

Supplemental List of Proposed Conditions of Approval for the Community of Bishops Bay Project 2-8-11

1. Oncken Road should remain as rural as possible and steps should be taken as needed to maintain it so (no stop lights at intersections, school zones, potential stop signs, rural cross-section as provided to be constructed, and any other possible items as may become apparent.), at the applicant's expense;
2. The Town and City reserve approval of the right in/right out access on Oncken Road from the commercial zone near CTH Q until it is shown that uses and traffic patterns necessitate that intersection;
3. Applicant will need to improve the intersection of Balzer Road/Commercial entry and CTH Q in conjunction with County to provide for proper safety and turn efficiency;
4. The culvert/bridge on Oncken Road near the west side of the development will likely need to be replaced and should be done at the applicant's expense;
5. Intersection improvements at all road intersections with County Trunk highways (including Oncken and CTH M) should be coordinated with the Town, City and County and built at the applicant's expense;
6. Since the plans provide for much of the area's sewer capacity to flow into the Town's County Park lift station, improvements necessary for that lift station to handle such increased flow, including the likelihood of constructing a new lift station, should be undertaken at the applicant's expense;
7. The Oncken Road cross section as provided shall be revised to show the current 33 foot ROW on the south side of the roadway and that the applicant will be dedicating that and another 14 feet of ROW where possible so that the total ROW for Oncken Road is 80 feet;
8. All manholes shall be located in the terrace or other grassy areas near or adjacent to pavement, but not in paved areas;
9. At or near the proposed "East Lift Station," the applicant shall dedicate sufficient land and erect at its expense the necessary improvements for a radio repeater tower to serve and connect existing and proposed lift stations to the Town's automated radio alarm system, the exact location and necessary facilities for such to be determined by a radio survey which shall be undertaken by the applicant at its expense;
10. Applicant shall construct at its cost the improvements as recommended in the TIA at the intersections of Bishops Way and CTHs M and Q as part of the first phase as well as improvements noted in the TIA on Oncken Road and its intersections;

11. The preparation by applicant and signed approval of a General Implementation Plan (GIP) document which includes the details of approval and the plan as acceptable to the Town Attorney and City staff, to be finalized prior to the commencement of improvements on the property and in order to finalize the zoning for the property;
12. The City and the Town will prepare a list of improvements that, although not necessarily to be constructed within Phase 1, will be required for Phase 1 construction, perhaps including intersection improvements; and,
13. Applicant will need to submit a phasing plan for the development for approval by the City and the Town.
15. There will be no driveways allowed off of CTHs M and Q, Oncken Rd. and Bishops Bay Blvd without specific approval of the City and the Town.
16. As each multi-family project (any project with 3 units or more) and any project in the Town Center is proposed it must provide the required 20 feet “clear “ driveway access and building access for each building as required by the Fire District. Each such project will require a Specific Implementation Plan (SIP) and design review approval, as would any civic use.