

# **Middleton Westport Joint Zoning Committee**

## **Agenda**

**Thursday April 13, 2017 5:30 PM  
To be Held in Council Chambers at City Hall  
7426 Hubbard Avenue, Middleton WI, 53562**

- 1) Approve Minutes of 3/8/17**
- 2) Concept Review - The Community of Bishops Bay Master Development Plan - Westport Lands; The Farm, The Prairie, and The Woods Neighborhoods (PC 2494)**
- 3) Adjourn**

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

**Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the City Administrator's office at (608)821-8350, 7426 Hubbard Ave., Middleton, WI 53562.**

**POSTED: 4/10/2017 1:59 PM**

**MINUTES**  
**MIDDLETON/WESTPORT JOINT ZONING COMMITTEE**  
**WEDNESDAY MARCH 8, 2017**                      **5:30 pm**

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

**ABSENT:** Dennis Dorn, City of Middleton

**ALSO PRESENT:** Eileen Kelley

Chair Elskamp called the meeting to order at 5:38 p.m.

**1.     Approve Minutes of 11/29/16**

Moved by Wexler, seconded by Van Dinter, to approve the minutes of 11/29/16. Motion carried 5-0.

**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)**

Following a presentation by applicant Terrence Wall, the Committee discussed this proposal. As had previously been noted by staff, the Joint Committee, and the Plan Commission, the density for the Back Nine Neighborhood is already at the maximum allowed.

John Van Dinter said there are issues with this proposal, including public safety. He also said he absolutely disagrees with the applicant's assertion that if this additional density isn't approved, it would be a "taking". He said the entire neighborhood had been planned and now the request is to change the layout and increase density. Ron Bowen asked how this proposed increase in density would fit within the framework of this project. He also asked about the integration of this proposal into the existing plans. He noted that the Community of Bishops Bay overall project needs to provide public facilities and streetscape that are mindful of the development and the community as a whole. He asked if the applicant will make a commitment to come back to the Joint Committee to review public facilities and improvements.

Dean Grosskopf indicated he is new to the Committee but he doesn't understand why this proposal wasn't part of the original plan and addressed as part of the overall allowed density. He stated the existing development is already fairly dense, and asked if more is really needed.

Van Dinter stated that he is not in favor of this proposed change, as the approved plan includes a parking area for the required parking for the apartments and also a landscaping/tree buffer.

No action was taken.

**3.     Adjourn**

Moved by Bowen, seconded by Wexler, to adjourn. Motion carried 5-0, and the meeting adjourned at 6:45 p.m.

EILEEN KELLEY

The Community of

# BISHOPS BAY



The Farm, The Prairie  
and The Woods  
Neighborhoods  
GIP Amendment

## Contents:

GIP Summary Text  
Layout & Open Space Map  
Lot Types & Street Designation Summary Map



Developer: The Community of Bishops Bay LLC



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PUBLIC WORKS DEPT.

## Overview

This General Implementation Plan (GIP) Amendment is for design changes to The Farm, The Prairie and The Woods neighborhoods within The Community of Bishops Bay. The changes include a specific layout for the Cluster Residential (CI-R) lots and an associated redistribution of open space and trail network.

## Lot Types & Consistency with the MDP

The proposed lot layout contains 334 Cluster Residential lots and 60 Manor Residential (M-R) lots for a total of 394 single family residential lots within the Town of Westport. Final lot counts, sizes, configurations and designations will be determined at the SIP level, but will not exceed 394 lots. The lot type designations are consistent with the chart on page 25 of the Master Development Plan (MDP) that lists permitted lot types by neighborhood.

The Cluster lot sizes conform to the CI-R Lot standards. Cluster lot sizes are anticipated to range in size from 9,000-14,000 sf. Approved CI-R lot sizes are 5,000-40,000 sf.

Neighborhood residential densities also remain within the limits established in the MDP. Proposed densities are as follows (MDP maximum density in parentheses):

The Farm: 1.6 du/a (2.3 allowed)

The Prairie: 1.5 du/a (2.0 allowed)

The Woods: 1.4 du/a (1.5 allowed)

## Parks & Open Space

The proposed cluster lot layout has required a minor modification to the open space network. The prairie buffer along Highway M has been maintained, and is 250' from the centerline of Highway M to the nearest lot line.

Additional stormwater area has been designated at both the north and south ends of the site in order to achieve the project's stormwater management requirements. The shape of the Savanna Neighborhood Park has been extended along the parkway to preserve existing silos on the farm site. Shapes and sizes of parks and open spaces throughout both The Farm and The Prairie neighborhoods have been revised to fit the specific cluster lot layout, with an associated change in total area.

In order to create a clean jurisdictional and utility transition point, a shift to the corporate boundary has been proposed along the north-south proposed roadway at the west edge of the Town. This will reduce the Town area from 270 acres to 247 acres.

Due to this change and the specific cluster lot layout, the total area of parks and open space has been reduced from the MDP total of 85 acres to 76 acres. However, because of the reduction in total area within the Town, the percentage of total park and open space will remain at 31%. The proposed 76 acres of parkland is above the required Town dedication of 19.9 acres (2,200 sf per lot x 394 lots). An additional 57 acres of open space will be provided via easements on each lot to accommodate trail connections, prairie planting and agriculture areas, bringing the total open space area to 133 acres.

## Road & Trail Network

All public streets use either the Parkway Boulevard or Rural Residential street types, as specified in the MDP—see the attached map for precise locations of these street types.

Bishops Bay Parkway will follow the approved MDP Parkway Boulevard cross-section, with two exceptions. The sidewalk along the north side of the parkway is proposed to be omitted in order to foster a rural aesthetic and reduce the amount of impervious surface. The south side of the parkway will include a 10' asphalt commuter path as shown in the approved cross-section, and safe pedestrian crossings will be provided at intersections to ensure that pedestrians from the north can easily access the commuter path.

The curb type will be mountable rather than the ribbon and regular curb used in the Highway Q entrance portion of the Parkway. Page 78 of the MDP states that "The curb type may vary based upon adjacent stormwater management measures and urban (City) versus rural (Town) setting." The proposed mountable curb will provide a more rural character and ease maintenance. Curb cuts will be located along the interior to provide drainage to stormwater facilities in the median.

Proposed trail routes are generally consistent with those shown in the MDP. Paved trails will run along Bishops Bay Parkway, Oncken Road and Highway M. Additional off-street trails have been proposed within The Farm and The Prairie neighborhoods to provide more connections within the neighborhoods and to regional trails. Additional mowed trails may also be provided within the Savannah Neighborhood Park or through orchard/prairie areas.

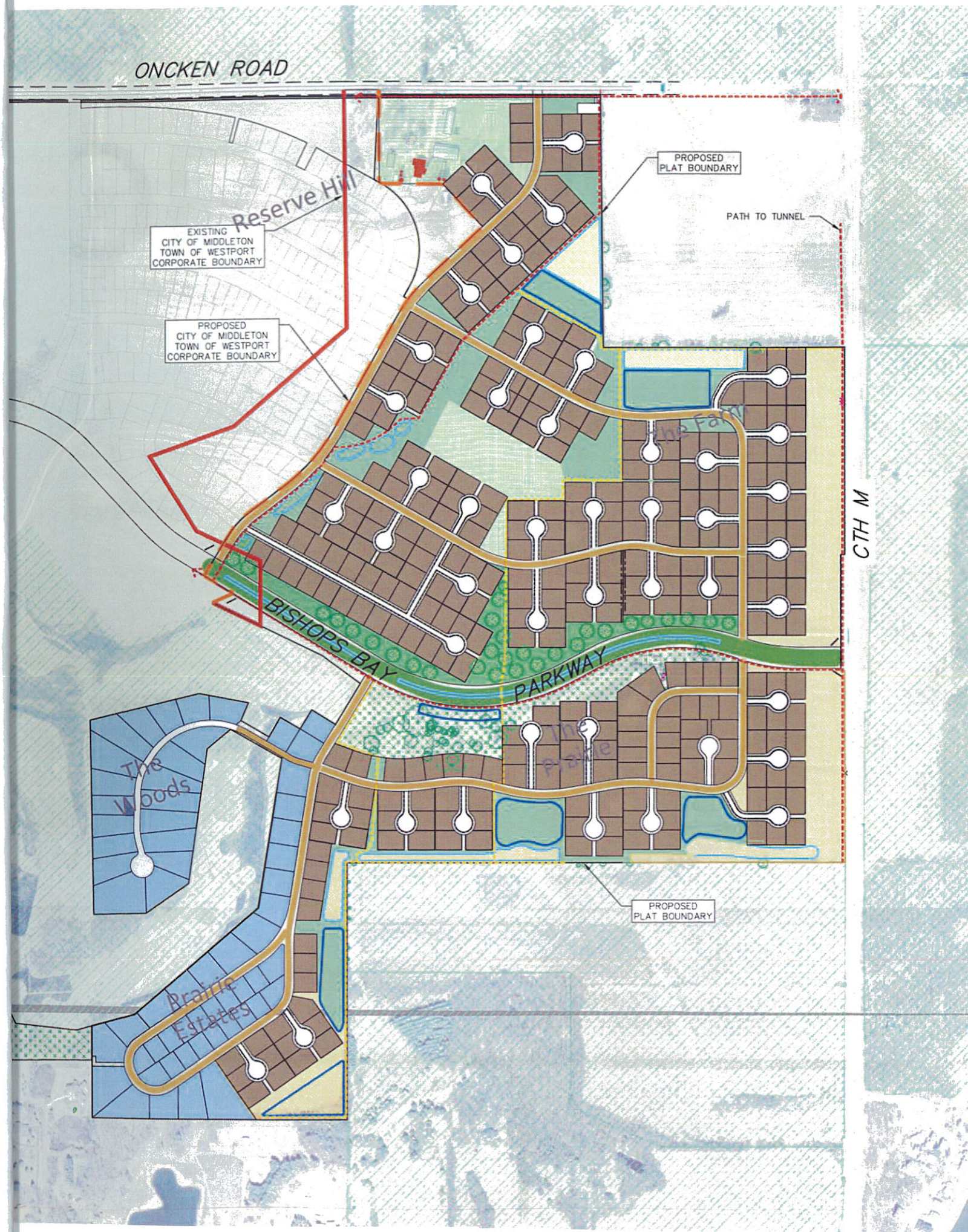
# Town of Westport

## THE COMMUNITY OF BISHOPS BAY



DESIGNATION	DESCRIPTION	MDP AREA (IN ACRES)	PROPOSED AREA (IN ACRES)	NOTES
A	FARM NEIGHBORHOOD PARK	2	3	INCLUDES FARMSTEAD
B	COMMUNITY GARDEN	4	4	INCLUDES FARMSTEAD
D	LINEAR PARKWAY	14	10	
E	FARM FIELD	8	5	
F	LINEAR PARKWAY	6	7	
G	PRAIRIE RESTORATION	12	7	PRIVATE PARK
H/I	ORCHARD	12	8	COMBINED AREAS
J	SAVANNA NEIGHBORHOOD PARK	9	8	
K	LINEAR PARKWAY	3	10	
L	PRAIRIE RESTORATION	3	5	
M	LINEAR PARKWAY	2	2	
N	PRAIRIE RESTORATION	10	7	PRIVATE PARK
STORMWATER MANAGEMENT FACILITY		85	76	
TOWN OF WESTPORT AREA		270	247	
PERCENT PARKLAND		31%	31%	
LOT EASEMENT AREA OPEN SPACE			57	
<div style="display: flex; align-items: center;"> <div style="width: 20px; border-bottom: 2px dashed orange; margin-right: 5px;"></div> PAVED RECREATIONAL TRAIL </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; border-bottom: 2px dashed yellow; margin-right: 5px;"></div> GRAVEL TRAIL </div>				
NOTE: TOWN OF WESTPORT REQUIRES 2,200 SF OF PARKLAND PER LOT (19.9 ACRES)				





# Town of Westport

## THE COMMUNITY OF BISHOPS BAY LOT TYPES & STREET DESIGNATIONS

- Cluster Residential (CI-R) Lot  
5,000 sf min; 50' wide min
  - Manor Residential (M-R) Lot  
9,500 sf min; 75' wide min
  - Parkway Boulevard 110' max. ROW
  - Rural Residential Street 48' ROW
- Note: Private streets/drives shown in white

