

Middleton Westport Joint Zoning Committee Agenda

Wednesday, September 29, 2021 7:00 PM

Virtual Meeting via www.zoom.us

Zoom Meeting ID: 816 9335 4257 Passcode: 867 5309 Call In: 312 626 6799*

(If needed, a toll-free phone number is available by calling (608) 821-8394 prior to the meeting.)

Posted on the City's web site at meetings.cityofmiddleton.us/ 9/24/21 5:30 p.m.

Roll Call

Public Hearing

Approval of Minutes

- 1) Minutes of August 18, 2021

Agenda Items

- 1) **Initial Consult: Jordan Meier concept plan for Wegenke property -- East of County Highway Q, south of Briggs Rd.**

BACKGROUND: Prior to submitting a CSM, Jordan Meier is seeking feedback on the concept of building four single family residences on the eastern four acre portion of the property. These sites will be accessed by a private road through the western four-acre portion of the property. The sanitary sewer servicing these four sites would connect to the sanitary sewer under Signature Drive via easement through the condo lot on Signature Drive which is also included in his contract to purchase this property. Water would be supplied by individual wells.

RECOMMENDATION: Provide feedback on the 4-lot concept, including regarding the shared driveway and utility connections.

ENCLOSURES: Letter of Intent; Concept drawing; Email from resident with concerns

- 2) **Request to Amend the General Implementation Plan Pertaining to 20-acre Parcel Directly East of 6043 Oncken Road (PC-2620)**

BACKGROUND: The Master Development Plan, which serves as the GIP for The Community of Bishops Bay (CBB), does not list either a cemetery or a funeral home as either a permitted or conditional use of property designated as an NC lot type (zoning district)--hence the need to amend the GIP. On Sept. 21, the applicant submitted a revised site plan showing the funeral home replaced by an open air park structure and parking area. Area residents worry that approving the GIP amendment would:

- Forgo the opportunity to have a school on this site and could set the stage for more changes to the master plan
- Harm property values and hinder resales
- Negatively affect the environment (potential impact on ground water, bird habitat)
- Require long-term maintenance of the cemetery property
- Lock in the use of the property (cemeteries rarely convert to other land uses)

- Set a precedent for establishing a cemetery in a residential area

The Waunakee School District has not indicated they plan to site a school on this property (or anywhere in CBB, for that matter), and it is not uncommon for cemeteries to be located in residential settings (for example, next to churches). Web searches yield various opinions about some of the other concerns. The Middleton Plan Commission is scheduled to hold a public hearing on the GIP amendment at its Sept. 28 meeting.

RECOMMENDATION: Staff will report any action taken by the Plan Commission following their Sept. 28 meeting. While we acknowledge the concerns raised by residents in the area, Planning staff do not have any objection to the GIP amendment as long as the cemetery is developed in accordance with all applicable state regulations.

ENCLOSURES: Applicant submittal with engineering staff comments; Revised submittal and email dated 9/21/21; Excerpt from Cmty of Bishops Bay GIP; Photos showing site context; Public statements received by 9/24/21

3) Scheduling Next Meeting, potentially for early November

Adjournment

Public Comment: The chairperson has the discretion to recognize people who wish to speak regarding a particular agenda item not associated with a public hearing. If one person is recognized to speak, then others will also be given the opportunity to speak. To avoid potential violations of the Wisconsin open meetings law, the commission will not accept public comments regarding items that are not listed on the agenda. The public is welcome to provide comments at the beginning of regularly scheduled Common Council meetings.

Potential Quorum of Other Bodies: 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.

Meeting Accommodations: 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) 821-8350, 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.

Staff contacts for this meeting: Mark Opitz, mopitz@cityofmiddleton.us (608) 821-8394
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