

Middleton Westport Joint Zoning Committee

Agenda

Thursday October 20, 2016 6:00 PM
To be Held in Council Chambers at City Hall
7426 Hubbard Avenue, Middleton WI, 53562

- 1) Approve Minutes of 6/22/16**
- 2) Discussion, Update on The Community of Bishops Bay Master Development Plan - Westport Lands; The Farm, The Prairie, The Prairie Estates, and The Woods Neighborhoods (PC 2494)**
- 3) Concept Review - Proposed Side Yard Change and Open Space Easement, Lot 8, Bishops Bay, Villas of Callaway Ct. (PC 2404)**
- 4) Report on Westport Comprehensive Plan Update**
- 5) Adjourn**

Notice is hereby given that a majority of the members of the Common Council may attend this meeting to gather information about a subject over which the Common Council has decision-making responsibility. If a quorum of the Common Council attends this meeting, no action will be taken by the Common Council at this meeting.

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) 827-1050, 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.

POSTED: 10/19/2016 3:21 PM

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
WEDNESDAY JUNE 22, 2016 6:00 pm

PRESENT: Ron Bowen, John Van Dinter, and Dean Grosskopf, Town of Westport; Dennis Dorn, City of Middleton

ABSENT: Jim Wexler and Ed Elskamp, City of Middleton

ALSO PRESENT: Eileen Kelley, Tom Wilson

Chair Bowen called the meeting to order at 6:00 p.m.

1. **Approve Minutes of 1-6-16**

Moved by Van Dinter, seconded by Dorn, to approve the minutes of 1-6-16. Motion carried 4-0.

2. **Discussion, Update on The Community of Bishops Bay Project, Plans and Utilities**

Developer Terrence Wall presented a concept plan for the Town portion of the project. He indicated that he will be revising the plan to match with the previously approved total number of units (394 single family homes in the Town) but may try to request a slightly higher number of units. No action was taken and this will be on a future agenda.

3. **Adjourn**

Moved by Dorn, seconded by Van Dinter, to adjourn. Motion carried 4-0, and the meeting adjourned.

EILEEN KELLEY



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS

October 13, 2016

Middleton / Westport Joint Zoning Committee
City of Middleton
7426 Hubbard Avenue
Middleton, WI 53562

Town of Westport
5387 Mary Lake Road
Waunakee, WI 53597

RE: Bishops Bay Master Development Plan – The Farm, The Prairie and The Woods
Neighborhoods

Dear Joint Zoning Committee:

This submittal is in preparation of the upcoming Committee meeting on October 20th. Our item on the agenda is for action from the Committee on a revision to the Master Development Plan (MDP) for The Community of Bishops Bay in regards to the conceptual approval of the development of The Prairie, The Woods and The Farm neighborhoods within the Town of Westport as well as the Phase I Concept Lot Layout to allow for development to proceed.

Each of these areas will have a unique design to them that looks to incorporate the surrounding landscape. The Prairie will look to integrate home sites with the surrounding land and provide a natural setting with prairie vegetation being maintained to within 15' of the house. The Farm is intended to have a more agricultural flavor to the Neighborhood and encourage organic practices. Lastly, The Woods intent is to preserve the existing trees to the greatest extent possible and place the houses farther to the back of the lots to minimize their appearance on the site. Excerpts from the Design Code that provide further definition of each of the neighborhoods are included for your review.

Since our initial meeting on June 22nd we have refined our plan based on feedback from the Committee in that meeting, as well as additional subsequent comments from Tom Wilson, John Van Dinter, and Eileen Kelley.

Enclosed for your review are:

- 1) Overall Conceptual Lot Layout – the overall plan remains within the 2,950 residential units as originally intended for The Community as a whole and this conceptual plan is a bit more refined than that shown in the MDP to better illustrate overall street patterns and lot layouts of the Neighborhoods.

- 2) Concept Lot Layout Details – this sheet defines the density in the Neighborhood Data and provides some general lot dimensions as well as road cross sections and a Parkland summary. We have a total of 394 lots shown in the three neighborhoods and we have decreased the density from what is in the MDP for each individual neighborhood per the summary below:

	MDP Anticipated <u>Density/Acre</u>	Proposed <u>Density/Acre</u>	Proposed <u>Units</u>
The Farm	2.3 units	1.63	224
The Prairie & Prairie Estates	2.0 units	1.58	150
<u>The Woods</u>	<u>1.5 units</u>	<u>1.43</u>	<u>20 units</u>
Total			394 units

- 3) Phase I – Concept Lot Layout Exhibit – this plan illustrates the first phase which we would commence in 2017 and consists of 38 lots in The Farm Neighborhood and 44 lots in The Prairie Neighborhood for a total of 82 lots.
- 4) Concept Trail Exhibit – This plan illustrates the paved, gravel and existing trails in the development. We are in discussions with Dane County Parks about connections to the North Mendota Prairie Unit Wildlife Area to the south.

Thank you for your consideration and we will see you October 20th.

Thank you,

The Community of Bishops Bay LLC

By: 
 Scott Tebon, Director of Construction

Enclosures

Design Code: The Prairie
 Design Code: The Woods
 Design Code: The Farm
 Concept Lot Layout Exhibit
 Concept Lot Layout Details
 Phase I Concept Lot Layout Exhibit
 Concept Trail Exhibit

PRAIRIE

At Bishops Bay

The Prairie allows homes to take a secondary position to the surrounding landscape and views while still providing architectural character. Horizontal architectural styles/elements are utilized and natural materials and colors are emphasized. Homes in The Prairie are integrated with the land and in harmony with the natural setting. They are organic in nature without unnecessary ornamentation.

- Re-establish prairie in selected areas to better connect the southeast corner of Bishops Bay with the surrounding ecosystems of the Governor Nelson and Holy Wisdom Monastery prairie restoration areas.
- Require residents, through these design standards, to landscape lots with plants that are compatible with surrounding prairie restoration areas and limit areas devoted to traditional turf grass.
- Maintain Capitol and Lake Mendota views by providing high points under public or neighborhood control and creating viewshed protection deed restrictions on specific parcels where appropriate.
- Maintain a buffer of at least 250 feet of farm and/or prairie land between residences in the neighborhood and CTH M.
- Enhance water quality and groundwater recharge.





The contrast of mid-range colors and textures, along with the window and column proportions and deep eaves, provides an ideal example of desirable aesthetics.



The architectural design should transition with the landscape, just as the home steps down the hill and changes with the elevation.



A horizontal roofline profile and series of windows help promote architecture that blends into the landscape.

Historical References

Design should be derived from natural, regional, indigenous, and functional features instead of historical precedents. Regulations include specific elements that are similar to Prairie architectural style but design does not necessarily have to strictly follow the Prairie architectural style and philosophy—a variety of architectural styles is allowed.

Lot Layout & Building Placement

1. **Building Placement.** Existing topography should be maintained as much as possible – the design of the home should fit in to the contours of the land. Substantial grading and changing of elevations of the site is not permitted.
2. Refer to additional regulations outlined in the Master Development Plan and General Regulations section of this document for lot layout and building placement requirements.

Building & Roof

1. **Architectural Styles.**
 - All buildings shall be designed in a consistent and coherent architectural manner.
 - Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.
 - Split level/raised ranch designs are discouraged, but may be allowed in difficult terrain.
 - The Bishops Bay Design Review Committee shall be entitled to reject any plans which would result in fenestration or façade walls that would be incompatible with neighboring structures, or that would violate any standard or intent of these Design Covenants.
2. **Repeated House Designs.** Repeated house designs are not permitted within the same home cluster.
3. **Home Size.** All homes shall have more than 1,200 square feet of finished indoor living space.
4. **Height Limit.** Maintaining view sheds to the south is a priority and height limits may be established for individual lots based on their location in relation to the

highest elevation. The height limit will be based on maintaining the view from the top elevation.

5. **Building Form.** Homes shall have clean and simple geometric forms with a horizontal emphasis, periodic vertical interruptions, and a strong base. Asymmetrical forms are acceptable.
6. **Roof Form.** Roof pitch shall be 5/12 or less. Flat roofs are acceptable. Mono-pitch roofs are acceptable.
7. **Eaves.** Eaves shall be at least 24 inches deep. Deeper eaves of greater than 30 inches are encouraged.
8. **Columns.** The character and detailing of columns and supports shall be consistent with and complement the architectural style of the home and neighborhood, including columns for porch roofs and deck supports. Columns and supports shall appear substantial and in proportion to the overall building mass. Porch columns should be clad with at least fifty percent masonry finish. Full use of masonry on support columns or other vertical details on the home is encouraged.
9. **Roofs**
 - Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights are discouraged, but may be reviewed and approved or denied on a case-by-case basis.
 - Roof protrusions other than chimneys and plumbing vent stacks shall not be placed on a roof facing a street. All roof protrusions shall be of a color that matches with roof and façade colors. No unfinished (raw or galvanized) metal is allowed. Due to the views and height restrictions of homes, roofs should be designed with minimal protrusions and mechanicals.
 - Gutters and downspouts shall be copper or painted metal, and designed to compliment the architectural style. Visual disruption of the façade with these components should be kept to a minimum.

Porches & Decks

1. **Porches.**
 - Front porches are required and shall provide cover over the primary entrance to the home. Porches should be unobtrusive and low in profile with a depth and roof pitch that matches the primary structure. Enclosed or screened front porches are



A heavy masonry base and deep eaves help a home blend in with the landscape. Masonry landscaping ties the site and building together.



Complimentary materials, colors and textures are used to create transitions and distinguish the base of the home from the second floor. Series of windows and deep eaves lend to the architectural character.



The location, proportion and balance of window and door openings lend to overall character.



The front entry should be emphasized by a porch or stoop and clad with masonry.



Large expanses of windows are encouraged.

prohibited. Porches shall not have living space above.

- Porch railings may be open or closed; closed railings shall be constructed of the same materials as the adjacent façade.
- Railings shall have a color scheme and style that is complementary to the façade.
- Front porches and stoops shall be made of brick, concrete, or stone.
- Spaces below porches shall be closed.
- Flower boxes and planters shall have materials and colors that fit in with façade materials and colors.

2. Decks.

- Decks may be located only in rear yards. Deck railings shall be constructed of the same materials and compliment the architectural character. Support columns on raised decks shall be substantial.
- Decks shall are also governed by the Master Development Plan.

Windows & Doors

1. Windows and Doors, Generally.

- Window and door openings shall be appropriate to a building's architectural style, size, and massing.
- Window and door orientation, proportion, and detailing shall be consistently applied, based upon architectural style.
- Building elevations should have a clear composition and hierarchy of openings, using a variety of window sizes appropriate to the rooms they open onto.
- Ground-level/first floor sliding doors facing a public or private street are prohibited.

2. Doors. Doors shall be distinctive and appropriate to the building's architectural style. Doors shall be constructed of solid wood or materials that have the appearance of wood, such as stainable fiberglass. Glass windows on doors are permitted. Ground-level/first floor sliding doors facing a public or private street are prohibited. French doors are allowed.

3. Windows.

- Large expanses of windows and glass are encouraged. Horizontal series of windows should be incorporated as appropriate to promote horizontal emphasis of the structure. Proportion of windows should be complimentary to architectural style and overall design.
- Casement windows are encouraged.
- Glass shall be clear. Colors, tints, frost, or staining of glass is discouraged; glass with any of the above elements may be allowed with express approval by the Bishops Bay Design Review Committee.
- No reflective materials shall be installed on any windows or used for sun screens, blinds, shades, or other purposes.
- All window treatments shall be manufactured for such use.
- Windows openings shall not be obscured by signage placed inside a window or over the exterior of a window.
- Shutters are prohibited.

Garages

1. *Side-loaded Garages.* Side-loaded garages shall have windows facing the street or courtyard and architectural detailing shall be the same as the rest of the home's front façade.
2. *Garage Doors.*
 - Garage door style shall complement the architectural character of the home. Doors are encouraged to integrate glass lights. Individual garage doors are preferred; double-width doors will be considered based on style and quality.
 - A minimum two-car garage is required. In the case that a three-car garage is desired, homes should break up the garage door frontage by stepping back one door from the others or by making use of a tandem garage for two cars to reduce the garage façade.
 - Garage doors shall be made of wood, painted metal, or fiberglass.



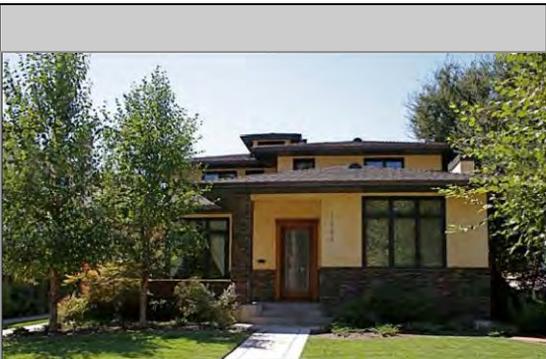
Horizontal series of windows should be incorporated into the façade.



The contrasting colors, materials and textures create a distinct base, middle and cap with transition details between each layer.



Masonry is carried up the vertical, heavy columns to emphasize their size and provide an accent on the façade. The color of the bricks provides a range of tones, which creates depth and texture on the façade.



Variations of earth-tone colors provide variety while maintaining the overall feel of the neighborhood.

3. Design.

- Detached garages are prohibited, however, garages may be connected to the residence via an enclosed breeze-way or transition space. The garage façade shall match the home's architectural style, detailing, and materials.
- Carports are prohibited.
- Garages shall be designed to accommodate necessary storage space, especially with regards to storage of trash, recycling, and any other municipal waste disposal containers.
- Garage access shall be placed along the lot line adjacent to the internal common area.

Building Materials

1. Materials, Generally.

- Materials should be durable and age well.
- Materials and color should be composed for a balanced design that is appropriate to the architectural style.
- Two or more materials are recommended on one façade, with lighter weight materials over more substantial materials.
- Vertical joints between materials should occur only at inside corners or changes in façade depth, except where architectural style dictates otherwise.
- The use of contrasting materials and color is encouraged when appropriate for the architectural style.
- All exterior wood shall be painted or stained. Pressure-treated wood is prohibited in front yards, side yards, and any yard facing a public street.

2. Façades.

- Facades shall be composed of at least fifty (50) percent masonry, located at the base of the home. Faux stone may be acceptable depending on quality, but only if approved by the Design Review Committee. Stucco or siding may be used as a complementary material. Transition between materials and textures shall be emphasized. Masonry should be distributed on all facades and not stop at the corner between two facades.
- All facades of a building shall be made of the same materials and similarly detailed.

- Facades should present the appearance of heavier materials at the base and lighter materials above (i.e., concrete and masonry below, with wood or cement board above).
 - Vinyl siding and unfaced concrete block are prohibited. Limited use of aluminum siding, prefabricated metal, and plywood facades may be allowed at the discretion of the Design Review Committee.
 - No unfinished (raw or galvanized) metal is allowed.
3. *Building Material Orientation.*
 - Siding, brick and stone shall run in a horizontal pattern. Stone shall be set in a coursed pattern with a horizontal orientation.
 - No diagonals (sloping lines) other than roof slopes shall be visible on any façade.
 4. *Chimneys.* Chimney style and materials shall match architectural character. Exposed metal flues are prohibited. Chimney clad materials shall coordinate and complement the primary façade.
 5. *Roof Materials.* Roof materials should be architectural-grade asphalt shingles, tile, or metal, and be used in a manner that is appropriate to the architectural style. Soffits shall be wood, painted aluminum or composite materials.

The prairie landscape will be the defining feature of the prairie neighborhood, providing a visual and physical link between the Holy Wisdom Prairie to the south and the prairie restoration at Governor Nelson State Park to the east. Additional "ornamental" landscaping is discouraged within the prairie, in order to not interfere with the aesthetic.

Building Colors

1. Building colors shall be natural earth tones. Rich hues are acceptable.
2. Masonry shall not be monotone in color. Masonry shall provide a mid-range of color tones within the overall application.
3. Pastel colors (such as pink, peach, etc.) and fluorescent colors are prohibited.
4. Trim, frames, doors, roofing, and windows shall be in an accent color that is compatible with the rest of the façade. Trim around garage doors shall not be the same color as the door itself.





Use of natural stone landscaping paired with native grasses provides a scenic landscape.



Wildflowers and other natural prairie plantings are appropriate for private areas.

5. Color shall be appropriate to the overall architectural character of the structure. Overall color schemes shall be submitted with building plans for Bishops Bay Design Review Committee approval.

Landscaping & Yards

The prairie landscape will be a defining feature of the neighborhood. Homeowner landscaping should fit in with native Wisconsin prairie plantings; ornamental, highly decorative landscaping is prohibited.

1. *General.*

- A prairie restoration will be completed prior to home construction. Clearing of prairie vegetation during construction must not extend further than 20' from the exterior of the home in any direction (excluding driveway access).
- In order to maintain the prairie aesthetic, foundation and lot plantings shall be kept to a minimum and shall be native prairie species. Screening of private areas and views into homes will be allowed as needed, but additional "understory" planting is discouraged.
- Mowed turf areas shall be less than 150 square feet per unit in addition to a 15' (maximum) wide mowed strip around the unit for access to mechanicals and fire protection.
- The Front yard foundation planting requirement applies to the portion of the building facing the common access area. Front yard foundation landscaping within The Prairie may include use of low or medium deciduous shrubs or grasses to highlight the entrance, but no more than three species total may be used.
- Plants must be selected from the approved list located in the appendix, and installed at the required minimum size. Plant selections not listed in this document may be planted with the approval of the Design Review Committee.
- Landscaping should further frame and define private and public open spaces.

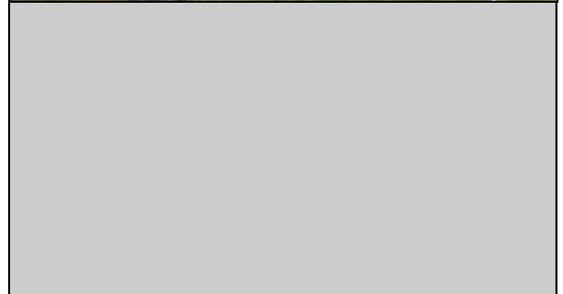
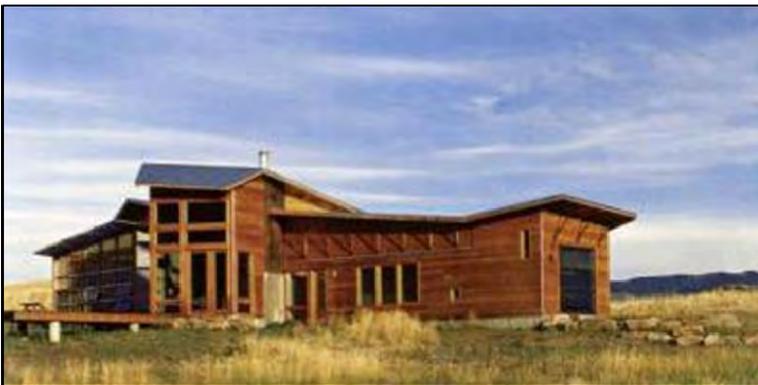
2. *Prairie Lot Landscaping*

- *Foundation Landscaping - Courtyard.* Install landscaping to cover 30% of the foundation, exclusive of door openings.

- *Lot Landscaping.*
 - * One canopy tree, preferably on the south or west side of the home to provide shade during the summer. Burr Oak is preferred; coniferous plantings are discouraged.
 - * The ground plane shall be planted with prairie species from the list in the appendix.

Modern Interpretations

Modern interpretations of these standards are acceptable, as demonstrated by the character images below. Such proposals should focus on quality of materials and emphasis design that fits into the landscape.



Prairie Approved Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Pagoda Dogwood	<i>Cornus alternifolia</i>	Y	1.5" cal./5' ht.	15' x 15'
Scarlet Hawthorn	<i>Crataegus coccinea</i>	Y	1.5" cal.	25' x 30'
Cockspur Hawthorn	<i>Crataegus crus-galli</i> (var. <i>inermis</i>)	Y (cultivar)	1.5" cal.	25' x 30'
Downy Hawthorn	<i>Crataegus mollis</i>	Y	1.5" cal.	20' x 20'
Winter King Hawthorn	<i>Crataegus viridis</i>		1.5" cal.	25' x 30'
Common Honeylocust	<i>Gleditsia triacanthos</i> (var. <i>inermis</i>)	Y (cultivar)	2" cal.	50' x 30'
Crabapple	<i>Malus species</i>		1.5" cal.	12-20' x 12-20'
White Oak	<i>Quercus alba</i>	Y	2" cal.	65' x 65'
Swamp White Oak	<i>Quercus bicolor</i>	Y	2" cal.	65' x 65'
Bur Oak	<i>Quercus macrocarpa</i>	Y	2" cal.	65' x 65'
Pin Oak	<i>Quercus palustris</i>		2" cal.	65' x 45'
English Oak	<i>Quercus robur</i>		2" cal.	50' x 20'
Red Oak	<i>Quercus rubra</i>	Y	2" cal.	65' x 60'

Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Running Serviceberry	<i>Amelanchier stolonifera</i>	Y	12" ht.	5' x 10'
Red Chokeberry	<i>Aronia arbutifolia</i>		#5 cont.	8' x 4'
Glossy Black Chokeberry	<i>Aronia melanocarpa</i>	Y	#5 cont.	6' x 5'
New Jersey Tea	<i>Ceanothus americanus</i>	Y	#2 cont.	3' x 3'
Summersweet/Clethra	<i>Clethra alnifolia</i>		#3 cont.	6' x 5'
Sweet Fern	<i>Comptonia peregrina</i>	Y	#2 cont.	3' x 6'
Yellow Dogwood	<i>Cornus alba</i>		#3 cont.	8' x 10'
Silky Dogwood	<i>Cornus amomum</i>	Y	#3 cont.	8' x 8'
Gray Dogwood	<i>Cornus racemosa</i>	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	<i>Cornus sericea</i>	Y	#3 cont.	8' x 10'
American Filbert (Hazelnut)	<i>Corylus americana</i>	Y	#5 cont.	8' x 8'
Contorted Filbert	<i>Corylus avellana</i> 'Contorta'		#5 cont.	8' x 8'
Beaked Filbert	<i>Corylus cornuta</i>	Y	#3 cont.	6' x 6'
Deutzia	<i>Duetzia gracilis</i>		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	<i>Diervilla lonicera</i>	Y	#2 cont.	4' x 5'
Forsythia	<i>Forsythia</i> sp.		#2 cont.	3-10' x 5-10'
Vernal Witchhazel	<i>Hamamelis vernalis</i>		#5 cont.	8' x 12'
Common Witchhazel	<i>Hamamelis virginiana</i>	Y	#5 cont.	16' x 12'
St. John's Wort	<i>Hypericum kalmianum</i>	Y	#2 cont.	3' x 3'
Common Ninebark	<i>Physocarpus opulifolius</i>	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	<i>Rhus aromatica</i>	Y	#2 cont.	3-6' x 6-10'
American Bladdernut	<i>Staphylea trifolia</i>	Y	#5 cont.	12' x 10'
Stephanandra	<i>Stephanandra incisa</i>		#2 cont.	3' x 5'
Snowberry	<i>Symphoricarpos albus</i>	Y	#3 cont.	5' x 5'
Coralberry	<i>Symphoricarpos orbiculatus</i>		#3 cont.	3' x 5'

Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'

Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Sedge	Carex species	some	#1 cont	6-24" x 18"
Sedum	Sedum species		#1 cont	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont	1-3" x 6-24"
Turf grass seed mix/sod			seed	
Native Prairie Grasses/Wildflowers		Y	seed	

WOODS

At Bishops Bay

The purpose of The Woods is to preserve tree cover to the greatest extent possible by providing a limited number of lots and requiring maintenance of existing canopy trees and ground cover. Building forms are secondary to size and placement of the home on the lot and its ability to blend into the wooded context.



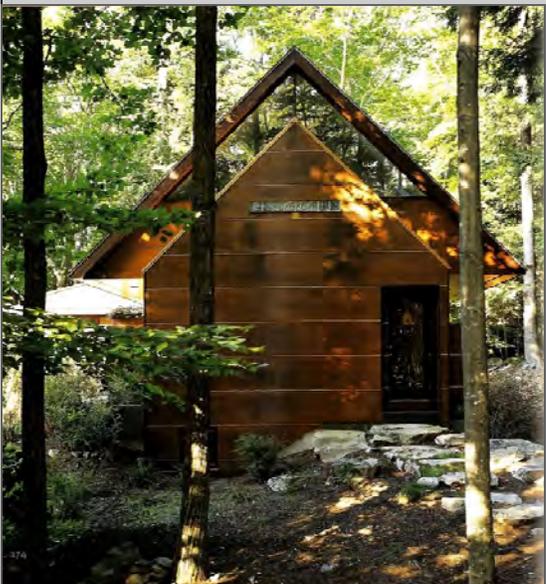
- Minimize the impact on existing trees by requiring a tree preservation plan, requiring that no lawns be installed, and maintaining tree clearing limits within these design standards.
- Limit density to maintain a rural, secluded neighborhood character and retain a large number of existing trees.
- Conceal home from surrounding areas by maintaining a woodland buffer and primarily wood facade.
- Design infrastructure to have as low of an impact as reasonably possible on the forest environment (i.e., no curb and gutter).



A tree inventory is required. Placement of a home on the site is dependent on the location of existing trees.



Houses shall be set back within the lot to provide screening from the street and maintain existing vegetation.



Structure placement and design should blend with the existing landscape and vegetation.

Historical References

References to historical housing types are acceptable, though contemporary design or modern interpretations with simple roof forms are preferred and encouraged.

Lot Layout & Building Placement

1. *Trees.* A detailed tree inventory, acquired by the property owner and approved by the Design Review Committee, is required prior to placing a home on the lot to ensure that lot disturbance is minimized and tree survivability is maximized. The survey shall be used to design the site, place the home on the lot, and will be used as the basis for all future alterations on the lot by the Design Review Committee.
2. *Siting of Structures.* Buildings shall be designed to blend with the wooded context in placement (as well as form and color). Exceptions to centering homes on lots will be granted to satisfy the requirement or to preserve substantial trees.
3. Property owners shall note that specific provisions exist for the maintenance of trees on the parcels which help preserve buffer strips. Please see landscaping regulations for details.
4. Porches, decks or accessory structures shall be located so as to minimize impact on existing trees and landscape.
5. Refer to additional regulations outlined in the Master Development Plan and General Regulations section of this document for lot layout and building placement requirements.

Building & Roof

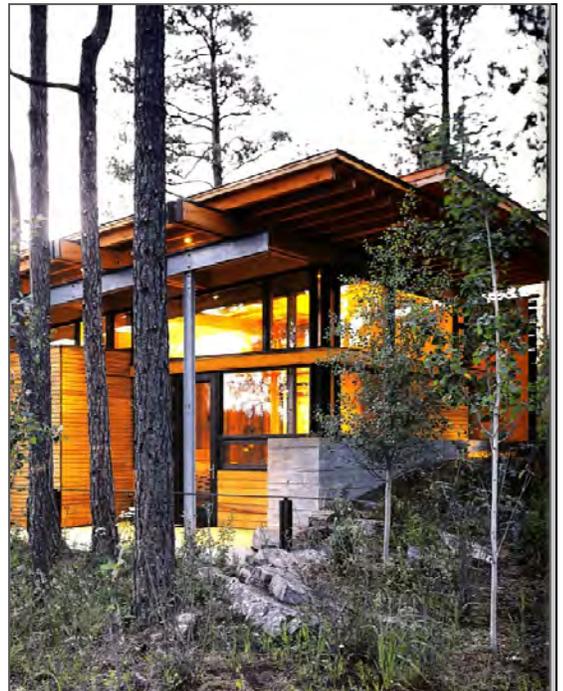
1. *Architectural Styles.*
 - All buildings shall be designed in a consistent and coherent architectural manner.
 - Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.
 - Split level/raised ranch designs are discouraged, but may be allowed in difficult terrain.
 - The Bishops Bay Design Review Committee shall be entitled to reject any plans which would result in fenestration or façade walls that would be incompatible with neighboring structures, or that

would violate any standard or intent of these Design Covenants.

2. *Repeated House Designs.* Due to the small size of this neighborhood, home designs shall not be repeated in the Woods.
3. *Building Form.* Building forms shall be simple and fit in the wooded surroundings.
4. *Columns.* The character and detailing of columns and supports shall be consistent with and complement the architectural style of the home and neighborhood, including columns for porch roofs and deck supports.
5. *Roofs.*
 - Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights are discouraged, but may be reviewed and approved or denied on a case-by-case basis.
 - Roof protrusions other than chimneys and plumbing vent stacks shall not be placed on a roof facing a street. All roof protrusions shall be of a color that matches with roof and façade colors. No unfinished (raw or galvanized) metal is allowed.
 - Gutters shall be copper or painted metal, and shall be half-round or rectangular.
 - Eaves shall be at least 24 inches deep.
 - Roof pitch shall complement architectural style. All roof pitches and forms are acceptable, including flat roofs.
6. *Facades.*
 - Facades should generally be screened from golf course view; facades visible from the Golf Course shall provide architectural detail and quality equivalent to that used on the primary façade.

Porches & Decks

1. *Porches.*
 - Railings shall be integrated with the color scheme and style of the façade.
 - Front porch foundations and stoops shall be made of brick, concrete, or stone.
 - Spaces below porches shall be closed.



Contemporary design is preferred over traditional or historic style.



Shade tolerant ground cover should be used; grassy lawns should be limited or avoided altogether.



Homes should be screened from the street.



Contemporary design with a mix of colors, materials and textures is encouraged. The home should be designed to blend into the existing landscape. However, unfaced concrete block shall not be used.

- Flower boxes and planters shall fit in with façade materials and colors.

2. **Decks.** Decks shall be governed by the Master Development Plan.

Windows & Doors

1. *Windows and Doors, Generally.*

- Window and door openings shall be appropriate to a building's architectural style, size, and massing.
- Window and door orientation, proportion, and detailing shall be consistently applied, based upon architectural style.
- Building elevations should have a clear composition and hierarchy of openings, using a variety of window sizes appropriate to the rooms they open onto.
- Ground-level/first floor sliding doors facing a public or private street are prohibited.

2. *Windows.*

- Windows shall generally be of substantial size. Casement windows are preferred.
- Window grilles, if present, should be kept to a minimum.
- Window frames shall be made of painted or stained wood, vinyl, metal, or fiberglass.
- No reflective materials shall be installed on any windows or used for sun screens, blinds, shades, or other purposes.
- All window treatments shall be manufactured for such use.
- Glass shall be clear. Colors, tints, frost, or staining of glass is discouraged; glass with any of the above elements may be allowed with express approval by the Bishops Bay Design Review Committee.
- Windows openings shall not be obscured by signage placed inside a window or over the exterior of a window.
- Shutters may be used if appropriate to the architectural style. If used, shutters shall be appropriately sized for the window.

3. *Front Entrances.* Front doors shall be distinctive, appropriate to the architectural style of the home, and fit in with the general façade appearance and colors of the home. Solid wood or wood and glass are encouraged.

Garages

1. *Garage Setback.* Street-facing and side-loaded garages shall be set back at least 2 feet from the façade of the home, per the Master Development Plan.
2. *Side-loaded Garages.* Side-loaded garages shall have windows facing the street and architectural detailing shall be the same as the rest of the home's front façade. The side of the garage facing the street shall comprise less than 50 percent of the width of the façade. Side-loaded garages shall exit toward the nearest side lot line, rather than the interior of the lot.
3. *Street-Facing Garages.* Street-facing garages shall comprise less than 50 percent of the width of the façade.
4. *Garage Doors.*
 - Garage door style shall complement the architectural character of the home. Doors are encouraged to integrate glass lights. Individual garage doors are preferred; double-width doors will be considered based on style and quality.
 - A minimum two-car garage is required. In the case that a three-car garage is desired, homes should break up the garage door frontage by stepping back one door from the others or by making use of a tandem garage for two cars to reduce the garage façade.
 - Garage doors shall be made of wood, painted metal, or fiberglass.
5. *Design.*
 - Carports are prohibited.
 - Attached and detached garage facades shall match the primary structure's architectural style, detailing, and materials.
 - Garages shall be designed to accommodate necessary storage space, especially with regards to storage of trash, recycling, and any other municipal waste disposal containers.
 - Garage style shall complement the home's architecture.



Homes must be sited to preserve existing trees to the extent possible.



A mix of natural and manicured landscaping.



Ground cover vegetation may be alternatives to traditional turf grass or sod. Other species are more compatible with the tree canopy.



When sited properly, homes should be screened from the public right-of-way.



Naturalized landscaping that fits in the context of the area is preferred.

Building Materials

1. *Materials, Generally.*

- Materials should be durable and age well.
- Materials and color should be composed for a balanced design that is appropriate to the architectural style.
- Vertical joints between materials should occur only at inside corners or changes in façade depth, except where architectural style dictates otherwise.
- The use of contrasting materials and color is encouraged when appropriate for the architectural style.
- All exterior wood shall be painted or stained. Pressure-treated wood is prohibited in front and side yards.

2. *Façade Materials.* Only natural materials shall be used, such as brick, wood, or stone, with the exception of composite siding, which is also allowed. Wood shall be the primary façade material. Vinyl siding, aluminum siding, un-faced concrete block, prefabricated metal, and plywood facades of any type are prohibited.

3. *Roof Materials.* Roof materials should be architectural shingles, slate, tile, shakes, copper, or steel, and be used in a manner that is appropriate to the architectural style. Soffits shall be wood, aluminum or composite materials. If steel, the finish shall be non-reflective. The use of earth tone colors is encouraged.

4. *Chimneys.* Chimney style and cladding shall match the architectural character of the home. Exposed metal flues are prohibited.

Building Colors

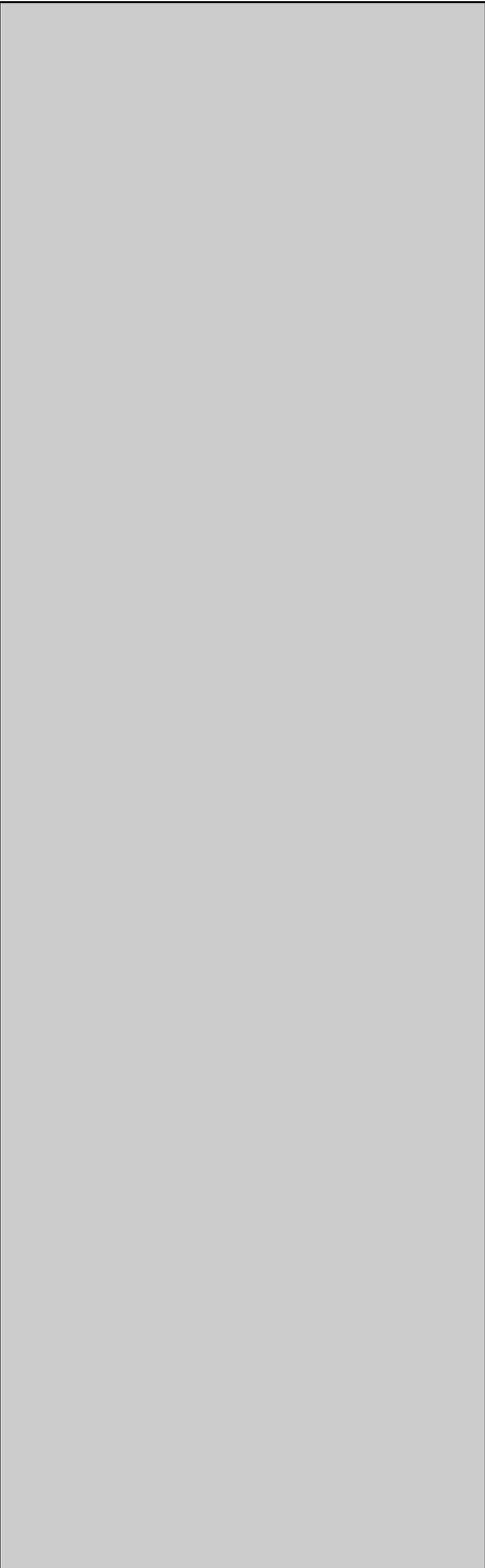
1. Colors shall be earth tones only and shall blend in with the landscape; no bright colors are allowed.
2. Pastel colors (such as pink, peach, etc.) and fluorescent colors are prohibited.
3. Color shall be appropriate to the overall architectural character of the structure. Overall color schemes shall be submitted with building plans for Bishops Bay Design Review Committee approval.

Landscaping & Yards

1. General. The goal of the landscaping requirements for The Woods neighborhood is to maintain the existing tree canopy and wooded character of the ground cover. A tree survey will be completed to identify large trees for preservation in the neighborhood.
 - Property owners will also be required to complete a detailed vegetation inventory of their parcel prior to siting the home. The inventory will locate and identify all trees larger than 2" in diameter, as well as existing shrubs. Removal of any existing forest cover, including invasive species, must be approved by the Design Review Committee, and replacement vegetation may be required as part of the landscape plan.
 - Trees identified for protection in the initial survey, and other trees designated for preservation by the property owner or others, must be protected during construction. Protection methods should include fencing around the tree at least to the drip line of the canopy, restriction of material storage and vehicle traffic within the fenced area, and a bark mulch and watering program to minimize stress to the tree. A tree protection plan will be required as part of the landscape plan package.
 - Homes must be located at least 25' from trees identified for preservation, and clearing of any other vegetation must not extend further than 15' from the exterior of the home in any direction.
 - Clearing for driveways shall not extend beyond three feet to either side of the driveway, except that clearing where the driveway meets the street may be extended so that an adequate vision triangle is maintained for safety.
 - Clearing is not allowed within any setback. Tree and groundcover will be maintained in setbacks to screen homes from the street, the golf course, and adjoining homes.
 - Homeowners will be responsible for maintaining the wooded character of the neighborhood, which includes replacement of existing and new vegetation as needed. Cutting of invasive species requires Neighborhood Association approval and possibly replacement of vegetation with non-invasive species.



Example of how homes should be placed on a site to maintain existing vegetation and preserve tree buffers.

- 
- Front yard foundation landscaping within The Woods may include a variety of low or medium shrubs, but at least two of each species must be planted in series to provide a consistent, uniform hedge. Because of the low street visibility and the architectural integrity of the homes, foundation plantings should be clustered to highlight key areas like entrances, rather than placed uniformly across the façade.
 - Plants must be selected from the approved list at the end of the section, and installed at the required minimum size. Plant selections not listed in this document may be planted with the approval of the Design Review Committee.
 - Landscaping should further frame and define private and public open spaces.

2. *Woods Lot Landscaping.*

- *Foundation Landscaping - Front Yard.* Install landscaping to cover 30% of the foundation, exclusive of door openings.
- *Lot Landscaping.*
 - * Two canopy or understory trees.
 - * The ground plane shall be planted with ground covers from the list in the at the end of this section. Ground plane planting shall not extend beyond the cleared area.

Woods Approved Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Paperbark Maple	<i>Acer griseum</i>		5' ht.	25' x 18'
Black Maple	<i>Acer nigra</i>	Y	2" cal.	60' x 45'
Japanese Maple	<i>Acer palmatum</i>		1.5" cal.	20' x 20'
Striped Maple	<i>Acer pensylvanicum</i>		1.5" cal.	20' x 18'
Red Maple	<i>Acer rubrum</i>	Y	2" cal.	50' x 40'
Sugar Maple	<i>Acer saccharum</i>	Y	2" cal.	60' x 40'
Three-flower Maple	<i>Acer triflorum</i>		5' ht.	25' x 25'
Ohio Buckeye	<i>Aesculus glabra</i>		1.5" cal.	30' x 25'
Common Horsechestnut	<i>Aesculus hippocastanum</i>		2" cal.	60' x 50'
Common/Black/European Alder	<i>Alnus glutinosa</i>		1.5" cal.	50' x 30'
Downy Serviceberry	<i>Amelanchier arborea</i>	Y	1.5" cal.	20' x 20'
Apple Serviceberry	<i>Amelanchier x grandifolia</i>	Y- hybrid	1.5" cal.	30' x 30'
Allegheny Serviceberry	<i>Amelanchier laevis</i>	Y	1.5" cal.	25' x 15'
Paw Paw	<i>Asimina triloba</i>	Y	1.5" cal.	18' x 18'
Sweet Birch	<i>Betula lenta</i>		8' ht.	50' x 40'
Yellow Birch	<i>Betula alleghaniensis</i>	Y	8' ht.	50' x 45'
River Birch	<i>Betula nigra</i>	Y	8' ht.	50' x 40'
Paper Birch	<i>Betula papyrifera</i>	Y	8' ht.	50' x 35'
American Hornbeam; Musclewood	<i>Carpinus caroliniana</i>	Y	2" cal.	30' x 30'
Bitternut Hickory	<i>Carya cordiformis</i>	Y	2" cal.	50' x 35'
Shagbark Hickory	<i>Carya ovata</i>	Y	2" cal.	50' x 30'
Northern Catalpa	<i>Catalpa speciosa</i>		1.5" cal.	50' x 35'
Common Hackberry	<i>Celtis occidentalis</i>	Y	2" cal.	60' x 45'
Eastern Redbud	<i>Cercis canadensis</i>		1.5" cal./5' ht.	15' x 10'
Fringetree	<i>Chionanthus virginicus</i>		1.5" cal.	16' x 16'
American Yellowwood	<i>Cladrastis kentuckea</i>		2" cal.	50' x 45'
Pagoda Dogwood	<i>Cornus alternifolia</i>	Y	1.5" cal./5' ht.	15' x 15'
Scarlet Hawthorn	<i>Crataegus coccinea</i>	Y	1.5" cal.	25' x 30'
Cockspur Hawthorn	<i>Crataegus crus-galli</i> (var. <i>inermis</i>)	Y (cultivar)	1.5" cal.	25' x 30'
Downy Hawthorn	<i>Crataegus mollis</i>	Y	1.5" cal.	20' x 20'
Winter King Hawthorn	<i>Crataegus viridis</i>		1.5" cal.	25' x 30'
American Beech	<i>Fagus grandifolia</i>	Y	2.5" cal.	65' x 60'
European Beech	<i>Fagus sylvatica</i>		2.5" cal.	60' x 40'
Ginkgo	<i>Ginkgo biloba</i>		2.5" cal.	65' x 40'
Kentucky Coffeetree	<i>Gymnocladus dioica</i>	Y	2.5" cal.	55' x 55'
Butternut	<i>Juglans cinerea</i>		2.5" cal.	50' x 40'
Black Walnut	<i>Juglans nigra</i>	Y	2.5" cal.	60' x 60'
Black Gum	<i>Nyssa sylvatica</i>	Y	2" cal.	40' x 25'
Hophornbeam; Ironwood	<i>Ostrya virginiana</i>	Y	1.5" cal.	25' x 15'
Black Cherry	<i>Prunus serotina</i>	Y	2" cal.	60' x 30'
Chokecherry	<i>Prunus virginiana</i>	Y	1.5" cal.	25' x 20'
Hoptree/Waferash	<i>Ptelia trifoliata</i>	Y	1" cal.	15' x 15'
White Oak	<i>Quercus alba</i>	Y	2" cal,	65' x 65'
Swamp White Oak	<i>Quercus bicolor</i>	Y	2" cal.	65' x 65'
Bur Oak	<i>Quercus macrocarpa</i>	Y	2" cal.	65' x 65'
Pin Oak	<i>Quercus palustris</i>		2" cal.	65' x 45'

Deciduous Trees, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
English Oak	Quercus robur		2" cal.	50' x 20'
Red Oak	Quercus rubra	Y	2" cal.	65' x 60'
Showy Mountainash	Sorbus decora	Y	1.5" cal.	25' x 20'
American Linden; Basswood	Tilia americana	Y	2" cal.	75' x 45'
Littleleaf Linden	Tilia cordata		2" cal.	45' x 30'
Hybrid Elm	Ulmus x.		2" cal	60' x 50'

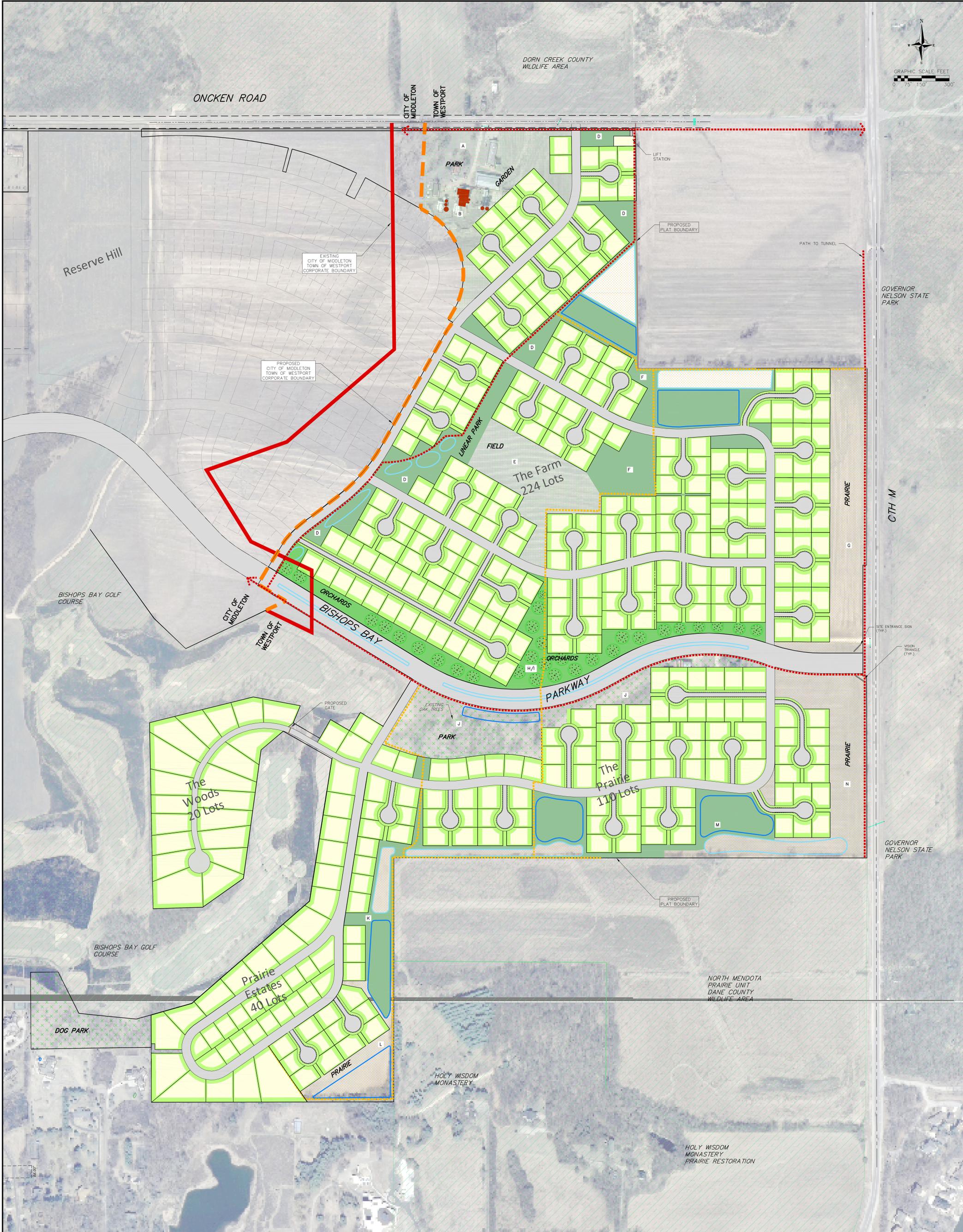
Evergreen Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Balsam Fir	Abies balsamea		5' ht.	60' x 25'
White/Concolor Fir	Abies concolor		5' ht.	40' x 25'
Fraser Fir	Abies fraseri		5' ht.	40' x 25'
Eastern Red Cedar	Juniperus virginiana	some	4' ht.	25' x 6-15'
Lacebark Pine	Pinus bungeana		5' ht.	40' x 30'
Swiss Stone Pine	Pinus cembra		5' ht.	35' x 15'
Austrian Pine	Pinus nigra		5' ht.	55' x 30'
Red Pine	Pinus resinosa	Y	5' ht.	60' x 30'
White Pine	Pinus strobus	Y	5' ht.	70' x 30'
Douglasfir	Pseudotsuga menziesii		5' ht.	60' x 25'
Baldcypress	Taxodium distichum		5' ht.	60' x 25'
Upright Yew	Taxus cuspidata		4' ht.	25' x 18'
American Arborvitae	Thuja occidentalis	Y	4' ht.	10-20' x 3-6'
Giant Arborvitae	Thuja plicata		4' ht.	30' x 20'
Canada Hemlock	Tsuga canadensis	Y	4' ht.	45' x 30'

Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bottlebrush Buckeye	Aesculus parviflora		18" ht.	10' x 15'
Running Serviceberry	Amelanchier stolonifera	Y	12" ht.	5' x 10'
Red Chokeberry	Aronia arbutifolia		#5 cont.	8' x 4'
Glossy Black Chokeberry	Aronia melanocarpa	Y	#5 cont.	6' x 5'
New Jersey Tea	Ceanothus americanus	Y	#2 cont.	3' x 3'
Buttonbush	Cephalanthus occidentalis	Y	#3 cont.	6' x 6'
Summersweet/Clethra	Clethra alnifolia		#3 cont.	6' x 5'
Sweet Fern	Comptonia peregrina	Y	#2 cont.	3' x 6'
Yellow Dogwood	Cornus alba		#3 cont.	8' x 10'
Silky Dogwood	Cornus amomum	Y	#3 cont.	8' x 8'
Gray Dogwood	Cornus racemosa	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	Cornus sericea	Y	#3 cont.	8' x 10'
American Filbert (Hazelnut)	Corylus americana	Y	#5 cont.	8' x 8'
Contorted Filbert	Corylus avellana 'Contorta'		#5 cont.	8' x 8'
Beaked Filbert	Corylus cornuta	Y	#3 cont.	6' x 6'
Cranberry Cotoneaster	Cotoneaster apiculatus		#2 cont.	3' x 5'
Hedge Cotoneaster	Cotoneaster lucidus		#5 cont.	8' x 8'
Daphne	Daphne x burkwoodii		#3 cont.	3' x 4'
Deutzia	Duetzia gracilis		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	Diervilla lonicera	Y	#2 cont.	4' x 5'
Forsythia	Forsythia sp.		#2 cont.	3-10' x 5-10'
Fothergilla	Fothergilla gardenii/major		#2 cont.	2-10' x 3-8'
Vernal Witchhazel	Hamamelis vernalis		#5 cont.	8' x 12'
Common Witchhazel	Hamamelis virginiana	Y	#5 cont.	16' x 12'
Seven Son Flower	Heptacodium miconioides		#5 cont.	18' x 12'
Hydrangea	Hydrangea sp.		#3 cont.	4-10' x 4-10'
St. John's Wort	Hypericum kalmianum	Y	#2 cont.	3' x 3'
Winterberry	Ilex verticillata	Y	#3 cont.	4-10" x 4-8'
Common Ninebark	Physocarpus opulifolius	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	Rhus aromatica	Y	#2 cont.	3-6' x 6-10'
Alpine Currant	Ribes alpinum		#2 cont.	4' x 6'
Rose	Rosa sp.		#3 cont.	3' x 4'
Dappled Willow	Salix integra		#3 cont.	10' x 10'
Blue Leaf Willow	Salix purpurea		#2 cont.	5' x 4'
Elderberry	Sambucus canadensis	Y	#3 cont.	8' x 8'
American Bladdernut	Staphylea trifolia	Y	#5 cont.	12' x 10'
Stephanandra	Stephanandra incisa		#2 cont.	3' x 5'
Snowberry	Symphoricarpos albus	Y	#3 cont.	5' x 5'
Coralberry	Symphoricarpos orbiculatus		#3 cont.	3' x 5'
Lilac	Syringa sp.		#5 cont.	5-15' x 6-12'
Koreanspice Viburnum	Viburnum carlesii		#5 cont.	6' x 6'
Witherod Viburnum	Viburnum cassinoides	Y	#3 cont.	6' x 6'
Arrowwood Viburnum	Viburnum dentatum		#3 cont.	6-10' x 6-10'
Wayfaringtree Viburnum	Viburnum lantana		#5 cont.	10' x 12'
Nannyberry Viburnum	Viburnum lentago	Y	#5 cont.	10' x 12'
Blackhaw Viburnum	Viburnum prunifolium	Y	#5 cont.	12' x 16'
American Cranberrybush Viburnum	Viburnum trilobum	Y	#5 cont.	10' x 8'
Weigela	Weigela florida		#2 cont.	4' x 4'

Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Boxwood	Buxus sp.		#5 cont.	2-5' x 2-5'
Falsecypress	Chamaecyparis pisifera		#5 cont.	5-15' x 5-10'
Wintercreeper	Euonymus fortunei		#2 cont.	2-6' x 2-5'
Holly	Ilex x meservae		#5 cont.	8' x 5'
Winterberry	Ilex verticillata	Y (cultivar)	#5 cont.	4-9' x 4-8'
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Norway Spruce (shrub form)	Picea abies		#5 cont.	3' x 5'
Blue Spruce (shrub form)	Picea pungens		#5 cont.	3-6' x 2-6'
Mugo Pine	Pinus mugo		#5 cont.	4' x 5'
Rhododendron	Rhododendron species		#3 cont.	4' x 4'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'

Vines				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Fiveleaf Aralia	Acanthopanax sieboldianus		#1 cont.	10' ht.
Kiwi Vine	Actinidia kolomikta		#1 cont.	40' ht.
Ampelopsis	Ampelopsis cordata		#1 cont.	10-20' ht.
Dutchmanspipe	Aristolochia durior		#1 cont.	6-20' ht.
American Bittersweet	Celastrus scandens	Y	#1 cont.	20' ht.
Clematis	Clematis sp.		#1 cont.	10-15' ht.
Hops	Humulus lupulus		#1 cont.	25' ht.
Climbing Hydrangea	Hydrangea peteolaris		#3 cont.	40' ht.
Virginia creeper	Parthenocissus quinquefolia		#2 cont.	40' ht.
Wisteria	Wisteria macrostachya		#2 cont.	30' ht.

Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bearberry	Arctostaphylos uva-ursi		#1 cont.	8" x 36"
Canadian Wild Ginger	Asarum canadense	Y	#1 cont.	8" x 18"
Sedge	Carex species	some	#1 cont.	6-24" x 18"
Sweet Woodruff	Galium odoratum		#1 cont.	8" x 24"
Coralbells	Heuchera sp.		#1 cont.	18" x 24"
Hosta	Hosta sp.		#1 cont.	18-30" x 1-5'
Mountain Bluets	Houstonia carulea		#1 cont.	6" x 10"
Brass Buttons	Leptinella squalida		#1 cont.	2" x 10"
Creeping Mazus, Cupflower	Mazus reptans		#1 cont.	2" x 16"
Pachysandra	Pachysandra terminalis		#1 cont.	6" x 24"
Creeping phlox	Phlox subulata		#1 cont.	5" x 24"
Irish Moss	Sagina subulata		#1 cont.	1" x 8"
Sedum	Sedum species		#1 cont.	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont.	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont.	1-3" x 6-24"
Turf grass seed mix/sod			seed	

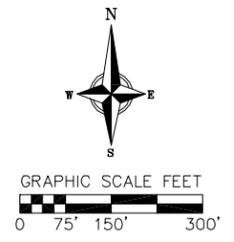


NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

Concept Lot Layout Exhibit
 The Community of Bishops Bay
 Town of Westport
 Dane County, Wisconsin

vierbicher
 planners | engineers | advisors

REDESIGNING - MADISON - PRAIRIE DU CHIEN
 999 FOURTH STREET, SUITE 201 - MADISON, WISCONSIN 53717
 Phone: (608) 524-4532 Fax: (608) 524-4533



LIMITS OF PHASE 1 DEVELOPMENT - 82 LOTS

SITE ENTRANCE SIGN (TYP.)

VISION TRIANGLE (TYP.)

GOVERNOR NELSON STATE PARK

PROPOSED PLAT BOUNDARY

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN
 DATE 10/12/16
 DRAFTER JGOL/DEHL
 CHECKED MSCH
 PROJECT NO. 130001.00
 SHEET 1 OF 1
 DWG. NO.

Phase 1 Concept Lot Layout Exhibit
 The Community of Bishops Bay
 Town of Westport
 Dane County, Wisconsin

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FARM

At Bishops Bay

The Farm draws on traditional farmhouse elements to create a strong agricultural flavor for the neighborhood, while allowing room for modern interpretations and materials.

- Create individual gardens and a community garden area to serve residents of the entire Bishops Bay community.
- Provide working tracts of farmland to be operated by a farmer or CSA, with assistance from residents if they wish.
- Maximize interaction of working farm areas with surrounding home clusters and the entire Community of Bishops Bay by integrating features such as a children's learning plot (which may include animals) and providing agriculture-related classes for residents.
- Allow residents to keep garden plots on their own land, in addition to participating in neighborhood- and community-wide agricultural operations.
- Provide pedestrian and bicycle connections around the Farm to encourage other neighborhood residents to walk or bicycle to community garden plots and participate in agriculture-related activities.
- Encourage organic practices to promote healthy living an environmentally responsible agriculture.
- Maintain a buffer of at least 250 feet of farm and/or prairie land between residences in the neighborhood and CTH M.





The steel tower replicates the form of a silo on a traditional farmstead.

Historical References

Strong references to simple rural Wisconsin farmhouse forms are encouraged. Classicism and excessively detailed ornamentation are prohibited.

Lot Layout & Building Placement

Refer to additional regulations outlined in the Master Development Plan and General Regulations section of this document for lot layout and building placement requirements.

Building & Roof

1. *General Building Form.*

- Emphasis should be on the vertical, with elements such as vertical siding.
- Homes should have simple geometry and avoid complex forms and rooflines.
- 1.5-2 story height preferred.
- Incorporation of the attic into finished living space is encouraged to promote efficient use of space.

2. *Architectural Styles.*

- Each building shall be designed in a consistent and coherent architectural manner.
- Changes in material, color, and/or texture shall occur at points relating to the massing, fenestration, and overall design concept of the building and neighborhood.



Coordinated forms, masses, shapes and colors creates a strong neighborhood identity based on the rural Wisconsin landscape.

- Split level/raised ranch designs are discouraged, but may be allowed in difficult terrain.
3. *Repeated House Designs.* Repeated house designs are not permitted within the same home cluster.
 4. *Home Size.* All homes shall have more than 1,200 square feet of finished indoor living space and shall contain two or more bedrooms.
 5. *Roofs.*
 - Roofs must be of 8/12 pitch or greater.
 - The primary structure shall be a simple gable roof. Shed roofs are encouraged for first floor protrusions.
 - Eave depth shall be at least 12 inches.
 - Roof brackets are encouraged on facades with gable ends. Finish of brackets to be coordinated with the Design Review Committee.
 - Skylights shall be flat in profile and applied parallel to the roof. Domed or otherwise protruding skylights are discouraged, but may be reviewed and approved or denied on a case-by-case basis.
 - Roof protrusions other than chimneys and plumbing vent stacks shall not be placed on a roof facing a common space or public right-of-way. All roof protrusions shall be of a color that matches with roof and façade colors. Unfinished (raw or galvanized) metal is allowed.
 - Gutters shall not be constructed of copper, but may be unfinished or painted metal, and shall be half-round or rectangular.
 - Downspouts shall be circular or rectangular.
 6. *Columns.* Columns should be simple with a thin composition made of wood or wood composite material. No masonry is allowed on any portion of the columns, including columns for porch roofs and deck supports.

Porches & Decks

1. *Porches.* Porches or stoops are required on the side of the home that incorporates the primary entrance and shall provide a cover over such entrance. They shall be simple and functional. Front porches shall not be screened or otherwise enclosed. Railings, if present, shall be more than 50% transparent (i.e., no solid porch walls). Porches shall have a separate roofline



The primary structure shall be a gable roof with shed roofs used for protrusions.



Vertical siding, metal roofs and simple porches are encouraged.



Window patterns and orientation are a primary key to the functionality and simplicity of the style.



Garage facades facing any common areas shall be designed with the same details and character as the rest of the home.



Garage connected to residence via a second-floor transition space.



Use of complementary colors, forms and materials provide visual interest while maintaining simplicity.

from the primary structure and designed in the style of a shed roof. Wrap-around porches are encouraged.

2. *Decks.* Decks shall be governed by the Master Development Plan.

Windows & Doors

1. *Windows.*

- Window styles shall be appropriate to the architectural style of the home.
- Square or rectangular windows with vertical emphasis are encouraged.
- Shutters are discouraged.
- Windows are required on gable ends; attic windows are encouraged.
- Dormers are discouraged.
- Simple window grilles for larger windows are encouraged.
- Heavy window wraps are not allowed.
- Glass shall be clear. Colors, tints, frost, or staining of glass is discouraged; glass with any of the above elements may be allowed with express approval by the Bishops Bay Design Review Committee.
- No reflective materials shall be installed on any windows or used for sun screens, blinds, shades, or other purposes.
- Windows openings shall not be obscured by signage placed inside a window or over the exterior of a window.

2. *Doors.*

- Simple, traditional panel doors or other simple door styles are encouraged.
- Front doors shall open directly into a living area, not a landing between levels.
- Front doors are encouraged to be even with the primary façade of the house, not set forward or behind.
- Front doors shall be appropriate to the architectural style of the home, and fit in with the general façade appearance and colors of the home. Solid wood or wood and glass are encouraged.

Garages & Accessory Structures

1. *Side-loaded Garages.* Side-loaded garages shall have windows facing the street or courtyard and architectural detailing shall be the same as the rest of the home's front façade.
2. *Garage Doors.*
 - Garage door style shall complement the architectural character of the home. Doors are encouraged to integrate glass lights. Individual garage doors are preferred; double-width doors will be considered based on style and quality.
 - A minimum two-car garage is required. In the case that a three-car garage is desired, homes should break up the garage door frontage by stepping back one door from the others or by making use of a tandem garage for two cars to reduce the garage façade.
 - Garage doors shall be made of wood, painted metal, or fiberglass.
3. *Design.*
 - The garage façade shall match the home's architectural style, detailing, and materials.
 - Carports are prohibited.
 - Garages shall be designed to accommodate necessary storage space, especially with regards to storage of trash, recycling, and any other municipal waste disposal containers.
 - Usable storage or living space is encouraged above garages.
 - Garage access shall be placed along the lot line adjacent to the internal common area.
4. *Accessory Structures.* One detached accessory structure is allowed per unit for the purpose of purpose of confining chickens or other small farm animals, as outlined in the Master Development Plan. The structure must be limited in size to no larger than fifty (50) square feet.

Building Materials

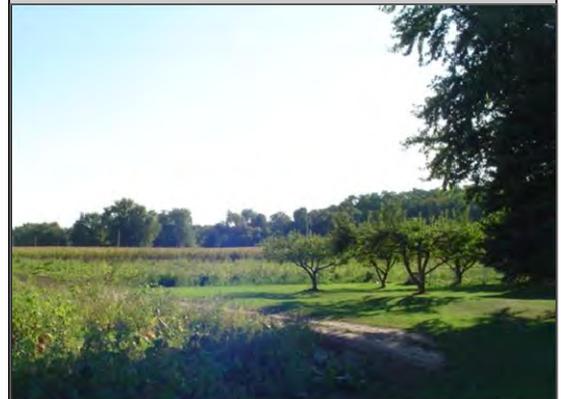
1. *Façade Material.* Cement board siding or a comparable product shall be the primary façade material. Masonry may be used for the foundation only and shall be limited to an minimal accent



Wrap-around porches, primary colors and simple rooflines make the style easily recognizable.



Individual sites should incorporate gardens and edible landscapes.



Site layouts keep homes close together to maintain viewsheds upon the open areas.



Use of solar panels and other sustainable features is encouraged.

material. If used, masonry shall be stone; brick and unfaced concrete are not allowed.

2. *Roof Material.* Metal roofs are strongly encouraged. Soffits shall be a non-reflective aluminum or composite material.
3. *Chimney Material.* Chimneys may be clad in the predominant façade material or be exposed metal. Masonry chimneys are not allowed.
4. *Alternation of Building Materials.* Facades should be limited to one primary building material and color on the majority of the home. Frequent alternation of building materials and/or colors is not permitted.

Building Colors

1. *Roof Colors.* Roofs shall be a shade of medium- to dark-grey.
2. *Façade Colors.* Siding shall be one color; white or primary colors are preferred. Shades of primary colors should be limited and not include pastel or fluorescent colors. Trim color shall be the same as the siding color, or a complementary shade of white or off-white. No shades of brown or tan are allowed.

Landscaping & Yards

1. *General.*
 - In order to maintain the farm aesthetic, foundation and lot plantings shall be functional rather than purely ornamental whenever possible. Functional landscaping is that which is edible (such as fruit, nut, or vegetable plantings), provides shade for a structure or outdoor patio area, provides a wind break, improves stormwater infiltration or screens views of a private area.
 - The Front yard foundation planting requirement applies to the side of the building facing the common access area. Front yard foundation landscaping within The Farm may include use of low or medium shrubs to highlight the entrance, but no more than three species total may be used.
 - Plants must be selected from the approved list at the end of the section, and installed at the required minimum size. Plant selections not listed may be planted with the approval of the Design Review Committee.
 - Landscaping should frame and define private and public open spaces.

2. *Farm Lot Landscaping* (for lots with single-family homes).

- Foundation
 - * Front yard: Install landscaping to cover 30% of the foundation, exclusive of door openings.
 - * Side Yard: Install landscaping to cover 20% of the foundation, exclusive of door openings.
- Lot.
 - * Property owners on the southwest side of each cluster shall plant a minimum of one canopy tree on the lot, preferably on the south or west side of the home to provide shade during the summer.
 - * The ground plane shall be planted with ground covers from the list at the end of the section.
 - * Farm property owners are encouraged to plant edible plants whenever possible.
 - * Placement of canopy trees should consider long-term sun access for locations of farm fields and orchards.

Fencing

To produce a cohesive neighborhood aesthetic, all decorative fences shall be constructed of white vinyl that replicates the appearance of wood fencing.

Farm Approved Plants List

Deciduous Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Freeman Maple	Acer x freemanii	Y- hybrid	2" cal.	50' x 30'
Black Maple	Acer nigra	Y	2" cal.	60' x 45'
Red Maple	Acer rubrum	Y	2" cal.	50' x 40'
Silver Maple	Acer saccharinum	Y	1.5" cal	60' x 40'
Sugar Maple	Acer saccharum	Y	2" cal.	60' x 40'
Ohio Buckeye	Aesculus glabra		1.5" cal.	30' x 25'
Common Horsechestnut	Aesculus hippocastanum		2" cal.	60' x 50'
Downy Serviceberry	Amelanchier arborea	Y	1.5" cal.	20' x 20'
Apple Serviceberry	Amelanchier x grandifolia	Y- hybrid	1.5" cal.	30' x 30'
Alleghany Serviceberry	Amelanchier laevis	Y	1.5" cal.	25' x 15'
Paw Paw	Asimina triloba	Y	1.5" cal.	18' x 18'
Sweet Birch	Betula lenta		8" ht.	50' x 40'
Yellow Birch	Betula alleghaniensis	Y	8" ht.	50' x 45'
River Birch	Betula nigra	Y	8" ht.	50' x 40'
Paper Birch	Betula papyrifera	Y	8" ht.	50' x 35'
American Hornbeam; Muscledwood	Carpinus caroliniana	Y	2" cal.	30' x 30'
Bitternut Hickory	Carya cordiformis	Y	2" cal.	50' x 35'
Shagbark Hickory	Carya ovata	Y	2" cal.	50' x 30'
Common Hackberry	Celtis occidentalis	Y	2" cal.	60' x 45'
Pagoda Dogwood	Cornus alternifolia	Y	1.5" cal./5' ht.	15' x 15'
Scarlet Hawthorn	Crataegus coccinea	Y	1.5" cal.	25' x 30'
Cockspur Hawthorn	Crataegus crus-galli (var. inermis)	Y (cultivar)	1.5" cal.	25' x 30'
Downy Hawthorn	Crataegus mollis	Y	1.5" cal.	20' x 20'
Winter King Hawthorn	Crataegus viridis		1.5" cal.	25' x 30'
Ginkgo	Ginkgo biloba		2.5" cal.	65' x 40'
Common Honeylocust	Gleditsia triacanthos (var. inermis)	Y (cultivar)	2" cal.	50' x 30'
Kentucky Coffeetree	Gymnocladus dioica	Y	2.5" cal.	55' x 55'
Butternut	Juglans cinerea		2.5" cal.	50' x 40'
Black Walnut	Juglans nigra	Y	2.5" cal.	60' x 60'
Apple	Malus species		2" cal.	varies
Crabapple	Malus species		1.5" cal.	12-20' x 12-20'
Apricot, Plum, Cherry, Peach	Prunus species		1.5" cal.	varies
Pear	Pyrus species		1.5" cal.	varies
White Oak	Quercus alba	Y	2" cal,	65' x 65'
Swamp White Oak	Quercus bicolor	Y	2" cal.	65' x 65'
Bur Oak	Quercus macrocarpa	Y	2" cal.	65' x 65'
Pin Oak	Quercus palustris		2" cal.	65' x 45'
English Oak	Quercus robur		2" cal.	50' x 20'
Red Oak	Quercus rubra	Y	2" cal.	65' x 60'
Hybrid Elm	Ulmus x.		2" cal	60' x 50'

Evergreen Trees				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Balsam Fir	Abies balsamea		5' ht.	60' x 25'
White/Concolor Fir	Abies concolor		5' ht.	40' x 25'
Fraser Fir	Abies fraseri		5' ht.	40' x 25'
Eastern Red Cedar	Juniperus virginiana	some	4' ht.	25' x 6-15'
Norway Spruce	Picea abies		5' ht.	50' x 30'
White Spruce	Picea glauca	Y	3' ht.	10-30' x 4-15'
Serbian Spruce	Picea omorika		5' ht.	55' x 20'
Blue Spruce	Picea pungens		5' ht.	40' x 12'
Lacebark Pine	Pinus bungeana		5' ht.	40' x 30'
Swiss Stone Pine	Pinus cembra		5' ht.	35' x 15'
Austrian Pine	Pinus nigra		5' ht.	55' x 30'
Red Pine	Pinus resinosa	Y	5' ht.	60' x 30'
White Pine	Pinus strobus	Y	5' ht.	70' x 30'
Douglasfir	Pseudotsuga menziesii		5' ht.	60' x 25'
Scots Pine	Scots Pine		5' ht.	45' x 35'
Upright Yew	Taxus cuspidata		4' ht.	25' x 18'
American Arborvitae	Thuja occidentalis	Y	4' ht.	10-20' x 3-6'
Giant Arborvitae	Thuja plicata		4' ht.	30' x 20'
Canada Hemlock	Tsuga canadensis	Y	4' ht.	45' x 30'

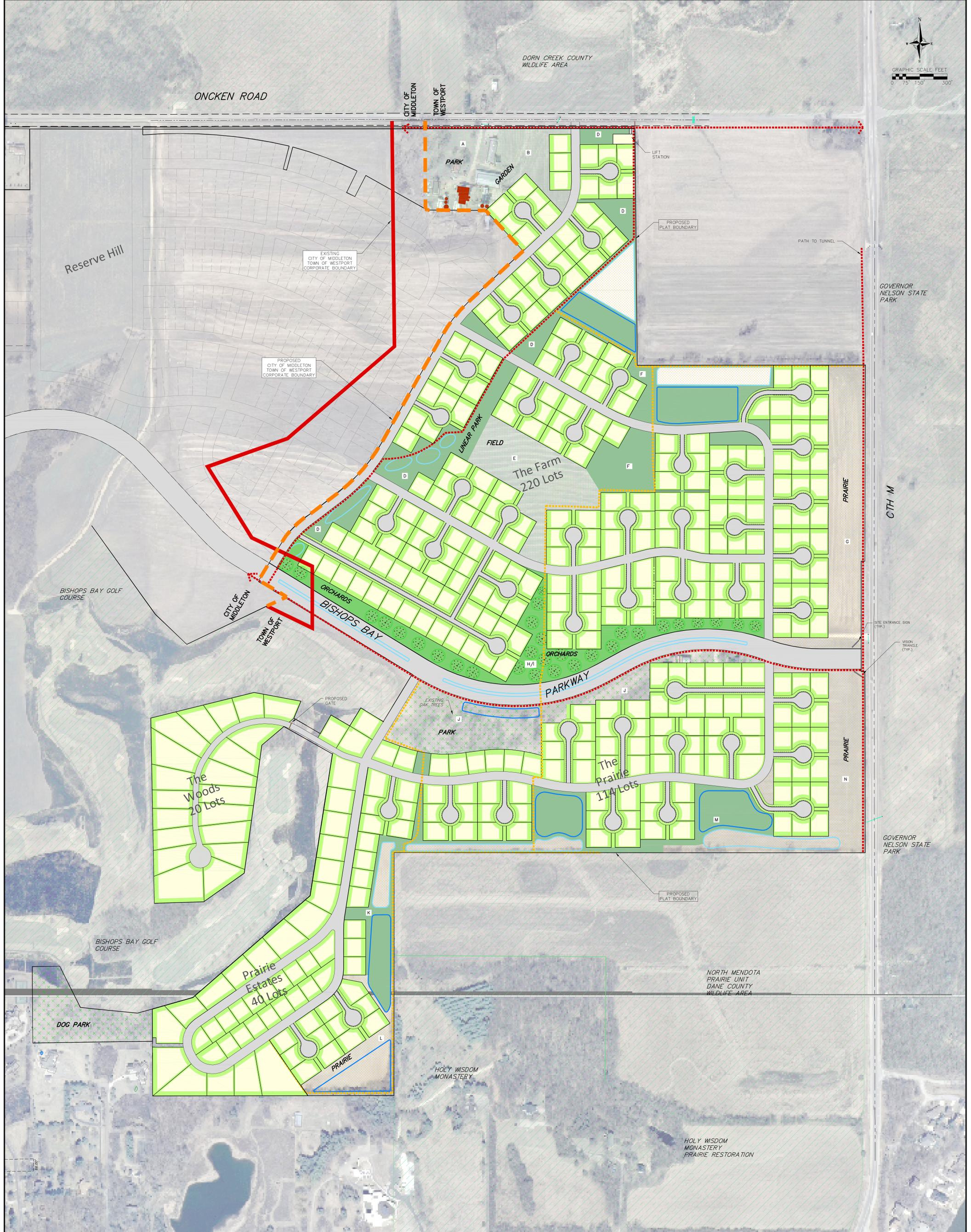
Deciduous Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bottlebrush Buckeye	Aesculus parviflora		18" ht.	10' x 15'
Running Serviceberry	Amelanchier stolonifera	Y	12" ht.	5' x 10'
Red Chokeberry	Aronia arbutifolia		#5 cont.	8' x 4'
Glossy Black Chokeberry	Aronia melanocarpa	Y	#5 cont.	6' x 5'
New Jersey Tea	Ceanothus americanus	Y	#2 cont.	3' x 3'
Buttonbush	Cephalanthus occidentalis	Y	#3 cont.	6' x 6'
Summersweet/Clethra	Clethra alnifolia		#3 cont.	6' x 5'
Sweet Fern	Comptonia peregrina	Y	#2 cont.	3' x 6'
Yellow Dogwood	Cornus alba		#3 cont.	8' x 10'
Silky Dogwood	Cornus amomum	Y	#3 cont.	8' x 8'
Gray Dogwood	Cornus racemosa	Y	#3 cont.	10' x 10'
Redosier (Red-Twigged) Dogwood	Cornus sericea	Y	#3 cont.	8' x 10'
American Filbert (Hazelnut)	Corylus americana	Y	#5 cont.	8' x 8'
Contorted Filbert	Corylus avellana 'Contorta'		#5 cont.	8' x 8'
Beaked Filbert	Corylus cornuta	Y	#3 cont.	6' x 6'
Smokebush	Cotinus coggygria		#5 cont.	10' x 10'
Cranberry Cotoneaster	Cotoneaster apiculatus		#2 cont.	3' x 5'
Hedge Cotoneaster	Cotoneaster lucidus		#5 cont.	8' x 8'
Daphne	Daphne x burkwoodii		#3 cont.	3' x 4'
Deutzia	Duetzia gracilis		#2 cont.	2' x 4'
Dwarf Bushhoneysuckle	Diervilla lonicera	Y	#2 cont.	4' x 5'
Forsythia	Forsythia sp.		#2 cont.	3-10' x 5-10'
Fothergilla	Fothergilla gardenii/major		#2 cont.	2-10' x 3-8'
Vernal Witchhazel	Hamamelis vernalis		#5 cont.	8' x 12'
Common Witchhazel	Hamamelis virginiana	Y	#5 cont.	16' x 12'
Seven Son Flower	Heptacodium miconiodes		#5 cont.	18' x 12'
Hydrangea	Hydrangea sp.		#3 cont.	4-10' x 4-10'

Deciduous Shrubs, Continued				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
St. John's Wort	Hypericum kalmianum	Y	#2 cont.	3' x 3'
Winterberry	Ilex verticillata	Y	#3 cont.	4-10" x 4-8'
Common Ninebark	Physocarpus opulifolius	Y	#3 cont.	5-10' x 5-10'
Fragrant Sumac	Rhus aromatica	Y	#2 cont.	3-6' x 6-10'
Currant	Ribes species		#2 cont.	4' x 4'
Rose	Rosa sp.		#3 cont.	3' x 4'
Dappled Willow	Salix integra		#3 cont.	10' x 10'
Blue Leaf Willow	Salix purpurea		#2 cont.	5' x 4'
Elderberry	Sambucus canadensis	Y	#3 cont.	8' x 8'
Spiraea	Spiraea sp.		#2 cont.	2-5' x 2-5'
American Bladdernut	Staphylea trifolia	Y	#5 cont.	12' x 10'
Stephanandra	Stephanandra incisa		#2 cont.	3' x 5'
Snowberry	Symphoricarpos albus	Y	#3 cont.	5' x 5'
Coralberry	Symphoricarpos orbiculatus		#3 cont.	3' x 5'
Lilac	Syringa sp.		#5 cont.	5-15' x 6-12'
Koreanspice Viburnum	Viburnum carlesii		#5 cont.	6' x 6'
Witherod Viburnum	Viburnum cassinoides	Y	#3 cont.	6' x 6'
Arrowwood Viburnum	Viburnum dentatum		#3 cont.	6-10' x 6-10'
Wayfaringtree Viburnum	Viburnum lantana		#5 cont.	10' x 12'
Nannyberry Viburnum	Viburnum lentago	Y	#5 cont.	10' x 12'
Blackhaw Viburnum	Viburnum prunifolium	Y	#5 cont.	12' x 16'
American Cranberrybush Viburnum	Viburnum trilobum	Y	#5 cont.	10' x 8'
Weigela	Weigela florida		#2 cont.	4' x 4'

Evergreen Shrubs				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Boxwood	Buxus sp.		#5 cont.	2-5' x 2-5'
Falsecypress	Chamaecyparis pisifera		#5 cont.	5-15' x 5-10'
Wintercreeper	Euonymus fortunei		#2 cont.	2-6' x 2-5'
Holly	Ilex x meservae		#5 cont.	8' x 5'
Winterberry	Ilex verticillata	Y (cultivar)	#5 cont.	4-9' x 4-8'
Chinese Juniper	Juniperus chinensis		#5 cont.	1-15' x 5-15'
Creeping Juniper	Juniperus horizontalis	Y (cultivar)	#5 cont.	4-12" x 2-8'
Savin Juniper	Juniperus sabina		#5 cont.	6-24" x 3-6'
Norway Spruce (shrub form)	Picea abies		#5 cont.	3' x 5'
Blue Spruce (shrub form)	Picea pungens		#5 cont.	3-6' x 2-6'
Mugo Pine	Pinus mugo		#5 cont.	4' x 5'
Rhododendron	Rhododendron species		#3 cont.	4' x 4'
Yew (shrub/spreading form)	Taxus cuspidata/ x media		#5 cont.	2-12' x 2-10'
Arborvitae	Thuja occidentalis		#5 cont.	2-15' x 2-12'
Hemlock (shrub form)	Tsuga canadensis	Y (cultivar)	#5 cont.	2-10' x 5-15'

Vines				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
American Bittersweet	Celastrus scandens	Y	#1 cont.	20' ht.
Clematis	Clematis sp.		#1 cont.	10-15' ht.
Hops	Humulus lupulus		#1 cont.	25' ht.
Climbing Hydrangea	Hydrangea peteolaris		#3 cont.	40' ht.
Raspberry	Rubus species		#2 cont.	4' x 4'
Grape	Vitis species		#2 cont.	6' x 8'

Groundcovers				
Common Name	Botanical Name	WI Native	Min. Size	Mature Size
Bearberry	Arctostaphylos uva-ursi		#1 cont	8" x 36"
Canadian Wild Ginger	Asarum canadense	Y	#1 cont	8" x 18"
Sedge	Carex species	some	#1 cont	6-24" x 18"
Beach Strawberry	Fragaria chiloensis		#1 cont	6" x 24"
Sweet Woodruff	Galium odoratum		#1 cont	8" x 24"
Coralbells	Heuchera sp.		#1 cont	18" x 24"
Hosta	Hosta sp.		#1 cont	18-30" x 1-5'
Mountain Bluets	Houstonia carulea		#1 cont	6" x 10"
Brass Buttons	Leptinella squalida		#1 cont	2" x 10"
Creeping Lilyturf	Liriope spicata		#1 cont	12" x 24"
Creeping Mazus, Cupflower	Mazus reptans		#1 cont	2" x 16"
Pachysandra	Pachysandra terminalis		#1 cont	6" x 24"
Creeping phlox	Phlox subulata		#1 cont	5" x 24"
Irish Moss	Sagina subulata		#1 cont	1" x 8"
Sedum	Sedum species		#1 cont	2-12" x 12-24"
Creeping Thyme	Thymus species		#1 cont	2-4" x 12-24"
Creeping Veronica	Veronica species		#1 cont	1-3" x 6-24"
Periwinkle	Vinca minor		#1 cont	6" x 24"
Turf grass seed mix/sod			seed	
Native Prairie Grasses/Wildflowers			seed	



NO.	DATE	REVISIONS	NO.	DATE	REVISIONS

Concept Lot Layout Exhibit
 The Community of Bishops Bay
 Town of Westport
 Dane County, Wisconsin

vierbicher
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