Middleton Westport Joint Zoning Committee Agenda

Wednesday June 21, 2017 6:00 PM

TO BE HELD AT TOWN OF WESTPORT

5387 MARY LAKE RD., WAUNAKEE, WI 53597

1) **Call to Order**
2) **Choose Chair and Vice-Chair**
3) **Approve Minutes of 4/13/17**
4) **The Community of Bishops Bay Development Plan and Preliminary Plat (Phase 5, 86 Lots, 53 acres, at CTH M) - Westport Lands; Part of The Farm and The Prairie (PC 2494), Discussion/Recommendation**
5) **Request for Removal/Revision of Deed Restriction for Shared Driveway - Ziegler/Schwab, Balzer Rd. across from Hardy Trail, Town of Westport, Discussion/Recommendation**

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at this meeting to gather information; however, no action will be taken by any governmental body at this meeting other than the governmental body specifically referenced in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the City Administrator's office at (608)821-8350, 7426 Hubbard Ave., Middleton, WI 53562.

POSTED: 6/15/2017 2:06 PM

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
THURSDAY APRIL 13, 2017 5:30 pm

PRESENT: Ron Bowen, John Van Dinter, and Dean Grosskopf, Town of Westport; Dennis Dorn, Ed Elskamp and Jim Wexler, City of Middleton
ALSO PRESENT: Eileen Kelley, Tom Wilson

Chair Elskamp called the meeting to order at 5:33 p.m.

1. Approve Minutes of 3/8/17

Moved by Wexler, seconded by Van Dinter, to approve the minutes of 3/8/17. Motion carried 6-0.

2. **Concept Review – The Community of Bishops Bay Master Development Plan – Westport Lands; The Farm, The Prairie, and The Woods Neighborhoods (PC 2494)**

The Committee members discussed the concept plan for these neighborhoods within the Town portion of the development. Although the concept appears reasonably consistent with the approved development plan, Elskamp noted that the approved plan was "softer" and more organic, and now the plan has harder edges.

When submitted, the preliminary plat and Specific Implementation Plan will be referred to various Town Committees, including the Parks Commission. It will also be referred to City and Town Engineering staff and the Fire Department.

Bowen asked that the entry points to the neighborhoods be reviewed carefully, to have a hierarchy of access points with different character. Van Dinter noted that the prairie must be maintained with an appropriate mix and maintenance, as previously discussed with the developer.

Grosskopf and Van Dinter stated that any proposed covenants in the Town portion must allow comments or concerns to be expressed by residents.

Wilson noted that the developer should prepare a list of plantings for the prairie areas and the list will be reviewed by the Town, and become the approved list of allowed plantings. He also said that one of the conditions of the preliminary plat will be to do a tree inventory and evaluation.

Moved by Bowen, seconded by Dorn, to refer the plan to the Town Parks Commission and Public Works. Motion carried 6-0.

3. **Adjourn**

Moved by Wexler, seconded by Van Dinter, to adjourn. Motion carried 6-0, and the meeting adjourned at 6:24 p.m.

EILEEN KELLEY

TOWN OF WESTPORT
PLAN COMMISSION

A RECOMMENDATION BY THE TOWN OF WESTPORT
PLAN COMMISSION CONDITIONALLY APPROVING THE
PHASE 5 PRELIMINARY PLAT
OF THE COMMUNITY OF BISHOPS BAY WITHIN THE
TOWN OF WESTPORT, DANE COUNTY, WISCONSIN
(West of CTH M)

WHEREAS, applications for approval of a preliminary plat (the "Plat" -- attached as Exhibit A) identifying an area of land currently located in the Town of Westport (the "Town") and known as The Community of Bishops Bay, The Prairie and The Farm - Phase 5 (the "Plat" or the "Property"), was submitted by Bishops Bay Farm and Prairie, LLC. ("Petitioner") to the Town and City of Middleton ("City") for review and action May 18, 2017, and the review period will expire on or about August 18, 2017; and,

WHEREAS, the Plat was referred to the Middleton/Westport Joint Zoning Committee (the "JZC") and the Town Plan Commission for review and recommendation to the Town Board and City Council; and,

WHEREAS, the Town Plan Commission has reviewed the Plat, conducted the Town Code required public hearing at its regular meeting on June 13, 2017, and met with staff, Petitioner and Petitioner's representative with respect to the proposed land division; and,

WHEREAS, it appears that no agency with the authority to object under section 236.12, Wis. Stats., has done so and therefore all such objections have been satisfied; and,

WHEREAS, the Town Plan Commission has determined that the requested Plat will only be consistent with the Town and City Ordinances, Ch. 236, Wis. Stats., and the Town Comprehensive Plan, approved by the City as the ETZ Comprehensive Plan, if certain conditions set forth in its recommendation adopted at its meeting on July 10, 2017, and contained in the minutes of that meeting, are met.

NOW, THEREFORE, the Town Plan Commission, based upon the above determinations, hereby recommends conditional approval of the Community of Bishops Bay, The Prairie and the Farm - Phase 5 Preliminary Plat of Community of Bishops Bay attached hereto as Exhibit A, subject to the following conditions and/or restrictions.

1. Approval of SIP rezone;

2. The number, size and location of lots to be allowed in the Plat shall be as shown on Exhibit A, which is consistent with the Town Comprehensive Plan and the GDP Zoning for the Area;

3. A stormwater drainage plan approved by the Dane County Land Conservation Department, Town Engineer and City Staff;

4. All improvements, erosion control measures, stormwater drainage control measures and construction erosion and drainage control measures shall comply with all applicable Town, City, County, State or Federal rules, regulations, and permit requirements, shall be approved by the Dane County Land Conservation Department, and shall provide at a minimum for a standard of "zero" run-off from a 100 year storm, and as required by the zoning of the Property;

5. The Petitioner will satisfy all appropriate parkland dedication or fees in lieu of dedication requirements as shown on the Plat, which dedications are hereby approved as satisfying those requirements. All parkland shown on the Plat shall be dedicated to the public for such purpose unless specifically otherwise indicated. All trails shall be completely constructed and marked for the entire property prior to construction commencing on any structures;

6. The Petitioner shall develop the Plat property in the Town;

7. A Development Agreement between and among the Town, City (as appropriate) and Petitioner, in a form acceptable to the Town and City Attorneys, which shall require the Petitioner to pay Engineer and Attorney review fees. Fees for any and all reviews are to be paid to the Town or City as appropriate prior to the plat approval signatures;

8. Contracts entered into by the Town, City and Petitioner for all public improvements shall be reviewed and approved by the Town and City Attorneys and Town and City Engineers as appropriate or controlling;

9. A letter of credit for contemplated road, sewer, water, stormwater detention/retention, and other required public improvements shall be required in amounts approved by the Town Engineer, and in a form approved by the Town Attorney;

10. The Plat property and related/adjacent property to be developed in the Town shall be added to the Town Water and Sewer Utility Districts;

11. Street improvements as shown in the plans and as approved by the Town Engineer, and variances as necessary are hereby recommended from the strict terms of the Town Code. The Plan Commission finds the following with respect to this variance request:

    (1) The granting of the variation will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
    (2) The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property;
    (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, financial hardship or self-imposed hardship, if the strict letter of the regulations were carried out.

12. The Town Engineer shall review and approve plans and specifications for technical compliance and for road construction and design, and the road cross section through the Plat property;

13. Gradation of roadways shall be approved by the Town Engineer after review and approval by the Town's road maintenance staff;

14. Restrictions on traffic or access as approved by the Town Engineer during construction;

15. Trail/Sidewalk improvements as indicated in the plans submitted where necessary;

16. Sanitary sewerage disposal facilities or other sewer utility improvements approved by the Town Engineer;

17. Water supply facilities or other water utility improvements approved by the Town Engineer;

18. Verification of adequate water pressure to the Plat property for fire protection by the Town Engineer;

19. Necessary approvals or permits from all applicable authorities for water and sewer facilities;

Draft

20. An erosion control plan specifying erosion control measures to be made in accordance with the Town Erosion Control Ordinance and approved by the Dane County Land Conservation Department, Town Engineer and Town Staff;

For Discussion Purposes Only

21. Gas, electric power and telephone facilities;

22. Easements or access rights for: storm sewer and sanitary sewer facilities; storm water drainage; gas, water, electric power and telephone facilities; emergency or maintenance vehicle access; or, other necessary easements or access rights. All easements shall be 12 feet wide or wider when recommended by the Town Engineer, as appropriate;

23. Partition fences for lands abutting or adjacent to land used for farming or grazing purposes, and a covenant regarding maintenance of such fences pursuant to section 10-2-63 of the Westport Code of Ordinances approved by the Town Attorney;

24. Review by Town maintenance department as to the provision of Town services to be provided to the property and a written report regarding the same shall be provided and which shall become conditions of approval as if set forth herein;

25. Dedications, notations or other information which should be added to the face of the Plat;

26. All special assessments and fees shall be paid, including any Westport Sewer Utility Area charges and MMSD charges;

27. Restrictive Covenants and Deed restrictions relating to subsequent development, use or division of land as required shall be submitted for review and approval by the Town Attorney;

28. The Petitioner shall pay all costs and fees incurred by the Town and City for any and all reviews, approval requests and document preparation by the City or Town Engineers and Town or City Attorneys relating to the property, and shall enter into an agreement approved by the City and Town Attorneys to pay these costs and fees;

29. All conditions recommended by the Middleton/Westport JZC at its meetings as noted in the minutes of those meetings, which may not already be set forth herein;

30. The Petitioner shall provide a planting plan and maintenance plan for the stormwater management areas, which plans shall be approved by the Town Administrator prior to planting, and which areas shall be constructed by the Petitioner, and then maintained until the appropriate plantings will maintain themselves, or no less than 10 years;

31. Deep or sub-surface tillage shall be utilized for landscaping of all lots in the Plat to be done as the last construction step on each lot and prior to lawn planting, with the use of appropriate compost where necessary, in order to provide for maximum stormwater infiltration in the Plat property, plans for which shall be submitted by the Petitioner for review and approval by the Town Engineer prior to construction commencement on the Plat property;

Draft
For Discussion Purposes
Only

32. Any conditions as requested for approval by EMS and Fire;

33. Comments in the Municipal Solutions opinion letter and any comments of the City Planner as acceptable to the Town Administrator and Town Engineer;

34. The Development Agreement and/or other recorded restriction document shall contain language to provide for provisions defining prairie plantings allowed and where such prairie plantings shall be required, and for the maintenance of the prairie, farmland and stormwater areas by the landowners or homeowners association, and if not properly maintained, after notice, access for maintenance shall be provided to the Town, and the property owners shall agree to pay the cost for such services by waiver of assessment;

35. Temporary cul de sacs or turnarounds shall be constructed and shown on the Plat to be maintained until such time as roadways are extended into neighboring properties, all as to be approved by the Town Engineer;

36. Any restrictions recommended as part of the zoning of the Property not included herein;

37. Building envelopes shall be shown on the face of the Plat for each lot, and no structures shall be allowed outside of those areas;

38. A tree inventory or study shall be undertaken at the cost of the Petitioner, and a plan shall then be developed in order to minimize tree loss which shall be acceptable to the Town Attorney and City Planning and Zoning Staff, based on which an Environmental Conservancy/Protection Line may be established and identified on the Plat to prevent removal of plants, location of structures, and further grading on the Plat property;

39. A water study underway shall be completed, and the study shall conclude there will be satisfactory water supply to Phase 5 and all existing City Water Utility customers prior to planned construction in 2019 of the Pheasant Branch Connector water main.

40. Approving an Agreement for construction of the City's southerly meter station in Outlot 16 in the Back Nine neighborhood, which construction was deferred from the Phase 4 City/Developer Agreement.

41. The City receiving payment in the amount of $ 485,541.31 to City Utility District No. 1 for the proposed 53.149 Plat Development, so that the Property can be removed from the City Utility District.

Draft

Payment for proportional share of Utility District water loop improvement costs, including financing.

for Discussion Purposes Only

Total estimate cost (including financing costs) of the water loop improvements = $ 4,299,958 (per Sch. E)
Total water loop benefitted area = 322.81 Ac. (Middleton) + 265.55 Ac. (Westport) = 588.36 Ac.
Phase 5 Plat area = 53.149 Ac. (Per preliminary Plat dated 5/18/17)
Payment due for Phase 5 Plat = (53.149 / 588.36) x $ 4,299,958 = **$ 388,433.05**
Payment of additional 25% toward Utility District reserve account
Reserve Account Payment = 25% x $ 388,433.05 = **$ 97,108.26**

42. The Deed Restrictions and Covenants for the Property shall contain a provision that prohibits any restriction or agreement between and among the current or future owners and/or Petitioner or any other party that limits an owner of any of the Plat lots from attending a Town or City meeting and objecting to any change in the Plat or from raising any issue regarding development or maintenance of the Plat property;

43. A snow removal plan for the private roadway to be reviewed and approved by the Town Engineer which shall be incorporated into the Deed Restrictions and Covenants for the property.

44. Preservation of the two silos on the Property and a plan for use of the same to be reviewed and approved by the Plan Commission and incorporated into the Deed

Restrictions and Covenants, including a maintenance plan by the Petitioner or the Homeowners Association which shall maintain the silos for 10 years;

45. [Consider private road parking restrictions];

46. Requirements for improvements to the intersection of Bishops Bay Parkway and CTH M as recommended by Dane County Transportation and approved by the Town Engineer;

47. A recorded copy of the Plat shall be provided to the Town and City Clerks immediately after recording by the Petitioner

This recommendation was duly adopted by motion at a regular meeting of the Westport Plan Commission on _____, 2017, by a vote of _____ ayes, _____ nays, with _____ members absent.

TOWN OF WESTPORT PLAN COMMISSION

By: _____
Dean A. Grosskopf, Chair

APPROVED: _____

Draft
for Discussion Purposes
Only

vierbicher
planners | engineers | advisors

999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
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(608) 826-0530 FAX
www.vierbicher.com

Eileen Kelly, Planning Director / Zoning Administrator
City of Middleton
7426 Hubbard Ave
Middleton, WI 53562

May 18, 2017

Re: The Community of Bishops Bay, The Prairie and The Farm – Phase 5
SIP Application

On behalf of Bishops Bay Farm & Prairie, LLC, Vierbicher is requesting action to approve a Specific Implementation Plan (SIP) for The Community of Bishops Bay, The Prairie and The Farm – Phase 5. The property is located in the Town of Westport.

The preliminary plat for The Prairie and The Farm – Phase 5 encompasses 86 single-family lots and sixteen outlots. The land is currently zoned Planned Development District (PDD) and is located in the Westport/Middleton Extraterritorial Zoning Area (ETZ)/Joint Planning Area. No zoning changes are being proposed. Design is generally consistent with Town of Westport Ordinances, Dane County Land Division and Subdivision Regulations, and the Master Development Plan.

Should you require any additional information to complete your review of this project, please feel free to contact me at msch@vierbicher.com or 608-821-3961.

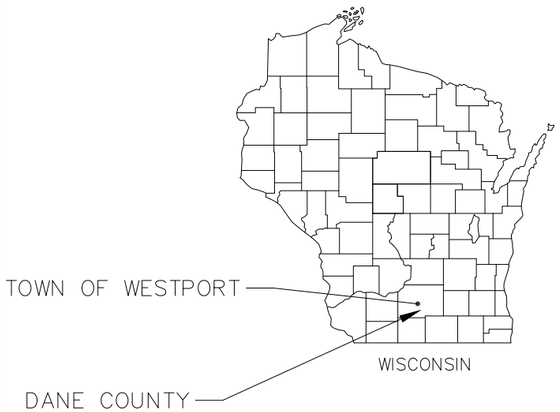
Sincerely,

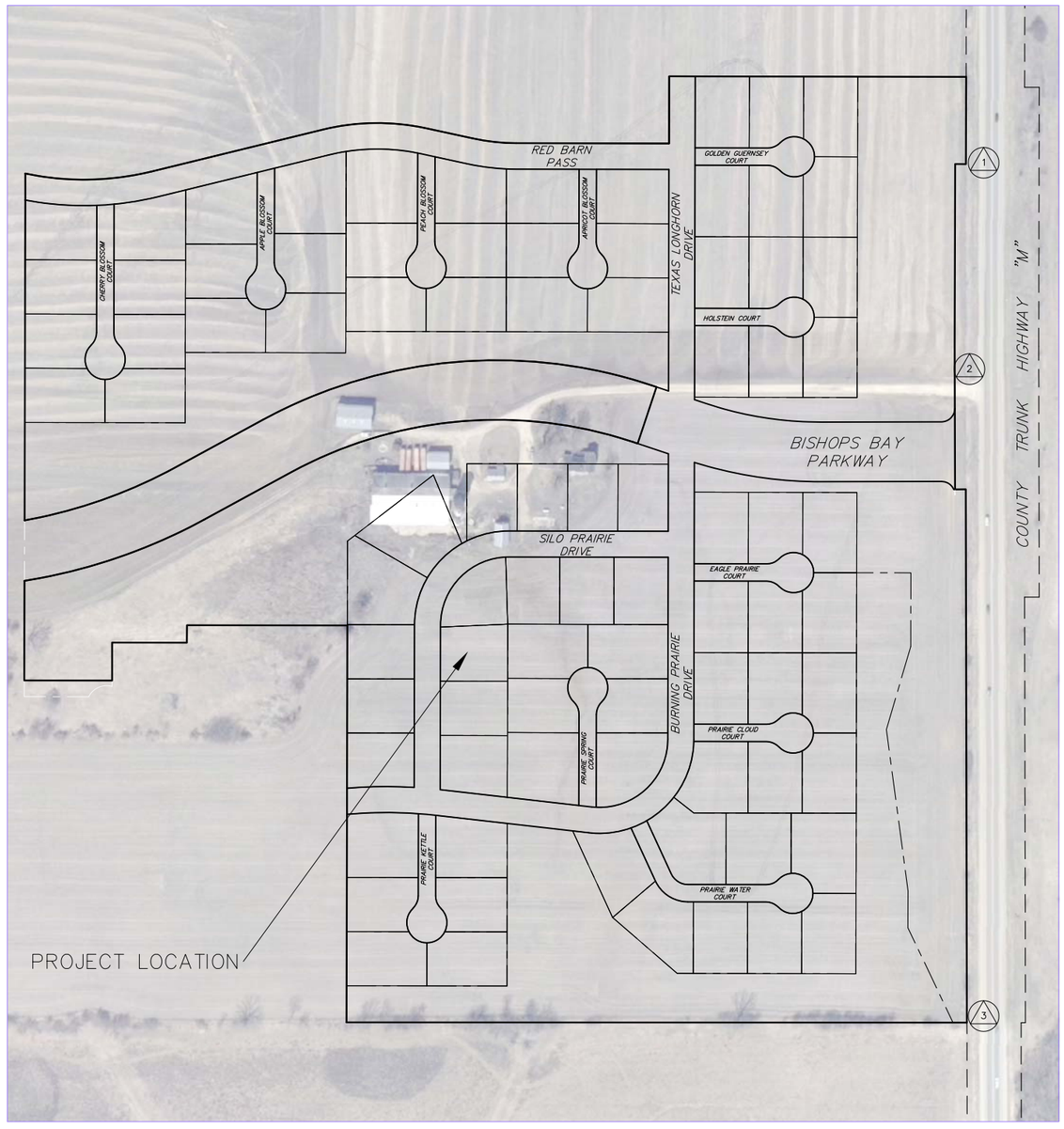
Matthew W. Schreiner, PE, LEED-AP

THE COMMUNITY OF BISHOPS BAY

THE PRAIRIE AND THE FARM - PHASE 5 PRELIMINARY CONSTRUCTION PLANS

TOWN OF WESTPORT





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SITE BENCHMARKS

1. TOP OF ¾" REBAR IN EXISTING NORTH-SOUTH FENCELINE 420'+/- NORTH OF EXISTING GRAVEL DRIVE TO FARM ELEV = 926.80
2. RAILROAD SPIKE IN EAST SIDE OF POWER POLE 20'+/- NORTH OF EXISTING GRAVEL DRIVE TO FARM ELEV = 937.29
3. TOP OF ¾" REBAR ON WEST SIDE OF EXISTING WOODEN FENCE POST AT SOUTHEAST PROPERTY CORNER ELEV = 901.44

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

SHEET LIST

SHEET NO.	DESCRIPTION
1	Title Sheet
2	General Notes and Legends
3	Existing Conditions
4	Typical Sections - 1
5	Typical Sections - 2
6	Grading and Erosion Control - South
7	Grading and Erosion Control - North
8	CTH M Intersection - Geometric Plan 1
9	CTH M Intersection - Geometric Plan 2
10	Overall Utility Plan
11	Eastbound Bishops Bay Parkway Plan and Profile - 1
12	Eastbound Bishops Bay Parkway Plan and Profile - 2
13	Westbound Bishops Bay Parkway Plan and Profile - 1
14	Westbound Bishops Bay Parkway Plan and Profile - 2
15	Texas Longhorn Drive Plan and Profile - 1
16	Texas Longhorn Drive Plan and Profile - 2
17	Red Barn Pass Plan and Profile - 1
18	Red Barn Pass Plan and Profile - 2
19	Red Barn Pass Plan and Profile - 3
20	Burning Prairie Plan and Profile - 1
21	Burning Prairie Plan and Profile - 2
22	Burning Prairie Plan and Profile - 3
23	Silo Prairie Drive Plan and Profile - 1
24	Silo Prairie Plan and Profile - 2
25	Cherry Blossom Court Plan
26	Apple Blossom Court Plan
27	Peach Blossom Court Plan
28	Apricot Blossom Court Plan
29	Golden Guernsey Court Plan
30	Holstein Court Plan
31	Eagle Prairie Court Plan
32	Prairie Cloud Court
33	Prairie Water Court Plan
34	Prairie Kettle Court Plan
35	Prairie Spring Court Plan
L1	LANDSCAPE PLAN

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

Title Sheet
The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 5/18/2017
DRAFTER: JGOL/NBOW/DEHL
CHECKED: MSCH
PROJECT NO. 160129.00

C
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18 May 2017 - 12:05p M:\Bishops Bay, Community of\160129_The Prairie & The Farm Ph 1\CADD\160129 - Title Notes Details.dwg by: jgol

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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% — PROPOSED SLOPE ARROWS
- 1048.61 — EXISTING SPOT ELEVATIONS
- 1048.61 — PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS____
- EROSION MAT CLASS____
- TRACKING PAD
- RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- FM — SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- G — GAS MAIN
- UE — ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

CONSTRUCTION AND GENERAL NOTES:

1. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE REPLACED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.

2. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. REPORTS SHALL BE SUBMITTED TO CITY ENGINEER WEEKLY.

3. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.

4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.

5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM.

6. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.

7. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.

8. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

10. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE FOR THE INSTALLATION OF NEW FACILITIES AS REQUIRED.

11. INSTALL WATER MAIN AT DEPTHS INDICATED ON THE PLANS TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS. MAINTAIN MINIMUM DEPTH OF 6.5' AND PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.

12. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382. CURB HEAD SHALL BE STAMPED WITH "SAN" AT ALL LATERAL CROSSINGS.

15. USE 1" COPPER FOR WATER LATERALS & SCH 40 –4" PVC FOR SANITARY SEWER LATERALS UNLESS OTHERWISE NOTED. USE 1.5" COPPER FOR WATER LATERALS TO SERVE LOTS WHERE THE ROAD SURFACE OVER THE MAIN EXCEEDS AN ELEVATION OF 965.0'.

16. EXTEND SANITARY SEWER & WATER LATERAL TAILPIECES 10' BEYOND THE PRIVATE PRAIRIE MAINTENANCE EASEMENT.

17. INSTALL 4'x8'x4" OF HIGH DENSITY STYROFOAM INSULATION WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

18. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

UNITED STATES POST OFFICE
7613 ELMWOOD AVE
MIDDLETON, WI 53562
PHONE: 608-831-5501

WAUNAKEE POLICE DEPARTMENT
401 WEST SECOND STREET
WAUNAKEE, WI 53597
PHONE: 608-849-4523 NON-EMERGENCY

DANE COUNTY SHERIFF'S DEPARTMENT
115 WEST DOTY STREET
MADISON, WI 53703
PHONE: 608-267-4936
PHONE: 608-255-2345 NON-EMERGENCY DISPATCH

MIDDLETON FIRE DEPARTMENT
7600 UNIVERSITY AVE
MIDDLETON, WI 53564
PHONE: 608-827-1090 NON-EMERGENCY

WAUNAKEE FIRE DEPARTMENT
P.O. BOX 100
WAUNAKEE, WI 53597
PHONE: 608-849-5488

UTILITIES:

MG&E (GAS)
PO BOX 1231
MADISON WI 53701
SHAUN ENDRES
PHONE: 608-252-7224 (O)
608-516-7913 (C)

MG&E (ELECTRIC)
PO BOX 1231
MADISON, WI 53701
CHRIS ERICKSON
PHONE: 608-252-5670

CHARTER COMMUNICATIONS (CABLE TV)
2701 DANIELS STREET
MADISON WI 53718
RANDY LETTMAN
PHONE: 608-575-6415

TDS (TELEPHONE + FIBER)
1912 PARMENTER ST
MIDDLETON, WI 53562
MARK LARSON, JERRY MYERS
PHONE: 608-664-4332

TOWN OF WESTPORT – UTILITIES MANAGER
5387 MARY LAKE ROAD
WAUNAKEE, WI 53597
ROBERT ANDERSON
PHONE: 608-849-4372 EXT. 241

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General Notes and Legends

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

REVISIONS		
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REVISIONS		
NO.	DATE	REMARKS

SCALE: AS SHOWN
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PROJECT NO. 160129.00

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18 May 2017 - 8:11a M:\Bishops Bay, Community of\160129_The Prairie & The Farm Ph 1\CADD\160129 - Title Notes Details.dwg by: jgol

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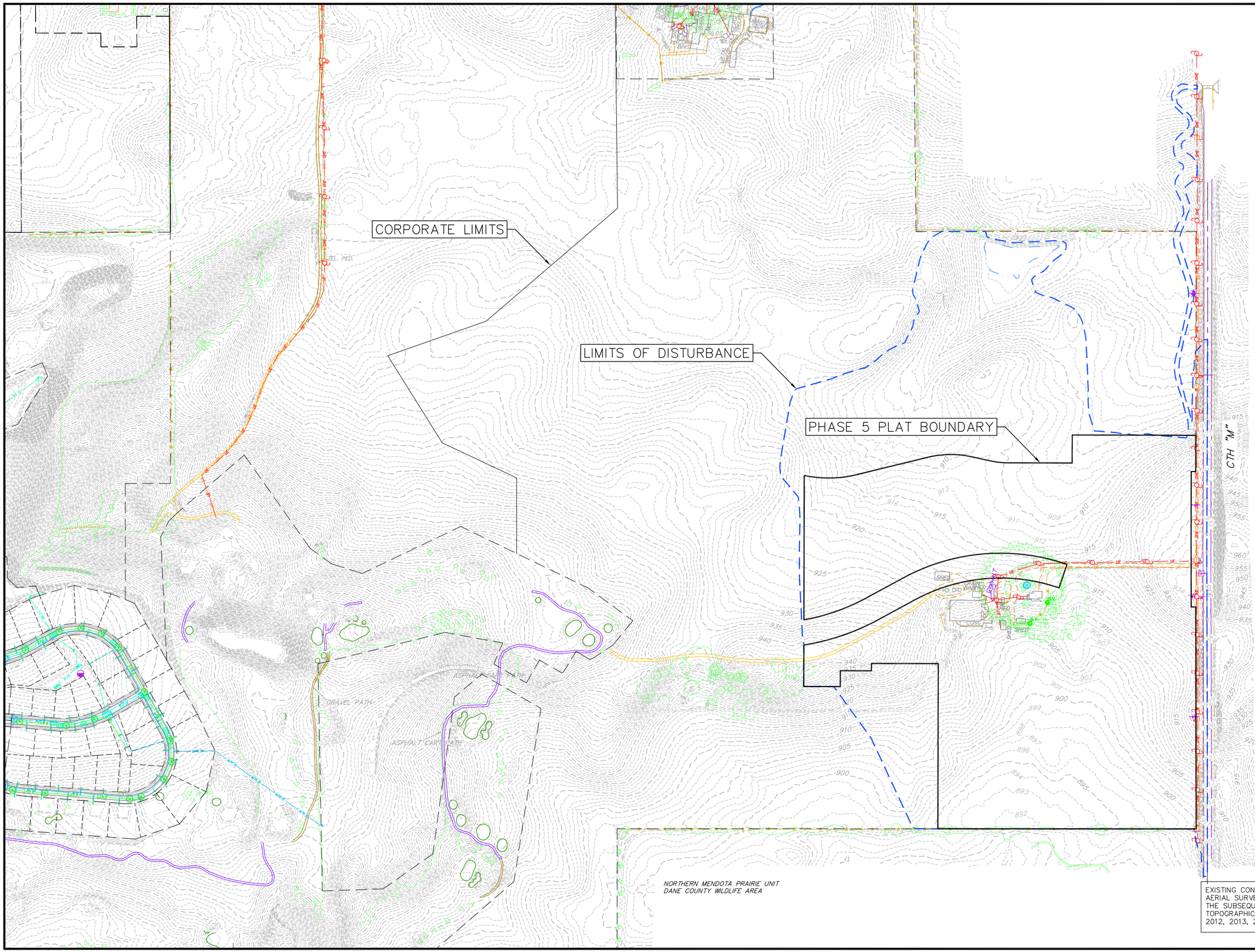

EXISTING CONTOURS SHOWN ARE FROM AN AERIAL SURVEY CONDUCTED IN 2008, WITH THE SUBSEQUENT ADDITION OF TOPOGRAPHIC SURVEYS PERFORMED IN 2012, 2013, 2014, 2015, AND 2017.

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REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

Existing Conditions

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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NO.	DATE	REMARKS

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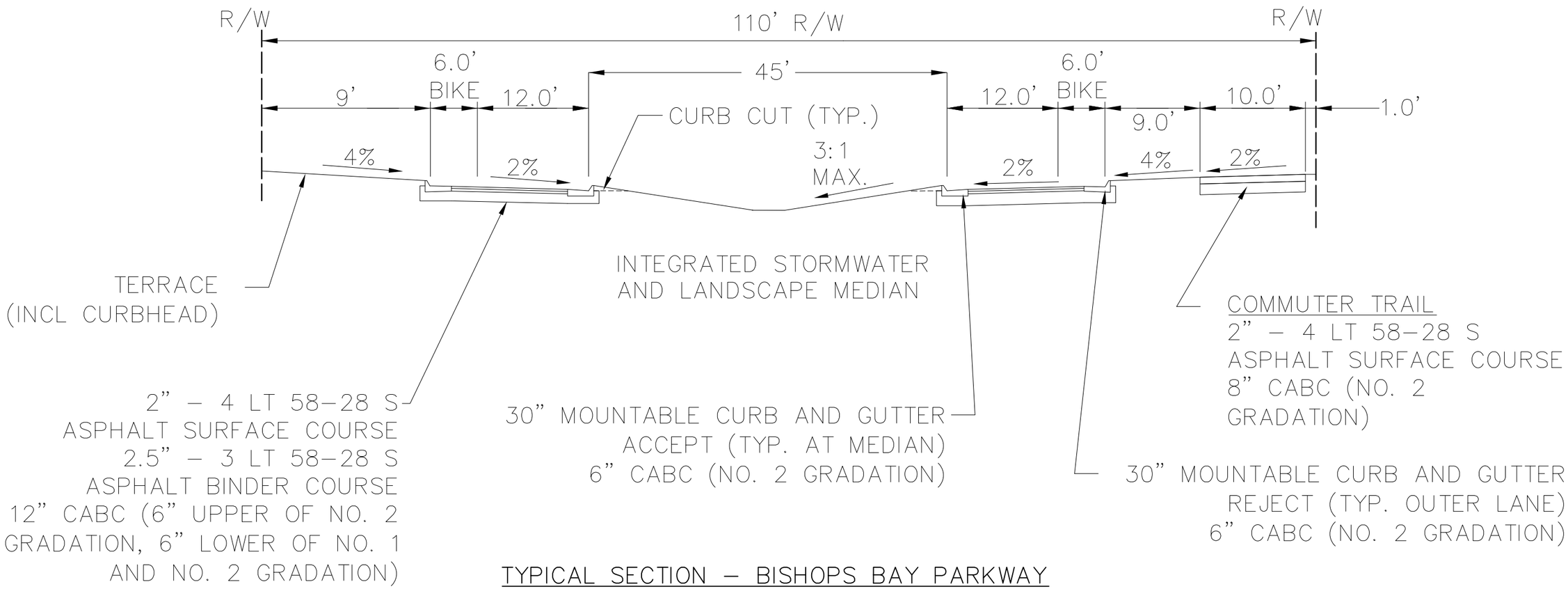

TYPICAL SECTION – BISHOPS BAY PARKWAY
TOWN OF WESTPORT

NOT TO SCALE

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Typical Sections - 1
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Town of Westport
Dane County, Wisconsin

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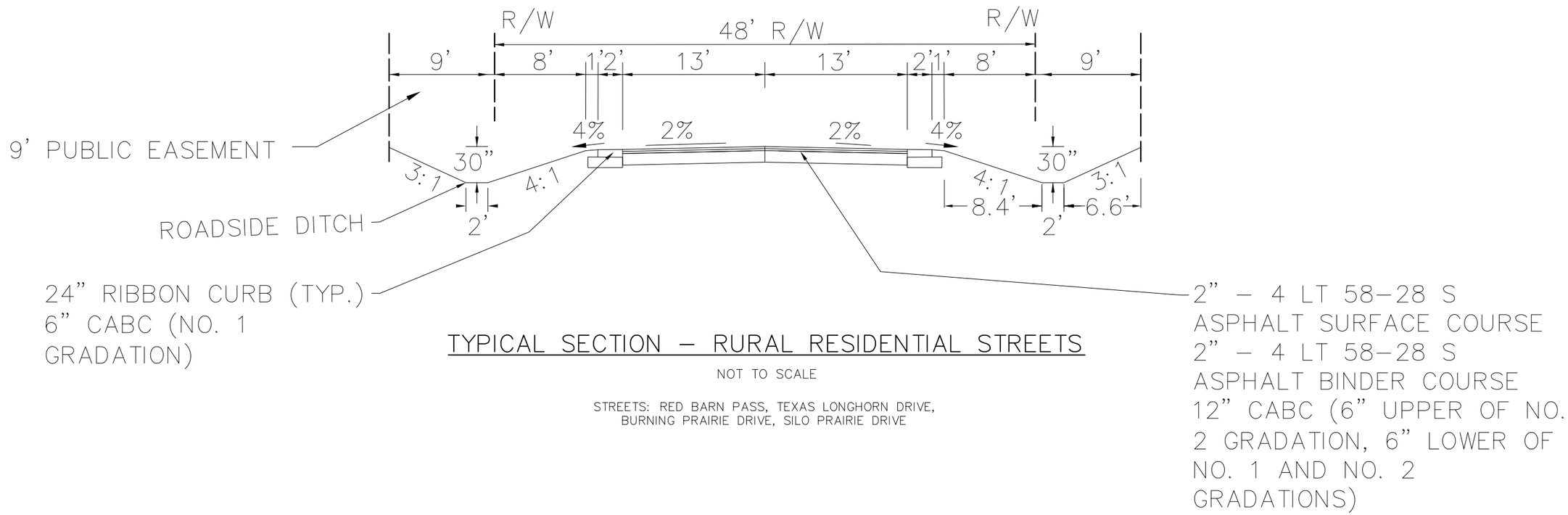
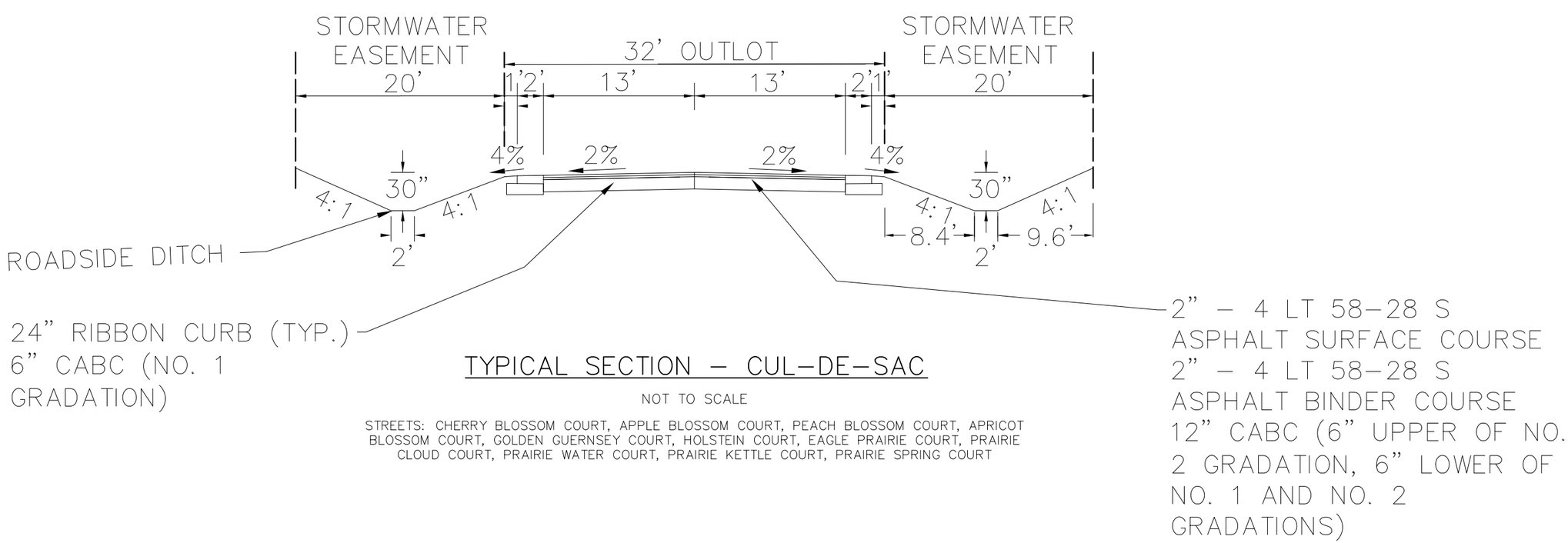


TYPICAL SECTION – RURAL RESIDENTIAL STREETS

NOT TO SCALE

STREETS: RED BARN PASS, TEXAS LONGHORN DRIVE, BURNING PRAIRIE DRIVE, SILO PRAIRIE DRIVE



TYPICAL SECTION – CUL–DE–SAC

NOT TO SCALE

STREETS: CHERRY BLOSSOM COURT, APPLE BLOSSOM COURT, PEACH BLOSSOM COURT, APRICOT BLOSSOM COURT, GOLDEN GUERNSEY COURT, HOLSTEIN COURT, EAGLE PRAIRIE COURT, PRAIRIE CLOUD COURT, PRAIRIE WATER COURT, PRAIRIE KETTLE COURT, PRAIRIE SPRING COURT

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Typical Sections - 2
The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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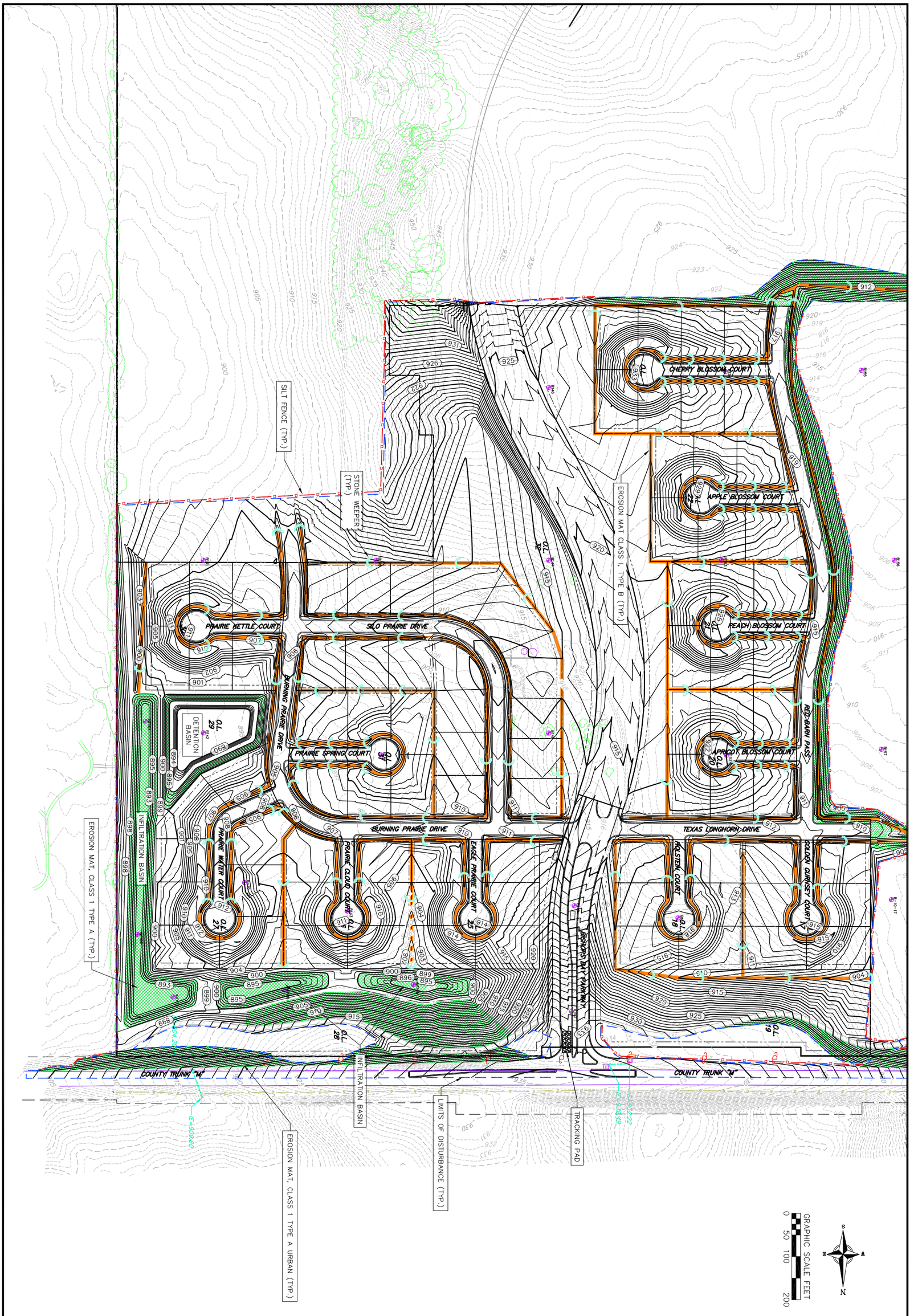

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SCALE AS SHOWN

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Grading and Erosion Control - South

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Town of Westport
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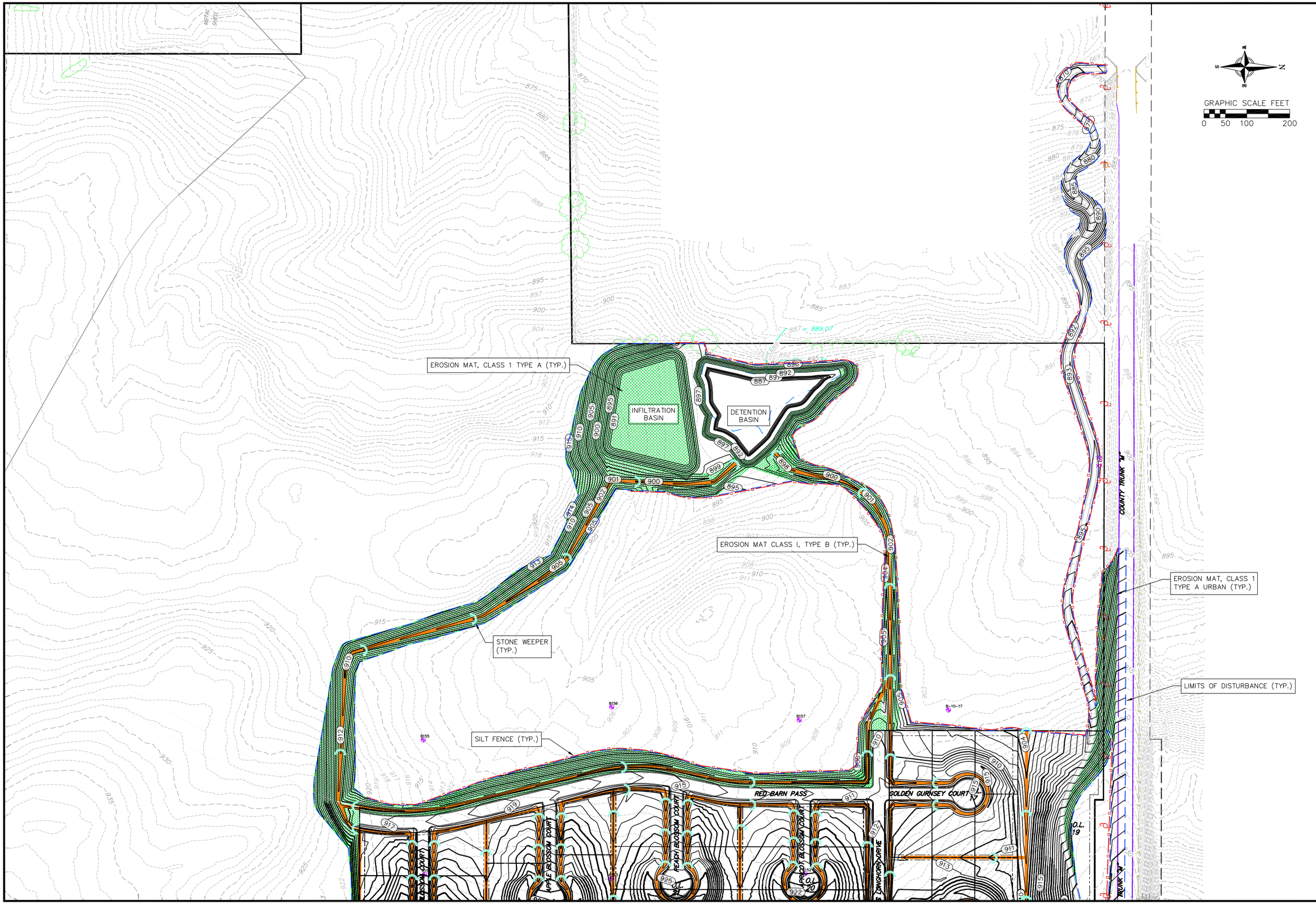

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Grading and Erosion Control - North

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Town of Westport
Dane County, Wisconsin

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18 May 2017 - 2:01p M:\Bishops Bay, Community of\160129_The Prairie & The Farm Ph 1\CADD\160129 - Grading and Erosion Control.DWG by: bbar

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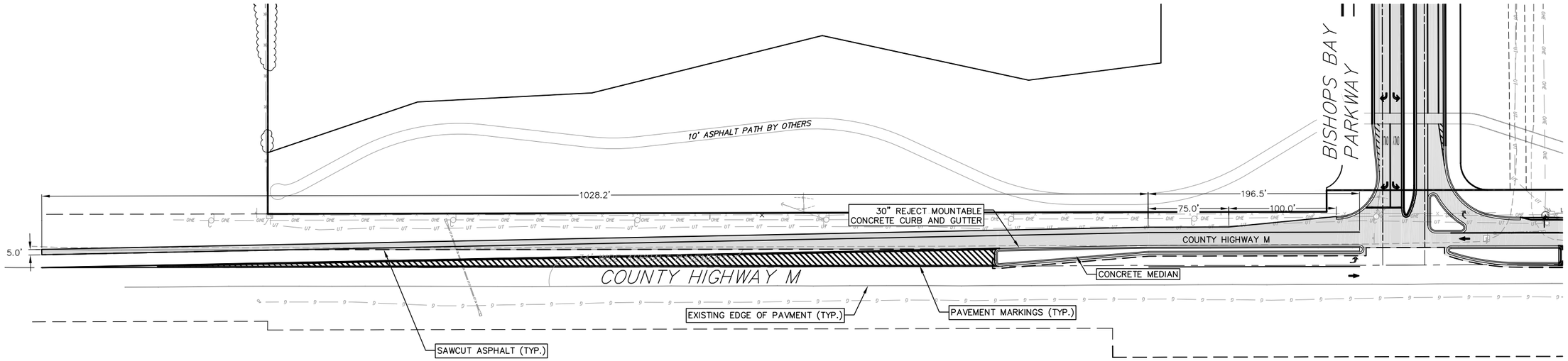
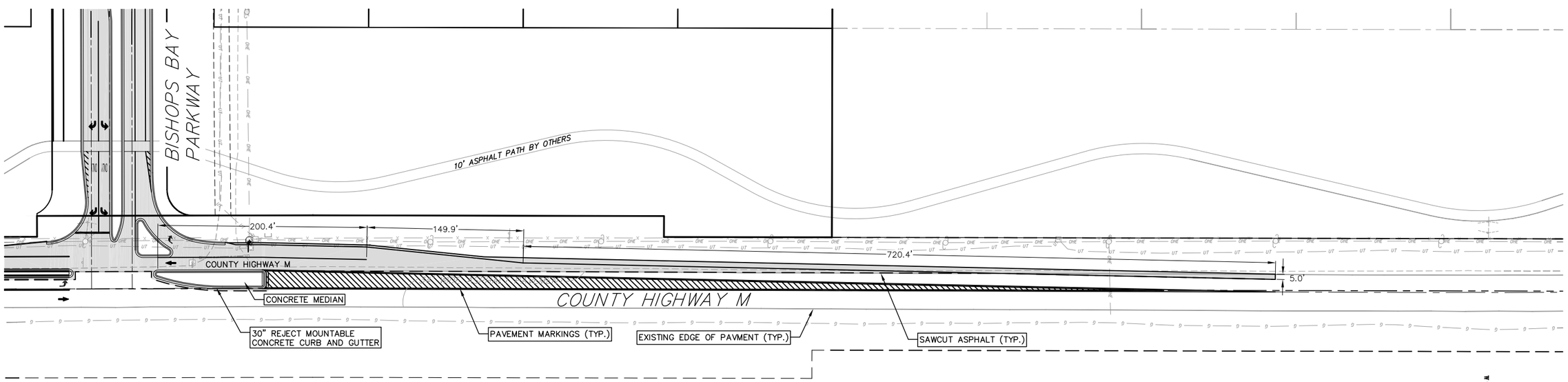


GRAPHIC SCALE FEET
0 25' 50' 100'



GRAPHIC SCALE FEET
0 25' 50' 100'

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CTH M Intersection - Geometric Plan 1

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
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17 May 2017 - 12:14p M:\Bishops Bay, Community of\160129_The Prairie & The Farm Ph 1\CADD\160129 - Intersection Design.dwg by: igol

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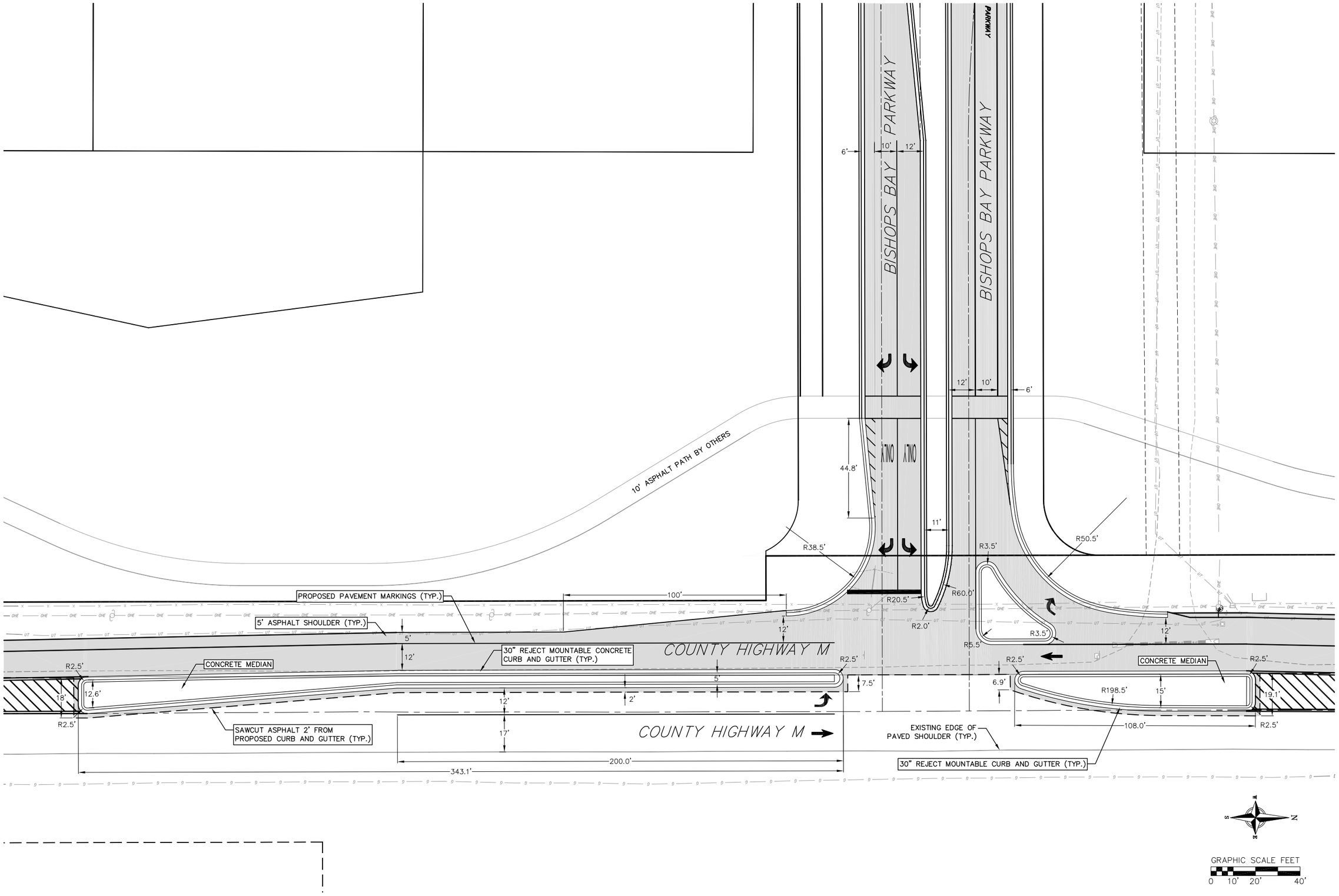

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CTH M Intersection - Geometric Plan 2

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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Overall Utility Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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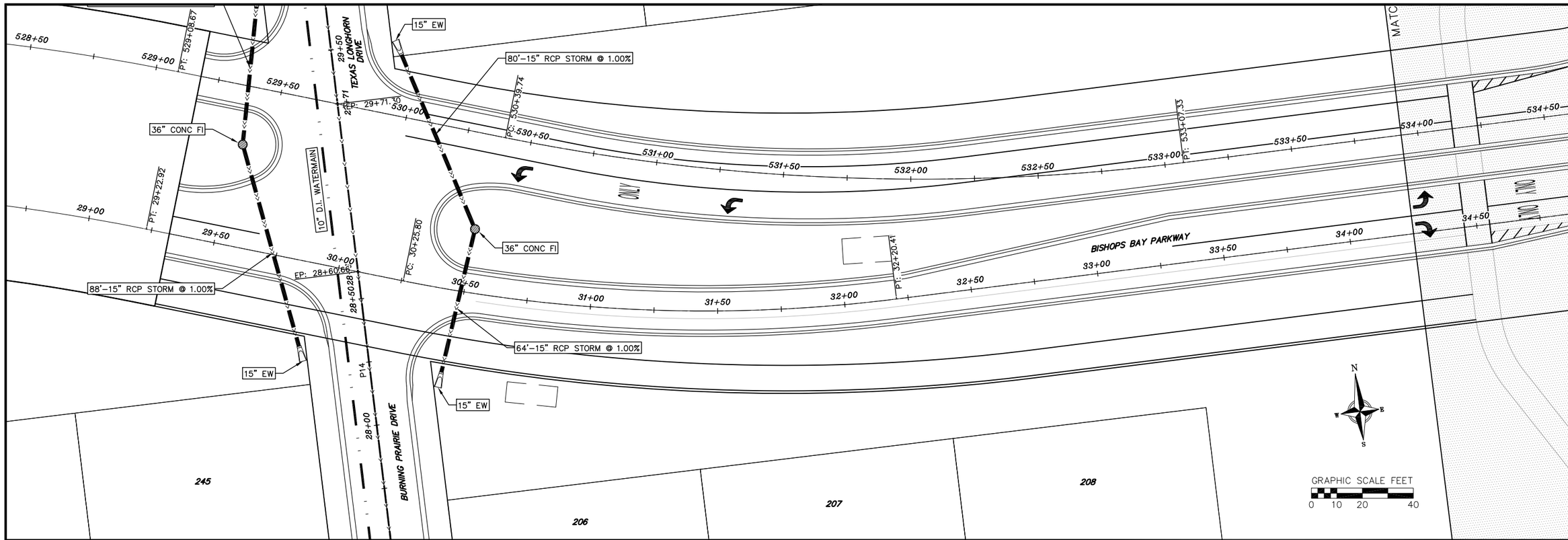

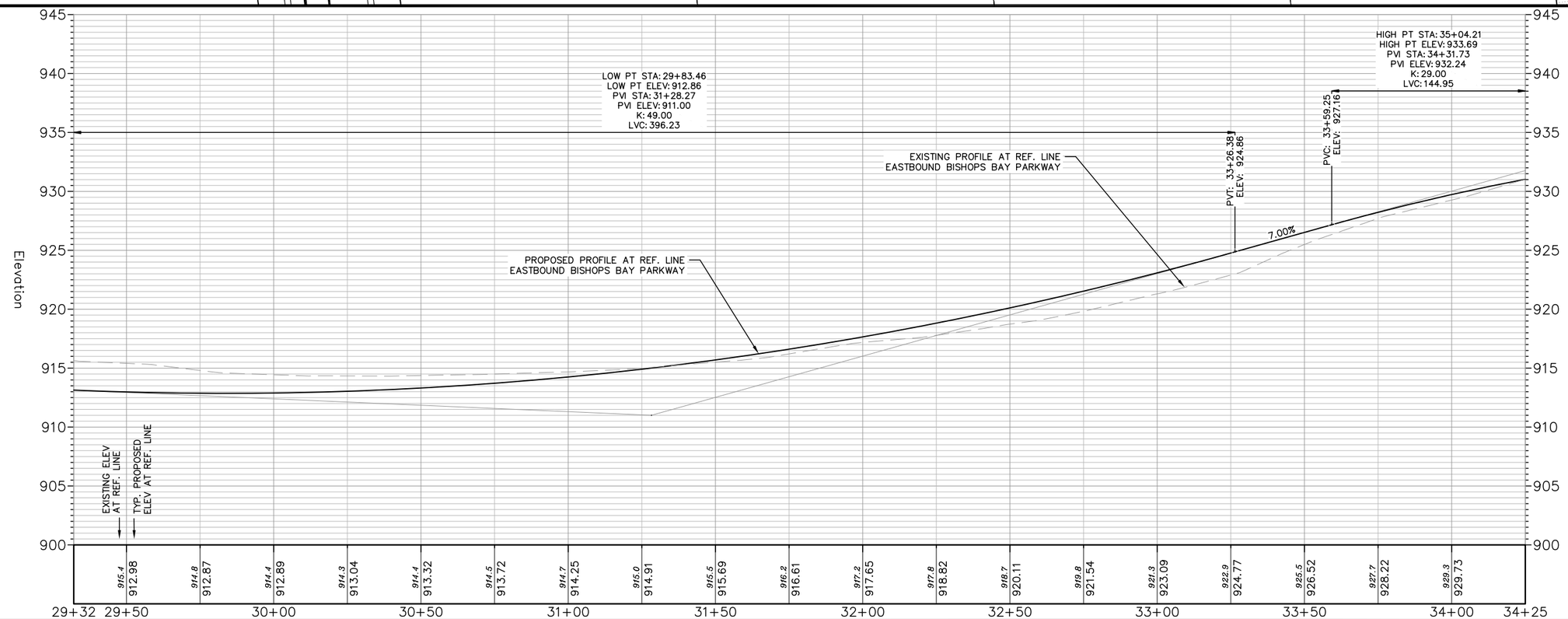

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Eastbound Bishops Bay Parkway Plan and Profile - 1

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

REVISIONS		
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REVISIONS		
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SCALE
HORZ. - 1" = 20'
VERT. - 1" = 5'

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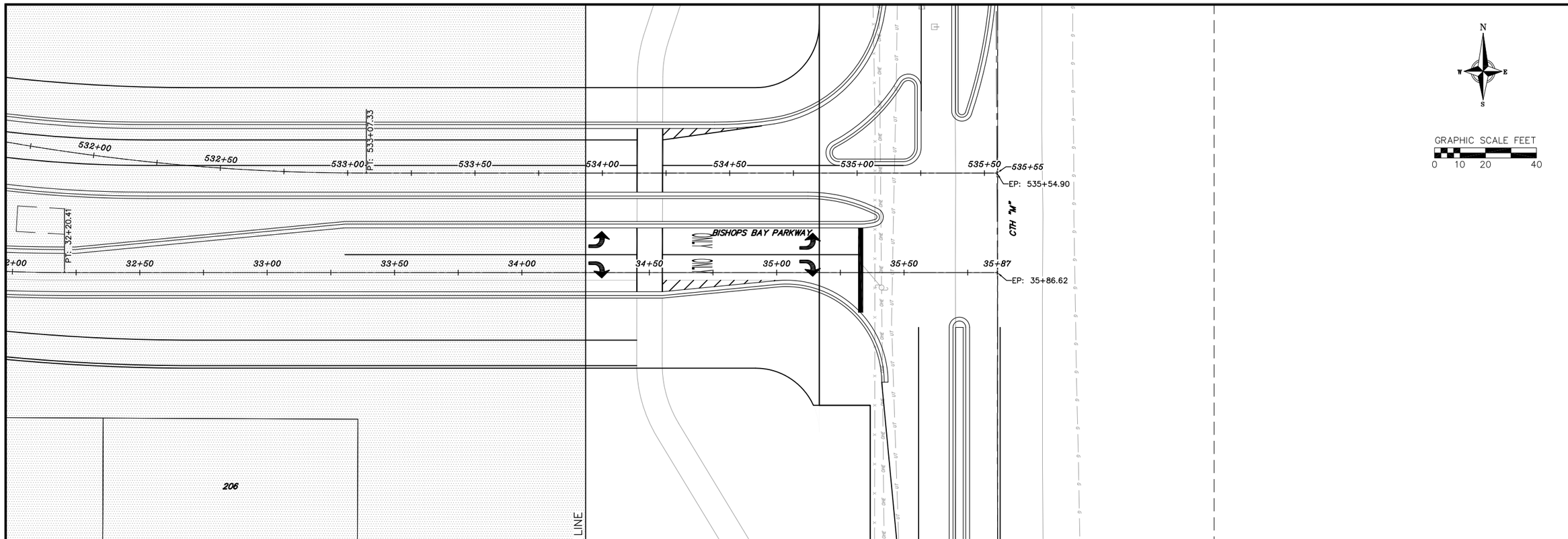

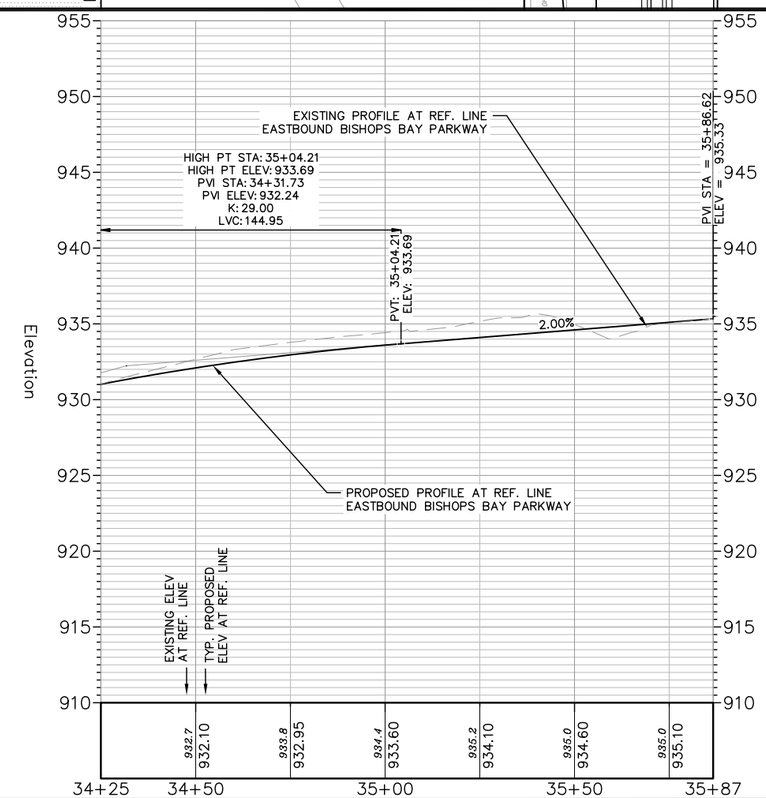

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Eastbound Bishops Bay Parkway Plan and Profile - 2

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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SCALE
HORZ. – 1" = 20'
VERT. – 1" = 5'

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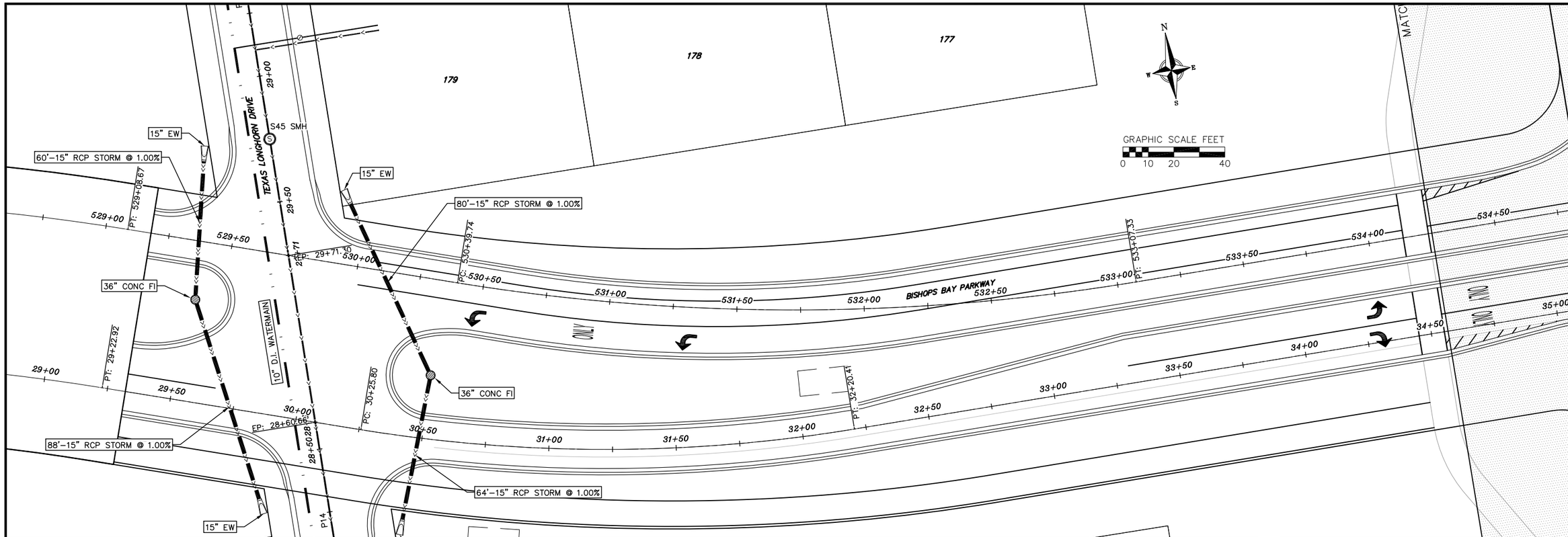

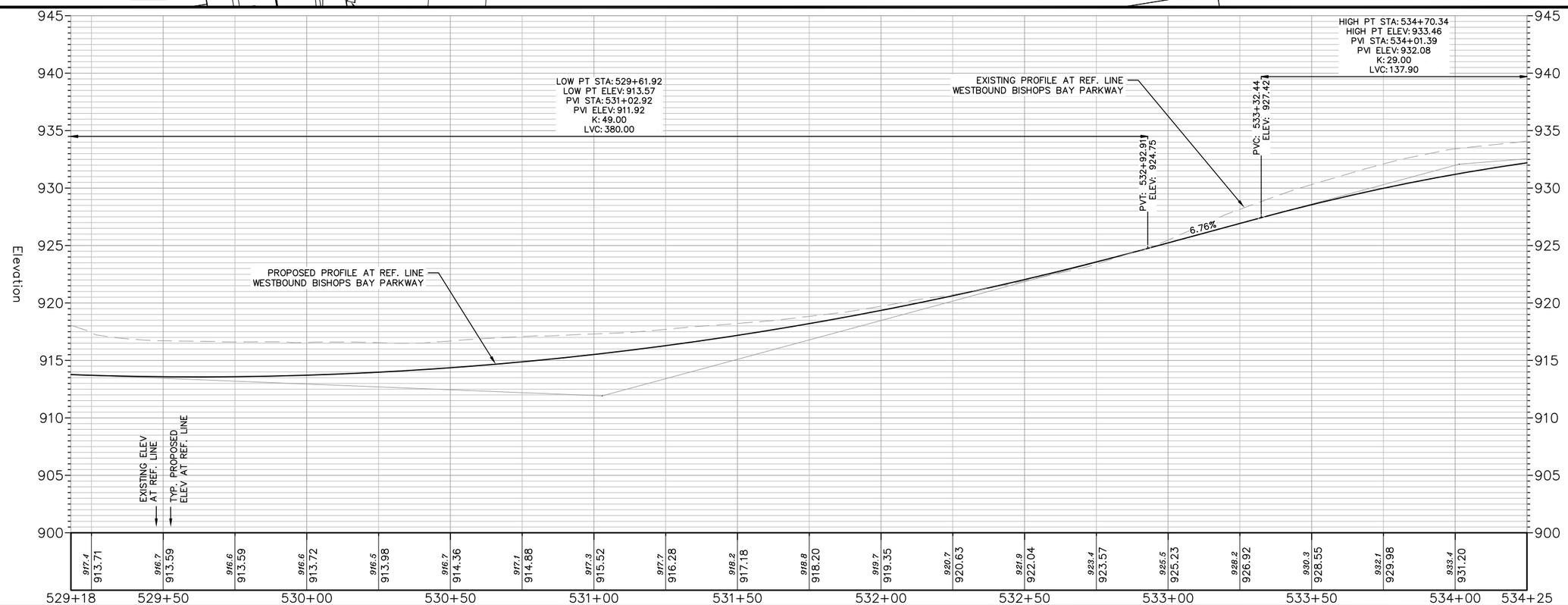

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Westbound Bishops Bay Parkway Plan and Profile - 1

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SCALE
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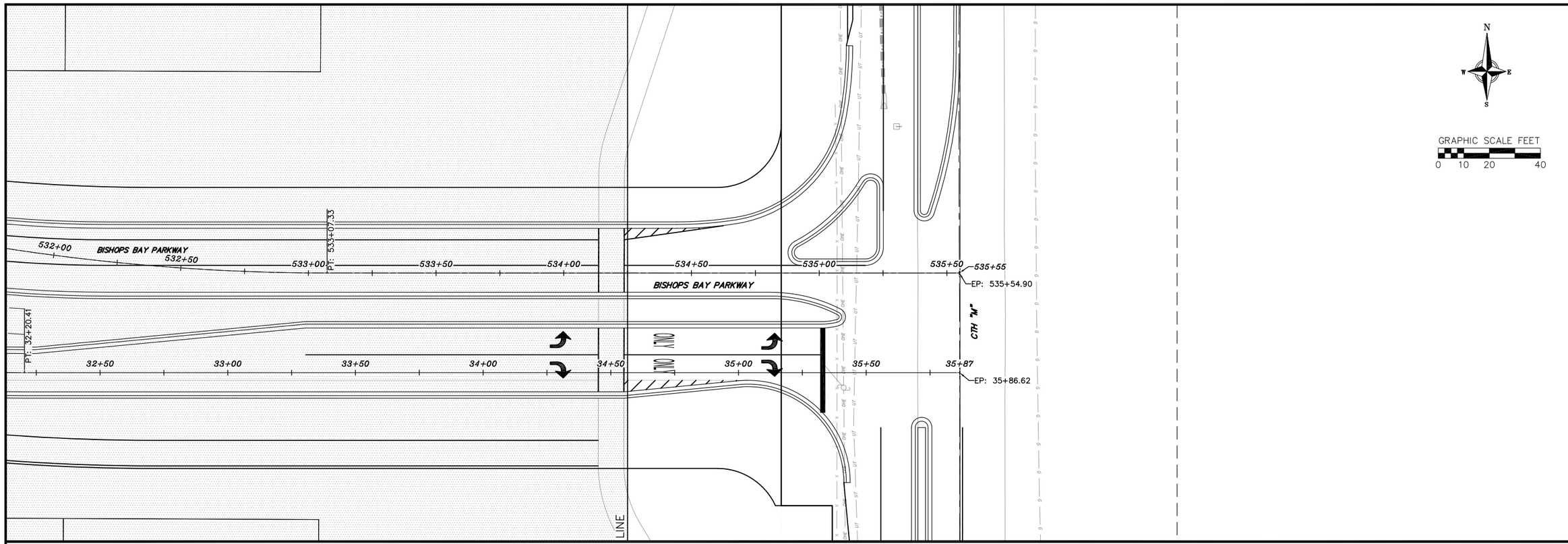

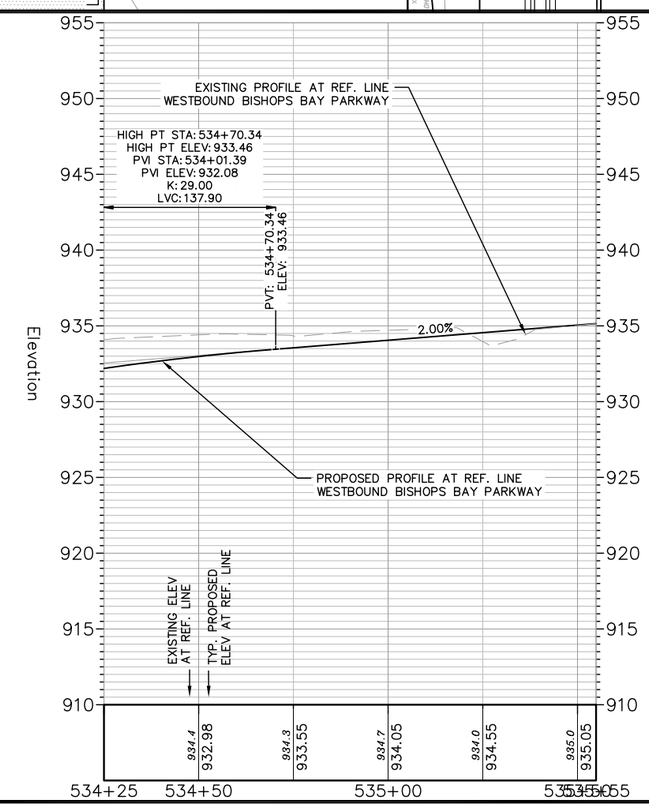

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Westbound Bishops Bay Parkway Plan and Profile - 2

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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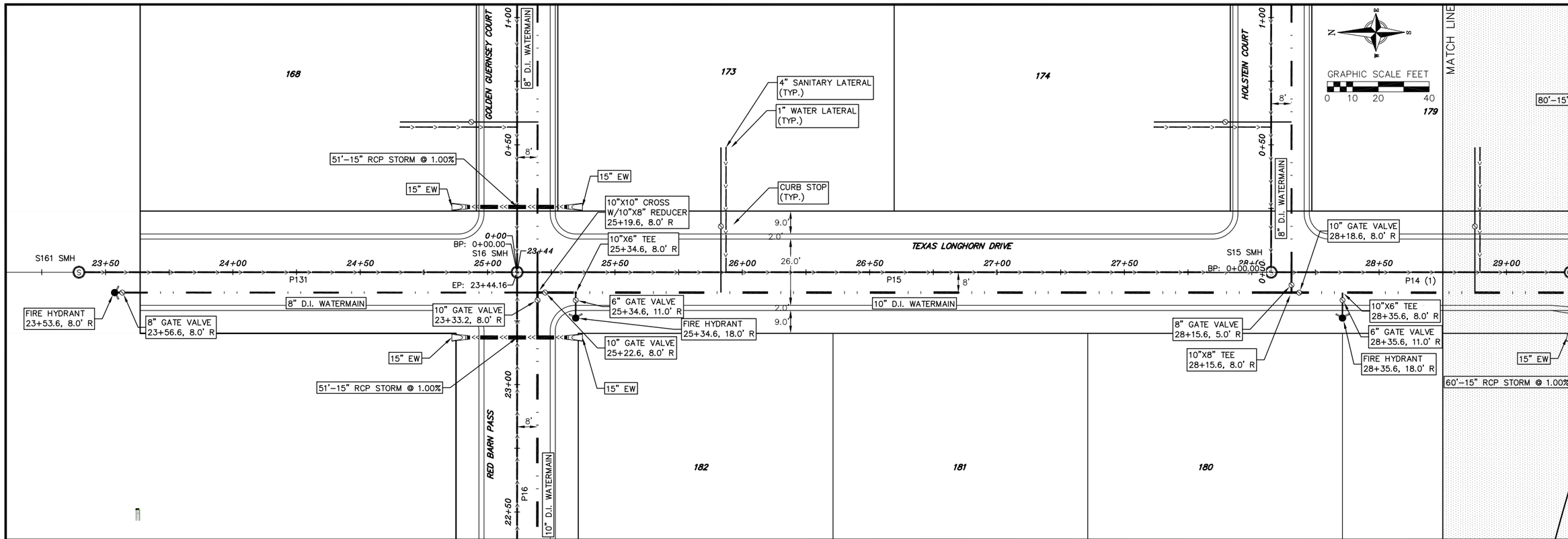

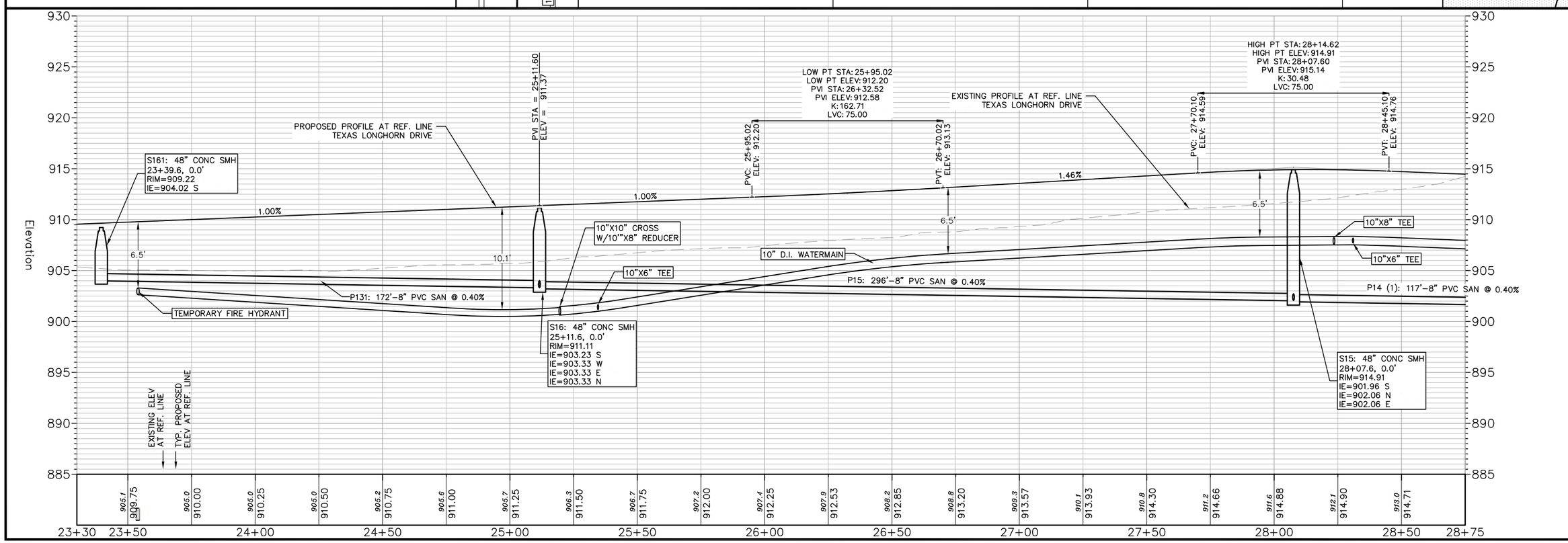

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Texas Longhorn Drive Plan and Profile - 1

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

REVISIONS		
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REVISIONS		
NO.	DATE	REMARKS

SCALE
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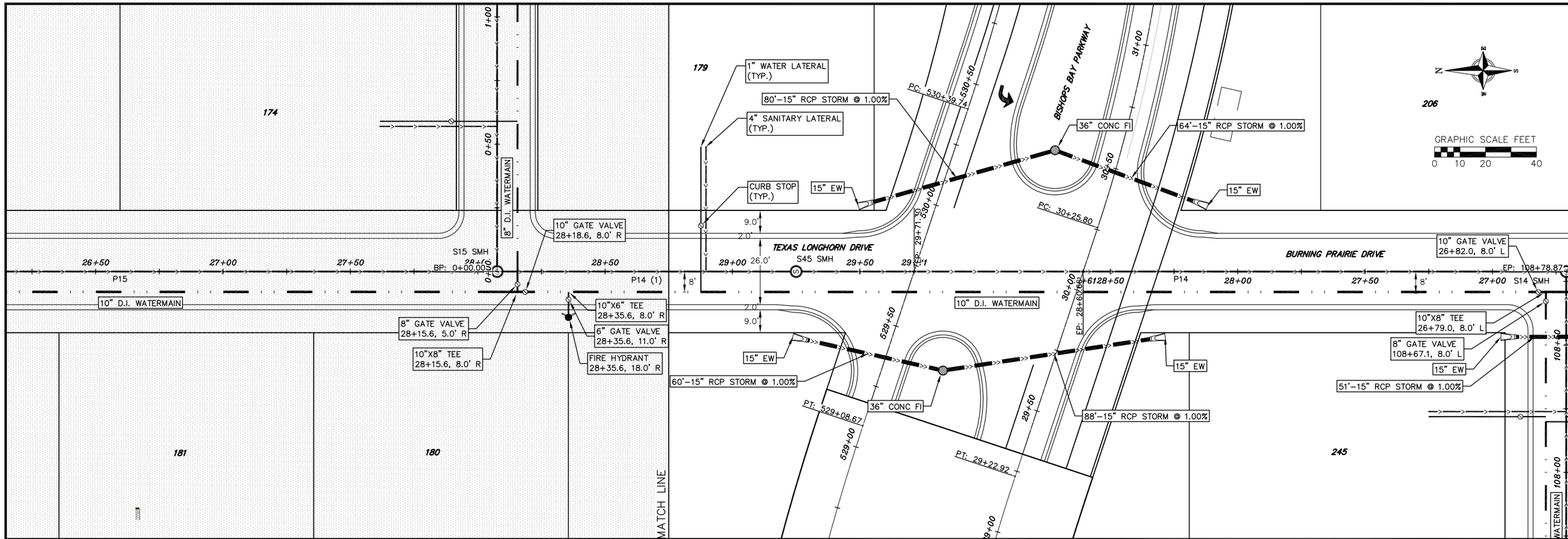

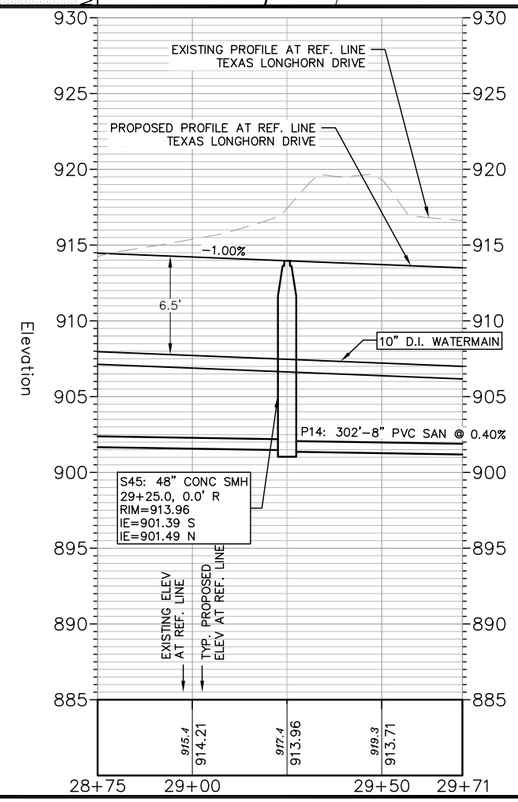

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Texas Longhorn Drive Plan and Profile - 2

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
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SCALE
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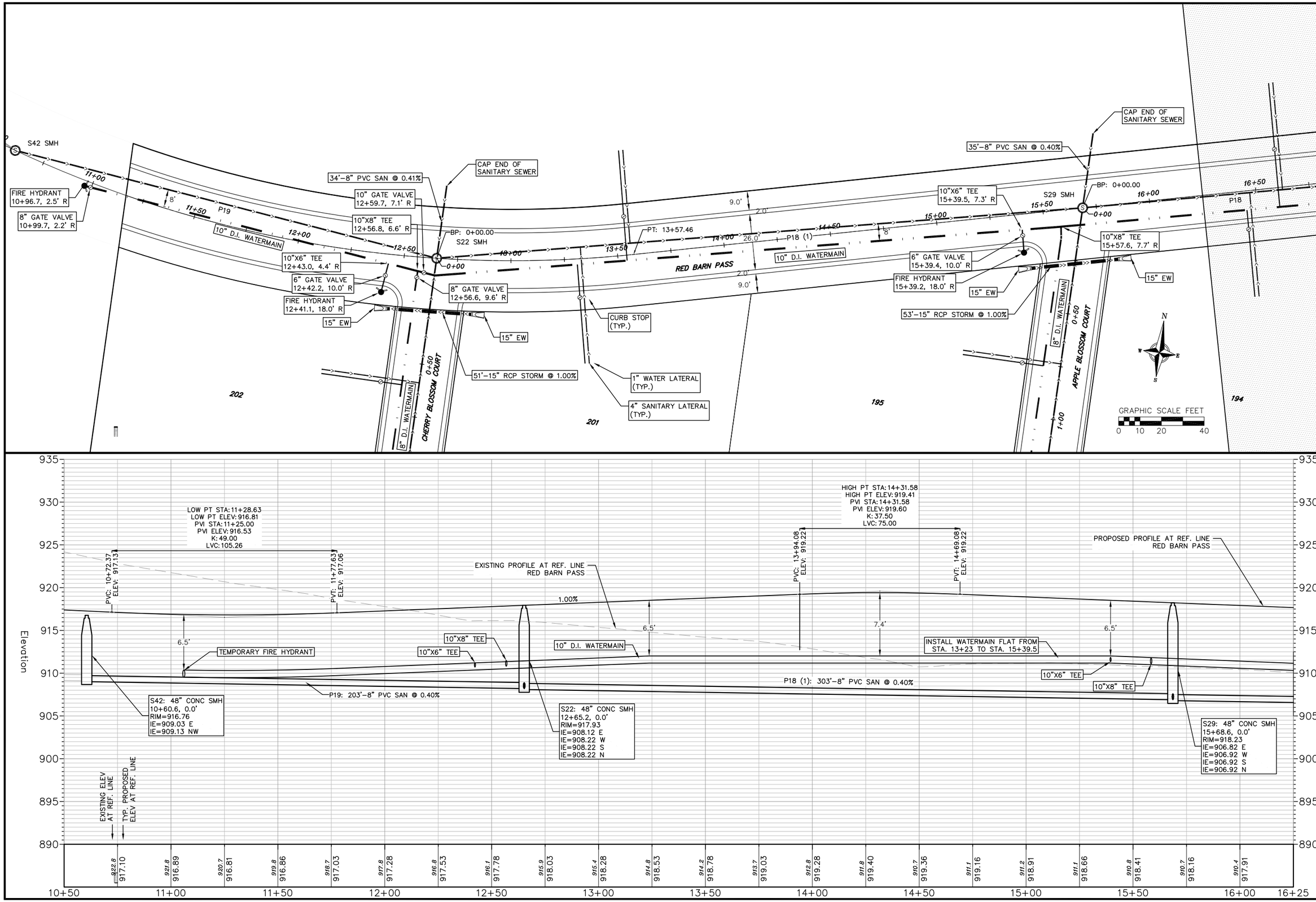

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Red Barn Pass Plan and Profile - 1

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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REVISIONS		
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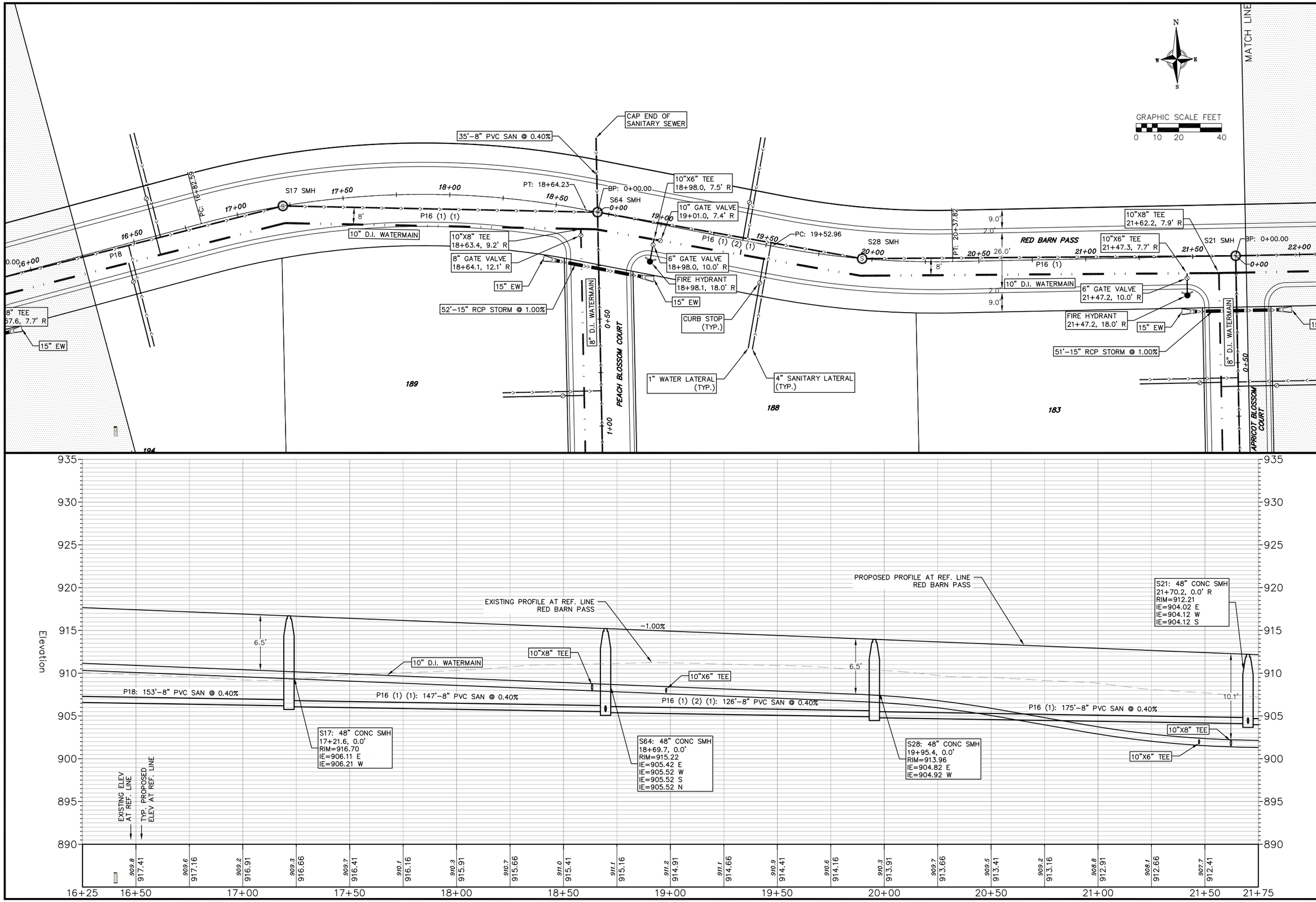

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Red Barn Pass Plan and Profile - 2

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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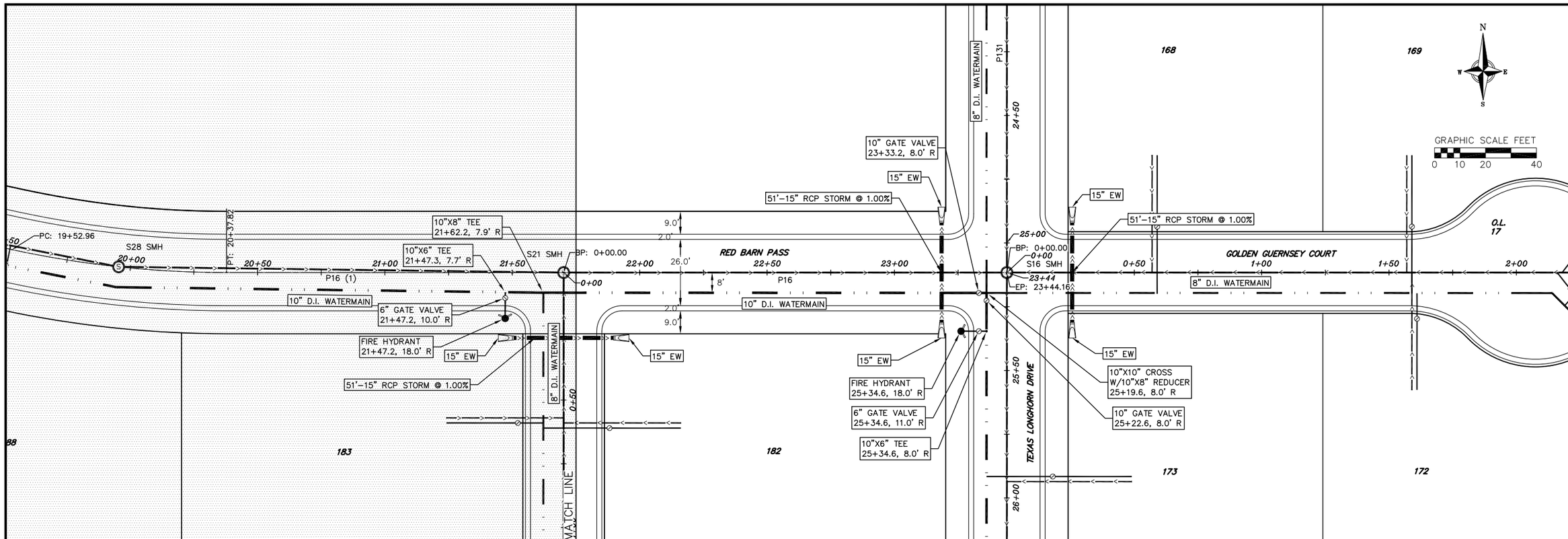

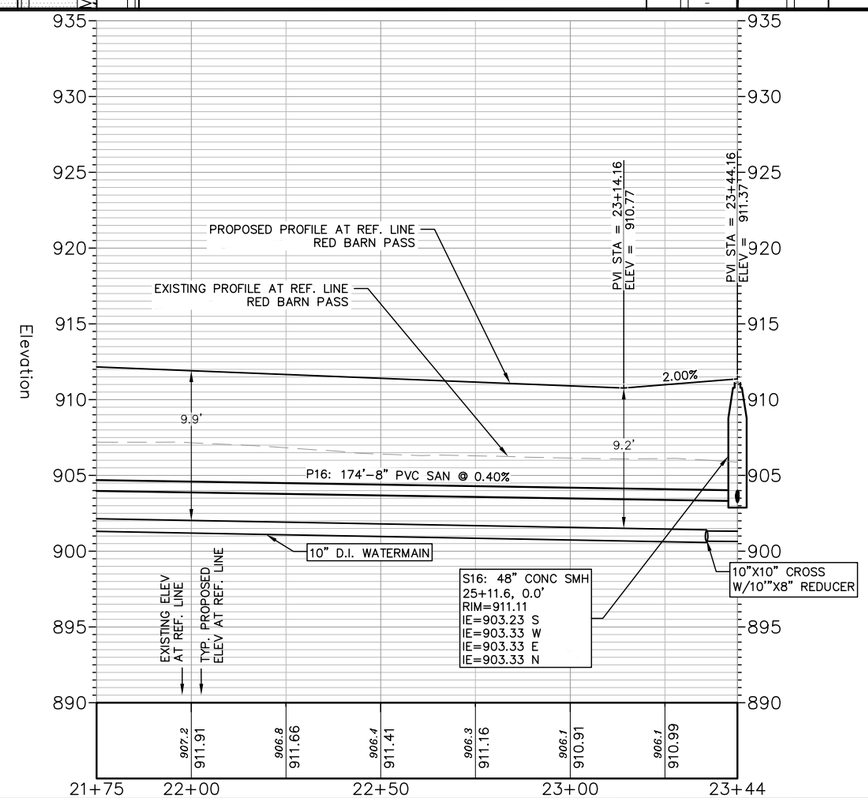

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Red Barn Pass Plan and Profile - 3

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
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REVISIONS		
NO.	DATE	REMARKS

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VERT. – 1" = 5'

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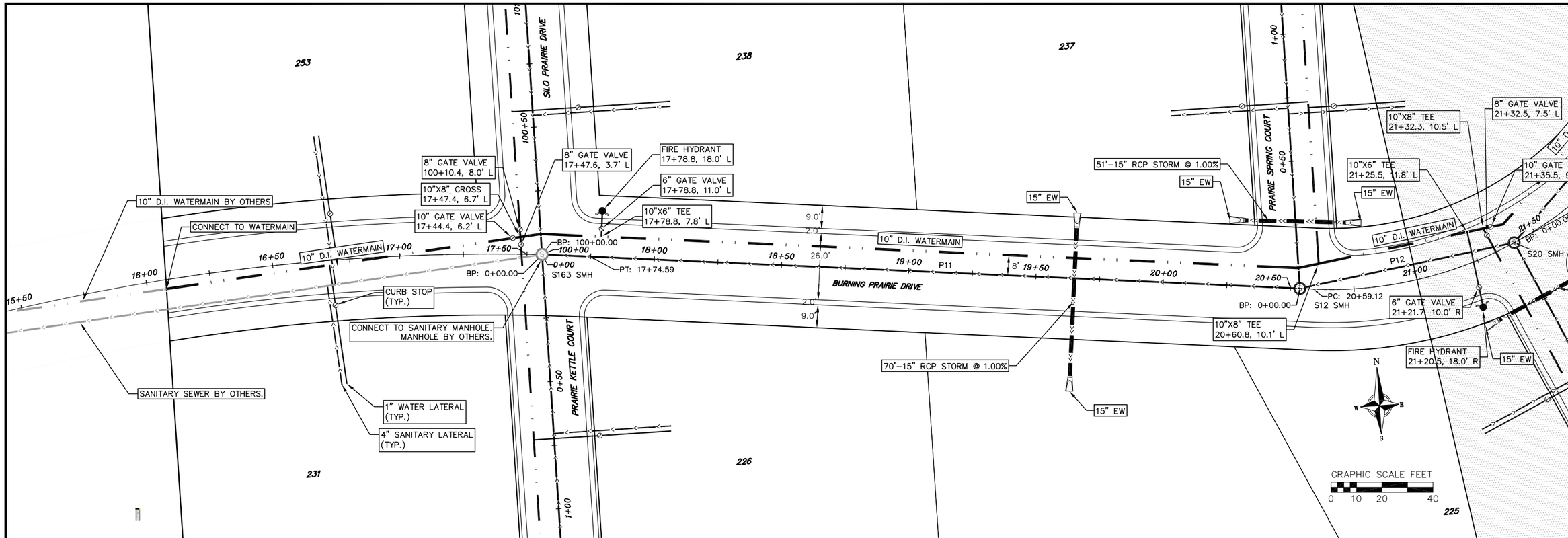

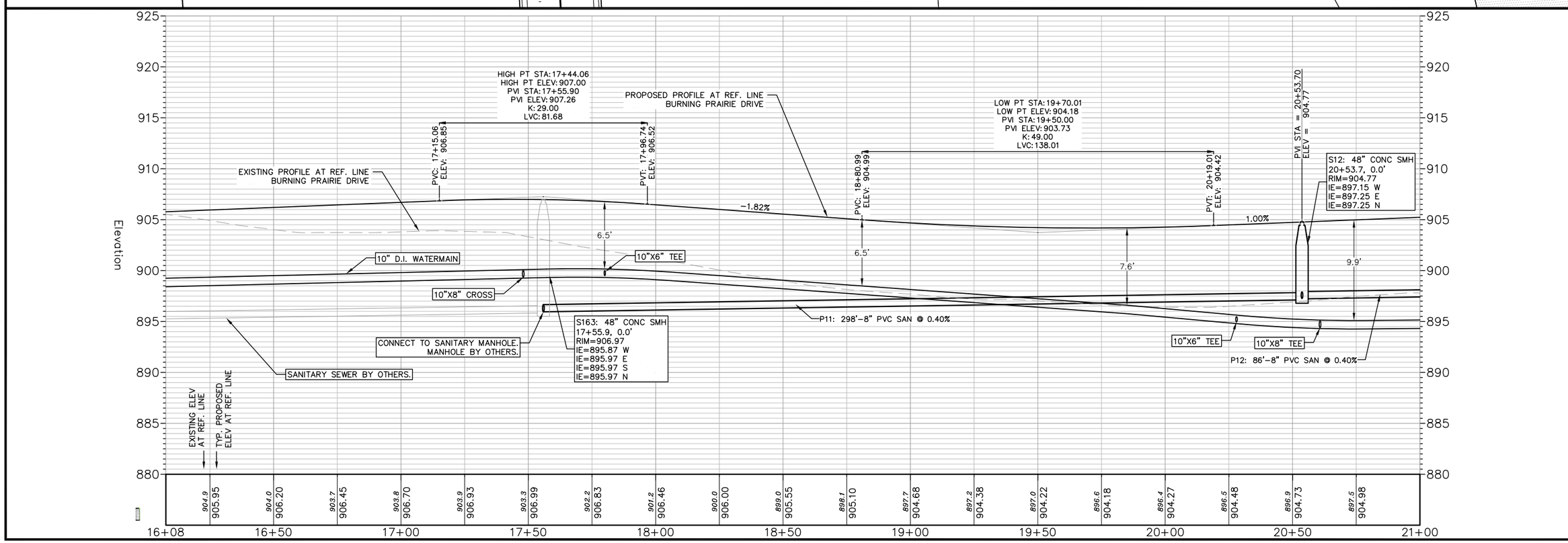

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Burning Prairie Plan and Profile - 1

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

REVISIONS		
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SCALE
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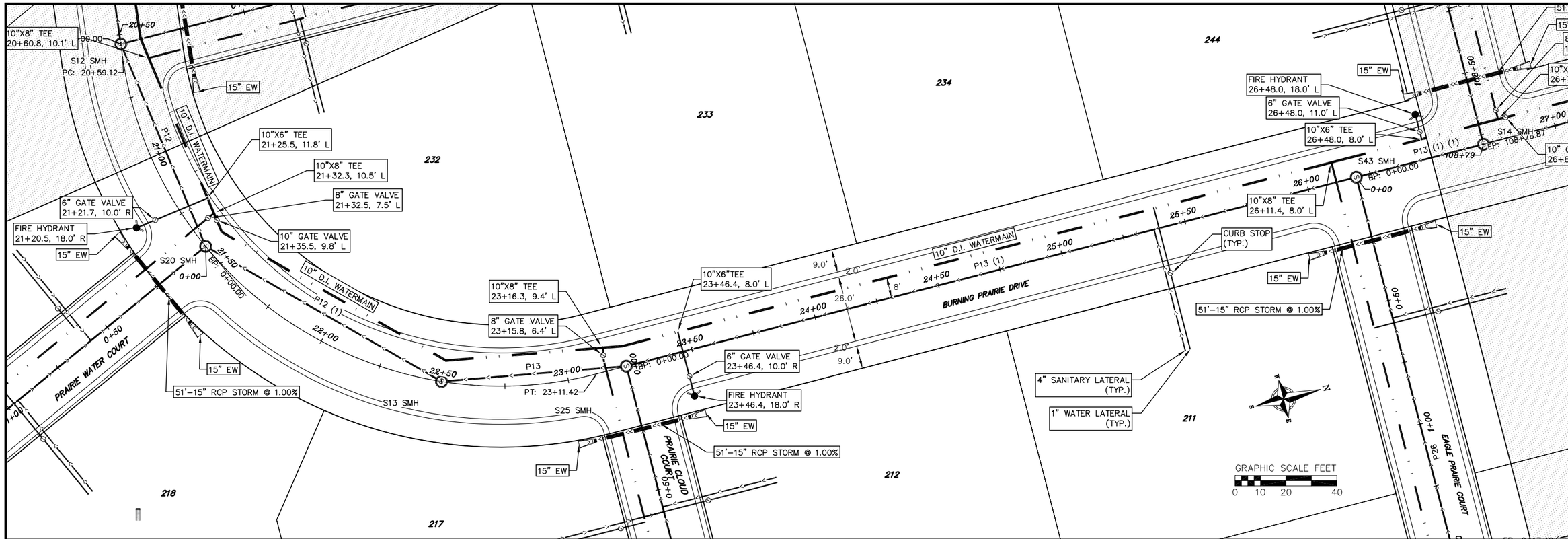

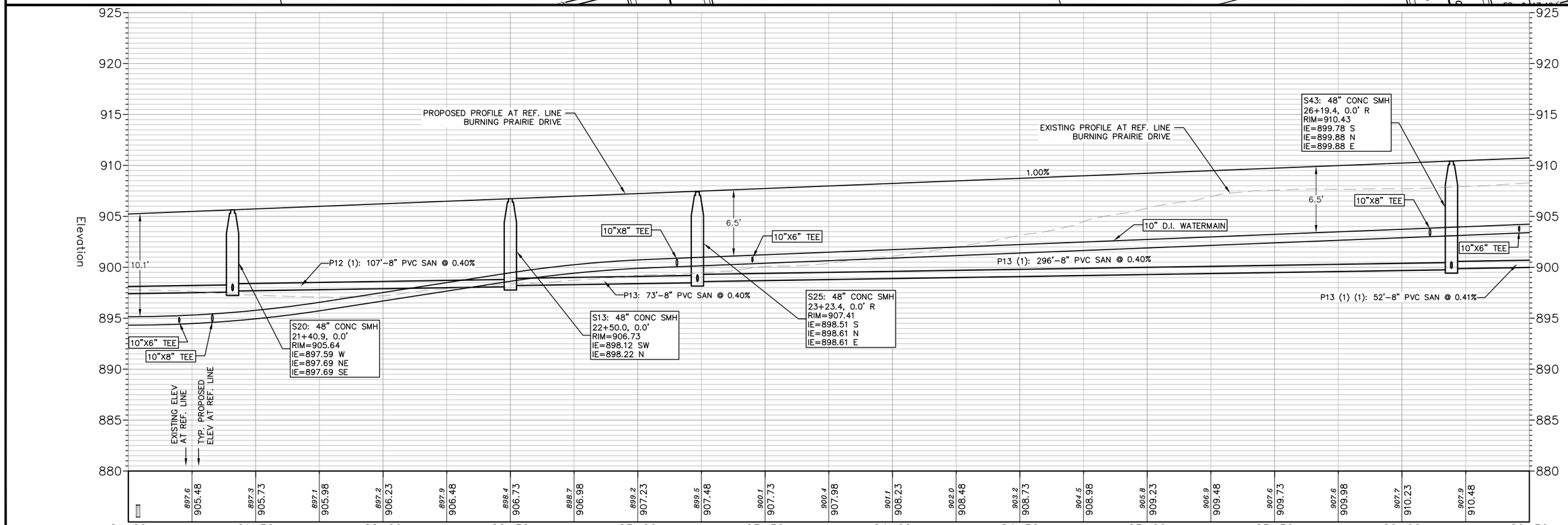

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Burning Prairie Plan and Profile - 2

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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SCALE
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VERT. – 1" = 5'

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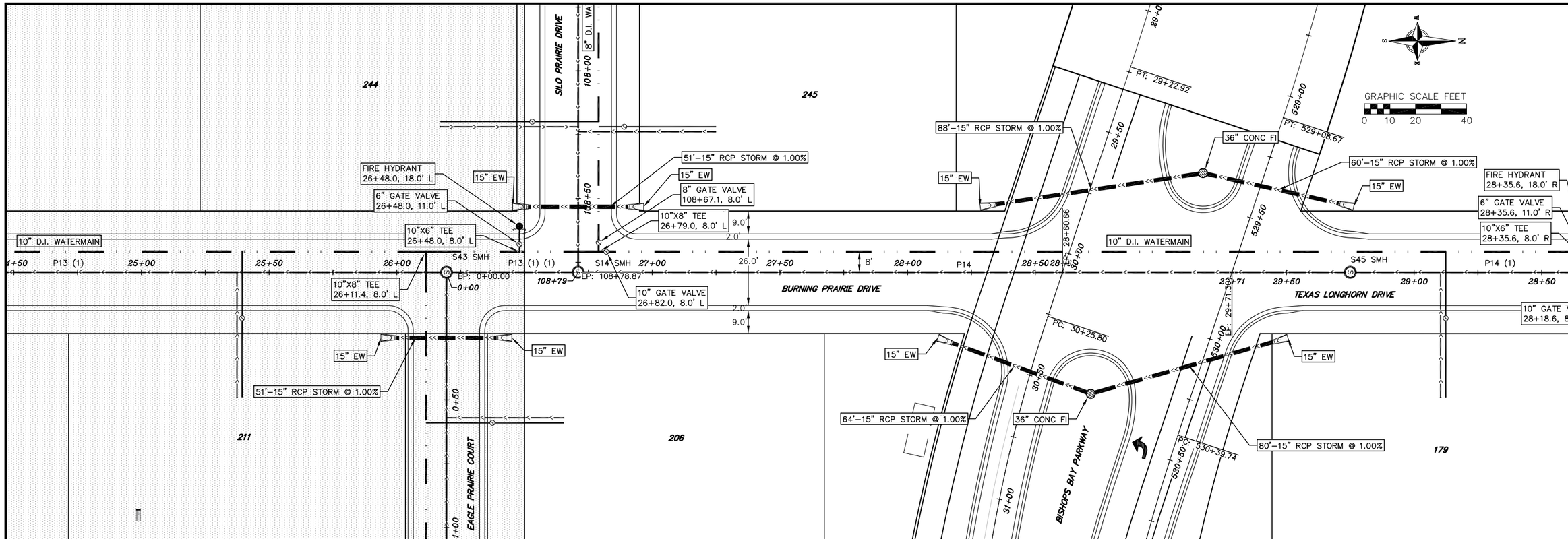

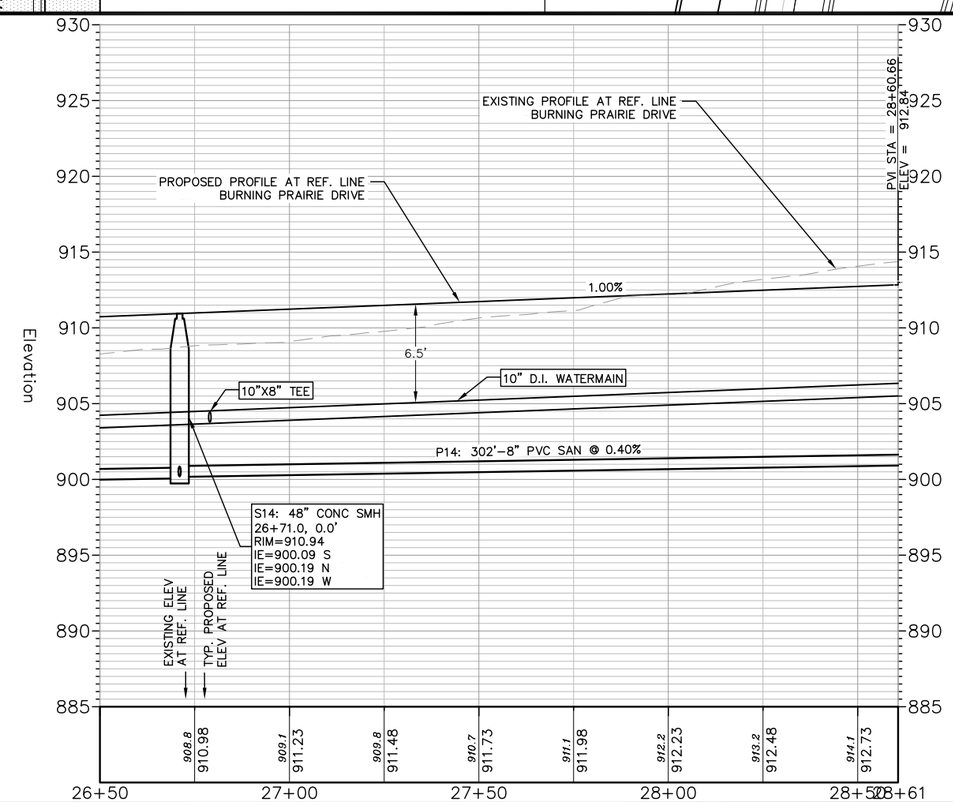

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Burning Prairie Plan and Profile - 3

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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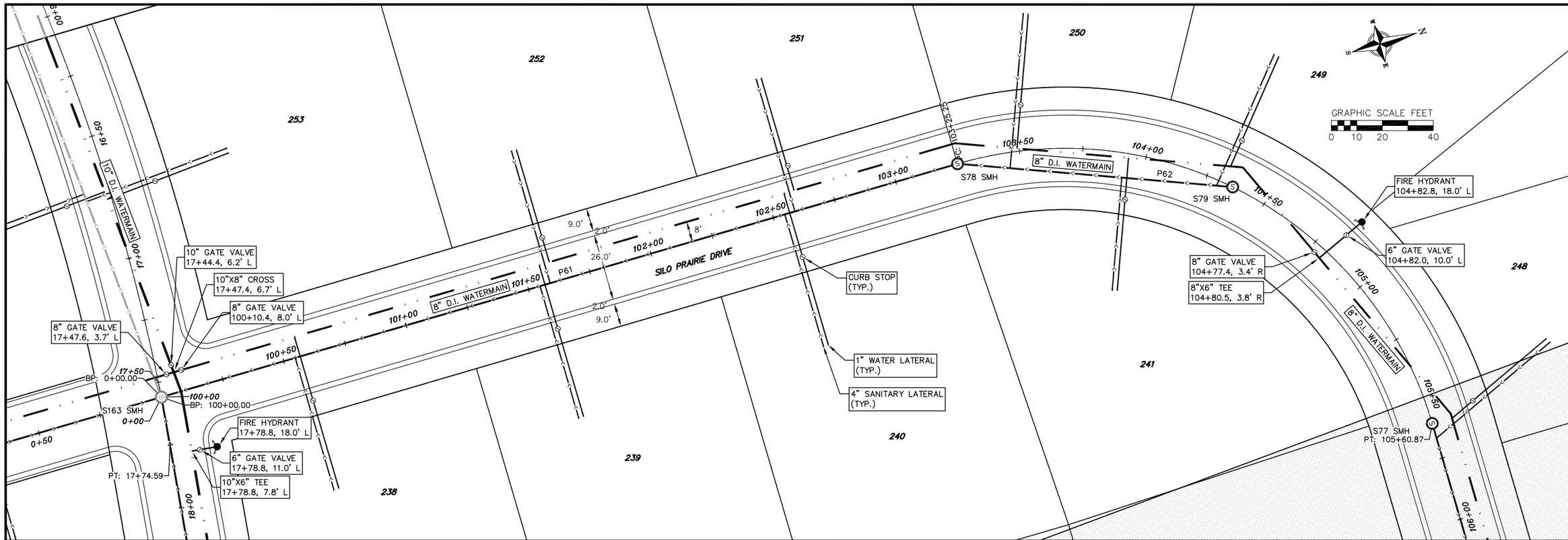

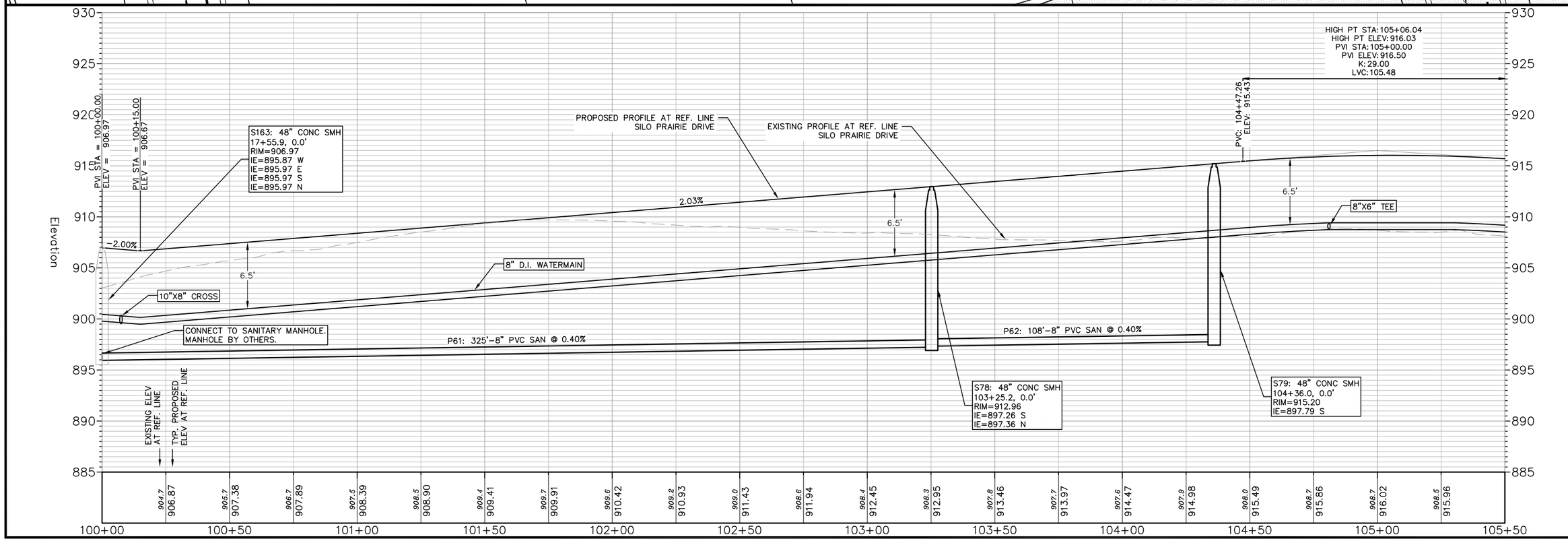

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Silo Prairie Drive Plan and Profile - 1

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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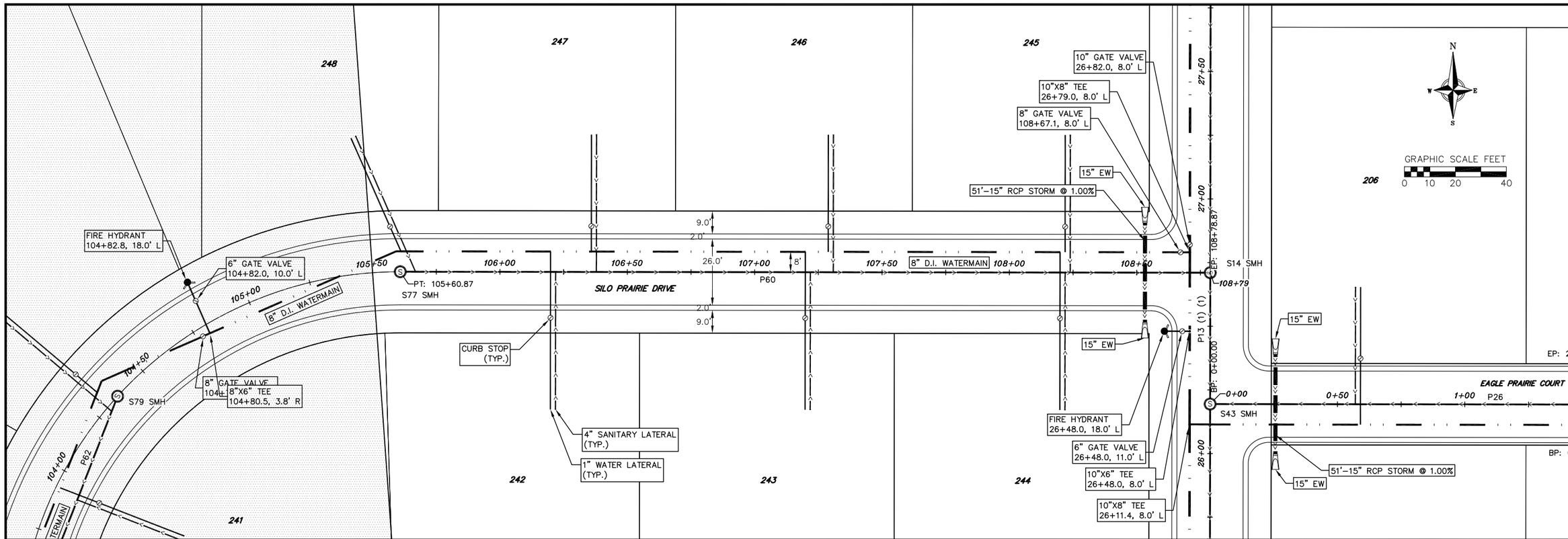

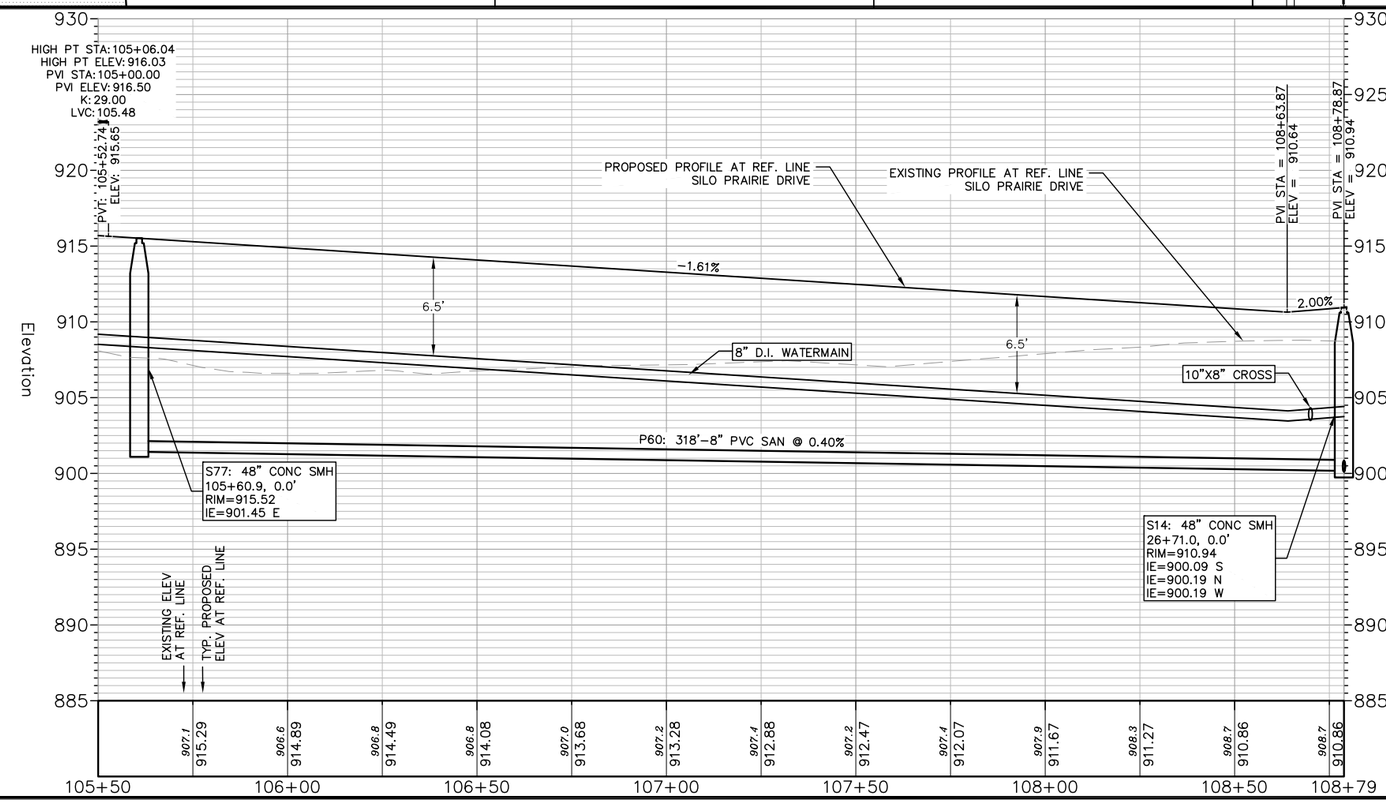

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Silo Prairie Plan and Profile - 2

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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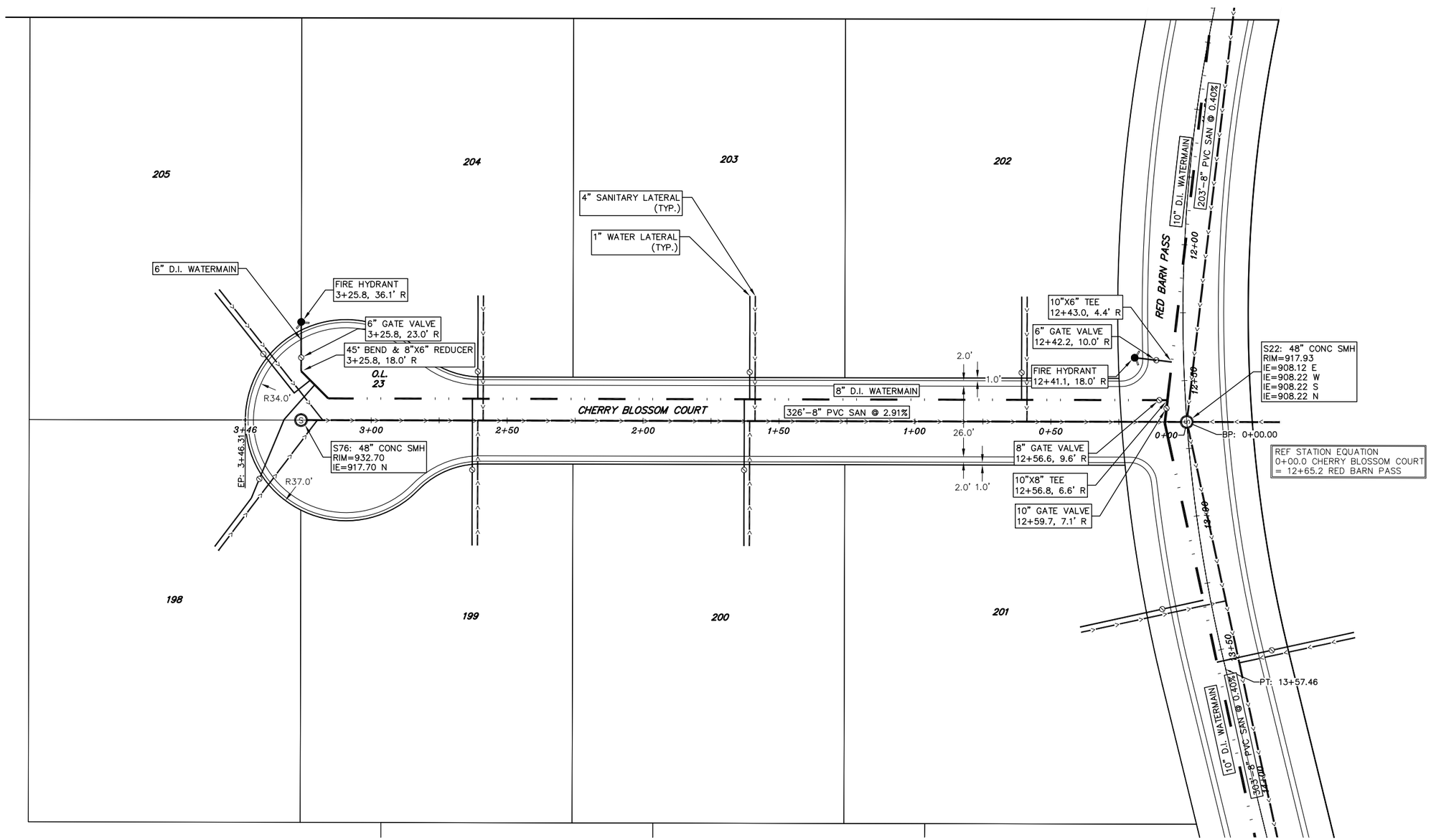

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Cherry Blossom Court Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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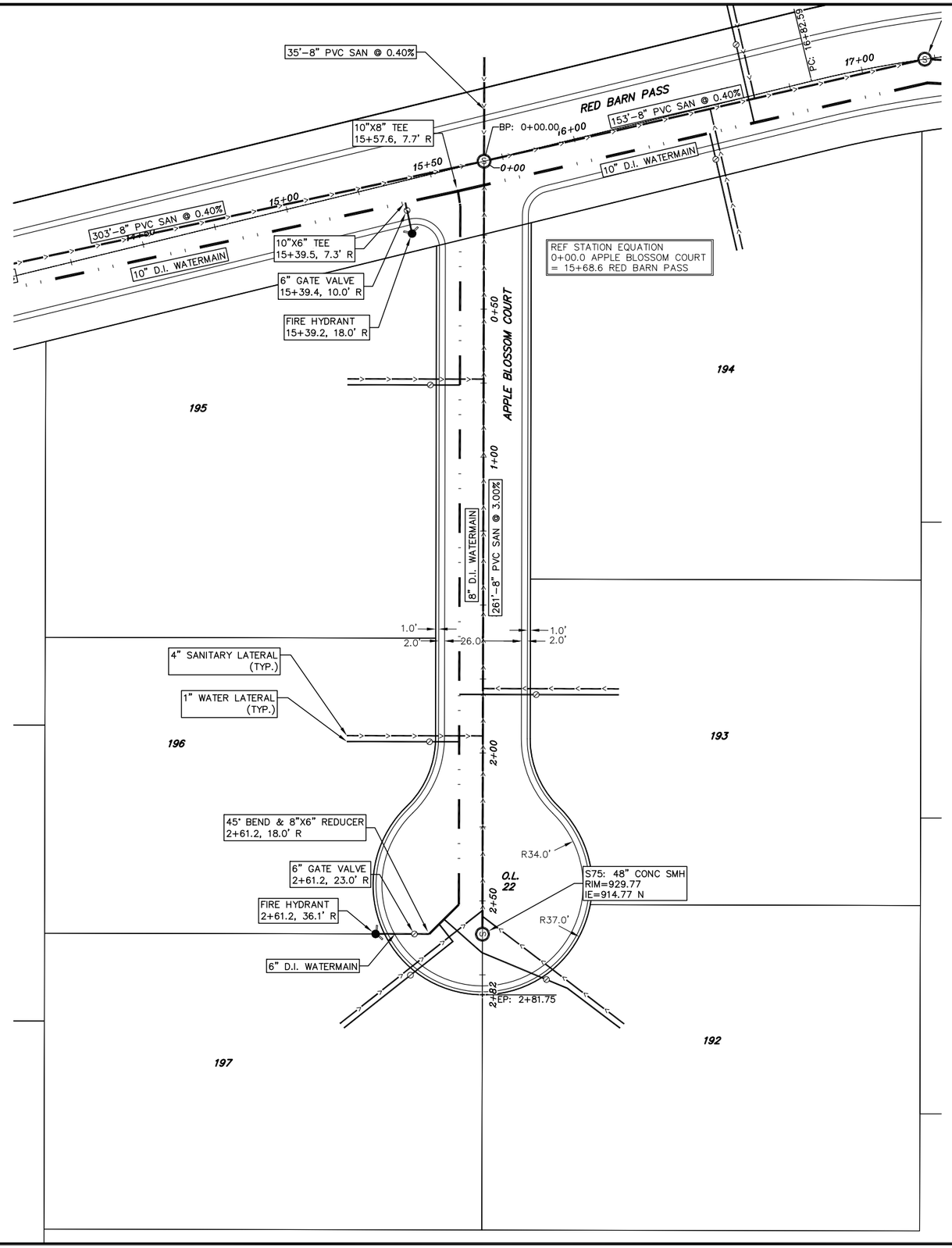

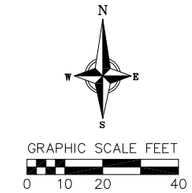

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Apple Blossom Court Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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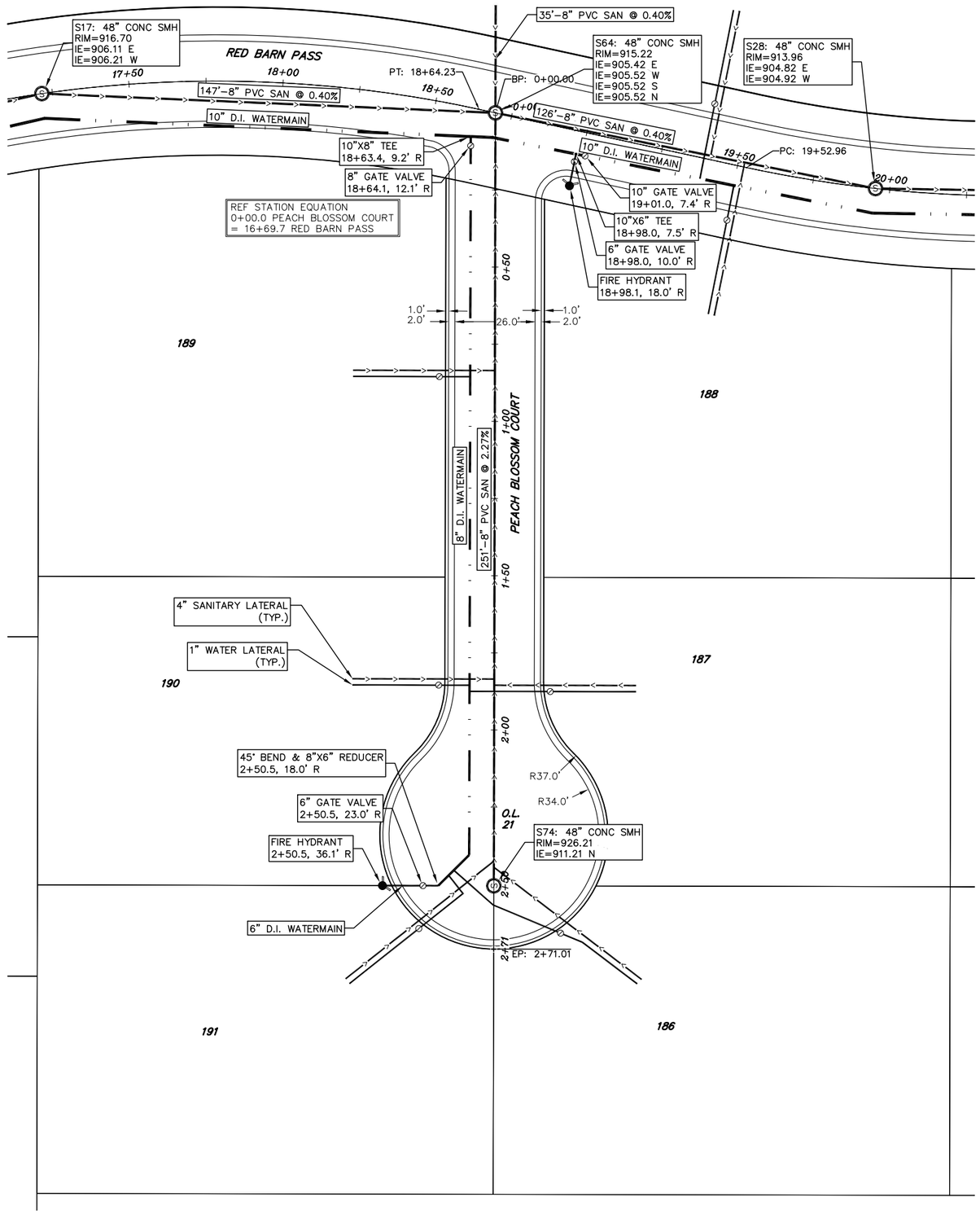

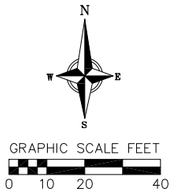

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Peach Blossom Court Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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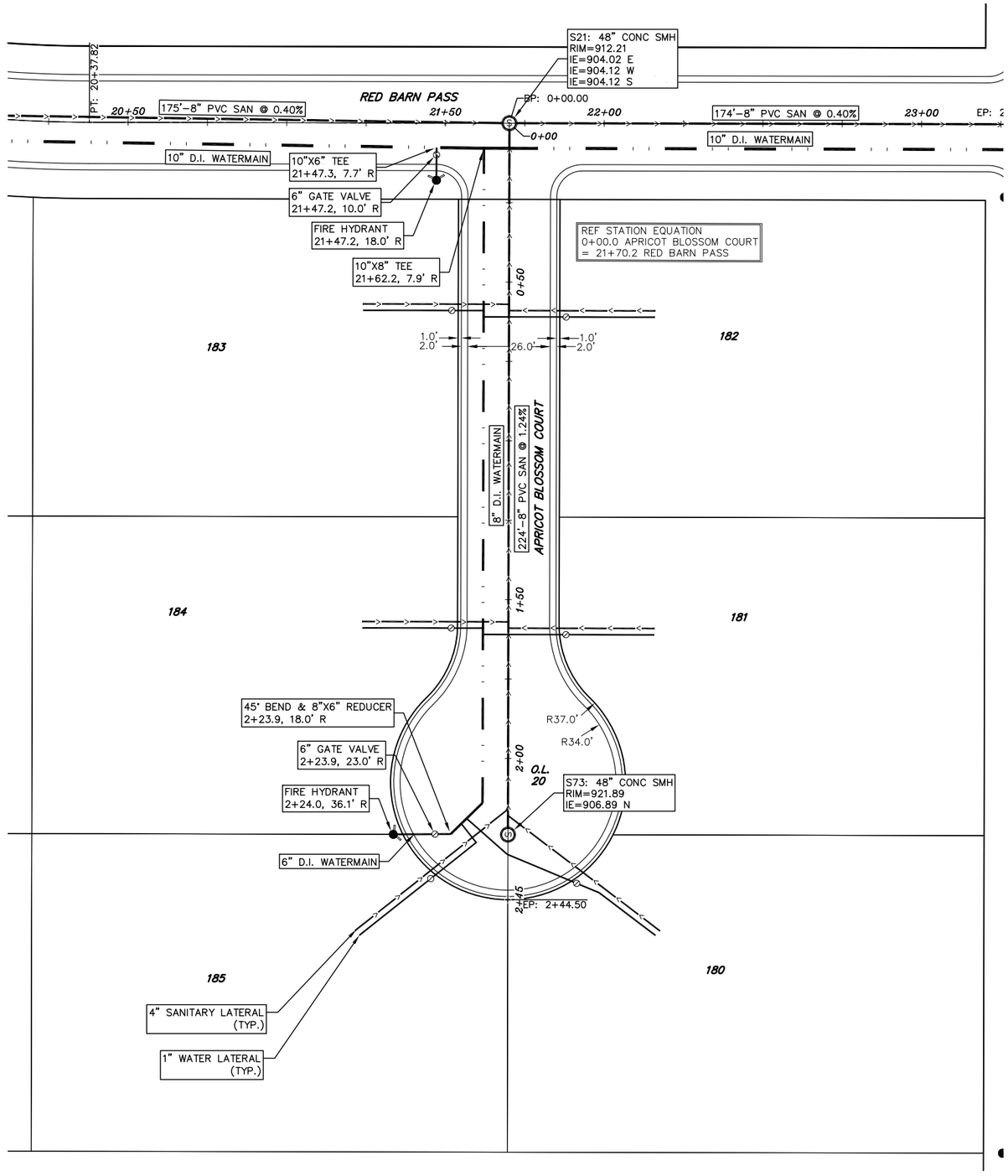

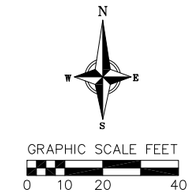

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Apricot Blossom Court Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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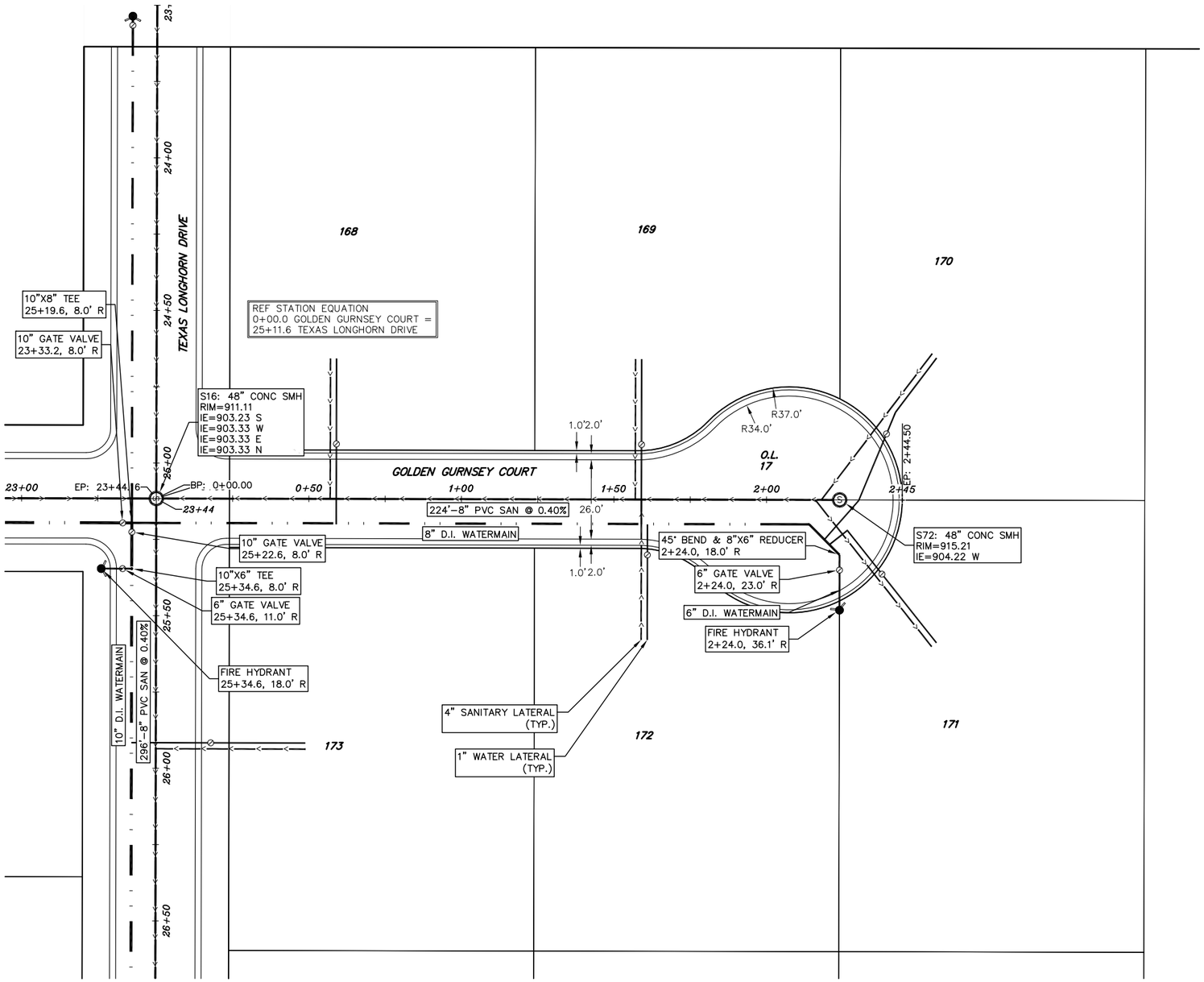

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Golden Guernsey Court Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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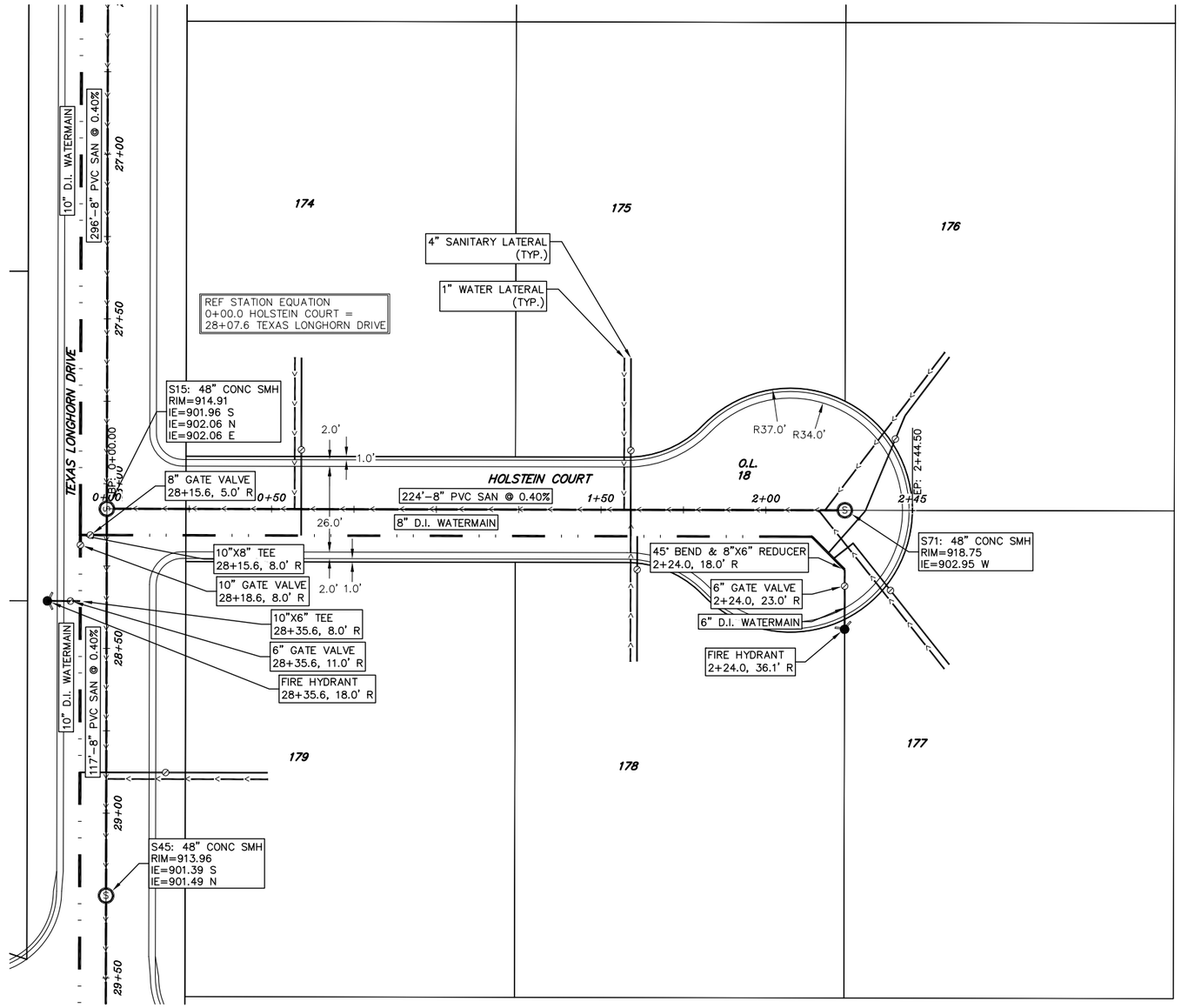

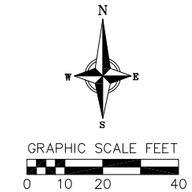

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Holstein Court Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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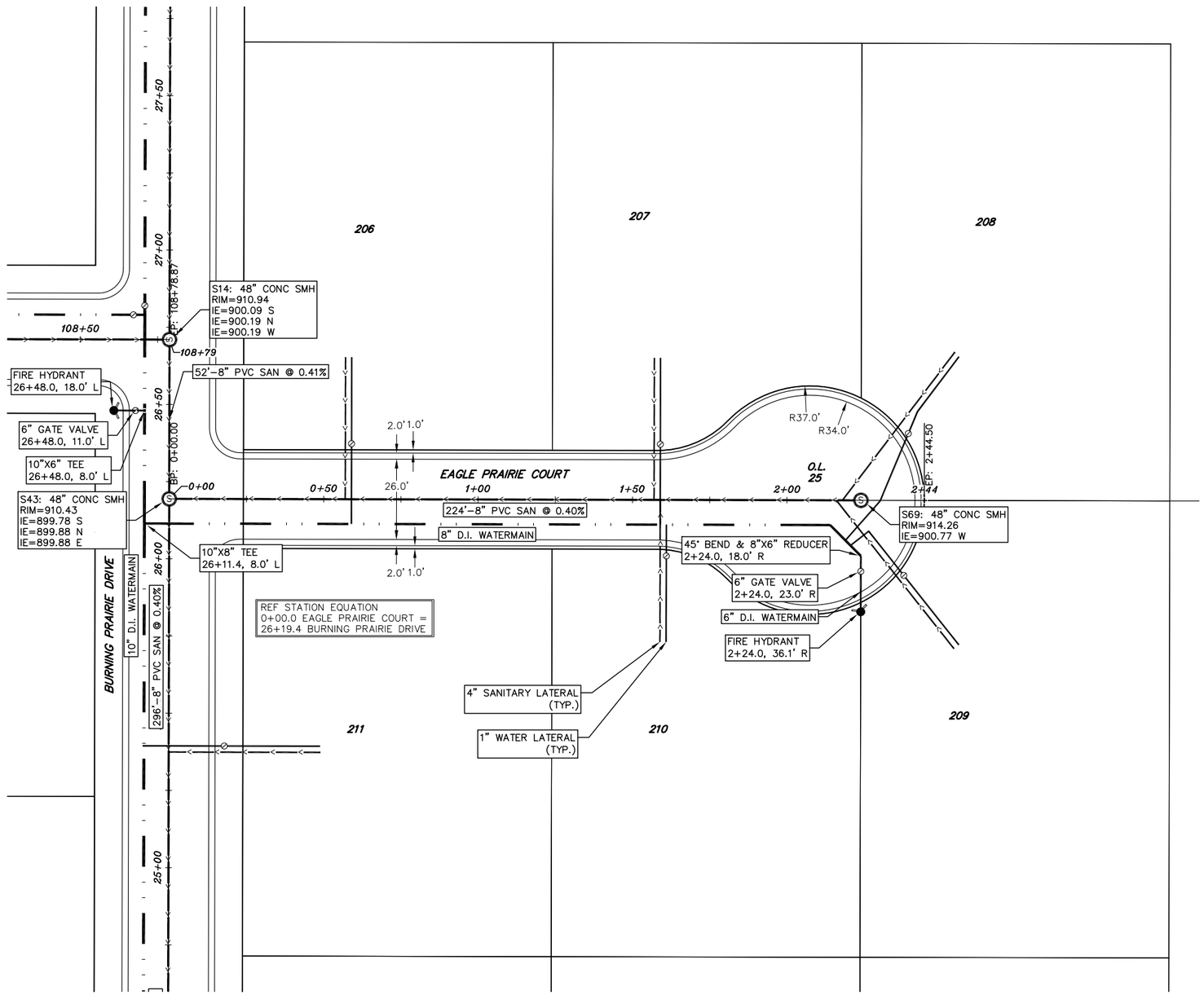

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Eagle Prairie Court Plan

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Dane County, Wisconsin

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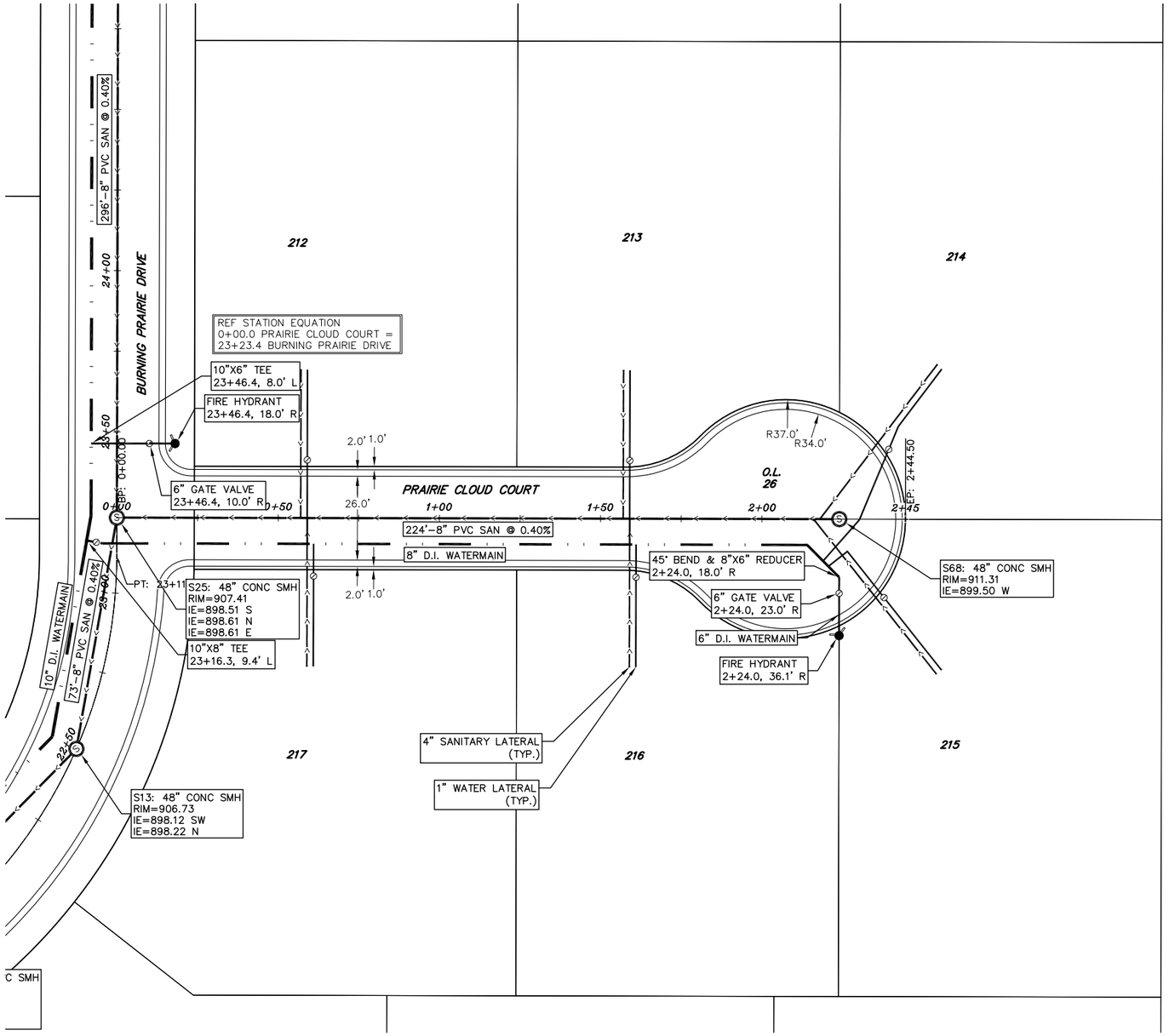

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Prairie Cloud Court

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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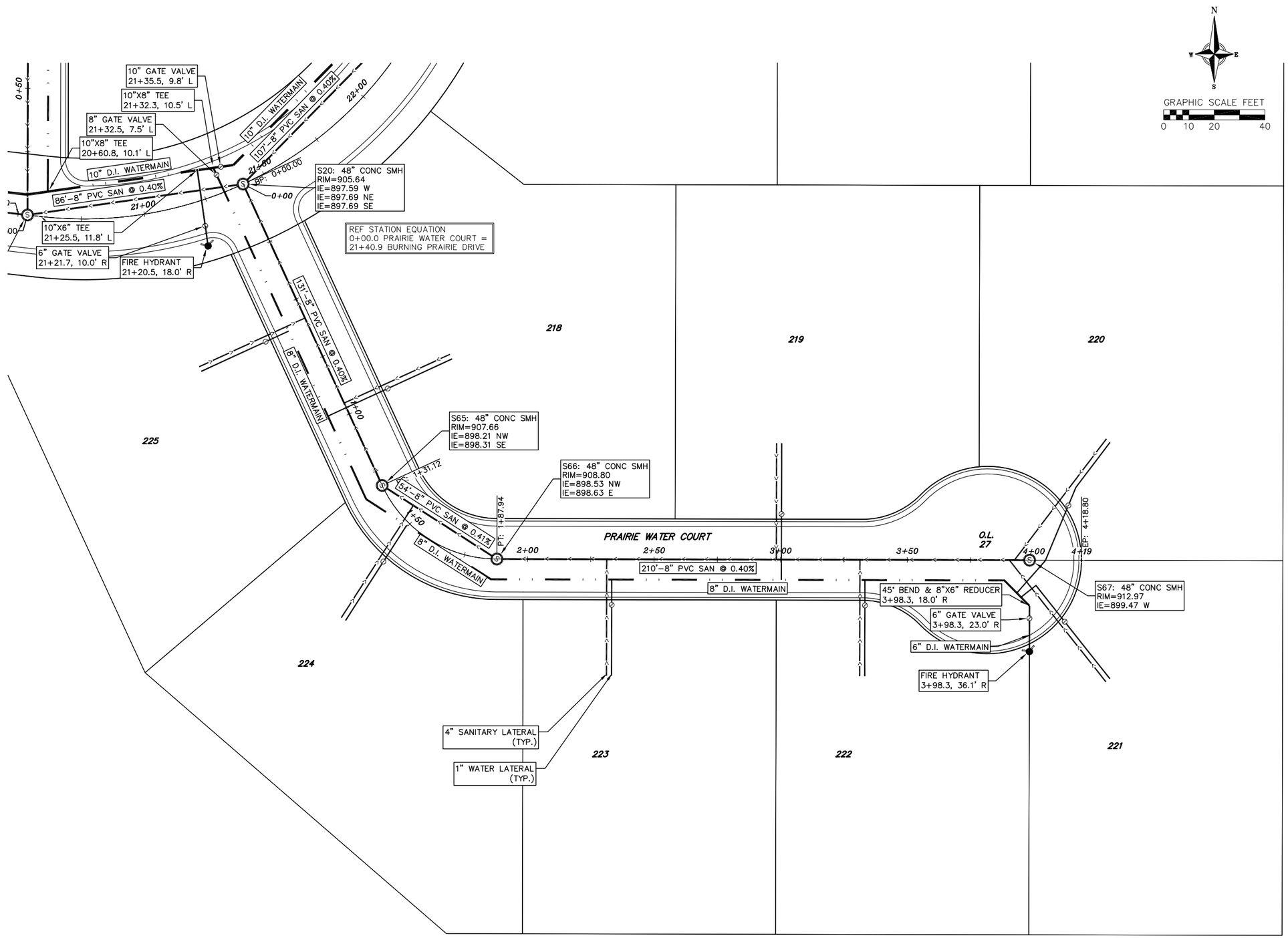

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Prairie Water Court Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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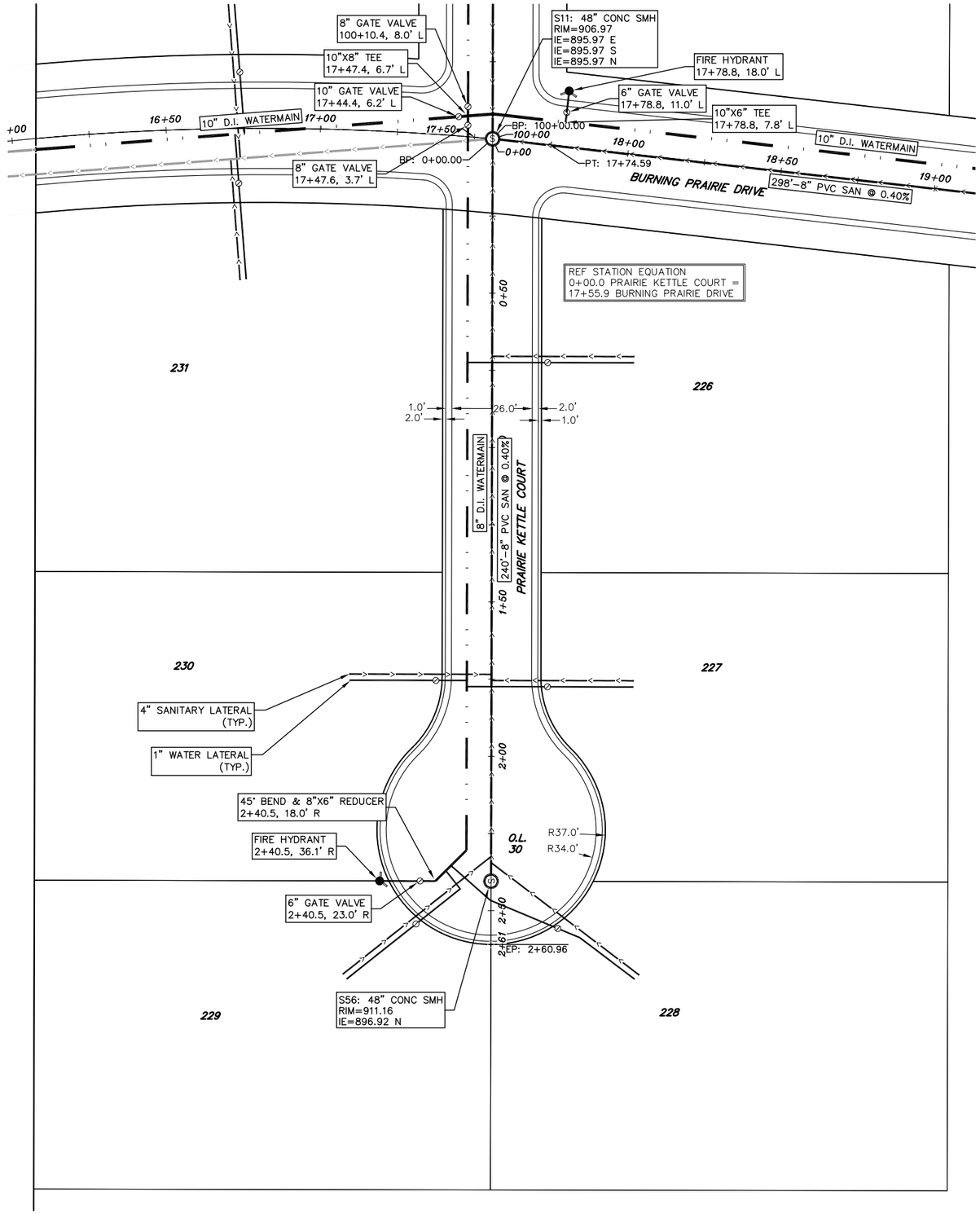

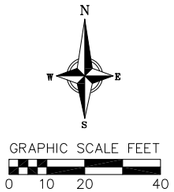

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Prairie Kettle Court Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

REVISIONS		
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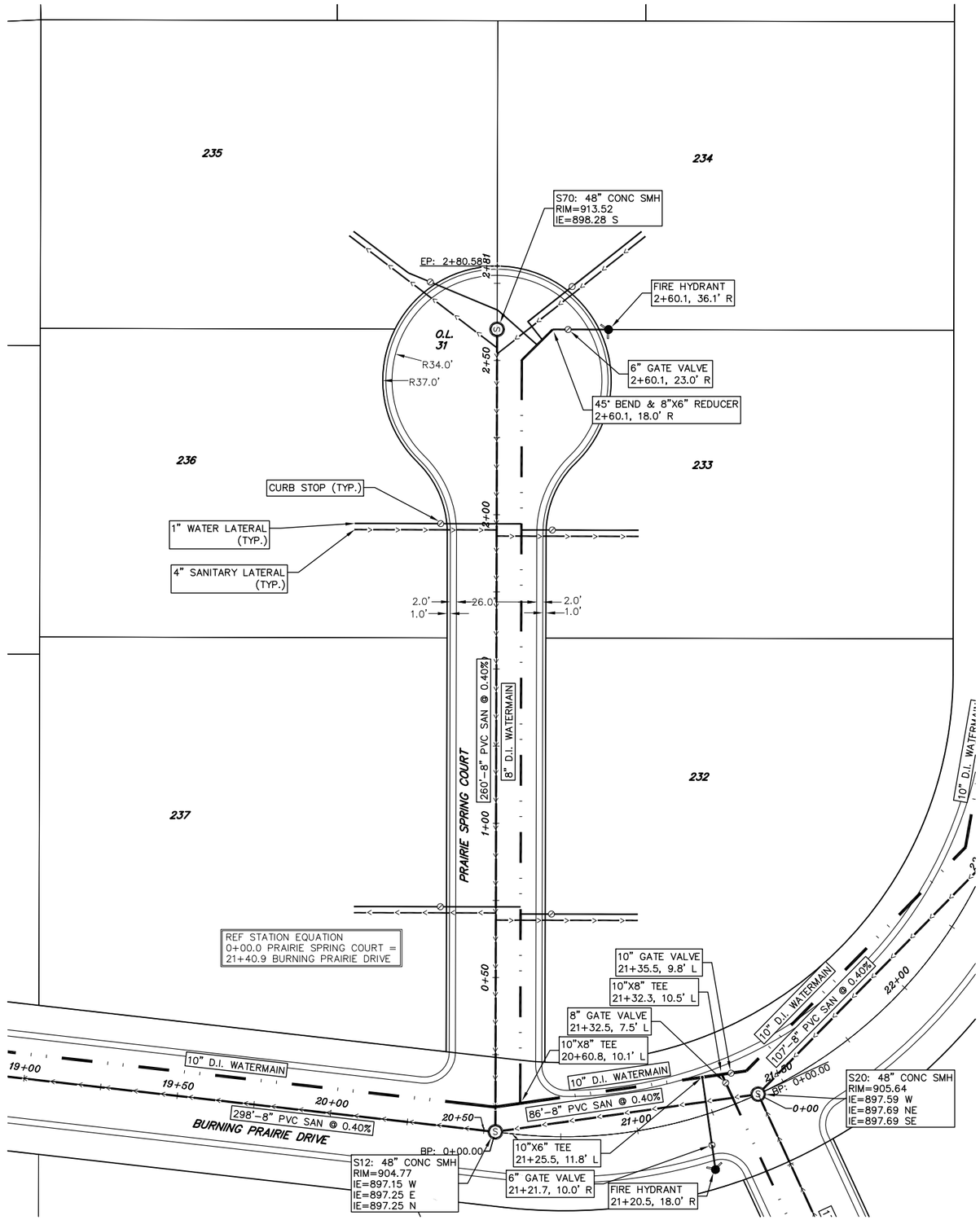

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Prairie Spring Court Plan

The Community of Bishops Bay, The Prairie and The Farm - Phase 5
Town of Westport
Dane County, Wisconsin

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18 May 2017 - 12:29p M:\Bishops Bay, Community of\160129_The Prairie & The Farm Ph 1\CADD\160129 - CulDeSacs.dwg by: jgol

LANDSCAPE PLAN

the bruce company OF WISCONSIN INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

COMMUNITY OF BISHOPS BAY PHASE 5

THE FARM & THE PRAIRIE
MIDDLETON, WISCONSIN

Checked By: SS
Drawn By: 5/18/17 RS

Revised:
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1/2017 CAD/STEVE SHORT/BISHOPS BAY PHASE 5/COBB PHASES MEDIAN 17C1.DWG Created: 5/18/2017, Saved: 5/18/2017, Printed: 5/18/2017

The Community of

BISHOPS BAY

The Prairie & The Farm
Phase 5
SIP
May 18, 2017

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C4 - C5: Typical Sections
C6 - C7: Grading and Erosion Control
C8 - C9: CTH M Intersection - Geometric Plans
C10: Overall Utility Plan
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C15 - C16: Texas Longhorn Drive Plan and Profile
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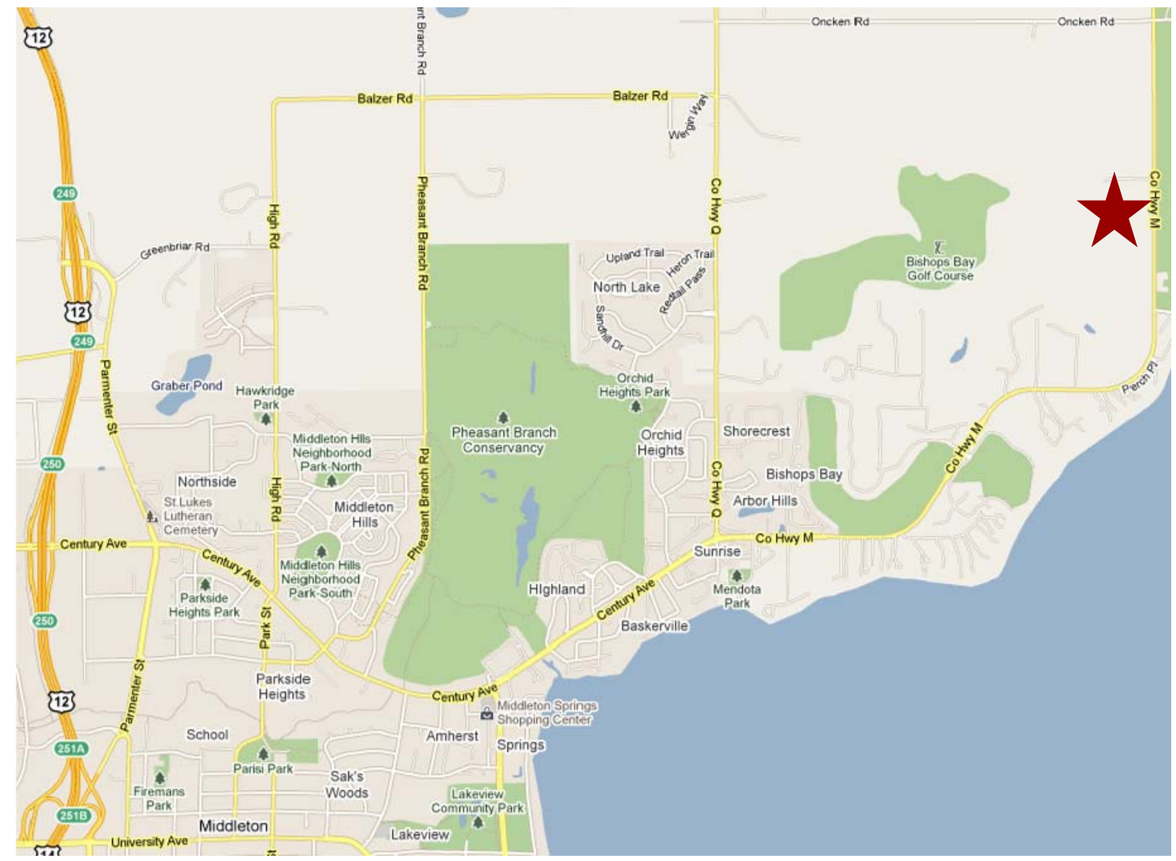
C35: Prairie Spring Court Plan
L1: Landscape Plan



Developer: The Community of Bishops Bay LLC

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

Engineer, Planner, Landscape Architect, Surveyor:

vierbicher
planners | engineers | advisors

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

Overview

This Specific Implementation Plan (SIP) is for the The Prairie and The Farm neighborhoods in The Community of Bishops Bay—Phase 5, as well as the intersection of County Highway M and Bishops Bay. As described in the Administration chapter of The Community of Bishops Bay Master Development Plan (MDP), this SIP includes information required for platting, such as public improvements, and designation of lot types. The preliminary plat and engineering plans are also being submitted.

Lot Types & Consistency with the MDP

This SIP contains 86 Cluster Residential (CI-R) lots in The Prairie and The Farm neighborhoods. The lot type designations are consistent with the chart on page 25 of the MDP that lists permitted lot types by neighborhood, with one exception. The applicant would like to apply a minimum 20' front yard setback to these lots, with no maximum front yard setback. The MDP CI-R lot specifications list a 7' minimum and 20' maximum front yard setback. The request for an increased front setback is to accommodate a 20' prairie landscape buffer along the front of each lot, while allowing flexibility in the depth of front and rear yards within the neighborhood. This exception would apply to all CI-R lots in this SIP (Lots 168-253).

Most of the lots within this SIP area front on a court, so the lot line fronting the court will be the front lot line. The exceptions are Lots 238-253, which front Silo Prairie Drive. The lot line along Silo Prairie Drive will be the front lot line.

Road Network

This SIP includes a new portion of Bishops Bay Parkway creating a community entrance from County Highway M. This 580 LF section of the parkway varies from the MDP approved parkway cross-section in that the north side 6' sidewalk is omitted in order to foster a more rural aesthetic and reduce impervious area (this change was approved as part of the GIP amendment for this area). Four additional public streets and 11 private courts are included in this SIP:

1. Red Barn Pass, Texas Longhorn Drive, Burning Prairie Drive and Silo Prairie Drive will closely follow the Rural Residential Street cross-section, except that the terrace will be 8' instead of 10', a ribbon curb will replace the gravel shoulder, and lane widths will be increased from 12' to 13'. The 26' pavement width will include two-way traffic and parking along one side (see attached lot and street types map for parking side info).

The 11 private courts follow the same pavement width and configuration, but with no public terrace area and an outlot width of 32'. Each court ends in a 36' radius cul-de–sac (to the outside edge of the curb).

The layout of the local streets in the SIP has been slightly altered from the MDP maps as part of the final design and layout of the Phase 5 area. This layout will provide larger lot sizes (to accommodate prairie easement areas) and allow for preservation of 2 existing silos.

Pedestrian & Bicycle Circulation

An extensive network of paved and mowed trails are being proposed to provide recreation and transportation opportunities to residents. The proposed trails are consistent with the pedestrian and bicycle circulation plan in the MDP. As part of Phase 5, a new paved trail along County Highway M will connect the Bishops Bay Parkway commuter trail north to Governor Nelson State Park via the existing underpass that crosses County Highway M. It will also connect south to the Dane County prairie restoration area. This will be a 10' wide asphalt trail that winds in and out of the prairie planting area along County Highway M.

Key:
Lot Types

CL-R (Cluster Residential)

Right-of-Way

Parkway Boulevard (110' max)
Rural Residential (48')
Private
Parking Side
Paved Trail
Future Paved Trail
Mowed Trail

N
W E
S

Graphic Scale Feet
0 75 150 300

Lot Types & Circulation | The Prairie & The Farm - Phase 5, The Community of Bishops Bay

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OWNER – SUBDIVIDER
Bishops Bay Farm & Prairie, LLC
7609 Elmwood Avenue, Suite 201
Middleton, WI 53562
(608) 831-5500

SURVEYOR
VIERBICHER
BY: PAUL R. KNUDSON
999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
608-821-3949

GRAPHIC SCALE FEET
0 50 100 200

N
W E
S

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM – DANE COUNTY ZONE 83-07

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 3/4" ø IRON ROD

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING ENDWALL
- EXISTING SEPTIC VENT
- EXISTING WELL
- EXISTING DOWN GUY
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING DECIDUOUS TREE
- EXISTING SOIL BORING

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING WIRE FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND TELEPHONE LIINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CULVERT
- EXISTING EDGE OF TREES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SOIL TYPE
- EXISTING ENVIRONMENTAL CORRIDOR LIMITS (PER DANE COUNTY LAND INFORMATION OFFICE)

NOTES:

1) ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM AS PER CITY OF MIDDLETON VERTICAL CONTROL.

2) TOTAL PLAT AREA IS 2,315,169 SQUARE FEET OR 53.149 ACRES, MORE OR LESS.

3) THE EXISTING ZONING FOR THE PROPOSED DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).

4) THIS DEVELOPMENT IS SUBJECT TO THE MASTER DEVELOPMENT PLAN – THE COMMUNITY OF BISHOPS BAY AS APPROVED BY THE CITY OF MIDDLETON. REFER TO THE PROPOSED SIP DOCUMENT FOR THE PRAIRIE AND THE FARM – PHASE 5 FOR LOTS AND OUTLOTS.

5) LOT DISTANCES SHOWN ALONG A CURVE ARE CHORD DISTANCES. ALL LOT DISTANCES ARE ROUNDED TO THE NEAREST TENTH OF A FOOT.

6) REFER TO STREET AND UTILITY PLANS THAT HAVE BEEN SUBMITTED FOR EXISTING AND PROPOSED PUBLIC IMPROVEMENTS THAT WILL SERVE THIS DEVELOPMENT.

7) REFER TO SOIL BORING REPORT BY CGC, INC. FOR BISHOPS BAY – MAY 2017, C17177 FOR INFORMATION REGARDING SOIL, ROCK AND GROUND WATER CONDITIONS.

8) ANY DESIGNATED PRIVATE EASEMENTS SHALL BE IN FAVOR OF THE COMMUNITY OF BISHOPS BAY LLC AND ITS DESIGNEES AND ASSIGNS.

9) A PORTION OF THE LANDS WITHIN THIS PLAT BENEFIT FROM A STORM WATER DRAINAGE EASEMENT AGREEMENT PER DOCUMENT NUMBER 4860243.

10) LANDS WITHIN THIS PLAT ARE SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY PER DOCUMENT NUMBER 4942536.

11) LANDS WITHIN THIS PLAT ARE SUBJECT TO A MEMORANDUM OF OPTION TO PURCHASE PER DOCUMENT NUMBER 5286777.

12) LANDS WITHIN THIS PLAT ARE SUBJECT TO A NOTICE AND MEMORANDUM OF AGREEMENT FOR THE BISHOPS BAY AND WESTPORT UTILITY DISTRICT AGREEMENT PER DOCUMENT NUMBER 5308039.

13) LANDS WITHIN THIS PLAT MAY BE SUBJECT TO A GRANT OF EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY ALONG THE WEST RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "M" PER DOCUMENT NUMBER 496015.

14) LANDS WITHIN THIS PLAT ARE SUBJECT TO PROVISIONS OF COUNTY ORDINANCE RECORDED AS DOCUMENT NUMBER 1388501 WHICH REGULATE ACCESS FROM AND TO THE SUBJECT PROPERTY ALONG COUNTY HIGHWAY TRUNK "M", PURSUANT TO CHAPTER 79 (FORMERLY CHAPTER 30) – COUNTY TRUNK HIGHWAY ACCESS CONTROL OF DANE COUNTY ORDINANCES.

15) OUTLOTS 17, 18, 20–23, 25–27, 30 AND 31 ARE PRIVATE OUTLOTS AND ARE DESIGNATED AS PRIVATE STREETS FOR THE USE OF THE LOT OWNERS WITHIN THIS PLAT AND THEIR GUESTS. THE PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

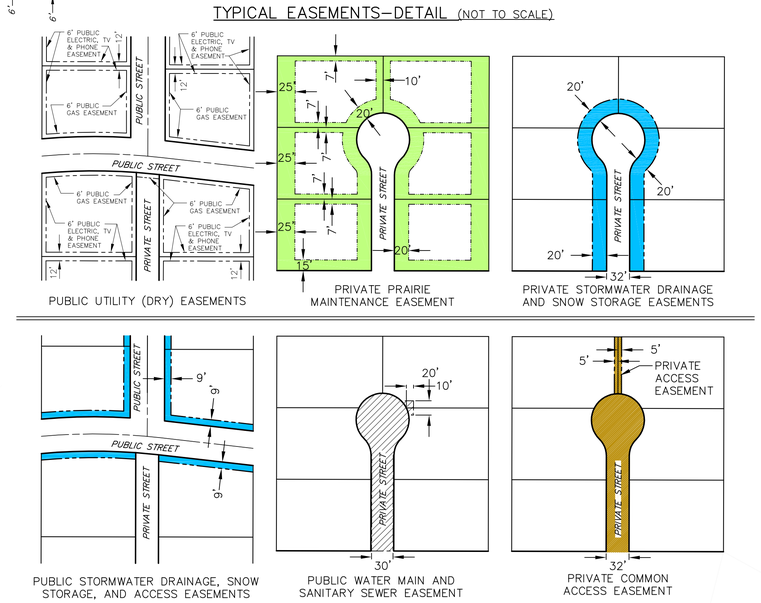
16) OUTLOTS 19 AND 28 ARE PRIVATE OUTLOTS DESIGNATED FOR PRAIRIE RESTORATION. THESE OUTLOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

17) OUTLOT 24 IS A PRIVATE OUTLOT DESIGNATED FOR ORCHARD PURPOSES. THIS OUTLOT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

18) OUTLOT 29 IS A PUBLIC OUTLOT DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES. THIS OUTLOT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

19) THE PROPOSED DRY PUBLIC UTILITY EASEMENTS REQUIRED TO SERVE THIS DEVELOPMENT HAVE BEEN COORDINATED WITH THE LOCAL UTILITY COMPANIES SERVING THIS PROPOSED DEVELOPMENT. THE PROPOSED PUBLIC UTILITY EASEMENTS ARE 6 FEET AND 12 FEET WIDE AS SHOWN HEREON AND AS DEPICTED BELOW IN THE TYPICAL EASEMENTS DETAIL.

TYPICAL EASEMENTS–DETAIL (NOT TO SCALE)



SURVEYOR'S CERTIFICATE:

I, Paul R. Knudson, Professional Land Surveyor No. 1556, do hereby certify that I have surveyed and mapped the above described property in accordance with information furnished, under the direction of the developer listed hereon and that this preliminary plat is in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes regarding Preliminary Plats; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the exterior boundaries, improvements and easements to the best of my knowledge and belief.

Vierbicher Associates Inc.
By: Paul R. Knudson
Dated this 18th day of May, 2017.
Signed: Paul R. Knudson
Paul R. Knudson, P.L.S. No. 1556

WISCONSIN PAUL R. KNUDSON S-1556 McFARLAND WIS. LAND SURVEYOR

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

PRELIMINARY PLAT - THE COMMUNITY OF BISHOPS BAY, THE PRAIRIE AND THE FARM - PHASE 5

PART OF THE NE 1/4-NE 1/4, SE 1/4-NE 1/4, SW 1/4-NE 1/4, AND NW 1/4-NE 1/4 OF SECTION 32, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

SCALE 1"=100'

DATE 5-18-2017

DRAFTER PKNU

CHECKED MSCH

PROJECT NO. 160129

SHEET 1 OF 1

DWG. NO.

M:\Bishops Bay Community of\160129_The Prairie & The Farm Ph 1\CADD\160129 - Prel Plat.dwg by: pknu

6/5/2017

Town of Wesport

Kennedy Administration Building

5387 Mary Lake Rd

Waunakee, WI 53597

To Whom it may concern:

We own a parcel of land on Balzer road in Westport. Parcel Description: Lot 3 CSM 12268 (CS76/53&56-9/27/2007 F/K...).

In reviewing the resolution by the Town of Wesport Board of Supervisors dated 6/04/2007, we read restriction number 16:

16. Driveway location approvals shall be obtained from the Town Administrator, shall be in a location acceptable to the Town Maintenance Foreman, and the two new lots approved by the CSM shall be served by one driveway.

We would like to pursue having that deed restriction removed so that each lot could be served by its own driveway.

I have included a map to illustrate the desired location for our driveway.

We appreciate your assistance in this matter.

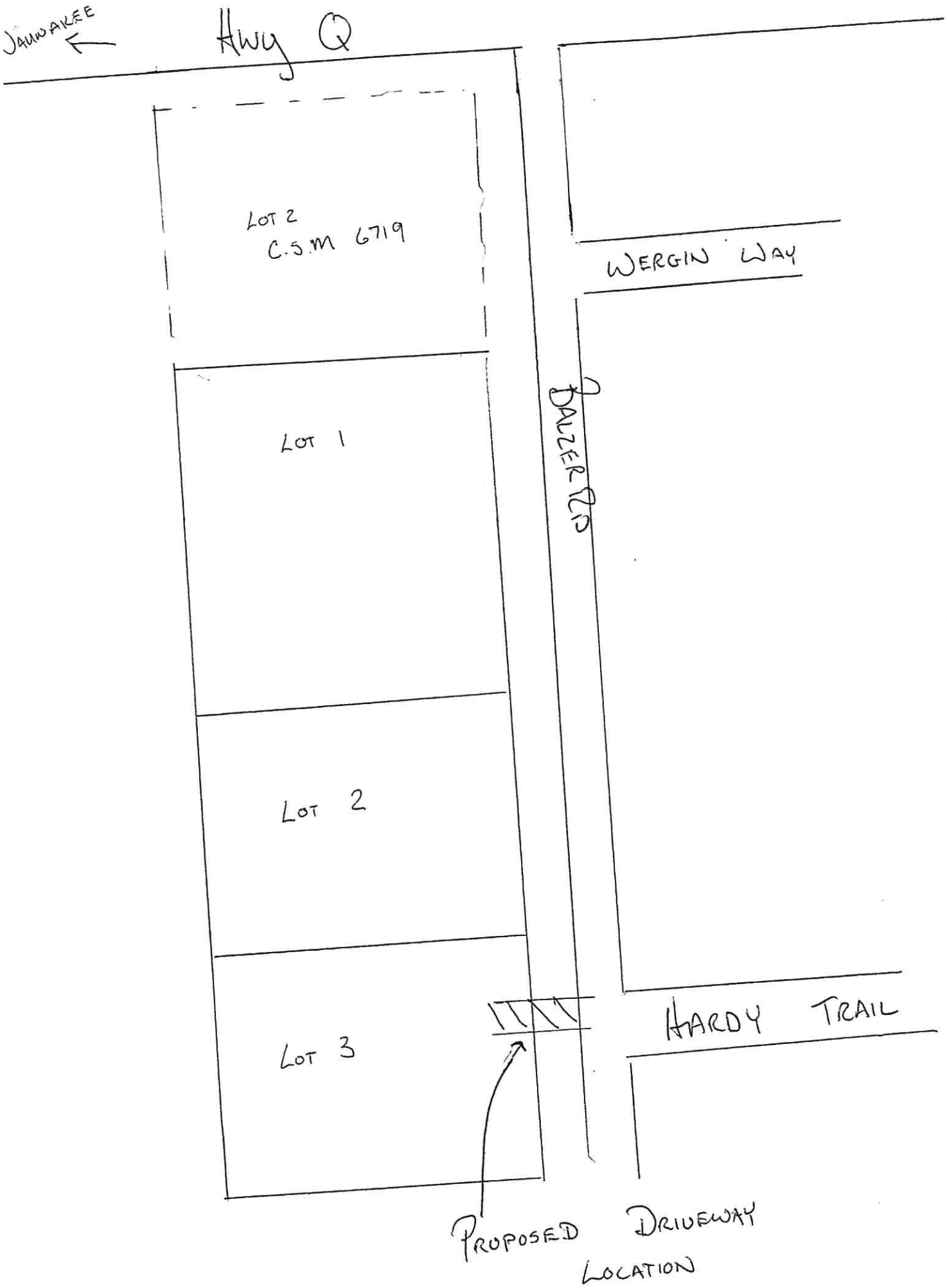
Sincerely,

Brent Ziegler

Angela Schwab

bziegler@hrcarpets.com

angie@angieschwabinteriors.com


JANNAKEE
Hwy Q
LOT 2
C.S.M 6719
WERGIN WAY
LOT 1
BALZER RD
LOT 2
LOT 3
HARDY TRAIL
PROPOSED DRIVEWAY
LOCATION