

# NOTICE OF PUBLIC HEARING REQUEST FOR AMENDMENT of GENERAL IMPLEMENTATION PLAN

To Whom It May Concern:

At a meeting of the Middleton Plan Commission to be held on **Tuesday, November 14, 2017 at 7:05 pm**, at Middleton City Hall, 7426 Hubbard Ave., Middleton, the following matter will be heard:

An application by **The Community of Bishops Bay, LLC** requesting an amendment to the Community of Bishops Bay General Implementation Plan (GIP) for property legally described as follows (which is the Back Nine Neighborhood):

Lots 1 and 2, Certified Survey Map No. 5690, recorded in Volume 26 of Certified Surveys, pages 249-250 as Document No. 2115682, part of Lot 2, Certified Survey Map No. 2833, recorded in Volume 11 of Certified Surveys, pages 173 - 175 as Document No. 1573531 and other lands, all being located in part of the SW 1/4, NW 1/4 and NE 1/4 of the SE 1/4 and also part of the SW 1/4 and SE 1/4 of the NE 1/4 of Section 31, Township 8 North, Range 9 East, in the City Of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 31; thence N 00°22'14" W, 1442.72 feet along the West line of the said SE 1/4; thence N 89°34'57" E, 77.86 feet to the intersection with the Easterly right-of-way of County Trunk Highway "Q", being the southwest corner of Lot 1, Dane County Certified Survey Map No. 13142 and the Point of Beginning; thence N 89°34'57" E, 270.01 feet along the south line of said Lot 1; thence N 32°51'37" E, 435.18 feet along an easterly side of said Lot 1; thence N 09°40'55" E, 571.29 feet along an easterly side of said Lot 1; thence N 02°47'04" W, 200.73 feet along an easterly side of said Lot 1; thence N 28°59'02" W, 86.36 feet along an easterly side of said Lot 1; thence N 89°55'00" W, 556.00 feet along the North line of the said NW 1/4 of the SE 1/4 of Section 31; thence N 00°16'00" E, 10.65 feet along the said Easterly right-of-way of County Trunk Highway "Q"; thence S 89°57'36" E, 737.85 feet along the south line of Dane County Certified Survey Map Number 2833; thence S 00°21'32"E, 2.50 feet; thence N 89°38'28" E, 110.00 feet; thence N 00°21'32" W, 2.31 feet; thence N 89°38'28" E, 146.00 feet; thence N 00°21'32" W, 14.67 feet; thence N 89°38'28" E, 95.00 feet; thence N 00°21'32" W, 13.89 feet; thence N 89°38'28" E, 56.00 feet; thence N 69°56'05" E, 152.19 feet; thence N 71°57'15" E, 72.84 feet; thence N 76°58'44" E, 72.15 feet; thence S 09°19'09" E, 92.49 feet; thence S 11°10'51" E, 56.00 feet; thence S 78°49'09" W, 2.28 feet; thence S 11°10'51" E, 92.87 feet; thence S 76°39'18" W, 40.57 feet; thence S 26°55'01" E, 175.00 feet; thence S 63°04'59" W, 16.75 feet; thence S 26°55'01" E, 121.31 feet; thence S 68°08'48" W, 39.75 feet; thence S 58°22'08" W, 160.55 feet; thence S 63°04'59" W, 344.89 feet; thence S 00°23'42" E, 681.13 feet along the west side of lands described Document No. 2683374 and corrected in Document No. 2771426; thence S 89°54'30" E, 13.39 feet along the north line of lands described in Quit Claim Deed as Document No. 4419456; thence S 00°25'46" E, 629.65 feet along the east line of said lands described in Document No. 4419456; thence N 89°53'57" W, 583.11 feet along the south line of said lands described in Document No. 4419456 also being the south line of Lot 2, Dane County Certified Survey Map Number 5690 (C.S.M. No. 5690); thence N 00°24'01" W, 277.53 feet along a westerly line of said Lot 2, C.S.M. No. 5690; thence S 89°39'51" W, 328.90 feet along a southerly line of Lot 1, said C.S.M. No. 5690; thence N 00°22'53" W, 288.48 feet along a westerly line of said Lot 1, C.S.M. No. 5690; thence N 89°54'30" W, 167.57 feet along a southerly line of said Lot 1, C.S.M. No. 5690; thence N 00°27'19" W, 179.85 feet along the said Easterly right-of-way of County Trunk Highway "Q" to the Point of Beginning.

And Also INCLUDING, Part of Lot 2, Certified Survey Map No. 2833, recorded in Volume 11 of Certified Surveys, pages 173 - 175 as Document No. 1573531 and other lands, all being located in part of the NE 1/4 of the SE 1/4 and also part of the SW 1/4 and SE 1/4 of the NE 1/4 of Section 31, Township 8 North, Range 9 East, in the City of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 31; thence N 00°22'14" W, 2650.95 feet along the West line of the said SE 1/4; thence S 89°55'00" E, 80.28 feet to the intersection with the easterly right-of-way of County Trunk Highway "Q" also being the northwest corner of Dane County Certified Survey Map No. 13142, recorded in Vol. 84 of Certified Surveys, pages 198-201 as Document No. 4780454; thence N 00°16'00" E, 10.65 feet along the said easterly right-of-way of County Trunk Highway "Q"; thence S 89°57'36" E, 627.85 feet along the north line of Outlot 4, The Community of Bishops Bay, The Back Nine - Phase 1 to the Point of Beginning; thence N00° 21' 32"W, 160.43 feet; thence N89° 38' 28"E, 110.00 feet; thence N00° 21' 32"W, 166.05 feet; thence N33° 26' 47"E, 201.21 feet; thence N57° 50' 29"E, 113.91 feet; thence N59° 23' 22"E, 100.00 feet; thence N61° 00' 24"E, 114.62 feet; thence N71° 46' 42"E, 144.47 feet; thence S78° 56' 54"E, 145.66 feet; thence S55° 27' 31"E, 143.12 feet; thence S30° 12' 44"E, 92.12 feet; thence S36° 26' 38"E, 96.77 feet; thence S74° 23' 37"E, 76.92 feet; thence S20° 18' 08"W, 150.00 feet; thence S84° 06' 29"E, 12.36 feet; thence S05° 53' 31"W, 56.00 feet; thence S09° 19' 09"E, 231.46 feet; S63° 04' 59"W, 17.72 feet; thence S26° 55' 01"E, 110.00 feet; thence S25° 37' 10"E, 50.01 feet; thence S26° 55' 01"E, 130.00 feet; thence S63° 04' 59"W, 192.96 feet; thence S68° 08' 48"W, 98.42 feet; thence N26° 55' 01"W, 121.31 feet along an easterly line of said plat of The Community of Bishops Bay, The Back Nine - Phase 1; all of the following courses being along easterly and northerly sides of the said plat of The Community of Bishops Bay, The Back Nine - Phase 1; thence N63° 04' 59"E, 16.75 feet; thence N26° 55' 01"W, 175.00 feet; thence N76° 39' 18"E, 40.57 feet; thence N11° 10' 51"W, 92.87 feet; thence N78° 49' 09"E, 2.28 feet; thence N11° 10' 51"W, 56.00 feet; thence N09° 19' 09"W, 92.49 feet; thence S76° 58' 44"W, 72.15 feet; thence S71° 57' 15"W, 72.84 feet; thence S69° 56' 05"W, 152.19 feet; thence S89° 38' 28"W, 56.00 feet; thence S00° 21' 32"E, 13.89 feet; thence S89° 38' 28"W, 95.00 feet; thence S00° 21' 32"E, 14.67 feet; thence S89° 38' 28"W, 146.00 feet; thence S00° 21' 32"E, 2.31 feet; thence S89° 38' 28"W, 110.00 feet; thence N00° 21' 32"W, 2.50 feet; thence N89° 57' 36"W, 110.00 feet to the Point of Beginning.

And Also INCLUDING, Part of Lot 2, Certified Survey Map No. 2833, recorded in Volume 11 of Certified Surveys, Pages 173-175, as Document No. 1573531 and Other Lands, all being located in part of the NE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4, the NE 1/4 of the SE 1/4 of Section 31 and also part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 32, All in Township 8 North,

Range 9 East, City Of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 31; thence N 00°22'14" W, 2650.95 feet along the North-South quarter line of said Section 31; thence S 89°55'00 E, 80.28 feet to the intersection with the easterly right-of-way of County Trunk Highway "Q" also being the northwest corner of Dane County Certified Survey Map No. 13142, recorded in Volume 84 of Certified Surveys, Pages 198-201, as Document No. 4780454; thence N 00°16'00" E, 10.65 feet along said easterly right-of-way of County Trunk Highway "Q"; thence S 89°57'36" E, 627.85 feet along the north line of Outlot 4, The Community of Bishops Bay, The Back Nine - Phase 1 to the intersection with the west right-of-way of Bishops Bay Parkway; thence N 00°21'32" W, 160.43 feet along said west right-of-way; thence N 89°38'28" E, 110.00 feet to the intersection with the west line of Lot 46, The Community of Bishops Bay, The Back Nine - Phase 2; thence N 00°21'32" W, 166.05 feet along the west line of Lot 46 and Lot 47, The Community of Bishops Bay, The Back Nine - Phase 2 to the Point of Beginning; thence N 00°21'32" W, 236.12 feet to a point of curvature; thence Northeasterly 165.30 feet along the arc of a curve to the right, having a radius of 984.00 feet and a chord bearing N 04°27'12" E, 165.10 feet; thence N 59°23'22" E, 317.08 feet; thence N 71°46'42" E, 160.34 feet; thence N 90°00'00" E, 234.65 feet; thence S 55°27'31" E, 288.92 feet; thence N 90°00'00" E, 272.98 feet; thence N 76°06'05" E, 225.16 feet; thence N 72°15'15" E, 280.00 feet; thence N 18°58'39" W, 182.82 feet; thence N 51°28'33" E, 105.19 feet; thence N 25°49'55" W, 180.24 feet; thence N 02°22'39" E, 359.05 feet; thence N 43°54'39" W, 241.75 feet; thence N 66°33'17" E, 510.00 feet; thence S 21°54'47" E, 65.56 feet; thence S 31°58'55" W, 250.69 feet; thence S 69°38'07" W, 154.46 feet; thence S 02°22'39" W, 399.51 feet; thence S 25°49'55" E, 73.58 feet; thence S 48°43'38" E, 108.12 feet; thence S 01°08'21" E, 90.99 feet; thence S 45°52'45" E, 60.71 feet; thence N 85°12'01" E, 83.25 feet; thence S 21°49'13" E, 45.07 feet; thence S 73°44'09" W, 28.36 feet; thence S 61°40'31" W, 133.66 feet; thence S 72°15'15" W, 88.44 feet; thence S 17°44'45" E, 165.00 feet; thence N 72°15'15" E, 5.45 feet; thence S 17°44'45" E, 56.00 feet; thence S 18°36'53" E, 92.98 feet; thence S 03°58'36" E, 10.12 feet; thence S 05°01'51" W, 121.00 feet; thence S 84°58'09" E, 14.53 feet; thence S 05°01'51" W, 56.00 feet; thence S 07°40'45" W, 239.83 feet; thence S 15°19'55" W, 50.04 feet; thence S 02°56'27" E, 167.59 feet; thence N 85°44'17" W, 25.37 feet; thence S 45°20'21" W, 75.94 feet; thence S 63°34'54" W, 278.19 feet; thence S 85°26'50" W, 173.94 feet; thence S 76°04'50" W, 83.16 feet; thence S 63°04'59" W, 104.28 feet to the southeast corner of Lot 63, The Community of Bishops Bay, The Back Nine - Phase 2; all of the following courses being along the easterly and northerly sides of said plat of The Community of Bishops Bay, The Back Nine - Phase 2; thence N 26°55'01" W, 130.00 feet; thence N 25°37'10" W, 50.01 feet; thence N 26°55'01" W, 110.00 feet; thence N 63°04'59" E, 17.72 feet; thence N 09°19'09" W, 231.46 feet; thence N 05°53'31" E, 56.00 feet; thence N 84°06'29" W, 12.36 feet; thence N 20°18'08" E, 150.00 feet; thence N 74°23'37" W, 76.92 feet; thence N 36°26'38" W, 96.77 feet; thence N 30°12'44" W, 92.12 feet; thence N 55°27'31" W, 143.12 feet; thence N 78°56'54" W, 145.66 feet; thence S 71°46'42" W, 144.47 feet; thence S 61°00'24" W, 114.62 feet; thence S 59°23'22" W, 100.00 feet; thence S 57°50'29" W, 113.91 feet; thence S 33°26'47" W, 201.21 feet to the Point of Beginning.

And Also INCLUDING, Part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 31 and also part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 32, All in Township 8 North, Range 9 East, City Of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of said Section 31; thence N89°55'00"W, 83.51 feet along the east-west quarter line of said Section 31 to the intersection with the east line of Lot 111 of The Community of Bishops Bay, The Back Nine - Phase 3, recorded in Volume 60-036B of Plats of Dane County, on Pages 180-183, as Document Number 5162100; thence S 02°56'27" E, 2.93 feet along the east line of said Lot 111 to the southeast corner thereof and the Point of Beginning; the following fourteen courses being along the east lines and the north lines of said plat of The Community of Bishops Bay, The Back Nine - Phase 3; thence N 02°56'27" W, 167.59 feet; thence N 15°19'55" E, 50.04 feet; thence N 07°40'45" E, 239.83 feet; thence N 05°01'51" E, 56.00 feet; thence N 84°58'09" W, 14.53 feet; thence N 05°01'51" E, 121.00 feet; thence N 03°58'36" W, 10.12 feet; thence N 18°36'53" W, 92.98 feet; thence N 17°44'45" W, 56.00 feet; thence S 72°15'15" W, 5.45 feet; thence N 17°44'45" W, 165.00 feet; thence N 72°15'15" E, 88.44 feet; thence N 61°40'31" E, 133.66 feet; thence N 73°44'09" E, 186.80 feet; thence S 77°18'50" E, 168.79 feet; thence S 67°52'50" E, 111.61 feet; thence S 29°35'40" E, 565.65 feet; thence S 25°41'37" E, 180.43 feet; thence S 12°17'55" W, 185.41 feet; thence S 39°26'45" W, 185.41 feet; thence S 71°11'21" W, 206.66 feet; thence N 85°44'17" W, 590.37 feet to the Point of Beginning.

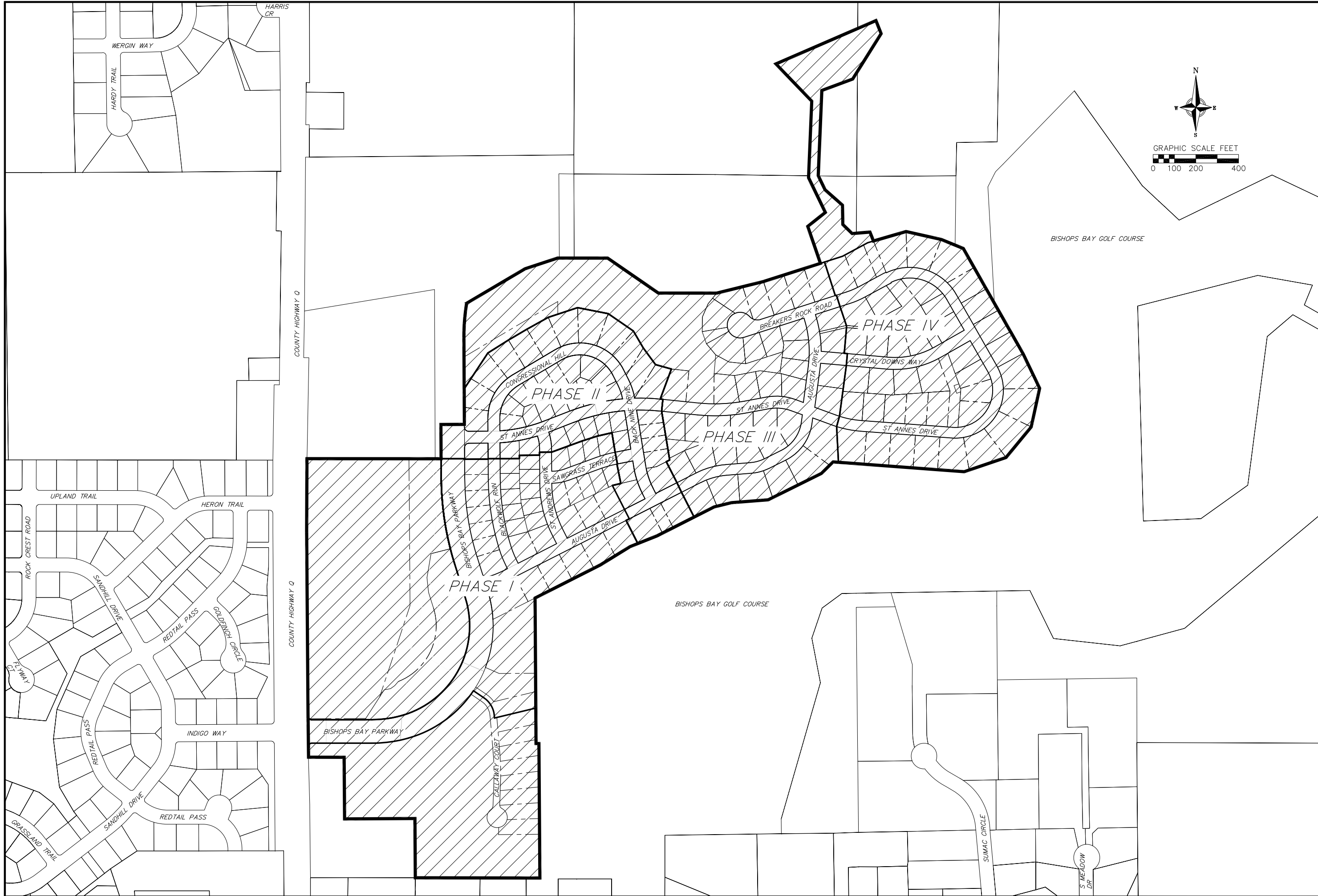
The purpose of the proposed GIP amendment is to change Map #3 to add approximately 7 acres of land that was recently dedicated to the City for parkland to the neighborhood boundary for the Back Nine neighborhood. This amendment would effectively allow an additional nine (9) units to be built in the Back Nine neighborhood, bringing the total to 342, for a density of 3.90 units per acre. The current approved density is 4.2 units per acre, with a total unit count of 333. The total number of residential units approved for the overall Community of Bishops Bay project is 2,950 units, and that is not proposed to increase.

At the hearing, all interested persons will have an opportunity to be heard, and final action will be considered.

More information about this request is available at City Hall during normal business hours, 7:45 am to 4:30 pm, Monday through Friday. Ph. 821-8370 E-mail: ekelley@cityofmiddleton.us.

EILEEN KELLEY  
City Planning Director and Zoning Administrator

Publish: 10-26-17  
11-02-17



Vicinity Exhibit  
The Community of Bishops Bay - The Back Nine  
City of Middleton  
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE  
10-20-2017

DRAFTER  
DEHL

CHECKED  
MSCH

PROJECT NO.  
130001

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