sent: Saturday, February 21, 2015 1:41 AM
To: Eileen Kelley; twilson@townofwestport.org; Brian Peroutka
Subject: Fw: Regarding Bishops Bay Development

From: [gary york](#)
Sent: Saturday, February 21, 2015 1:36 AM
To: webmaster@northlakeneighborhood.com
Subject: Regarding Bishops Bay Development

First of all, this development was suppose to be multifamily housing with condos and senior housing. All of a sudden the developer wants to build a lot of three story apartment complexes with 250 or more units. I am totally against this project for a number of reasons. It will increase traffic considerably on Q which will lead to congestion going to and from work and Q cannot handle this type of flow. There are already a lot of apartments further down on the intersection of Q and M. This project will interfere with the beauty of Northlake and the surrounding area and wildlife . This addition of more apartment buildings would lead to the potential of increased crime in the area, excessive noise, and lighting on surface lots and adjoining areas. My suggestion to the developer is to build further down on M on the property he owns now where he has more area to expand. Thank you for your time. Gary and Mary York PS Please notify everyone in Northlake of this and any future meetings that will be held on this Project.

Marilyn Mosigin

From: Eileen Kelley
Sent: Friday, February 20, 2015 11:28 AM
To: Marilyn Mosigin
Subject: FW: Opposition to Bishops Bay Development

Can't remember if I forwarded this to you.

From: Heather Meyer [<mailto:hthrmeyer@gmail.com>]
Sent: Thursday, February 19, 2015 1:27 PM
To: Eileen Kelley
Subject: Opposition to Bishops Bay Development

Eileen,

I'm writing to voice my concern and opposition about the additional developments in the Bishops Bay area. It is my understanding that the developer intends to add 3 more apartment buildings and thus, making the development contain a majority of apartment buildings. This would appear to be a significant change from the original plan. Am I wrong here?

My family lives in Middleton, as residents of Northlake and love it. However, an additional three buildings of multi family units would greatly alter the dynamics that we so love and could put at risk so much of why we live in the area; minimal congestion, natural beauty, limited crime etc.

As a taxpayer, working mother, and happy resident of Middleton I am urging you to vote "NO" to the proposed additional apartment buildings. The amount of added traffic (alone) this will undoubtedly create will wreak havoc on our community and could have permanent and detrimental affects.

Sincerely,
Heather Meyer

Marilyn Mosigin

From: Eileen Kelley
Sent: Friday, February 20, 2015 11:30 AM
To: Marilyn Mosigin
Subject: FW: Bishop's Bay

From: Jim Wendorf [<mailto:jwendorf@tds.net>]
Sent: Tuesday, February 17, 2015 2:06 PM
To: twilson@townofwestport.org
Cc: Eileen Kelley
Subject: Bishop's Bay

Hi,

We are concerned about the proposed additional building of 7-3story apartment buildings. There are already the Paragon Place apartments on the left as you enter Bishops Bay Parkway.

We live at 5306 Indigo Way. There are already serious traffic problems as it is on Highway Q without putting up more apartments. The road is so narrow now that they had to make a turn lane to get into Bishops Bay. If the cars turn left on Indigo Way, so many speed on to Indigo Way. We have problems at times getting in and out of our driveway due to this. We chose this

neighborhood because it was quiet and you could see nature, not to look at multiple apartments. Ever since they started to build Bishop's Bay, we have had serious noise problems from the building. My husband has health issues and we are bothered by construction vehicles starting before 7:00 am and going past 4:00 pm. You can count on 2 thuds for each dump truck emptying. Some of the dump trucks make more noise than others by the way they use the gas pedal going in and out of Bishop's Bay. Will there be more drainage problems like what they had with the first phase of building? At times the drain behind our house still floods in the gully.

Thank you,

Jim & Debbie Wendorf

Marilyn Mosigin

From: Eileen Kelley
Sent: Friday, February 20, 2015 11:31 AM
To: Marilyn Mosigin
Subject: FW: T-Wall Apartments

From: Katy Winner [<mailto:kayteewins@yahoo.com>]
Sent: Sunday, February 15, 2015 2:25 PM
To: Eileen Kelley
Subject: Fw: T-Wall Apartments

On Sunday, February 15, 2015 2:21 PM, Katy Winner <kayteewins@yahoo.com> wrote:

Richard and I both would very much like to see a less dense development on this property. It seems like this kind of density right next door to one family larger properties is out of place. All of these properties have been here for a long length of time and the owners are certainly wildlife and country folk. The amount of traffic will also be a big concern for anyone traveling Cty Trk Q and of course all of us living here. We feel that there is a good amount of property to develop so can not see that this location could not be changed to fit the area better. Of course change is always coming but I don't think existing property owners should be forgotten.

We will be forwarding this message to both Eileen Kelley and Tom Wilson as we believe this is the route to go through our own Board.

Kathleen and Richard Pulvermacher

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 9:43 AM
To: David Schield; twilson@townofwestport.org
Cc: Marilyn Mosigin
Subject: RE: Community of Bishops Bay - apartment complexes

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. The meeting this evening has been canceled, however, there will be future meetings where this project will be discussed. You may want to consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me". Please let me know if you have any questions, thank you.

From: David Schield [<mailto:dschield2@charter.net>]
Sent: Thursday, February 19, 2015 9:33 AM
To: Eileen Kelley; twilson@townofwestport.org
Subject: Community of Bishops Bay - apartment complexes

Dear Eileen and Tom,

As a neighbor living in the Northlake Neighborhood I recently been informed of the plans and consideration for several new apartment buildings at the entrance of the Community of Bishops Bay close to entrance area on CTY Q. Please consider this note as a vehement objection to plans for these proposed 3 story apartment complexes in this area. While I was aware that there were to be some multi-family buildings when the addition was in the initial planning stages, we were guaranteed that these buildings would be oriented toward a more mature audience and would be limited in number. It appears that the developer has now broken that promise and intends to create a rather large apartment complex, which will create several issues and concerns including excessive traffic on a going forward basis, and safety issues on an already under developed roadway, not to mention an unsightly complex of buildings. Suppose the developers change their mind, AGAIN, and decide this complex will now become a subsidized housing development, consequently attracting a less desirable clientele bringing along with it higher crime rates, etc.

Frankly I'm appalled the developer is even suggesting such an addition to the community. How do you suppose the new residents of the neighborhood, with their large, county-club-esk homes feel about another apartment building.....much less SEVEN MORE??

While I am unable to attend tonights meeting to verbally add my objection to this plan, please again consider this note as a vehement objection to these plans!

Thank you for your consideration.

David Schield
5814 Sandhill Drive
Middleton, WI 53562

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 9:44 AM
To: Erika; twilson@townofwestport.org
Cc: Marilyn Mosigin
Subject: RE: Opposed to Bishops Bay Development

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. The meeting this evening has been canceled, however, there will be future meetings where this project will be discussed. You may want to consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me". Please let me know if you have any questions, thank you.

Eileen

From: Erika [<mailto:erikahorstmann@gmail.com>]
Sent: Thursday, February 19, 2015 8:24 AM
To: Eileen Kelley; twilson@townofwestport.org
Subject: Opposed to Bishops Bay Development

Dear Tom and Eileen,

We are writing to express our opposition about the additional developments in the Bishops Bay area. It has been brought to our attention that several apartment buildings may be built directly off of County Highway Q.

As our friends and neighbors, the Helfs, wrote:

"We are extremely concerned about the shift in dynamics created by an overflow of apartment buildings. We love raising our family in Middleton, with its excellent schools, natural beauty, access to wildlife, minimal congestion and crime. As residents of Northlake we see each day the transient lifestyle that comes from apartment buildings as we drive past the plethora of units available on Q right off of Century Avenue. There are also a bevy apartments for rent on Parmenter - these relatively new units are even a previous TWall project. Not to mention the numerous existing buildings that could be renovated or updated.

We are not against development and growth for our wonderful city but we are against needless and wasteful construction that will not better our community. These new apartments will benefit only the investors, not the community at large. Let's work together to provide homes (when needed) to individuals, couples and families who are here to stay and interested in the betterment of Middleton."

We wholeheartedly agree and hope you will take our thoughts on this matter into serious consideration when determining how to vote.

Thank you,

Jeff and Erika Horstmann

5301 Heron Trl

Middleton WI

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 9:45 AM
To: Mark Melum
Cc: Marilyn Mosigin
Subject: RE: Bishops Development

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. The meeting this evening has been canceled, however, there will be future meetings where this project will be discussed. You may want to consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me". Please let me know if you have any questions, thank you.

Eileen

From: Mark Melum [<mailto:Mark.Melum@firstmerit.com>]
Sent: Thursday, February 19, 2015 8:02 AM
To: Eileen Kelley
Subject: Bishops Development

Hi, I am writing to express my concern over the new plan to build up to 7 large apartment buildings in the new Bishops Bay development. I live in Northlake across Highway Q and this will adversely affect my family and home value. Increased traffic, crime, etc is what I would expect with this change in the plan.

I am supportive of some multi-family in the development, but support keeping it to the original plan. There is plenty of other land in the proposed development to move these buildings to. I understand the timing may not be as good, but the overall impact on the surrounding neighborhood should be taken into account.

As a long time Middleton resident and taxpayer I am opposed to the plan to build additional buildings not originally in the plan.

Thanks

Mark Melum
4319 Rock Crest Rd
Middleton, WI. 53562

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 9:45 AM
To: Brad Wagner; twilson@townofwestport.org
Cc: Marilyn Mosigin
Subject: RE: Bishops Bay Apartment Plans

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. The meeting this evening has been canceled, however, there will be future meetings where this project will be discussed. You may want to consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me". Please let me know if you have any questions, thank you.

Eileen

From: Brad Wagner [<mailto:bwagner@hedonline.com>]
Sent: Thursday, February 19, 2015 7:54 AM
To: Eileen Kelley; twilson@townofwestport.org
Subject: Bishops Bay Apartment Plans

Dear Eileen and Tom,

We are unable to attend the meeting this evening regarding the Bishops Bay development plans to add 7 more apartment complexes near the entrance to the development off of Hwy Q. We have been residents in the Northlake Neighborhood for 14 years and have significant concerns with this density of apartments within our community.

When we selected the Northlake Neighborhood to build our home we selected it because it was made up entirely of single family homes. We chose this type of neighborhood for many reasons. One of those reasons was to insure the value of our home would not be impacted by properties which have the potential to become distressed as they age. Unfortunately, many apartments which start out as stellar properties become much less so as time passes. Maintenance becomes less, occupancy levels fall and occupants start to come with more problems for the community. We do not oppose the apartments which have already been built in the development but anything beyond this becomes concerning. The increase in traffic, noise, and pollution are also factors which will impact the quality of both the Northlake Neighborhood and Bishops Bay Neighborhood. The higher density housing will put many more vehicles on the main roads of the Middleton area which already are congested with traffic from other cities and towns at the peak rush hours. All of these issues could lead to homeowners viewing our neighborhoods as less desirable locations and thus leading to decreased home values. We stand opposed to any additional apartment complexes in the Bishops Bay development.

We ask you to deny this additional apartment development in the Bishops Bay development.

If you have any questions about our concerns and opposition to the additional apartments please contact us via email or at 608-358-0291

Sincerely,
Brad and Annette Wagner
5425 Upland Trail
Middleton, WI 53562

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 9:46 AM
To: Matt Helf; twilson@townofwestport.org
Cc: Marilyn Mosigin
Subject: RE: Opposition to Bishops Bay Development

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. The meeting this evening has been canceled, however, there will be future meetings where this project will be discussed. You may want to consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me". Please let me know if you have any questions, thank you.

Eileen

-----Original Message-----

From: Matt Helf [<mailto:mjhelf1@hotmail.com>]
Sent: Thursday, February 19, 2015 6:11 AM
To: Eileen Kelley; twilson@townofwestport.org
Subject: Opposition to Bishops Bay Development

>
> To Whom it May Concern,
>
> We are writing to express our opposition about the additional developments in the Bishops Bay area. It has been brought to our attention that the developer intends to add approximately 3 more apartment buildings directly off of County Highway Q.
>
> We are extremely concerned about the shift in dynamics created by an overflow of apartment buildings. We love raising our family in Middleton, with its excellent schools, natural beauty, access to wildlife, minimal congestion and crime. As residents of Northlake we see each day the transient lifestyle that comes from apartment buildings as we drive past the plethora of units available on Q right off of Century Avenue. There are also a bevy apartments for rent on Parmenter - these relatively new units are even a previous TWall project. Not to mention the numerous existing buildings that could be renovated or updated.
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> We are not against development and growth for our wonderful city but we are against needless and wasteful construction that will not better our community. These new apartments will benefit only the investors, not the community at large. Let's work together to provide homes (when needed) to individuals, couples and families who are here to stay and interested in the betterment of Middleton.
>
> Sincerely,
> Matt and Sarah Helf
> 5831 Sandhill Drive
>
> Sarah Helf
> Certified Interior Designer
> NCIDQ Certificate No. 24804
>
> Sent from my iPhone

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 9:46 AM
To: Weiping Tang; twilson@townofwestport.org
Cc: Jun Wang; Marilyn Mosigin
Subject: RE: apartment buildings at Bishops Bay

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. The meeting this evening has been canceled, however, there will be future meetings where this project will be discussed. You may want to consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me". Please let me know if you have any questions, thank you.

Eileen

From: Weiping Tang [<mailto:weiping.tang@wisc.edu>]
Sent: Wednesday, February 18, 2015 10:36 PM
To: Eileen Kelley; twilson@townofwestport.org
Cc: Jun Wang
Subject: apartment buildings at Bishops Bay

Dear Eileen and Tom,

I am a resident in the beautiful Northlake neighborhood at Middleton. I am writing to express my deep concern about building huge amount of apartment units that are so close to our neighborhood, essentially across highway Q. This will permanently damage our neighborhood and completely change the family-centered nature of Northlake. The addition of more than 200 apartments at Bishops Bay will create too many issues for a family-centered area: increased traffic, loss of wildlife, U-Hauls and trucks constantly in and out, and many many other issues that are not friendly to our kids.

Anyone who makes the decision for the future fate of a neighborhood should be really cautious and carefully consider the opinions of the current residents, because the change like this is irreversible and permanent! I hope we can keep our neighborhood as a family-centered community.

Thank you for your attention.

Sincerely,
Weiping Tang, Ph.D.
Associate Professor
School of Pharmacy and Department of Chemistry
University of Wisconsin, Madison

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 9:47 AM
To: David Meyer
Cc: Tom Wilson (twilson@townofwestport.org); Marilyn Mosigin
Subject: RE: Vote NO for zoning request

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. The meeting this evening has been canceled, however, there will be future meetings where this project will be discussed. You may want to consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me". Please let me know if you have any questions, thank you.

Eileen

From: David Meyer [<mailto:dcmeyer1@gmail.com>]
Sent: Wednesday, February 18, 2015 8:53 PM
To: Eileen Kelley
Subject: Fwd: Vote NO for zoning request

Eileen and Tom

It has come to my attention that T Wall has altered plans and has requested almost 300 apartments to be built in the new subdivision across from Northlake. As a Middleton resident and taxpayer, I recommend you NOT APPROVE this request. This was not part of the original plan he submitted for this development. It is a Trojan Horse that will lead to even more alterations in his development plan. This area must be built according to his original plan. Sorry, no exceptions. This is not what residents originally were sold on. This is bad business and could lead to long term effects. This is not a decision to be made in haste.

David Meyer
Resident of Northlake.

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 9:47 AM
To: Steven Sorenson
Cc: Tom Wilson (twilson@townofwestport.org); Marilyn Mosigin
Subject: RE: Modification to the Development Plans for Bishops Bay

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. The meeting this evening has been canceled, however, there will be future meetings where this project will be discussed. You may want to consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me". Please let me know if you have any questions, thank you.

Eileen

-----Original Message-----

From: Steven Sorenson [mailto:s_sorenson@tds.net]
Sent: Wednesday, February 18, 2015 5:22 PM
To: Eileen Kelley
Subject: Modification to the Development Plans for Bishops Bay

Eileen,

I own a home at 4323 Redtail Pass in Middleton and can look out my East-facing windows directly into the current addition to Bishops Bay. I was apprehensive about the development of this addition when originally proposed. My apprehensions appear to have been well-founded.

I am shocked to learn that the developer of the latest addition to Bishops Bay intends to request approval of a modification of their development plans to include several additional three story apartment buildings. This change, along with the increased traffic, is clearly a change that benefits the developer at the expense of the homeowners in the adjacent properties in the North Lake neighborhood.

Beyond the increased housing density the modification of the development plans put more traffic on the roads inside and leading out of the addition than was contemplated in the building of streets, roads and traffic patterns in the area. The roads serving the proposed apartments will not be capable handling with added traffic without compromising the safety of those who use those roads.

Simply put, I believe the investment which residents have made in the houses in adjacent neighborhoods and the safety of the people using roads in, out and adjacent to the proposed apartments should not be sacrificed to mitigate the financial impact of poor planning by the developer of the addition.

I urge you to reject the proposed modification to the development plan.

Steven Sorenson
4323 Redtail Pass
Middleton, WI 53562

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 12:13 PM
To: David Fink; twilson@townofwestport.org
Cc: Mommy; webmaster@northlakeneighborhood.com; Marilyn Mosigin
Subject: RE: The Community of Bishops Bay

Thank you for your email. We will add it to the file and the public record and provide copies to the Plan Commission and Joint Zoning Committee members. The meeting this evening has been canceled, however, there will be future meetings where this project will be discussed. You may want to consider signing up to receive meeting agendas and minutes of the Middleton Plan Commission and the Middleton/Westport Joint Zoning Committee on the City's website, under "Notify Me". Please let me know if you have any questions, thank you.

Eileen

From: David Fink [<mailto:dfink100@yahoo.com>]
Sent: Thursday, February 19, 2015 11:07 AM
To: Eileen Kelley; twilson@townofwestport.org
Cc: Mommy; webmaster@northlakeneighborhood.com
Subject: The Community of Bishops Bay

Eileen and Tom: I am a resident of Northlake in Middleton, which is directly across the street from the Community Of Bishops Bay. I have lived in Northlake for 15 years, having built my home in 2000. I say that for background.

I am writing in opposition to the increased density that is being proposed in Bishops with their apartment developments. Frankly, I am shocked that the density issue is even being discussed!

The Middleton area is full of examples of multi-family developments where the density is too high. This leads to all sorts of municipal problems (crime), not to mention the social (crime) and economic problems that always incur. As a tax payer and neighbor, I think that the increased density is only going to benefit the developer and will substantially cost our fine communities of Middleton and Westport/Waunakee.

Please make sure my concerns are shared with the appropriate parties voting on this issue.

Thanks! Feel free to contact me with any questions.

Dave

David Fink
4311 Hilltop Circle
Middleton, WI 53562
608-712-3465

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 12:28 PM
To: Marilyn Mosigin
Subject: FW: Apartments

From: Rachel Neill [<mailto:rachel.neill@nordicwi.com>]
Sent: Tuesday, February 17, 2015 5:50 PM
To: Eileen Kelley; twilson@townofwestport.org
Subject: Apartments

Hi -

Thank you for your letter. Our family is totally against the apartments. TWALL didn't even tell us about Paragon Place when we started building. We have had nothing but issues with them. Also, note that residents have been having extreme difficulty with mail. We were sold homes in Middleton, 53562. Then later told we were Middleton, 53597. The Waunakee Post Office says the developers wanted to sell land at a Middleton Premium and that we are in fact Waunakee. If we ever want to get our mail on time, we need to use Waunakee not Middleton. I'm not a happy camper.

Rachel Neill | *VP Candidate Relations*

O: 608.268.6900 | C: 608.609.5300

www.nordicwi.com



740 Regent Street, Suite 400 | Madison, WI 53715

[website](#) | [linkedin](#) | [facebook](#) | [google+](#) | [twitter](#)

News: Nordic #1 in KLAS again, [White Paper] Return-Driven Optimization

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Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, February 19, 2015 12:29 PM
To: Marilyn Mosigin
Subject: FW: Development Concerns

From: Karen Teske-Osborne [mailto:association.consultants@chorus.net]
Sent: Tuesday, February 17, 2015 11:07 AM
To: Tom Wilson
Cc: Eileen Kelley
Subject: Re: Development Concerns

Thank you very much. I am unable to attend the meeting this Thursday as I am already obligated to another meeting.

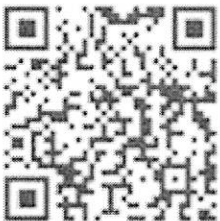
From: Tom Wilson
Sent: Tuesday, February 17, 2015 11:04 AM
To: Karen Teske-Osborne
Cc: mailto:ekelley@ci.middleton.wi.us
Subject: FW: Development Concerns

Karen, I will forward this on to Eileen Kelly so she can provide it to the JZC members for review. That body will likely be reviewing the latest proposal this Thursday evening if the developer is ready to proceed. Thanks.

Tom

Thomas G. Wilson
Attorney/Administrator/Clerk-Treasurer
Town of Westport (Dane County, WI)
Population 3,962

5387 Mary Lake Road
Waunakee, WI 53597
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IF THIS MESSAGE IS TO THE ENTIRE MEMBERSHIP OF A GOVERNMENTAL BODY, *you are advised* that this email should be treated as a one-way communication and that responses "to all" should be avoided because those responses could create a "walking quorum" of the body in violation of the open meetings law (Office of the Wisconsin Attorney General Letter of 3/19/2010).

From: Karen Teske-Osborne [<mailto:association.consultants@chorus.net>]
Sent: Tuesday, February 17, 2015 11:02 AM
To: Tom Wilson
Subject: Development Concerns

To Tom Wilson, Eileen Kelly and the City of Middleton & Town of Westport Planning Commissions

I have previously written with my major concerns over the proposed change to the development of the 10 acres north of my Briggs Road property. Multiple apartment buildings in this area was **not in the original approved plan**. After seeing the issues with the extremely narrow roadways in the Community of Bishops Bay development, my concern with not only simply constructing multiple apartment buildings in this area but doing so with these narrow roadways is greatly magnified. The issue of ingress and egress with so many people in this small area **must** be a major consideration. So must safety of any residents in a proposed development and the **safety of existing residents contiguous to any new development**.

The City of Middleton has an excellent Fire Department, but they cannot do their job if they cannot get to the scene. With just one car per unit, you are talking over 200 cars in this small area. If there are two cars per unit, that doubles the number of cars that might be trying to get out at the same time if there is a fire. Panic readily occurs with a fire. Congestion will occur, cars will be abandoned. How will the Fire Department trucks get ready access? Fires double in size every minute. Any design that hinders Fire Department access must be seriously questioned. The narrow roads are already an issue. Add snow piles, a fire, and a hundred cars trying to flee and you have a recipe for disaster.

Apartment fires are more difficult to get under control than single family residences. Prevailing winds are frequently from the north which means there would be significantly more risk to the Briggs Road properties as well. Since my house would be the closest to one or two of the proposed apartment buildings...that means my property and life would be most in danger. Because of the wooded nature of Briggs Road properties, if my place is consumed by fire...all the rest could go as well.

Now, more than ever, I urge you to deny the change in the Plan to put these multiple multi-story apartments in this small area. It is not consistent with the character of the neighborhood as originally proposed, it is a major safety issue as well.

Karen Teske-Osborne

6158 Briggs Road

Marilyn Mosigin

From: Eileen Kelley
Sent: Monday, February 16, 2015 11:24 AM
To: Marilyn Mosigin
Subject: FW: Community of Bishops Bay

For the file, and to copy for the Joint meeting this week and PC next.

From: John White [<mailto:bigredwhite1@gmail.com>]
Sent: Monday, February 16, 2015 10:50 AM
To: Eileen Kelley; twilson@townofwestport.org
Subject: Community of Bishops Bay

Dear Eileen and Tom,

I would like to voice my opposition for the proposed new large apartment complex at The Community of Bishops Bay.

When I moved to Northlake 4.5 years ago, 3 of those years has seen mitigation of the landfill followed by constant housing development construction.

Andy Inman, VP of T. Wall presented a completely different picture of the development before it started at the Northlake homeowners association meeting. High density housing across the street from me was not part of it.

This is clearly a bait and switch scenario.

Trucks do not adhere to the "no engine breaking" on Q, constant construction traffic and noise, and doubtful water drainage will be sufficient. The truck traffic and construction noise has already reduced the time I can spend on my deck in the summer. In addition the current apartment lighting is unacceptable! I have to close all the blinds at night on that side of the house.

Please look at the original plans and strive to block this development.

Let me know if I have any means to help stop this.

Sincerely,

John White
4313 Goldfinch Circle
Middleton, WI 53562

Marilyn Mosigin

From: Eileen Kelley
Sent: Monday, February 16, 2015 11:25 AM
To: Marilyn Mosigin
Subject: FW: T-Wall Apartments

From: Katy Winner [<mailto:kayteewins@yahoo.com>]
Sent: Sunday, February 15, 2015 2:25 PM
To: Eileen Kelley
Subject: Fw: T-Wall Apartments

On Sunday, February 15, 2015 2:21 PM, Katy Winner <kayteewins@yahoo.com> wrote:

Richard and I both would very much like to see a less dense development on this property. It seems like this kind of density right next door to one family larger properties is out of place. All of these properties have been here for a long length of time and the owners are certainly wildlife and country folk. The amount of traffic will also be a big concern for anyone traveling Cty Trk Q and of course all of us living here. We feel that there is a good amount of property to develop so can not see that this location could not be changed to fit the area better. Of course change is always coming but I don't think existing property owners should be forgotten.

We will be forwarding this message to both Eileen Kelley and Tom Wilson as we believe this is the route to go through our own Board.

Kathleen and Richard Pulvermacher

Eileen Kelley

From: Tim & Denise O'Rourke <tdsorourke2@gmail.com>
Sent: Monday, February 09, 2015 5:36 PM
To: Eileen Kelley; Tom Wilson
Cc: Sam Krantz; ktrix2011; Joe Pichette; Becky Brown; valerie wulf; Joseph P. Hildebrandt; Karen Teske-Osborne
Subject: The Community of Bishops Bay Development - Comments and Concerns

Hello Ms. Kelley and Atty. Wilson,

We are residents of Briggs Road and would like to share some comments and concerns we have related to the new development north of Briggs Road.

We both went to the January 22 Middleton/Westport Joint Zoning Committee meeting related The Community of Bishops Bay development plans. We have concerns about the development plans related to trespassers, security, privacy and potential loss of current wildlife in the Briggs Road community. Housing density close to this area will have a definite impact related to these matters. Multi-family units could be placed elsewhere to lessen this impact and to be more ADA compliant as discussed at January 22 meeting. Even though Mr. Wall felt that overall agreed upon density would be the same, as he stated at the meeting, our question to him would be whether the development would include larger lots elsewhere to compensate for the overall density.

We do believe that development is an expected and inevitable consequence of living in Dane county. As a result, taxes rise. We would very much prefer not to have to pay any additional taxes for water/sewer costs associated with this development, especially when we are not in favor of the new development as currently proposed.

If you have any questions or would like to talk with us further about our concerns, please feel free to contact using the information below.

Thank you for your consideration.

Sincerely,

Tim and Denise (Pulvermacher) O'Rourke
6186 Briggs Road
tdsorourke2@gmail.com
608/203-8246

Eileen Kelley

From: Bev Hildebrandt <lets_talk_26@yahoo.com>
Sent: Monday, February 09, 2015 9:59 PM
To: Eileen Kelley; twilson@townofwestport.org
Cc: Valerie Wulf; Karen Teske-Osborne; tdsorourke2@gmail.com; ktrix2011@charter.net; joep@aesindustrial.com; tater.cocoa@hotmail.com; samkrantz922@gmail.com
Subject: Community of Bishops Bay Development - comments and concerns

Ms. Kelley and Atty. Wilson,

I am writing to inform you of my concerns regarding a proposal for more apartments being built very close to our property. Unfortunately my husband Joe and I, residents at 6160 Briggs Road have been out of town for much of the last month and were unable to attend the Middleton/Westport Joint Zoning Committee meeting regarding The Community of Bishops Bay development plans.

For more than 2 years already, our Briggs Road neighborhood has been putting up with window rattling construction noise at all hours of the day and can clearly see the ongoing buildings/apartments already through the trees caused by the extensive clearing of forest around us. Building MORE apartments even closer to our neighborhood is totally unacceptable to us. We have already experienced increased traffic and curious trespassers on our road and in our neighborhood. We are already experiencing an invasion of privacy and have increased security concerns in what used to be a quiet little neighborhood. Increased density of buildings, the additional noise and the clearing of forestry has also dramatically diminished the wildlife that was commonplace in our neighborhood.

With the extremely large acreage of the project, I fail to see why additional apartment projects have to be added to the only location on the 700 acres adjoining a 70+ year old neighborhood of 8 families who have set precedence for maintaining minimum 2 acre lots with trees and a private road. The apartments already built near us in the new Bishops Bay community could very well have already negatively affected our property values, and additional apartments encroaching even closer to our community (yes, we do have our own community) could have an even greater negative impact on property values as well as quality of life. Enough is enough! The new Bishops Bay community certainly has more than enough undeveloped land and countless other options if more apartments are desirable. Putting even more apartments right on our doorstep seems unreasonable and intrusive, and completely unnecessary.

Unfortunately, our small community of 8 families on Briggs Road does not have the time, experience, employees or hired professionals to counteract the actions of a large development continually pushing to have its way regardless of the impact it may have on our neighborhood and quality of life. We certainly realize and can appreciate that property owners can develop their land as they wish, however our neighborhood is already being negatively impacted by this large development next door. We cannot see anything positive about putting up even more high density buildings so close, which would virtually guarantee increased traffic and general noise, privacy and security concerns, greater loss of wildlife and very likely decreased property values in our neighborhood.

Hopefully the location of this apartment proposal can be reconsidered. Please take the time to evaluate our concerns before moving forward with this stage of the proposed apartment project.

Sincerely,
Bev Hildebrandt
6160 Briggs Road
Waunakee, WI
608-513-0245

Eileen Kelley

From: Sarah Werner <sarahwerner@fortherecordmadison.com>
Sent: Thursday, January 22, 2015 2:35 PM
To: twilson@townofwestport.org; Eileen Kelley
Subject: Bishops Bay / Briggs Road

Tom and Eileen –

I wanted to write and voice my concerns about the T.Wall development going up behind our home off Bishops Bay Parkway. We live at the top of the hill at 6150 Briggs Road. I know Joe Pichette has written and voiced his many concerns about the development, and I just want to add my two cents. There's so much I could say, it would fill pages and pages, and I am certain you have heard everything at this point. I do want to say, however, that apartment buildings on this incredibly beautiful land is a complete and utter travesty. Once the apartments are built, the property will be destroyed forever. I have no issue with development. What I take issue with is the manner this whole project has been handled from the git-go. And I take serious issue with apartment buildings being built into that hill. It's very clear they've made many mistakes and take very little responsibility (only when forced to).

Apartment buildings never get nicer over time. I cannot imagine what this area will be like in 10, 15, 20 years. Drive though Nakoma, Maple Bluff, and other old established neighborhoods in Madison. They are (still) stunningly beautiful, after all these years. T.Wall has taken an incredibly special piece of property and completely destroyed it, with shoddily built homes (that will never stand the test of time) and apartment buildings.

We did our due diligence (or tried to) when we purchased our property in 2011. We've spent a lot of money bringing back to life a beautiful mid-century home, and we had every intention of living here for another 25 years. I would have never guessed that you would allow apartment buildings to be built into the hill behind our home, along the golf course!

To say that we are disappointed is an incredible understatement. We are devastated, and we feel that nobody is listening to us (or even cares). Nobody seems to care about quality anymore. Nobody seems to care about honesty or integrity.

I know, why don't you suggest that T.Wall sell his home in Maple Bluff and move into his new development back here. I would guarantee he wouldn't move there, even if somebody gave him a free home!

The following are some bullet points to consider:

1. Lot is very steep cutting into hill is a concern for all neighboring properties.
2. Density proposed is not what was discussed in previous meetings, senior or condos similar to those in original Bishops Bay Development is what was discussed by Andy Inman as well as all support "maps" provided by developer during approval process a few years back.
3. Our property is Estate Residential adjoining proposed development is very dense with multi story buildings which is not a proper transition to a large multi-family development.
4. The area is a very peaceful area with nice vegetation and wildlife which is going to be completely destroyed.
5. The traffic situation is already getting worse on Hwy Q making left turns off of Briggs Rd to CTY Hwy Q is a problem at various time during the day.
6. According to other discussion with the Plan Commission Developer has plans for additional larger apartment complexes in the area which will increase the density of population greater than what has been proposed for the development in the past. According to Developers letter to Plan Commission regarding phases 2 and 4 he already has byer wanting to start on an additional apartment complex in the next phase.

7. The Town and City should protect the existing property owners and the value of the existing property owners land. Should they approve this development we will be surrounded by larger multifamily developments should the Cardinal Crest development happen to the east of our property.
8. Erosion has been an issue with this developer especially with properties to the north (downhill) this proposed site is very steep leveling it off and removing vegetation will create significant issues.
9. We are in favor of owner occupied condos (mult-family) on this site similar to what was done as a buffer to the gated portion of Bishops Bay.
10. All apartment complex areas show decline as they age, the density of apartments in Middleton is already staggering, a drive down Century or Allen Blvd makes finding a single family home nearly impossible. They areas will become dense population centers which always have assorted problems especially as the development ages.

Thank you for listening.

Sarah Werner



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www.fortherecordmadison.com

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Eileen Kelley

From: Joe Pichette <joep@aesindustrial.com>
Sent: Friday, January 09, 2015 12:04 PM
To: Eileen Kelley
Subject: Back Nine Apartment Complex

Good Afternoon,

I received the updated packet for the proposed T Wall apartment complex to the north of Briggs Road.

Looking at all the old documentation, and past discussions with the staff of T Wall including a visit to our home by Andy Inman the discussion for development was senior housing or high end multi-family condos as was in the original Bishops Bay development.

The plans for very large scale 3 story apartment building do not offer a proper transition from the ER1 lots along Briggs Road or the housing in Fox Bluff or North Lake, not to mention the plans Phil Simon has along Callaway Court.

Our property values are at stake let alone the reason for living in a country setting, should the Cardinal Crest development ever happen we will be surrounded by large multifamily housing.

I ask that you reject the plans for the large 3 story apartment buildings and this development as it will be a very densely packed area. While this area has been "marked" for multifamily the term multifamily has many possible meanings, a 2 unit condo is multifamily as well as a 10 story apartment building which one did they reference while planning this area?. The area and all T Wall maps provided showed condo like development on the property. We have no issue with owner owned condos as was discussed and shown on proposed maps of the areas, however the 3 story units have so many negative aspects that I could literally write pages of why it is a poor use of land and not appropriate for the site considering the surrounding single family homes and rural character of the surrounding area.

Thank you,

Joe Pichette
6150 Briggs Road
608-220-1474

From: Karen Teske-Osborne [mailto:association.consultants@chorus.net]
Sent: Friday, December 19, 2014 11:27 AM
To: Tom Wilson
Subject: Development Concerns

Hi Tom,

I am totally opposed to any development of the area north of my Briggs Road property that includes multi-story apartments or any multi-story multi-family units. This is not only totally inappropriate for this area, it will ruin everything I have had for over 30 years. My move to this area was for peace, quiet, nature, wildlife, privacy, and beautiful vistas. The move to Briggs was also to get away from crowded neighborhoods. Never did I ever think that I would get stuck staring at apartment buildings (instead of miles of rolling country) from over half the rooms in my house, let alone every time I drive up and into my garage or do anything in my west, east or north property. The American Dream is home ownership. Apartments in the aforementioned area will destroy my American Dream. I am also gravely concerned as to what it will do to my security.

I also cannot understand why anyone would consider this a good plan. This is not a plan that is consistent with ethics, morals and respect that Wisconsin is known for. Wisconsinites take care of one another and respect other's property. Apartments in this area next to planned villas, a premier private Golf Club and estate residential property is appalling. Most cities would give their eye teeth to have a Golf Club such as Bishops Bay in their area and would do everything they could to protect it. Putting apartments next to the Bishops Bay Golf Club is not protecting it whatsoever. Even the current marketing efforts by the developer seem to imply total access to the golf course. Why would anyone want to try to ruin the Golf Club, too?

I have seen a concept for this area that included villas along the golf course and then one multi-story senior housing building parallel and closer to Hwy Q. I have seen another concept that included the villas along the golf course and then single family residences intertwined. Both of these (especially the single family residential) were far superior to jamming multi-story unit buildings into whatever square footage there is. Digging into the hill will destroy root systems of more trees so more natural habitat will die. I have already noticed that the destruction of foliage has upset the balance of nature with the loss of nesting areas for owls and hawks. This has led to increased population of rabbits and rodents. It will only get worse if apartments will be erected and the noise from them as well as from the pool, etc. will make a quiet summer day outside to watch wildlife totally impossible.

The developer has other places he can put his apartment complex that won't ruin the peace, quiet and privacy of the Briggs Road homes and potentially the Golf Club as well. I beseech you to do the right thing and protect my sanctuary home and those of others as well as protect the beauty and privacy of the Golf Club. If this area has to be developed, a few single family residences would be much more fitting.

Karen Teske-Osborne