

Middleton Westport Joint Zoning Committee

Agenda

Thursday November 19, 2015 6:00 PM
To be Held at Town of Westport
5387 Mary Lake Rd., Waunakee, WI 53597

- 1) Approve Minutes of 5/27/15 & 6/24/15**
- 2) Concept Review of Phase 4 of the Back Nine, Community of Bishops Bay Plat and General Update on the Community of Bishops Bay Project (PC 2432)**
- 3) Review of Middleton's Comprehensive Plat Update Process and the Extraterritorial Zoning Area**
- 4) 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: 11/13/2015 10:51 AM

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
WEDNESDAY MAY 27, 2015 7:00 pm

PRESENT: Ron Bowen, Brad Robinson and John Van Dinter, Town of Westport; Ed Elskamp, and
Dennis Dorn, City of Middleton

ABSENT: Jim Wexler, City of Middleton

ALSO PRESENT: Tom Wilson, Eileen Kelley

Chair Bowen called the meeting to order at 7:01 p.m.

Chair Bowen asked if there were members of the public present who would like to comment on items not on the agenda. Joe Pichette, 6150 Briggs Rd., said he is concerned about the proposed controlled burn of the house on the property to the north of his house, on land that will be developed as the Back Nine Residences. He is also concerned about the process for development reviews, and the opportunity for neighbors to be a part of the discussion from the beginning of a project.

1. Approve Minutes of 4-29-15

Moved by Robinson, seconded by Elskamp, to approve the minutes of 4-29-15, with a correction that the vote was actually 3-0-1 for the approval of the minutes, with Robinson abstaining. Motion carried 4-0-1, with Dorn abstaining.

2. Discussion and Action on Revised Back Nine Residences Concept Plan for Entire Parcel, Specific Implementation Plan and Design Review for First Phase of Project, Certified Survey Map, and Proposed Landscape Easement for a Portion of the Southern-Most Lot, Bishops Bay Pkwy. (PC 2438)

Joint Committee members discussed the project, which is part of the approved density for the Community of Bishops Bay project. Robinson said this is part of the development and it is what Middleton wants, and it will be a good development. Van Dinter stated that he understands that neighbors are frustrated, and the Committee does not want to see additional impacts on neighboring properties, but this project is part of the overall project that was approved after multiple public hearings and much discussion at open meetings. He said he does not have an issue with the Fire Department practicing on the existing house with a controlled burn, as the burn will be called off and postponed if the winds are in the wrong direction.

Bowen said he thinks the motion by the Middleton Plan Commission was appropriate and he would like to have the stormwater management approach confirmed. He said his main issues are the stormwater drainage, and ensuring an adequate buffer to the neighbors to the south through an easement or covenant. He asked staff to explain that the Traffic Impact Analysis (TIA) that was completed and approved for this project encompassed this density. Staff explained that the TIA had taken into account the projected 2,950 residential units plus a school, Town Center and community spaces such as parks.

Moved by Elskamp, seconded by Dorn, to concur with the City of Middleton Plan Commission approvals and conditions of approval for the Specific Implementation Plan and design review, and the Certified Survey Map (CSM) and landscape easement as revised for the Back Nine Residences.” The conditions of approval include:

- Resolution of staff comments including engineering staff review of plans dated 4/13/15.
- Provision of a landscaping plan showing additional landscaping along the southeast side of Building 2 along the terraced areas.
- The development and acceptance by the MWJZC and the PC of a tree inventory, management plan, and a permanent landscaping easement or restrictive covenant (in substantially similar form as that presented at the 5/27 JZC meeting and subject to approval by the Town and City attorneys) for the wooded area in the property southwest of the cul-de-sac of Callaway Court and verification of the tree line by the City and Town Engineers.
- Satisfaction of the conditions attached to the approval of the certified survey map (CSM).
- Submittal of updated documents with updated titles.
- Satisfaction of fire access routes as required by the Middleton Fire Department
- Compliance with all applicable standards for indoor and surface lot parking stalls
- Any other previously approved contingencies

Motion carried 5-0.

3. **Adjourn**

Moved by Robinson, seconded by Dorn, to adjourn, motion carried 5-0, and the meeting ended at 8:16 p.m.

EILEEN KELLEY

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
WEDNESDAY JUNE 24, 2015 7:00 pm

PRESENT: Ron Bowen, Brad Robinson and John Van Dinter, Town of Westport; Ed Elskamp, Jim Wexler, and Dennis Dorn, City of Middleton

ALSO PRESENT: Eileen Kelley

Chair Bowen called the meeting to order at 7:10 p.m.

1. Approve Minutes of 5-27-15

Moved by Wexler, seconded by Dorn, to defer action on the minutes of 5-27-15. Motion carried 6-0.

2. Discussion of the Community of Bishops Bay Stormwater Management System

Sarah Church and Matt Schreiner, of Vierbicher provided information on the stormwater management system for the Community of Bishops Bay project.

3. Adjourn

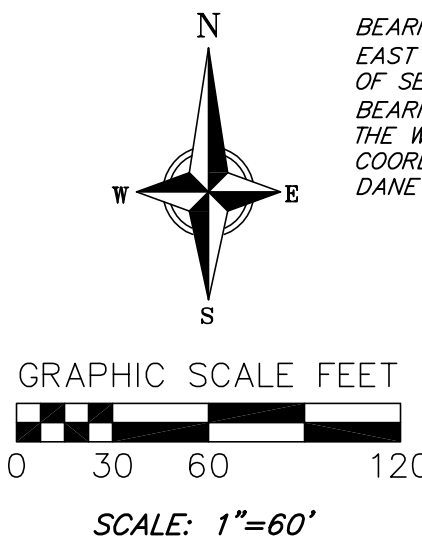
Moved by Robinson, seconded by Dorn, to adjourn, motion carried 6-0, and the meeting ended at 7:42 p.m.

EILEEN KELLEY



THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 4

PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 31, AND ALSO PART OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN



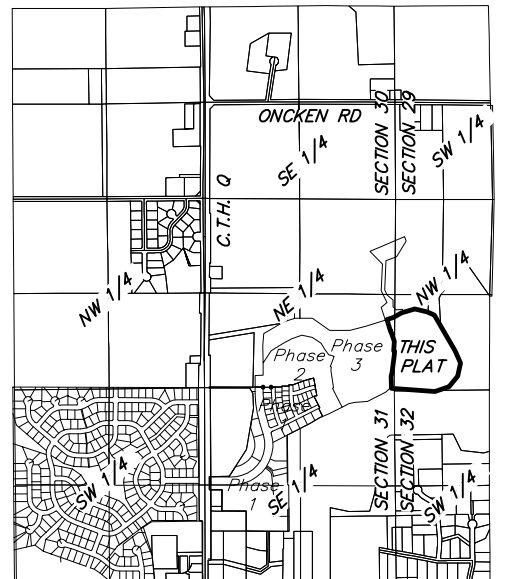
BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 31, T8N, R9E, BEARING N00°00'43"W AS PER THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY PROJECTION

NOTES:

1. TOTAL AREA WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT IS 838,059 SQ. FT. OR 19.2392 ACRES, MORE OR LESS.
2. ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST 1 SECOND.
3. THE EXTERIOR MONUMENTS FOR THIS PLAT HAVE BEEN SET. THE CITY OF MIDDLETON HAS WAIVED PLACEMENT OF THE INTERIOR MONUMENTS UNTIL COMPLETION OF ALL PUBLIC IMPROVEMENTS.
4. PRIVATE EASEMENTS AS SPECIFICALLY NOTED AS PRIVATE EASEMENTS AND SET FORTH ON THIS PLAT ARE SPECIFICALLY FOR THE BENEFIT OF THE COMMUNITY OF BISHOPS BAY LLC AND ITS DESIGNEES AND ASSIGNS.
5. LANDS WITHIN THIS PLAT ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY, PER DOCUMENT NUMBER 4942536.
6. OUTLOTS 13-15 ARE PRIVATE OUTLOTS AND DESIGNATED FOR STORMWATER MANAGEMENT PURPOSES AND OPEN SPACE.
7. WATER FIXTURES (i.e., shower mixing valves) ABOVE ELEVATION 998.0 NGS DATUM (CITY DATUM) WILL NOT BE ALLOWED BY THE CITY OF MIDDLETON UNLESS THE HOMEOWNER INSTALLS A PRIVATE BOOSTER PUMP TO INCREASE IN-HOUSE PRESSURE.
8. THE ACCESS EASEMENT ON OUTLOT 15, SHALL BE FOR THE BENEFIT OF THE CITY OF MIDDLETON TO MAINTAIN, REPAIR AND REPLACE THE WATER METER FACILITY. THIS DOES NOT PRECLUDE THE ACCESS OR USE OF THE OUTLOT BY THE HOMEOWNERS ASSOCIATION AND ITS MEMBERS. NOTHING HEREIN SHALL BE DEEMED A GIFT OR DEDICATION OF ANY PORTION OF THE EASEMENT GRANTED UNDER HEREIN TO THE GENERAL PUBLIC OR FOR ANY PUBLIC PURPOSE WHATSOEVER.

LOCATION MAP

SCALE: 1" = 1/2 MILE ±



LEGEND

- FOUND SECTION CORNER OF RECORD, TYPE OF MONUMENT AS NOTED
- FOUND 1 1/4" # REBAR
- SET 1 1/4" # SOLID ROUND IRON ROD, 18" LONG, 4.17 LBS. PER LINEAL FOOT WEIGHT
- ALL OTHER LOT AND OUTLOT CORNERS ARE MONUMENTED WITH 3/4" x 18" SOLID ROUND IRON RODS, 1.50 LBS. PER LINEAL FOOT WEIGHT

PUBLIC UTILITY EASEMENTS - WIDTHS ARE AS NOTED. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. FINAL GRADE ESTABLISHED BY THE SUBDIVIDER WITHIN UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN 6 INCHES BY THE SUBDIVIDER, THEIR AGENT OR SUBSEQUENT OWNERS OF THE LOTS UPON WHICH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITIES INVOLVED.

DRAINAGE ARROWS INDICATE THE DIRECTION OF DRAINAGE FLOWS IN VARIOUS COMPONENTS RESULTING FROM SITE GRADING AND THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS. THE DRAINAGE FLOW COMPONENTS SHALL BE MAINTAINED AND PRESERVED BY THE PROPERTY OWNER. MODIFICATION(S) MUST BE APPROVED BY THE CITY OF MIDDLETON ENGINEER.

A 10 FOOT WIDE PRIVATE STORM WATER DRAINAGE EASEMENT (5 FEET FROM EACH SIDE OF AND PARALLEL WITH THE PROPERTY LINE) SHALL BE RETAINED ALONG ALL JOINT PROPERTY LINES MARKED BY A DRAINAGE ARROW, WHERE A JOINT PROPERTY LINE DOES NOT EXIST THE WIDTH SHALL BE 5 FEET FROM THE PROPERTY LINE, EXCEPT LOT 145 SHALL HAVE A 6 FOOT WIDE PRIVATE STORM WATER DRAINAGE EASEMENT ALONG IT'S SOUTHERLY SIDE.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SUBDIVISION REQUESTED BY:
The Community of Bishops Bay LLC
P.O. Box 620037
Middleton, WI 53562
(608) 831-5500

PREPARED BY:
VERBICHER ASSOCIATES, INC.
BY: PAUL R. KNUDSON
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
608-826-0532

Date:
10-26-2015

SHEET 1 OF 2

M:\Bishops Bay, Community of\150185_Back Nine Ph4\CADD\
150185-Final Plat.dwg
Project No. 150185

THE COMMUNITY OF BISHOPS BAY,
THE BACK NINE - PHASE 4

PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE
SE 1/4 OF SECTION 31, AND ALSO PART OF THE SW 1/4 OF THE
NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 32, ALL IN
TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MIDDLETON,
DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Paul R. Knudson, professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Middleton, and under the direction of the The Community of Bishops Bay LLC, Owner, I have surveyed, divided and mapped THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 4; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 31 and also part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 32, All in Township 8 North, Range 9 East, City Of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of said Section 31; thence N89°53'00"W, 83.51 feet along the east-west quarter line of said Section 31 to the intersection with the east line of Lot 111 of The Community of Bishops Bay, The Back Nine - Phase 3, recorded in Volume 60-Q368 of Plots of Dane County, on Pages 180-183, as Document Number 5162100; thence S 02°56'27" E, 2.93 feet along the east line of said Lot 111 to the southeast corner thereof and the Point of Beginning; the following fourteen courses being along the east lines and the north lines of said plat of The Community of Bishops Bay, The Back Nine - Phase 3; thence N 02°56'27" W, 167.59 feet; thence N 15°19'55" E, 50.04 feet; thence N 07°40'45" E, 239.83 feet; thence N 05°01'51" E, 56.00 feet; thence N 84°58'09" W, 14.53 feet; thence N 05°01'51" E, 121.00 feet; thence N 03°58'36" W, 10.12 feet; thence N 18°36'53" W, 92.98 feet; thence N 17°44'45" W, 56.00 feet; thence S 72°15'15" W, 5.45 feet; thence N 17°44'45" W, 145.00 feet; thence N 72°21'51" E, 88.44 feet; thence N 61°40'31" E, 133.66 feet; thence N 73°44'09" E, 186.80 feet; thence S 77°18'50" E, 168.79 feet; thence S 67°52'50" E, 111.61 feet; thence S 29°35'40" E, 565.65 feet; thence S 25°41'37" E, 180.43 feet; thence S 12°17'55" W, 185.41 feet; thence S 39°26'45" W, 185.41 feet; thence S 71°11'21" W, 206.66 feet; thence N 85°44'17" W, 590.37 feet to the Point of Beginning.

Containing 838,059 square feet or 19,2392 acres, more or less.

Vierbicher Associates, Inc.
By Paul R. Knudson

Dated this _____ day of _____,

Revised this _____ day of _____,

Paul R. Knudson, P.L.S. No. 1556

CERTIFICATE OF CITY FINANCE DIRECTOR:

I, John M. Lehman, being the duly appointed, qualified and acting finance director of the City of Middleton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments affecting any of the lands included in the plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 4 as of this ____ day of _____, 201 ____.

John M. Lehman, Finance Director/Assistant City Administrator
City of Middleton, Dane County, Wisconsin

CITY OF MIDDLETON COMMON COUNCIL APPROVAL

Resolved that the plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 4, located in the City of Middleton, is hereby approved by the Common Council of the City of Middleton.

Date Kurt J. Sonnentag, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Middleton.

Date Lorie J. Burns, City of Middleton Clerk

STATE OF WISCONSIN
DANE COUNTY } ss

I, Lorie J. Burns, being the duly elected, qualified and acting clerk of the City of Middleton, Dane County do hereby certify that the Common Council of the City of Middleton authorized me on _____, to issue a certificate of approval of the final plat of THE COMMUNITY OF BISHOPS BAYS, THE BACK NINE - PHASE 4, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 201 ____.

Dated this _____ day of _____, 201 ____.

Lorie J. Burns, City of Middleton Clerk
City of Middleton, Dane County, Wisconsin

CITY OF MIDDLETON SUBSTANDARD STREET WIDTH

I, Lorie J. Burns, being the duly elected, qualified and acting clerk of the City of Middleton, Dane County, Wisconsin, do hereby certify that the approved and revised SIP approved _____, allows for street widths less than 60 feet as provided for by s.236.16(2), Wis. Stats., as shown on the plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 4 . The City of Middleton's approval of this plat will signify that this layout complies with all local ordinances.

Dated this _____ day of _____, 201 ____.

Lotte J. Burns, City of Middleton Clerk
City of Middleton, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of THE COMMUNITY OF BISHOPS BAY, THE BACK NINE - PHASE 4, as of this _____ day of _____, 201 ____.

Adam Gallagher, Dane County Treasurer

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

The Community of Bishops Bay LLC, a limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that it caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented on this Plat. The Community of Bishops Bay LLC does further certify that this Plat is required by s. 236.10 or 236.12 Wisconsin Statutes, to be submitted to the following for approval or objection:

- City of Middleton Common Council
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, The Community of Bishops Bay LLC, has caused these presents to be signed by Terrence R. Wall, its President, on this _____ day of _____, 20 ____.

THE COMMUNITY OF BISHOPS BAY LLC,
a Wisconsin limited liability company

By: _____
Terrence R. Wall, President

STATE OF WISCONSIN }
} ss.
DANE COUNTY }

Personally came before me this ____ day of _____, 20____, the above-named Terrence R. Wall, to me known to be the President of The Community of Bishops Bay LLC, and to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as the deed of said company, by its authority.

Notary Public, Dane County, Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

State Bank of Cross Plains, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent to the above certificate of The Community of Bishops Bay LLC, owner.

IN WITNESS WHEREOF, the said State Bank of Cross Plains has caused these presents to be signed by _____, its _____, of Cross Plains, Wisconsin and its company seal to be hereunto affixed on this _____ day of _____, 20 ____.

In the presence of:

STATE BANK OF CROSS PLAINS
a Wisconsin corporation

By: _____
(name), _____ (title)

STATE OF WISCONSIN }
} ss
COUNTY OF DANE }

Personally came before me this ____ day of _____, 20____, of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he/she executed the foregoing instrument as such _____ as the deed of said corporation, by its authority.

Notary Public, State of _____ My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

Bishops Bay Land Holdings LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Plat, and does hereby consent to the above certificate of The Community of Bishops Bay LLC, owner.

IN WITNESS WHEREOF, the said Bishops Bay Land Holdings LLC has caused these presents to be signed by Daniel J. Hartung, its President, of Madison, Wisconsin and its company seal to be hereunto affixed on this _____ day of _____, 20 ____.

In the presence of:

BISHOPS BAY LAND HOLDINGS LLC
a Wisconsin limited liability company

By: _____
Daniel J. Hartung, President

STATE OF WISCONSIN }
} ss
COUNTY OF DANE }

Personally came before me this ____ day of _____, 20____, at the above named company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said company, and acknowledged that he executed the foregoing instrument as such President as the deed of said company, by its authority.

Notary Public, State of _____ My commission expires _____

REGISTER OF DEEDS

Received for recording this _____ day of _____, 201 ____ at _____ O'clock ____ M. and

recorded In Volume _____ of Plats of Dane County on Page(s) _____

as Document Number _____.

Kristi Chlebowski
Register of Deeds of Dane County, Wisconsin

Golf Course Easement Restrictions
per Document Number 4942536.

Use by Golf Course

Developer hereby declares, establishes and reserves for the benefit of the owners of any Golf Course Property and such owner's respective agents, employees, representatives, invitees, successors and assigns, a permanent and perpetual non-exclusive easement to allow any golfer who may be playing on the golf course installed on the Golf Course Property, such person's caddy, or accompanying players, to enter onto the Golf Course Easement Area in order to locate and remove (but not play) any golf ball which may have been hit onto the Golf Course Easement Area, subject, however, to the following limitations: (a) access may only be by foot, and no golf carts shall be permitted on the Golf Course Easement Area, (b) there shall be no damage or destruction inflicted on any landscaping or improvement on the Golf Course Easement Area by the exercise of this easement, (c) no golfer or caddy may spend an unreasonable period of time searching for any lost ball, and (d) the owner of the Golf Course Property may impose other limitations on the exercise of the easement granted by this Section.

Owner Restrictions within Golf Course Easement Area

Each Owner shall keep the Golf Course Easement Area free of any improvements of any nature, except such landscaping as is approved by the Committee in order to promote a suitable, safe and attractive open space atmosphere. For purposes of this provision, "improvements" shall mean any improvements of any nature, including, without limitation, fences, walls, barriers, decks, terraces, patios, tennis courts, swimming pools, outdoor furniture, swing sets, outdoor recreational facilities and equipment or any other similar devices, equipment, tools or machinery, buildings or other structures.

Note: Committee is defined as a Design Review Committee as established in the Declaration of Protective Covenants for The Community of Bishops Bay per Document Number 4942536.

Curve Table						
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing
C1	372.00	68.68	010°34'44"	S66°57'53"W	68.59	
C2	372.00	58.55	009°01'08"	S67°44'41"W	58.50	
C3	372.00	10.13	001°33'36"	S62°27'19"W	10.13	
C4	253.00	9.92	002°14'44"	S62°47'53"W	9.92	A=S63°55'15"W
C5	250.00	377.36	086°29'05"	N72°50'12"W	342.54	B=S63°55'15"W
C6	250.00	103.28	023°40'09"	S75°45'20"W	102.54	
C7	250.00	102.72	023°32'31"	N80°38'20"W	102.00	
C8	250.00	102.72	023°32'31"	N57°05'49"W	102.00	
C9	250.00	68.64	015°43'54"	N37°27'37"W	68.43	
C10	225.00	486.39	123°51'23"	N32°20'01"E	397.06	
C11	225.00	4.60	001°10'21"	N29°00'30"W	4.60	
C12	225.00	106.61	027°08'50"	N14°50'55"W	105.61	
C13	225.00	106.61	027°08'50"	N12°17'55"E	105.61	
C14	225.00	106.61	027°08'50"	N39°26'45"E	105.61	
C15	225.00	106.61	027°08'50"	N66°35'34"E	105.61	
C16	225.00	55.35	014°05'44"	N87°12'51"E	55.21	
C17	500.00	115.44	013°13'41"	S79°07'26"E	115.18	C=S72°30'36"E
C18	428.00	79.02	010°34'44"	N66°57'53"E	78.91	
C19	197.00	7.72	002°14'44"	N62°47'53"E	7.72	D=N63°55'15"E
C20	200.00	301.88	086°29'05"	S72°50'12"E	274.03	E=N63°55'15"E
C21	200.00	48.72	013°57'30"	N70°54'00"E	48.60	
C22	200.00	217.60	062°20'21"	S70°57'05"E	207.03	
C23	200.00	35.56	010°11'14"	S34°41'17"E	35.51	
C24	380.00	229.64	034°37'31"	S77°43'06"W	226.17	
C25	380.00	11.98	001°48'22"	S61°18'31"W	11.98	
C26	380.00	109.37	016°29'29"	S70°27'27"W	109.00	
C27	380.00	108.29	016°19'40"	S86°52'02"W	107.92	
C28	436.00	263.48	034°37'31"	N77°43'06"E	259.50	
C29	436.00	30.48	004°00'21"	S86°58'19"E	30.48	
C30	436.00	110.15	014°28'31"	N83°47'14"E	109.86	
C31	436.00	110.14	014°28'27"	N69°18'45"E	109.85	
C32	436.00	12.71	001°40'12"	N61°14'26"E	12.71	
C33	175.00	378.30	123°51'23"	S32°20'01"W	308.83	
C34	175.00	37.50	012°16'44"	S23°27'18"E	37.43	
C35	175.00	114.08	037°21'02"	S01°21'35"W	112.07	
C36	175.00	201.10	065°50'23"	S52°57'18"W	190.21	
C37	175.00	25.62	008°23'14"	N89°55'54"W	25.59	
C38	450.00	105.78	013°28'05"	N79°00'14"W	105.53	F=N72°16'12"W

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



SUBDIVISION REQUESTED BY:
The Community of Bishops Bay LLC
P.O. Box 620037
Middleton, WI 53562
(608) 831-5500

PREPARED BY:
VIERBICHER ASSOCIATES, INC.
BY: PAUL R. KNUDSON
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
608-826-0532