

Middleton Westport Joint Zoning Committee

Agenda

Thursday September 28, 2017 6:00 PM
To be Held in Council Chambers at City Hall
7426 Hubbard Avenue, Middleton WI, 53562

- 1) Call to Order**
- 2) Approve Minutes of 7/24/17**
- 3) Concept Review - Redtail Ackers/Bill Ranguette (St. Somewhere, Inc.), 4821 CTH Q (PC 2528)**
- 4) Concept Review - Notre Dame Village at The Back Nine, The Community of Bishops Bay (PC 2508)**
- 5) Initial Consultation, Rezone and Conditional Use Permit (CUP) for Guest Rooms/Bed and Breakfast, Lottig and Lambrecht, 4906 and 4914 Wakanda Dr. (Middleton ETZ)**
- 6) Initial Consultation, Rezone for Preschool/Learning Center, Davis/Inspire Nature Center Preschool, Oncken Rd. at CTH M (Middleton ETZ)**
- 7) Final Plat, The Community of Bishops Bay, Phase 5 (53 acres, 86 single family lots), The Prairie and The Farm, Bishops Bay Farm and Prairie, LLC, West of CTH M across from Governor Nelson State Park and North of Dane County Parks/Holy Wisdom Prairie Lands, Discussion/Recommendation (Middleton ETZ) - ((PC 2494)**
- 8) Adjourn**

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: 9/22/2017 2:30 PM

MINUTES
MIDDLETON/WESTPORT JOINT ZONING COMMITTEE
MONDAY JULY 24, 2017 6:00 pm

PRESENT: Dean Grosskopf, Cyndi Kennedy and Ken Sipsma, Town of Westport; Leif Hubbard and Kurt Paulsen, City of Middleton

ABSENT: Dennis Dorn, City of Middleton

ALSO PRESENT: Eileen Kelley, Tom Wilson

1. Call to Order

Vice Chair Sipsma called the meeting to order at 6:05 p.m.

2. Approve Minutes of 6/21/17

Moved by Paulsen, seconded by Hubbard, to approve the minutes of 6/21/17. Motion carried 5-0.

3. Concept Review – Redtail Ackers/Bill Ranguette (St. Somewhere, Inc.), 4821 CTH Q (PC 2528)

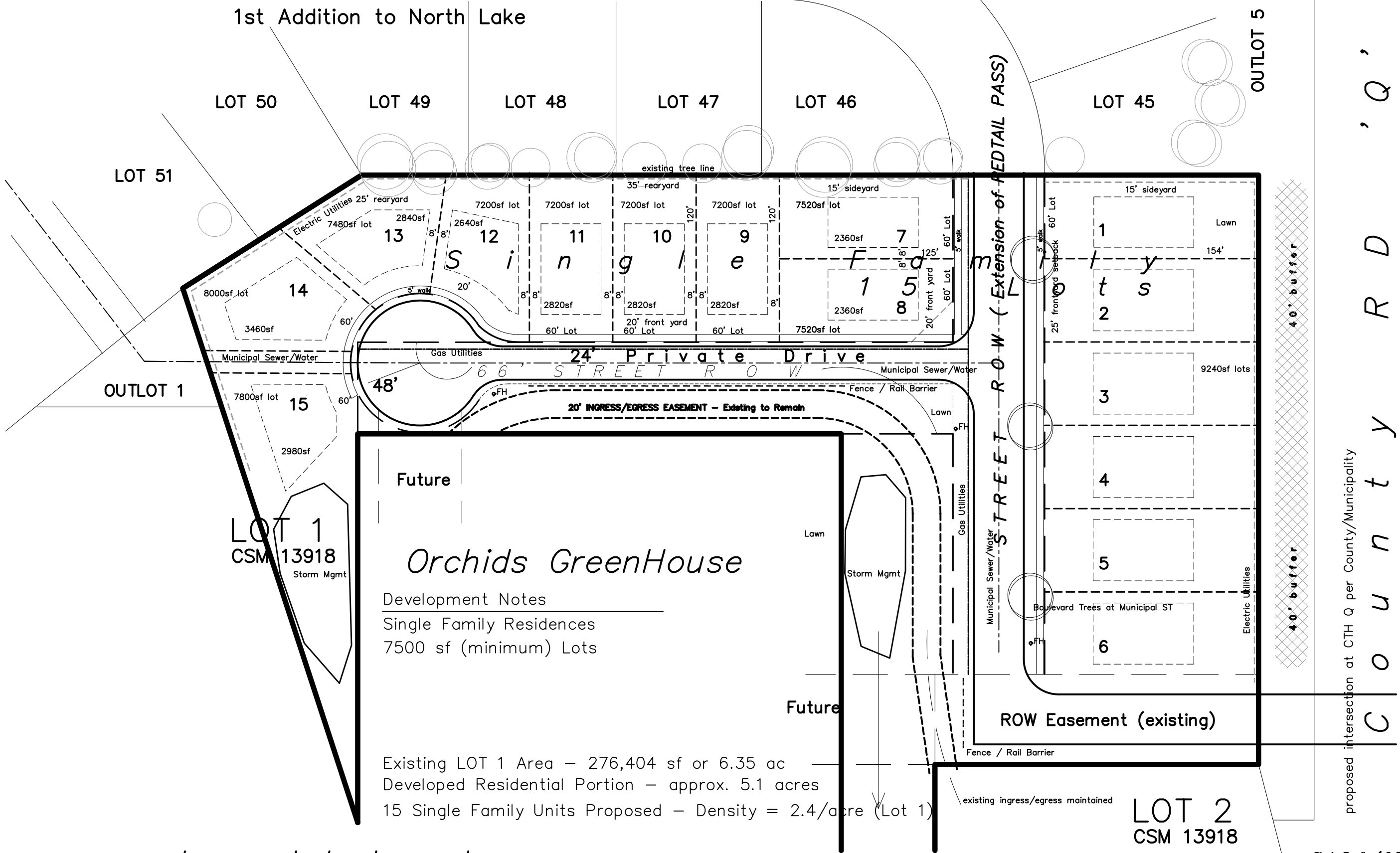
Committee members discussed this proposed concept plan following a brief presentation from the developer. Kelley indicated the concerns from the neighborhood as summarized by the Alder representing the adjacent neighborhood, including stormwater management, proposed size of lots, and traffic. Paulsen suggested that the proposed single family homes could be placed closer to the proposed street, increasing the setback from the existing homes that are adjacent. Grosskopf said the proposed project seems a little too dense. Paulsen suggested a required landscaping buffer could be added to the rear of the proposed lots. Hubbard said that stormwater management would need to be dealt with appropriately. The Committee members also discussed access to the site and circulation. No action was taken.

4. Adjourn

Moved by Grosskopf, seconded by Paulsen, to adjourn. Motion carried 5-0, and the meeting adjourned at 6:55 p.m.

EILEEN KELLEY

REDTAIL PASS



proposed concept development

RESIDENTIAL @ NORTHLAKE - REDTAIL ACKERS
Town of Westport - Middleton, Wisconsin

Single Family / Q Revision
Staff Review / Revisions
13SEP17

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EILEEN KELLEY

Mark Opitz

From: Mark Opitz
Sent: Tuesday, September 05, 2017 11:18 AM
To: Bill Ranguette (branguette@gmail.com)
Subject: FW: Potential street connection to CTH Q at Orchids by the Ackers

Bill,

Following is the exchange City staff has had with the Dane County Highway & Transportation Department. For what it's worth, I don't see them imposing a right-in/right-out restriction with the new street any time in the foreseeable future.

Mark

From: Shawn Stauske
Sent: Friday, September 01, 2017 11:52 AM
To: Mark Opitz; Dunphy, Pamela
Cc: Eileen Kelley
Subject: RE: Potential street connection to CTH Q at Orchids by the Ackers

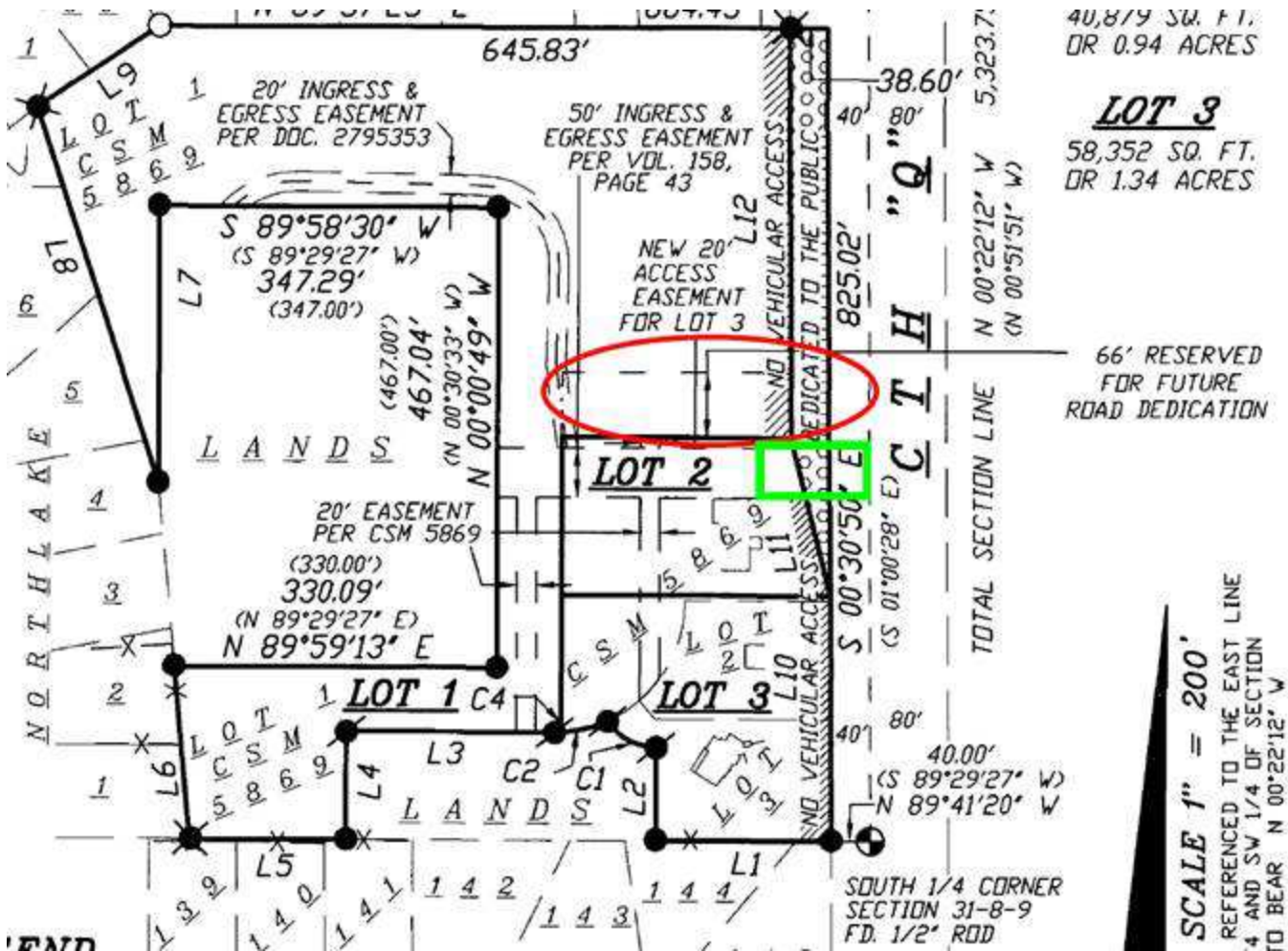
Mark & Pam,

I can't say what the owners of the land (Stanley Skolaski & Nancy Acker-Skolaski) were contemplating at the time of making CSM 13918 in March, 2015, but it seems reasonably clear that the existing driveway access on Lot 2 (green box below) would be eliminated with the future development of a road immediately to the north (red oval below). Presumably, the future road dedication would have access allowed, and the current driveway would be closed at CTH Q.

The CSM was signed by Asst. Zoning Administrator Daniel Everson as having been approved for recording per Dane County Zoning and Land Regulation Committee action on 3/9/15. I hope that action included review and input from Dane County Highway.

I'm open to considering an adjustment of the location, and potential need for restricted turning movements at the new intersection, if justified. That said, this section of CTH Q seems to have very good sight distances and no nearby roads (other than Briggs Rd., and there's no obvious way to avoid an offset to that). I'd assume a development TIA here would consider the need, or potential future need, for turn movement restrictions.

Thanks,
Shawn Stauske
City of Middleton
Dir. Public Works / City Engineer
(608) 821-8381



From: Mark Opitz
Sent: Wednesday, August 30, 2017 3:24 PM
To: Dunphy, Pamela
Cc: Eileen Kelley; Shawn Stauske
Subject: RE: Potential street connection to CTH Q at Orchids by the Ackers

Pam,

Thanks for your reply. I don't think it is reasonable from a planning and public safety perspective for the Orchids by the Ackers area to be served solely by Redtail Pass in the future. That would mean that most of the area would be served by a cul-de-sac exceeding a length of 1,000 ft., which conflicts with the city's ordinance and, if I recall correctly, is also a threshold that is listed for (at least) driveways in a Dane County ordinance.

I recommend we work together to plan for a future street intersection between CTH Q and Redtail Pass, with all driveways connected to Redtail Pass. I'm copying Shawn Stauske on the idea of adding language to approval documents indicating the potential for a future right-in/right-out restriction. However, I would point out that there are at least half a dozen lots across the highway which also need to retain access to Q, so perhaps a 4-way intersection design is something to be considered in the future.

Mark

From: Dunphy, Pamela [<mailto:Dunphy@countyofdane.com>]
Sent: Wednesday, August 30, 2017 3:11 PM

To: Mark Opitz
Cc: Eileen Kelley
Subject: RE: Potential street connection to CTH Q at Orchids by the Ackers

Mark,

My preference would be that there is no access to CTH Q and Redtail Pass provides access for the remaining property. If that is not possible, then a new street access is preferable to a driveway.

For future road access purposes, can it be noted that the street access to CTH Q may be limited to right-in/right-out in the future?

Pam Dunphy, PE
Deputy Commissioner
Highway and Transportation Division
Phone: (608) 266-4036
Cell: (608) 575-2244
Fax: (608) 266-4269
Email: dunphy@countyofdane.com

From: Mark Opitz [<mailto:mopitz@ci.middleton.wi.us>]
Sent: Tuesday, August 29, 2017 7:30 PM
To: Dunphy, Pamela
Cc: Eileen Kelley
Subject: Potential street connection to CTH Q at Orchids by the Ackers

Pam,

A developer is proposing to a small subdivision between the Northlake neighborhood and Orchids by the Ackers, on the west side of CTH Q. Please review the access easement shown on pages 3, 4, 9 and 10 of the attached PDF. Would you support consolidating the existing driveway entrance (serving multiple parcels) with a new street that serves as an extension of Redtail Pass? (I presume you wouldn't support having both the driveway and a new street connection.)

Mark Opitz



August 23, 2017

Alder Mark Sullivan

Via Email - mark.sullivan@tds.net

RE: Proposed Development on Former Acker Property

Dear Alder Sullivan,

After receiving neighborhood feedback, and considerable discussion, on behalf of the Home Owners Association of Northlake Neighborhood, we want to register our concerns with the plans that have been submitted to develop the parcel of land adjacent to and South of our community (the former Acker property). The following concerns were raised:

- Our neighborhood currently owns and maintains the storm water swale system. We currently experience issues with water accumulation, even flooding, along that portion of the neighborhood. We have significant concerns higher density development on the proposed site will exacerbate the problem and increase the maintenance costs to our residents.
- The only access available to the proposed development is through Northlake. This will certainly increase congestion from car traffic as well as the school buses from two separate school districts that will be required.
- The size of the lots and design of the homes and condominiums are neither compatible with those in Northlake Neighborhood, nor the homes further to the South. It is believed the planned homes will serve only to depress home values in these neighborhoods and create an isolated community incompatible with its surroundings.

We, and the neighbors we have spoken to, are not opposed to development of the property. However, in order for our neighborhood to support such a development we would request the following standards be applied by the City:

- Insistence that all storm water from the development be handled internally on the site, with sufficient guarantees that the developer will cure any storm water issues that are experienced post-development.
- Road access be accomplished via direct access to Highway Q, rather than circuitously through Northlake.
- The development consist of single family homes of a size and lot size consistent with those of Northlake and the neighborhood to the South.

The Board has approved an Ad Hoc Committee that is vitally interested in how the process of considering the Developer's plans proceeds. Please keep us informed of any related events and progress. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to be 'WSC', followed by a long horizontal line extending to the right.

William S. Cole
President, Northlake Board

cc: Mayor Brar (via email)

City of Middleton: protect the safety and quality of life of the residents of Northlake and reject the Acker development proposal!

We, the undersigned residents of Northlake neighborhood in Middleton, WI, call on the City of Middleton to reject the proposed Acker proposal to build 9 single-family homes and 7 condos adjacent to the south end of Northlake for the following reasons:

With no alternate access other than via Redtail Pass in Northlake, the increased traffic (including construction, resident and school bus transportation) poses a considerable safety risk to current residents of Northlake;


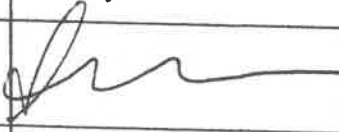


With lot sizes roughly half the size of typical Northlake lots, the property density proposed is incongruent with the ideals of the Northlake neighborhood and could negatively impact property values;

The proposed development requires a zoning change on a small parcel of agriculture land wedged between an established neighborhood and business, in the Waunakee, not Middleton school district – this is simply not a common-sense use of this land; and

While the current proposal is in ways better than previous proposals for this parcel of land, it is unclear that there are adequate safeguards in place to ensure the developer does not change the proposal to gain additional profit, at additional expense to the quality of life of Northlake residents.

To propose a physical extension of Northlake that would not actually be part of Northlake, with no alternate access other than via Redtail Pass in Northlake, on a very small parcel of land with a property density incongruent with Northlake, wedged between an established neighborhood and a business, in the Waunakee, not Middleton school district is not a common-sense use of this land and would come with significant safety concerns due to the increased traffic through Northlake. The proposed development threatens the quality of life of current and future Northlake residents, and is inconsistent with the ideals the “good neighbor” City of Middleton aims to promote. We ask that the City of Middleton reject this proposal in favor of alternatives that would benefit the larger community instead of the profits of one developer.

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PUBLIC WORKS DEPT.







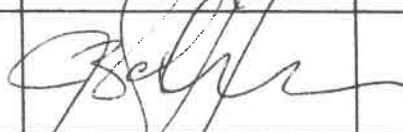
Name	Northlake Address	Signature	Email	Ok to contact?
Nate Johnson	4206 Monarch Ct		natejohnson@hotmail.com	✓
Sara Johnson	4206 Monarch Ct		sejohnson33@yahoo.com	✓
Melissa Skala	4209 Monarch Ct.		mcskala@gmail.com	✓
Matt Phelps	4209 Monarch Ct.		mattphelps@gmail.com	✓

City of Middleton: protect the safety and quality of life of the residents of Northlake and reject the Acker development proposal!

We, the undersigned residents of Northlake neighborhood in Middleton, WI, call on the City of Middleton to reject the proposed Acker proposal to build 9 single-family homes and 7 condos adjacent to the south end of Northlake.

To propose a physical extension of Northlake that would not actually be part of Northlake, with no alternate access other than via Redtail Pass in Northlake, on a very small parcel of land with a property density incongruent with Northlake, wedged between an established neighborhood and a business, in the Waunakee, not Middleton school district is not a common-sense use of this land and would come with significant safety concerns due to the increased traffic through Northlake. Additionally, reduction in permeable land could have an impact on the current drainage system that serves Northlake such that costs of improvements to the storm water system would fall on the community.

The proposed development threatens the quality of life of current and future Northlake residents, and is inconsistent with the standards the "good neighbor" City of Middleton aims to promote. We ask that the City of Middleton reject this proposal in favor of alternatives that would benefit the larger community instead of the profits of one developer.

Name	Northlake Address	Signature	Email	Ok to contact?
Tom MARKS	4218 REDTAIL PASS			
Bob Rotnush	4209 Redtail Pass			Yes
Carol Stigler	4211 Redtail Pass			CS
Sheila Hitzler	4227 Redtail Pass			yes
Kerry Rickett	4305 Redtail Pass		lar23941@aol.com	yes
Siddhan Wilson	4306 Goldfinch Circle			✓
JOSHUA SCHIFFMAN	4306 GOLDFINCH CIR.			✓

City of Middleton: protect the safety and quality of life of the residents of Northlake and reject the Acker development proposal!

Name	Northlake Address	Signature	Email	Ok to contact?
Ernie Perry	4301 Goldfinch Cir	EB Perry	EBperry3@gmail.com	✓
Ann Perry	"	Ann Perry		✓
JOE SULIK	4317 GOLDFINCH CIR	Joseph Sulik	JUDY.SULIK@GMAIL.COM	✓
Erika Horstmann	5301 Heron Trl	Erika Horstmann	erikahorstmann@gmail.com	✓
Andy Fischer	5300 Heron Trl	Andy Fischer	afischer321@artbot.com	✓
Deborah Fischer	5300 Heron Trl Middleton, WI	Deborah Fischer	somethingfischy@gmail.com	✓
BETH STEIMER	4130 REDTAIL PASS MIDDLETON, WI	Beth Steimer	steper11e@aol.com	✓
Ann Pauly	4133 Redtail Pass Middleton, WI	Ann M. Pauly	ampauly12@yahoo.com	✓
Dave Pauly	"	Dave Pauly	dpau@tds.net	✓
Thomas Nickel	4301 Hilltop Cir Middleton, WI 53562	Thomas Nickel	zenicke1@chorus.net	✓

City of Middleton: protect the safety and quality of life of the residents of Northlake and reject the Acker development proposal!

[illegible]

the City of Middleton, WI

	Name	From	Comments
1.	Lisa Froelich	Middleton, WI	
2.	Lynne Kramer	Middleton, WI, WI	Concerned neighbor.
5.	Samantha Russo	Middleton, WI	
6.	Patricia Kramer	Middleton, WI	The impacts of this development proposal need to be studied more and shared with the neighborhood before any approval.
7.	Krishanu Saha	Middleton, WI	Interested in keeping the land for public use, purchasing this land with HOA as an alternative
8.	Michele Bernius	Middleton, WI	
9.	Sarah Helf	Middleton, WI	Any development should have its own access point. They should NOT be driving through our neighborhood to get to theirs...among other things.
10.	Shangchun yang	Middleton, WI	
11.	Mary York	Middleton, WI	
12.	Pamela Kreeger	Middleton, WI	I am concerned about the increased traffic and road upkeep costs. Additionally, I am concerned about how this would impact the community feeling of Northlake as this development is not targeting a family demographic (while Northlake clearly is a family neighborhood). If access has to come through Northlake, it should be developed with Northlake land owners interests taken into account.
13.	Betsy Mulligan	Middleton, WI	
14.	Jennifer Kline	Middleton, WI	
17.	Thomas Neumann	Middleton, WI	
18.	Beth Misco	Middleton, WI	There are many places that are appropriate for infill development. This parcel is not a good candidate for many reasons, including runoff, access, traffic, parking, and setbacks.
20.	Lindsey Snyder	Middleton, WI	
21.	Jessica Smutek	Middleton, WI	I am concerned about the increased traffic through our neighborhood and potential drainage issues. This development, and any potential impacts, needs to be better understood by the Northlake Neighborhood residents.
22.	John Jeter	Middleton, WI	
23.	Michelle Pulvermacher	Middleton, WI	

	Name	From	Comments
24.	andrew smutek	Middleton, WI	I am concerned about the increased traffic through our neighborhood and potential drainage issues.
25.	Shuanglin Chen	Middleton, WI	
26.	James Chen	Middleton, WI	
27.	Xiaoya Ding	Middleton, WI	
28.	Beth Steimer	Middleton, WI	
29.	David Schield	Middleton, WI	I am concerned about the proposed density of homes on this small parcel including set backs and road width to accommodate the development. Both are inconsistent with Northlake. The sole access via Redtail Pass is also troubling as it implies this addition is part of Northlake, which it is NOT. My biggest concern is water runoff from this proposed development as my home sits next to an already stressed drainage gully that would likely become ineffective if that land was developed.
30.	Martha Loewe	Middleton, WI	
31.	Tony Zech	Middleton, WI	Concerns about storm water flowing into my backyard, increased traffic, decreased privacy, decreased home value, and density of homes surrounding my property.
32.	Mary Hubl	Middleton, WI	The proposed, high-density development does not align with the unique character of our neighborhood.
33.	Jake Mulligan	Middleton, WI	
34.	Cami Streets	Middleton, WI	The tremendous increase of traffic would pose a great threat to families on this street and neighborhood.
35.	Jeff Anderson	Middleton, WI	I'm very concerned about the extra traffic in our neighborhood due to the proposed development not having access to Highway Q and the additional Waunakee bus traffic. This is a safety issue. Northlake residents and their children should not have to pay for the developer's poor planning.
36.	Lee Douglas Lucchesi	Middleton, WI	The Acker development proposal should not be accepted for three reasons: 1) It would not be consistent with the other Northlake homes, in density and in the type of development proposed (condos?). 2) It would cause potential flooding of streets and increase traffic in a very family friendly subdivision. 3) The kids who would potentially live there would not go to Middleton schools. Take this elsewhere. NIMBY. Doug
37.	Margaux Sorenson	Middleton, WI	
38.	Judith Sulik	Middleton, WI	

	Name	From	Comments
39.	gary york	Middleton, WI	This is important for traffic flow and safety of the neighborhood. The issue also is poor layout of trying to fit as many homes and condos in a small area with out regards for water drainage and a narrow street.
40.	Paul Kauders	Middleton, WI	
41.	Rebecca DeCabooter	Middleton, WI	The developer is trying to squeeze too many homes and condos in too small a space. I worry about the increased traffic on a NARROWER road. There is no reason to rush into a bad plan.
42.	Meetul Shah	Middleton, WI	I'm concerned about the increased volume of traffic, including the residential traffic, but also three sets of buses taking kids to Waunakee in addition to the six that already run through the neighborhoods for Middleton schools. I also find it difficult to believe that the condos will sell in light of the plethora of other housing options already available. If the entry to this sub-neighborhood were off of Q, I'd be less concerned.
43.	Katie Willenborg	Middleton, WI	
44.	Roberta Pawlak	Middleton, WI	Density is too high. Safety of children. Access plan. Quiet nature of Northlake neighborhood would be impacted. Traffic pattern plan.
45.	Mary Shah	Middleton, WI	Traffic is a major concern and entryway access via Northlake
46.	Jon Birschbach	Middleton, WI	The process of approving this development should be given more time to provide more opportunities for Northlake residents to understand the answers to concerns raised by Northlake residents. As a resident of Northlake my vote based on information provided thus far would be to modify the development plat such that the density is a bit closer to the density that currently exists in Northlake.
47.	Durga Kalinga	Middleton, WI	Safety and traffic
48.	Doreen Dower	Middleton, WI	Have the same concerns as other neighbors...increased traffic, entryway planned, safety, drainage, cramming too much in.
49.	Mary Pat Stangl	Middleton, WI	
50.	Kari Kuner	Middleton, WI	
51.	Katy Morgan	Middleton, WI	
52.	Kelly Kauders	Middleton, WI	
53.	Amy Haskins	Middleton, WI	
54.	Ken davies	MIDDLETON, WI	
55.	Jennifer Reagles	Middleton, WI	As a 10 year resident of Northlake I find this proposal completely inappropriate for our neighborhood. We have already been subjected to the Bishop's Bay expansion traffic, construction dirt and noise and increased park usage. (continues on next page)

	Name	From	Comments
55.	Jennifer Reagles	Middleton, WI	<i>(continued from previous page)</i> The proposed expansion does not benefit our neighborhood but only that of another greedy developer trying to use up all the green areas.
56.	Brian Frushour	Middleton, WI	
57.	Robert Moritz	Middleton, WI	We live along the drainage ditch that flows into the Conservancy and we are very concerned at the likelihood of additional water runoff through the backside of our home. In addition, the increased traffic and cramped development plan are not in concert with the environment established in our subdivision. This subdivision was never designed for multi-family dwellings, especially within such a small footprint.
58.	Rachel Morley	Middleton, WI	
59.	Lee G.	Middleton, WI	I'm concerned about the safety due to increased volume of traffic, including the residential traffic, but also three sets of buses taking kids to Waunakee in addition to the six that already run through the neighborhoods for Middleton schools. Also concerns about the entryway, drainage, overly dense in terms of housing plans.
60.	Bill M	Middleton, WI	
61.	Alisha Rhode	Middleton, WI	
62.	Tamara Willman	Middleton, WI	I live in this neighborhood
63.	Darlene Ezman	Middleton, WI	
64.	Christie Zanon	MIDDLETON, WI	I don't think we need any more development in this area - AGAIN. Developers are hurting the environment and should be concentrating on fixing up housing and buildings instead of constantly building new to make their millions.
65.	Jennifer Maron	Middleton, WI	
66.	Jill Thein-Nissenbaum	Middleton, WI	Northlake prides itself on the cohesiveness of our community; we ride the school bus together, we are active in the Middleton community together. Having a small group of homes ONLY to be reached THROUGH our community, yet, not a part of the community is not a wise use of land, space, or time. No one benefits.
67.	Robert Everson	Middleton, WI	
68.	Tony Kern	Middleton, WI	
69.	David Sullivan	Middleton, WI	
70.	Janet Rother-Harris	Middleton, WI	
71.	Kyle McCoy	MIDDLETON, WI	

	Name	From	Comments
72.	Nicole Fletchall	Middleton, WI	I'm very concerned about the increase traffic flow through our neighborhood, the environmental impact and the safety of our neighborhood. It seems absolutely ridiculous to me to build a new development attached to our subdivision that won't be a part of the Middleton community.
73.	Leslie Land	Middleton, WI	
74.	Thomas Culp	Middleton, WI	I'm concerned about the stormwater impacts to the privately owned Northlake drainage way system, the lack of stormwater provisions in the developers plans, and the amount of traffic the development plans to funnel through Northlake subdivision.
75.	Craig Joseph	Middleton, WI	High density, different school district, traffic with only one way in and out. What's not to like? Everything.
76.	Vicki Struve	Middleton, WI	The proposed density of people on this small parcel of land with no egress other than coming through the Northlake neighborhood would make that section of our neighborhood into a traffic thoroughfare. Additionally, the housing would appear to belong to Northlake Neighborhood but naturally would not be required to follow our covenants and restrictions which may affect the home values on Redtail Pass.
77.	Rebecca Schield	Middleton, WI	A new development adjacent to our community that not only provides no value but causes a hardship to our community makes no sense to me and I do not support.
78.	MONICA LESPERANCE	Middleton, WI	
79.	Steven Contezac	Middleton, WI	Devaluation of our property from over-development and excessive traffic
80.	Kathleen CONTEZAC	Middleton, WI	Developers do not care about the problems that their over-development creates for sub-division.
81.	Ann Pauly	Middleton, WI	
82.	Kristine Moses	Middleton, WI	safety of the neighborhood
83.	Trevor Kramer	Middleton, WI	I'm concerned about the increased traffic and drainage problems this development will cause.
84.	Margaret DeWind	Middleton, WI	
85.	Mark Holmes	Middleton, WI	Exiting Indigo onto Q is already challenging during the morning and afternoon rush hours. Adding more cars to the poorly compliant (stop sign and speed limit) and intense traffic currently seen on Q, Indigo, and Sandhill will result in a dangerous escalation of the objective risk. The high density of this proposed development is a poor fit to the surrounding community. The drainage system for Northlake is already stretched to it's limit. Flooding has occurred in the past causing damage to property. Taking away more permeable land would be (continues on next page)

	Name	From	Comments
85.	Mark Holmes	Middleton, WI	<i>(continued from previous page)</i> reckless. The new development must handle it's own run-off. Otherwise, the developer walks away, dissolves the LLC, and Northlake residents are stuck with the bill for the damage the developer caused. We take all the risk for no benefit.
86.	Jim Struve	Middleton, WI	Where do I begin? Over 35 years ago in Verona, where we lived at the time, we had a similar situtation where duplexes we initially contemplated and then the land was rezoned a planned urban development, or PUD. When we initaly bought our lot in Verona we were promised that the duplexes would constucted and be rented to young professionals like this current developer is envisioning for this development. Don't believe him. If the money is green, he'll take it. Ok, now for my objeCTIONS to this new development. I believe that the development will increase traffic in the Northlake neighborhood and the proposed residenial development will negatively affect the values of Northlake homes because they are not control by a set of conditions and restrictions managed by the homeowners association to preserve the values of homes in the Northlake development. Saying the the houses will be upscale and will appeal to millenials and empty nesters is bogus. Putting up a fence behind the proposed houses will create an eyesore. The original intent of the developer for Northlake was that fences close in the development and were therefore intentionally limited in design and scope in order to provide an opening feeling in the development. Saying that the houses will be built for about \$200 per square foot would mean that at 2500 square foot home would sell for about \$500,000. Our existing home is about 2,700 square feet and there is no way that we would get \$540,000 for it. And how is the developer going to squeeze a 2,500 square foot house on the lots he is proposing. The developer is not being honest about his plans.
87.	Audra Prebish	Middleton, WI	As a Middleton resident, this doesn't make sense. If they want to developers this area, go ahead, but give them access off Q, not through an already established neighborhood. Children live there. Pets love there. This would be too much traffic and be a safety concern.
88.	Ying Gu	Middlet, WI	I am concerned about traffic and drainage issue it will cause. Also I can see it's not good for the existing house values.
89.	Kaiping Xu	Middleton, WI	
90.	Xia Xie	Middleton, WI	School and community unity and safety concerns.
91.	Jun wang	middleton, WI	We want a safe envionment
92.	Sarah Gong	Middleton, WI	Concerned about hr safety and property values
93.	Kierstin Kloeckner	Middleton, WI	

	Name	From	Comments
94.	JINGNAN XIAO	MIDDLETON, WI	
95.	Weiping Tang	Middleton, WI	We want a safe environment for our kids.
96.	Ke Wang	Middleton, WI	The area across HWY Q is not enough? Don't be too GREEDY. We want a good neighborhood not a crowded neighborhood.
97.	John Geanon	Middleton, WI	Protect our home value
98.	Jing Liu	Middleton, WI	We do not want any more development nearby.
99.	Erin Weller	Middleton, WI	We do not need any more development in our area. We are already feeling the impact of Bishops Bay across the street in the form of unfairly high real estate tax assessments that do not translate into dollars when we go to sell. We are a quiet community with lots of kids and we do not need people using Redtail Pass as a short cut or pass through. Do not approve this development.
100.	Linda Schmit	Middleton, WI	
101.	Sujani Kakumanu	Middleton, WI	This proposal to construct a development with no access to highway q not only disrupts traffic and drainage but there has been little thought to safety, access by police and fire vehicles or the impact on surrounding structures. The short term gain of revenue will be offset by the long term impact on water supply, drainage and traffic conditions.
102.	Paul Weller	Middleton, WI	
103.	Philip Lomas	Middleton, WI	The level of proposed housing is too dense for the space. Traffic, safety and environmental concerns.
104.	Aurora Pop-Vicas	Middleton, WI	Concerns related to safety, increased traffic, poor drainage system, decreasing home values for our neighborhood, and, in general, incompatible with the "good neighbor" standards of Middleton
105.	Luda Lumani	Middleton, WI	
106.	Yongna Xing	Middleton, WI	Affect the safety and privacy of my house and neighborhood.
107.	Matt H	Middleton, WI	Density and traffic a major concern
108.	Chris Murdoch	Middleton, WI	None of this fits. No access to Q; wrong school district; condos.
109.	Brian Peroutka	Middleton, WI	
110.	Katherine Wang	Middleton, WI	
111.	Lani Holmes	Middleton, WI	
112.	Karen Krogstad	Middleton, WI	
113.	Susan Davies	Middleton, WI	I love where I live on Northlake. The area has already been sadly over developed in my opinion, by the buildings opposite Northlake on Highway Q at Bishop's Bay. Leave our area alone.

	Name	From	Comments
114.	Debbie Fischer	Middleton, WI	This is not resident-centered city planning, nor was this development proposal brought forward and passed by our council with the citizens of Middleton at heart. The developer will be able to cash in immediately... and Middleton will even see an uptick in its bottom line, but if this development moves forward it is at a price that the Northlake neighborhood residents will be paying for in perpetuity. I love Middleton, and I hope that our elected community leaders will make the right decision.
115.	Oguz Alagoz	Middleton, WI	I am very disappointed with this new proposal, the developer should follow the same density regulations used in North Lake and also allow direct access to Highway Q. I would be extremely unhappy if City of Middleton accepts this proposal.
116.	wayne golz	middleton, WI	This area is being overdeveloped , with the new bishops bay also spreading out
117.	Annette Wagner	Middleton, WI	<p>I have lived in Middleton for over 30 years and in Westport the last 4 years. Traffic on Q is already heavy, but running the traffic through a neighborhood sounds like a nightmare and a major hazard to kids and pets. A fence would send my sense of home back to the efficiency apt. phase of my UW days. We have a nice bit of wildlife currently. Add a fence to the coming sprawl of Bishops' Bay and you can add lawn ornaments for the wildlife that will be gone.</p> <p>There is no way to assure that he is going to get that much \$\$\$\$....and also, when the houses got bigger on my home street, taxes went up to unreasonable level for me.</p> <p>Hope local govt and residents can put a leash on this really bad idea.</p>
118.	Weijun Cheng	Middleton, WI	
119.	Marcia Geiger	WAUNAKEE, WI	
120.	Sara Mccoy	Middleton, WI	<p>I have concerns with the drainage question, should be in MCPASD, density of the development, traffic concerns in Northlake as well as lack of access for emergency vehicles if there is no alternate route into the neighborhood. Should be under the same rules of play as Northlake's developer.</p>
121.	Maria Peterman	Middleton, WI	
122.	Charlotte Cormier	Middleton, WI	
123.	M. Foster	Middleton, WI	The drainage issue, smaller lot sizes coupled with no access to Q and a separate school district are areas of concern for this proposal. Any growth or expansion of Northlake should be consistent with what already exists.
124.	Ron Krogstad	Middleton, WI	We already have too much density with what has been built on the other side of Q in Bishops, it has to stop somewhere
125.	Dorin Pop-Vicas	Middleton, WI	Safety, maintaining the current look, feel and density of the neighborhood.

	Name	From	Comments
126.	David Nissenbaum	Middleton, WI	
127.	John Wheeler	Middleton, WI	It doesn't seem very well planned. This new development negatively impacts our neighborhood and property values and is poor community planning- they have to cut through our neighborhood to get in and out? For a new community, there should be egress and ingress onto the main roads. We don't care for all the additional traffic that will be cutting through our neighborhood, and, since this would be Waunakee schools, even more school buses cluttering up our roads.
128.	Barbara Milne	Middleton, WI	
129.	Pedro Arraya	Middleton, WI	
130.	Susan Lomas	Middleton, WI	Not enough space for proposed housing. No mention of type of condos. Safety and traffic is a huge concern! This is Middleton, not Waunakee!
132.	Brett Mueller	Middleton, WI	Too small of area. Too many apartments and condos in same general vicinity already. Bishops Bay extension included. I do not support this.
133.	Ping Sun	Middleton, WI	
134.	Dan Russo	Middleton, WI	development is poorly planned, not discussed locally and will have generations of lasting impact on our neighborhood.
135.	Erica Schorr-Evans	Middleton, WI	The area is already overcrowded with the excessive development at Bishops Bay. Why compound the traffic problem by turning a dead end street into a major thoroughfare?
136.	Todd McWilliams	Middleton, WI	If you want to put a development in this property, give them in/out street to Q.
137.	Janelle Zimmerman	MIDDLETON, WI	
138.	Mary O.	Middleton, WI	
139.	John Eisbrener	Middleton, WI	
140.	Carrie Roquet	Middleton, WI	
141.	Darrin Zimmerman	Middleton, WI	
142.	Brian Jones	Middleton, WI	Until the city can work with the county on how to manage all of the increased traffic on Highway Q, Balzer Road, Center Avenue, and Allen Blvd. all development on this section should be put on hold. More development will only continue to make traffic worse.
143.	Kurt Utter	Middleton, WI	
144.	Arjun Sanga	Middleton, WI	This proposal does not attempt to integrate with the surrounding neighborhood appropriately. The resulting development would not only be bad for Northlake as has (continues on next page)

	Name	From	Comments
144.	Arjun Sanga	Middleton, WI	<p><i>(continued from previous page)</i></p> <p>been articulated by others (density, drainage, etc.) but would also be bad for the new residents who would not have adequate ingress/egress, space and resources to support the resulting neighborhood. It would be incongruous for Middleton to accept this proposal given the national recognition it has received for livability.</p>
145.	Justin Fletchall	MIDDLETON, WI	

Marilyn Mosigin

From: Eileen Kelley
Sent: Friday, September 22, 2017 12:31 PM
To: Marilyn Mosigin
Subject: FW: Redtail Pass - St. Somewhere, Inc. Proposed Development
Attachments: St. Somewhere Inc Redtail Ackers.PDF

From: Thomas Culp [<mailto:tculp@consulttruenorth.com>]
Sent: Wednesday, July 19, 2017 3:04 PM
To: Mark Opitz; Abby Attoun; District8; Eileen Kelley
Cc: Mark Sullivan; Tom and Jeri Culp
Subject: Redtail Pass - St. Somewhere, Inc. Proposed Development

Hello All,

I see another development is proposed for the Acker property.

While I know this is only the first conceptual step in the process, I am concerned by the lack of any provisions for stormwater management in the drawings. As a former Northlake Neighborhood Association board member, I know we worked long and hard and at great expense to solve runoff, erosion, and flooding problems due to inadequate stormwater design which was left to us by our developer. It was very costly to the association and likely contributed to the sedimentation problems in the Orchid Heights ponds. With no stormwater management proposed, I fear this developer assumes he can put his stormwater onto our private neighborhood drainage system. Our private stormwater system is already at its maximum capacity and attempting to put stormwater from this development this will cause lead to more erosion and flooding problems. I encourage the City to pay extra attention to any development on this property that asks to annexed into the City and make sure the developer has provided for proper stormwater management for all the runoff that will be generated by the pavement and rooftops from the development.

Thanks for all you do,

Tom Culp
5722 Sandhill Drive
Middleton, WI 53562

Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, August 10, 2017 10:12 AM
To: Qingde Shi
Cc: Marilyn Mosigin; Mark Opitz; Abby Attoun
Subject: RE: The "wall" to be built

Thank you for your email, we will keep it as part of the record.

From: Qingde Shi [mailto:qingde@xingnshi.com]
Sent: Tuesday, August 08, 2017 4:15 PM
To: Eileen Kelley
Subject: The "wall" to be built

Dear Eileen,

First of all, I would like to commend you for your three decades outstanding service and dedication to the city of Middleton - the Good Neighbor City. You, people like you, make this city a great place to live.

Like all of my good neighbors, I am deeply concerned about the proposed Acker development. What striking me most is the density of the proposed new homes. Six houses to be built along the existing three lots! As the owner of Lot 47, the proposed houses would be like a 'Wall' standing closely in front of our yard, enclosing and suffocating.

Powerless to fight against the mighty and greedy cooperation, I need the city, and people like you, Eileen, to stand up for us to get a fair treatment.

The proposed development is only aimed for profit, without any consideration of building good neighborhood. Its style, its density (the 'Wall') can only divide the good neighborhood!

Thank you for time and support.

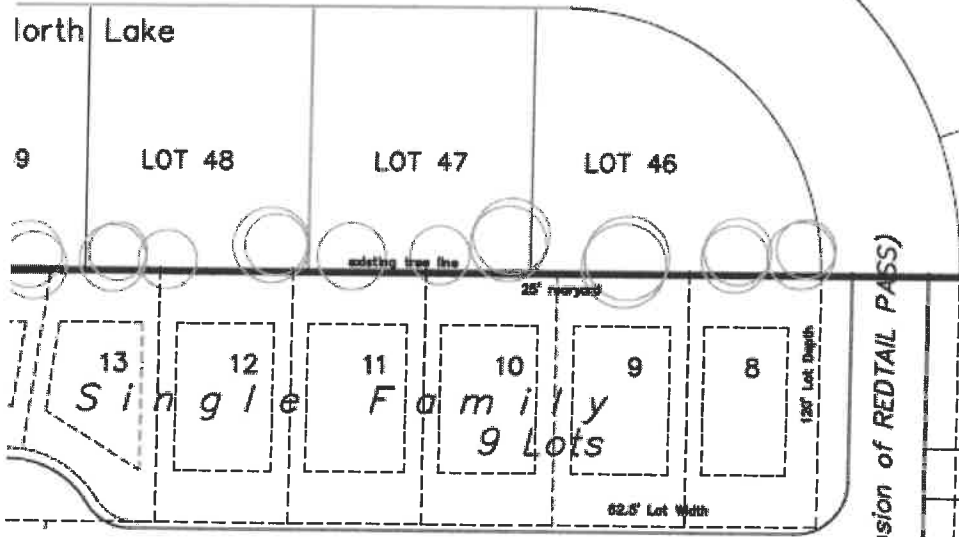
Qingde

Qingde Shi

732-207-1458

4134 Retail Pass
Middleton, WI 53562

REDTAIL PASS



Marilyn Mosigin

From: Eileen Kelley
Sent: Thursday, August 10, 2017 8:12 AM
To: Marilyn Mosigin; Mark Opitz; Abby Attoun
Subject: FW: Proposed Acker Development Near Northlake Neighborhood

For the file.

From: Jeffrey Anderson [<mailto:janderson3404@gmail.com>]
Sent: Wednesday, August 09, 2017 9:22 PM
To: Eileen Kelley
Subject: Proposed Acker Development Near Northlake Neighborhood

Ms. Kelley,

I am writing you to voice my concern about the proposed Acker development adjacent to the Northlake Neighborhood, where my family and I are residents. It is my understanding that the developer has been unable to obtain approval for a new road to access their development directly from Highway Q. To get around this, they are proposing to use Redtail Pass in Northlake as their only means of access. This will result in a significant increase in both car and bus traffic in Northlake, something our neighborhood was not designed or planned for. This is first and foremost a public safety issue and will also have a noticeable undesirable affect on our neighborhood. Northlake's residents and their children should not have to pay for the developer's poor planning and inability to obtain approval of a more conventional and logical method of entering his/her proposed development.

I know that many of my neighbors have the same concerns that I do, amongst others related to drainage of the proposed development. In consideration of this, I ask that the City of Middleton reject the proposed Acker development as currently planned and require the developer to put forth a more common-sense proposal that doesn't require the Northlake Neighborhood to be used as an access road.

Thank you for your time and consideration. It is most appreciated. Have a great week!

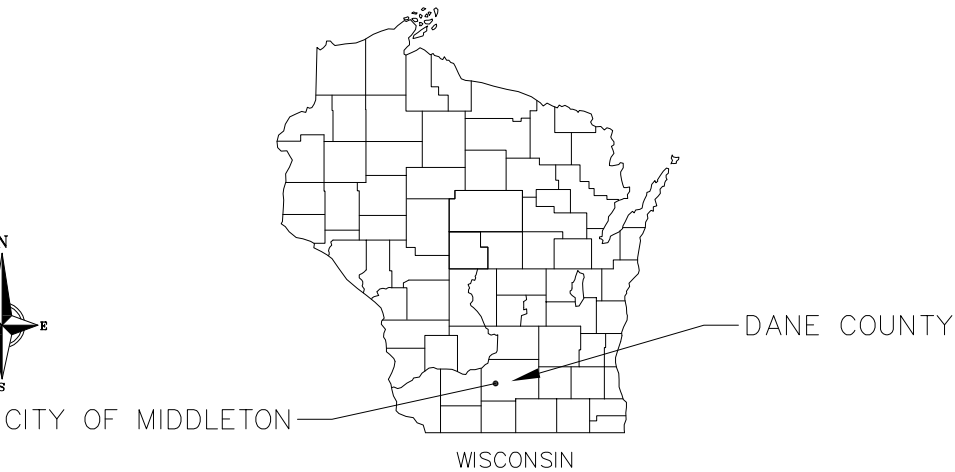
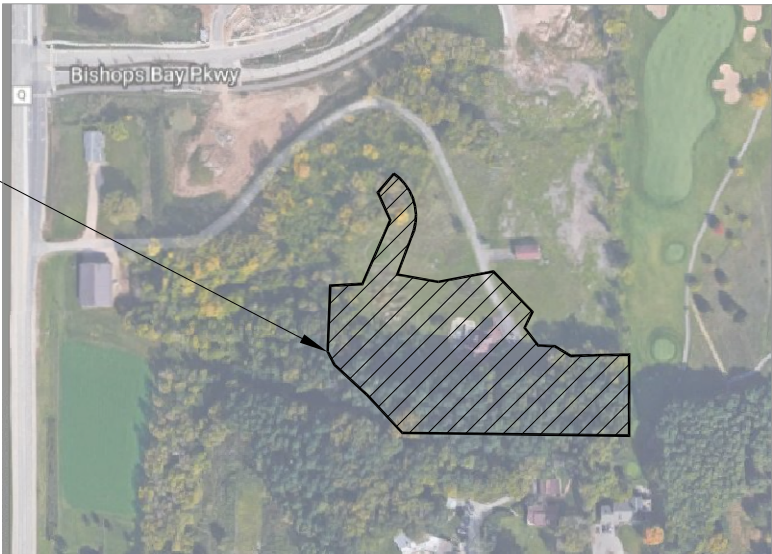
Jeff Anderson
5308 Heron Trail
Middleton, WI

NOTRE DAME VILLAGE

PROPOSED SITE IMPROVEMENTS

CITY OF MIDDLETON

PROJECT LOCATION



Sheet List Table

Sheet Number	Sheet Title
C1	Title Sheet
C2	Existing Conditions and Demolition Plan
C3	Site Plan
C4	Grading & Erosion Control Plan
C5	Utility Plan
L1-L2	Landscaping Plans



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 BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



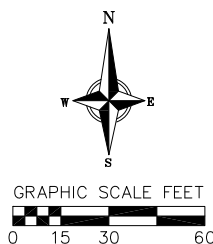
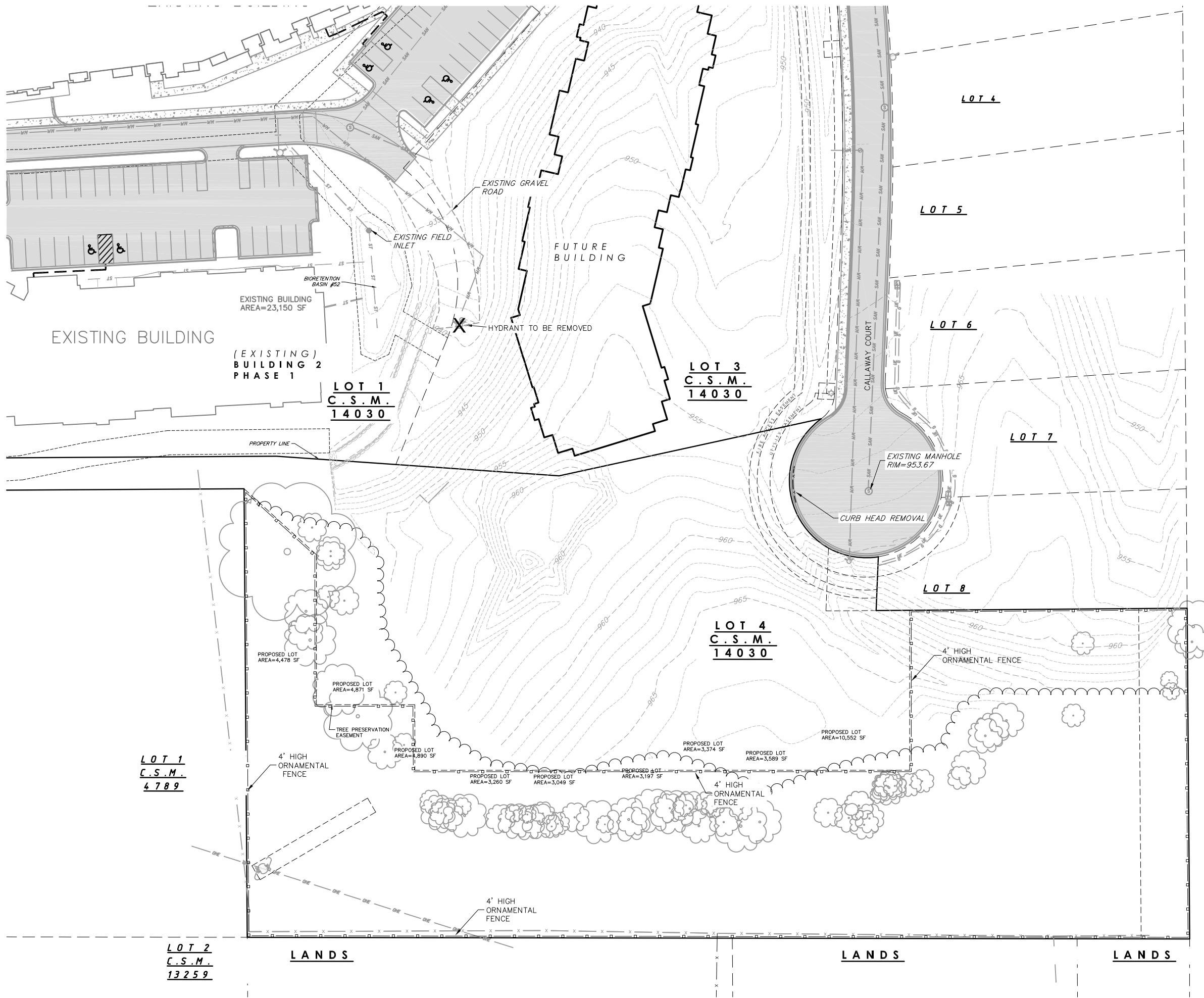
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Phone: (800) 261-3898

Title Sheet

Notre Dame Village
City of Middleton
Dane County, Wisconsin

REVISIONS		REVISIONS		NO.	DATE	REMARKS
SCALE		AS SHOWN				
DATE		2017-09-18				
DRAFTER		JARC				
CHECKED		- - - -				
PROJECT NO.		170045				
SHEET		1 OF 5				
DWG. NO.		C1				



- EXISTING CONDITIONS LEGEND**
- 820 --- EXISTING MAJOR CONTOURS
 - 818 --- EXISTING MINOR CONTOURS
 - - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING EASEMENT
 - - - - - EXISTING GRAVEL ROAD EDGE
 - x - x - EXISTING WIRE FENCE
 - ST - EXISTING STORM SEWER
 - SAN - EXISTING SANITARY SEWER
 - WA - EXISTING WATER MAIN
 - - - - - EXISTING BUILDING OUTLINE
 - - - - - EXISTING ASPHALT EDGE
 - - - - - EXISTING CONCRETE EDGE
 - [Shaded Area] EXISTING ASPHALT
 - [Patterned Area] EXISTING CONCRETE
 - [Tree Symbol] EXISTING DECIDUOUS TREE
 - [Hydrant Symbol] EXISTING HYDRANT
 - [Valve Symbol] EXISTING WATER MAIN VALVE
 - [Inlet Symbol] EXISTING FIELD INLET
 - - - - - PROPERTY BOUNDARY
- DEMOLITION PLAN LEGEND**
- x - x - Curb and Gutter Removal
 - [X Symbol] Hydrant Removal



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Existing Conditions and Demolition Plan

Notre Dame Village
City of Middleton
Dane County, Wisconsin

NO.	DATE	REVISIONS	
		NO.	DATE

SCALE
AS SHOWN

DATE
2017-09-18

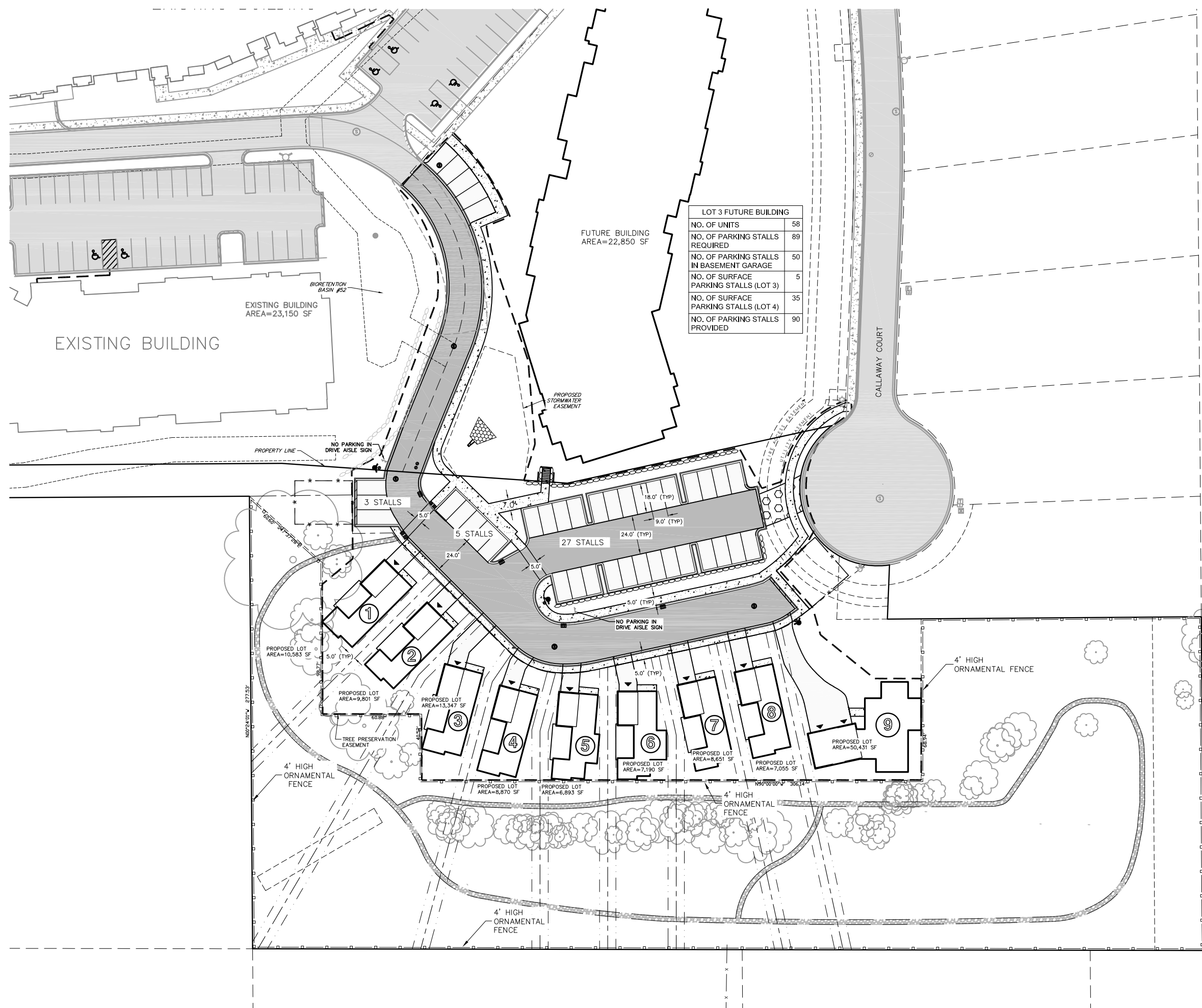
DRAFTER
JMAH

CHECKED
KJEN

























PROJECT NO.
170045

SHEET
2 OF 5

DWG. NO.
C2



SITE PLAN LEGEND

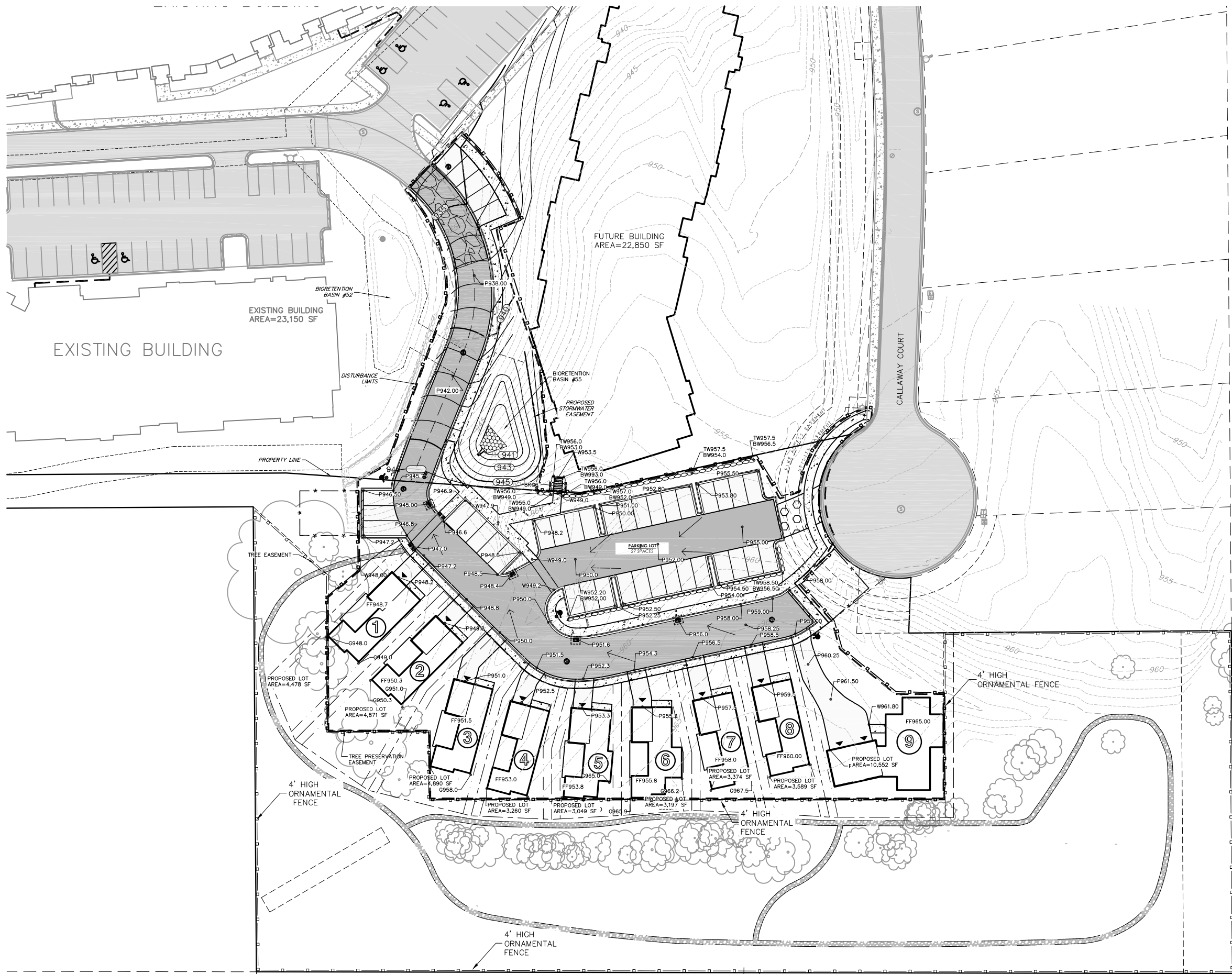
	RETAINING WALL
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED HEAVY-DUTY ASPHALT
	PROPOSED GRASSPAVE
	PROPOSED CONCRETE
	LIMITS OF DISTURBANCE
	PROPOSED EASEMENT
	EXISTING TREELINE
	EXISTING DECIDUOUS TREE
	EXISTING WIRE FENCE
	PROPERTY LINE
	PROPERTY SIDEYARD SETBACK — 5 FOOT
	PARCEL BOUNDARY
	ADJOINER PROPERTY
	RETAINING WALL
	PROPOSED EDGE OF CONCRETE
	PROPOSED BUILDING FOOTPRINT
	PROPOSED EDGE OF CURB
	PROPOSED CURB
	PROPOSED SNOW STORAGE REGION
	PROPOSED NO PARKING IN DRIVE AISLE SIGN
	PROPOSED ORNAMENTAL FENCE

SQUARE FOOTAGE TABLE	
SURFACE TYPE	SF
EXISTING IMPERVIOUS SURFACE	0
PROPOSED TOTAL IMPERVIOUS (EXISTING PLUS CURRENT PROPOSAL)	41,021
EXISTING BUILDING	0
PROPOSED TOTAL BUILDING (EXISTING PLUS CURRENT PROPOSAL)	10,860
EXISTING PARKING AND PAVEMENT	0
PROPOSED TOTAL PARKING AND PAVEMENT (EXISTING PLUS CURRENT PROPOSAL)	23,615

NOTE: EXTENTS OF PROJECT AREA IS DEFINED AS THE INDICATED LIMITS OF DISTURBANCE SHOWN IN THE PLANS.

PARKING STALL TABLE	
NUMBER OF REQUIRED STALLS	18*
NUMBER OF REQUIRED HANDICAP STALLS	0
NUMBER OF PROPOSED STALLS	53**
NUMBER OF PROPOSED HANDICAP STALLS	0***

NOTE: PARKING REQUIREMENT INFORMATION BASED ON CITY OF
MIDDLETON "OFF-STREET PARKING AREAS SPECIFICATIONS AND
STANDARDS" DOCUMENT.
* REQUIRED FOR 9 SINGLE FAMILY LOTS
** ADDITIONAL 35 SPACES FOR FUTURE BUILDING TO NORTH
*** HANDICAP STALLS PROVIDED WITHIN FUTURE BUILDING
BASEMENT GARAGE



ABBREVIATIONS

P	=	PAVEMENT
W	=	WALK
FF	=	FINISHED FLOOR
TW	=	TOP OF WALL
BW	=	BOTTOM OF WALL



GRADING AND EROSION CONTROL LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- PARCEL BOUNDARY
- ADJOINER PROPERTY
- RETAINING WALL
- PROPOSED EDGE OF CONCRETE
- PROPOSED EDGE OF CURB
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- SILT FENCE
- DISTURBED LIMITS
- PROPOSED SPOT ELEVATIONS
- EXISTING SPOT ELEVATIONS
- INLET PROTECTION
- RIP RAP
- PROPOSED ADA DETECTABLE WARNING FIELD
- NO PARKING IN DRIVE AISLE SIGN
- DRAINAGE DIRECTION ARROW
- TRACKING PAD
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED GRASSPAVE
- PROPOSED CONCRETE

NOTE:
ADDITIONAL EROSION CONTROL MEASURES WILL
BE INSTALLED AS NEEDED.

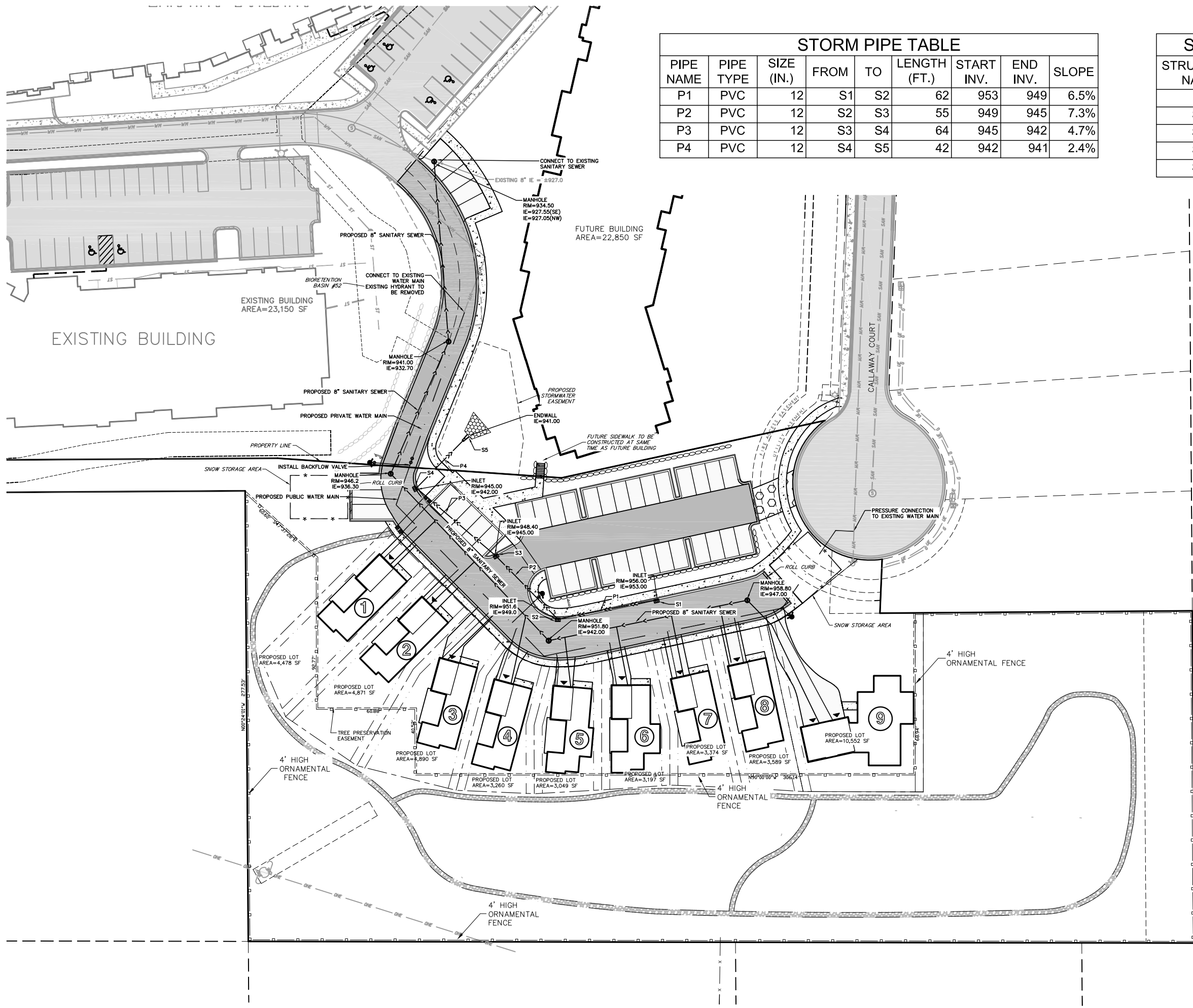


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Grading and Erosion Control Plan

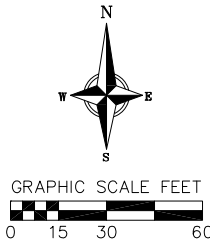
Notre Dame Village
City of Middleton
Dane County, Wisconsin

REVISIONS	REVISIONS	NO.	DATE	REMARKS
SCALE		AS SHOWN		
DATE		2017-09-18		
DRAFTER		JMAH		
CHECKED		KJEN		
PROJECT NO.		170045		
SHEET		4 OF 5		
DWG. NO.		C4		



STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT.)	START INV.	END INV.	SLOPE
P1	PVC	12	S1	S2	62	953	949	6.5%
P2	PVC	12	S2	S3	55	949	945	7.3%
P3	PVC	12	S3	S4	64	945	942	4.7%
P4	PVC	12	S4	S5	42	942	941	2.4%

STORM STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	RIM	INVERT
S1	CURB INLET	956.0	953.0
S2	CURB INLET	951.6	949.0
S3	CURB INLET	948.4	945.0
S4	CURB INLET	945.0	942.0
S5	ENDWALL	-	941.0



- PROPOSED UTILITY LEGEND
- STORM SEWER PIPE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - SANITARY SEWER PIPE
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - EXISTING WATER MAIN
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER

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Utility Plan
Notre Dame Village
City of Middleton
Dane County, Wisconsin

REV	NO.	DATE	REMARKS

SCALE
AS SHOWN

DATE
2017-09-18

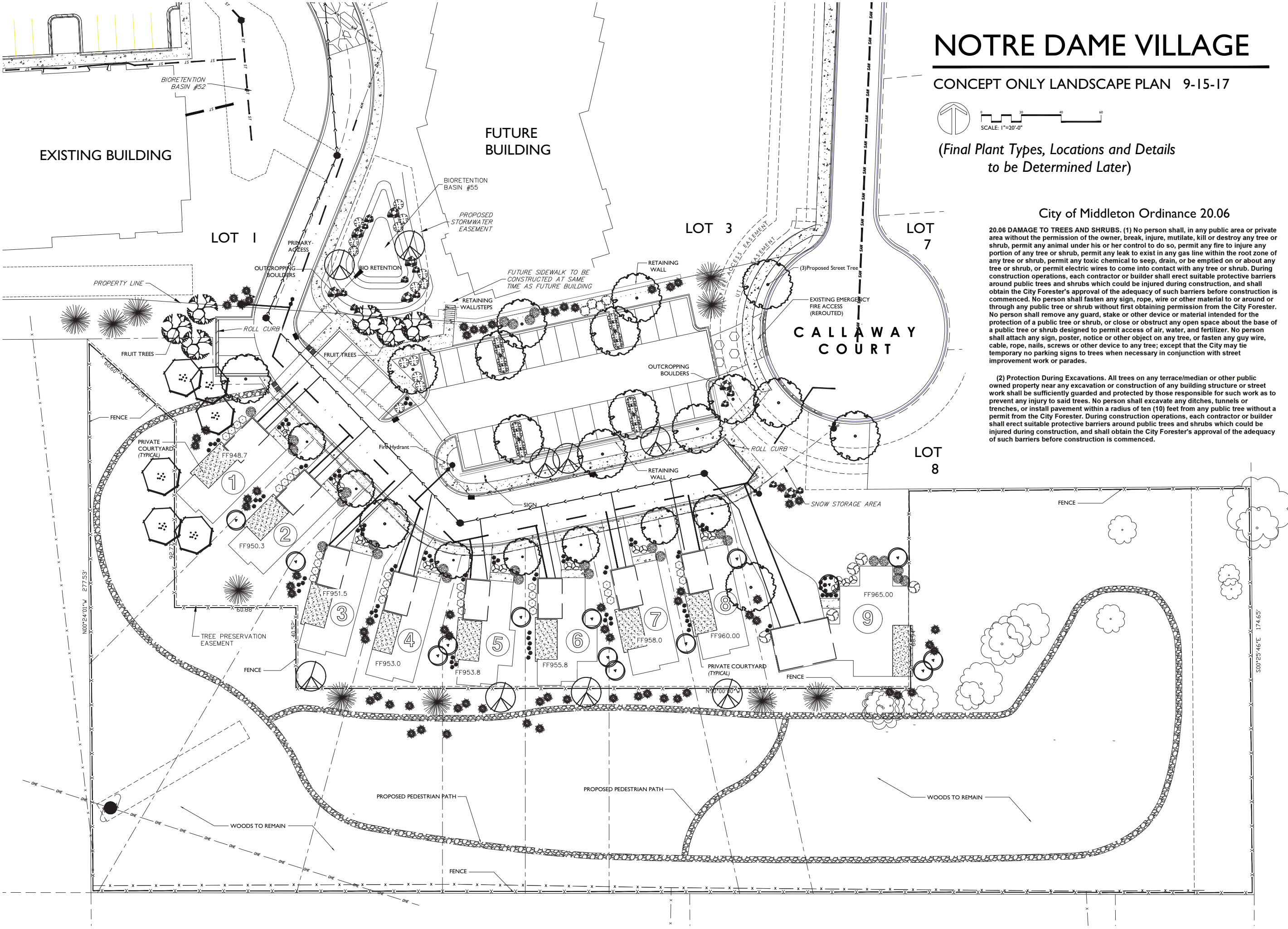
DRAFTER
JMAH

CHECKED
KJEN

PROJECT NO.
170045

SHEET
5 OF 5

DWG. NO.
C5



NOTRE DAME VILLAGE

CONCEPT ONLY LANDSCAPE PLAN 9-15-17



(Final Plant Types, Locations and Details to be Determined Later)

City of Middleton Ordinance 20.06

20.06 DAMAGE TO TREES AND SHRUBS. (1) No person shall, in any public area or private area without the permission of the owner, break, injure, mutilate, kill or destroy any tree or shrub, permit any animal under his or her control to do so, permit any fire to injure any portion of any tree or shrub, permit any leak to exist in any gas line within the root zone of any tree or shrub, permit any toxic chemical to seep, drain, or be emptied on or about any tree or shrub, or permit electric wires to come into contact with any tree or shrub. During construction operations, each contractor or builder shall erect suitable protective barriers around public trees and shrubs which could be injured during construction, and shall obtain the City Forester's approval of the adequacy of such barriers before construction is commenced. No person shall fasten any sign, rope, wire or other material to or around or through any public tree or shrub without first obtaining permission from the City Forester. No person shall remove any guard, stake or other device or material intended for the protection of a public tree or shrub, or close or obstruct any open space about the base of a public tree or shrub designed to permit access of air, water, and fertilizer. No person shall attach any sign, poster, notice or other object on any tree, or fasten any guy wire, cable, rope, nails, screws or other device to any tree; except that the City may tie temporary no parking signs to trees when necessary in conjunction with street improvement work or parades.

(2) Protection During Excavations. All trees on any terrace/median or other public owned property near any excavation or construction of any building structure or street work shall be sufficiently guarded and protected by those responsible for such work as to prevent any injury to said trees. No person shall excavate any ditches, tunnels or trenches, or install pavement within a radius of ten (10) feet from any public tree without a permit from the City Forester. During construction operations, each contractor or builder shall erect suitable protective barriers around public trees and shrubs which could be injured during construction, and shall obtain the City Forester's approval of the adequacy of such barriers before construction is commenced.

NOTRE DAME VILLAGE

MIDDLETON, WISCONSIN 53562

Checked By: SS
Drawn By: 2/27/17 RS

Revised: 6/27/17 RS
Revised: 8/1/17 RS
Revised: 9/15/17 RS
Revised:
Revised:
Revised:
Revised:
Revised:

L1

This plan made exclusively for the party named in the title block. It remains the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any method without prior written consent of The Bruce Company of Wisconsin, Inc.

1/2017 CADSTEVE SHORTNOTRE DAME VILLAGENOTRE DAME 17/CLDWG Created: 9/14/2017, Saved: 9/15/2017, Printed: 9/15/2017

(Final Plant Types, Locations and Details
to be Determined Later)





September 18, 2017

City of Middleton Plan Commission
c/o Eileen Kelley, Planning Director/Zoning Administrator
7426 Hubbard Ave
Middleton, WI 53562

RE: Request to Amend Bishops Bay Master Development Plan For Notre Dame Village Proposal

Dear Eileen:

Attached you will find a request to amend the General Implementation Plan GIP otherwise known as the Master Development Plan ("MDP") for The Community of Bishops Bay, specifically in the Back Nine Neighborhood. I am requesting these amendments to support development of a small single family development of more housing choices within The Back Nine neighborhood known as Notre Dame Village. The amendments requested are as follows:

Density

Map 3 of the MDP is the regulating neighborhood map. As stated in the MDP:

"The neighborhood map shows general neighborhood boundaries. Those boundaries will be refined, and adjusted as SIP's with lot layouts are submitted".

As several SIP's have been approved for The Back Nine and all of The Back Nine has been platted, we now know the final boundary for The Back Nine. Below is a table showing the original Back Nine acreage as represented in Map 3, the actual platted acreage of The Back Nine and allowable density.

TABLE 1 - The Back Nine Neighborhood Density			
Area	Allowable Density	Acreage	Allowable Units
Original Map 3 – The Back Nine (Pre-Plat)	4.2	106.00*	445
Map 3 – The Back Nine (Platted) w/o OL6	4.2	80.07	336
Map 3 – The Back Nine (Platted)** w OL6	4.2	87.67	368

*Map 3 shows general neighborhood boundaries and The Back Nine boundary represents approximately 106 ac.

**Revised to include Outlot 6, which was 7.6 acres platted and dedicated to the City for public park purposes with the Back Nine – Phase 3 plat.

The Notre Dame Village project is proposing 9 homes. With the addition of these 9 homes and including outlot 6 in the density, which outlot was platted and dedicated to the City of Middleton with the Back Nine - Phase 3 plat, the density for The Back Nine neighborhood does not increase over the 4.2 dwelling units per acre recommendation contained in Chapter 4 of the MDP. The table below shows that the total planned units for the Back Nine is 342 which puts the total density at 3.9 dwelling units per acre.



TABLE 2 - The Back Nine Neighborhood Units			
Area	Units	Type	Status
Phase 1-4	162*	Single Family	Platted/Some Built
Villas - Callaway Ct	8	Single Family	Platted/Some Built
The Masters Building 1 & 2	105	Multi Family	Built
The Masters Building 3	58	Multi Family	Planned
<u>Notre Dame Village</u>	<u>2</u>	<u>Single Family</u>	Planned
Total Units Planned	342 Units		
Total Acres	87.67 acres**		
Total Density	3.90 Units/AC		

*Includes lots 38-39 on Callaway Ct

**Includes OL 6 (7.6 acres)

Land Use

This project requires amending the Regulating Plan to allow single family development in an area planned for multi-family development. This single family development will serve as an appropriate transition in land use between the existing homes on Briggs Road to the south and the multi-family development (The Masters Residences) to the north.

Lot Type

The specific challenges of this site require development and approval of a new lot type. Details of the proposed lot type are included on the following pages.

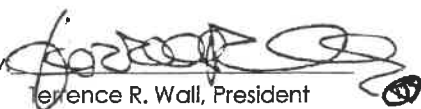
Approval of Urban Residential Lot in The Back Nine Neighborhood

If the proposed Urban Residential lot type is approved, this development would allow use of that lot type within The Back Nine neighborhood. The proposed Notre Dame Village development is the last vacant land parcel remaining for entitlements in the Back Nine neighborhood. (The last multi-family building needs to be built, but it is entitled.)

See the following narrative and plans for additional information on each of the requests listed above. Thank you for your consideration.

Sincerely,

The Community of Bishops Bay LLC

By: 
Terrence R. Wall, President

Map 3: Regulating Plan Neighborhoods

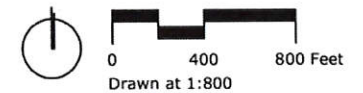
Revised 09.21.2017

- Anticipated City of Middleton/ Town of Westport Boundary
- Neighborhood Boundary

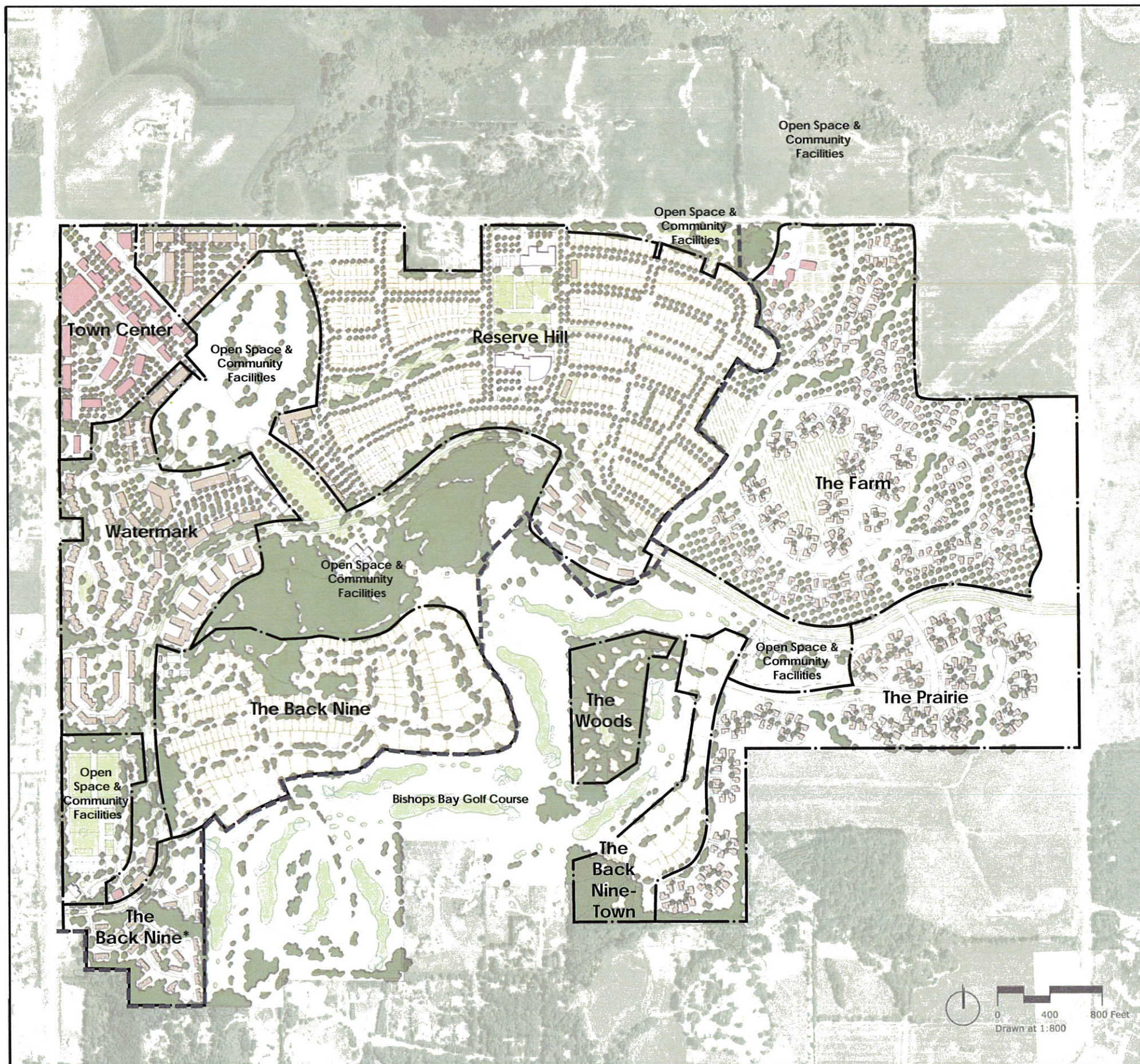
NOTES:

- Individual neighborhood boundaries are approximate.
- The Farm, The Woods, The Prairie and Prairie Estates are located in the Town of Westport.

* Only this portion of the Estates neighborhood can use the MF-R lot type.



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS



Overview

This General Implementation Plan (GIP) Amendment is for design changes to The Back Nine neighborhood within The Community of Bishops Bay. The changes include:

- An additional 9 single family lots and associated "down zoning" of the site from multi-family to single family residential use.
- Development of a new lot type.
- Use of the new lot type within the Back Nine neighborhood.

Land Use & Density

The proposed layout is for a single family development, which is inconsistent with the Regulating Plan in the Master Development Plan. However, the land use to the south of this property (outside of the boundary of The Community of Bishops Bay) is large lot single family residential, so providing some single family lots in this area will help to transition between the large lots to the south and the multi-family residences to the north. This change in land use from multi-family to single family was requested by both the City of Middleton and the Town of Westport in order to avoid the land use conflict that a large, 3 story, high density multi-family building would create with the adjacent single family homes.

With the additional 9 units proposed, the anticipated density for The Back Nine neighborhood increases from the current approved density of 3.6 to 3.9 du/a. This is well within the anticipated Back Nine neighborhood density of 4.2 du/a.

The proposed 3.9 du/a density is based on the following unit counts:

Back Nine Phase 1-4 Single Family (platted and/or built): 162 Units (including lots 38-39 on Callaway Ct)

Bishops Bay Villas/Callaway Ct Single Family (Built): 8 Units

The Masters Residences Building 1-2 (Built): 105 Units

The Masters Residences Building 3 (Planned): 58 Units

Notre Dame Village Single Family (Planned): 9 Units

This results in a total of 342 units on 87.67 acres, resulting in a net density of 3.9 du/a.

Lot Types & Consistency with the MDP

The proposed lot layout contains 9 single family lots. Eight of

these lots would conform the proposed new Urban Residential (U-R) lot type. This lot type was developed to meet the unique challenges of this site, without being so specific to this site that it couldn't be used elsewhere. This site poses a particular challenge because of the size of a mature stand of trees which are within a tree preservation easement. This easement is at least 93.5' wide, which significantly reduces the area available for residential development. The shape of the remaining parcel lends itself to narrow lot single family development, which would typically fall under the Cottage Residential (C-R) lot type, except that the C-R lot type doesn't allow for lots greater than 60' in depth or with a larger front setback than 12', both of which are necessary to provide enough livable square footage, garage access from the street, and secondary on-street parking area to make these units marketable. Lot number 9 conforms to the Village Residential (V-R) lot dimensions, provided that lot frontage can be on an emergency access easement.

Because 8 of the proposed lots are based on a new lot type, they do not conform to the current Master Development Plan (MDP). As part of this amendment the applicant is requesting approval of this new lot type, incorporation of it into the MDP, and approval to use this lot type in The Back Nine neighborhood, which would then bring these lots into conformance with the MDP. Details of the proposed new U-R lot are included in this package.

Parks & Open Space

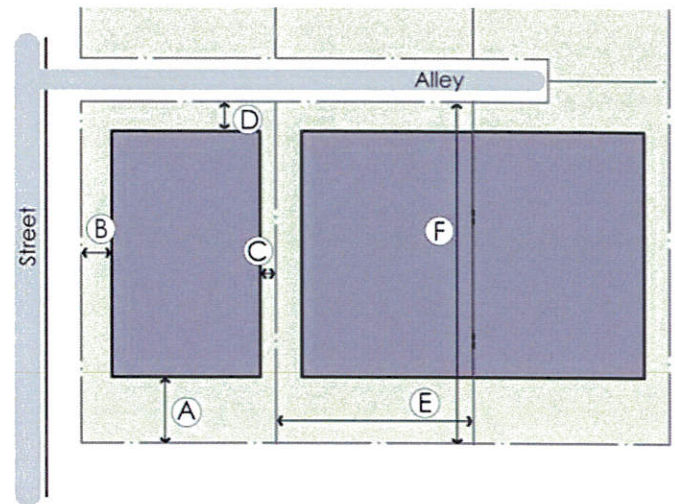
Although no park or open space is planned for this area in the MDP, the proposed layout includes approximately 1.9 acres of tree preservation area that will remain open (i.e. cannot be constructed within). While this area is not anticipated to be dedicated as a public open space, it will be improved with a walking path and be available for local residents of Notre Dame Village, The Masters and Callaway Court developments to use.



Bishops Bay: Urban Residential (U-R) Standards

Description & Purpose

The Urban Residential designation is for small lot single-family residential. Units may be detached, but, due to the small size of the lots, are expected to be mainly attached units. Front lot lines may or may not face a public street; fronts of units may face a common or shared walkway. Parking access may be from the street or from an alley.



Lot & Building Specifications

Setback

Front	2' min., 24' max.	A
Side Street	5' min., 15' max.	B
Side	0' min.*	C
Rear	6' min.	D

Lot Specifications

Lot Width	30' min., 50' max.	E
Lot Depth	60' min., 100' max.	F
Minimum Lot Area	2,200 sf	
Max. Imperv. Surface %	75%	

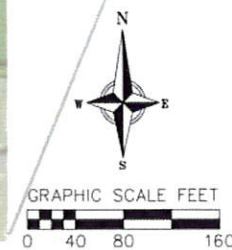
Height

Main Building, Max.	2 stories, 35'
Accessory Structure, Max.	1 story, 15'

Encroachments

Front, Max.	2'
Side Street, Max.	2'
Side, Max.	0'
Rear, Max.	2'

*In cases where there is separation between units, the setback must be 5 feet.



SEPT 14, 2017



TOTAL SITE AREA: 3.9 AC
 LOT AREA: 2.8 AC
 OUTLOT AREA: 1.1 AC

KEY:

LOT TYPES

- M-R (MANOR RESIDENTIAL)
- V-R (VILLAGE RESIDENTIAL)
- U-R (URBAN RESIDENTIAL)
- MF-R (MULTI-FAMILY RESIDENTIAL)

RIGHT-OF-WAY

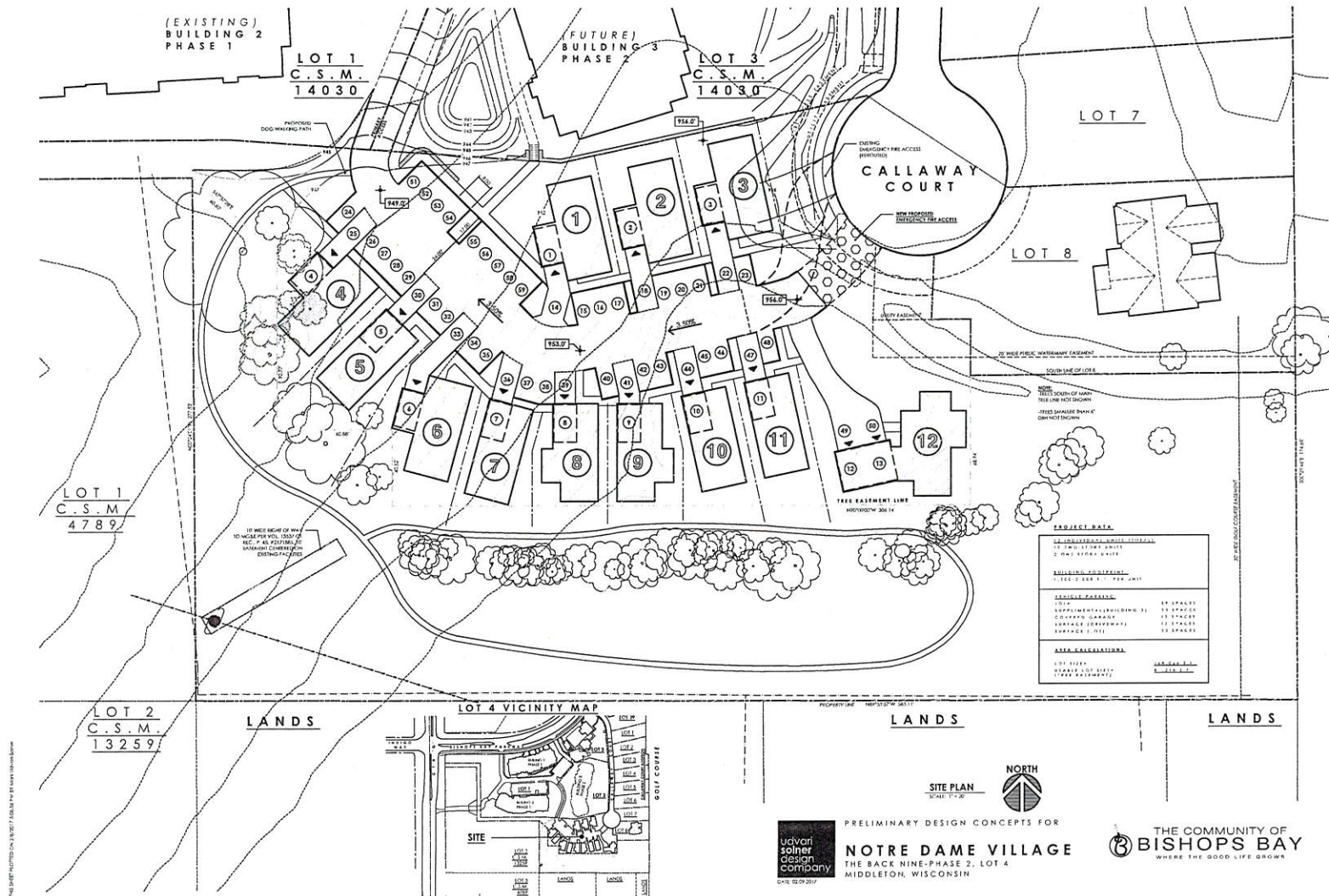
- PARKWAY BOULEVARD (110' MAX)

OTHER

- TREE PROTECTION AREA
- OUTLOT



LOT TYPES | NOTRE DAME VILLAGE AT THE BACK NINE, COMMUNITY OF BISHOPS BAY



MEMORANDUM

Planning Department – City of Middleton

DATE: September 22, 2017
TO: Middleton/Westport Joint Zoning Committee
FROM: Eileen Kelley, Planning Director
SUBJECT: 9/28/17 agenda items



Attached to this memo is an excerpt from Staff Comments made by Tom Wilson to the Town Plan Commission meeting of 9/11/17 regarding item #5 on our agenda for the issue of Guest Rooms on Wakanda Dr., and also item #6 for the Potential Preschool Location. The Staff Comments also include the recommended action for the Final Plat for Phase 5 of The Community of Bishops Bay project.

attachments

STAFF AGENDA MEMORANDUM
TOWN OF WESTPORT
REGULAR PLAN COMMISSION MEETING
Kennedy Administration Building
Community Meeting Room
5387 Mary Lake Road
Town of Westport, Wisconsin

Monday, September 11, 2017 7:00 p.m.

1. Call to Order
2. Public Comment On Matters Not On the Agenda
3. Approve Minutes.

For the 8/14/17 meeting minutes.

4. Initial Consultation, Rezone and CUP for Guest Rooms/Bed and Breakfast, Lottig and Lambrecht, 4906 and 4914 Wakanda Drive (Middleton ETZ)

A couple of the homeowners on Wakanda along the west shore of Lake Mendota in Westport near Governor Nelson State Park off of Borchers Beach Road have been renting rooms for use by others on a periodic basis for a while now. We had complaints about parking and then discovered this use, which is not allowed under the current zoning for the parcels. A rezone would be required to allow the use. A rezone to City R-1 would allow the use for periodic stays, but more may be required for a true bed and breakfast inn. Such action would require a public hearing with specific notice to neighboring properties.

There are some concerns with allowing this in the Town. The Comp Plan does not contemplate such a use except in commercial circumstances. Do we really want to just rezone a couple of lots on Wakanda and Borchers Beach to do this, or are we willing to open up the flood gates along Kupfer, Reynolds and Morris Court as well? There is indeed limited parking in the area so if neighboring properties have allowed overnight guests do we limit extra street parking by allowing this? Is there some kind of parking plan or other limitation we could use to limit neighborhood issues with parking or other concerns?

I understand the limited use being proposed here, and that it may be very unobtrusive to neighboring property owners in reality for just a couple of the homes in these neighborhoods, but it does seem like we might be really creating many issues along the lake if allowed here.

RECOMMENDATION: *This is a consultation so no action is to be taken, but please let your issues known to be addressed before any project here moves forward.*

5. Initial Consultation, Rezone for Preschool/Learning Center, Davis/Little Explorers Nature Center Preschool, Oncken Road at CTH M (Middleton ETZ)

Bob Davis as owner of Little Explorers is returning to discuss again his idea for a learning center and day care to include nature areas, gardens, and even some animals, but this time at the 40 acre agricultural corner of CTH M and Oncken Road, with access from Oncken Road. The analysis here is similar to his last proposed site on CTH K. Continuing the use classification from our previous Comp Plan, this 40 acres is in the Rural Preservation zone and is currently zoned County A1-Exclusive. Any change in use is to be mainly for an agricultural related business per our Plan. One could consider that the uses associated with this child care facility could probably not happen unless in a rural setting, and certainly child care is a use needed by those in agriculture (and also by those coming from the new homes in the Community of Bishops Bay), as we have discussed in other similar day care proposals in Ag areas. A structure similar in appearance to an agricultural structure would also fit into this area. This would also present an opportunity to preserve land across from park and open space lands owned by the County and State, including Governor Nelson State Park, and perhaps allow the Town to obtain the trail easements or needed road ROW over this property along Oncken and CTH M, and through it as shown in his plan, and as we have included in our CORP.

Also the Community Separation Zone in our Comp Plan extends through the middle of this 40 acre parcel northwest to southeast. This type of use on the very edge of that community separation line could be seen as quite consistent with that designation since it does occupy quite a bit of space and is rural in setting. Again, perhaps having only farmland there is even a better situation, but that is a policy you could decide here, knowing that the entire 40 acre parcel is not farmable due to drainage concerns and topography.

At the same time, if you do not see this as a rural preservation use, then you can use the Comp Plan to let him know that this does not fit, and that is sustainable in my opinion. You could also determine to amend the Comp Plan.

There are other major issues to discuss with this use if it progresses. Traffic on the site is problematic since CTH M and Oncken is a very busy intersection and turns against prevailing traffic at rush hours may be difficult at best, although accomplished now. Might turn or passing lanes for safety be needed on CTH M? However here as opposed to the CTH K proposed location, the facility is turning onto Oncken Road. There would be two options for traffic so that seems much more palatable and safer. Water and sewer may be available to the site, and that has been something we have been trying to emphasize in our commercial facilities. All in all this is a much better site for this proposal than the previous proposal.

So there are several issues to consider when deciding whether this use should proceed or not and I have tried to lay them out here, without complete enumeration. I really can see either way, but there certainly will be a lot of work to do if the proponent wants to proceed and you feel it could work. It just could be that at this point if the Commission feels this is something that could be explored more, the owner will have lots of work to do before coming back with

even a proposal on the building and other facilities. At the same time if you feel this just does not fit within our new Comp Plan on this site, then the proponent should be told that so that we could work on another better site in the area. This site may have even been mentioned as an alternative for him to explore at the last consult.

This area is in Middleton's ETZ so the JZC will consider this as well at its next meeting later in the month.

RECOMMENDATION: *This is a consultation so no action is to be taken, but please let your issues known to be addressed before any project here moves forward.*

6. Design Review, Landscaping Plan, Bishops Bay Country Club Addition, 3500 CTH M, Discussion/Action

The Country Club was requested to submit its landscape plan for the addition previously approved by the Plan Commission for review and action. The detailed plan certainly appears to me to comply with what you were requesting and is the detail you wanted. This is an action item for you.

RECOMMENDATION: *Move approval of the landscape plan with related lighting as submitted.*

7. Final Plat, The Community of Bishops Bay, Phase 5 (53 Acres, 86 Single Family Lots), The Prairie and The Farm, Bishops Bay Farm and Prairie, LLC, West of CTH M Across from Governor Nelson State Park and North of Dane County Parks/Holy Wisdom Prairie Lands, Discussion/Recommendation

This is the next step in the approvals for the first phase of The Prairie and The Farm in the Town. I was actually surprised they did not just submit the final plat for approval rather than take two steps, but since this final plat is completely consistent with preliminary plat, it is ready for conditional approval consistent with the preliminary plat conditions. The only changes made were to increase by 1.5 feet the Town road ROW dedication as requested, and to confirm and add the CTH M additional dedication needed. The item will also be submitted to the JZC and City of Middleton for approval, as well as the County.

RECOMMENDATION: *Move to recommend to the Town Board and City Council that the final plat be approved as submitted with the conditions and restrictions approved for the preliminary plat.*

8. Park Committee Report/Items for Action

Terry and/or Mark, if present, will give a report on recent Committee work.

Westport Early Childhood Learning Center Proposal

My Name is Bob Davis and I am the founder and current co-owner of Little Explorers Nature Center Preschool on the east side of Madison. Little Explorers is a nationally accredited early childhood learning center that offers children unique learning experience to foster strong foundations for success and a passion for learning in young children. Its 7 acre campus includes organic gardens, nature trails and both inside and outside animals such as horses, llama's, sheep, sugar gliders, hedgehogs and more. Our school has grown over the last 10 years to educate around 250 children per year, have a staff of 48 employees and a wait list that grew to 190 children this year. Many of our families have traveled all the way from Waunakee every day to attend our unique school.

I am interested in building a new early childhood learning center called "INSPIRE" with a similar business model in the Westport area to support the local resident's interest in high quality early education for their children. I am requesting your initial thoughts towards a land purchase of 40 acres on the corner of Hwy M and Oncken road and the construction of a new 22,000 sq. foot state of the art early childhood learning facility. The campus would include extensive nature areas, playgrounds, sports areas, gardens, and animals (including some docile exotic animals like zebra's, kangaroo's, camel's, etc.). The school would be licensed for about 220 children per day and employ approximately 50 staff. I am a Waunakee resident myself and my goal is to create one of the state's premier early childhood learning centers right here in our area.

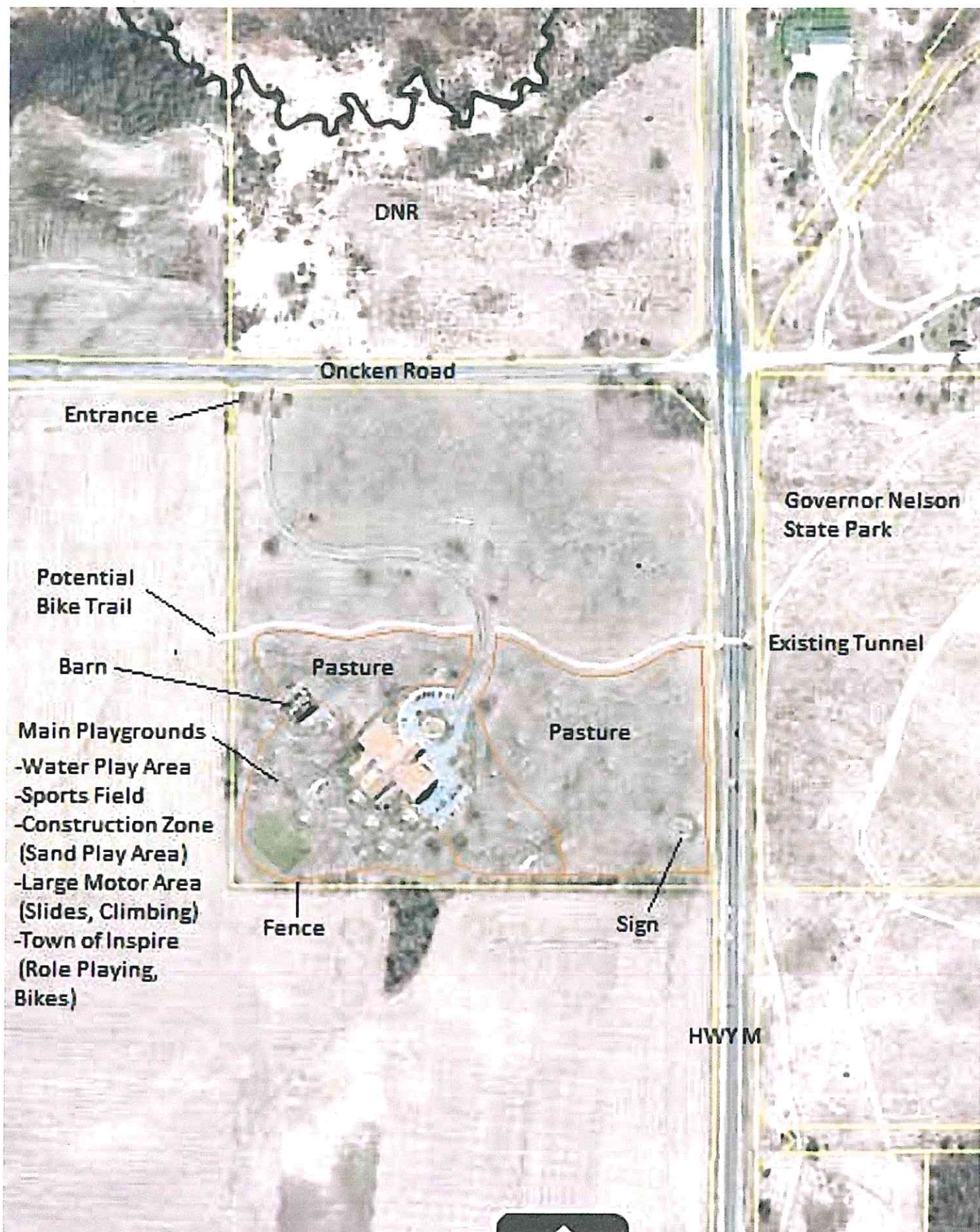
Included are a proposed site layout and some initial building ideas. If the project looks possible I would proceed to produce buildable plans. Please feel free to call or email me with any questions or for further discussion.

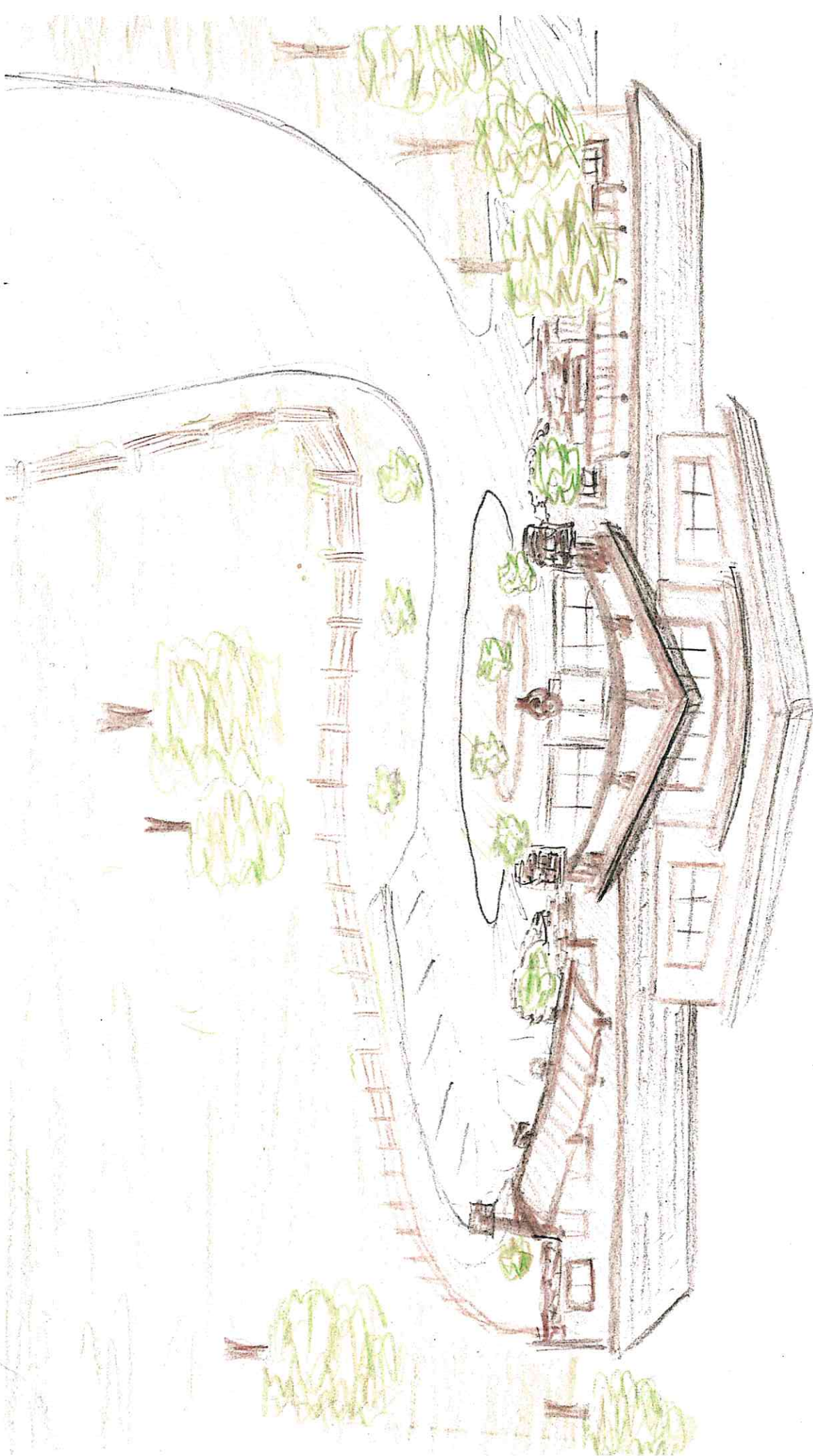
Thank you for your consideration,

Bob Davis

(608) 234-8868

Davis1043@sbcglobal.net







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

September 7, 2017

Re: The Community of Bishops Bay, Farm & Prairie – Phase 5
Final Plat

On behalf of Bishops Bay Farm & Prairie, LLC, Vierbicher is requesting action to approve a final plat for The Community of Bishops Bay, Farm & Prairie – Phase 5. The land is currently zoned Planned Development District (PDD) and is located in the Westport/Middleton Extraterritorial Zoning Area (ETZ)/Joint Planning Area, and fully within the Town of Westport.

The preliminary plat was submitted to the Middleton/Westport Joint Zoning Committee (JZC) on May 18, 2017. It was recommended for approval by the JZC on June 21, 2017 and was conditional approved by the Town Board on July 17, 2017 (Resolution No. 17-08). No significant modifications have been made to the preliminary plat, other than those listed here:

- Dedication of land to County Trunk Highway "M" right-of-way (80' from existing centerline)
- Modification of public right-of-way on local public roads from 48' to 49.5'

The Plan Commission Application for Final Plats is included with this submittal. We are requesting a waiver of the review fee required by the City for plat review as well as the escrow deposit. Since the plat is fully within the Town of Westport, we assume no GIS mapping fees are required.

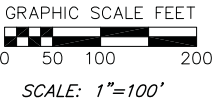
Should you require any additional information to complete your review of this project, please feel free to contact me at msch@vierbicher.com or 608-821-3961.

Sincerely,

Matthew W. Schreiner, PE, LEED-AP

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

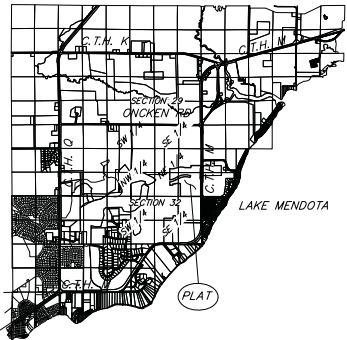
PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE EAST LINE OF THE NE1/4 OF SECTION 32, T8N, R9E, BEARING N00°05'49"E AS PER THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY ZONE 83/2007

LOCATION MAP

SCALE: 1" = 1 MILE ±



SHEET INDEX

- SHEET 1 - PLAT OVERVIEW
- SHEET 2 - FARM LOTS (168-185) EAST DETAIL
- SHEET 3 - FARM LOTS (186-205) WEST DETAIL
- SHEET 4 - PRAIRIE LOTS (206-253) DETAIL
- SHEET 5 - EXISTING EASEMENTS
- SHEET 6 - NEW EASEMENTS
- SHEET 7 - NEW EASEMENT & BUILDING SETBACKS
- SHEET 8 - CURVE TABLE & NOTES
- SHEET 9 - CERTIFICATES

PLAT OVERVIEW

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



M:\Bishops Bay, Community of\160129_The Prairie and The Farm Plat\ CADD\160129 - Final Plat.dwg

vierbicher
planners | engineers | advisors



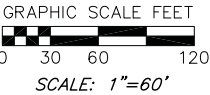
DRAFTED BY:
PKNH
DATE: August 18, 2017
CHECKED BY:
MSCH
REV:

PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
1 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

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



BEARINGS REFERENCED TO
THE EAST LINE OF THE NE 1/4
OF SECTION 32, T8N, R9E,
BEARING N00°54'46"E AS
PER THE WISCONSIN COUNTY
COORDINATE SYSTEM -
DANE COUNTY ZONE 83/2007



LEGEND

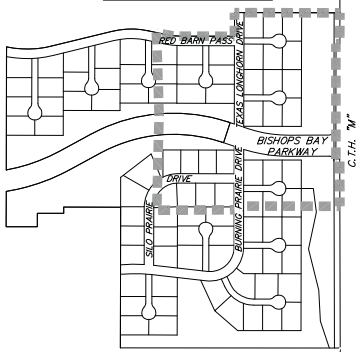
- FOUND SECTION CORNER OF RECORD,
TYPE OF MONUMENT AS NOTED
- FOUND 3/4" Ø REBAR
- SET 1 1/4" Ø SOLID ROUND IRON ROD,
18" LONG, 4.17 LBS. PER LINEAL FOOT
WEIGHT

ALL OTHER LOT AND OUTLOT CORNERS
ARE MONUMENTED WITH 3/4" X 18"
SOLID ROUND IRON RODS, 1.50 LBS. PER
LINEAL FOOT WEIGHT

NO VEHICULAR ACCESS

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.

SHEET 2 LOCATION



FARM LOTS EAST DETAIL

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



vierbicher
planners | engineers | advisors



DRAFTED BY:
PKNU
DATE: August 18, 2017
CHECKED BY:
MSCH
REV:

PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
2 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

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



GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1"=60'

LEGEND

FOUND SECTION CORNER OF RECORD,
TYPE OF MONUMENT AS NOTED

FOUND 3/4" # REBAR

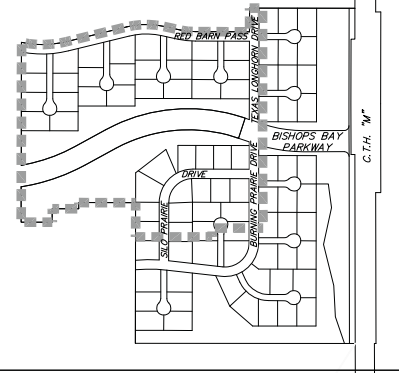
SET 1 1/4" # SOLID ROUND IRON ROD,
18" LONG, 4.17 LBS. PER LINEAL FOOT
WEIGHT

ALL OTHER LOT AND OUTLOT CORNERS
ARE MONUMENTED WITH 3/4" X 18"
SOLID ROUND IRON RODS, 1.50 LBS. PER
LINEAL FOOT WEIGHT

NO VEHICULAR ACCESS

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.

SHEET 3 LOCATION



FARM LOTS WEST DETAIL

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



vierbicher
planners | engineers | advisors

REEDSBURG • WADSWORTH • PRAIRIE DU CHIEN
999 Housler Drive, Suite 201 • Middleton, Wisconsin 53017
Phone: (608) 834-5333 Fax: (608) 834-5330

DRAFTED BY: PKNM
DATE: August 18, 2017
CHECKED BY: MSCH
REV:

FN: 160129
REV:
REV:
REV:

PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
3 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

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

NORTHEAST CORNER
SECTION 32, T8N, R9E
FOUND ALUMINUM
MONUMENT
OF RECORD

BEARINGS REFERENCED TO
THE EAST LINE OF THE NE1/4
OF SECTION 32, T8N, R9E,
BEARING N00°05'49"E AS
PER THE WISCONSIN COUNTY
COORDINATE SYSTEM -
DANE COUNTY ZONE 83/2007



GRAPHIC SCALE FEET
0 30 60 120

SCALE: 1"=60'

LEGEND

FOUND SECTION CORNER OF RECORD,
TYPE OF MONUMENT AS NOTED

FOUND 3/4" Ø REBAR

SET 1 1/4" Ø SOLID ROUND IRON ROD,
18" LONG, 4.17 LBS. PER LINEAL FOOT
WEIGHT

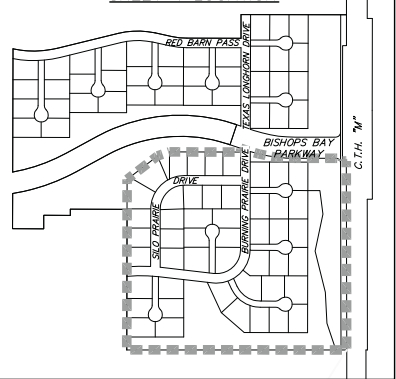
ALL OTHER LOT AND OUTLOT CORNERS
ARE MONUMENTED WITH 3/4" X 18"
SOLID ROUND IRON RODS, 1.50 LBS. PER
LINEAL FOOT WEIGHT

NO VEHICULAR ACCESS

6"
12"

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.

SHEET 4 LOCATION



PRAIRIE LOTS DETAIL

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



vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Houser Drive, Suite 201 - Madison, Wisconsin 53717
Phone: (608) 844-5353 Fax: (608) 844-5350

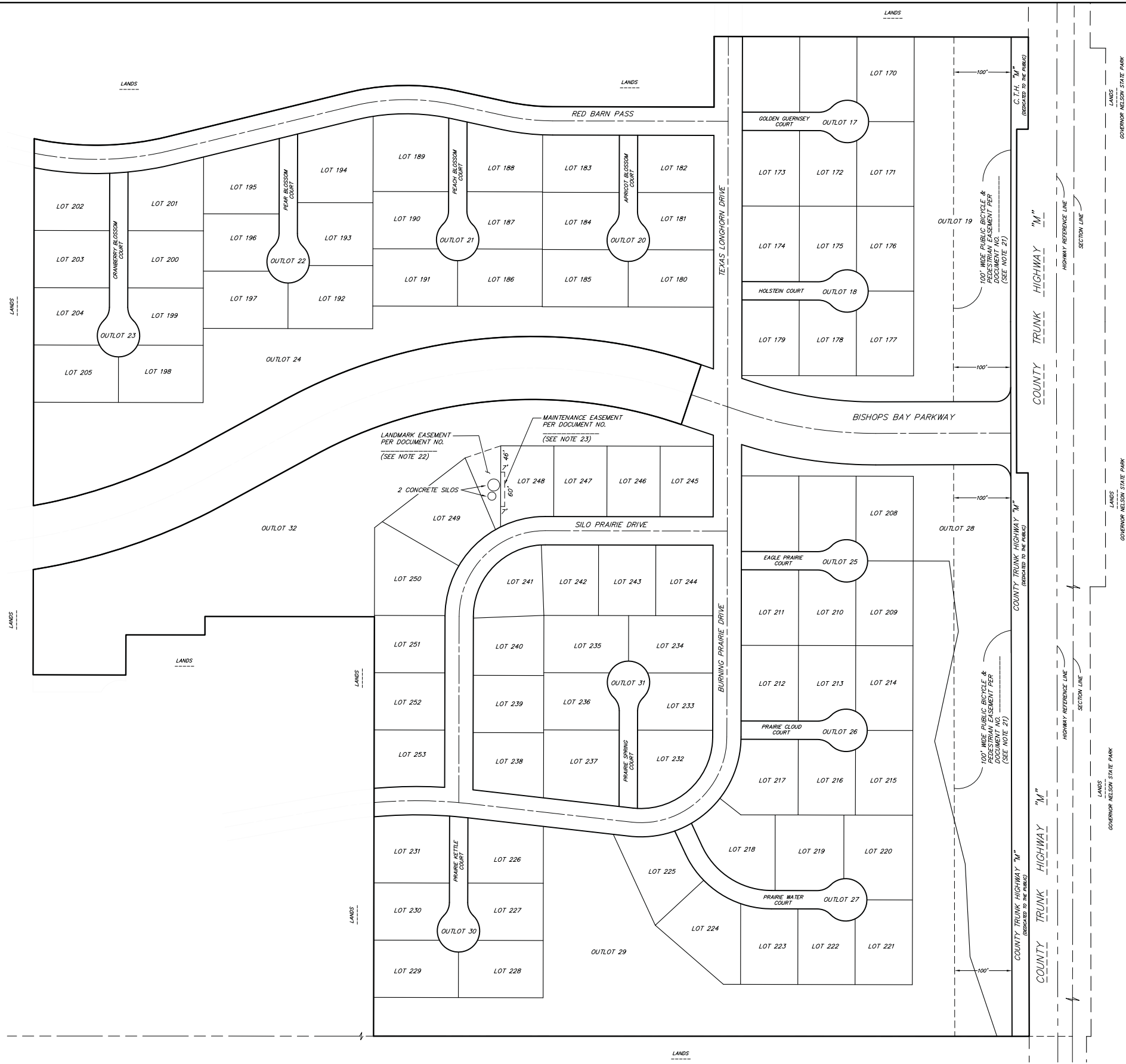
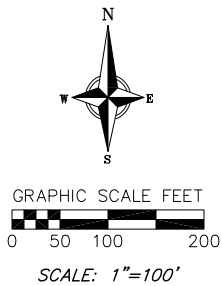
DRAFTED BY:
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DATE: August 18, 2017
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REV:

PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
4 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

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



EXISTING EASEMENTS

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.

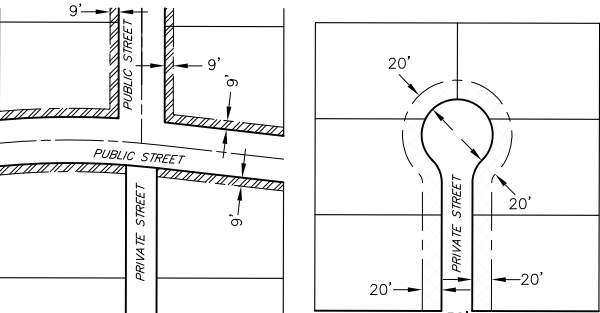
Certified _____, 20____

Department of Administration

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

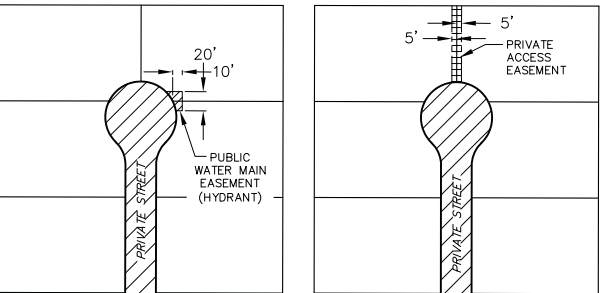
PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

TYPICAL EASEMENTS-DETAIL



PUBLIC STORMWATER DRAINAGE, SNOW STORAGE, AND ACCESS EASEMENTS

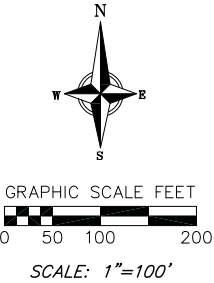
PRIVATE STORMWATER DRAINAGE AND SNOW STORAGE EASEMENTS



PUBLIC WATER MAIN EASEMENT, PUBLIC SANITARY SEWER EASEMENT

PRIVATE COMMON ACCESS EASEMENT

SEE NOTES 12, 13, 14, 15, AND 16 ON SHEET 8



NEW EASEMENTS

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



vierbicher
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DRAFTED BY:
PKN
DATE: August 18, 2017
REV:
CHECKED BY:
MSCH
REV:

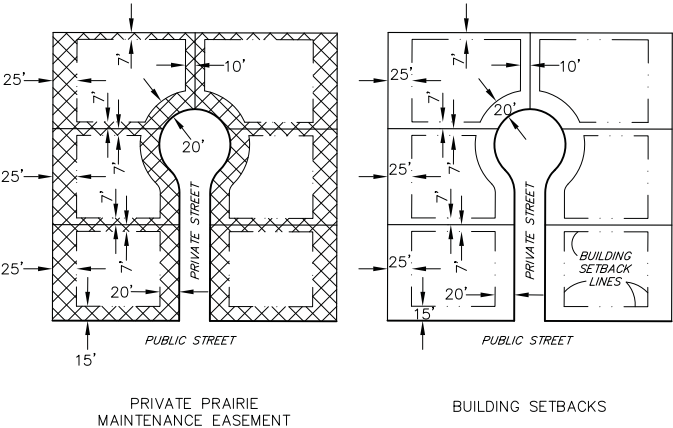
PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
6 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

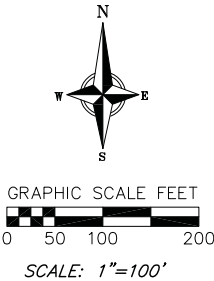
PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

TYPICAL EASEMENT &
BUILDING SETBACKS-DETAIL



NOTE:
ALL BUILDING SETBACK LINES ARE
PER THE TYPICAL DETAIL ABOVE,
UNLESS NOTED OTHERWISE WITHIN
THEIR RESPECTIVE BLOCKS.

SEE NOTES 25 AND 26
ON SHEET 8



NEW EASEMENT &
BUILDING SETBACKS

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



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DRAFTED BY:
PKN
DATE: August 18, 2017
REV:
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MSCH
REV:

PREPARED FOR:
Bishops Bay Farm & Prairie, LLC
P.O. Box 620037
Middleton, WI 53562
Ph: (608) 831-5500

SHEET
7 OF 9

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

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

NOTES:

- TOTAL AREA WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT IS 2,316,164 SQUARE FEET OR 53.172 ACRES, MORE OR LESS.
- 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 ONE SECOND.
- THE EXTERIOR MONUMENTS FOR THIS PLAT HAVE BEEN SET. THE TOWN OF WESTPORT HAS WAIVED PLACEMENT OF THE INTERIOR MONUMENTS UNTIL COMPLETION OF ALL PUBLIC IMPROVEMENTS.
- PRIVATE EASEMENTS AS SPECIFICALLY NOTED AS PRIVATE EASEMENTS AND SET FORTH ON THIS PLAT ARE SPECIFICALLY FOR THE BENEFIT OF BISHOPS BAY FARM & PRAIRIE, LLC, COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC., AND THEIR DESIGNEES AND ASSIGNS.
- LANDS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY, PER DOCUMENT NUMBER 4942536 AND AS AMENDED PER DOCUMENT NUMBERS 5152619, 5174380, 5204804 AND 5285951.
- THIS PLAT BENEFITS FROM EXISTING PRIVATE STORM WATER DRAINAGE EASEMENTS ON THE LANDS ABUTTING THE NORTH SIDE OF THE PLAT PER DOCUMENT NUMBER _____.
- THIS PLAT BENEFITS FROM AN EXISTING WATER SERVICE UTILITY EASEMENT ON LANDS ABUTTING THE WEST SIDE OF THE PLAT PER DOCUMENT NUMBERS 5219379 AND _____.
- THIS PLAT BENEFITS FROM AN EXISTING SANITARY SEWER SERVICE UTILITY EASEMENT ON LANDS ABUTTING THE WEST SIDE OF THE PLAT PER DOCUMENT NUMBERS 5327748 AND _____.
- A PORTION OF THE LANDS WITHIN THIS PLAT BENEFIT FROM A STORM WATER DRAINAGE EASEMENT AGREEMENT PER DOCUMENT NUMBER 4860243.
- 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.
- 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.
- AS DEPICTED ON SHEET 6, 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 COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC.
- AS DEPICTED ON SHEET 6, CERTAIN LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC STORMWATER DRAINAGE, PUBLIC SNOW STORAGE, AND PUBLIC ACCESS EASEMENTS.
- AS DEPICTED ON SHEET 6, LOTS 168–237 ARE SUBJECT TO PRIVATE STORMWATER DRAINAGE AND SNOW STORAGE EASEMENTS.
- AS DEPICTED ON SHEET 6, OUTLOTS 17, 18, 20–23, 25–27, 30 AND 31, AND LOTS 171, 172, 177, 178, 180, 185, 190, 191, 196, 197, 204, 205, 209, 210, 215, 216, 221, 222, 229, 230, 233, AND 234 ARE SUBJECT TO PUBLIC WATER MAIN EASEMENTS AND PUBLIC SANITARY SEWER EASEMENTS.
- AS DEPICTED ON SHEET 6, OUTLOTS 17, 18, 20–23, 25–27, 30 AND 31, AND LOTS 170, 171, 176, 177, 180, 185, 186, 191, 192, 197, 198, 205, 208, 209, 214, 215, 220, 221, 228, AND 229 ARE SUBJECT TO A PRIVATE COMMON ACCESS EASEMENT.
- OUTLOTS 19 AND 28 ARE PRIVATE OUTLOTS DESIGNATED FOR PRAIRIE RESTORATION. THESE OUTLOTS WILL BE OWNED AND MAINTAINED BY THE COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC. OUTLOTS 19 AND 28 SHALL BE SUBJECT TO AN EASEMENT AGREEMENT RECORDED SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT.
- OUTLOT 24 IS A PRIVATE OUTLOT DESIGNATED FOR ORCHARD PURPOSES. THIS OUTLOT WILL BE OWNED AND MAINTAINED BY THE COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC.
- OUTLOT 29 IS DEDICATED TO THE PUBLIC FOR STORMWATER MANAGEMENT PURPOSES. OUTLOT 29 WILL BE MAINTAINED BY THE COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC.
- OUTLOT 32 IS DEDICATED TO THE PUBLIC FOR PUBLIC PARK PURPOSES.
- SEE SHEET 5 FOR THE DEPICTION OF THE 100' WIDE BICYCLE AND PEDESTRIAN EASEMENT ON OUTLOTS 19, 28 AND 29 PER DOCUMENT NUMBER _____.
- SEE SHEET 5 FOR THE DEPICTION OF THE LANDMARK EASEMENT ON OUTLOT 32 PER DOCUMENT NUMBER _____.
- SEE SHEET 5 FOR THE DEPICTION OF THE MAINTENANCE EASEMENT ON LOT 248 PER DOCUMENT NUMBER _____.
- SEE SHEETS 2, 3, 4, AND 6, FOR THE DEPICTION OF THE PUBLIC UTILITY EASEMENTS SERVING THIS DEVELOPMENT.
- AS DEPICTED ON SHEET 7, LOTS 168–245 ARE SUBJECT TO THE BUILDING SETBACK LINES DEPICTED, WHEREBY A LOT OWNER CAN NOT CONSTRUCT A HABITABLE STRUCTURE OUTSIDE OF THE BUILDING SETBACK LINES. NOTWITHSTANDING THE FOREGOING, IF TWO OR MORE LOTS ARE LEGALLY COMBINED THEN THE ADJOINING SETBACK LINES SHALL BE ELIMINATED.
- AS DEPICTED ON SHEET 7, LOTS 206–245 ARE SUBJECT TO A PRIVATE PRAIRIE MAINTENANCE EASEMENT, WHICH SHALL BE SUBJECT TO AN EASEMENT AGREEMENT RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT.

CURVE TABLE & NOTES

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



vierbicher planners engineers advisors REEDSBURG • MADISON • PRAIRIE DU CHIEN 999 Pioneer Drive, Suite 201 • Madison, Wisconsin 53717 Phone: (608) 854-0337 Fax: (608) 854-0330		DRAFTED BY: PKNU	FN: 160129	PREPARED FOR: Bishops Bay Farm & Prairie, LLC P.O. Box 620037 Middleton, WI 53562 Ph: (608) 831-5500	SHEET 8 OF 9
		DATE: August 18, 2017	REV:		
		CHECKED BY: MSCH	REV:		
		REV:	REV:		

THE COMMUNITY OF BISHOPS BAY,
FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE
NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF
THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH,
RANGE 9 EAST, TOWN OF WESTPORT, 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 Town of Westport, and under the direction of Bishops Bay Farm & Prairie, LLC, Owner, I have surveyed, divided and mapped THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is Part of the NE 1/4 of the NE 1/4, SE 1/4 of the NE 1/4, SW 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 32, Township 8 North, Range 9 East, Town Of Westport, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of said Section 32; thence N89°58'53"W, 75.58 feet along the south line of said NE 1/4 to the west right-of-way of County Trunk Highway "M" and the Point of Beginning; thence continuing N89°58'53"W, 1145.17 feet along the south line of said NE 1/4; thence N00°07'14"E, 732.35 feet; thence N89°52'46"W, 296.00 feet; thence S00°07'14"W, 32.42 feet; thence N89°52'46"W, 138.00 feet; thence S00°07'14"W, 70.16 feet; thence N89°52'46"W, 162.00 feet; thence N00°07'14"E, 183.73 feet to a non-tangential curve; thence Northeasterly 352.13 feet along the arc of a curve to the left, having a radius of 1036.00 feet and a chord bearing N71°11'02"E, 350.44 feet to the point of tangency thereof; thence N61°26'48"E, 183.33 feet to a point of curvature; thence Northeasterly 650.78 feet along the arc of a curve to the right, having a radius of 793.00 feet and a chord bearing N84°57'24"E, 632.68 feet to the point of tangency thereof; thence S71°31'59"E, 9.20 feet; thence N18°28'01"E, 110.00 feet; thence N71°31'59"W, 9.20 feet to a point of curvature; thence Southwesterly 741.06 feet along the arc of curve to the left, having a radius of 903.00 feet and a chord bearing S84°57'24"W, 720.44 feet to the point of tangency thereof; thence S61°26'48"W, 183.33 feet to a point of curvature; thence Southwesterly 296.90 feet along the arc of a curve to the right, having a radius of 926.00 feet and a chord bearing S70°37'54"W, 295.63 feet; thence N00°07'14"E, 640.78 feet to a non-tangential curve; thence Northeasterly 235.05 feet along the arc of a curve to the left, having a radius of 525.25 feet and a chord bearing N89°04'35"E, 233.09 feet to the point of tangency thereof; thence N76°15'25"E, 325.13 feet to a point of curvature; thence Northeasterly 192.88 feet along the arc of a curve to the right, having a radius of 424.75 feet and chord bearing N89°15'57"E, 191.23 feet to the point of tangency thereof; thence S77°43'30"E, 88.73 feet to a point of curvature; thence Southeasterly 79.60 feet along the arc of a curve to the left, having a radius of 375.25 feet and chord bearing S83°48'08"E, 79.45 feet to the point of tangency thereof; thence S89°52'46"E, 281.59 feet; thence N00°07'14"E, 123.25 feet; thence S89°52'46"E, 548.75 feet to the west right-of-way of County Trunk Highway "M"; the following six courses being along the west right-of-way of County Trunk Highway "M"; thence S00°07'17"W, 160.83 feet; thence N89°52'43"W, 20.00 feet; thence S00°07'17"W, 336.34 feet; thence S00°07'01"E, 263.95 feet; thence N89°52'59"E, 20.00 feet; thence S00°07'01"E, 983.99 feet to the Point of Beginning.

Containing 2,316.164 square feet or 53.17 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

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE:

Bishops Bay Farm & Prairie, 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. Bishops Bay Farm & Prairie, 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:

- Town of Westport Town Board
- City of Middleton Plan Commission
- Wisconsin Department of Administration
- Dane County Zoning and Land Regulation Committee

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

BISHOPS BAY FARM & PRAIRIE, 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 Bishops Bay Farm & Prairie, 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 banking 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 Bishops Bay Farm & Prairie, LLC, owner.

IN WITNESS WHEREOF, the said State Bank of Cross Plains has caused these presents to be signed by _____ its _____ at 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 banking corporation

By: _____ (name), _____ (title)

STATE OF WISCONSIN }
 } ss.
COUNTY OF DANE }

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

Notary Public, State of _____ My commission expires _____

TOWN OF WESTPORT - TREASURER'S CERTIFICATE:

I, Thomas G. Wilson, being the duly appointed, qualified and acting Treasurer of the Town of Westport, 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, FARM & PRAIRIE - PHASE 5 as of this _____ day of _____, 201____.

Thomas G. Wilson, Treasurer
Town of Westport, Dane County, Wisconsin

TOWN OF WESTPORT - TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the plat of THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5, located in the Town of Westport, is hereby approved by the Town Board of the Town of Westport.

Date _____ Dean Grosskopf, Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Westport.

Date _____ Thomas G. Wilson, Town of Westport Clerk

STATE OF WISCONSIN
DANE COUNTY } ss

I, Thomas G. Wilson, being the duly appointed, qualified and acting clerk of the Town of Westport, Dane County do hereby certify that the Town Board of the Town of Westport passed Resolution Number _____ on the _____ day of _____, 201____, authorizing me to issue a certificate of approval of the final plat of THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5, 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____.

Thomas G. Wilson, Town of Westport Clerk
Town of Westport, Dane County, Wisconsin

TOWN OF WESTPORT SUBSTANDARD STREET WIDTH:

I, Thomas G. Wilson, being the duly appointed, qualified and acting clerk of the Town of Westport, Dane County, Wisconsin, do hereby certify that the approved and revised SP approved _____ allows for street widths less than 66 feet as provided for by s.236.16(2), Wis. Stats., as shown on the plat of THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5. The Town of Westport's approval of this plat will signify that this layout complies with the Town of Westport's requirements.

Dated this _____ day of _____, 201____.

Thomas G. Wilson, Town of Westport Clerk
Town of Westport, Dane County, Wisconsin

CITY OF MIDDLETON APPROVAL CERTIFICATE:

This plat, known as THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5, is hereby approved by the City of Middleton Plan Commission this _____ day of _____, 201____.

Eileen M. Kelley, Authorized Representative
City of Middleton, Dane County, Wisconsin

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE:

This plat, known as THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5, is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 201____.

Mary Kolar, Chairperson
Dane County Zoning & Land Regulation Committee

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, FARM & PRAIRIE - PHASE 5, as of this _____ day of _____, 201____.

Adam Gallagher, Dane County Treasurer

REGISTER OF DEEDS CERTIFICATE:

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

CERTIFICATES

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

vierbicher planners engineers advisors REEDSBURG - MADISON - PRAIRIE DU CHIEN 999 Parker Drive, Suite 201 - Madison, Wisconsin 53717 Phone: (608) 834-5352 Fax: (608) 834-5200		DRAFTED BY: PKNU	FN: 160129	PREPARED FOR: Bishops Bay Farm & Prairie, LLC P.O. Box 620037 Middleton, WI 53562 Ph: (608) 831-5500	SHEET 9 OF 9
		DATE: August 18, 2017			
		CHECKED BY: MSCH	REV:		
		REV:	REV:		

TOWN OF WESTPORT
RESOLUTION NO. 17-14

A RESOLUTION BY THE TOWN OF WESTPORT
BOARD OF SUPERVISORS CONDITIONALLY APPROVING THE FINAL
PLAT OF THE COMMUNITY OF BISHOPS BAY, FARM AND PRAIRIE, PHASE 5
WITHIN THE TOWN OF
WESTPORT, DANE COUNTY, WISCONSIN
(West of CTH M)

WHEREAS, a final plat entitled "The Community of Bishops Bay, Farm and Prairie, Phase 5" dated 8/19/17 (the "Plat") was submitted as attached at Exhibit A by Bishops Bay Farm and Prairie, LLC (the "Developer") to the Town of Westport for review and action, and the statutory review period will expire on October 28, 2017;

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

WHEREAS, the JZC, Plan Commission and Board have reviewed the Plat and met with staff and Developer with respect to the proposed development;

WHEREAS, the JZC, and the Plan Commission have both determined that the Plat is consistent with the approved Preliminary Plat for the property and will only be consistent with the Town of Westport Ordinances, applicable City of Middleton Ordinances, Ch. 236, Wis. Stats., and applicable Comprehensive Plans, if all the conditions set forth below are met;

WHEREAS, the Town Board has determined that the Plat will only be consistent with the Town of Westport Ordinances, applicable City of Middleton Ordinances, Ch. 236, Wis. Stats., and applicable Comprehensive Plans if all the conditions set forth below are met.

NOW, THEREFORE, the Town of Westport Board of Supervisors hereby resolves that, based on the above, the Final Plat of The Community of Bishops Bay, Farm and Prairie, Phase 5 dated 8/19/17, be approved subject to the following conditions and restrictions:

1. All of the conditions necessary for preliminary plat approval must be satisfied (see attached copy of Resolution 17- 08 at Exhibit B);
2. Any further conditions and restrictions approved by the JZC or City Council not inconsistent with other restrictions and conditions approved by the Town;

The above Resolution was duly adopted by the Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin at a regular meeting held on September 18, 2017, by a vote of 5 ayes, 0 nays, and 0 members not voting.

APPROVED:

BY: Dean A Grosskopf
Dean A Grosskopf, Town Board Chair

ATTEST:

Thomas G. Wilson
Thomas G. Wilson,
Town Attorney/Administrator/Clerk-Treasurer

APPROVED: 9/20/17

POSTED: 9/20/17

THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5

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



BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 32, T8N, R9E, DANE COUNTY ZONE 83/2007

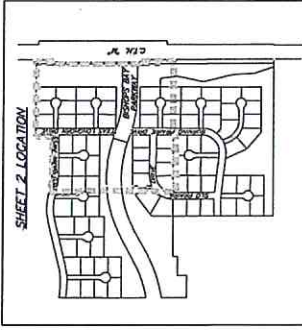
GRAPHIC SCALE FEET
0 30 60 120
SCALE: 1"=60'

LEGEND

- ROAD SECTION CORNER OF RECORD
- TYPE OF ADJACENT AS NOTED
- FOUND 3/4" x 3/4" REBAR
- SET 1 1/4" x 3/4" SOLID ROUND IRON ROD
- MEASUREMENT 4.17' PER LINEAL FOOT
- MEASUREMENT 1.60' PER LINEAL FOOT
- ALL OTHER LOT AND OUTLOT CORNERS ARE ADJACENT WITH 3/4" x 3/4" REBAR
- MEASUREMENT 4.17' PER LINEAL FOOT
- MEASUREMENT 1.60' PER LINEAL FOOT
- NO BISHOPS ACCESS

PRIVATE UTILITY EXISTENCE - WORKING AS IS. NO PAVED OR BORED CABLES ARE TO BE PLACED IN THE UTILITY EXISTENCE. THE ADJACENT UTILITY EXISTENCE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. THE ADJACENT UTILITY EXISTENCE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER. THE ADJACENT UTILITY EXISTENCE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.

SHEET 2 LOCATION



FARM LOTS EAST DETAIL

There are no objections to this plat with respect to Sect. 216.15, 216.16, 216.20 and 216.21(1) and (2). With State as provided by s. 216.12, W.S. Stats.

Certified

Department of Administration

RECORDED 202
BISHOPS BAY FARM & PRAIRIE, LLC
10/10/2017
DATE August 14, 2017
SHEET 2 OF 9

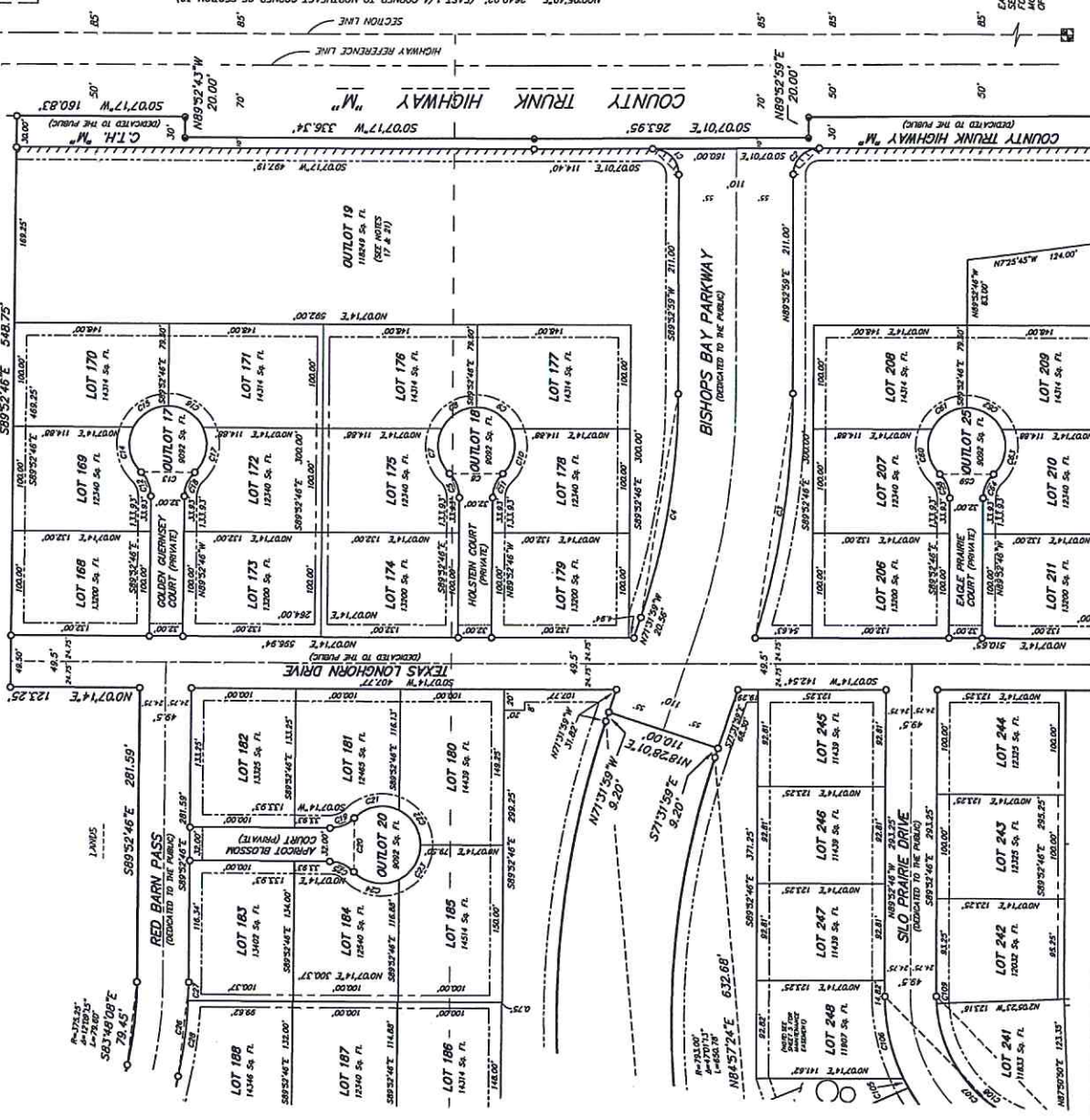
NORTHEAST CORNER
SECTION 32, T8N, R9E
DANE COUNTY ZONE 83/2007
ADJACENT TO RECORD

GOVERNOR NELSON STATE PARK

GOVERNOR NELSON STATE PARK

EAST 1/4 CORNER
SECTION 32, T8N, R9E
ADJACENT TO RECORD

SECTION 32 - T8N, R9E
DANE COUNTY ZONE 83/2007



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



FOUND SECTION CORNER OF RECORD,
TYPE OF MOVEMENT AS NOTED

● FOUND 3/4" # REBAR

○ SET 1 1/4" # SOLD ROUND RON ROD,
18" LONG, 4.17 LBS. PER LINEAL FOOT
WEIGHT

ALL OTHER LOT AND OUTLOT CORNERS
ARE MONUMENTED WITH 3/4" X 18"
SOLD ROUND RON RODS, 1.50 LBS. PER
LINEAL FOOT WEIGHT

////// NO VEHICLE ACCESS


POSSIBLE UTILITY ENCROACHMENTS - NOISES ARE AS NOTED, NO POLES OR BURRED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION OF THE MODEL DISTURB ANY SURVEY MOVEMENT. THE PROPOSED UTILITY ENCROACHMENTS ARE TO BE THE RESPONSIBILITY OF THE UTILITY COMPANIES. THE ENCROACHMENTS ARE A VIOLATION OF SECTION 238.32 OF THE WISCONSIN STATUTES. UTILITY ENCROACHMENTS AS HEREIN SET FORTH ARE FOR THE USE OF THE UTILITY COMPANIES TO MAINTAIN AND HAVING THE RIGHT TO SOLVE THE AREA FINAL CRABE ESTABLISHED BY THE SUPERVISOR WITHIN UTILITY ENCROACHMENTS SHALL NOT BE ALLOWED BY THE SUPERVISOR. THE SUPERVISOR SHALL BE THEIR AGENT OR SUBSEQUENT OWNERS OF THE LOTS UNDER WHICH UTILITY ENCROACHMENTS ARE



There are no objections to this plan 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

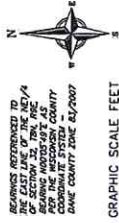


2017	<p>PREPARED FOR: Bluffs Bay Farm & Prairie, LLC P.O. Box 62003 Middleton, WI 53562 Ph: (608) 631-5500</p>	<p>SHEET 3 OF 9</p>
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THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 N, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

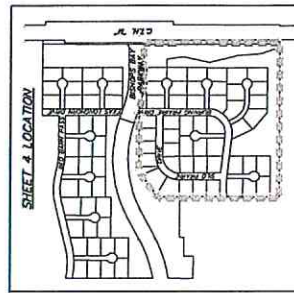


BEING REFERRED TO IN THE EAST LINE OF THE NE 1/4 OF SECTION 32, T8N, R9E, FOUND ALUMINUM PINS AND A BRASS NAIL IN THE CORNER OF RECORD

LEGEND

- FOUND SECTION CORNER OF RECORD
- TYPE OF MARKING AS NOTED
- FOUND 3/4" # 8 REBAR
- SET 1 1/4" # 8 SOLID ROUND ROD ROD
- REBAR, 4.17 LBS PER LINEAL FOOT
- ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4" x 1/4" ALUMINUM PINS, 1.50 LBS PER LINEAL FOOT
- NO VERTICAL ACCESS

PUBLIC UTILITY EASEMENTS - 20' WIDE ARE AS NOTED. NO PILES OR BORED COLUMNS ARE TO BE PLACED WITHIN THE UTILITY EASEMENTS. THE LOCATION OF A UTILITY EASEMENT SHALL BE DETERMINED BY A SURVEYOR. THE UTILITY EASEMENTS SHALL NOT BE ALIGNED BY THE UTILITY EASEMENTS. THE UTILITY EASEMENTS SHALL NOT BE ALIGNED BY THE UTILITY EASEMENTS. THE UTILITY EASEMENTS SHALL NOT BE ALIGNED BY THE UTILITY EASEMENTS.



PRAIRIE LOTS DETAIL

There are no objections to this plan 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.

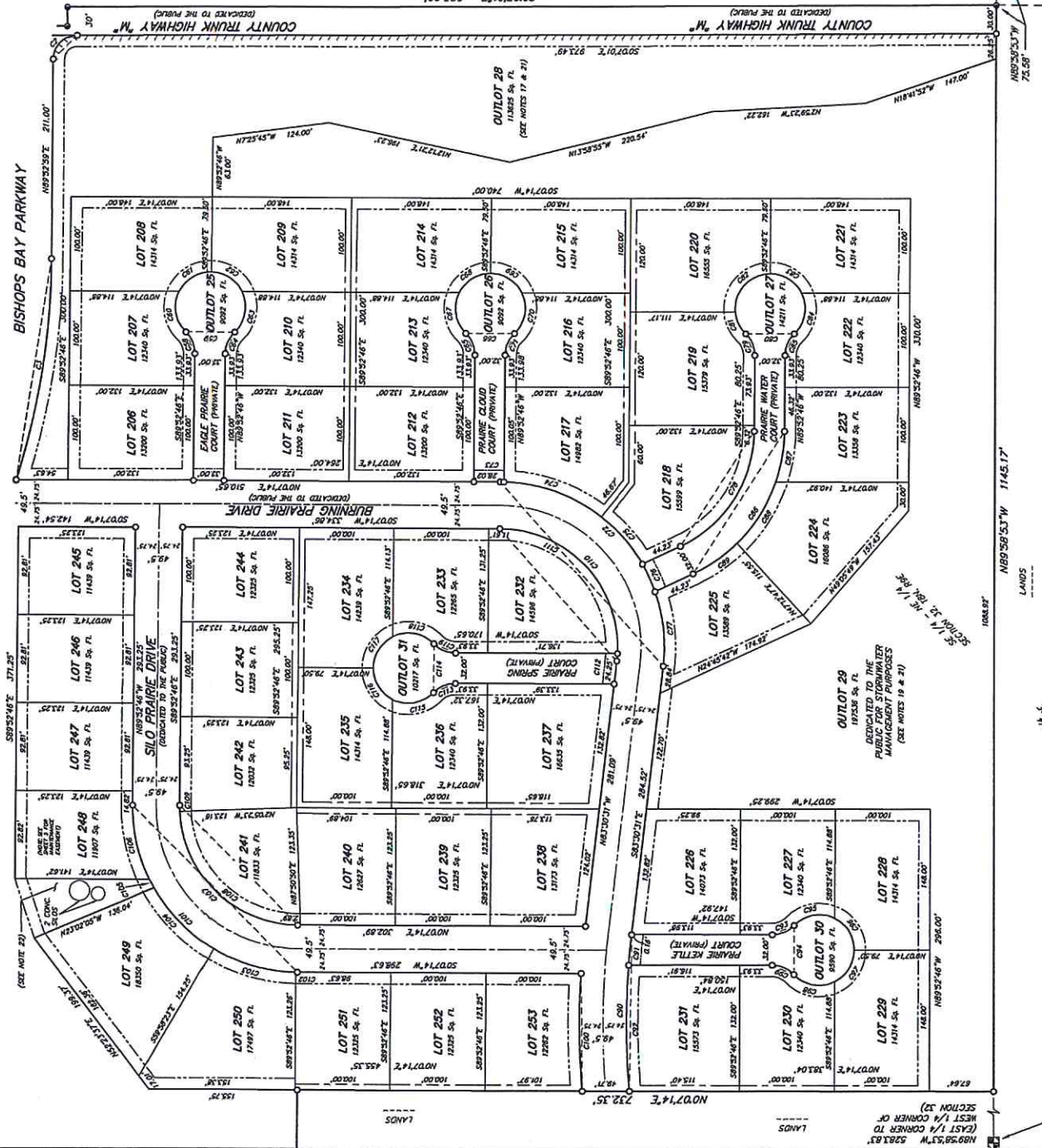
Certified _____ 30

Department of Administration

vierbicher
SURVEYING & LAND CONSULTING, INC.
1000 W. WISCONSIN AVENUE, SUITE 200
MILWAUKEE, WISCONSIN 53233
TEL: (414) 333-3333
FAX: (414) 333-3334
WWW.VIERBICHER.COM

DESIGNED BY: J. M. WISNIEWSKI
DRAWN BY: J. M. WISNIEWSKI
CHECKED BY: J. M. WISNIEWSKI
DATE: April 14, 2017
PROJECT: THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5
SHEET: 4 OF 9

BISHOPS BAY PARKWAY



WEST 1/4 CORNER OF SECTION 32, T8N, R9E FOUND ALUMINUM PINS AND A BRASS NAIL IN THE CORNER OF RECORD

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



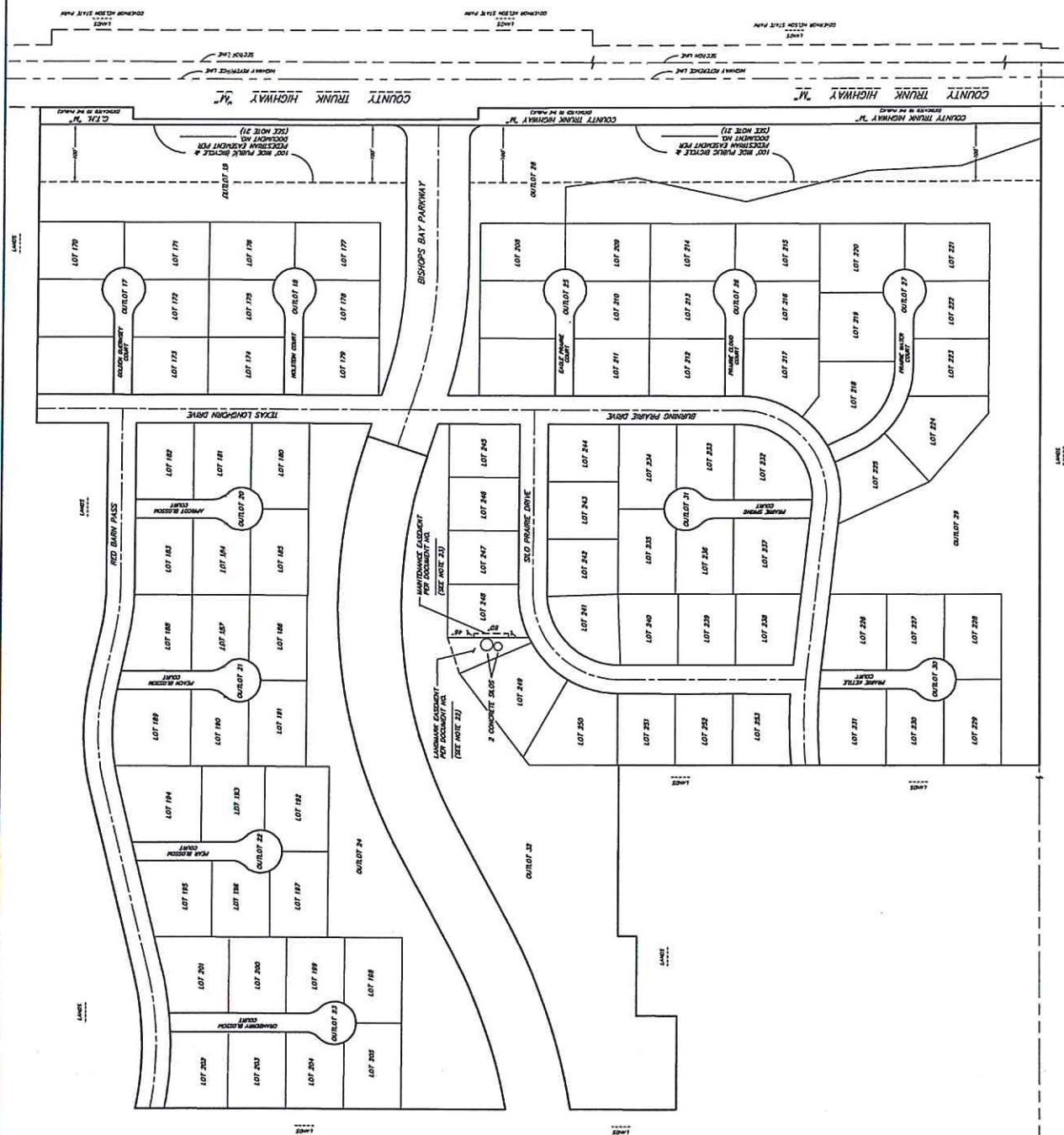
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats., as provided by s. 236.12, Wis. Stats.

Certified



Department of Administration

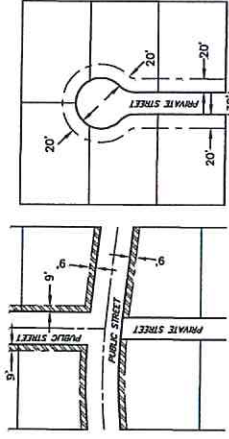

 vierbicher | www.vierbicher.com
 (408) 438-1100 | info@vierbicher.com
 10000 E. 1st Ave., Suite 200, Denver, CO 80231



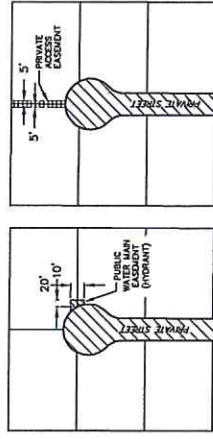
THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 9 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

TYPICAL EASEMENTS-DETAIL



PUBLIC STORMWATER DRAINAGE, SNOW STORAGE, AND ACCESS EASEMENTS



PRIVATE COMMON ACCESS EASEMENT



GRAPHIC SCALE FEET
0 50 100 200
SCALE: 1"=100'

SEE NOTES 12, 13, 14, 15, AND 16 ON SHEET 8

NEW EASEMENTS

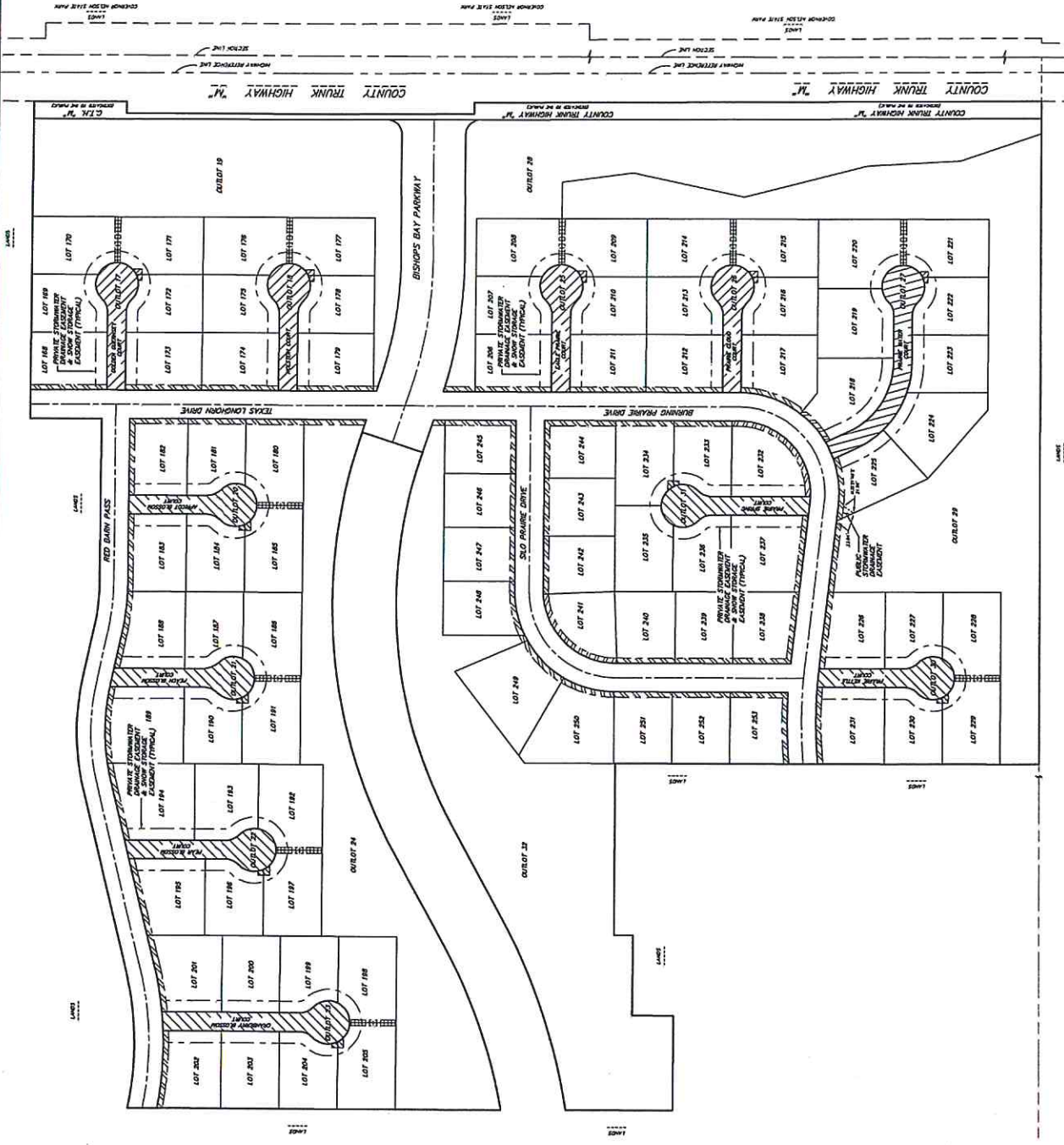
There are no objections to this plan with respect to
Secs. 238.15, 238.16, 238.20 and 238.21(1) and (2),
Wis. Stat., as provided by s. 238.12, Wis. Stat.

Certified _____ 20____



Department of Administration

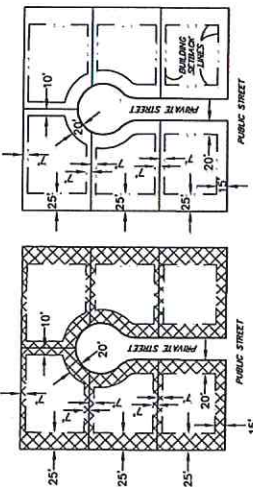
vierbicher LAND SURVEYING & ENGINEERING, INC. 1000 W. KILBURN AVE. SUITE 200 WESTPORT, WI 53188 TEL: (608) 831-5500 FAX: (608) 831-5500	PREPARED BY: DATE: August 18, 2017 PROJECT NO.: 17-0001 SHEET NO.: 6 OF 9
	CHECKED BY: DATE: PROJECT NO.: SHEET NO.:



THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5

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

TYPICAL EASEMENT & BUILDING SETBACKS-DETAIL



NOTE: BUILDING SETBACKS ARE TO BE MAINTAINED WITHIN THE TYPICAL SETBACKS SHOWN HEREIN. SETBACKS ARE TO BE MAINTAINED WITHIN THE TYPICAL SETBACKS SHOWN HEREIN.



GRAPHIC SCALE FEET
0 50 100 200
SCALE: 1"=100'

SEE NOTES 25 AND 26
ON SHEET B

NEW EASEMENT & BUILDING SETBACKS

There are no objections to this plan with respect to the proposed easement and building setbacks shown hereon, as provided by s. 23A.12, Wis. Stat.

Certified _____, 2017

Department of Administration



 vierbicher civil engineering & architecture 1000 W. Wisconsin Ave., Suite 200 Westport, WI 53188 Tel: (262) 781-1234 Fax: (262) 781-1235	PREPARED BY DATE DRAWN BY CHECKED BY IN CHARGE	RECORDED DATE BY INDEXED BY	SHEET 7 OF 9
	PROJECT THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5	DATE APRIL 18, 2017	DRAWN BY J. L. HARRIS

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

1. TOTAL AREA WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT IS 2,316.16 SQUARE FEET OR 53.172 ACRES, MORE OR LESS.

2. ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST TWO SECONDS AND COMPUTED TO THE NEAREST ONE SECOND.

3. THE EXTERIOR MONUMENTS FOR THIS PLAT HAVE BEEN SET. THE TOWN OF WESTPORT HAS WANTED PLACEMENT OF THE EXTERIOR MONUMENTS ONLY COMPLETION OF ALL PUBLIC IMPROVEMENTS.

4. PRIVATE EASEMENTS AS SPECIALLY NAMED PRIVATE EASEMENTS AND SET FORTH ON THIS PLAT ARE SPECIFICALLY FOR THE BENEFIT OF THE TOWN OF WESTPORT, THE TOWN OF FARM, ILL. COMMUNITY OF BISHOPS, BAY HOME OWNERS ASSOCIATION, INC. AND THEIR DESCENDANTS AND LEGALLY ASSIGNED.

1. TOTAL AREA WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT IS 2,316.14 SQUARE FEET OR 53.172 ACRES, MORE OR LESS.
2. ALL BOUNDARIES ARE BASED ON AND BASED TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST 10 SECONDS, AND COMPUTED TO THE NEAREST 10 SECONDS.
3. THE EXTERIOR MONUMENTS FOR THIS PLAT HAVE BEEN SET BY THE TOWN OF WESTPORT HAS MAILED PLACEMENT OF THE INTERIOR MONUMENTS DURING COMPLETION OF ALL PLAT IMPROVEMENTS.
4. PRIVATE CASUALTIES AS SPECIFICALLY NOTED AS PRIVATE CASUALTIES AND SET FORTH BY THIS PLAT ARE SEPARATELY FOR THE BENEFIT OF BESPOKS BAY FARM & PHASE, LLC, CHAIRMAN OF BESPOKS BAY HOME OWNERS ASSOCIATION, INC., AND THEIR DESCENDANTS AND ASSIGNS.
5. LANDS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BESPOKS BAY. DOCUMENT NUMBER 4912536 AND AS AMENDED FOR DOCUMENT NUMBERS 5158191, 5174350, 5204040 AND 5245851.
6. THIS PLAT BENEFITS FROM EXISTING PRIVATE STORM WATER DRAINAGE EASEMENTS ON THE LANDS ADJUTING THE NORTH SIDE OF THE PLAT PER DOCUMENT NUMBER 4850243.
7. THIS PLAT BENEFITS FROM AN EXISTING WILDER SERVICE UTILITY EASEMENT ON LANDS ADJUTING THE WEST SIDE OF THE PLAT PER DOCUMENT NUMBERS 5181919 AND 5245851.
8. THIS PLAT BENEFITS FROM AN EXISTING SANITARY SEWER SERVICE UTILITY EASEMENT ON LANDS ADJUTING THE WEST SIDE OF THE PLAT PER DOCUMENT NUMBERS 3327448 AND 5245851.
9. A PORTION OF THE LANDS WITHIN THIS PLAT BENEFIT FROM A STORM WATER DRAINAGE EASEMENT AGREEMENT PER DOCUMENT NUMBER 4850243.
10. LANDS WITHIN THIS PLAT ARE SUBJECT TO A NOTICE AND NONPARTICIPATION OF AGREEMENT FOR THE BESPOKS BAY AND WESTPORT UTILITY DISTRICT AGREEMENT PER DOCUMENT NUMBER 5308038.
11. LANDS WITHIN THIS PLAT ARE SUBJECT TO PROVISIONS OF COUNTY ORDINANCE RECORDED AS DOCUMENT NUMBER 1385001 WHICH REGULATE ACCESS FROM AND TO THE SUBJECT PROPERTY ALONG COUNTY HIGHWAY TRUNK "N" PURSUANT TO CHAPTER 19 (FOREST) CHAPTER 501 - COUNTY TRUNK HIGHWAY ACCESS CONTROL OF LAND COUNTY ORDINANCES.
12. THIS PLAT BENEFITS FROM OUTLOT 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 ARE PRIVATE OUTLOTS AND ARE DESIGNATED AS PRIVATE OUTLOTS AND ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BESPOKS BAY. THIS PLAT BENEFITS FROM THE COMMUNITY OF BESPOKS BAY HOME OWNERS ASSOCIATION, INC. AS DEPICTED ON SHEET 6. CERTAIN LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC STORMWATER DRAINAGE, PUBLIC SNOW STORAGE, AND PUBLIC ACCESS EASEMENTS.
13. AS DEPICTED ON SHEET 6, LOTS 16B-23B WITHIN THIS PLAT ARE SUBJECT TO PRIVATE STORMWATER DRAINAGE AND SNOW STORAGE EASEMENTS.
14. AS DEPICTED ON SHEET 6, OUTLOTS 12, 16, 20-21, 25-27, 30 AND 31, AND LOTS 171, 172, 173, 174, 180, 185, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 8

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



DN: 160729
DATE: August 18, 2017

vierbicher
clippers | singhems | acthons

Order #		Order Type		Order Date		Order Length		Order Status	
C1	2100	2101	2102	2103	2104	2105	2106	2107	2108
C2	2109	2110	2111	2112	2113	2114	2115	2116	2117
C3	2118	2119	2120	2121	2122	2123	2124	2125	2126
C4	2127	2128	2129	2130	2131	2132	2133	2134	2135
C5	2136	2137	2138	2139	2140	2141	2142	2143	2144
C6	2145	2146	2147	2148	2149	2150	2151	2152	2153
C7	2154	2155	2156	2157	2158	2159	2160	2161	2162
C8	2163	2164	2165	2166	2167	2168	2169	2170	2171
C9	2172	2173	2174	2175	2176	2177	2178	2179	2180
C10	2181	2182	2183	2184	2185	2186	2187	2188	2189
C11	2190	2191	2192	2193	2194	2195	2196	2197	2198
C12	2199	2200	2201	2202	2203	2204	2205	2206	2207
C13	2208	2209	2210	2211	2212	2213	2214	2215	2216
C14	2217	2218	2219	2220	2221	2222	2223	2224	2225
C15	2226	2227	2228	2229	2230	2231	2232	2233	2234
C16	2235	2236	2237	2238	2239	2240	2241	2242	2243
C17	2244	2245	2246	2247	2248	2249	2250	2251	2252
C18	2253	2254	2255	2256	2257	2258	2259	2260	2261
C19	2262	2263	2264	2265	2266	2267	2268	2269	2270
C20	2271	2272	2273	2274	2275	2276	2277	2278	2279
C21	2280	2281	2282	2283	2284	2285	2286	2287	2288
C22	2289	2290	2291	2292	2293	2294	2295	2296	2297
C23	2298	2299	2300	2301	2302	2303	2304	2305	2306
C24	2307	2308	2309	2310	2311	2312	2313	2314	2315
C25	2316	2317	2318	2319	2320	2321	2322	2323	2324
C26	2325	2326	2327	2328	2329	2330	2331	2332	2333
C27	2334	2335	2336	2337	2338	2339	2340	2341	2342
C28	2343	2344	2345	2346	2347	2348	2349	2350	2351
C29	2352	2353	2354	2355	2356	2357	2358	2359	2360
C30	2361	2362	2363	2364	2365	2366	2367	2368	2369
C31	2370	2371	2372	2373	2374	2375	2376	2377	2378
C32	2379	2380	2381	2382	2383	2384	2385	2386	2387
C33	2388	2389	2390	2391	2392	2393	2394	2395	2396
C34	2397	2398	2399	2400	2401	2402	2403	2404	2405
C35	2406	2407	2408	2409	2410	2411	2412	2413	2414
C36	2415	2416	2417	2418	2419	2420	2421	2422	2423
C37	2424	2425	2426	2427	2428	2429	2430	2431	2432
C38	2433	2434	2435	2436	2437	2438	2439	2440	2441
C39	2442	2443	2444	2445	2446	2447	2448	2449	2450
C40	2451	2452	2453	2454	2455	2456	2457	2458	2459
C41	2460	2461	2462	2463	2464	2465	2466	2467	2468
C42	2469	2470	2471	2472	2473	2474	2475	2476	2477
C43	2478	2479	2480	2481	2482	2483	2484	2485	2486
C44	2487	2488	2489	2490	2491	2492	2493	2494	2495
C45	2496	2497	2498	2499	2500	2501	2502	2503	2504
C46	2505	2506	2507	2508	2509	2510	2511	2512	2513
C47	2514	2515	2516	2517	2518	2519	2520	2521	2522
C48	2523	2524	2525	2526	2527	2528	2529	2530	2531
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C52	2559	2560	2561	2562	2563	2564	2565	2566	2567
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C55	2586	2587	2588	2589	2590	2591	2592	2593	2594
C56	2595	2596	2597	2598	2599	2600	2601	2602	2603
C57	2604	2605	2606	2607	2608	2609	2610	2611	2612
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C62	2649	2650	2651	2652	2653	2654	2655	2656	2657
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C65	2676	2677	2678	2679	2680	2681	2682	2683	2684
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C67	2694	2695	2696	2697	2698	2699	2700	2701	2702
C68	2703	2704	2705	2706	2707	2708	2709	2710	2711
C69	2712	2713	2714	2715	2716	2717	2718	2719	2720
C70	2721	2722	2723	2724	2725	2726	2727	2728	2729
C71	2730	2731	2732	2733	2734	2735	2736	2737	2738
C72	2739	2740	2741	2742	2743	2744	2745	2746	2747
C73	2748	2749	2750	2751	2752	2753	2754	2755	2756
C74	2757	2758	2759	2760	2761	2762	2763	2764	2765
C75	2766	2767	2768	2769	2770	2771	2772	2773	2774
C76	2775	2776	2777	2778	2779	2780	2781	2782	2783
C77	2784	2785	2786	2787	2788	2789	2790	2791	2792
C78	2793	2794	2795	2796	2797	2798	2799	2800	2801
C79	2802	2803	2804	2805	2806	2807	2808	2809	2810
C80	2811	2812	2813	2814	2815	2816	2817	2818	2819
C81	2820	2821	2822	2823	2824	2825	2826	2827	2828
C82	2829	2830	2831	2832	2833	2834	2835	2836	2837
C83	2838	2839	2840	2841	2842	2843	2844	2845	2846
C84	2847	2848	2849	2850	2851	2852	2853	2854	2855
C85	2856	2857	2858	2859	2860	2861	2862	2863	2864
C86	2865	2866	2867	2868	2869	2870	2871	2872	2873
C87	2874	2875	2876	2877	2878	2879	2880	2881	2882
C88	2883	2884	2885	2886	2887	2888	2889	2890	2891
C89	2892	2893	2894	2895	2896	2897	2898	2899	2900
C90	2901	2902	2903	2904	2905	2906	2907	2908	2909
C91	2910	2911	2912	2913	2914	2915	2916	2917	2918
C92	2919	2920	2921	2922	2923	2924	2925	2926	2927
C93	2928	2929	2930	2931	2932	2933	2934	2935	2936
C94	2937	2938	2939	2940	2941	2942	2943	2944	2945
C95	2946	2947	2948	2949	2950	2951	2952	2953	2954
C96	2955	2956	2957	2958	2959	2960	2961	2962	2963
C97	2964	2965	2966	2967	2968	2969	2970	2971	2972
C98	2973	2974	2975	2976	2977	2978	2979	2980	2981
C99	2982	2983	2984	2985	2986	2987	2988	2989	2990
C100	2991	2992	2993	2994	2995	2996	2997	2998	2999

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

BEARINGS REFERENCED TO
THE EAST LINE OF THE NE1/4
OF SECTION 32, T8N, R9E,
BEARING N00D549'E AS
PER THE MISSOURI COUNTY
COORDINATE SYSTEM -
DAVE COUNTY ZONE 63/2007



LEGEND

FOUND SECTION CORNER OF RECORD.

FOUND 1/4" x 5/16"

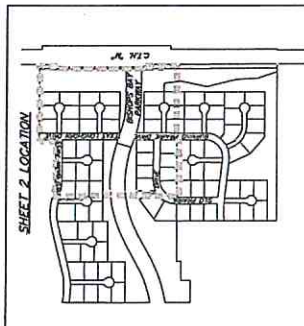
SET 1 1/4" • SOLID RO

INCOPI

ARE MONUMENTED WITH 3/4" X 15" SOLID POLYMER IRON RODS, 150 LBS. E

LINEAL FOOT WEIGHT

PUBLIC UTILITY EASEMENTS - WORKS ARE AS NOTED, AND POLES OR BURIED CABLES ARE TO BE PLACED AND SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY MONUMENT. THE DISTURBANCE OF A SECTION SHALL BE AVOIDED BY AVOIDANCE OF A SECTION SHALL BE BY THE SUBSEQUENT INSTALLATION OF EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES. THE RIGHT TO SOME OF THE AREA FINAL EASEMENTS SHALL NOT BE ALTERED BY ANYTHING MORE THAN 6 INCHES BY THE SUBSEQUENT DEEP AGENT OR SUBSEQUENT OWNERS OF THE LOTS UPON WHICH THE EASEMENTS ARE LOCATED EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITIES INVOLVED.



FARM LOTS EAST DETAIL

There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2). W'ta. State, as provided by s. 236.12, W'ta. State,

Certified

Department of Administration

PREPARED FOR: **Shops Bay Farm & Prairie, LLC**
P.O. Box 6200J7
Madison, WI 53562

SHEET
2 OF 9

DRAFTED BY:	PK 160129
PROU	DATE: August 18, 2017
CHECKED BY:	USE
RECORDED BY:	USE

vierbicher
advisers | engineers | advisors

OF RECORD



COL

124.00

LOT 209
14314 Sq. Ft.

LOT 210
2340 Sq. Ft.

OT 211
100 Sq. Ft.

132.00
132.00

100.00"

39°52'46"Z	295.25'
100.00'	

9525	25
------	----

1307 1235

18750

THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 9 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN



GRAPHIC SCALE FEET
0 50 100 200
SCALE: 1"=100'

EXISTING EASEMENTS

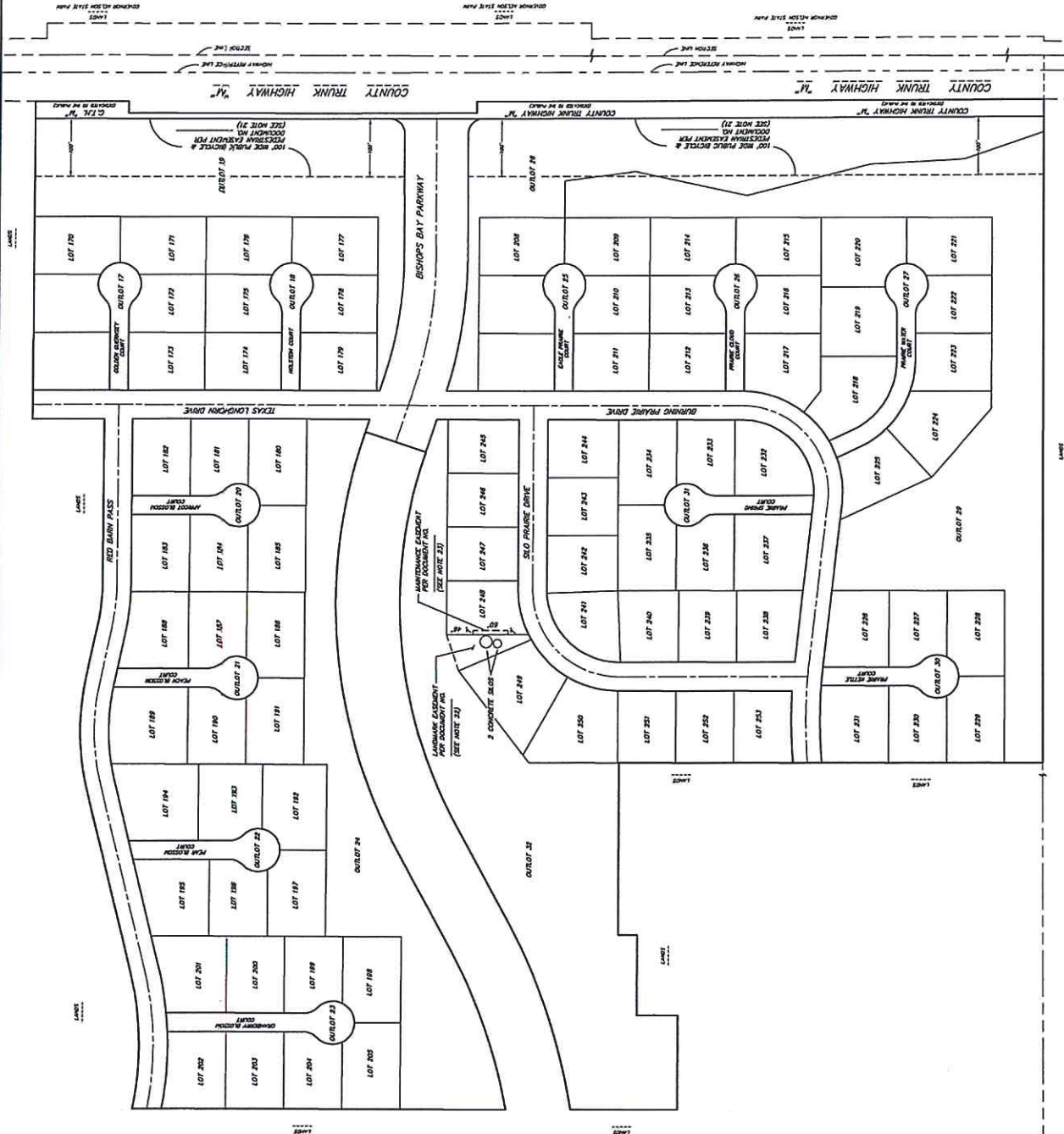
There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 2017



Department of Administration

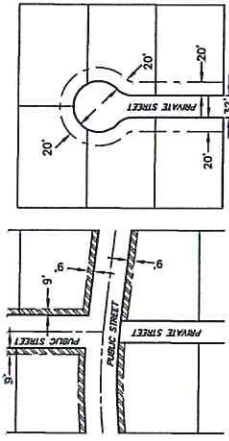
vierbicher ARCHITECTS & ENGINEERS 1000 W. KILBURN AVE., SUITE 200 MADISON, WISCONSIN 53703 TEL: (608) 781-5500 FAX: (608) 781-5500	PREPARED BY DAVID M. SMITH DATE APRIL 18, 2017	RECORDED BY DAVID M. SMITH DATE APRIL 18, 2017	SHEET 5 OF 9
	PROJECT NO. BISHOPS BAY FARM & PRAIRIE, LLC P.O. Box 20007 WESTPORT, WI 53188 TEL: (608) 781-5500 FAX: (608) 781-5500	CHECKED BY DAVID M. SMITH DATE APRIL 18, 2017	



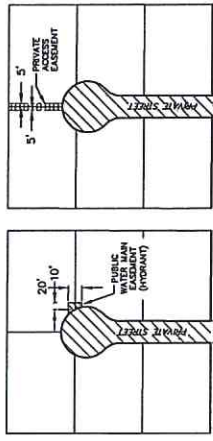
THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5

PART OF THE NE 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DADE COUNTY, WISCONSIN

TYPICAL EASEMENTS-DETAIL



PRIVATE STORMWATER DRAINAGE, SNOW STORAGE, AND ACCESS EASEMENTS



PUBLIC WATER MAIN EASEMENT, PUBLIC SANITARY SEWER EASEMENT

SEE NOTES 12, 13, 14, 15, AND 16 ON SHEET 8



GRAPHIC SCALE FEET
0 50 100 200
SCALE: 1"=100'

NEW EASEMENTS

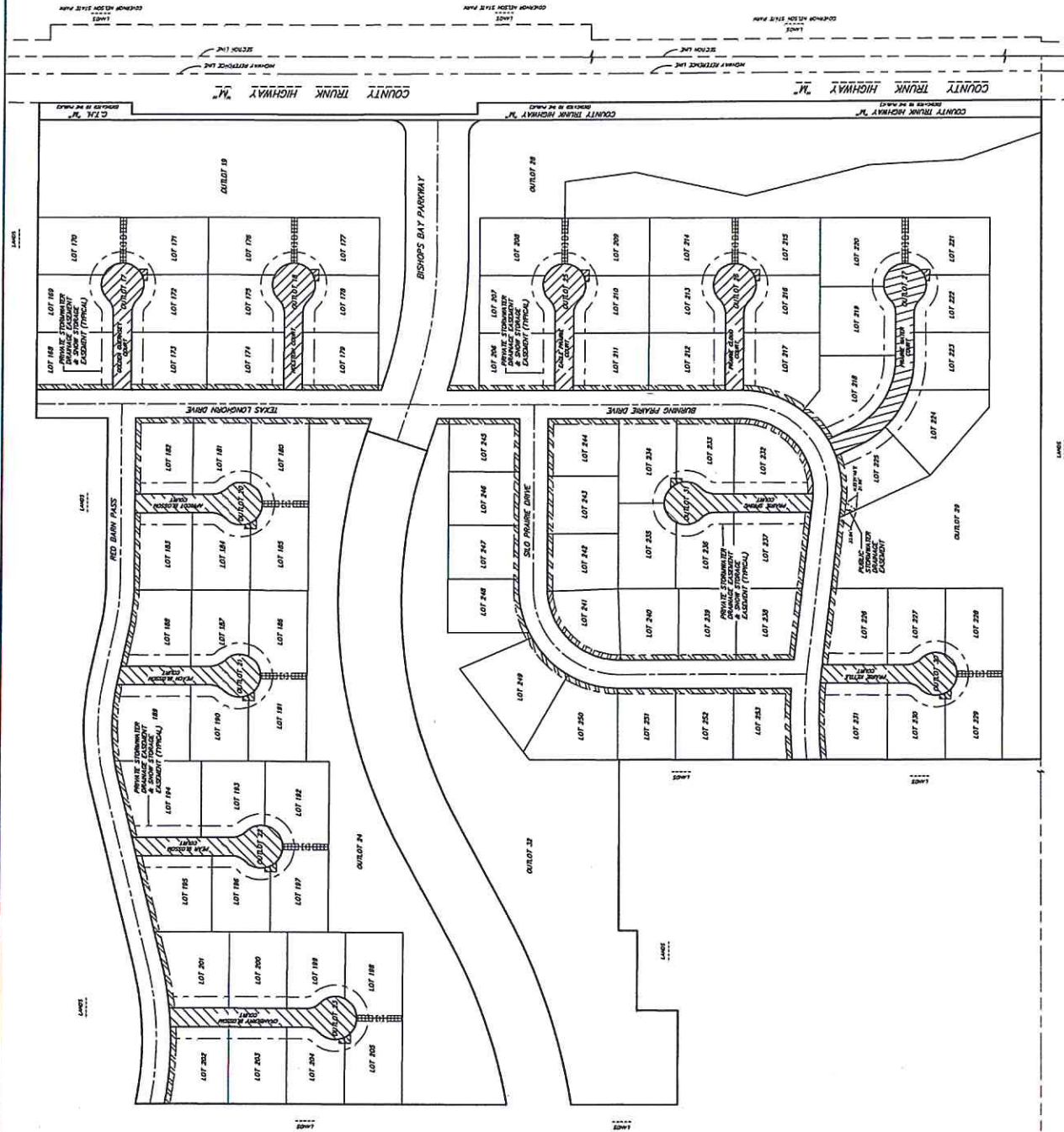
There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 236.31(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 2017



Department of Administration

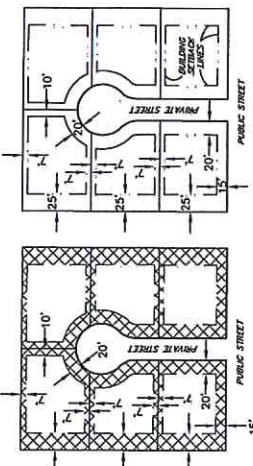
	PREPARED BY David J. Bue David J. Bue, Inc. 100000 100000 100000	EXAMINED BY David J. Bue David J. Bue, Inc. 100000 100000 100000	SHEET 6 OF 9
	DATE August 18, 2017	PROJECT The Community of Bishops Bay, Farm & Prairie, LLC	DRAWING NO. 100000



THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5

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

TYPICAL EASEMENT & BUILDING SETBACKS-DETAIL



PRIVATE PRAIRIE MAINTENANCE EASEMENT

BUILDING SETBACKS

NOTE: BUILDING SETBACKS ARE TO BE MAINTAINED WITHIN THE TYPICAL SETBACKS SHOWN HEREIN FOR THE TYPICAL SETBACKS SHOWN HEREIN FOR THE TYPICAL SETBACKS SHOWN HEREIN



GRAPHIC SCALE FEET
0 50 100 200
SCALE: 1"=100'

SEE NOTES 25 AND 26 ON SHEET B

NEW EASEMENT & BUILDING SETBACKS

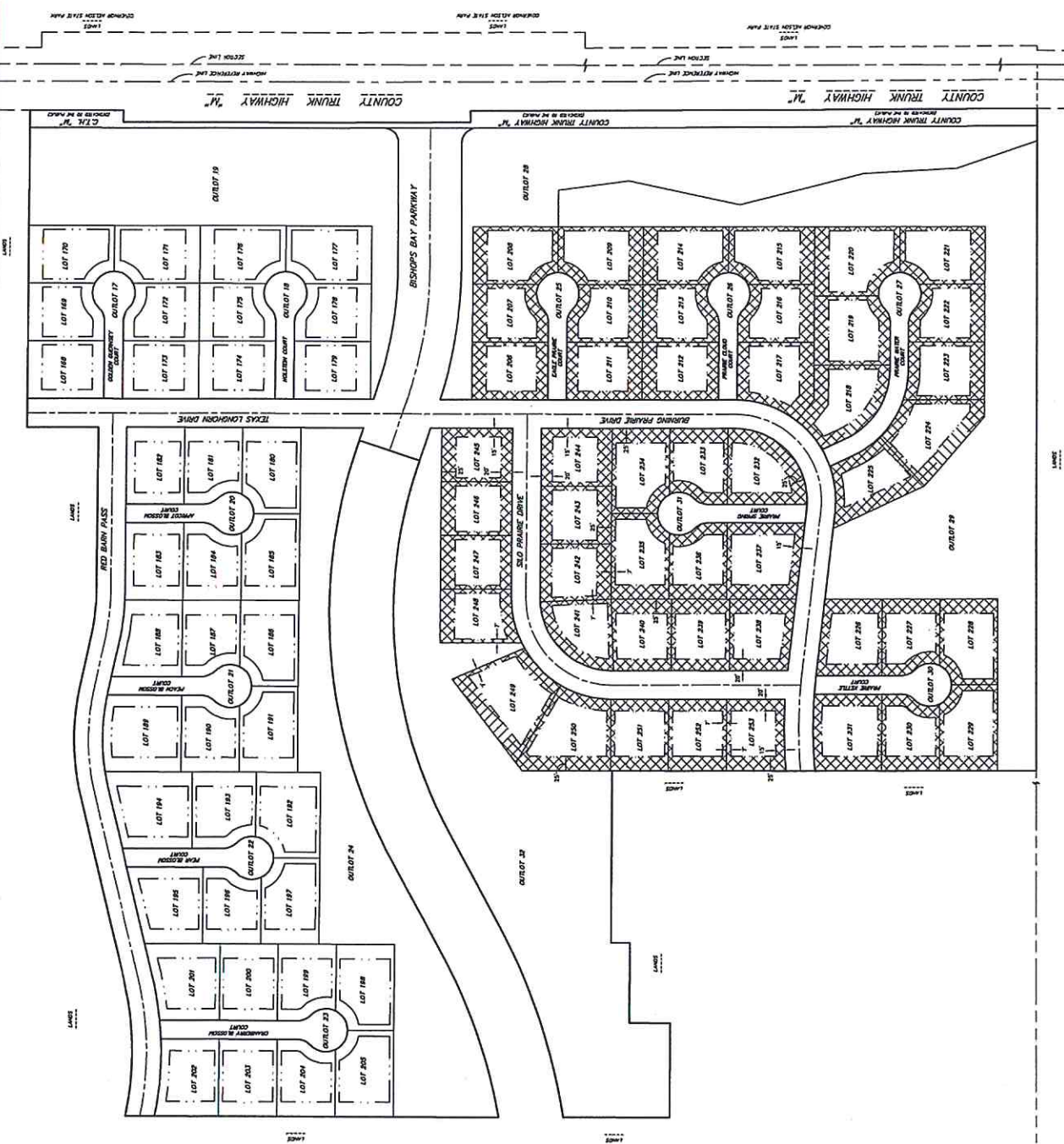
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified _____ 20____

Department of Administration



vierbicher Surveyors & Engineers, Inc. 1000 Wisconsin Avenue, Suite 200 Madison, WI 53703 Phone: (608) 631-5500 Fax: (608) 631-5501	PREPARED BY: DATE: August 14, 2017 CHECKED BY: APPROVED BY:	RECORDED BY: DATE: August 14, 2017 INDEXED BY: FILED BY:	SHEET 7 OF 9
	COUNTY OF DANE, WISCONSIN TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT		



THE COMMUNITY OF BISHOPS BAY, FARM & PRAIRIE - PHASE 5

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

NOTES:

- TOTAL AREA WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT IS 2,316,164 SQUARE FEET OR 53.172 ACRES, MORE OR LESS.
- ALL DIMENSIONS MEASURED AND SHOWN TO THE CENTERLINE WIDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPARED TO THE NEAREST ONE DECIMAL PLACE.
- THE EXTERIOR BOUNDARY FOR THIS PLAT HAS BEEN SET BY THE TOWN OF WESTPORT HAS WANTED PLACEMENT OF THE INTERIOR MONUMENTS UNTIL COMPLETION OF ALL PUBLIC IMPROVEMENTS.
- PRIVATE EASEMENTS ARE SPECIFICALLY NOTED AS PRIVATE EASEMENTS AND SET FORTH ON THIS PLAT ARE ESPECIALLY FOR THE BENEFIT OF BISHOPS BAY FARM & PRAIRIE, LLC, COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC. AND THEIR DESCENDANTS AND ASSIGNS.
- LANDS WITHIN THIS PLAT ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR THE COMMUNITY OF BISHOPS BAY FARM & PRAIRIE, LLC, COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC. AND THEIR DESCENDANTS AND ASSIGNS.
- THIS PLAT BOUNDARY FROM EXISTING PRIVATE STORM WATER DRAINAGE EASEMENTS ON THE LANDS ADJUTING THE NORTH SIDE OF THE PLAT PER DOCUMENT NUMBER 480241.
- THIS PLAT BOUNDARY FROM AN EXISTING WATER SERVICE UTILITY EASEMENT ON LANDS ADJUTING THE WEST SIDE OF THE PLAT PER DOCUMENT NUMBER 530179 AND 530179.
- THIS PLAT BOUNDARY FROM AN EXISTING SANITARY SEWER SERVICE UTILITY EASEMENT ON LANDS ADJUTING THE WEST SIDE OF THE PLAT PER DOCUMENT NUMBER 530179 AND 530179.
- A PORTION OF THE LANDS WITHIN THIS PLAT BENEFIT FROM A STORM WATER DRAINAGE EASEMENT AGREEMENT PER DOCUMENT NUMBER 480241.
- 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 530179.
- LANDS WITHIN THIS PLAT ARE SUBJECT TO PROVISIONS OF COUNTY ORDINANCE RECORDED AS DOCUMENT NUMBER 138501 WHICH REGULATE ACCESS FROM AND TO THE SUBJECT PROPERTY ALONG COUNTY HIGHWAY TRUNK "A", PURSUANT TO CHAPTER 78 (TOWNSHIP CHAPTER 30) - COUNTY TRUNK HIGHWAY ACCESS CONTROL OF DANE COUNTY ORDINANCES.
- AS DEPICTED ON SHEET 6, OUTLOTS 17, 18, 20-23, 25-27, 30 AND 31 ARE PRIVATE OUTLOTS AND ARE DESIGNATED AS SUCH BY THE COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC. AND THEIR DESCENDANTS AND ASSIGNS. THE PRIVATE STREETS WILL BE OWNED AND MAINTAINED BY THE COMMUNITY OF BISHOPS BAY HOME OWNERS ASSOCIATION, INC.
- AS DEPICTED ON SHEET 6, CERTAIN LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC STORMWATER DRAINAGE, PUBLIC SNOW STORAGE, AND PUBLIC ACCESS EASEMENTS.
- AS DEPICTED ON SHEET 6, LOTS 168-237 ARE SUBJECT TO PRIVATE STORMWATER DRAINAGE AND SNOW STORAGE EASEMENTS.
- AS DEPICTED ON SHEET 6, OUTLOTS 17, 18, 20-23, 25-27, 30 AND 31, AND LOTS 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- SEE SHEET 5 FOR THE DEFINITION OF THE LANDMARK EASEMENT ON LOT 248 PER DOCUMENT NUMBER 480241.
- SEE SHEETS 2, 3, 4, AND 6, FOR THE DEFINITION OF THE PUBLIC UTILITY EASEMENTS SERVING THIS DEVELOPMENT.
- AS DEPICTED ON SHEET 7, LOTS 168-245 ARE SUBJECT TO THE BUILDING SETBACK LINES, DRIVEWAY, DRIVEWAY, LOT OWNER CAN NOT CONSTRUCT A HABITABLE STRUCTURE OUTSIDE OF THE BUILDING SETBACK LINES, NOTWITHSTANDING THE FOREGOING IF TWO OR MORE LOTS ARE LEGALLY COMBINED THEN THE ADJOINING SETBACK LINES SHALL BE ELIMINATED.
- AS DEPICTED ON SHEET 7, LOTS 268-245 ARE SUBJECT TO A PRIVATE FRAME MAINTENANCE EASEMENT, WHICH SHALL BE SUBJECT TO AN EASEMENT AGREEMENT RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT.

CURVE TABLE & NOTES

There are no objections to this plat with respect to:
Secs. 23A.13, 23A.16, 23A.20 and 23A.21(1) and (2),
Wt. Stat., as provided by s. 23A.13, Wt. Stat.

Certified _____, 20____

Department of Administration

Vierblicher
Surveyors & Engineers, Ltd.
1000 W. Wisconsin Ave., Suite 200
West Allis, WI 53227
Tel: (414) 438-1100
Fax: (414) 438-1101
www.vierblicher.com

DATE OF
PREPARED FOR
BY
DATE OF
REVISION
BY

10/18/2017
Bishop Bay Farm & Prairie, LLC
J. J. Vierblicher
J. J. Vierblicher
J. J. Vierblicher
J. J. Vierblicher

SHEET
8 OF 9

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing
C1	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C2	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C3	762.00	312.78	0727117"	S67°54'23"E	271.01	S79°16'41"E
C4	872.00	312.68	0623267"	S69°04'30"W	271.01	S79°16'41"E
C5	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C6	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C7	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C8	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C9	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C10	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C11	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C12	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C13	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C14	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C15	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C16	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C17	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C18	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C19	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C20	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C21	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C22	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C23	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C24	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C25	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C26	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C27	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C28	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C29	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C30	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C31	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C32	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C33	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C34	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C35	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C36	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C37	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C38	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C39	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C40	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C41	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C42	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C43	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C44	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C45	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C46	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C47	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C48	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C49	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C50	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C51	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C52	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C53	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C54	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C55	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C56	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C57	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C58	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C59	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E
C60	25.00	36.37	0600500"	S44°28'30"W	33.48	S79°16'41"E

Curve Table							Report Bearing
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length		
C61	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
C62	25.00	45.62	0402500"	S37°15'21"W	38.89		
C63	25.00	45.62	0402500"	S37°15'21"W	38.89		
C64	25.00	45.62	0402500"	S37°15'21"W	38.89		
C65	25.00	45.62	0402500"	S37°15'21"W	38.89		
C66	25.00	45.62	0402500"	S37°15'21"W	38.89		
C67	25.00	45.62	0402500"	S37°15'21"W	38.89		
C68	25.00	45.62	0402500"	S37°15'21"W	38.89		
C69	25.00	45.62	0402500"	S37°15'21"W	38.89		
C70	25.00	45.62	0402500"	S37°15'21"W	38.89		
C71	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
C72	25.00	45.62	0402500"	S37°15'21"W	38.89		
C73	25.00	45.62	0402500"	S37°15'21"W	38.89		
C74	25.00	45.62	0402500"	S37°15'21"W	38.89		
C75	25.00	45.62	0402500"	S37°15'21"W	38.89		
C76	25.00	45.62	0402500"	S37°15'21"W	38.89		
C77	25.00	45.62	0402500"	S37°15'21"W	38.89		
C78	25.00	45.62	0402500"	S37°15'21"W	38.89		
C79	25.00	45.62	0402500"	S37°15'21"W	38.89		
C80	25.00	45.62	0402500"	S37°15'21"W	38.89		
C81	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
C82	25.00	45.62	0402500"	S37°15'21"W	38.89		
C83	25.00	45.62	0402500"	S37°15'21"W	38.89		
C84	25.00	45.62	0402500"	S37°15'21"W	38.89		
C85	25.00	45.62	0402500"	S37°15'21"W	38.89		
C86	25.00	45.62	0402500"	S37°15'21"W	38.89		
C87	25.00	45.62	0402500"	S37°15'21"W	38.89		
C88	25.00	45.62	0402500"	S37°15'21"W	38.89		
C89	25.00	45.62	0402500"	S37°15'21"W	38.89		
C90	25.00	45.62	0402500"	S37°15'21"W	38.89		
C91	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
C92	25.00	45.62	0402500"	S37°15'21"W	38.89		
C93	25.00	45.62	0402500"	S37°15'21"W	38.89		
C94	25.00	45.62	0402500"	S37°15'21"W	38.89		
C95	25.00	45.62	0402500"	S37°15'21"W	38.89		
C96	25.00	45.62	0402500"	S37°15'21"W	38.89		
C97	25.00	45.62	0402500"	S37°15'21"W	38.89		
C98	25.00	45.62	0402500"	S37°15'21"W	38.89		
C99	25.00	45.62	0402500"	S37°15'21"W	38.89		
C100	25.00	45.62	0402500"	S37°15'21"W	38.89		
C101	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
C102	25.00	45.62	0402500"	S37°15'21"W	38.89		
C103	25.00	45.62	0402500"	S37°15'21"W	38.89		
C104	25.00	45.62	0402500"	S37°15'21"W	38.89		
C105	25.00	45.62	0402500"	S37°15'21"W	38.89		
C106	25.00	45.62	0402500"	S37°15'21"W	38.89		
C107	25.00	45.62	0402500"	S37°15'21"W	38.89		
C108	25.00	45.62	0402500"	S37°15'21"W	38.89		
C109	25.00	45.62	0402500"	S37°15'21"W	38.89		
C110	25.00	45.62	0402500"	S37°15'21"W	38.89		
C111	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
C112	25.00	45.62	0402500"	S37°15'21"W	38.89		
C113	25.00	45.62	0402500"	S37°15'21"W	38.89		
C114	25.00	45.62	0402500"	S37°15'21"W	38.89		
C115	25.00	45.62	0402500"	S37°15'21"W	38.89		
C116	25.00	45.62	0402500"	S37°15'21"W	38.89		
C117	25.00	45.62	0402500"	S37°15'21"W	38.89		
C118	25.00	45.62	0402500"	S37°15'21"W	38.89		
C119	25.00	45.62	0402500"	S37°15'21"W	38.89		
C120	25.00	45.62	0402500"	S37°15'21"W	38.89		
C121	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
C122	25.00	45.62	0402500"	S37°15'21"W	38.89		
C123	25.00	45.62	0402500"	S37°15'21"W	38.89		
C124	25.00	45.62	0402500"	S37°15'21"W	38.89		
C125	25.00	45.62	0402500"	S37°15'21"W	38.89		
C126	25.00	45.62	0402500"	S37°15'21"W	38.89		
C127	25.00	45.62	0402500"	S37°15'21"W	38.89		
C128	25.00	45.62	0402500"	S37°15'21"W	38.89		
C129	25.00	45.62	0402500"	S37°15'21"W	38.89		
C130	25.00	45.62	0402500"	S37°15'21"W	38.89		
C131	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
C132	25.00	45.62	0402500"	S37°15'21"W	38.89		
C133	25.00	45.62	0402500"	S37°15'21"W	38.89		
C134	25.00	45.62	0402500"	S37°15'21"W	38.89		
C135	25.00	45.62	0402500"	S37°15'21"W	38.89		
C136	25.00	45.62	0402500"	S37°15'21"W	38.89		
C137	25.00	45.62	0402500"	S37°15'21"W	38.89		
C138	25.00	45.62	0402500"	S37°15'21"W	38.89		
C139	25.00	45.62	0402500"	S37°15'21"W	38.89		
C140	25.00	45.62	0402500"	S37°15'21"W	38.89		
C141	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
C142	25.00	45.62	0402500"	S37°15'21"W	38.89		
C143	25.00	45.62	0402500"	S37°15'21"W	38.89		
C144	25.00	45.62	0402500"	S37°15'21"W	38.89		
C145	25.00	45.62	0402500"	S37°15'21"W	38.89		
C146	25.00	45.62	0402500"	S37°15'21"W	38.89		
C147	25.00	45.62	0402500"	S37°15'21"W	38.89		
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C161	25.00	45.62	0402500"	S37°15'21"W	38.89	A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105 A6C20105	S79°16'41"E
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C166	25.00	45.62	0402500"	S37°15'21"W	38.89		
C167	25.00	45.62	0402500"	S37°15'21"W	38.89		
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C178	25.00	45.62	0402500"	S37°15'21"W	38.89		
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C206	25.00	45.62	0402500"	S37°15'21"W	38.89		
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C212	25.00	45.62	0402500"	S37°15'21"W	38.89		

TOWN OF WESTPORT
RESOLUTION NO. 17- 08

RESOLUTION BY THE TOWN OF WESTPORT
BOARD OF SUPERVISORS 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.

WHEREAS, the Town Board has determined after taking further public questions on the Plat, that the Plat will only be consistent with the Town of Westport Ordinances, applicable City of Middleton Ordinances, Ch. 236, Wis. Stats., and applicable Comprehensive Plans if all the conditions set forth below are met.

NOW, THEREFORE, the Town of Westport Board of Supervisors hereby resolves that, based on the above, the Preliminary Plat of the Community of Bishops Bay, The Prairie and The Farm - Phase 5 attached hereto as Exhibit A, be approved subject to the following condition and restrictions: All conditions and restrictions as approved by the Town Plan Commission in its written recommendation as set forth at Exhibit B attached.

The above Resolution was duly adopted by the Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin at a regular meeting held on July 17, 2017, by a vote of 4 ayes, 0 nays, with 1 members not voting (absent).

Edge

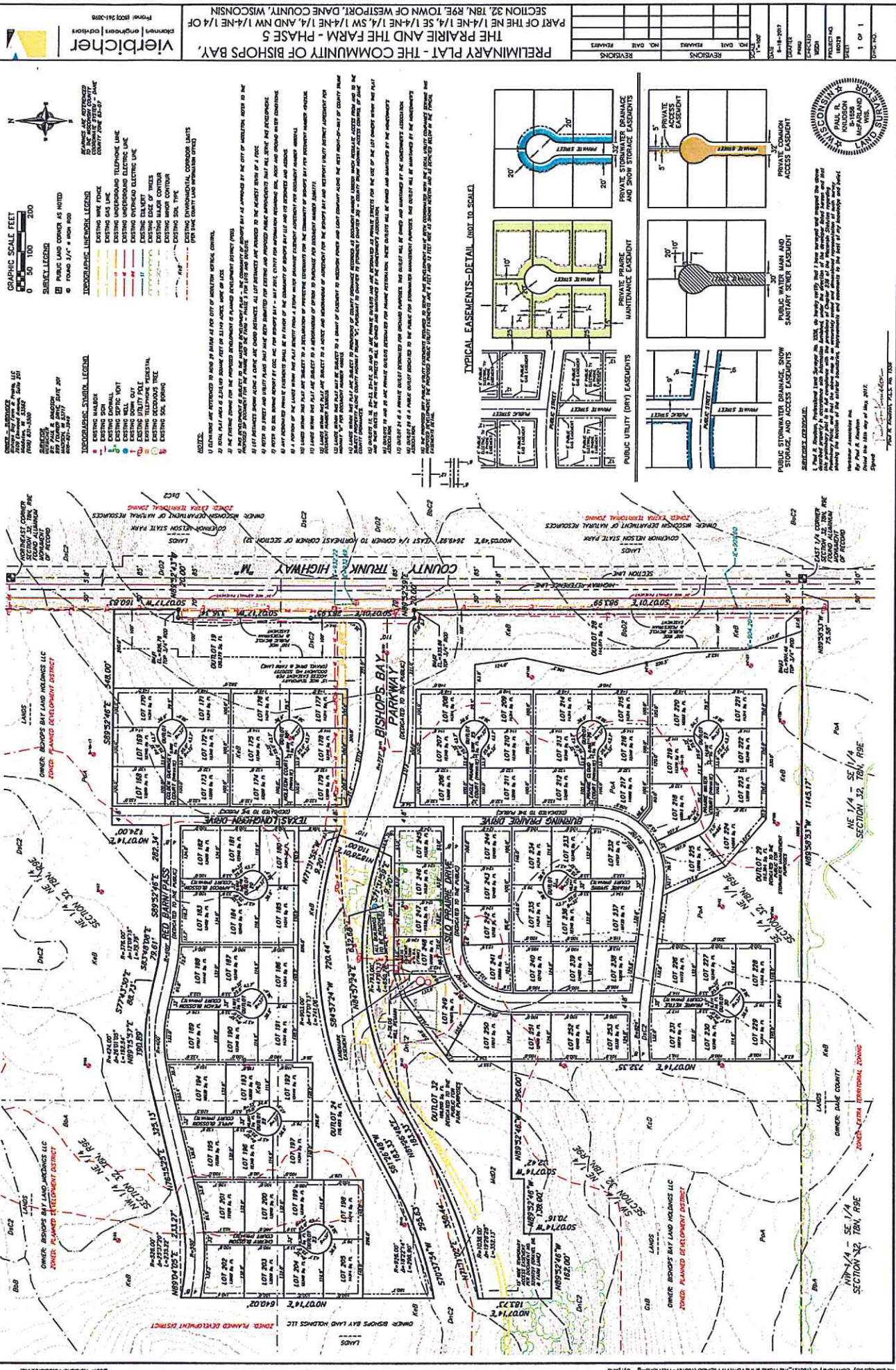
APPROVED:

BY: *Dean A. Grosskopf*
Dean A. Grosskopf, Town Board Chair

ATTEST:

BY: *Thomas G. Wilson*
Thomas G. Wilson,
Town Attorney/Administrator/Clerk-Treasurer

APPROVED: 7/18/17
POSTED: 7/19/17



**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 Preliminary Plat of the Community of Bishops Bay, The Prairie and the Farm - Phase 5 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;

Exhibit B

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;
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;
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, including access to and from cul de sac bulbs by homeowners and Town staff. 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 by the homeowners association or outlot owner 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;
32. Any conditions as requested for approval by EMS and Fire as deemed appropriate or necessary by the Town Engineer;
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 from the Petitioner to City Utility District No. 1 so that the Property can be removed from the City Utility District or an agreement providing for the same;
42. Petitioner shall not restrict future owners of the lots within the Plat Property from objecting to plat changes for the 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. Private road parking restrictions as indicated (no parking in cul de sac bulbs);
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 which may include traffic signal conduit be installed by the Petitioner for later use, in similar form to that attached as Exhibit B hereto, and including ROW dedication along the entire length of the Plat property to 80 feet from the current CTH M centerline;
47. A lighting plan for the Plat property to be reviewed and approved by the Town Plan Commission, including the design of poles and fixtures, to meet the Town's dark skies code, prior to lighting construction commencing, including lights on the CTH M and Bishop Bay Parkway;
48. Parks to be maintained by the Town and those to be maintained by the Petitioner or homeowners association shall be identified and approved by the Town Plan Commission prior to building permits being issued, including agreements regarding the same, and the homeowners association will maintain the recreational path along CTH M for a period of 10 years after construction;
49. A review and report by the Town's historical preservation consultant on structures or natural features prior to demolition, removal or grading, with recommendations to the Town Plan Commission which may be required of the Petitioner;
50. Landscape and planting construction plans for the buffer area along CTH M to be approved by the Town Plan Commission and Dane County Transportation staff prior to construction commencing at the location, and to consider the effect of snow accumulation on CTH M;
51. The Petitioner and the Town shall work with Dane County Transportation staff to lower the speed limit appropriately along CTH M or to at least 45 m.p.h. or less if warranted, or at minimum the placement of advisory reduced speed signs;
52. CTH M trail construction shall be clarified by agreement with the Town Board; and,

53. 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 July 10, 2017, by a vote of 4 ayes, 1 nays, with 2 members absent.

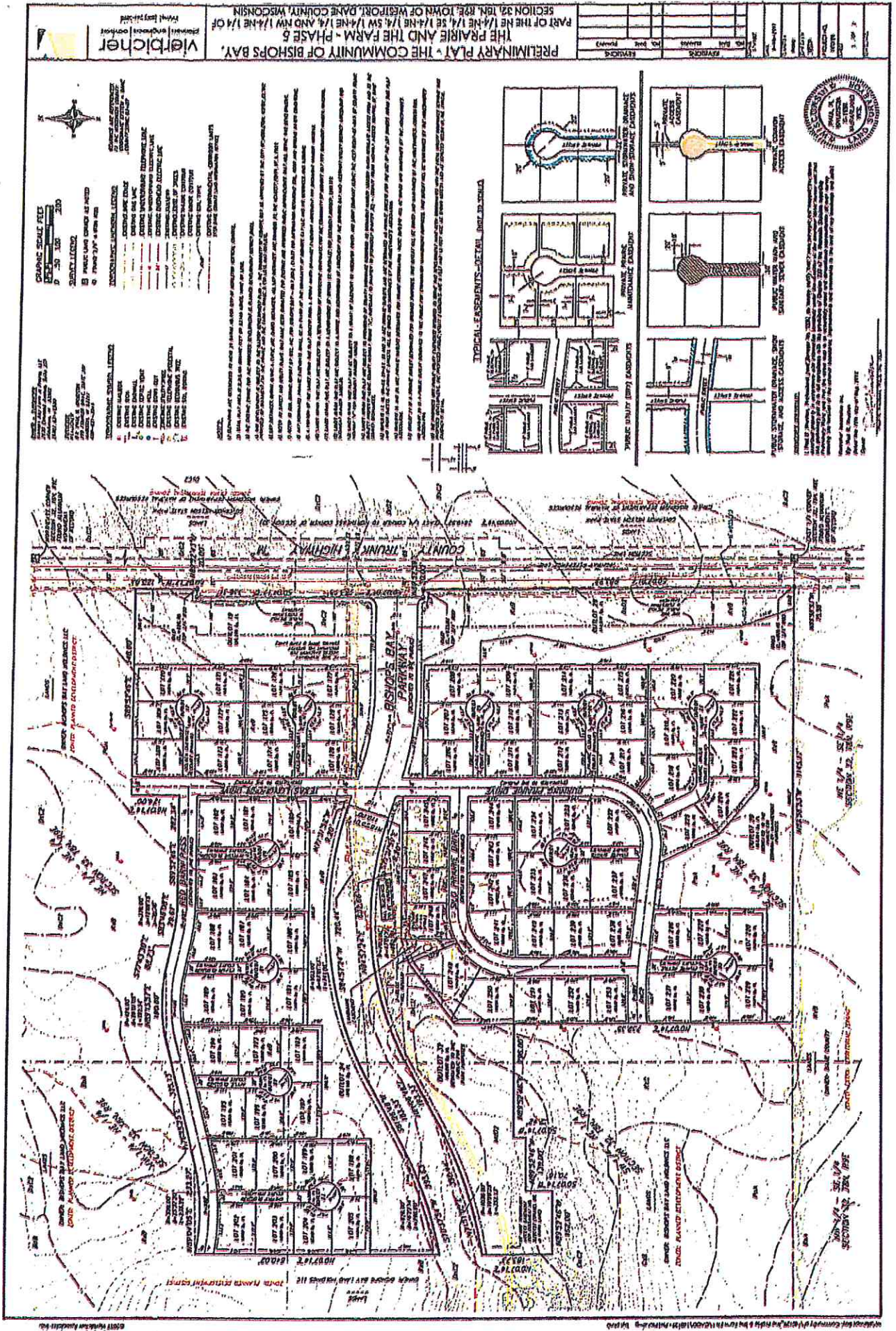
TOWN OF WESTPORT PLAN COMMISSION

By:

Dean A. Grosskopf, Chair

APPROVED: 7/10/17

Exhibit A



TOWN OF WESTPORT

PLAN COMMISSION – September 11, 2017

The regular monthly meeting of the Plan Commission was called to order at 7:05 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Grosskopf. Members present: Bruskewitz, Cuccia, Grosskopf, Kennedy, Manering, and Pichette. Members absent: Ohm. Also attending: Terry Enge, Jeffrey Murray, Mike Makris, Drew Howick, Jan Lottig, Kathy Schlimgen, Jennifer Schlimgen, Pete Gross, Bob Davis, Marianne Bloch, Matt Schreiner, Jeff Eaton, Ken Lambrecht, and Tom Wilson.

There was no Public Comment on Matters not on the Agenda. The minutes of the August 14, 2017 regular meeting were approved as presented on a motion by Bruskewitz, second Pichette.

An Initial Consultation for potential Rezones and CUPs for Guest Rooms/Bed and Breakfast, Lottig and Lambrecht, 4906 and 4914 Wakanda Drive (Middleton ETZ) was then held. After a brief presentation by Wilson, comments from the potential applicants and neighbors, and after the members expressed various concerns over the allowance of the uses, it was determined that more information would be needed on these particular uses and Wilson will work on putting something together for further discussion at an upcoming meeting.

An Initial Consultation, Rezone for Preschool/Learning Center, Davis/Little Explorers Nature Center Preschool, Oncken Road at CTH M (Middleton ETZ), was then held. After a presentation by Wilson and comments by the potential applicant, Commission members advised of concerns over access, traffic and appearance, but felt generally this site was much better than previous proposed locations and liked the concept.

After a brief presentation by Wilson and the applicant, with questions of the Commission members answered, the Design Review for Landscaping and Related Lighting Plans, Bishops Bay Country Club Addition, 3500 CTH M, were approved as presented on a motion by Manering, second Cuccia.

After a presentation by Wilson and some points of emphasis being made, the Final Plat for The Community of Bishops Bay, Phase 5 (53 Acres, 86 Single Family Lots), The Prairie and The Farm, Bishops Bay Farm and Prairie, LLC, West of CTH M Across from Governor Nelson State Park and North of Dane County Parks/Holy Wisdom Prairie Lands, was recommended for approval with the conditions and restrictions of the preliminary plat on a motion by Bruskewitz, second Cuccia, with specific comments on the following items from the preliminary plat recommendation:

#12 - Town Engineer will be involved throughout the project.

#35 - There will be temporary turnarounds.

#42 - Has been approved by the Town, City and County.

#47 - There will be lights at the CTH M and Bishop Bay Parkway intersection.

#51 - Still waiting to get recent CTH M traffic counts for a meeting with County staff, and will work on speed reduction or at least warnings/signs during construction.

Enge reported on the work of the Park Committee. Pichette reported on the work of the Historic Preservation Committee.

Grosskopf and Wilson reported on items before the Waunakee/Westport Joint Planning Committee and the Middleton/Westport Joint Zoning Committee.

For Miscellaneous Matters or Forthcoming Events raised, Wilson reminded the members of the Dane County Lakes and Watershed Commission meeting to be held in the Westport Community Meeting Room on Thursday September 14, 2017, at 5:00 p.m.

Motion to adjourn by Bruskewitz, second Kennedy. The meeting adjourned at 8:40 p.m.

Mary Manering, Secretary