

Middleton Westport Joint Zoning Committee Agenda

Wednesday, March 29, 2023 - 6:00 PM

Westport Town Hall - 5387 Mary Lake Road, Waunakee

There is no virtual meeting option

Posted on the City's web site at meetings.cityofmiddleton.us revised 3/28/23 11:45 am

Roll Call

- 1) Member Introductions

Election of Officers

Approval of Minutes

- 1) Minutes of November 30, 2022

Public Hearing – 6:00 p.m.

- 1) **Extraterritorial Rezoning from County A-1 Agriculture (Exclusive) to R-1 (Single-Family Residential) - Ziegler Dairy Farms, LLC, 5429 CTH Q, Town of Westport (PC-2650)**
Hearing notice is attached to this item. See agenda item for supporting materials.

Agenda Items

- 1) **Consideration of Application to Rezone from County A-1 Agriculture (Exclusive) to R-1 (Single-Family Residential), and Certified Survey Map - Ziegler Dairy Farms, LLC, 5429 CTH Q, Town of Westport (PC-2650)**

The Middleton/Westport Joint Zoning Committee on 3/29/23 and the Common Council on 4/4/23 are each holding a public hearing on the applicant's request to rezone a portion of the subject property (located along the west side of Hwy Q, just north of Hwy K, in the Town of Westport within the City's extraterritorial zoning area) from County A-1 Agriculture District (Exclusive) to R-1 (Single Family Residential) District. The purpose of the rezoning is to allow the creation of two single family residential lots—one consisting of 7.31 acres and the other consisting of 12.36 acres. On 2/13/23, the Westport Plan Commission recommended approval of the rezoning and CSM with the following contingencies:

- *a restriction on any further land division of the created lots or the remaining farm acreage
- * driveway access to be approved by Dane County, along with access approval from Waunakee Fire and EMS
- * the removal of unsafe farm buildings other than the historic barn
- * the removal of the manure pit in accordance with DNR requirements
- * Town staff approval of a stormwater management plan

ENCLOSURES: Property survey, air photo, proposed CSM, Westport Plan Commission minutes 2/13/23, Opitz memo pertaining to previous (November 2022) development concept

- 2) **Signage Plan - Solas Natural Burial Preserve, Oncken Road (PC 2620)**
Middleton's Plan Commission has approved the Specific Implementation Plan for this site contingent on the JZC's approval of the monument and wall signs.

ENCLOSURES: Signage details and drawings to provide context.

- 3) **Concept Review--General Implementation Plan Amendment, Phase 7 & 8, Community of Bishops Bay**
Jake Bunz (development manager) is requesting committee feedback on revisions the developer has made since the committee's initial review last April. The plans represent a significant amendment to the Community of Bishops Bay (CBB) Master Development Plan (General Implementation Plan). The developer is seeking to enlarge Westport's portion of CBB by shifting the shared boundary westward, to reduce by 57 the number of single family residences in Westport (to accommodate market demand for larger lots), and to establish up to 1,000 multifamily dwelling units in the Westport. This request has major land use, utility service, and taxation implications for both communities.

ENCLOSURES: Letter from Bunz dated 3/7/23; excerpt from 2015 Final Utility Master Plan, Minutes from the committee's April 2022 review

Adjournment

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.

Staff contacts for this meeting:

Mark Opitz, City Planner & Zoning Administrator
Phone: (608) 821-8394 Fax: (608) 827-1080

E-mail: mopitz@cityofmiddleton.us

Dean Grosskopf, Town Administrator
Phone: (608) 849-4372

Email: dgrosskopf@townofwestport.org

MIDDLETON-WESTPORT JOINT ZONING COMMITTEE
Wednesday, November 30, 2022 6:00 p.m.

MEETING MINUTES

*Meeting materials are available on the City's website at <http://meetings.cityofmiddleton.us/>
A recording of the meeting is available at: <https://www.youtube.com/watch?v=FdioBZqmfKQ>*

Call to Order & Roll Call

In the absence of a chair or vice-chair, Kennedy called the meeting to order at 6:06 p.m. The meeting was conducted online only via the Zoom platform.

MEMBERS PRESENT: Randy Bruce, Chris Harp, Cynthia Kennedy, Joe Pichette, John Schaffer, Ken Sipsma (arrived during item #1)

MEMBERS ABSENT: None

STAFF PRESENT: Dean Grosskopf, Mark Opitz

Pichette and Harp introduced themselves as new members.

Minutes of April 27, 2022, MWJZC Meeting

Motion by Schaffer, seconded by Bruce, to approve the draft minutes as prepared. **Motion passed** 4-0, with Pichette abstaining.

Agenda Items

Item #1: Initial Consultation, CSM and Rezone (Create 3 Residential Lots), Ziegler Dairy Farms LLC., 5429 CTH Q (Westport PC 11/14/22)

Town Administrator Grosskopf provided an overview of the property owners' requests, noting that they want to rezone a portion of their 167.6 acre property and creating three single family lots totaling approximately 24 acres to partially fund the purchase of the farm.

Steve Forrer of Bunbury & Associates, representing Ziegler Dairy Farm, stated that the following:

- The Zieglers paid "premium dollar" to buy the property from the Kipleys a couple weeks ago because it is the "highest value farmland in the county."
- The three lots would average about 4 to 5 acres and consist of about 98% non-usable farmland.
- The goal is to have revenue to clean up the property, including removal of a million-gallon manure tank with DNR guidance as well as over an acre of concrete and buildings that served as a cow yard.
- The new owners are willing to draft an easement agreement to maintain a shared access driveway serving the existing residence and the three new residential lots. Due to the length of the driveway, a bump-out would be required every 700 feet with a turnaround at the end.
- There would be no further development of the property.

Opitz reviewed his 11/28/22 memo addressing the development concept, the Future Land Use Map in the Waunakee and Westport Comprehensive Plan, the planned route for the future North Mendota Parkway, and City and Town staff observations and concerns. Grosskopf cited on the map the boundary designated for community separation. He said that the proposal is a “difficult sell” for Westport Plan Commission members because of the number of lots, they typically don’t allow division of agricultural land except to accommodate family members, and the proposal isn’t part of a larger plan for the area.

Committee members provided feedback. Kennedy said her concerns are about non-family members, wetlands, lack of community separation, and lack of utility services. Sipsma joined the meeting and said he wasn’t in favor of the proposal. Schaffer spoke about the importance of maintaining a beautiful community separation area and protecting the creek and natural topography. Bruce said that the proposal doesn’t seem to fit well with the land use plan, and he doesn’t see a good reason to deviate from the plan. Harp concurred with the concerns already stated, and Pichette said he can’t support it as proposed.

Steve Forrer said that there is no other plan for the non-farmable property. He noted that the marshland isn’t currently being protected, there is run-off from the cow pasture and manure tank, and Dane County has bought other properties in the area to help protect water quality in Madison area lakes. Forrer asked if committee members would be amenable to the creation of two lots instead of three. Schaffer said he is open to other options; Kennedy stated that the committee can only respond to the proposal before them. They both said that their primary concern is maintaining community separation instead of seeing residences spread out along Highway Q, which would fill in the gap between communities. Bruce said he wants to see a rationale for allowing more than one split given the land use plan and longstanding Westport policy. Opitz suggested the new owners reach out to county officials for help with land acquisition and abating runoff of pollutants.

Forrer said he will consult with the Zieglers and return with a new proposal if they see fit.

Adjournment

Moved by Sipsma, seconded by Schaffer, to adjourn. **Motion passed 6-0**, and the meeting adjourned at 6:32 p.m.

Minutes prepared by City Planner & Zoning Administrator Mark Opitz based on his notes of the meeting. These minutes should not be considered finalized until they are formally approved at a subsequent meeting of the Committee.

NOTICE OF PUBLIC HEARING

Application to Rezone Certain Property at 5429 County Hwy Q, Town of Westport

Wednesday, March 29, 2023 6:00 p.m.

Middleton/Westport Joint Zoning Committee
Westport Town Hall Meeting Room
5387 Mary Lake Road, Waunakee, WI

Williamson Surveying and Associates LLC, on behalf of Ziegler Dairy Farms LLC, has applied for a Zoning Map Amendment to rezone the property described below from County A-1 Agriculture District (Exclusive) to R-1 (Single Family Residential) District. This property is located in the Town of Westport within the City of Middleton's Extraterritorial Zoning Area. The purpose of the proposed rezoning is to allow the creation of two single family residential lots—one consisting of 7.31 acres and the other consisting of 12.36 acres.

Description of property to be rezoned:

A parcel being part of the Northeast, Northwest, and Southwest 1/4's of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 19, T8N, R9E, Town of Westport, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 19; thence N 00°01'32" W along the west line of said Southeast 1/4, 792.00 feet to the point of beginning.

Thence N 87°25'51" E, 19.00 feet; thence N 31°35'36" E, 624.70 feet to the south line of said Northwest 1/4 of the Southeast 1/4; thence S 89°37'33" E along said south line, 661.01 feet to the west right-of-way of County Highway "Q"; thence N 39°27'38" E along said west right-of-way, 556.57 feet; thence N 03°55'04" W, 173.00 feet; thence S 88°03'37" W, 158.43 feet; thence S 66°19'35" W, 127.12 feet; thence N 88°48'34" W, 313.99 feet; thence N 86°16'34" W, 189.04 feet; thence S 89°23'29" W, 69.22 feet; thence S 77°45'40" W, 101.99 feet; thence S 89°24'22" W, 403.45 feet to the west line of said Northwest 1/4 of the Southeast 1/4; thence S 00°01'32" E along said west line, 531.58 feet to the Southwest Corner of the said Northwest 1/4 of the Southeast 1/4; thence N 89°48'31" W along the north line of said Southeast 1/4 of the Southwest 1/4, 150.85 feet; thence S 00°01'32" E, 542.50 feet; thence N 87°25'51" E, 151.00 feet to the point of beginning. This parcel contains 857,017 sq. ft. or 19.67 acres thereof.



During the hearing, all interested persons will have an opportunity to speak or register their opinion. Statements may also be provided to City staff by 4:30 p.m. on the day of the hearing. The

Middleton/Westport Joint Zoning Committee may take action following the hearing.

For additional information, or to provide a statement prior to the hearing, contact:

Mark Opitz
City Planner & Zoning Administrator
mopitz@cityofmiddleton.us (608) 821-8394
7426 Hubbard Ave., Middleton, WI 53562

Publish: 03/09/23 and 3/16/23 in the Times-Tribune



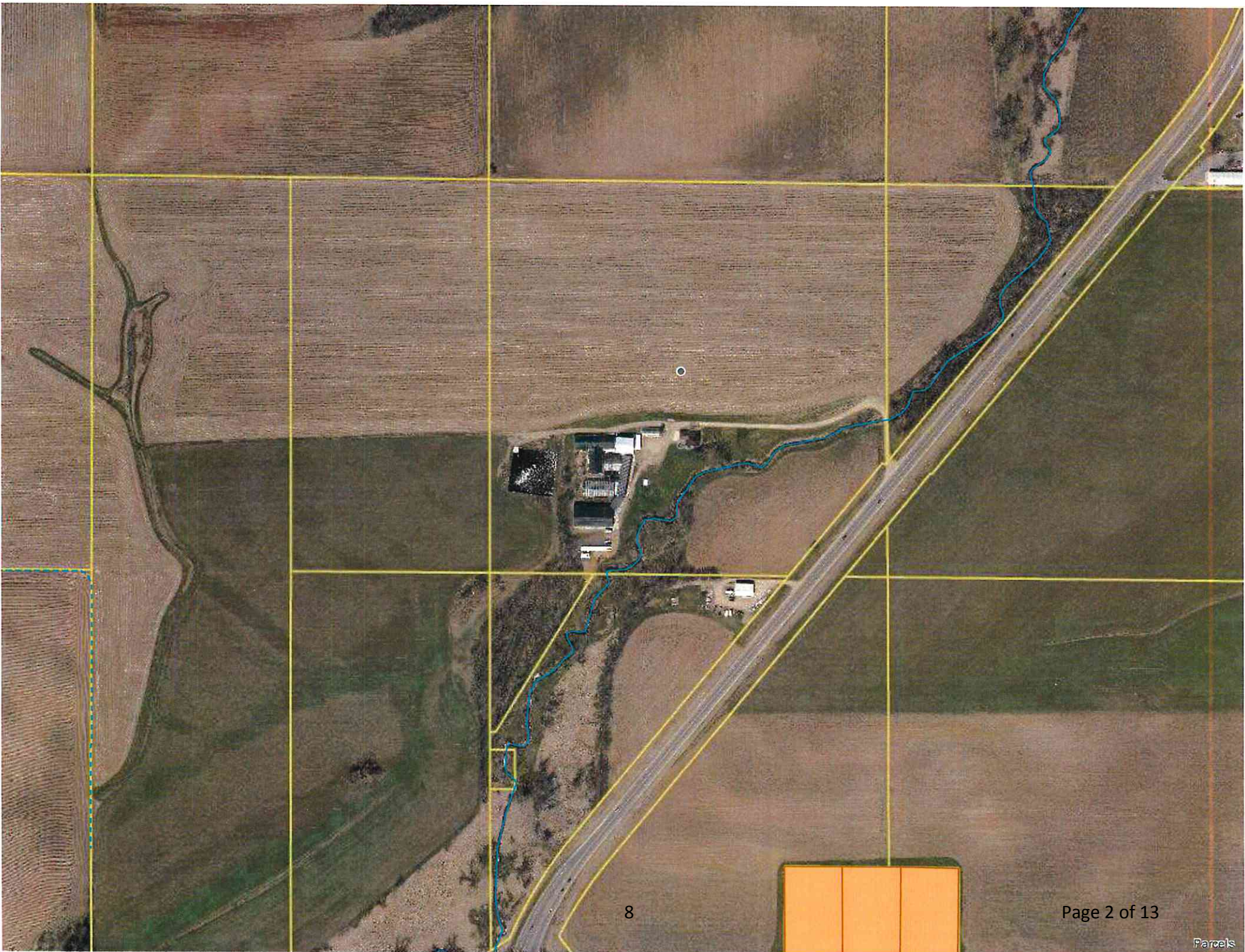
Town of Westport GIS



Town of Westport
5387 Mary Lake Road
Waunakee, WI 53597
(608) 849-4372

DISCLAIMER: The Town of Westport does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1 = 492'



8



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

EXHIBIT MAP

NOTES:

1.) THIS MAP IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY. IT IS DONE FOR INFORMATIONAL PURPOSES ONLY.

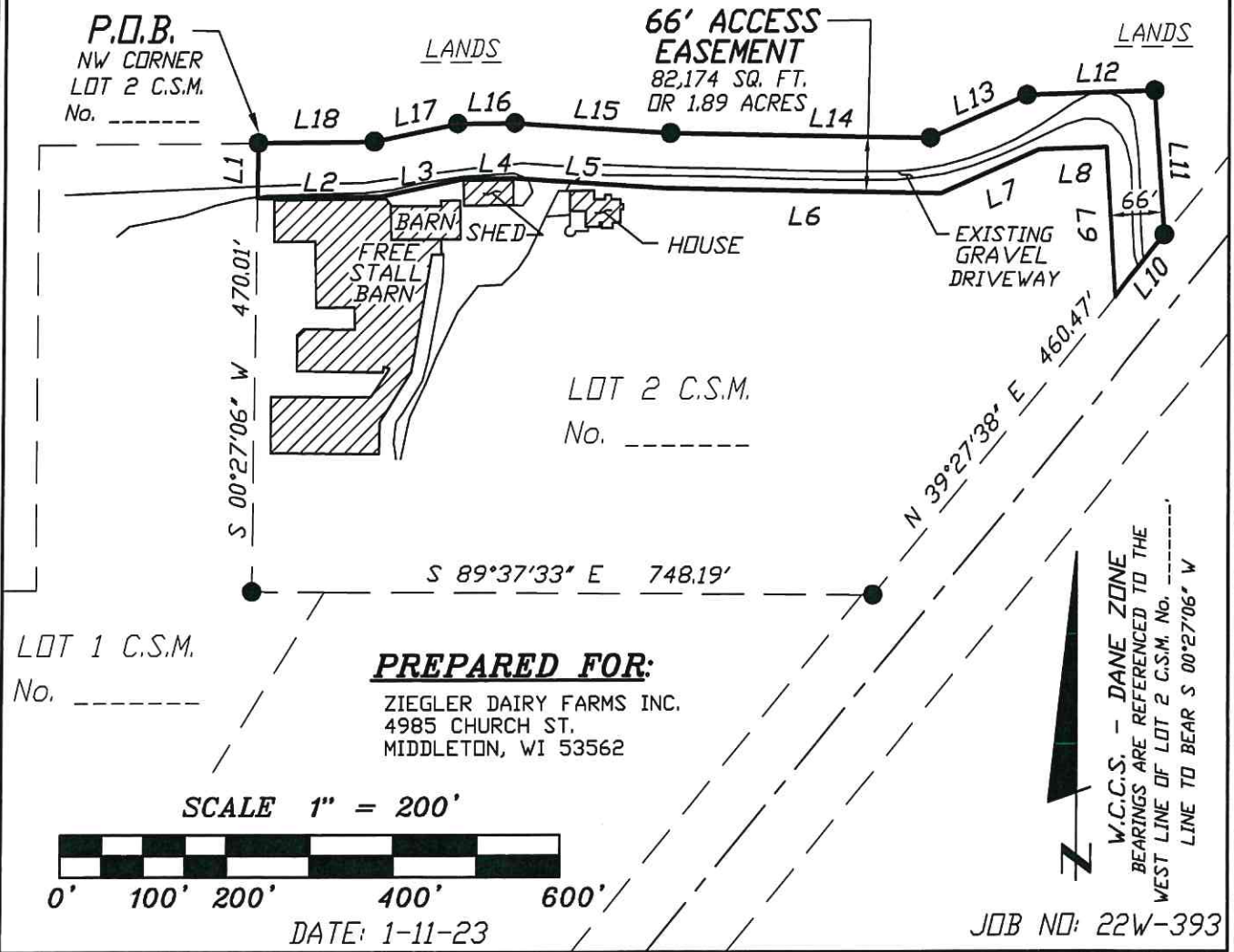
2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

LINE TABLE:

L#	BEARING	DIST.	L#	BEARING	DIST.
L1	S 00°27'06" W	66.01'	L10	N 39°27'38" E	96.10'
L2	N 89°24'22" E	147.59'	L11	N 03°55'04" W	173.00'
L3	N 77°45'40" E	102.00'	L12	S 88°03'37" W	158.43'
L4	N 89°23'29" E	60.00'	L13	S 66°19'35" W	127.12'
L5	S 86°16'34" E	188.00'	L14	N 88°48'34" W	313.99'
L6	S 88°48'34" E	330.00'	L15	N 86°16'34" W	189.04'
L7	N 66°19'35" E	129.00'	L16	S 89°23'29" W	69.22'
L8	N 88°03'37" E	82.00'	L17	S 77°45'40" W	101.99'
L9	S 03°55'04" E	179.09'	L18	S 89°24'22" W	139.66'

LEGEND

● = FOUND 3/4" REBAR



PREPARED FOR:

ZIEGLER DAIRY FARMS INC.
4985 CHURCH ST.
MIDDLETON, WI 53562

SCALE 1" = 200'



DATE: 1-11-23

JOB NO: 22W-393

ACCESS EASEMENT

An Access Easement located on part of Lot 2 Certified Survey Map No. _____, recorded in the Dane County Register of Deeds Office in Volume _____ of Certified Surveys, Pages _____ through _____, as Document No. _____. Located in part of the Northwest 1/4 of the Southeast 1/4 of Section 19, T8N, R9E, Town of Westport, Dane County, Wisconsin.

Beginning at the Northwest Corner of said Lot 2; thence S 00°27'06" W along the west line of said Lot 2, 66.01 feet; thence N 89°24'22" E, 147.59 feet; thence N 77°45'40" E, 102.00 feet; thence N 89°23'29" E, 60.00 feet; thence S 86°16'34" E, 188.00 feet; thence S 88°48'34" E, 330.00 feet; thence N 66°19'35" E, 129.00 feet; thence N 88°03'37" E, 82.00 feet; thence S 03°55'04" E, 179.09 feet to the east line of said Lot 2; thence along said Lot 2 for the next 9 courses N 39°27'38" E, 96.10 feet; thence N 03°55'04" W, 173.00 feet; thence S 88°03'37" W, 158.43 feet; thence S 66°19'35" W, 127.12 feet; thence N 88°48'34" W, 313.99 feet; thence N 86°16'34" W, 189.04 feet; thence S 89°23'29" W, 69.22 feet; thence S 77°45'40" W, 101.99 feet; thence S 89°24'22" W, 139.66 feet to the point of beginning. This easement contains 82,174 sq. ft. or 1.89 acres.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

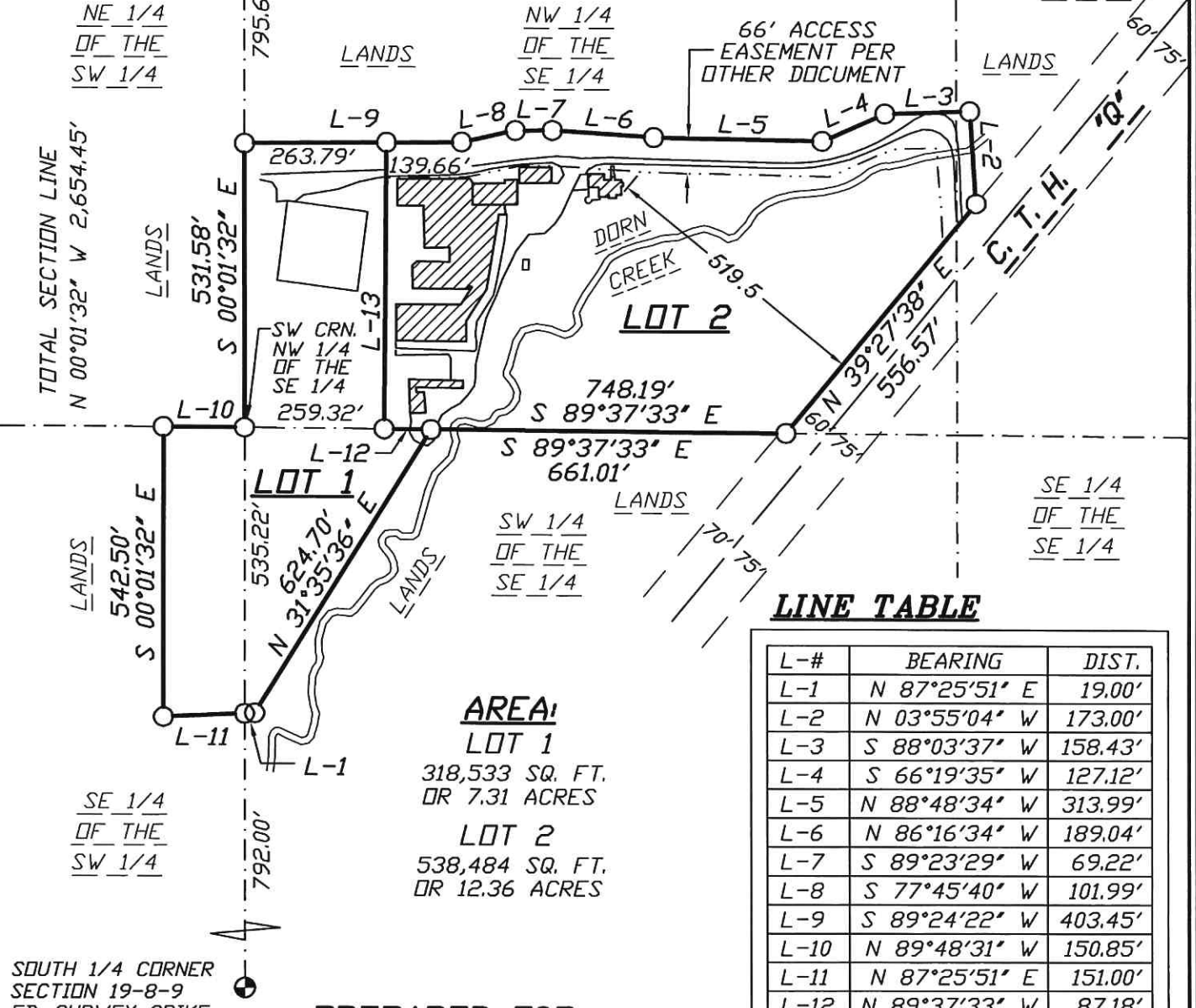
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Northeast, Northwest, and Southwest 1/4's of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 19, T8N, R9E, Town of Westport, Dane County, Wisconsin.

CENTER OF SECTION
SECTION 19-8-9
F.D. BRASS CAP
MONUMENT

NOTES:

- 1.) SEE SHEET 2 FOR LOT DETAIL.
- 2.) SEE SHEET 3 FOR ALL OTHER NOTES.



AREA:

LOT 1
318,533 SQ. FT.
OR 7.31 ACRES

LOT 2
538,484 SQ. FT.
OR 12.36 ACRES

LINE TABLE

L-#	BEARING	DIST.
L-1	N 87°25'51" E	19.00'
L-2	N 03°55'04" W	173.00'
L-3	S 88°03'37" W	158.43'
L-4	S 66°19'35" W	127.12'
L-5	N 88°48'34" W	313.99'
L-6	N 86°16'34" W	189.04'
L-7	S 89°23'29" W	69.22'
L-8	S 77°45'40" W	101.99'
L-9	S 89°24'22" W	403.45'
L-10	N 89°48'31" W	150.85'
L-11	N 87°25'51" E	151.00'
L-12	N 89°37'33" W	87.18'
L-13	S 00°27'06" W	536.02'

PREPARED FOR:

ZIEGLER DAIRY FARMS INC.
4985 CHURCH ST.
MIDDLETON, WI 53562

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER

SCALE 1" = 300'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

W.C.C.S. - DANE ZONE
 BEARINGS ARE REFERENCED TO THE WEST
 LINE OF THE SE 1/4 OF SECTION 9,
 T8N, R9E. LINE TO BEAR N 00°01'32" W

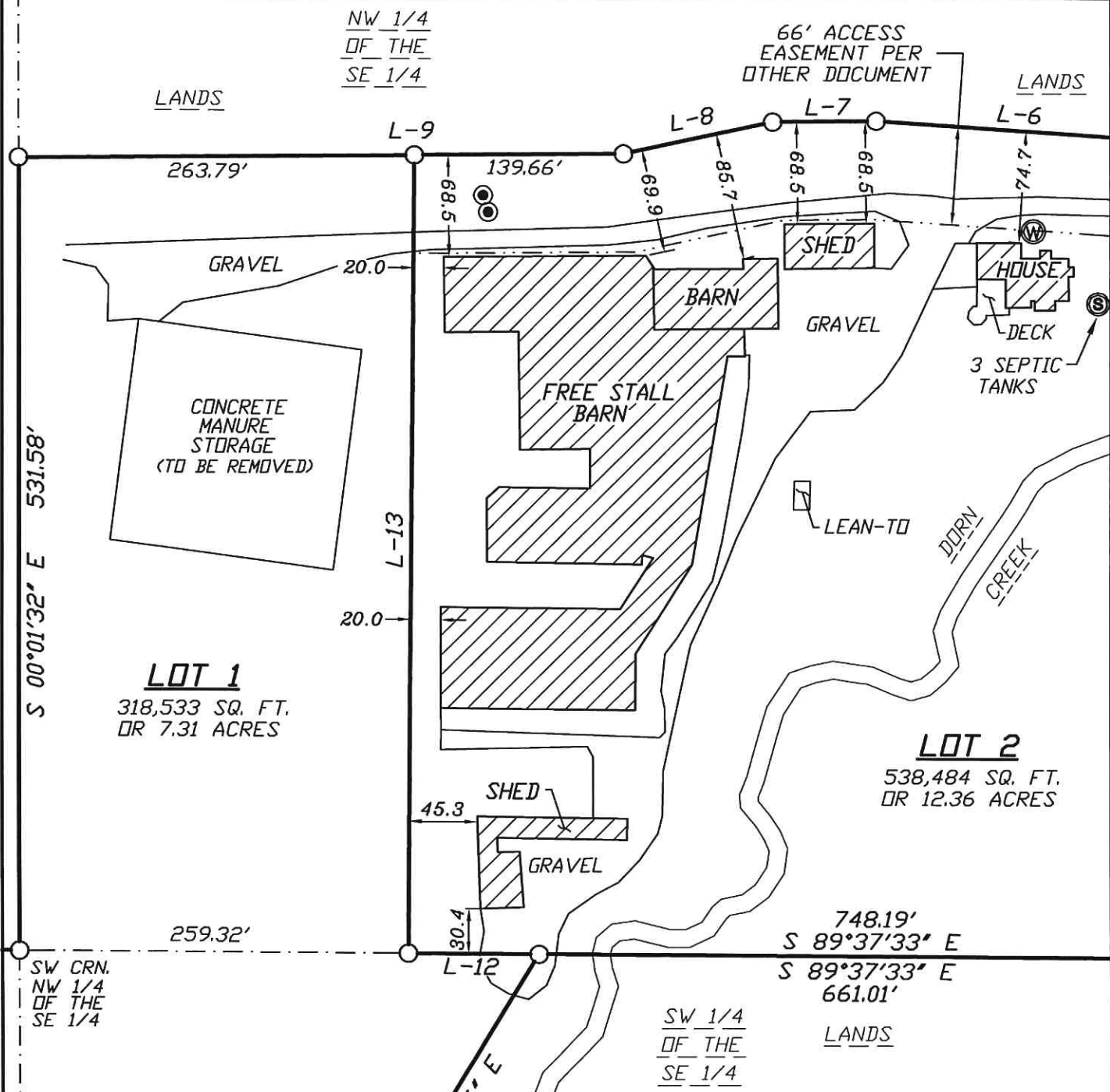


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Northeast, Northwest, and Southwest 1/4's of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 9, T8N, R9E, Town of Westport, Dane County, Wisconsin.



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER
- Ⓢ = SEPTIC TANK
- ⊙ = SEPTIC VENT
- Ⓜ = WELL

SCALE 1" = 100'



Sheet 2 of 4

W.C.C.S. - DANE ZONE
 BEARINGS ARE REFERENCED TO THE WEST
 LINE OF THE SE 1/4 OF SECTION 9,
 T8N, R9E. LINE TO BEAR N 00°01'32" W

SURVEYORS SEAL

22W-393



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Northeast, Northwest, and Southwest 1/4's of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 19, T8N, R9E, Town of Westport, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and 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 Northeast, Northwest, and Southwest 1/4's of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 19, T8N, R9E, Town of Westport, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 19; thence N 00°01'32" W along the west line of said Southeast 1/4, 792.00 feet to the point of beginning.

Thence N 87°25'51" E, 19.00 feet; thence N 31°35'36" E, 624.70 feet to the south line of said Northwest 1/4 of the Southeast 1/4; thence S 89°37'33" E along said south line, 661.01 feet to the west right-of-way of County Highway "Q"; thence N 39°27'38" E along said west right-of-way, 556.57 feet; thence N 03°55'04" W, 173.00 feet; thence S 88°03'37" W, 158.43 feet; thence S 66°19'35" W, 127.12 feet; thence N 88°48'34" W, 313.99 feet; thence N 86°16'34" W, 189.04 feet; thence S 89°23'29" W, 69.22 feet; thence S 77°45'40" W, 101.99 feet; thence S 89°24'22" W, 403.45 feet to the west line of said Northwest 1/4 of the Southeast 1/4; thence S 00°01'32" E along said west line, 531.58 feet to the Southwest Corner of the said Northwest 1/4 of the Southeast 1/4; thence N 89°48'31" W along the north line of said Southeast 1/4 of the Southwest 1/4, 150.85 feet; thence S 00°01'32" E, 542.50 feet; thence N 87°25'51" E, 150.00 feet to the point of beginning. This parcel contains 857,017 sq. ft. or 19.67 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

NOTES CONTINUED:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE SOUTH 1/4 CORNER AND CENTER OF SECTION 19.

SURVEYORS SEAL

Sheet 3 of 4

22W-393



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Northeast, Northwest, and Southwest 1/4's of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 19, T8N, R9E, Town of Westport, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the Town of Westport and the City of Middleton for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Ziegler Dairy Farms Inc.

Personally came before me this _____ day of _____, 20____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Westport on this _____ day of _____, 20____.

Dean A. Grosskopf
Town Clerk

CITY OF MIDDLETON APPROVAL

Resolved that this certified survey map in the Town of Westport is hereby acknowledged and approved by the City of Middleton on this _____ day of _____, 20____.

Lorie Burns
City Clerk

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

SURVEYORS SEAL

22W-393

ZIEGLER DAIRY FARM 2 LOT C.S.M. SECTION 19 T8N, R9E TOWN OF WESTPORT

LOT 1 = 7.31 ACRES
LOT 2 = 12.36 ACRES

5429.

Legend



TOWN OF WESTPORT

PLAN COMMISSION – February 13, 2023

The regular monthly meeting of the Plan Commission was called to order at 7:00 PM. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair John Cuccia. Members present: Cuccia, Freidig, Kennedy, Moore, Ohm, Tande, and Trotter. Members absent: None. Also attending: Joe Pichette, Neal Werner, Katie Metzler, Greg Metzler, Jake Bunz, Greg Ziegler, Steve Forrer, and Dean Grosskopf.

There was no Public Comment on Matters not on the Agenda.

The minutes of the regular meeting of January 9, 2023, were approved as presented except for a minor change in wording regarding the potential historic significance of the Nau-Ti-Gal property, which now reads “While it was noted that the physical building is not the work of a “Master”, the building and the site were deemed to be of historic significance for the Town by the HPC”, on a motion by Freidig, second Ohm.

PUBLIC HEARING, The Comprehensive Bicycle, Pedestrian, and Outdoor Recreation Plan (CORP Plan) Public Hearing was opened by Chair Cuccia at 7:06 p.m. After a brief presentation by Grosskopf and questions were asked by the Commission and answered, the public was invited to comment. Hearing no public comments, the Chair closed the Public Hearing at 7:11 p.m.

On a motion by Tande, second Moore, the Plan Commission approved a recommendation to the Town Board, that the updated CORP Plan be adopted as presented.

An initial Consultation, proposing a CSM and Rezone to create 1 additional residential lot for Metzler’s, from their property at 5350 Woodland Drive, was discussed. The Metzler’s were advised of several concerns and were advised that the proposal would face some challenges for approval as currently presented.

The application for a CSM and Rezone to create 2 Residential Lots by Ziegler Dairy Farms LLC., at 5429 CTH Q, (Middleton ETZ), was presented and discussed in detail. The proposal to rezone part of the current farm to R2 and create a CSM for two single family lots subject to a restriction on any further land division of the created lots or the remaining farm acreage, approval from Waunakee Fire and EMS of the access, the removal of unsafe farm buildings other than the historic barn, the removal of the manure pit in accordance with DNR requirements, as well as Town staff approval of a stormwater management plan; and improved driveway access to be approved by Dane County, was approved on a motion by Kennedy, second Trotter.

The Preliminary Plat to Rezone from C2 to SFR and create a Land Division for 43 Single Family Lots and 4 out lots; the 49.5 acres, named Yahara Estates, which was formerly part of the Webcrafters property, and presented by RDC Westport Farms, LLC, on Kennedy Drive in the Waunakee ETZ, was discussed briefly and rejected due to an incomplete submittal; on a motion by Kennedy, second OHM.

A preliminary consultation, The Community of Bishops Bay, Phase 7 and 8 Preliminary Plat, (Middleton ETZ), was presented and discussed, and questions were answered. The applicant was advised of concerns to be addressed in the future.

Freidig reported on the work of the Park Committee including efforts to improve the sandy area of the park near the Town Administration Building.

Moore and Pichette shared highlights of the Historic Preservation Commission meeting regarding the potential historic significance and preservation of the Nau-Ti-Gal/Hanson property on Westport Rd. While the physical building is not the work of a “Master”, the building and the site were deemed to be of historic significance for the Town. The Town appointed attorney is drafting recommendations for the property.

Waunakee/Westport Joint Planning Commission Meeting, to be held 2/14/23 has no Westport items to consider

A Middleton/Westport Joint Zoning Commission meeting will need to be scheduled in order to take up the Ziegler Dairy Farm CSM and rezone as well as a consultation for the Community of Bishops Bay phases 7 and 8.

For Miscellaneous Matters/Forthcoming events, the Commission raised the issue of having Westport email addresses. Grosskopf offered to look into it, and discuss the request with the Board.

Motion to adjourn, Kennedy. Second Ohm. Meeting adjourned at 9:31 p.m.

Respectfully Submitted,

Cynthia Kennedy, Secretary



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CITY OF MIDDLETON
7426 HUBBARD AVENUE
MIDDLETON, WI 53562-3118

PH 608.821-8343 FAX 608.827.1080
E-MAIL: mopitz@cityofmiddleton.us
WEB: www.CityofMiddleton.us

To: Middleton/Westport Joint Zoning Committee
Date: November 28, 2022
From: Mark Opitz, City Planner & Zoning Administrator
Subject: **Initial Consultation: CSM and Rezone to Create 3 Residential Lots
Ziegler Dairy Farms LLC., 5429 CTH Q**

Ziegler Dairy Farms is interested in rezoning a portion of their 167.6 acre property and creating three residential lots totalling approximately 24 acres, with no further development of the remaining property. The proposed lot configuration is depicted on a sketch provided by the applicant. For context, the photo below indicates the last six digits of the Parcel Numbers affected by this concept.



The **Future Land Use Map** in the Waunakee and Westport Comprehensive Plan (adopted in 2017) indicates Rural Preservation for this area, with a portion having development limitations due to the presence of floodplain associated with a tributary to Dorn Creek. The southern end of the property adjoins an area mapped as a potential future North Mendota Parkway Corridor. The Future Land Use Map identified all seven parcels as being within a Community Separation Zone.

Westport and Middleton zoning staff have several observations and concerns regarding this concept:

- The area may not be conducive for farming, but that doesn't automatically make it a suitable site for residential development.
- The Town's Comprehensive Plan indicates Rural Preservation as the preferred land use in this area, although in the future it may be more desirable for limited commercial development or road right-of-way.
- There are no water or sewer services available to serve this area, and this request does not fall under the exception Westport often makes for a split to have farm families stay together by adding a buildable lot.
- Westport has a lot of acres of farmland that are woods or wetlands and they have never been considered for development.

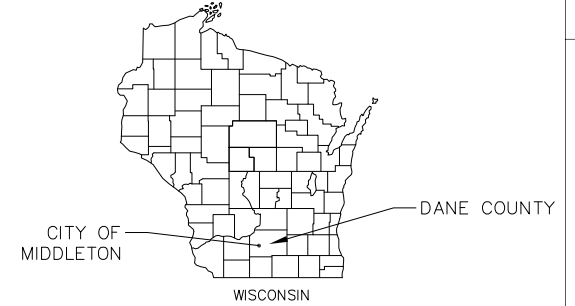
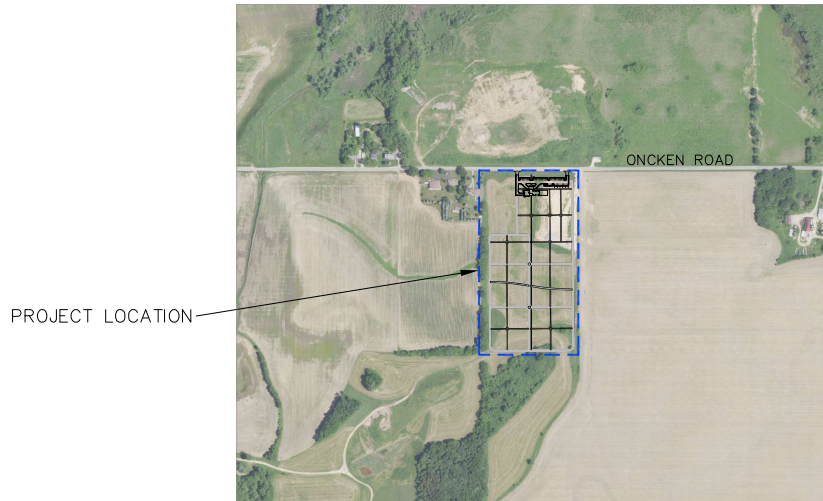
The Westport Plan Commission had their first discussion of this concept at their 11/14/22 meeting, as indicated in the following excerpt from the draft minutes:

Cuccia introduced an Initial Consult for CSM and Rezone (Create 3 Residential Lots), Ziegler Dairy Farms LLC., 5429 CTH Q (Middleton ETZ). Anderson gave a brief history of the property with input from the potential buyer of the property. The potential owner and representative for the proposal presented their plans and answered questions posed by the Plan Commissioners. The developers were advised of the concerns, including that the property is not zoned for residential development, need for a shared driveway, emergency vehicles having appropriate access to all the properties, the need for a shared driveway agreement, and other restrictions that would be placed on the property, such as no further land division, the correct zoning to allow animals and cleanup of existing concrete and barns. The members felt that this would be a hard sell, and Freidig mentioned that the family metric could not be applied here, because of the applicant's admission that this would not be for family. Since the Joint Zoning Committee will be looking for general guidance at the meeting on November 30, 2022, the applicant was advised if possible, to please address emergency services, and have a revised map that is easier to understand.

THE WISCONSIN FOUNDATION

NATURAL BURIAL CEMETERY

CITY OF MIDDLETON

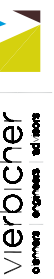


SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES & LEGENDS
C3	EXISTING CONDITIONS PLAN
C4	SITE PLAN
C5	OVERALL GRADING & EROSION CONTROL PLAN
C6	GRADING DETAIL PLAN
C7	STORMWATER FACILITY DETAILS
C8	OVERALL UTILITY PLAN
C9-C10	CONSTRUCTION DETAILS



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



Title Sheet
The Wisconsin Foundation - Natural Burial Cemetery
City of Middleton
Dane County, Wisconsin

REV. NO.	DATE	BY	CHKD.

DATE: 6/7/2022
DRAWN BY: BBAR/AGOL
CHECKED BY: MSCH
PROJECT NO.: 210356

NOT FOR CONSTRUCTION

C1

© Vierbicher Associates, Inc.

06 Jun 2022 - 12:58p M:\The Wisconsin Foundation\210356_Oncken Road CAD\210356 - TitleSheetDetail.dwg by: jgd

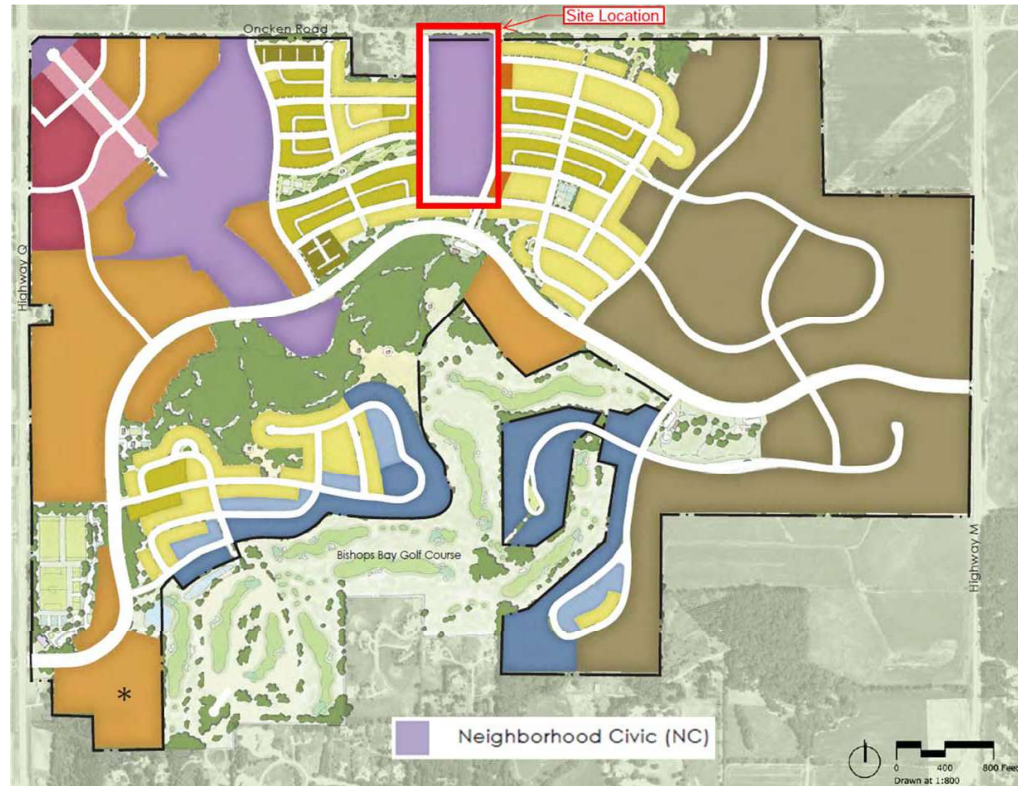
Overview

This Specific Implementation Plan (SIP) is for the The Reserve Hill neighborhood in The Community of Bishops Bay. As described in the Administration chapter of The Community of Bishops Bay Master Development Plan (MDP), this SIP includes information required for public improvements a designation of lot type. The engineering plans are also being submitted.

Lot Types & Consistency with the MDP

This SIP contains a cemetery lot in The Reserve Hill neighborhood. The lot type designation is consistent with the chart on page 25 of the MDP that lists permitted lot types by neighborhood. A cemetery is permitted in the Neighborhood Civic (NC) lot type per the GIP Amendment approved on November 2, 2021.

The lot and building are consistent with the chart on page 30 of the MDP that lists lot and building form standards.



Location Map

Developer: The Wisconsin Foundation, Inc.

1818 Parmenter Street, STE 400
Middleton, WI 53562
Phone: (608) 831-5500

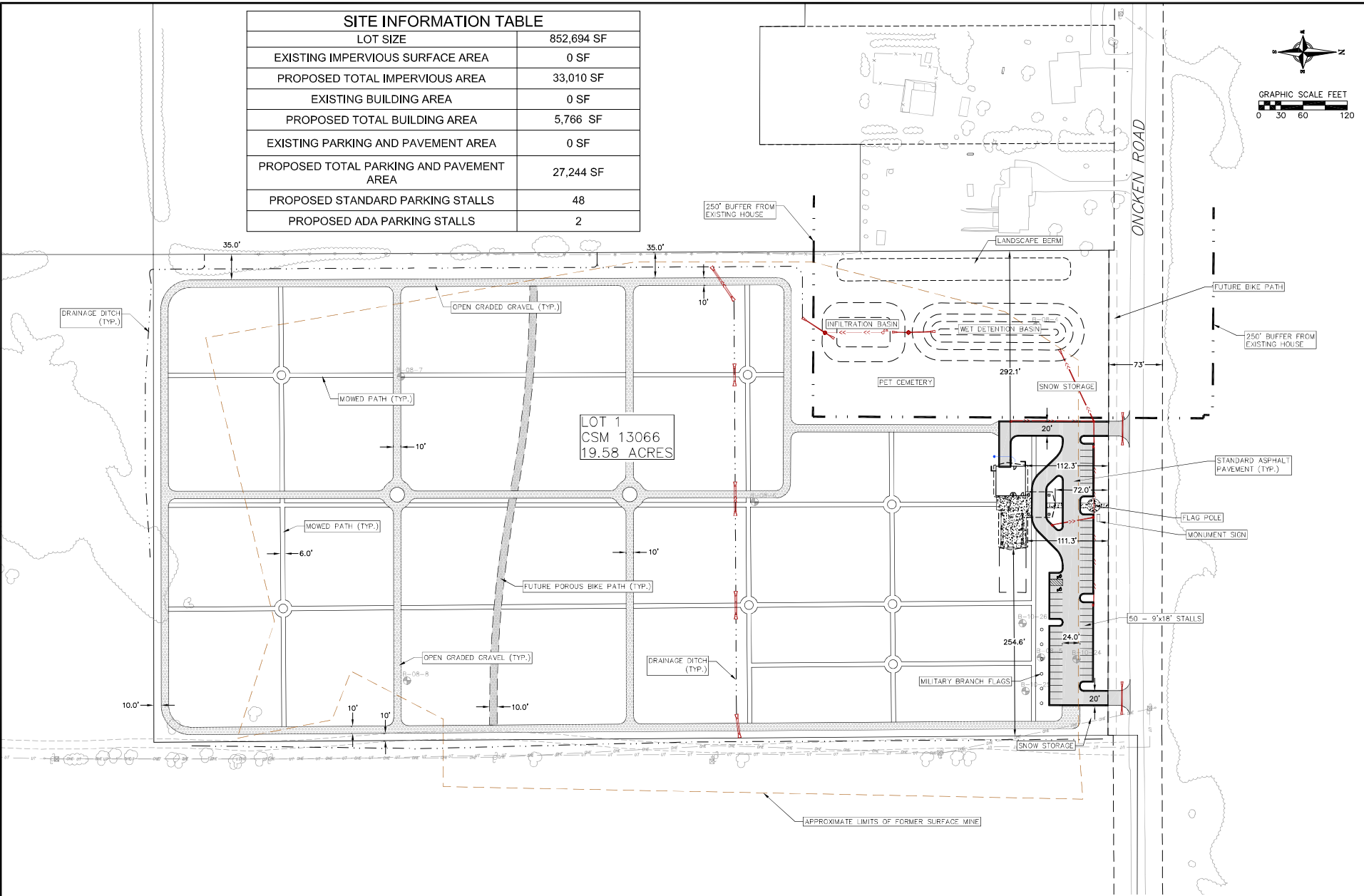
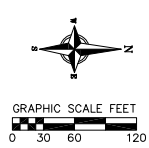
Engineer, Planner, Landscape Architect, Surveyor:

vierbicher
planners | engineers | advisors



999 Fourier Drive, Suite 201
Madison, WI 53717
Phone: (608) 826-0532

SITE INFORMATION TABLE	
LOT SIZE	852,694 SF
EXISTING IMPERVIOUS SURFACE AREA	0 SF
PROPOSED TOTAL IMPERVIOUS AREA	33,010 SF
EXISTING BUILDING AREA	0 SF
PROPOSED TOTAL BUILDING AREA	5,766 SF
EXISTING PARKING AND PAVEMENT AREA	0 SF
PROPOSED TOTAL PARKING AND PAVEMENT AREA	27,244 SF
PROPOSED STANDARD PARKING STALLS	48
PROPOSED ADA PARKING STALLS	2



NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	NO.	DATE	REVISIONS	REMARKS



© 2021 Plunkett Raysich Architects, LLP - WJ000116-#210025-00

Perspective View from Northwest

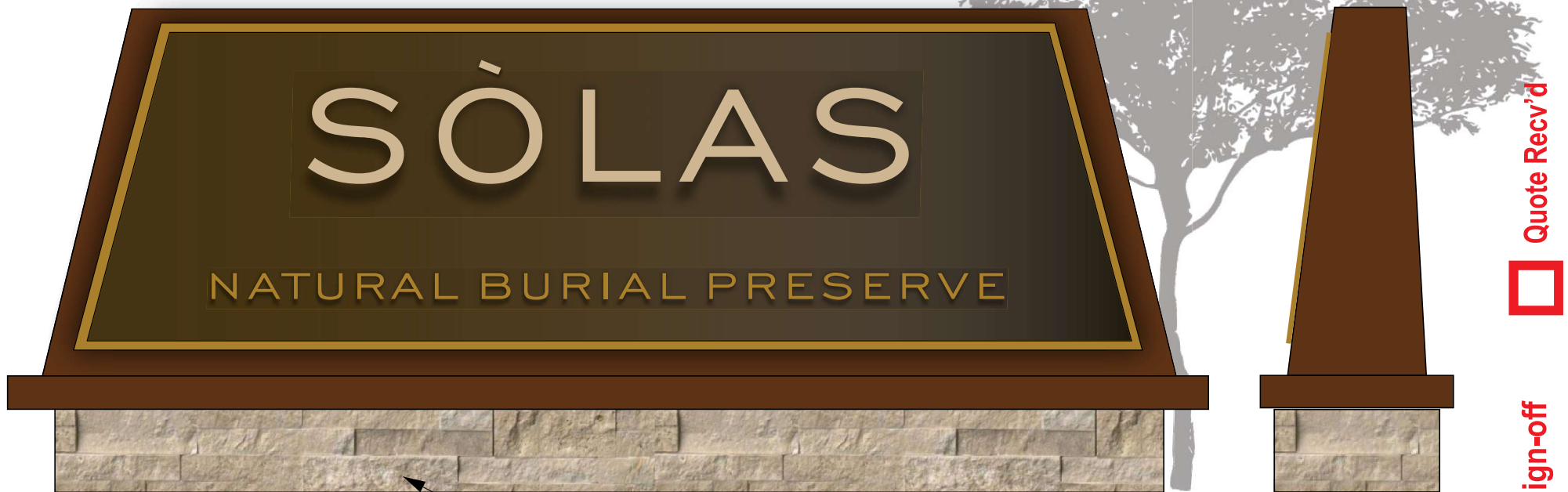
Solas Natural Burial Preserve

Sign Illustration

Job Detail:

Exterior entrance monument sign

metal cabinet with dimensional brushed letters
raised, .25" thickness on pins/studs. Raised frame
with duranodic bronze paint finish inside frame.



Color Palette



Cream-beige light stone base to match existing stone on column bottom half on building.

Quote Recv'd



Customer Sign-off



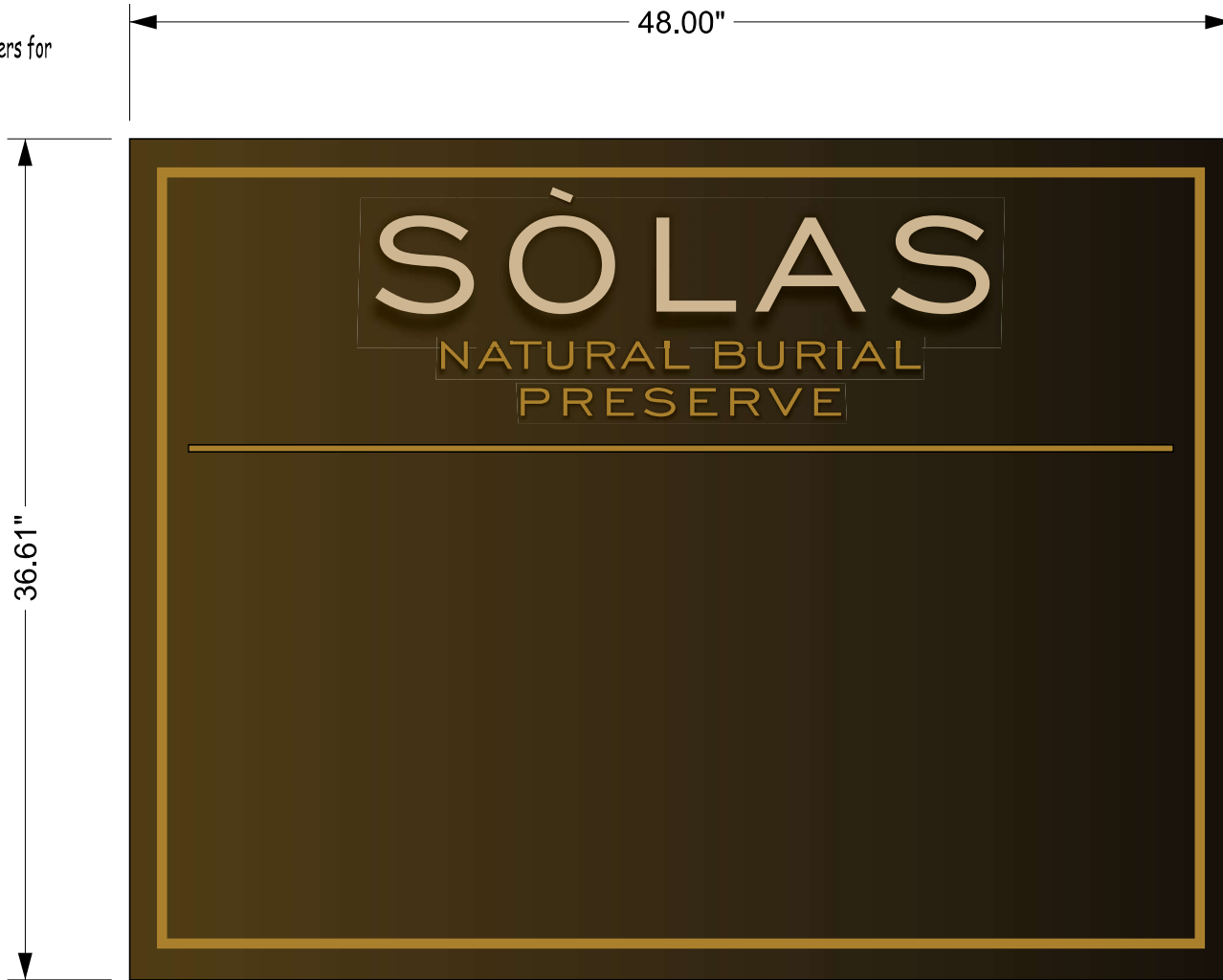
Solas Natural Burial Preserve

Sign Illustration

Job Detail:

Exterior building sign for wall.

Duranodic bronze finish with raised acrylic letters for SOLACE, in brushed metal finish.



Color Palette


- Pantone
- Pantone
- Pantone

Quote Recv'd



Customer Sign-off



	Client: SOLAS NATURAL BURIAL PRESERVE	25	Telephone: 608-884-3452 Email: GMarshall@amsolutionswi.com
	Date: 06-05-22	Designer: Greg	



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS

March 7, 2023

Town of Westport
City of Middleton
Joint Zoning Committee
5387 Mary Lake Road
Wauwaukee, WI 53597

RE: Conceptual Design Review – GIP Amendment - Bishops Bay Phase 7 & 8

To Whom It May Concern:

PROPOSAL

The Community of Bishops Bay (“Bishops Bay”) is requesting conceptual design feedback for the Town of Westport, General Implementation Plan. Bishops Bay Phase 7 & 8 are the last remaining undeveloped parcels south of Bishops Bay Parkway in Westport. In response to current market conditions and the demand for larger lots, this proposal reduces the total number of approved lots in Westport from the current approved Westport GIP, which has more, smaller lots in these areas. See *chart below*.

	<i>Lots</i>
<i>Current GIP Approved Lots</i>	<i>394</i>
<i>GIP Proposed Lots</i>	<u><i>337</i></u>
<i>Net Lot Reduction</i>	<i>57</i>

Phase 7

Phase 7 is located on Burning Prairie Drive and Home Stretch Drive. It consists of 46 lots ranging from 0.23 acres to 2.5 acres. Fourteen of the lots have Bishops Bay Country Club golf course frontage and the remaining lots are adjacent the North Mendota Wildlife Prairie, the Holy Wisdom Monastery or fronting on Burning Prairie Drive.

Phase 8

Phase 8 includes an westward extension of Bishops Bay Pkwy, with 19 lots south of the parkway (12 with golf course frontage), a 24.5-acre multi-family site, and a path connection from The Back Nine neighborhood to Phases 5-8. The multi-family site would be its own gated community supporting up to 1,000 units.

Corporate Boundary

This proposal also includes a new Town of Westport/City of Middleton Corporate boundary. The new boundary annexes into the Town, including the multi-family site and the Wisconsin Foundation site.

Sam Jacobsen Park

This Proposal also includes additional land dedication for the future Sam Jacobsen Park, increasing the park acreage to 13 acres. The enclosed park plan includes playgrounds, a bandshell/amphitheater, asphalt, gravel and grass pedestrian paths, a landscaped scenic overlook patio, a park shelter, picnic area, a sledding hill, small parking lot, and additional tree plantings.

CONCLUSION

The Community of Bishops Bay's is looking for conceptual feedback and approval of these plans, then will return with SIP level plans at a later date. This proposal will keep the Community of Bishops Bay development on track and provide an dwelling units, single-family and multi-family to The Community of Bishops Bay's expanding neighborhood.

We sincerely appreciate Westport's time in considering this opportunity within The Community of Bishops Bay.

Sincerely,

Bishops Bay Ph 7, LLC

By: _____
Jake Bunz, Development Manager

Enclosures:

- The Community of Bishops Bay Westport GIP Amendment*
- The Community of Bishops Bay Multi-Family Masterplan*
- Sam Jacobsen Park Plans*
- Example Pictures of Design Intent for Multi-family Buildings*

The Community of

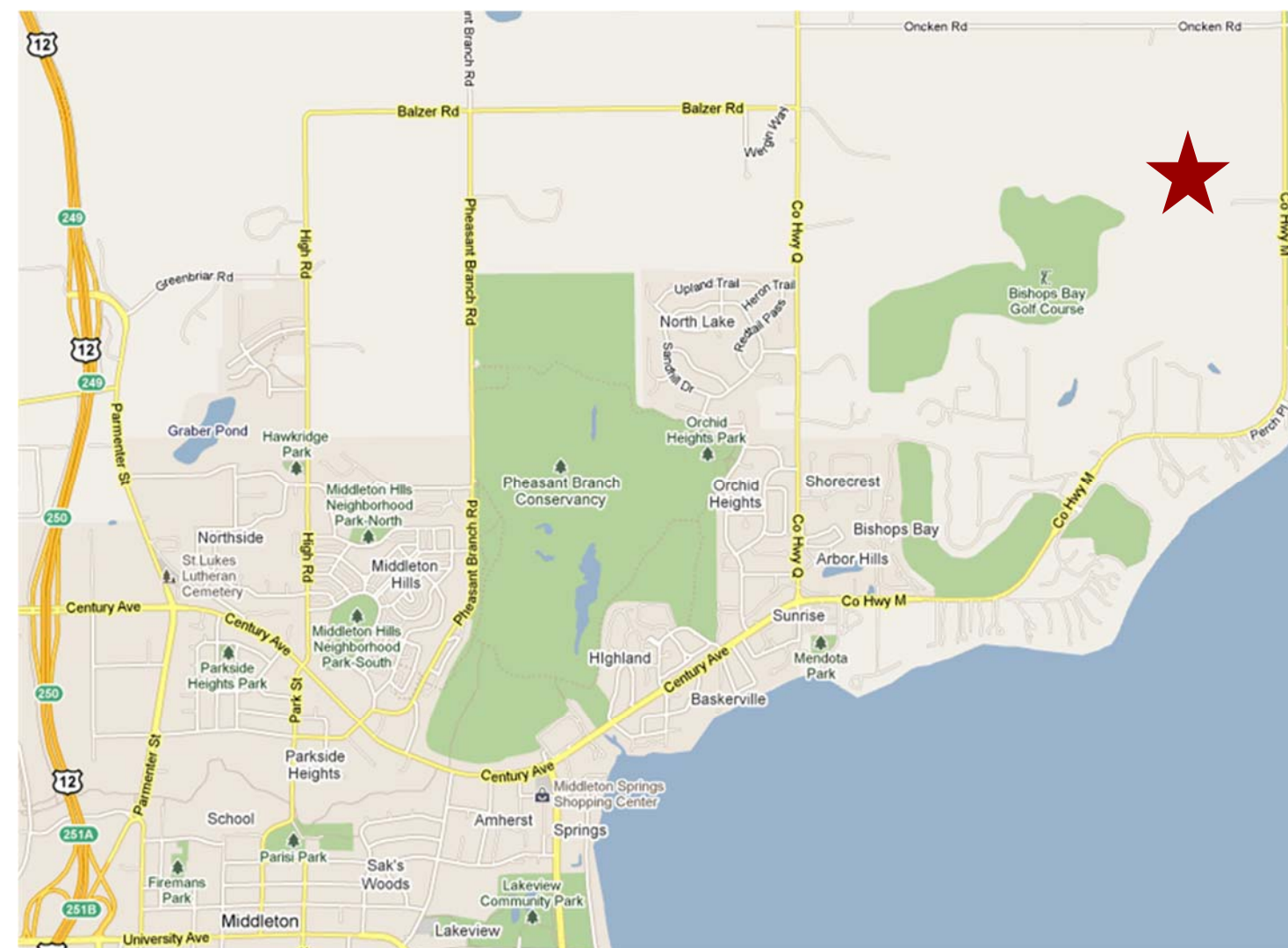
BISHOPS BAY



The Farm, The Prairie,
& Prairie Estates
GIP Amendment
January 23, 2023

Contents:

- GIP Summary Text
- Lot & Street Types Map (Currently Proposed)
- Park Lands Map (Currently Proposed)
- Phasing Map (Currently Proposed)
- GIP Amendment Comparison (Previous vs. Currently Proposed)



Developer: The Community of Bishops Bay LLC



P.O. Box 620037
Middleton, WI 53562
(608) 831-5500

Engineer, Planner, Landscape Architect, Surveyor:



999 Fourier Drive, Suite 201
Madison, WI 53717
Phone: (608) 826-0532

The Community of Bishops Bay– GIP Amendment

GIP Summary Text

Overview

This General Implementation Plan (GIP) Amendment modifies The Farm, The Prairie, Prairie Estates and Reserve Hill neighborhoods within The Community of Bishops Bay. This Amendment proposes a reduction of single family residential lots from 394 to 337 in the Town of Westport. The Amendment also includes the addition of Commerce land use near the existing church on County Trunk Highway M and along Oncken Road and the addition of 1,000 multifamily dwelling units with the Town of Westport. The proposed changes stem from a shift in market demands of home buyers.

This Amendment also proposes an adjustment to the Town of Westport and City of Middleton corporate boundary.

Lot Types & Consistency with the MDP

Single family lots are being removed as part of this proposed GIP Amendment. Final single family lot counts, sizes, configurations and designations will be determined at the SIP level, but will not exceed 394 total single family lots in the Town of Westport.

The lot type designations proposed are consistent with the chart on page 25 of the Master Development Plan (MDP) that lists lot types by neighborhood with three exceptions. This GIP Amendment is proposing to add Commerce (C), Multi-family Residential (MF-R) and Manor Residential (M-R) lot types to The Farm neighborhood.

Neighborhood residential densities will remain within the limits established in the Master Development Plan (MDP) with the exception of The Farm neighborhood. Proposed densities are as follows (MDP maximum density in parentheses):

The Farm: 4.3 dua (2.3 allowed)
The Prairie: 1.2 dua (2.0 allowed)
Prairie Estates: 1.0 dua (2.0 allowed)
Reserve Hill: N/A (6.0 allowed)

Parks & Open Space

This GIP Amendment includes adjustments to the proposed park amenity boundaries. However, all of the proposed amenities (orchards, farm fields, linear parkways, prairie restoration, community gardens and community facilities) will remain.

There are 89 acres of total park and open space provided. The proposed park and open space provided is above the required Town dedication of 67.5 acres (2,200 sf per dwelling unit x 1337 units). An additional 66 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 155 acres.

Road Network

To accommodate the proposed layout, changes are being proposed to roadway circulation and the Right-of-Way Plan.

Within the Prairie Estates and The Prairie neighborhoods, and public streets use either the Parkway Boulevard or Rural Residential street types, as specified in the MDP.

The Farm neighborhood is proposed to extend west to include the Neighborhood Civic lot shown on Map 4 of the MDP. This change will adjust the Reserve Hill neighborhood boundary. All public streets in The Farm neighborhood will 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.

The corporate boundary change originally planned in the MDP is being modified to accommodate the proposed layout. The proposed boundary will detach approximately 100.6 acres from the City of Middleton to the Town of Westport.

Pedestrian & Bicycle Circulation

An extensive network of paved and mowed trails are being proposed to provide recreation and transportation opportunities to residents. The proposed trails are consistent with the pedestrian and bicycle circulation plan in the MDP.

The Community of Bishops Bay GIP - Westport Area

Lot & Street Types Map



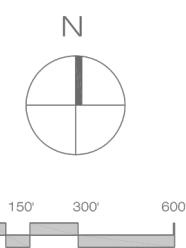
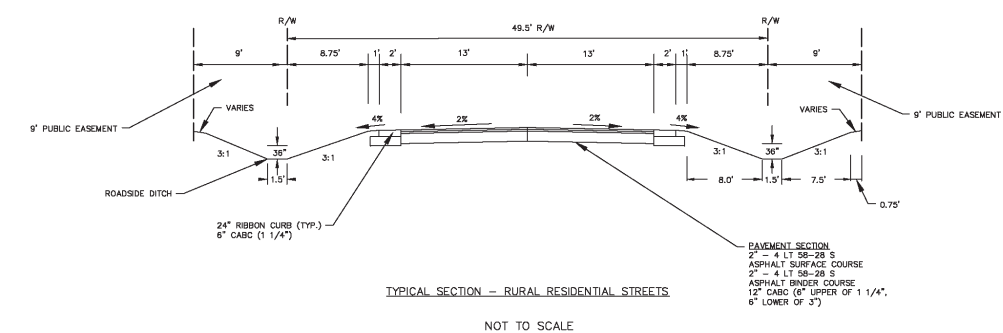
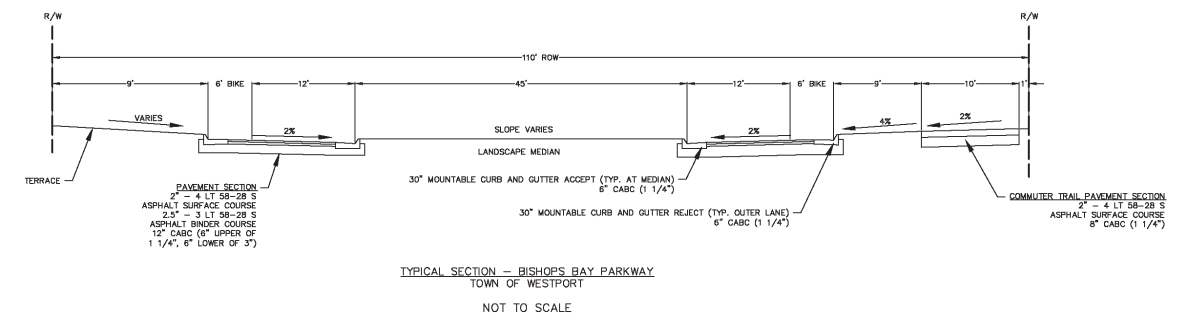
Governor Nelson State Park

LOT TYPES:

- Commerce (C) Lot
No min lot area; 15' wide min
- Cluster Residential (CI-R) Lot
5,000 sf min; 50' wide min
- Manor Residential (M-R) Lot
9,500 sf min; 75' wide min
- Multi-family Residential (MF-R) Lot
600 sf min per du; 100' wide min
- Neighborhood Civic (NC) Lot
No min lot area; 100' wide min

STREET TYPES:

- Parkway Boulevard 110' max, ROW
- Rural Residential Street 48' ROW
- Note: Private streets/drives shown in white
- MUNICIPAL BOUNDARIES:
Proposed Corp. Boundary (~ 369 ac)



vierbicher
planners | engineers | advisors



Town of Westport

The Community of Bishops Bay



Park Lands

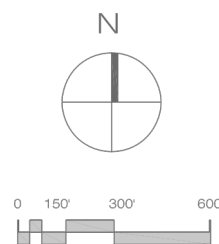


Governor Nelson State Park

Highway M

PARK LANDS - TOWN OF WESTPORT

DESIGNATION	DESCRIPTION	PROPOSED AREA (IN ACRES)	NOTES
A	COMMUNITY FACILITIES	13	INCLUDES FARMSTEAD/SCHOOL
B	COMMUNITY GARDEN/LINEAR PARKWAY	4	INCLUDES FARMSTEAD
C	FARM/LINEAR PARKWAY	14	
D	FARM/LINEAR PARKWAY	6	
E	FARM/LINEAR PARKWAY	6	
F	LINEAR PARKWAY	2	
G	PRAIRIE RESTORATION	6	PRIVATE PARK
H/I	ORCHARD	5	COMBINED AREAS
J	SAVANNA NEIGHBORHOOD (SAM JACOBSEN) PARK	13	
K	LINEAR PARKWAY	5	
M	LINEAR PARKWAY	2	
N	PRAIRIE RESTORATION	5	PRIVATE PARK
O	WOODLAND ADVENTURE PARK	8	
STORMWATER MANAGEMENT FACILITY			
LOT EASEMENT AREA OPEN SPACE		66	
TOTAL PARKLAND/OPEN SPACE		155	
TOWN OF WESTPORT AREA		369	
 PAVED RECREATIONAL TRAIL  GRAVEL/MOWED TRAIL			
NOTE: TOWN OF WESTPORT REQUIRES 2,200 SF OF PARKLAND PER DU (68 ACRES) TOWN OF WESTPORT AREA IS BASED ON PROPOSED CORPORATE BOUNDARY AND ANTICIPATED ROW ADJUSTMENTS			



vierbicher
planners | engineers | advisors

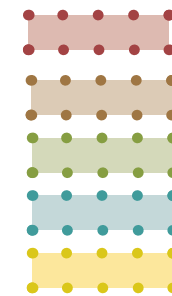


Town of Westport

The Community of Bishops Bay

Phasing

Current Proposed GIP Amendment (January 2023)

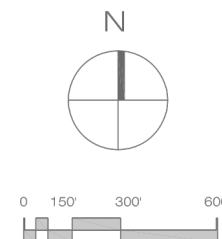


Single Family Lot Count

Phase 5	86
Phase 6	42
Phase 7 (Future)	46
Phase 8 (Future)	19
Future Phases	<u>144</u>
Westport Total*	337

*Current GIP Approval - 394 Lots
 Net Reduction - 57 Lots

+ up to 1,000 Multifamily Units



vierbicher
 planners | engineers | advisors



Town of Westport

The Community of Bishops Bay

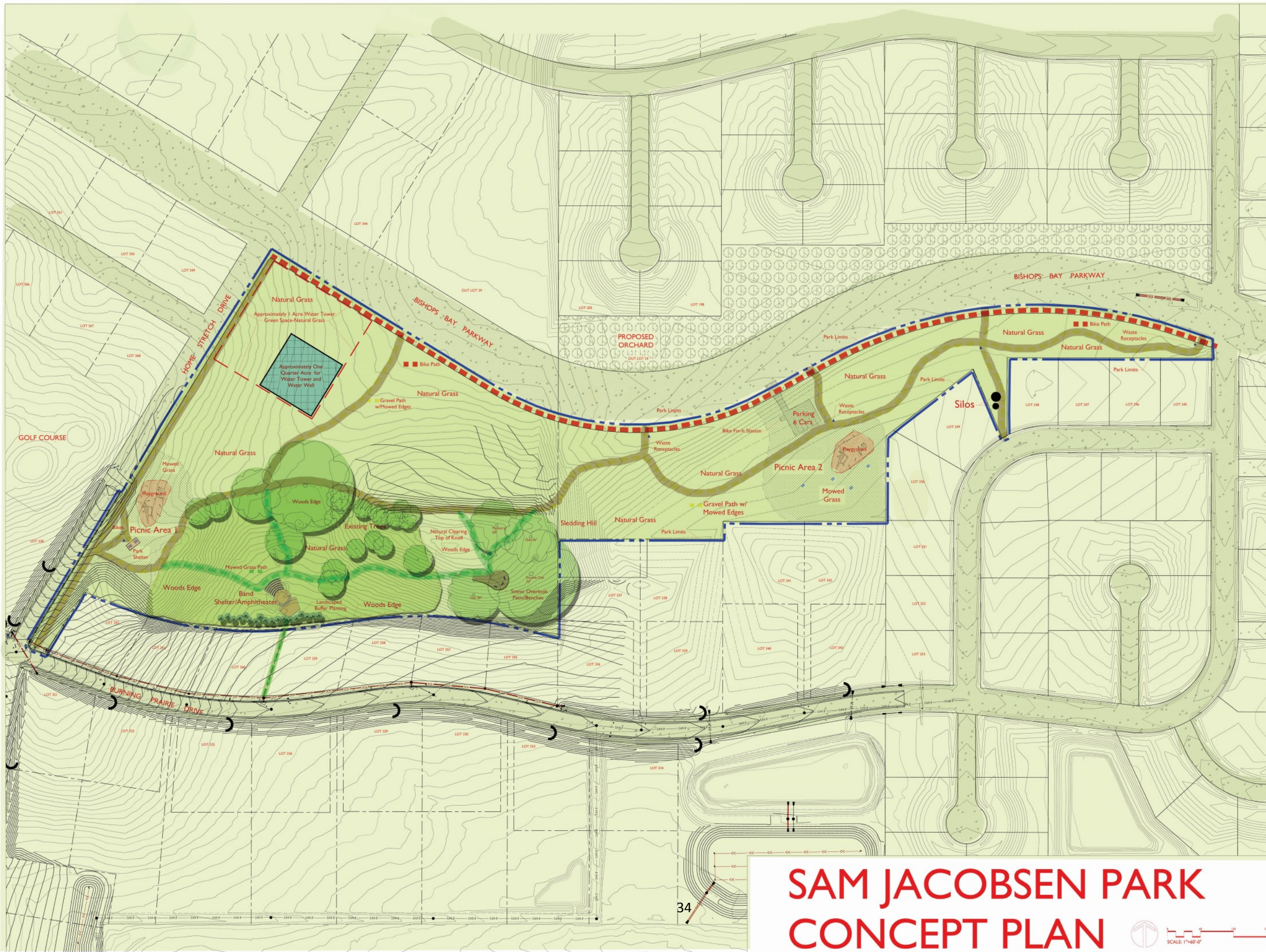
GIP Amendment Comparison

Previous GIP Amendment (May 2020)



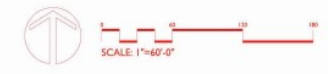
Current Proposed GIP Amendment (January 2023)





SAM JACOBSEN PARK

CONCEPT PLAN



SAM JACOBSEN PARK
 COMMUNITY OF BISHOPS BAY FARM & PRAIRIE
 MIDDLETON, WISCONSIN 53562

Checked By: ----
 Drawn By: 4/25/22 RS
 Revised: 10/17/22 RS
 Revised: 11/28/22 RS
 Revised: 12/28/22 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

This plan was prepared by The Bruce Company, Inc. and is the property of The Bruce Company, Inc. It may not be reproduced or transmitted in any form or by any means without the prior written consent of The Bruce Company of Wisconsin, Inc.



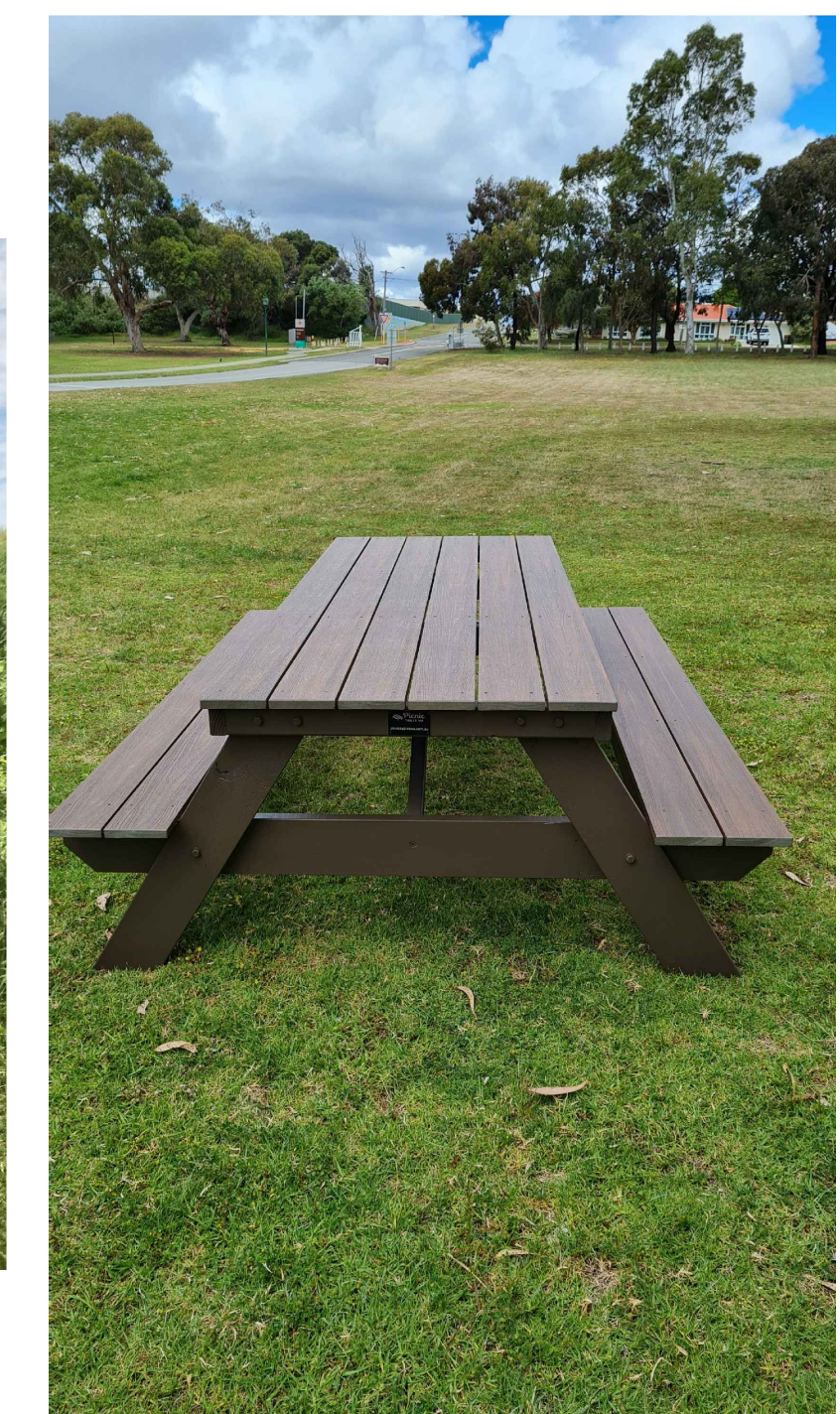
PLAYGROUND



BAND SHELTER
AMPHITHEATER



MOWED
GRASS PATH



PICNIC AREA
w/COMPOSITE
TABLES



COMPOSITE
BENCHES



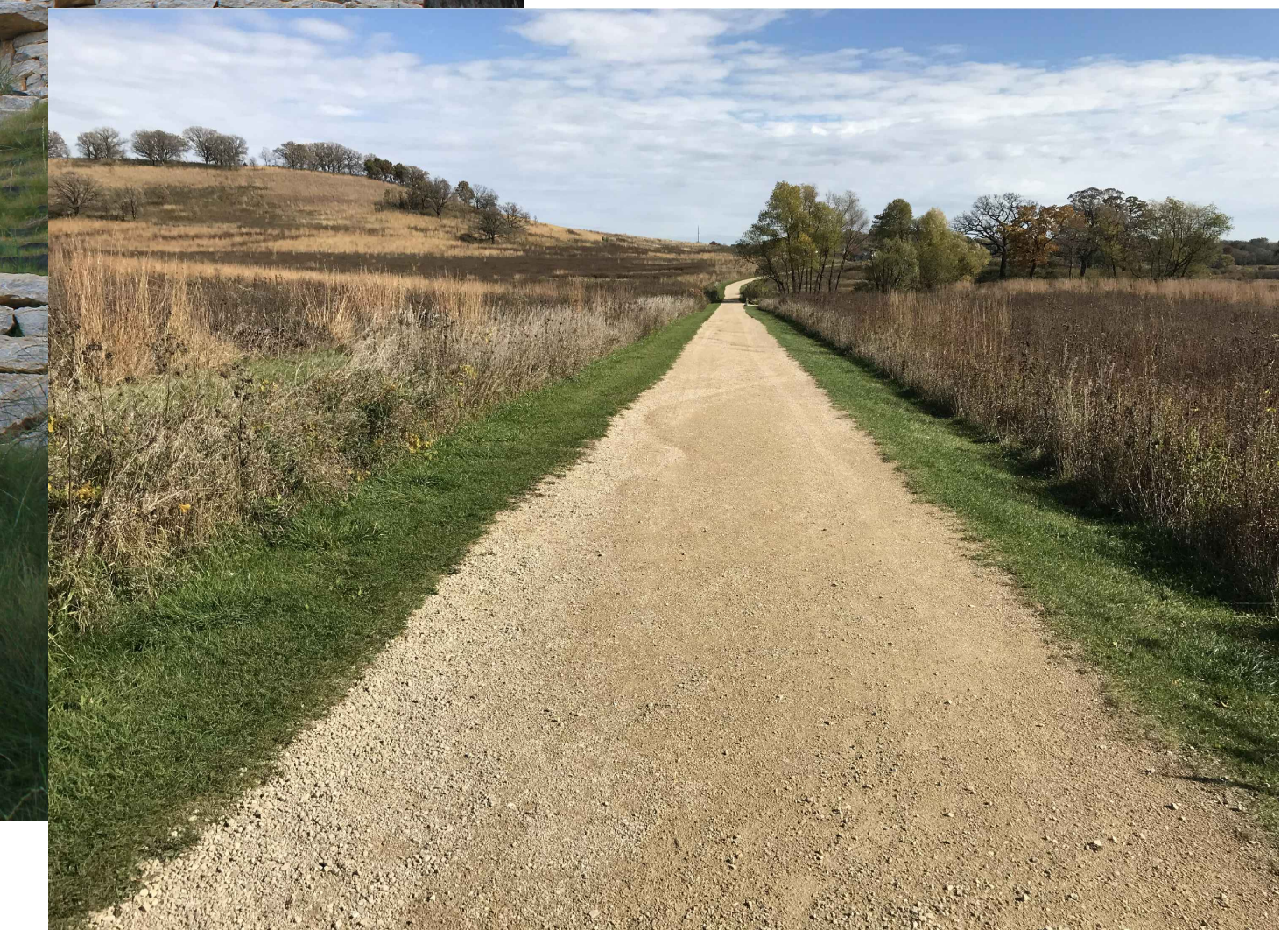
BIKE STATION



BUFFER PLANTING



SCENIC OVERLOOK
PATIO



GRAVEL PATH
with MOWED
EDGES



WASTE
&
RECYCLE



SIGNAGE
&
KIOSKS



BIKE RACKS



PARK SHELTER



ASPHALT BIKE
PATH

SAM JACOBSEN PARK CONCEPT PLAN

BISHOPS BAY APARTMENTS

CONCEPTUAL MASTERPLAN

Building Type	Units	Covered Parking	Surface Parking	Total Parking	Parking Ratio (per unit)
A1	91	63	60	123	1.35
A2	91	63	60	123	1.35
B1	154	171	38	209	1.36
B2	154	171	38	209	1.36
C1	129	94	81	175	1.36
D1	103	69	70	139	1.35
D2	103	69	70	139	1.35
Clubhouse	-	-	-	-	-
Total	825	700	417	1,117	

WOODLAND ADVENTURE PARK

WALKING PATH
FENCE

STORM WATER
MANAGEMENT
85,000 S.F.

BISHOPS BAY PARKWAY

CONTROLLED
ACCESS

FENCE

COMMUNITY
GARDEN

4 STORIES
103 UNITS
69 U.G. SPACES

4 STORIES
130 UNITS
94 U.G. SPACES

'C1'

'D1'

4 STORIES
154 UNITS
171 U.G. SPACES

'B2'

CLUB
HOUSE
3,500 SF

'B1'

4 STORIES
154 UNITS
171 U.G. SPACES

'A2'

'A1'

4 STORIES
92 UNITS
63 U.G. SPACES

'D2'

4 STORIES
103 UNITS
69 U.G. SPACES

BERM
CONTROLLED
ACCESS
BERM



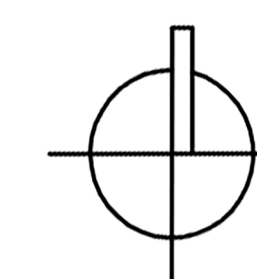
JLA
ARCHITECTS

BISHOPS BAY APARTMENTS

RENDERED MASTERPLAN

JANUARY 18, 2023

1"=75' @ 24x36
1"=150' @ 11x17



T. Wall Enterprises
Development LLC









COVERED BRIDGE



JLA
ARCHITECTS

2.03 APPROVED LAND USE COMPONENTS BY JURISDICTION

The design of the sewer and water systems within and exterior to the development is based on the number, type, and location of residential dwelling units plus estimated demands for nonresidential land uses.

The values shown here are based on the total number of residential units, neighborhood densities, and planned commercial areas as shown in the Urban Service Amendment and in Chapter 4 of the Master Development Plan, which was conditionally approved by the Middleton Common Council on March 1, 2011.

In January 2015, the Developer requested that water and sanitary sewer utilities be planned for somewhat higher residential densities in some neighborhoods, and higher square footage of commercial space, than are currently approved. However, the total number of planned residential units in the development remains unchanged at 2,950. The utility facilities will be planned for 450,000 square feet of commercial space, but only 300,000 square feet are approved.

The estimates presented here are projected for the year 2030, at which time the developer expects build-out will be reached.

Table 2.03-1 presents the estimated type and number of residential units within each neighborhood by community.

Neighborhood	Community	Type and Number of Residential Units			Totals
		Single-Family Residential	Apartment-Residential	Duplex/Owner Occupied Residential	
The Farm	Westport	240	0	0	240
The Prairie	Westport	110	0	0	110
Prairie Estates	Westport	24	0	0	24
The Woods	Westport	20	0	0	20
The Back Nine	Middleton	170	245	0	415
The Water Mark	Middleton	0	105	836	941
Reserve Hill	Middleton	450	390	140	980
Town Center	Middleton	0	220	0	220
Totals		1014	960	976	2,950

Table 2.03-1 Type and Number of Residential Units by Neighborhood and Community

Table 2.03-2 presents the estimated total number of residential units per community.

Units Per Community	
Middleton	2,556
Westport	394
Total	2,950

Table 2.03-2 Total Number of Residential Units by Community

Table 2.03-3 presents a summary of the total number of residential units by type per community.

	Town of Westport Number of Units	City Number of Units	Total
Single-Family Residential	394	620	1014
Apartment-Residential	0	960	960
Duplex/Owner Occupied Residential	0	976	976
Totals	394	2,556	2,950

Table 2.03-3 Total Number of Residential Units by Type per Community

Table 2.03-4 presents a summary of the estimated number of people that will be served by both public utilities presented by community and residential unit type. The estimated number of people per residence type are identical to those that have been historically used by Strand Associates, Inc.® for sewer system master planning in Middleton.

	Town of Westport Population	City Population	Total Population
Single-Family Residential @ 2.8 p/u	1,103	1,736	2,839
Apartment-Residential @ 2.1 p/u	0	2,016	2,016
Duplex/Owner Occupied Residential @ 2.50 p/u	0	2,440	2,440
Totals	1,103	6,192	7,295

Table 2.03-4 Estimated Served Population by Type per Community

2.04 CITY OF MIDDLETON—WASTEWATER DESIGN FLOWS

A. Land Use Components for Wastewater Planning

The City portion of the wastewater collection system for the proposed Bishops Bay development flows by gravity to either the existing Orchid Heights PS (OH PS) or to the future West Oncken PS (WO PS). Wastewater generated in the Back Nine neighborhood and apartments of the Watermark Neighborhood is tributary to the OH PS, while wastewater generated in the Watermark, Reserve Hill, and Town Center Neighborhoods will be tributary to the WO PS.

1. West Oncken Pumping Station (WO PS) Tributary Area

As previously noted, wastewater generated in the majority of the Watermark, Reserve Hill, and Town Center Neighborhoods of the proposed Bishops Bay development will be tributary to the future WO PS. Land use components for these Neighborhoods are provided in Section 2.03.

In addition to the wastewater generated in the proposed Bishops Bay development, there are additional undeveloped areas outside the boundaries of this development, as well as outside the current corporate boundaries of the City, that would likewise be tributary to the WO PS as they

Item #2: Concept Review - Amendment to Community of Bishops Bay General Implementation Plan -- Phases 7 & 8

(1:43:45 of recording)

Jake Bunz, developer representative, stated the following:

- Phase 5 has 82 lots, mostly hamlet style, ¼ to 1/3 acre; construction completed in July 2018; they have only sold 60% of lots.
- Phase 6 has 44 larger lots; currently under construction; have pre-sold almost 70% of lots. This indicates that there is more demand for luxury style lots.
- Amendment being proposed would replace hamlet-style lots with traditionally sized lots, thereby reducing the number of Westport lots from 394 to 285, a net reduction of 109 lots.
- Phase 7 (Prairie Estates) proposed to have 24 lots ranging from 0.25 to 2.5 acres; most are 1.5 acres or larger; 14 lots have golf course frontage.
- Phase 8 (along Prairie Berry Dr.) proposed to have 24 lots, each about 0.5 acre in area, with four lots per private driveway.
- Streets will be public, not private.

Committee comments and questions included:

- Westport generally favors lower density (Sipsma, Kennedy).
- Need more info from town staff (Kennedy).
- The Westport phases are evolving with a reliance on cul-de-sacs (Bruce), although there are fewer with this plan (Paulsen).
- Not averse to increase in lot sizes due to market factors (Bruce).
- Concern regarding number of driveways (Kennedy).
- Will surplus lots in Westport be transferrable to the City? (Paulsen). Lots lost in Westport wouldn't be automatically movable to the City (Sipsma), although this shouldn't be ruled out (Bruce). Staff was asked to review the CARPC approval of the overall development.

Opitz noted that shifting lots to the City's portion could affect impervious surface calculations and therefore the stormwater management plan.

No action was taken.

Adjournment

Moved by Paulsen, seconded by Schaffer, to adjourn. **Motion passed** 5-0, and the meeting adjourned at 8:11 p.m.

Minutes prepared by City Planner & Zoning Administrator Mark Opitz based on his notes of the meeting. These minutes should not be considered finalized until they are formally approved at a subsequent meeting of the Committee.