



Dan Everson, Assistant Zoning Administrator
Dane County Planning & Development
Land Division Review
210 Martin Luther King Jr. Blvd.
Room 116
Madison, WI 53709

May 18, 2017

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

On behalf of Bishops Bay Farm & Prairie, LLC, Vierbicher is requesting action to approve a preliminary plat for The Community of Bishops Bay, The Prairie and The Farm – Phase 5. The property is in the Town of Westport.

The preliminary plat for The Prairie and The Farm – Phase 5 encompasses 86 single-family lots and sixteen outlots. The land is currently zoned Planned Development District (PDD) and is located in the Westport/Middleton Extraterritorial Zoning Area (ETZ)/Joint Planning Area. No zoning changes are being proposed.

The Community of Bishops Bay, The Prairie and The Farm – Phase 5 preliminary plat is being submitted as part of The Community of Bishops Bay which is a planned development. The Master Development Plan (MDP) for The Community of Bishops Bay was adopted by the Middleton Common Council on March 1, 2011 and was most recently revised in March 2017.

Design is generally consistent with Dane County Land Division and Subdivision Regulations. However, deviation from ordinance was necessary to comply with the MDP. In accordance with Ch. 75.19(7), we are requesting a waiver of requirements and standards of this chapter. Specific items where deviations were made are tabulated in Attachment 1.

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

Enclosures: Waiver Summary

Dane County Design Standards – Summary of Waivers

The Community of Bishops Bay, The Prairie & The Farm – Phase 5

Town of Westport, Dane County

Date: 5/18/2017

No.	Ordinance Reference	Ordinance Provision / Requirement	Proposed Planned Development Condition	Justification
1	75.19(1)(g)	<u>Street Jogs</u> Minimum centerline offset is 150'	Eagle Prairie Court and Silo Prairie Drive, Prairie Spring Court and Prairie Water Court have a 50' to 100' offset.	Complies with Master Development Plan
2	75.19(1)(i)	<u>Street Intersection Angle</u> Minimum angle is 75°	Bishops Bay Parkway with Burning Prairie Drive and Texas Longhorn Drive have a street angle of 71°39'13".	Complies with Master Development Plan
3	75.19(1)(k)&(o)	<u>Street Right-of-Way Width</u> Minimum width is 66' for local streets and 50' for marginal access streets	All public street right-of-way widths are 48' wide, except Bishops Bay Parkway which is 110' wide. All private streets are contained within a 34' wide outlot.	Complies with Master Development Plan
4	75.19(1)(p)	<u>Cul-de-sacs</u> Minimum right-of-way radius is 60' and minimum traveled way is 40'	All private street cul-de-sacs have a 37' outlot radius and a 36' paved traveled way radius.	Complies with Master Development Plan
5	75.19(1)(q)	<u>Dead-end Streets</u> Dead-end streets are required to have suitable turn-arounds	Red Barn Pass, Texas Longhorn Drive and Burning Prairie Drive are dead-end streets with no turn-arounds.	Side streets with cul-de-sacs are less than 150' away from dead-ends.

6	75.19(5)(a)	<p style="text-align: center;"><u>Blocks</u></p> <p>Block lengths shall not be less than 600'</p>	Texas Longhorn Drive has a block length of 400' to Red Barn Pass from Bishops Bay Parkway.	Complies with Master Development Plan
7	75.19(6)(b)	<p style="text-align: center;"><u>Lot Frontage</u></p> <p>Every lot shall front or abut a public street with a minimum frontage of 66' and cul-de-sac lots shall provide a minimum of 30' of frontage</p>	Several lots front or abut a Private street within the cul-de-sacs.	Complies with Master Development Plan
8	75.19(6)(c)	<p style="text-align: center;"><u>Lot Width</u></p> <p>Lot width at the building setback line shall be 60'</p>	Several lots in the cul-de-sacs do not have the required lot width at the building setback line.	Complies with Master Development Plan
9	75.19(6)(h)	<p style="text-align: center;"><u>Double Frontage Lots</u></p> <p>Double frontage lots shall provide a 10' planting screen easement along the lot line abutting a traffic artery</p>	Several lots have double frontage.	Complies with Master Development Plan