

Middleton Westport Joint Zoning Committee

Agenda

Wednesday March 8, 2017 5:30 PM
To be Held in Council Chambers at City Hall
7426 Hubbard Avenue, Middleton WI, 53562

- 1) Approve Minutes of 11/29/16**
- 2) Concept Review - Notre Dame Village, The Community of Bishops Bay, The Back Nine-Phase 2, Lot 4, The Masters 3 Residences, LLC (PC 2508)**
- 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: 2/27/2017 1:05 PM

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
TUESDAY NOVEMBER 29, 2016 6:00 pm

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

ALSO PRESENT: Eileen Kelley, Tom Wilson, Kevin Even

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

1. Approve Minutes of 10-20-16

Moved by Wexler, seconded by Van Dinter, to approve the minutes of 10-20-16. Motion carried 6-0.

2. Update on the Westport Comprehensive Plan and on the Middleton Comprehensive Plan (PC 2437)

Wilson and Kelley provided brief updates on the Comprehensive Plan status for both Westport and Middleton. Wilson noted that there will be a public hearing on the Westport plan on Jan. 9 and he asked the committee members to attend and have a meeting that evening to make a recommendation on the plan. No action was required.

3. Concept Review – Palisade Property of Madison Proposal, 4821 CTH Q (Acker Estate property) (PC 2499)

The developer of the proposed project presented his concept proposal, which consists of five single family lots on the north part of the property and a three story, 45 unit apartment building adjacent to County Highway Q.

Committee members discussed the concept. Bowen stated that he is opposed to the concept as it isn't consistent with City and Town plans for the area, and it is too dense. Elskamp said he does not support an apartment project here because it would be inconsistent with the planning for the area. Grosskopf said he respects the developer but he is against the concept for the same reasons the staff recommended denial. Van Dinter indicated he is not in support of the project. Wexler said it is clear a lot of thought went into the concept but he doesn't support the proposed apartments in this location. Dorn said he does not have a problem with the concept, but he can understand the reasons that other committee members have for not supporting it. No action was taken.

4. Discussion, Update on The Community of Bishops Bay Project, Plans and Utilities

Staff provided a brief update on the utility plans for the project. No action was taken.

5. Adjourn

Moved by Dorn, seconded by Grosskopf, to adjourn. Motion carried 6-0, and the meeting adjourned at 6:29 p.m.

EILEEN KELLEY

Concept Review – Notre Dame Village, The Community of Bishops Bay, The Back Nine, Phase 2, Lot 4, The Masters 3 Residences, LLC (PC 2508) (E.K., A.A., M.O.)

BACKGROUND: Terrence Wall is requesting approval of a concept to develop 12 single family residences on a portion of the southernmost lot in the Back Nine (formerly called “The Estates”) neighborhood of the Community of Bishops Bay. The lot is located south of Callaway Court (a private street) and the three recently completed apartment buildings called the Masters. The properties to the east, south and west are located in the Town of Westport and are zoned for low density single family residences or golf course use. A tree easement extends across the southern portion of the lot.



The Master Development Plan (which functions as the General Implementation Plan) for the Community of Bishops Bay lists an anticipated density for each neighborhood within the development. The anticipated density for the Back Nine neighborhood is shown as 4.2 dwelling units per acre (page 20 of the MDP). The neighborhood consists of 79.27 acres, so this density translates to 333 dwelling units. To date in the Back Nine neighborhood, the City has approved 160 single family units, 163 multifamily units (spread across three multi-family buildings in the Masters project), and 10 single family residences that are accessed via Callaway Ct. This totals 333 dwelling units—exactly 4.2 units per acre. (Note: This does not include the Paragon Place apartments, which are considered part of another neighborhood.)

In April 2015, at the time of approving the Masters project, the Plan Commission recognized that those 163 would “complete the number of units allowed in the Back Nine neighborhood. Specifically, the approval motion was as follows:

Following discussion, moved by Wexler, seconded by Hilbert, to conceptually approve the plan for a total of 163 units in 3 buildings, recognizing that each building will require design approval, and will need to provide sufficient parking as determined by the City, and this will complete the number of units allowed in the Back Nine neighborhood according to the approved zoning. This is also referred to the Middleton/Westport Joint Zoning Committee for concurrence. The certified survey map is also approved contingent on resolution of all staff recommendations and on concurrence by the Joint Committee. Motion carried 6-0.

In the section regarding Neighborhood Density, the GIP states that “some adjustments may be made between neighborhoods, resulting in some variation in neighborhood residential densities.” Because the Master Plan placed a cap of 2,950 residential dwelling units on the Community of Bishops Bay, any

increase in density in this neighborhood would require a reduction in density in at least one other neighborhood.

The proposed project is located in a portion of the neighborhood originally envisioned as multi-family housing, but the GIP does contain a provision allowing lot types to be modified so long as the type is allowed within the neighborhood. Below is a summary of the lot types allowed in the Back Nine (“The Estates”) neighborhood, along with a summary of the lot specifications:

Lot Type	Min. Lot Area	Lot Specs. (width x depth)	Minimum Setbacks
Garden Resid.	4,500 sf.	45-60’ wd; 80-120’ dp.	7’ front, 6’ side, 15’ rear
Village Resid.	6,000 sf.	55-75’ wd; 90-140’ dp.	7’ front, 7’ side, 20’ rear
Manor Resid.	9,500 sf.	75-130’ wd; 100-170’ dp.	20’ front, 15’ side, 25’ rear
Golf Estate Resid.	20,000 sf.	100-180’ wd; 110-210’ dp	25’ front, 15’ side, 25’ rear
Terraced Resid.	6,000 sf. per DU	60-200’ wd; 120-200’ dp	5’ front, 7’ wide, 20’ rear
Multi-Family Resid.	600 sf. per DU	100’ wd; 100’ dp.	5’ front, 7’ wide*, 20’ rear

City planning staff have identified a number of issues and concerns with the proposed development concept, including:

- Neighborhood density: Should there be a “density shift” from one CBB neighborhood to the Back Nine to allow this project to exceed the neighborhood cap of 4.2 dwelling units/acre?
- Project design and building height:
 - Are too many units squeezed into the portion of the lot that is outside of the tree easement? Would there be any negative impact on the trees and surrounding properties?
 - The proposed homes don’t appear to conform to any of the specified lot / housing types as listed in the GIP for the Back Nine (Estates) neighborhood.
- Staff does not feel that resident access via the private drive serving the Masters apartment community, with emergency Fire and EMS access via Callaway Court (which is also a private street), is sufficient.
- Addresses: Because the City hasn’t been anticipating multiple housing units on this site, there is not enough of a gap in addresses to maintain proper numerical sequence. If this project were to be approved, the City would have to assign new (lower number) addresses to the Masters apartment building that is currently under construction as well as the existing Clubhouse.
- Water and sewer utility capacity
- Stormwater management
- Potential neighborhood opposition / concern

RECOMMENDATION: Staff does not support this zoning change. However, if the Commission is amenable to considering this project further, staff will also need guidance as to whether to treat this as a major change to the Specific Implementation Plan (or potentially the General Implementation Plan), in which case a public hearing and Council approval would be required. The Middleton Westport Joint Zoning Committee will be considering this request on 3/8/17.

ENCLOSURES:

- Applicant packet dated 2/7/17 (including site plan, conceptual elevations, and CSM #14030);
- Excerpt from Master Development Plan (page 20)

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www.udvari-solner.com

udvari
solner
design
company

February 7, 2017

Eileen Kelley
Middleton Plan Commission
7426 Hubbard Ave
Middleton, WI 53562

RE: Conceptual Review for The Community of Bishops Bay Notre Dame Village

Dear Eileen,

Thank you for taking the time to consider the enclosed conceptual review submittal. We graciously request your support and approval, as it provides economical and diverse single family housing to an already established community. Please review the enclosed concept drawings and images.

Regards,



Mark Udvari-Solner
udvari-solner design company

SITE INFORMATION:Current Lot

- Lot 4
- Lot Area 168,056
- 3.858 acres
- Tree Easement 86,964 sqft or 50% of the total Lot area

INITIAL PROPOSAL: The initial proposal consisted of a three (3) story, 60-unit apartment building with 15.5 units per acre.

REVISED PROPOSAL: The developer is now proposing, 12 single family homes of 1800 sqft to 2000 sqft. By reducing the density to 3.1 units per acre, the Notre Dame Village will foster community cooperation and social interaction amongst the residents. (Note: home site 12 as a possible exception)

Parking

- Includes required parking for Phase 2 of The Masters
- 1.5 car stalls per home
- Individual homes to have a single garage stall and at least one (1) parking space

Tree Easement

- All homes will be outside the identified easement, as required

Access

- Via Bishops Bay Blvd, thru the existing apartment buildings.
- Site identifies Calloway Court to be used by emergency vehicles

Construction

- Model home construction to begin during the spring 2017
- Model home site is to be determined

Voluntary Deed Restrictions

- Buildings to have no more than 3 stories. (2 main floors and 1 pitched roof)
- Easement for shared access

Zoning

- Will restrict and provide for occupancy limits

Owners Association

- To provide and coordinate snow removal, lawn care, and parking lot maintenance.
- To oversee and enforce exterior maintenance of all buildings

DEVELOPMENT TEAM:

Developer/Owner: The Masters 3 Residences, LLC

Designer: Mark Udvari-Solner of Udvari-Solner Design Company

Engineer: Joseph Doyle, PE of Viebicher

CONCEPTUAL IMAGES:





udvari
solner
design
company

PRELIMINARY DESIGN CONCEPTS FOR

NOTRE DAME VILLAGE

THE BACK NINE-PHASE 2, LOT 4
MIDDLETON, WISCONSIN

(EXISTING)
BUILDING 2
PHASE 1

LOT 1
C.S.M.
14030

(FUTURE)
BUILDING 3
PHASE 2

LOT 3
C.S.M.
14030

LOT 7

LOT 8

CALLAWAY COURT

EXISTING
EMERGENCY FIRE ACCESS
(REROUTED)

NEW PROPOSED
EMERGENCY FIRE ACCESS

UNLTY EASEMENT

75' WIDE PUBLIC WATERMAIN EASEMENT

NOTE:
TREES SOUTH OF MAIN
TREE LINE NOT SHOWN
TREES SMALLER THAN 6"
DIAM NOT SHOWN

TREE EASEMENT LINE
PROPOSED 306.14'

10' WIDE RIGHT OF WAY
TO HOUSE FOR VOL. 18327 OF
REC. P. 48, 42171885, 710
EASEMENT CENTERED ON
EXISTING FACILITIES

LOT 1
C.S.M.
4789

LOT 2
C.S.M.
13259

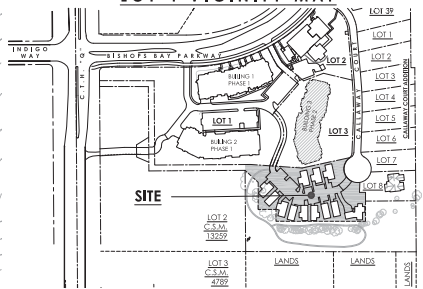
LANDS

LOT 4 VICINITY MAP

LANDS

LANDS

PROJECT DATA	
1. INDIVIDUAL UNITS (TOTAL)	
10 TWO-STORY UNITS	
2 ONE-STORY UNITS	
BUILDING FOOTPRINT:	
1,300-2,000 S.F. PER UNIT	
2. PUBLIC PARKING:	
TOTAL	59 SPACES
SUPPLEMENTAL (BUILDING 3)	33 SPACES
COVERED GARAGE	13 SPACES
SURFACE (DRIVEWAY)	13 SPACES
SURFACE (LOT)	33 SPACES
AREA CALCULATIONS	
LOT SIZE*	148,038 S.F.
USABLE LOT SIZE*	81,218 S.F.
(TREE EASEMENT)	



SITE PLAN
SCALE: 1" = 20'



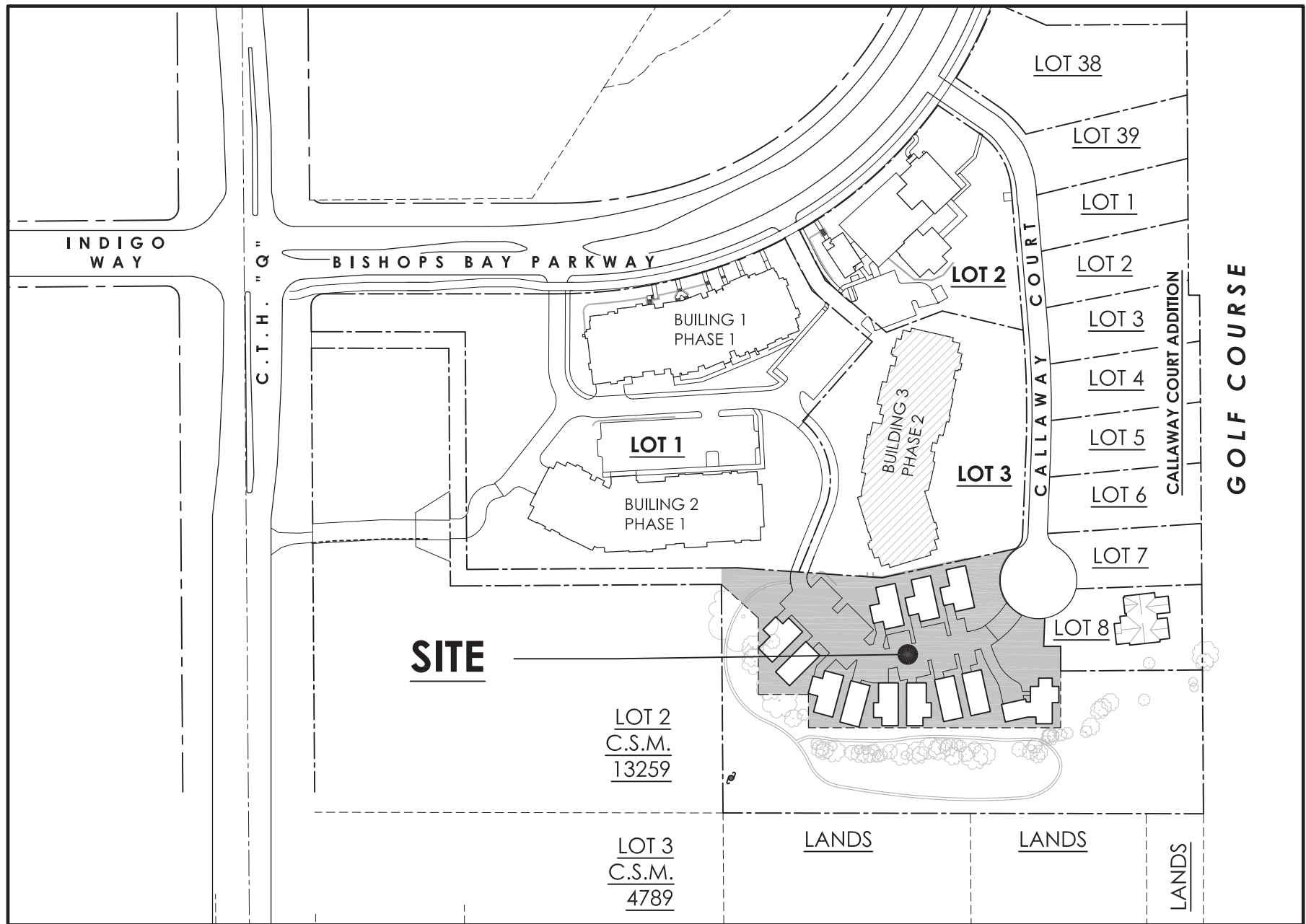
PRELIMINARY DESIGN CONCEPTS FOR
NOTRE DAME VILLAGE
THE BACK NINE-PHASE 2, LOT 4
MIDDLETON, WISCONSIN



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS

DATE: 02/09/2017

THIS SHEET PLOTTED ON 2/16/2017 5:08:54 PM BY: AutoCAD



ENLARGED SITE PLAN
SCALE:



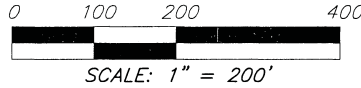
PRELIMINARY DESIGN CONCEPTS FOR

NOTRE DAME VILLAGE

THE BACK NINE-PHASE 2, LOT 4
MIDDLETON, WISCONSIN

CERTIFIED SURVEY MAP No. 14030

ALL OF LOT 9, THE COMMUNITY OF BISHOPS BAY, CALLAWAY COURT ADDITION, AS RECORDED IN VOLUME 60-038B OF PLATS, ON PAGES, 191-193, AS DOCUMENT NUMBER 5165451, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 09 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

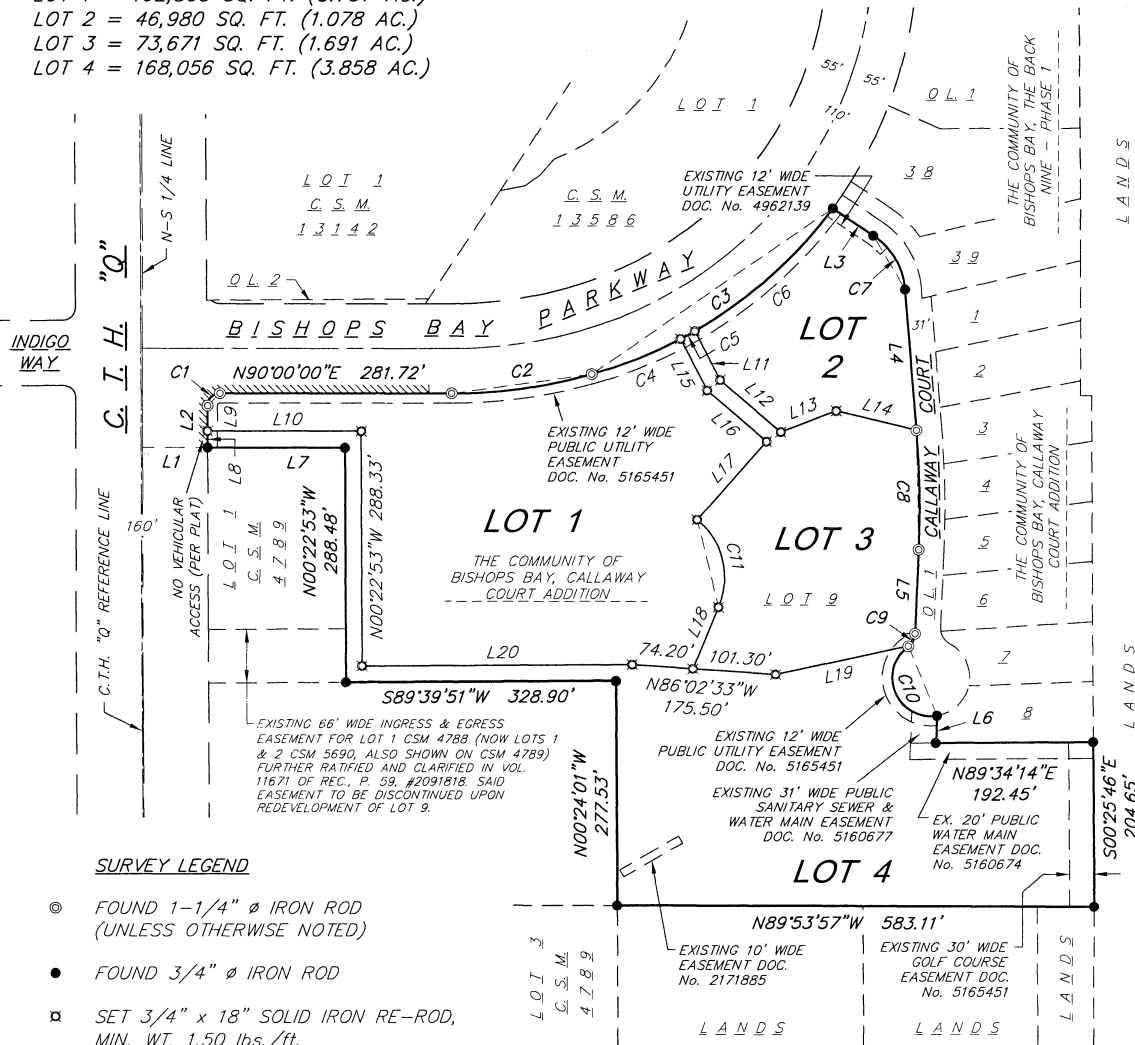


BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE WEST LINE OF THE SE 1/4 OF SECTION 31-08-09 MEASURED AS BEARING N00°22'14"W

NOTE: SEE SHEET 2 FOR SECTION MONUMENT TIES, SEE SHEETS 3, 4, 5 AND 6 FOR ADDITIONAL EASEMENT DETAILS, SEE SHEET 7 FOR THE CURVE TABLE AND THE LINE TABLE AND SEE SHEET 8 FOR OTHER NOTES.

LOT AREA TABLE

LOT 1 = 162,803 SQ. FT. (3.737 AC.)
 LOT 2 = 46,980 SQ. FT. (1.078 AC.)
 LOT 3 = 73,671 SQ. FT. (1.691 AC.)
 LOT 4 = 168,056 SQ. FT. (3.858 AC.)



SURVEY LEGEND

- FOUND 1-1/4" Ø IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 3/4" Ø IRON ROD
- SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

31 Jul 2015 - 11:57a M:\T Wall Enterprises LLC\140224_Bishops Bay Lot 4\140224_CSM.dwg by: mde

vierbicher
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fourter Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 826-0332 Fax: (608) 826-0330

FN: 140224
 DATE: 01/23/2015
 REV: 07/30/2015
 Drafted By: MZIE
 Checked By: MMAR

SURVEYED FOR:
 T. Wall Enterprises
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C.S.M. No. 14030

Doc. No. 5174084

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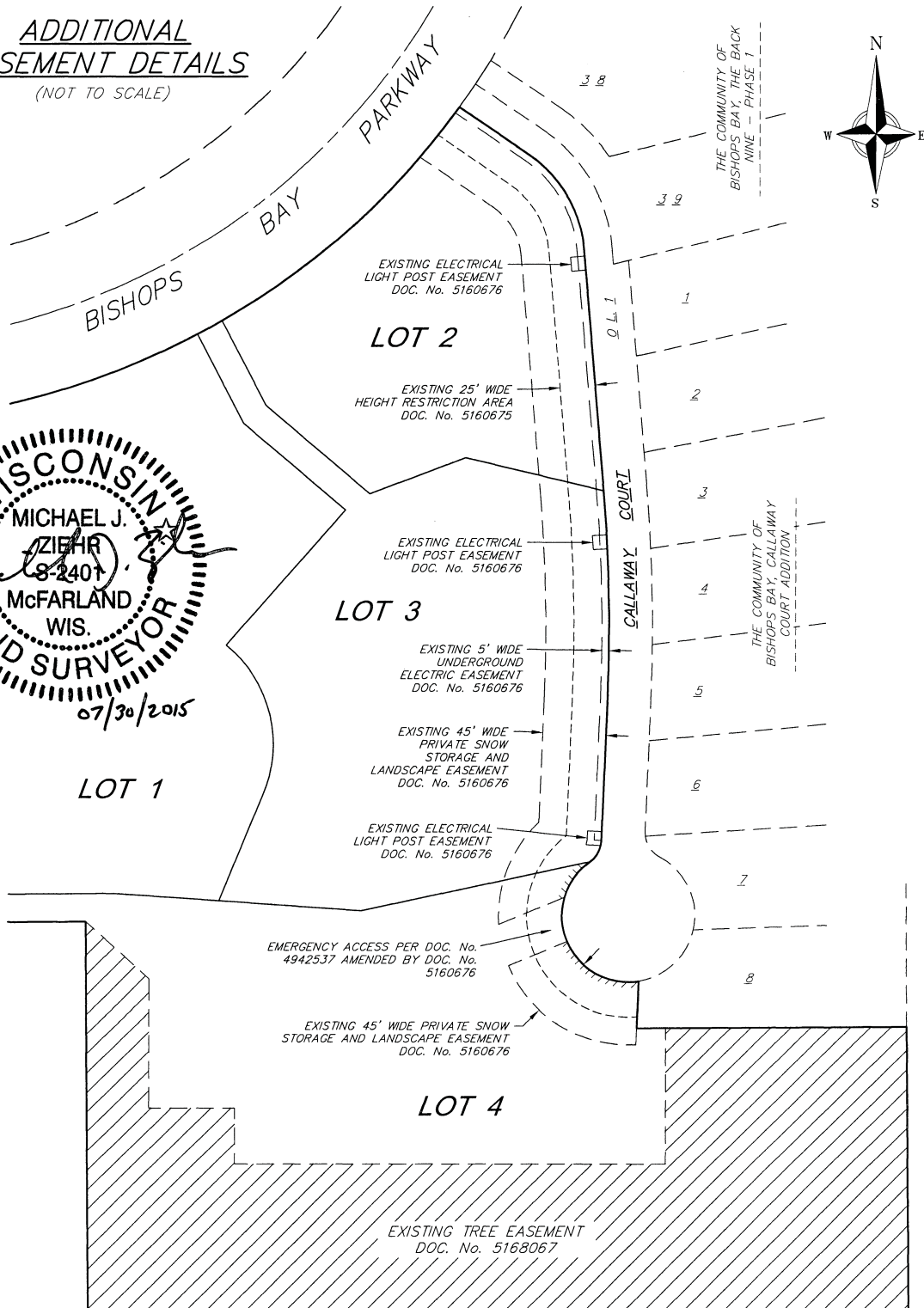
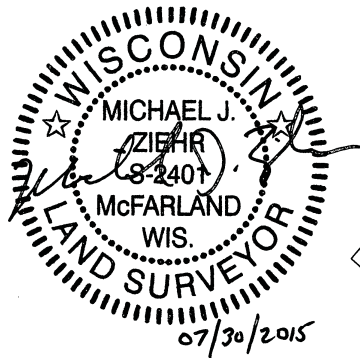
SHEET
 1 OF 10

CERTIFIED SURVEY MAP No. 14030

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ADDITIONAL EASEMENT DETAILS

(NOT TO SCALE)



31 Jul 2015 - 11:59a M:\T Wall Enterprises LLC\140224_Bishops Bay Lot 41\CADD\140224_CSM.dwg by: mzie

vierbicher
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REV: 07/30/2015
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Doc. No. 5174084

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SHEET
3 OF 10

Excerpt from Cmty of Bishops Bay Master Development Plan

Chapter 4: General Development Plan

design covenants enforceable by the Bishops Bay Owner's Association.

- **Parking Standards** for Bishops Bay address parking for Townhome Residential, Multi-family Residential of more than four units, Mixed-Use, Commerce, and Neighborhood Civic districts, with a focus on the Town Center neighborhood. Some parking standards are included for residential development of fewer than five units.
- **Lighting Standards** for Bishops Bay address outdoor lighting within the community.
- **Signage Standards** for Bishops Bay describe the regulations governing signs in the community.

Regulating Plan

The Regulating Plan is comprised of two maps: the Neighborhoods map and the Blocks and Lot Types map. The **Neighborhoods** map illustrates the seven different neighborhoods in Bishops Bay. Each neighborhood will have its own character, but remain interconnected with other neighborhoods in Bishops Bay. The zoning district chart in this section shows which lot types are allowed in which neighborhoods. The intent of the Regulating Plan is to establish the character of each neighborhood while allowing a measure of flexibility so future SIP submittals can respond to market needs at the time the SIP is submitted. The neighborhood map shows general neighborhood boundaries. Those boundaries will be refined and adjusted as SIPs with lot layouts are submitted.

The **Block and Lot Type** map contained as part of this Regulating Plan illustrates how Bishops Bay is expected to develop. Build-out of the entire area is anticipated to take 10 to 20 years, and this document must allow for responsiveness to the future market. As such, precise lot lines are not included. **The Block and Lot Type map (including street and alley layouts) may be modified as part of future SIP submittals, so long as the lot type is allowed within the neighborhood.**

For example, the Landing neighborhood is, overall, envisioned as an area of small-lot single-family residential, with several blocks being accessed via alleys. The neighborhood does allow variety in the type of lot within the overall theme — six different lot types are allowed within the Landing neighborhood. If demand for cottage-type lots proves to be stronger than anticipated, the lot plan may be adjusted accordingly as part of an SIP when that document is submitted.

Neighborhood Density

Bishops Bay as a whole (as shown in Map #2) shall not exceed a total of 2,950 residential dwelling units. Most neighborhoods in Bishops Bay allow several different lot types. Because different mixtures of lot types will result in different densities, it is important to specify an anticipated density for each neighborhood. The residential densities in the chart below result in 2,950 residential units in Bishops Bay. Densities were calculated based on neighborhood boundaries as shown in Map #3 (which means densities include ROW and some parks). **Some adjustments may be made between neighborhoods, resulting in some variation in neighborhoods' residential densities,** but Bishops Bay overall will not exceed 2,950 residential units without specific approval of the Plan Commission

Neighborhood	Anticipated Density	Unit
Town Center	300,000	Sq. Ft. Commercial
	3.6	Dwelling Units/Acre
The Commons	14.5	Dwelling Units/Acre
The Estates (City)	4.2	Dwelling Units/Acre
The Estates (Town)	2.0	Dwelling Units/Acre
The Woods	1.5	Dwelling Units/Acre
The Landing	6.0	Dwelling Units/Acre
The Farm	2.3	Dwelling Units/Acre
The Prairie	2.0	Dwelling Units/Acre