

Middleton Westport Joint Zoning Committee

Agenda

Monday July 24, 2017 6:00 PM
To be Held in Council Chambers at City Hall
7426 Hubbard Avenue, Middleton WI, 53562

- 1) Call to Order**
- 2) Approve Minutes of 6/21/17**
- 3) Concept Review - Redtail Ackers/Bill Ranguette (St. Somewhere, Inc.), 4821 CTH Q (PC 2528)**
- 4) 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: 7/19/2017 1:54 PM

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
WEDNESDAY JUNE 21, 2017 6:00 pm

PRESENT: Dean Grosskopf, Cyndi Kennedy and Ken Sipsma, Town of Westport; Dennis Dorn, Leif Hubbard and Kurt Paulsen, City of Middleton

ALSO PRESENT: Eileen Kelley, Tom Wilson

1. Call to Order

The meeting was called to order by Grosskopf at 6:10 p.m., stating that he would call the meeting to order but did not want to be considered for chair.

2. Choose Chair and Vice Chair

Moved by Paulsen, seconded by Sipsma, to nominate Dorn as chair. Motion carried 6-0.

Moved by Grosskopf, seconded by Paulsen, to nominate Sipsma as vice-chair. Motion carried 6-0.

3. Approve Minutes of 4/13/17

Moved by Grosskopf, seconded by Kennedy, to approve the minutes of 4/13/17. Motion carried 6-0.

Moved by Paulsen, seconded by Sipsma, to reorder the agenda to take up the Blazer Rd. driveway item ahead of the Community of Bishops Bay item. Motion carried 6-0.

4. Request for Removal/Revision of Deed Restriction for Shared Driveway – Ziegler/Schwab, Balzer Rd. across from Hardy Trail, Town of Westport, Discussion/Recommendation

Committee members discussed this request to remove a deed restriction for a shared driveway for these two single family lots. The applicant noted that no other lots along Balzer Rd. have shared driveways. Following discussion, moved by Hubbard, seconded by Grosskopf, to recommend to the Town Plan Commission and the Town Board removal of the restriction for a shared driveway and ask that town staff review and approve the driveway locations subject to Town requirements. Sipsma indicated he is sympathetic to the homeowners concerns but is going to vote against removal of the restriction because he would like to hear from an engineer about safety issues. Motion carried 5-1, with Sipsma opposed.

5. The Community of Bishops Bay Development Plan and Preliminary Plat (Phase 5, 86 Lots, 53 acres, at CTH M) – Westport Lands; Part of The Farm and The Prairie (PC 2494), Discussion/Recommendation

Following discussion, moved by Sipsma, seconded by Hubbard, to recommend approval of the Specific Implementation Plan (SIP) and preliminary plat to the Town Plan Commission and Town Board contingent on the conditions as specified in the draft list of conditions dated 6-21-17 being completely resolved and approved by the Town and subject to any other further action and conditions by the Town Plan Commission and the Town Board. Motion carried 6-0.

6. Adjourn

Moved by Paulsen, seconded by Sipsma, to adjourn. Motion carried 6-0, and the meeting adjourned at 6:57 p.m.

EILEEN KELLEY



PLAN COMMISSION APPLICATION

CITY OF MIDDLETON • 7426 HUBBARD AVE. • MIDDLETON, WI. 53562 • (608) 821-8370 • FAX (608) 827-1080

Plan Commission usually meets the 2nd and 4th Tuesdays of each month at 7 p.m. in the Council Chambers of Middleton City Hall. The following **must be submitted THREE weeks** prior to any Plan Commission meeting for staff review and agenda placement. Failure to submit a complete package may result in the return of all items, a resubmittal fee, and a delay of your project.

1. Plan Commission Application & Checklist (this packet).
2. Required (nonrefundable) fee(s) **and deposit (see chart below)**.
3. Ten (10) plan sets, 11"x17", with one (1) 24"x36" plan for Eng. Dept. review, and an electronic version emailed to mмосigin@cityofmiddleton.us. The plan sets must include streetscape and site landscape plans.
4. One separate copy of the streetscape/landscape plan must be submitted for the City Forester.

Project Address/Name: Redtail Ackers

Applicant: <u>ST. Somewhere, Inc./Bill Ranguette</u>		
Address: <u>P.O. Box 81 Waunakee WI 53597</u>		
Phone: <u>608-225-0611</u>	Fax:	Email: <u>branguette@gmail.com</u>

Owner: <u>Acker Family Trust - Nancy Acker - Skolaski</u>		
Address: <u>4821 County Highway Q</u>		
Phone: <u>608-836-4821</u>	Fax:	Email: <u>nacker@charter.net</u>

Project Description: Dev. Lot 1 of CSM 13918 into Single Family Lots and
Single Family Free Standing Condo Homes

Owner/Applicant Signature: [Signature] Date: 7/6/17

Note: - City ordinances are on the City website at <http://www.ci.middleton.wi.us/ordinances/ordinances.htm>
 - Applicants must check with the Building Inspection Dept. to determine if any permits are required.

Fees (check what applies):	
<input type="checkbox"/>	Certified Survey Map
<input checked="" type="checkbox"/>	Concept Review
<input type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Design Review
<input type="checkbox"/>	Design Review Revisions
<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	GIS (cost to update City records)
<input type="checkbox"/>	Preliminary Plat
<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Sign Design Review
<input type="checkbox"/>	Sign Variance
<input type="checkbox"/>	SIP/SIP Modification*
* Specific Implementation Plan in Planned Development District ** Land Divisions: Plat = \$500 + \$30/ lot; CSM = \$200 + \$30/lot; public improvements = \$0.75 x total pipe length (total footage of all public pipes + private storm water pipes) *** Fee based on cost of project. For Rezonings : single lot or project = \$400, larger projects and PDD rezoning requests = \$1,000 for projects up to 50 acres, and \$2,000 for projects over 50 acres. For SIP Modifications : projects under \$10,000 = \$50, between \$10,000 and \$50,000 = \$200, and over \$50,000 = \$400.	

Deposit
An Escrow Deposit of \$5,000 is required per Ord. 10.128(2) to cover project review costs by outside consultants when necessary. See attached excerpt from City Ordinances.
Waiver authorized: <input type="checkbox"/> _____ date _____
TRAFFIC IMPACT ANALYSIS Required Yes <input type="checkbox"/> No <input type="checkbox"/>

OVERVIEW

Rezoning and Development for Lot 1 of CSM 13918

REDTAIL ACKERS

Attached is the concept plan for 9 single family homes and 7 free standing condominiums for the development of lot 1 of CSM 13981. This new development will be called Redtail Ackers.

Each single family lot is a minimum of 7,500 sf with the required setbacks. The first floor buildable square footage is 3,000 sf.

Each free standing condo home has a footprint shown at 2,400 sf of buildable space, with the first floor anticipated at around 1,600 sf plus garage.

Included in the attachments are examples of the homes and free standing condos that are anticipated to be built;

- Selinkse 1392 sq ft 1 bedroom condo plus 900 in lower level
- Kortbein 2100 sq ft
- Craftsman Condo 1581 sq ft 1 bedroom condo plus 450 sq ft in lower level
- 2 story prairie 1900 sq ft 3 bedroom
- 2100 sq ft 4 bedroom 2 story
- 1500 sq ft ranch 2 bedroom

Developer Contact Information:

St. Somewhere, Inc
Bill Ranguette-Developer
608-225-0611
branguette@gmail.com



CERTIFIED SURVEY MAP

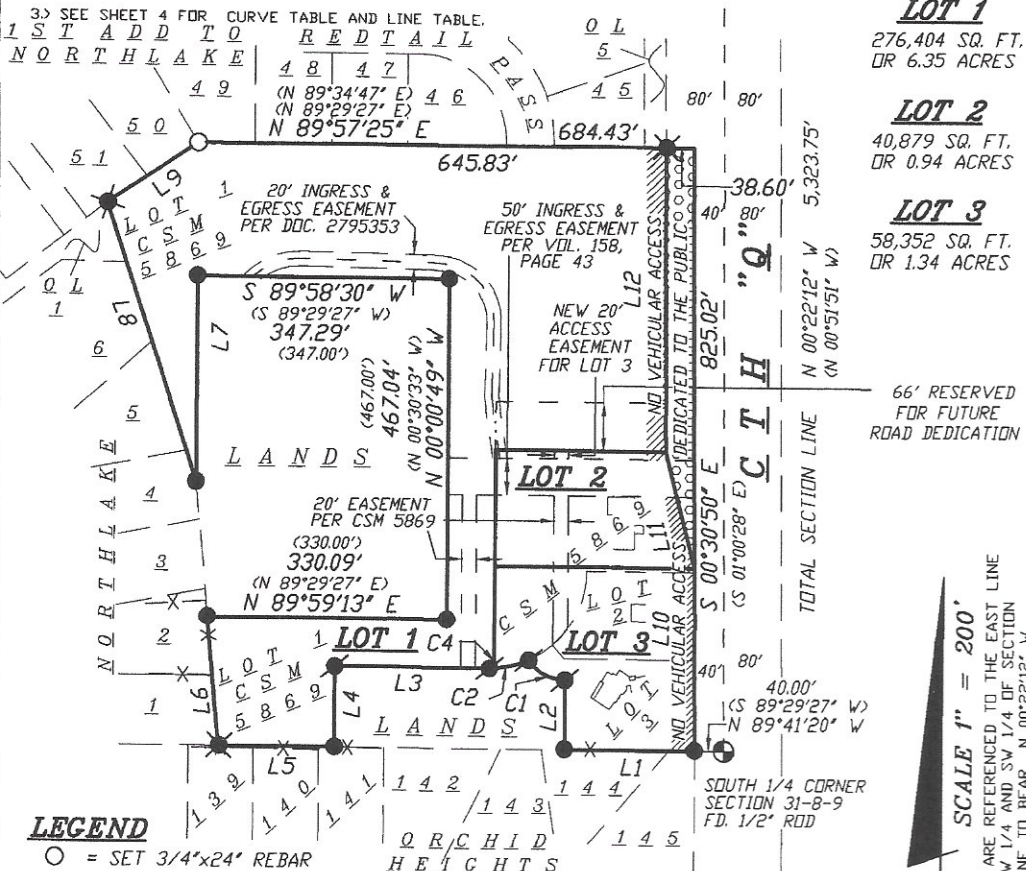
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 31, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN. INCLUDING LOTS 1, 2, AND 3 C.S.M. No. 5869

NOTES:

- 1.) SEE SHEET 2 FOR NOTES AND LOT 1, 2, AND 3 DETAIL.
- 2.) SEE SHEET 3 FOR NEW INGRESS & EGRESS EASEMENT FOR FIRE DEPARTMENT AND EMERGENCY VEHICLES.
- 3.) SEE SHEET 4 FOR CURVE TABLE AND LINE TABLE.



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" PIPE
- = FOUND 1" PIPE
- ⊗ = FOUND 1 1/4" REBAR
- ⊕ = FOUND DANE COUNTY SECTION CORNER
- (##) = RECORDED AS
- ⊞ = DEDICATED TO THE PUBLIC

SCALE 1" = 200'

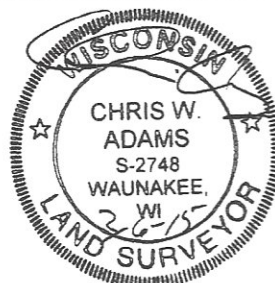


DOCUMENT NO. 5133990

CERTIFIED SURVEY MAP NO. 13918

Sheet 1 of 6

SURVEYORS SEAL



14W-392

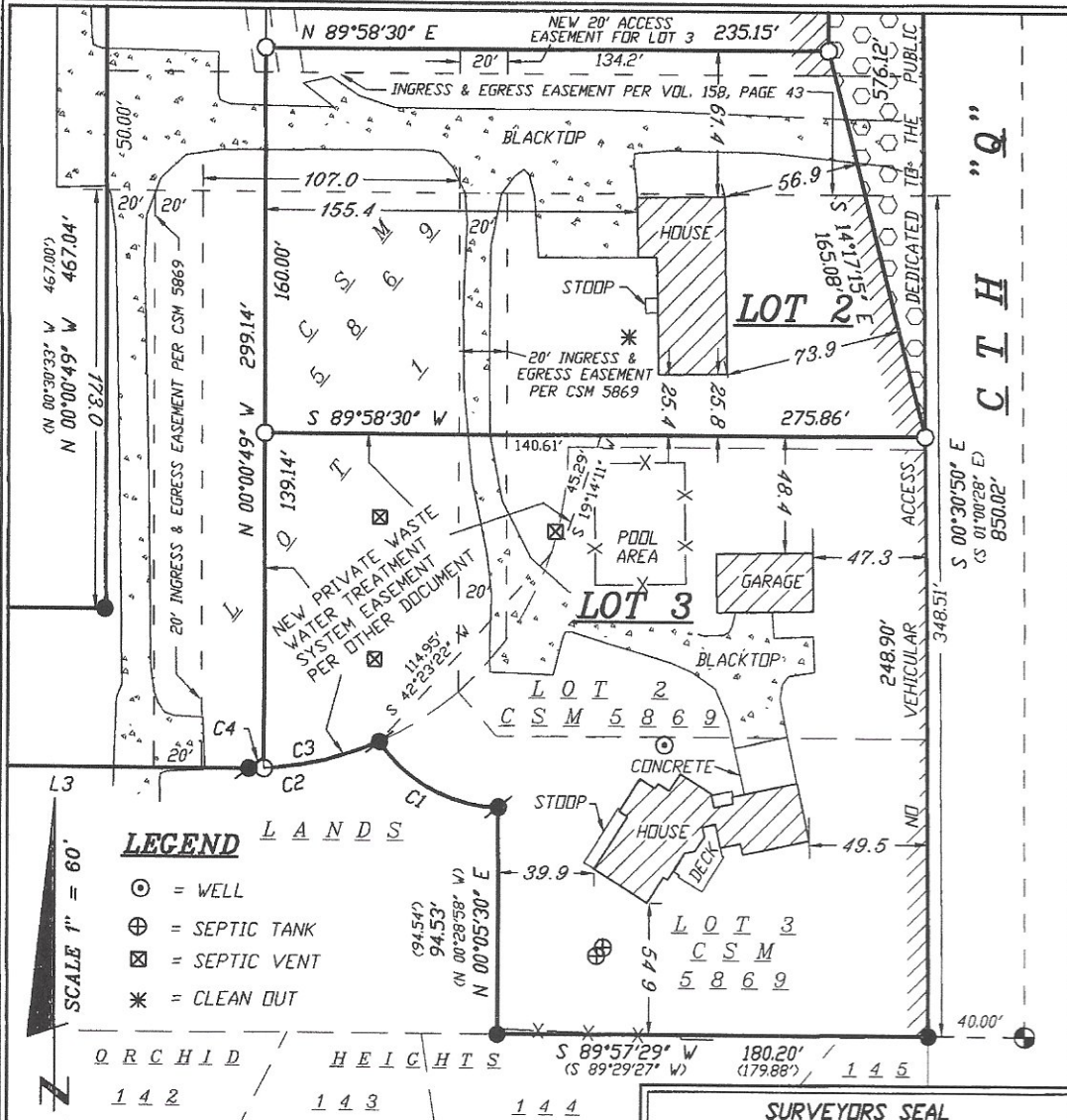


CERTIFIED SURVEY MAP

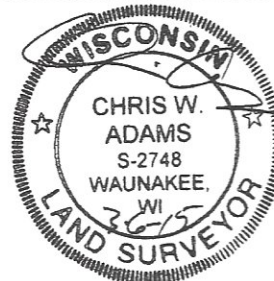
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 31, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN. INCLUDING LOTS 1, 2, AND 3 C.S.M. No. 5869



SURVEYORS SEAL



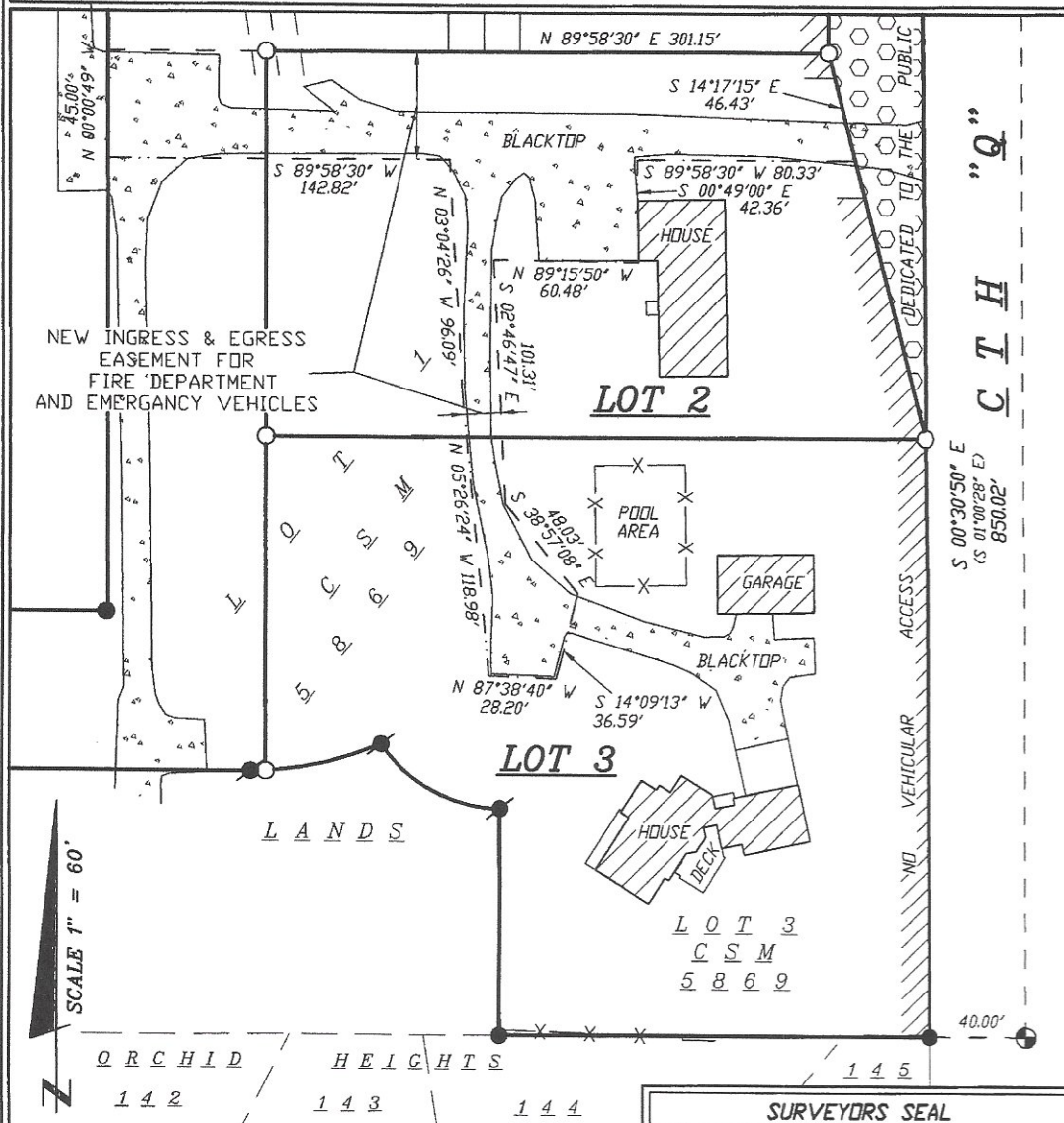


CERTIFIED SURVEY MAP

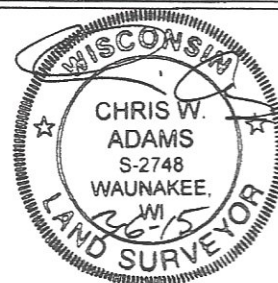
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 31, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN. INCLUDING LOTS 1, 2, AND 3 C.S.M. No. 5869



SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 31, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN. INCLUDING LOTS 1, 2, AND 3 C.S.M. No. 5869

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE 1/4 of the SW 1/4 of Section 31, T8N, R9E also being Lots 1, 2 and 3, Certified Survey Map No. 5869, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 31; thence N 89°41'20" W, 40.00 feet to the point of beginning.

Thence continue S 89°57'29" W, 180.20 feet; thence N 00°05'30" E, 94.53 feet; thence along an arc of a curve concaved northeasterly having a radius of 60.00 feet and a long chord bearing of N 61°45'40" W, 56.59 feet; thence along an arc of a curve concaved northerly having a radius 133.00 feet and a long chord bearing of S 77°52'17" W, 55.64 feet; thence S 89°58'16" W, 213.64 feet; thence S 00°01'00" E, 109.74 feet; thence S 89°57'29" W, 160.26 feet; thence N 05°12'05" W, 176.50 feet; thence N 89°59'13" E, 330.09 feet; thence N 00°00'49" W, 467.04 feet; thence S 89°58'30" W, 347.29 feet; thence S 00°03'09" E, 281.08 feet; thence N 18°15'01" W, 399.96 feet; thence N 56°11'39" E, 150.00 feet; thence N 89°57'25" E, 684.43 feet to the West right of way of County Trunk Highway "Q", thence along said right of way line S 00°30'50" E, 825.02 feet to the point of beginning. This parcel contains 394,987 sq. ft. or 9.07 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date March 6, 2015

Chris W. Adams S-2748
Registered Land Surveyor

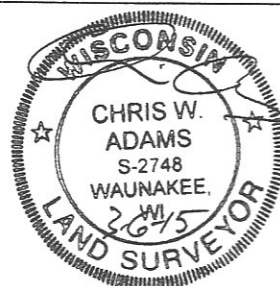
LINE TABLE

L#	BEARING	DIST.
L1	(S 89°29'27" W) S 89°57'29" W	(179.88') 180.20
L2	(N 00°28'58" W) N 00°05'30" E	(94.54') 94.53
L3	(S 89°29'27" W) S 89°58'16" W	(213.61') 213.64
L4	(S 00°30'33" E) S 00°01'00" E	(109.64') 109.74
L5	(S 89°29'27" W) S 89°57'29" W	(160.13') 160.26
L6	(N 05°32'05" W) (N 05°43'53" W) N 05°12'05" W	(176.37') (176.37') 176.50
L7	(S 00°30'33" E) S 00°03'09" E	(281.00') 281.08
L8	(N 18°42'50" W) N 18°15'01" W	(400.00') 399.96
L9	(N 55°44'18" W) N 56°11'39" E	150.00
L10	(S 01°00'28" E) S 00°30'50" E	248.91'
L11	S 14°17'15" E	165.08'
L12	S 00°24'59" E	416.10'

CURVE TABLE

C#	L.C. BEARING	DIST.	RADIUS	ARC	DELTA
C1	(N 62°19'38" W) N 61°45'40" W	(56.65') 56.59	60.00	58.92	56°16'08"
C2	(S 77°24'38" W) S 77°52'17" W	(55.67') 55.64	133.00	56.05	24°08'47"
C3	S 76°31'35" W	49.52'	133.00	49.81'	21°27'23"
C4	S 88°35'59" W	6.24'	133.00	6.24'	02°41'24"

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 31, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN. INCLUDING LOTS 1, 2, AND 3 C.S.M. No. 5869

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, mapped, and dedicated as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this 5th day of March, 2015.

Stanley J. Skolaski

Nancy Acker-Skolaski

STATE OF WISCONSIN
DANE COUNTY)

Personally came before me this 5th day of March, 2015 the above named Stanley J. Skolaski and Nancy Acker-Skolaski to me known to be the person who executed the foregoing instrument and acknowledge the same.

Dane County, Wisconsin.

My commission expires 4/31/16

Gary A Lukken
Print Name

Notary Public

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, mapped, and dedicated as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this 5th day of March, 2015.

Walter J. Acker Family Trust

Nancy Acker-Skolaski - trustee

STATE OF WISCONSIN
DANE COUNTY)

Personally came before me this 5th day of March, 2015 the above named Nancy Acker-Skolaski to me known to be the person who executed the foregoing instrument and acknowledge the same.

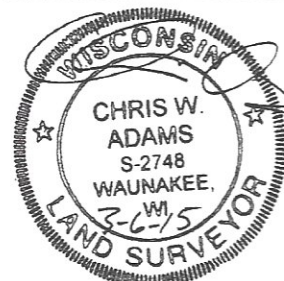
Dane County, Wisconsin.

My commission expires 4/31/16

Gary A Lukken
Print Name

Notary Public

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 31, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN. INCLUDING LOTS 1, 2, AND 3 C.S.M. No. 5869

TOWN BOARD RESOLUTION

Resolved that this certified survey map and the road right of way dedication is hereby approved and accepted by the Town of Westport on this 5th day of March, 2015.

Resolution 14-21

Thomas G. Wilson
Town Clerk

CITY OF MIDDLETON

Resolved that this certified survey map in the Town of Westport is hereby acknowledged and approved by the City of Middleton on this 5th day of March, 2015.

Eileen Kelley
City Zoning Administrator

Approved for recording per Dane County Zoning and Land Regulation Committee action on MARCH 9, 2015.

Daniel Everson #9688
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this 9th day of March, 2015 at 1:17 o'clock P.M. and recorded in Volume 92 of Dane County Certified Surveys on pages 273 through 278.

Received 3/9/15 at 10:17am

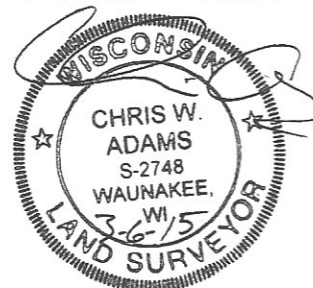
Kristi Chlebowsky
Register of Deeds Deputy

DOCUMENT NO. 5133990

CERTIFIED SURVEY MAP NO. 13918

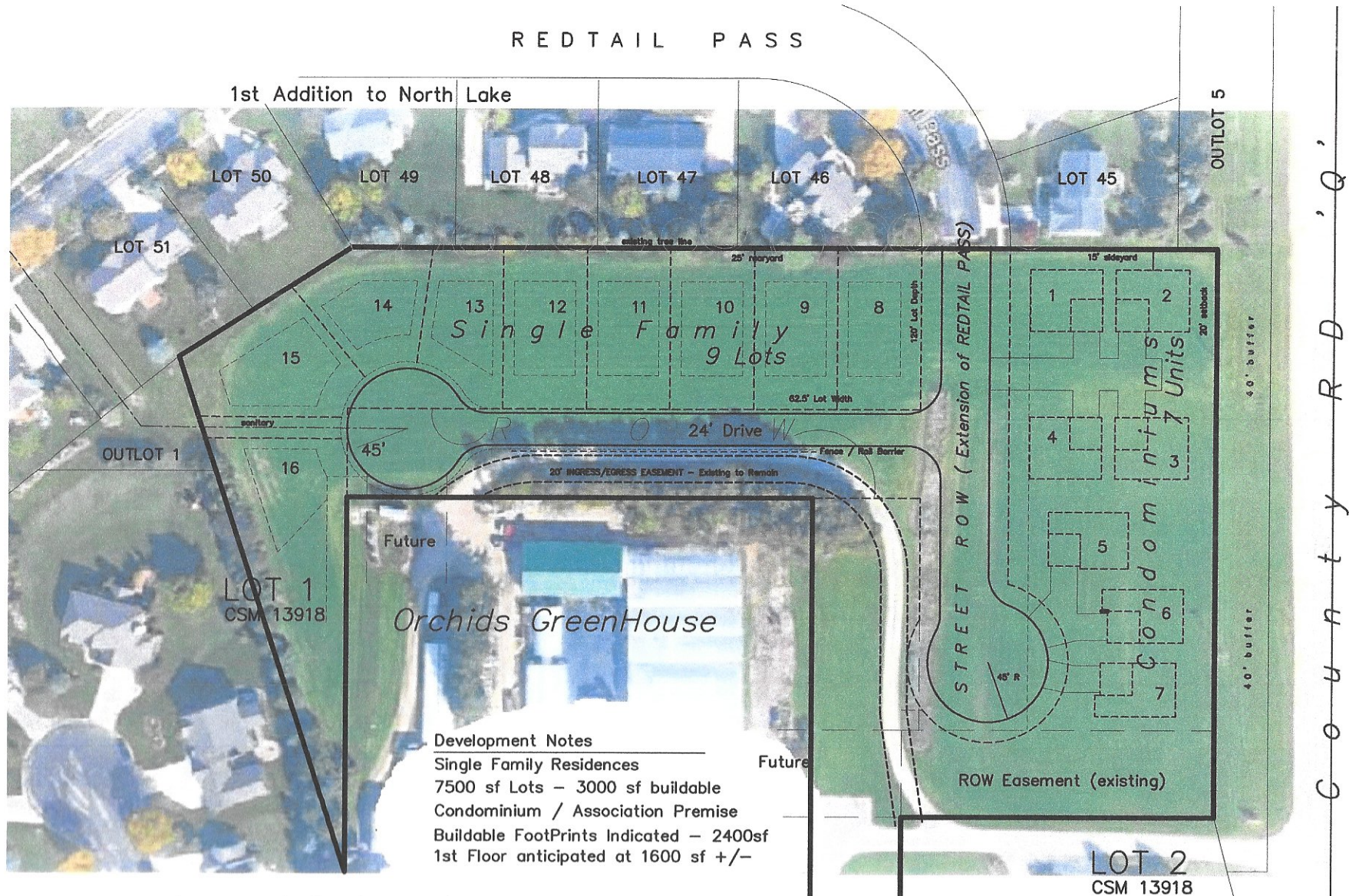
Sheet 6 of 6

SURVEYORS SEAL



14W-392

REDTAIL PASS



Development Notes
 Single Family Residences
 7500 sf Lots - 3000 sf buildable
 Condominium / Association Premise
 Buildable FootPrints Indicated - 2400sf
 1st Floor anticipated at 1600 sf +/-

proposed concept development

RESIDENTIAL @ NORTHLAKE - REDTAIL ACKERS
 Town of Westport - Middleton, Wisconsin

revised for presentation
 jk 06JUL17

