



**Waunakee
Rotary
Club**

**April 30, 2009
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Terrence Wall doesn't want people to refer to his Bishops Bay plan as a subdivision. Instead, he said, it's a community.

Terrence presented the Bishops Bay plan – a collection of varied neighborhoods and meeting places – at the April 23 Waunakee Rotary Club meeting.

T. Wall has acquired 750 acres of land surrounded by the Bishops Bay Golf Course, Hwy. Q, Oncken Road and Hwy. M. The land is also surrounded by about 2,000 acres of parkland, including Gov. Nelson State Park, Dorn Creek Conservancy and a new county park.

While subdivisions typically consist of platted lots with homes owned by people around the same age, a community comprises many different civic and natural resource components. Plans for Bishops Bay include a private elementary school, a church, light commercial and a recreational facility.

"To me, that's really the glue that holds a community together," Terrence said.

Trails throughout the area will provide pedestrian access to the various neighborhoods, including:

- a multi-family neighborhood with apartments, a senior center and various types of senior housing.
- a farm neighborhood with clustered housing. Each home will have a community garden lot, and land between the homes will be used to grow produce.
- a neighborhood with prairie between the homes and as a buffer to Hwy. M.
- a wooded neighborhood in a unique, gated area with wood-sided homes.

The community's central themes will be community, parks and open

spaces.

Right now, the land lies in the Town of Westport, but two-thirds of it will be annexed into the City of Middleton. The project has received the necessary intergovernmental approvals and is now seeking zoning approvals.

All of the land lies within the Waunakee school district, and Terrence said a public elementary school will be needed in that neighborhood. About 6,000 people are expected to make their home in the community with the possibility for about 1,000 school-age youngsters.

Bishops Bay will include two-thirds investment from T. Wall. Individuals can invest in the remaining one third, Terrence said. Currently, 30 units of investment are left.

Terrence noted that "echo boomers" are coming of the age to buy homes, and he expects the start of Bishops Bay to coincide with the demand in 2012. It will be built over a 15-year period, he said.

Also, limited available land is available in Dane County for future development as a result of Capital Regional Planning Commission policies, Terrence said, which only increases competition in the housing market.

Other items:

- If you're planning to attend the District Assembly, you can bring your spouse and Rotary will cover his or registration fee, Phil Willems said.
- Dan Muxfeld said the Rotary Club and Dean Foundation have partnered on a car seat inspection. He's hoping to get the word out about the May 12 event at the Waunakee Fire Department. The car seat check up will run from 4-7 p.m.

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Calendar of Events:

- April 26, Community Awards Banquet, Rex's Innkeeper, cocktails, 5:30 p.m, dinner at 6:30 p.m.
- May 1-3, District Conference in Wis. Rapids
- May 12, Safety Seat Check

• Dan Statz told the club that a silent auction item is needed for the District Conference. Funds from the auction will go toward Polio Plus. He urged members to look at the article in the Rotary International magazine about Bill Gates' involvement in Polio Plus.

Guests: Stan Skolski, guest of Brent Ziegler; Michelle Sturz, guest of Joyce Maly; Val Laufenberg, guest of Linda Olson; Dr. Gordon Meffert, guest of Ray Statz; Nathan Jordan, guest of Jon Jordan.

Visiting Rotarians: Dennis Miller, Eagle River.

Birthdays: April 30, Harriet Statz; May 2, Jim Jukes; May 2, Steve Schlaver.

Anniversaries: May 4, Jim and Betsy Starling; May 6, Don and Joanne Tierney.

Prayers: April 30, Susan Vergeront; May 7, Leonard Allen.

Programs: April 30, Marie Zorn, exchange student; May 6, Club Assembly.

Greeters: April 30, Rex Endres and Gary Epping; May 7, William Erickson and Betsy Flanagan.