

City of Middleton

Request for Central Urban Service Area
Amendment for a 51,859 sq. ft. parcel

September 2, 2020

The City of Middleton is submitting this request for a Central Urban Service Area Amendment (USAA) for a 51,859 sq. ft. parcel, recently annexed to the City. The parcel was platted in the 1970's, and is part of a small residential subdivision. The original two parcels was deed restricted when it was created, to require sewer and water service in order to be built on. All of the lots created by the plat 40 years ago are developed except two within this existing Town of Middleton subdivision. The City of Middleton supported the two parcels owner's desire to be annexed into the City Middleton. This two lot parcel is ready for development of what is essentially an "in-fill" lot for two single family homes in an existing subdivision within the City of Middleton ready for the extension of sewer and water services to the site, so a single family homes can be constructed on this existing lot.

1.1 Comprehensive Plan Consistency

The Middleton Plan Commission found that the development of this parcel in the City and the application for a Central Urban Service Amendment, is consistent with the City's 2006 Comprehensive Plan in the following ways:

- A goal in the 2006 Comprehensive Plan to "maintain the mutually beneficial intergovernmental relationships with surrounding jurisdictions."
- A goal in the 2006 Comprehensive Plan to "link the approval of new housing developments to the availability of infrastructure (including streets, schools, and utilities) to serve the housing."
- A goal in the 2006 Comprehensive Plan to "encourage the infilling of housing in urban areas that make more efficient use of existing infrastructure. "

The City of Middleton Comprehensive Plan was adopted in 2006, and is available on-line at the City website at: <https://www.cityofmiddleton.us/366/2020-Comprehensive-Plan-Update>. The City of Middleton Plan Commission and the Common Council both found this Amendment request to be consistent with the City's 2006 Comprehensive Plan. On June 25, 2019 the Plan Commission passed a motion to submit this application, with the consistency findings noted above. The Common Council voted in favor of the submittal on July 21, 2020. The minutes of those meetings are included in Appendix A. An approved resolution is included as Appendix B.

1.2 Neighborhood Plan

No approved neighborhood plans cover this area.

1.3 Description of Need

Single family housing lots are in demand in the City of Middleton. These two parcels can provide additional housing units within existing developed areas of the City.

INTERGOVERNMENTAL COOPERATION

The City of Middleton has Intergovernmental Agreements with each of its three (3) neighboring townships, Westport, Middleton, and Springfield. The property that is the subject of this amendment was annexed from the Town of Middleton. This amendment request is consistent with the City's annexation of this lot, as the most efficient way to allow development within an existing subdivision.

2.1 Document Notification of Adjacent Local Government Units

Capital Area Regional Planning Commission (CARPC) staff will notify the appropriate governmental units of this central urban service area amendment (CUSA) amendment application.

2.2 Adjacent Local Government

CARPC staff will compile objections and support of the project.

LAND USE

The proposed CUSAA will add a 51,859 sq. ft. parcel of land to the Central Urban Service Area. The lot is currently vacant. Table 1 summarizes the existing and proposed land uses in the CUSA amendment.

As shown in Map 1, in Appendix C, the CUSA land will access existing Town and City streets, and is contiguous to the current Central Urban Service Area (CUSA) boundary. It is also adjacent to existing infrastructure, which is located within Evergreen Road. Evergreen Rd. is the same street that residents of an existing 118 lot subdivision in the City of Middleton utilize for access to their neighborhood. It is also adjacent to existing development to the south and east. To the south of this parcel is the Hidden Oaks residential subdivision, with 118 single family homes in the City of Middleton. To the east and northeast is the City of Middleton Business Park, with major employers such as Electronic Theater Controls, American Girl, UPS distribution, UW Provisions, and Frank Liquor. To the west is existing residential development in the Town of Middleton.

3.1 Proposed USAA Boundary and Rights-of-Way

Map 1 in Appendix C shows the proposed CUSA Boundary. No additional roads are needed or planned for this parcel, as access will be from existing streets.

3.2 Acreage of Proposed Lands Uses for USAA

The proposed land use in the CUSA is two single family houses. Table 1 shows the proposed land use by acre. There is no existing developed portion. Due to the nature and size of the parcel, and the characteristics of the land itself, which does not include any resources appropriate for inclusion in an environmental corridor, there is no proposed environmental corridor area.

Table 1

Proposed Land Use	Number of Acres			Number of Housing Units
	Total Area	Existing Development	Environmental Corridor	
Single Family Residential	01.19 acres			2
Other Type Residential				
Residential Total				
Commercial				
Industrial				
Institutional/Municipal				
Street R.O.W				
Parks				
Stormwater Management/Environmental Corridor				
Other Open Space				
Total	1.19 acres			2

Total Acreage of Existing Development

There is no existing development on this approximately 1.19-acre parcel.

3.3 Land Uses Surrounding the USAA

Map 2 in Appendix D shows the existing and planned land uses on and adjacent to the proposed USAA. The proposed USAA parcel is adjacent to existing development on all sides. To the south of this parcel is the Hidden Oaks residential subdivision, with 118 single family homes in the City of Middleton. To the east, north, and northeast is the City of Middleton Business Park, with major employers such as Electronic Theater

Controls, Natus Neurology, American Girl, UPS distribution, UW Provisions, and Frank Liquor. To the west is existing residential development in the Town of Middleton.

3.4 Housing Units Proposed

One single housing unit is proposed on each of the two parcels, for a total of two units. The amendment size is only 01.19 acres; therefore a 20-year staging plan is not needed.

Natural Resources 4.1, 4.2, 4.3, 4.4 & 4.5

This is a single parcel/use request with only two single family lots. The lots were platted more than thirty-five years ago and is adjacent to housing in both the Town and the City of Middleton, as well as within walking distance of the City of Middleton Business Park. This lot was created by a subdivision plat that was approved by the Town of Middleton and the County in the late 1970's. There are no known historic structures, archaeological areas, wetlands, floodplains, natural resource areas or drainage ways within the proposed USAA parcel. This parcel is at the edge of the City/Town of Middleton boundary, and is consistent with the City/Town intergovernmental agreement. There are no parks proposed within this CUSA area.

UTILITIES and STORMWATER MANAGEMENT 5.1, 5.2, 5.3, 5.4 & 5.5

This parcel will have the full range of utility services, and will meet required stormwater management and erosion control standards for construction of a single family house.

5.1 See Appendix C.

5.2 Current Average Daily Flow

The current average daily City flow is 1.8 MGD. CARPC has data from the Madison Metropolitan Sewerage District on treatment plant flow.

5.3 Proposed USAA Public Water Supply and Distribution System

These parcels will be served by a 1-1/2" water service connected to an existing 10" public water main that has the capacity to serve this residential lot.

5.4 Proposed USAA Public Sanitary Sewerage System and Capacity

These parcels will have a sanitary sewer lateral extended from the existing 8 inch sanitary sewer main that was installed as part of the adjacent Hidden Oaks development. The City does not have a wastewater treatment plant. Treatment is provided by the Madison Metropolitan Sewerage District.

5.5 See Appendix C.

5.6 Current Average Daily and Peak Water Demand

The current average daily water demand is 2.1 MGD, and the peak daily water demand is 4.0 MGD based on 2011 actual data supplied to the Public Service Commission.

5.7 Current Capacity of the Water System

The current capacity of the Middleton Water System is 5600 gpm, or 8.0 MGD with the largest well out of service.

5.8 Adequacy of the Public Water System for Fire Fighting

The City’s recently completed draft Utility Master Plan update shows adequate flows for maximum day demands plus fire protection.

5.9, & 5.10 Stormwater Facilities and Stormwater Management Plan

The construction of a house on this lot will be required to meet all necessary standards for stormwater, and will also meet or exceed all required standards for erosion control. No additional roads are needed or planned for this parcel, as access will be from existing local streets.

Table 1 USA Amendment Area Data

Proposed Land Use	Number of Acres			Number of Housing Units
	Total Area	Existing Development	Environmental Corridor	
Single Family Residential	01.19 acres			2
Other Type Residential				
Residential Total				
Commercial				
Industrial				
Institutional/Municipal				
Street R.O.W				
Parks				
Stormwater Management/Environmental Corridor				
Other Open Space				
Total	1.19 acres			2

APPENDIX A

**PLAN COMMISSION
CITY OF MIDDLETON
Tuesday, June 25, 2019 7:00 p.m.
MEETING MINUTES**

*These minutes are not final until they are formally approved at a subsequent meeting.
Meeting materials and a video recording of the meeting are available on the City's website:
<https://www.cityofmiddleton.us/112/Agendas-Minutes>*

MEMBERS PRESENT: Brar, Hubbard, Murray, Paulsen, Pferdehirt, Ramsey, Slavish
MEMBERS ABSENT: None
STAFF PRESENT: Attoun, Opitz

Call to Order

Chair Brar called the meeting to order at 7:00 p.m. in the Council Chambers of Middleton City Hall.

1. Minutes of 06/11/19

Motion by Hubbard, seconded by Paulsen, to approve the draft minutes as presented. **Motion carried** 7-0.

2. Specific Implementation Plan (SIP) Modification for Fence – El Badaoui, 4439 Misty Valley Dr. (PC 2333)

Opitz reviewed the staff report, noting that the SIP for this subdivision limits fence heights to 4 feet. Bader Beheiri, speaking on behalf of the applicant, indicated that the neighborhood association has approved the 6' fence, which will probably be one of the estate-style designs as indicated in the application materials. The design would match the style of decorative fence displayed by their neighbor to the west. Slavish inquired whether it would be desirable to have uniform fence materials along Greenbriar Rd. Beheiri said they intend to use PVC material and a style that matches the fence of the neighbor to the west. Murray said she finds the material acceptable.

Motion by Paulsen, seconded by Murray, to approve the fence as a minor modification to the Misty Valley SIP. **Motion carried** 7-0.

3. Specific Implementation Plan (SIP) Modification for Alterations to Parking and Landscaping Plan – Ancho & Agave, 1601 Aspen Commons (PC-1891)

Opitz reviewed the staff report. Commission member discussion centered on the intent of the site plan changes and ensuring that the location of the accessible parking stall is compliant with ADA regulations.

Motion by Pferdehirt, seconded by Ramsey, to approve the parking and landscaping changes as a minor modification to the Greenway Center SIP. **Motion carried** 7-0.

4. Public Hearing on, and Consideration of, General Implementation Plan (GIP) Amendment to Add Hotel as a Conditional Use for Lot 1 of the Airport Road Business Park – 3055 Deming Way (PC-2573)

Chair Brar opened the hearing at 7:09 p.m. Attoun noted registrations from Jeanne Whitish (LB Investments) and Adam Fredendall (JLA Architects), both of whom are available to answer questions about the application. There being no one present who wishes to speak, Chair Brar closed the hearing at 7:10 p.m.

Opitz reviewed the staff report. Paulsen inquired why the City couldn't simply amend the GIP to allow a hotel use on this lot instead of following a two-step hearing process. Attoun responded that the conditional use application triggers the traffic impact analysis and noted that this is the same process the City recently followed for development of a psychiatric hospital on a separate parcel in the same business park. Commission members discussed whether it is appropriate to proceed with scheduling the public hearing on the conditional use permit. Ramsey said he would rather this be specified as a specific agenda item.

Motion by Hubbard, seconded by Paulsen, to recommend to the Common Council approval of this amendment to the Airport Road Business Park GIP.

Commission members continued to discuss the request. Pferdehirt asked staff to elaborate on the concerns listed in the staff report. Opitz replied that staff considers the use to be appropriate but that the City needs more information to ensure proper site circulation and building design. Jeanne Whitish of LB Investments (the property owner) explained that the original GIP did not have hotels listed as a conditional use. She requested City approval of the use with the understanding that the project details will be discussed at a subsequent meeting. Paulsen speculated that the original intent of the PDD was to promote business development. Whitish stated that more businesses have established their headquarters in the park than the original vision and the hotel is a good, supportive use. She added that, rather than the GIP allowing a range of commercial uses in the business park, it was safer for the City to review such projects on a case-by-case basis.

Motion carried 7-0.

5. **Specific Implementation Plan (SIP) Modification for Sign Design Review – Gary Brink & Associates, 2248 Deming Way (PC-2022)**

Opitz reviewed the staff comments. Brar asked why the two signs have different letter heights. Opitz responded that letter height is typically influenced by distance from which the signs are intended to be seen. Paulsen spoke about the sign design being influenced by proportionality of the banding.

Motion by Ramsey, seconded by Pferdehirt, to approve the sign design and placement of both signs as a minor modification of the Discovery Springs SIP. **Motion carried** 7-0.

6. **Specific Implementation Plan (SIP) Modification for Bike Shelter – PPD, 8551 Research Way. (PC-2453)**

Opitz reviewed the staff report. Commission member inquiries and discussion centered on the following: improving visibility into the shelter for aesthetic and safety purposes; lighting; bike shelter capacity; the amount of bicycle parking available throughout the PPD campus; the reason why this location was chosen for the shelter. Opitz responded that the City has not yet adopted a bike parking standard but has previously required one bike parking stall for every 10 auto stalls. He noted that the developer initiated this project and the shelter is intended to serve the entire PPD campus. Attoun spoke about the City recently assisting with a survey of PDD employees regarding commuting to work and parking patterns.

Motion by Paulsen, seconded by Hubbard, to approve the bike shelter as a minor modification of the SIP contingent on the use of adequate lighting and visibility to enhance safety. **Motion carried** 7-0.

7. **Concept Review – Annexation of Two Lots from the Town of Middleton – Dahmen, 7111 Twin Sunset Rd. (PC-2576; Annex 223)**

Opitz reviewed the application materials and staff comments. Commission member inquiries and discussion centered on the following: whether the adjoining portion of Evergreen Rd. would be annexed; whether sidewalk should be extended; zoning of the two lots upon annexation; lot size; the Town's position on this potential annexation; proximity of City utilities; timing issues. Opitz noted that the western lot is large enough to be subdivided under the City's R1 standards.

Motion by Paulsen, seconded by Hubbard, to endorse the concept with the understanding that the applicants will need to extend sewer and water laterals at their expense following approval by the Public Works Committee, and the lots will need to be added to the Central Urban Service Area. **Motion carried 7-0.**

8. **Concept Review – Erdman Park (adjacent to northern edge of Pleasant View Golf Course)**

Yuri Gusev, Executive Director of Central Cross County Skiing, and Scott Dackett of Workshop Architects, presented the Erdman Park concept to the Plan Commission. Plan Commissioners complimented the project. Pferdehirt asked why the project won't get stormwater credit for using porous pavement. Paulsen suggested the applicants pursue LEED (Leadership in Energy & Environmental Design) certification. Murray noted that the building should be oriented to the bicycle user, rather than the driver, and Dackett agreed, stating that they are working on a revised concept currently.

Motion by Pferdehirt, seconded by Slavish, to express strong support for the project, and to encourage the applicant to pursue high sustainability features for the project, and to grant concept approval. **Motion carried 7-0.**

9. **Concept Review and Set a Public Hearing -- General Implementation Plan (GIP) Amendment & Extension of Tribeca Dr. – Tribeca Village (PC-2572)**

Attoun reviewed the application materials and staff comments, noting that planning staff supports the extension of Tribeca Drive, but is uncomfortable with the modifications to the GIP as proposed. Specifically, planning staff does not support the additional housing in Tribeca without other land uses being constructed in Tribeca. This development was initially proposed as mixed-use, and was part of the impetus for establishing TIF District #5. In order to preserve additional corporate office sites in the development, the gateways to Tribeca should be protected and should help to establish a corporate identity. Planning staff does not support housing against the beltline due to concerns for livability and public health. Planning staff understands the market conditions that the developer is trying to respond to and the developer has been a great partner with the City. Staff and the developer will be meeting on the following day to discuss the request.

Brandi Zander, Vice President of Brokerage and Development for MIG Commercial Real Estate, stated that MIG is supportive of the commercial office setting in Tribeca and desires to extend Tribeca Drive. Zander stated that the proposed densities are reasonable.

Matt Schreiner, PE at Vierbicher, stated that they would like to construct the road this year. They need to complete a traffic impact analysis (T.I.A.) in order to proceed with the road construction. The GIP submittal is in response to the City requesting the development densities in order to proceed with the T.I.A. Schreiner stated that staff had previously given them direction that this level of detail was sufficient for GIP zoning.

Plan Commissioners requested a comparison between the previous GIP zoning and the proposal. In addition, Commissioners asked if the previous GIP zoning has lapsed or if it is still effective.

Paulsen stated that the submittal seems too conceptual for GIP zoning, and that he would be wary of adding more housing without adequate bus service to cover the area. He doesn't support housing against the beltline.

Ramsey agreed, stating that there aren't adequate services in the area at this time.

Paulsen stated that the types of retail he could envision for Tribeca would have to be destination-oriented, and Slavish agreed.

Pferdehirt requested a clear analysis between what was previously approved versus what is being proposed now.

Ramsey asked the applicant to work with staff to narrow the scope. What is being proposed is too general.

Plan Commissioners discussed the request to extend Tribeca Drive, and the applicants noted that they would really like to start construction this year.

Motion by Paulsen to set a public hearing for Tuesday, July 23 at 7:15 p.m. on the GIP amendment, subject to the City Attorney approving that the submittal is sufficient for GIP zoning. **Motion withdrawn.**

Moved by Ramsey, seconded by Slavish, to adjourn. Motion carried 7-0, and the meeting adjourned at 8:37 p.m.

Note: These draft minutes were prepared by Mark Opitz and Abby Attoun. These minutes are subject to change at a subsequent meeting.

Common Council Minutes

Tuesday July 21, 2020 7:30 PM
Virtual Zoom Meeting

Call to Order Regular Council Meeting

Mayor Brar called the meeting to order at 7:30 p.m.

Roll Call

Present West, Sullivan, Olson, Ramsey, Burck, Kuhn, Nelson, Fuszard

Public Comments (Limited to 3 minutes per speaker)

Tom Vandervest, 8910 Red Beryl Trail, spoke in support of the School Resource Officer position at the Middleton High School.

Rebecca Prochaska, Public Safety Chair, spoke in support of the School Resource Officer position at the Middleton High School. She spoke of the positive experience she had while attending Middleton High School.

Lauren Dahler, 6736 Ramsey Road, asked council not reconsider the School Resource Officer agreement with Middleton-Cross Plains Area School District.

Caitlin Singleton, 7208 Maywood Avenue, would like to see School Resource Officer program re-evaluated before renewing the contract with Middleton-Cross Plains Area School District.

Charlotte Neumann, spoke against the School Resource Officer agreement with Middleton-Cross Plains Area School District.

Leland Pan, 7213 Knoll Court, is not in favor of the School Resource Officer position at the Middleton High School.

Hannah Noughani, 1 Prairie Hill Court, read comments that were made on the Middleton-Cross Plains Area School District's live stream meeting from July 20, 2020.

Hamid Noughani, 1 Prairie Hill Court, praised the Middleton Police Department and asked council reconsider use of police officers at the Middleton High School.

Kristin Wilson, asked the School Resource Officer position at the Middleton High School be removed.

Aidan Loop, 9539 Sandstone, stated the School Resource Officer position at the Middleton High School frightens a lot of students and asked the agreement not be renewed.

Peter Opitz, 6753 Black Cherry Lane, spoke against the School Resource Officer position at the Middleton High School.

Akash Pattnaik, spoke against the School Resource Officer position at the Middleton High School.

Steve Britt, spoke in favor of School Resource Officer position at the Middleton High School. He stated the officers build relationships with students and are not there to enforce suspension or arrests.

Steven Kolison, 5710 Sandhill Drive, stated today is the day to do better and change the history of the past 100 years.

Elise Armani, stated law enforcement is not needed in schools.

Charles Myers, 7007 Century Avenue, asked council listen to taxpayers and reject the motion to reconsider School Resource Officer agreement with Middleton-Cross Plains Area School District.

Margaux Sorenson, 4322 Redtail Pass, asked council to reject the School Resource Officer agreement with Middleton-Cross Plains Area School District.

Aidan Loop, 9539 Sandstone, urged council to listen to students input to enable addressing of problems at Middleton High School.

Public Hearings - 7:45 P.M.

- 1.) **General Implementation Plan Amendment, Community of Bishops Bay, The Farm and Reserve Hill Neighborhoods--Relocate 13 Residential Lots for Church and School--Texas Longhorn Drive (PC-2577)**

Mayor Brar opened the public hearing at 8:28 p.m. Tom Wilson, Town of Westport, spoke in support of the changes. Mayor Brar closed the public hearing at 8:30 p.m.

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Planning/Zoning (moved up)

- 2.) **General Implementation Plan Amendment, Community of Bishops Bay, The Farm and Reserve Hill Neighborhoods-Relocate 13 Residential Lots for Church and School-Texas Longhorn Drive (PC-2577)**

Moved by Fuszard, seconded by Kuhn, to Approve the General Implementation Plan Amendment, Community of Bishops Bay, The Farm and Reserve Hill Neighborhoods-Relocate 13 Residential Lots for Church and School-Texas Longhorn Drive. Motion Passed. 8-0.

Resolutions

- 1.) **2020-34 Recognizing Racism as a Public Health Crisis**

Moved by West, seconded by Burck, to Approve Resolution 2020-34 Recognizing Racism as a Public Health Crisis. Motion Passed. 8-0.

- 2.) **2020-38 To Initiate a Central Urban Service Area Amendment, Twin Sunset Rd.**

Moved by Burck, seconded by Nelson, to Approve Resolution 2020-38 To Initiate a Central Urban Service Area Amendment, Twin Sunset Rd. It was noted to strike Middleton preceding the Central Urban Service Area in the final paragraph of the resolution. Motion Passed. 8-0.

- 3.) **2020-39 Repudiating Racist Covenants in Local Real Property Records**

Moved by West, seconded by Kuhn, to Approve Resolution 2020-39 Repudiating Racist Covenants in Local Real Property Records. Staff was directed to mail letters to residents on how to proceed. Motion Passed. 8-0.

- 4.) **2020-40 Authorizing the Re-Appropriation of 2019 Capital Project Carryover Funds for Senior Center HVAC Replacement**

Moved by Sullivan, seconded by Olson, to Approve Resolution 2020-40 Authorizing the Re-Appropriation of 2019 Capital Project Carryover Funds for Senior Center HVAC Replacement. Motion Passed. 8-0.

Approval of Consent Agenda

Moved by Ramsey, seconded by Burck, to Approve the consent agenda items as follows:

- Common Council Minutes of July 7, 2020.
- Audit of the Bills to be Paid as Approved by Finance Committee.
- Recommendation for Denial of a Claim Filed by Kimberly Collins for an Injury from a Fall on Branch Street on June 23, 2020.
- Reservation Agreement with Middleton-Cross Plains Area School District for use of Kromrey Middle School for Facility Use for the August 11, 2020 Election.
- Agreement with MSA Professional Services for Engineering Services for the Mayflower Dr. & Hubbard Ave. Reconstruction Project (20-122) in an amount not to exceed \$51,076.75 with funding from the 2020 Capital Project budget fund.
- Amendment #1 to Agreement with Strand Associates for Engineering Services for the Parmenter St. Reconstruction Project (19-121) in the amount not to exceed \$6,500 for an amended contract amount of \$51,000.
- Task Order with Strand Associates for Assistance in Meeting EPA Requirements for the Water Utility (WU-171b) in the amount not to exceed \$44,300 with funding coming from the Middleton Water Utility.
- Memorandum of Understanding for Leaf Collection Study in the City of Madison for 2020-2023 with the League of Wisconsin Municipalities (18-118).

Motion Passed. 8-0.

Old Business

1.) **School Resource Officer Agreement with the School District-Motion to Reconsider**

Moved by West, seconded by Sullivan, to reconsider the School Resource Officer Agreement with the School District. Motion Passed. 8-0.

2.) **Presentation from the Middleton High School Alumni Network**

Gabrielle Hinahara and Heidi Ropa gave a presentation from the Middleton High School Alumni Network.

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3.) **School Resource Officer Agreement Presentation**

Chief Hellenbrand guided a presentation regarding the School Resource Officer program with the Middleton-Cross Plains Area School District.

4.) **School Resource Officer Agreement with the School District - Motion to Table Until the School District Brings Back an Agreement on a Future Agenda**

Moved by West, seconded by Sullivan, to table the School Resource Officer Agreement with the School District until the School District Brings Back an Agreement on a Future Agenda. Motion Passed. 8-0.

Agreements

1.) **Agreement for Tax Increment Financing for the SACO Foods Expansion Project in TID #3**

Moved by Sullivan, seconded by Burck, to Approve the Agreement for Tax Increment Financing for the SACO Foods Expansion Project in TID #3 in the amount of \$365,961. Motion Passed. 8-0.

2.) **Agreement for Design and Engineering work in the Pheasant Branch Creek Corridor – Bank and Channel Reconstruction**

Moved by Sullivan, seconded by West, to Approve the Agreement with Cardo for Design and Engineering work in the Pheasant Branch Creek Corridor – Bank and Channel Reconstruction in the amount not to exceed \$95,716 with funding coming from the Storm Water Utility with potential reimbursement from Wisconsin DNR grants and/or FEMA assistance. Motion Passed. 8-0.

3.) **Agreement for Design and Engineering work in the Pheasant Branch Creek Corridor – Trail and Bridge Reconstruction**

Moved by Sullivan, seconded by West, to Approve the Agreement for Design and Engineering work in the Pheasant Branch Creek Corridor – Trail and Bridge Reconstruction in the amount not to exceed \$165,000. Motion Passed. 8-0.

4.) **Access Easement Agreement with Middleton Center, LLC.**

Moved by Burck, seconded by Olson, to Approve the Access Easement Agreement with Middleton Center, LLC. Motion Passed. 8-0.

Award of Bid, Quote, Professional Service

1.) **Award of Quote to ADS for Replacement of a HVAC Unit at the Senior Center**

Moved by Sullivan, seconded by Olson, to Approve the Award of Quote to ADS for Replacement of a HVAC Unit at the Senior Center in amount not to exceed \$12,505. Motion Passed. 8-0.

Budget

1.) **Reallocation of 2020 IT Capital Projects Funds**

Moved by Sullivan, seconded by Ramsey, to Approve Reallocation of 2020 IT Capital Projects Funds. Motion Passed. 8-0.

Miscellaneous

1.) **Request for Tax increment Financing Assistance for the Impact Seven Housing Development "The Trotta" at 3001 Parmenter Street (\$3,236,922 in Developer-Financed Tax Increment Finance District #5)**

Moved by Ramsey, seconded by Fuszard, to Approve the Request for Tax increment Financing Assistance for the Impact Seven Housing Development "The Trotta" at 3001 Parmenter Street for \$3,236,922 in Developer-Financed Tax Increment

Finance District #5. Motion Passed. 7-1 (Sullivan opposed).

2.) Update on Metro Transit Service - Increased Costs, Potential Service Changes

Moved by Ramsey, seconded by Burck, to recommend proceeding with the recommended service changes and use of CARES transit funds for the Metro Transit service as recommended by the Finance Committee. Motion Passed. 8-0.

Ordinances - First Reading (Final Action may be taken upon approval of motion to suspend rules under Section 1.07, Middleton Gen. Ords.)

1.) An Ordinance to Amend Section 27.13(1) Relating to the Probationary Period for Police Dispatchers

Moved by Ramsey, seconded by Nelson, to suspend rules under Section 1.07, Middleton Gen. Ords and approve an Ordinance to Amend Section 27.13(1) Relating to the Probationary Period for Police Dispatchers. Motion Passed. 8-0.

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2.) An Ordinance to Amend Chapter 16 to Correct Obsolete or Changed Criminal Code Statutory References

Moved by Ramsey, seconded by Nelson, to suspend rules under Section 1.07, Middleton Gen. Ords and approve An Ordinance to Amend Chapter 16 to Correct Obsolete or Changed Criminal Code Statutory References. Motion Passed. 8-0.

Planning/Zoning

1.) Specific Implementation Plan - Redtail Ackers Subdivision (PC-2528)

Moved by Burck, seconded by Sullivan, to Approve the Specific Implementation Plan - Redtail Ackers Subdivision. Motion Passed. 8-0.

2.) General Implementation Plan Amendment, Community of Bishops Bay, The Farm and Reserve Hill Neighborhoods-Relocate 13 Residential Lots for Church and School-Texas Longhorn Drive (PC-2577)

Moved up on agenda after public hearing.

Committee Appointments

1.) Appointment of Molly McDermott to Arts Committee

Moved by West, seconded by Nelson, to defer the Appointment of Molly McDermott to Arts Committee until the August 4, 2020, Council Meeting. Motion Passed. 8-0.

2.) Appointment of Julia Vondrak (Student member) to Workforce Housing

Moved by West, seconded by Nelson, to defer the Appointment of Julia Vondrak (Student member) to Workforce Housing until the August 4, 2020, Council Meeting. Motion Passed. 8-0.

3.) Appointment of Steve Sperling to the Airport Commission

Moved by West, seconded by Nelson, to defer the Appointment of Steve Sperling to the Airport Commission until the August 4, 2020, Council Meeting. Motion Passed. 8-0.

4.) Appointment of Joanna Roldan and Jayden Lee to the Commission on Youth

Moved by West, seconded by Nelson, to defer the Appointments Joanna Roldan and Jayden Lee to the Commission on Youth until the August 4, 2020, Council Meeting. Motion Passed. 8-0.

Convene into Closed Session

1.) Convene into Closed session

Moved by Burck, seconded by Fuszard, to Convene into Closed Session at 10:45 p.m. pursuant to Wis. Stats. 19.85(1)(e), deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; specifically, issues relating to Erdman Park development. Motion Passed. 8-0.

Convene into Open Session

1.) Convene into Open session

Moved by Ramsey, seconded by Olson, to Convene into Open Session at 11:06 p.m. Motion Passed. 8-0.

Adjournment

Moved by Olson, seconded by Nelson, to adjourn at 11:07 p.m. Motion Passed. 8-0.

Respectfully submitted,

Lorie J. Burns, City Clerk

APPENDIX B



**Council Resolution 2020-38
To Initiate an Urban Service Area Amendment**

WHEREAS, the City of Middleton has been approached by a property owner to annex two parcels of land into the City in order to access public water and sanitary sewer services to accommodate two single-family residential homes; and

WHEREAS, the extension of the public water and sanitary sewer lines to serve the residential sites will require an amendment to the City of Middleton Urban Service Area to extend its boundary to include these sites; and

WHEREAS, the proposed development of these residential sites is consistent with the 2006 City of Middleton Comprehensive Plan; and

WHEREAS, the Capital Area Regional Planning Commission (CARPC) acting as the regional agent of the Wisconsin Department of Natural Resources, requires the City of Middleton to pass a resolution requesting the amendment of the City of Middleton Urban Service Area; and

WHEREAS, the Middleton Plan Commission advises the Common Council recommended the initiation of the Urban Service Area amendment at their September 10, 2019 meeting; and

NOW, THEREFORE, BE IT RESOLVED BY THE MIDDLETON MAYOR AND COMMON COUNCIL, that the City of Middleton hereby formally requests that the Capital Area Regional Planning Commission (CARPC) consider and approve the requested amendment to the Urban Service Area to include within its boundary the two parcels of land totaling 51,859 square feet on Twin Sunset Road.

This resolution was adopted at a regular meeting of the Middleton Common Council this 21st day of July, 2020.

ATTEST:


Gardip Brar, Mayor

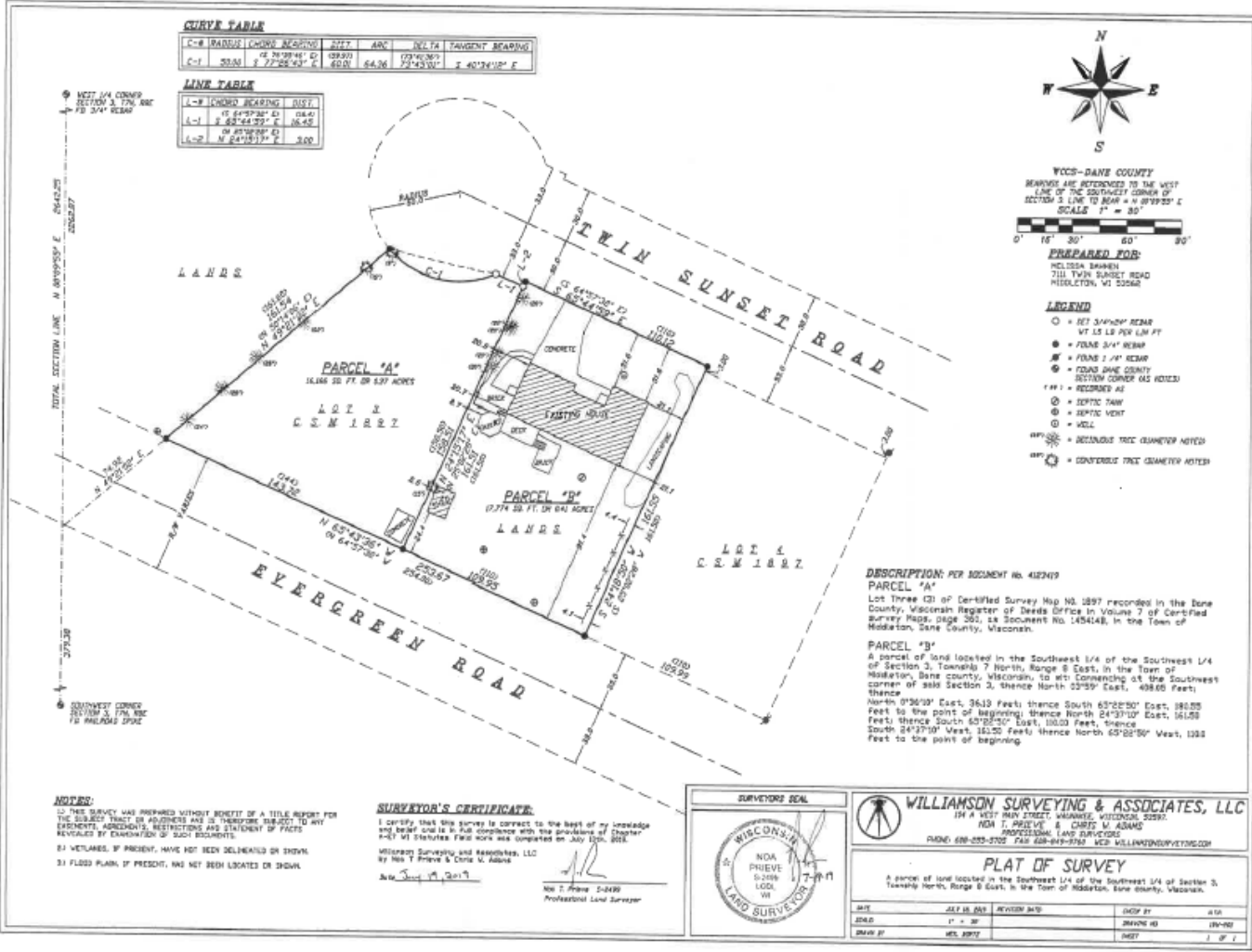

Lorie J. Burns, City Clerk



APPENDIX C

C#	RADIUS	CHORD BEARING	DELTA	DELTA	TANGENT BEARING
C-1	50.00	S 77°28'43" E	49.99	54.26	77°43'30" E
C-2	50.00	S 77°28'43" E	49.99	54.26	77°43'30" E

L#	CHORD BEARING	DELTA
L-1	S 64°39'32" E	16.41
L-2	S 63°44'32" E	16.42
L-3	N 24°18'17" E	3.00



WCCS-DANE COUNTY
 BEARINGS ARE REFERENCED TO THE WEST
 LINE OF THE SURVEYED CORNER OF
 SECTION 3 LINE TO BEAR N 89°52'21" E
 SCALE 1" = 30'

PREPARED FOR:
 TWIN SUNSET ROAD
 MADISON, WI 53706

LEGEND
 ○ = SET 3/4" DIA REBAR
 VT LS LB PER LHM FT
 ● = PINS 3/4" REBAR
 ■ = PINS 1/4" REBAR
 ⊙ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
 #1 = REBAR AS SHOWN
 ⊕ = SEPTIC TANK
 ⊖ = SEPTIC VENT
 ⊗ = WELL
 ⊗ = INDICATES TREE DIAMETER NOTED
 ⊗ = CONTIGUOUS TREE DIAMETER NOTED

DESCRIPTION: PER DOCUMENT NO. 412749
PARCEL "A"
 Lot Three (3) of Certified Survey Map No. 1897 recorded in the Dane County, Wisconsin Register of Deeds Office in Volume 7 of Certified Survey Maps, Page 262, is Document No. 148448, in the Town of Middleton, Dane County, Wisconsin.

PARCEL "B"
 A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 7 North, Range 9 East, in the Town of Middleton, Dane County, Wisconsin, to wit: Commencing at the Southwest corner of said Section 3, thence North 03°59' East, 498.00 Feet; thence North 91°30'19" East, 364.9 Feet; thence South 65°28'50" East, 180.00 Feet to the point of beginning; thence North 24°37'10" East, 161.00 Feet; thence South 60°28'50" East, 103.00 Feet; thence South 24°37'10" West, 161.00 Feet; thence North 60°28'50" West, 103.00 Feet to the point of beginning.

NOTES:
 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT IN ADVANCE AND IS THEREFORE SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS AND STATEMENTS OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
 2) UTILITIES, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 3) FLOOD PLAINS, IF PRESENT, HAVE NOT BEEN LOCATED OR SHOWN.

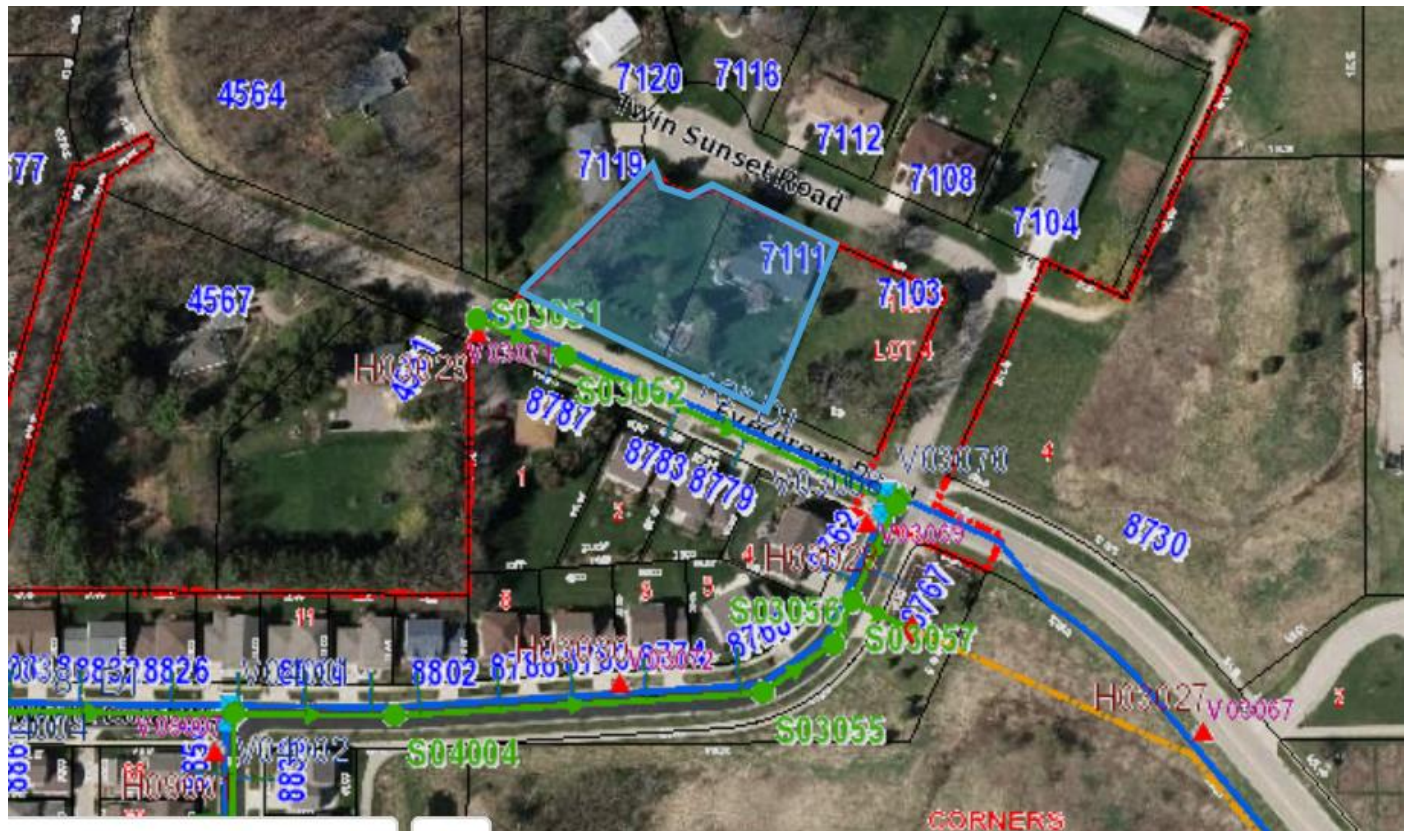
SURVEYOR'S CERTIFICATE:
 I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter 19.17 of the Wisconsin Statutes. Field work was completed on July 10th, 2018.
 Williamson Surveying and Associates, LLC
 by NDA T. Priewe & Chris M. Adams
 July 10, 2018
 NDA T. Priewe & Chris M. Adams
 Professional Land Surveyor



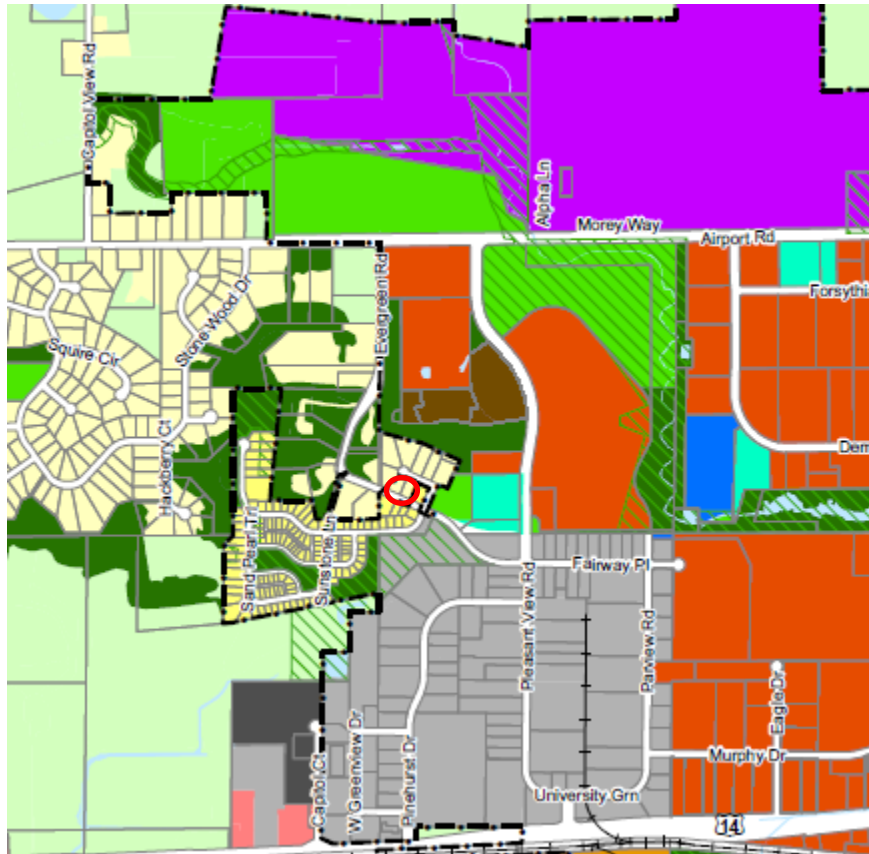
WILLIAMSON SURVEYING & ASSOCIATES, LLC
 174 A VICTORY STREET, WAUKESHA, WISCONSIN 53091
 NDA T. PRIEWE & CHRIS M. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-855-2702 FAX: 608-849-9742 WWW.WILLIAMSONSURVEYING.COM

PLAT OF SURVEY
 A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 7 North, Range 9 East, in the Town of Middleton, Dane County, Wisconsin.

DATE	JUL 10, 2018	REVISION NO.	0001	OF	01
SCALE	1" = 30'	DRAWING NO.	174-001		
SHEET	1				1 OF 1



APPENDIX D



- Municipal Boundaries
- Other City or Village
- Surface Water
- Agriculture
- Planned Neighborhood
- Single-Family Residential (Unsewered)
- Single-Family Residential
- One and Two-Family Residential
- Small-Scale Multi-Family Residential
- Large-Scale Multi-Family Residential
- MH Mobile Home Residential
- Neighborhood Mixed Use
- Avenue Mixed Use
- Downtown Mixed Use
- Business Park
- Urban Mixed Use
- Airport
- Government and Institutional
- General Industrial
- Extraction and Disposal
- Private Parks and Recreation
- Public Parks and Open Space
- Conservancy
- Environmental Corridor