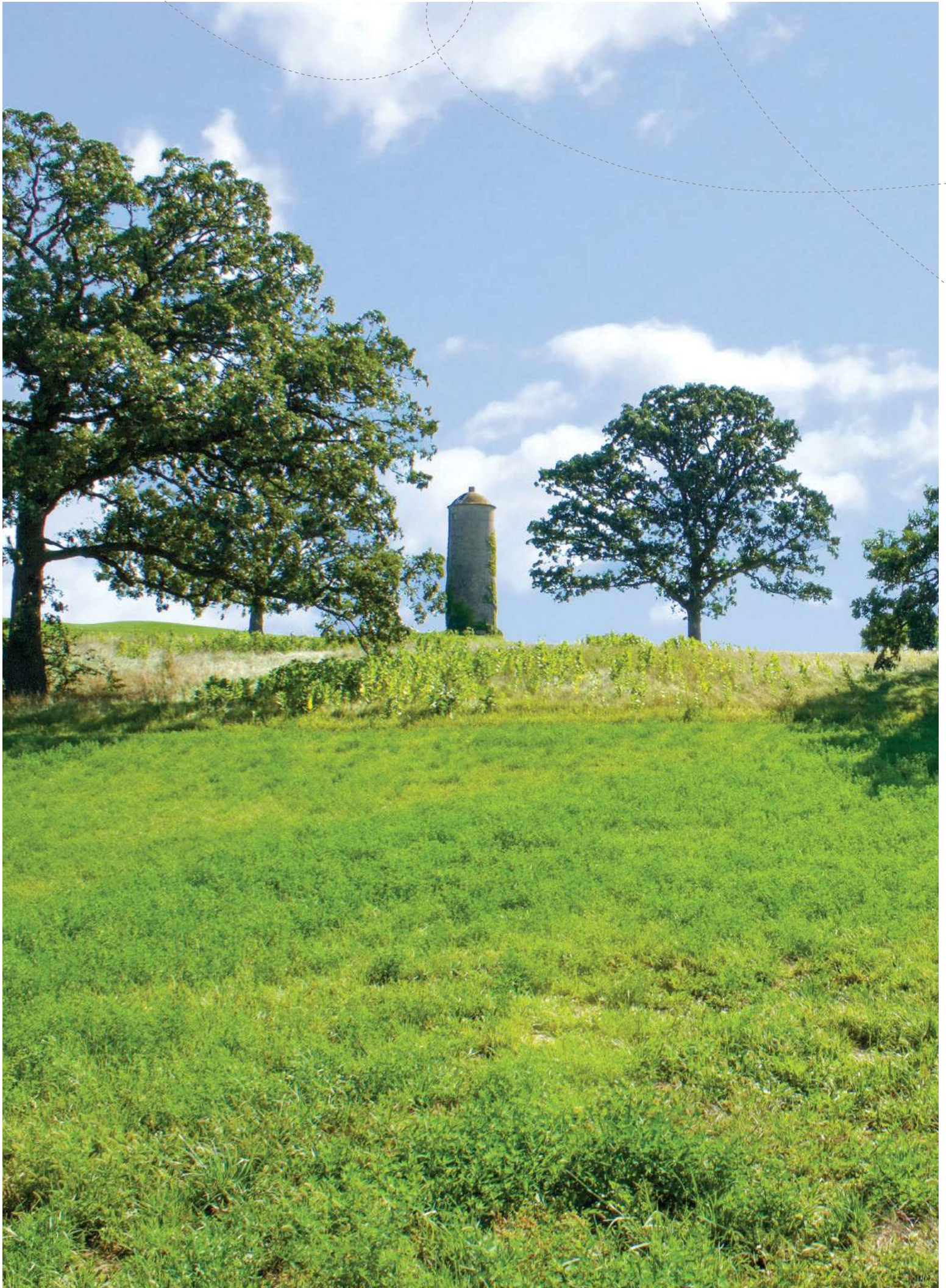




THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS



WELCOME TO...

The Community of Bishops Bay.

A place full of happiness and fresh out of stereotypes.

We offer a unique combination of homes
and dynamic neighborhoods so you can
choose the one that fits you perfectly.

And we don't hem you in with people
and activities that are all the same.

Interesting people have eclectic tastes.
Different generations find each other captivating.
And no one wants to be surrounded by
other houses that look just like their own.

By mixing things up, we've found
a way to bring people together.

So look around. Get comfortable,
and make yourself at home.



National Association of Home Builders Gold Award Winner:
Best Community of the Year



Where The Good Life Grows.



The Community of Bishops Bay

May your happiness cup runneth over.

When we say the good life grows here, we mean it sprouts up in a whole kaleidoscope of different directions.

We are committed to continually letting our community evolve and add things that make people enjoy life to the fullest. Some are already in place, some are in the works and good ideas are always welcome.

Ideas are growing here:

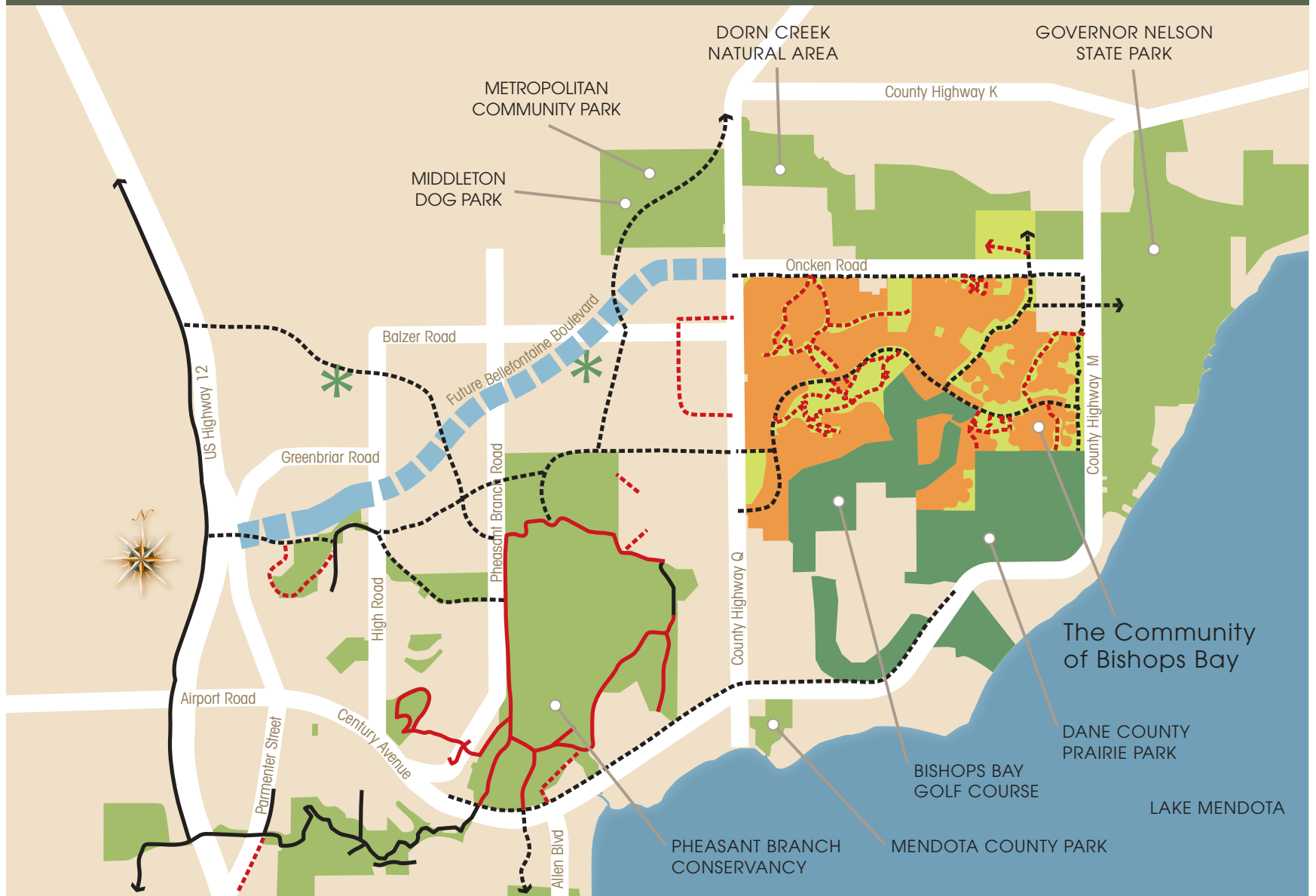
Equestrian center, canoeing, cross-country skiing, outdoor music, a community library, farm dinners, educational nature walks and more.





All maps and images represented here are artists' renderings which are conceptual and illustrative in nature, should not be relied upon for any purpose, and are subject to change without notice. Information/images shown on this map may be changed by The Community of Bishops Bay at its discretion without notice and without liability to any person or party.

Perhaps the nicest thing about our homes
is where they aren't.



COMMUNITY

- The Community of Bishops Bay

REGIONAL OPEN SPACE

- Existing Park/Conservancy Areas
- Planned Bishops Bay Park/Natural Area
- Planned Environmental Corridor
- Existing Private Park/Open Space
- Planned Public Park/Open Space

TRAILS

- Existing Paved Recreational Trail
- Planned Paved Recreational Trail
- Existing Unpaved Recreational Trail
- Planned Unpaved Recreational Trail



7 Communities



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THE

Back Nine



There's simply no nicer place to live it up. The Back Nine at Bishops Bay is where the best ideas just seem to come together. Like breathtaking homes that look out over the rolling greens of the back nine of the Bishops Bay golf course. And brilliantly designed “empty nester” homes that have all of life’s perks and less of the hassles. And homes designed for people who don’t need the biggest house, but aren’t ready to downsize, and still want all the “extras” they can pack in. Go ahead and pick whatever makes you happiest.



THE

Prairie

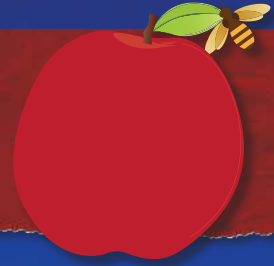


Prairie. Home. Companions. The Prairie neighborhood is the kind of place that takes your breath away and leaves you standing in wonder at the sunrise, the sunset, and pretty much every beautiful hour in between. The Prairie neighborhood is where homes are surrounded by some of Mother Nature's very best work, where the colors and hush of the prairie provides a natural buffer from the hectic world, giving a whole new meaning to rooms with a view.



THE

Farm



Farm fresh happiness daily. The Farm Neighborhood is the answer to the old question, “can I have a farm and my city life, too?” Yes, you can. We’ve clustered beautiful family homes into the heart of real farmland. The result? A chance to sow more quality family time. Reap a whole new level of relaxation. And harvest a renewed love of the land and all of its bounty. It’s like having your own private farm without ever having to milk a cow or drive a tractor.



Future Communities

Watermark

We simply refuse to use the words “generation gap.” This is a neighborhood that relishes diversity, applauds birthdays of all numbers, and believes that people of different ages make the most exquisitely interesting neighbors. So here, you’ll find beautiful multi-family homes and senior housing not far from a richly vibrant community dedicated to independent living. All nicely connected by winding streets and walkways that inspire all kinds of wonderful multi-generational friendships.

Town Center

No commute necessary. Our Town Center is just the right balance of city life, sweet homes and the perfect brew (coffee or pub). Here, you’ll find apartments and attached homes that let you enjoy all the perks of life without a single weekend spent on yardwork. You’ll find yourself right in the heart of things with chic, modern homes that offer all the fun of being in the “city,” and not a single one of the hassles.



Reserve Hill

Well, I'll be. Here's the perfect little neighborhood in the most amazing setting. This is a place just right for families of all shapes and sizes. You'll find warm, welcoming homes that are unique and personable (*not all me-too-ish*). And they're arranged in a way that invites kids to find their best friends, parents to stop and chat, and neighbors to spend more time being neighborly. Here, you'll find homes perfectly designed to make everybody feel right at home.

The Woods

Starlight, star bright, who needs a porch light? You may have just found your happy place. The Woods includes twenty (that's right, just twenty) sumptuous homes tucked away amidst large plots of gorgeous, lush woodland. This is a place where your home and your "weekend getaway" are one in the same. Where coffee on your front porch makes you feel like you're at a posh mountain resort. And where privacy is blissfully in full supply.

Community Features

SCHOOL DISTRICT

The Community of Bishops Bay is located within the #1 rated Waunakee Community School District which has a reputation for excellence and is the only 5-Star rated school district in Dane County. The district is also ranked #9 in the state (2017). Students living in The Community of Bishops Bay will attend the following recently renovated or brand new public schools.



- Pre-Kindergarten – 4th Grade: Arboretum Elementary, Heritage Elementary and Prairie Elementary School
- 5th & 6th Grade: Waunakee Intermediate School
- 7th & 8th Grade: Waunakee Community Middle School
- 9th – 12th Grade: Waunakee High School
 - Waunakee High School employs an in-house chef who prepares healthy lunches available for the students and occasionally stops in to prepare meals for the younger students as well. Waunakee High was crowned Wisconsin State Football Champs in 2017.

In addition to the excellent public school offerings, The Community of Bishops Bay is conveniently located near these private schools:

- Madison Country Day School (Waunakee, WI)
- St. John the Baptist Catholic School (Waunakee, WI)
- Edgewood Grade School and High School (Madison, WI)

The latest development will include a church with a private school as well as the Inspire Pre-School featuring exotic animals as part of the curriculum just adjacent to the Farm neighborhood.

TOWN CENTER

Wireless? Check. Caffeinated? Check. Brewed locally? Check. Our town center is the best of the big city, but with a small town atmosphere. From a grocery store to restaurants, a coffee shop or a pub, you'll find it more fun to meet with friends when the commute time is less than five minutes.





TRAILS / PARKS

The community is surrounded by and will integrate miles of trails that connect our neighborhoods to stunning open spaces, peaceful nature preserves, and lively parks. Communities grow together when they interact and connect with the outdoors. The Community of Bishops Bay will feature a robust system of parks, recreation, natural areas, and community facilities to nurture a strong community culture and promote healthy lifestyles amongst residents. Ten miles of trails are woven throughout the community to ensure every household is connected to an array of natural areas that support a variety of recreational activities. Surrounded by 1,500 acres of preserved green space, these areas naturally bring people together to celebrate holidays, host festivals and private parties (e.g graduations and weddings) and enjoy the outdoors. The parks system adds to the flavor and cohesiveness of the community and, thereby, strengthens the sense of belonging, ownership, and pride.

WORKING FARM

Right in the middle of our community, you'll find a real farm with make-you-smile rows of all kinds of wholesome goodness. It's our way of putting our philosophy to work – helping make the most of the land around us, harvesting good things for our neighbors, and teaching the next generation that food doesn't "grow" on a grocery store shelf. It's a slice of country life that can be shared by everyone at Bishops Bay and it's sure to reap a whole harvest of new vegetable lovers.

SPORTS FIELDS

- Basketball, Tennis & Volleyball Courts
- Soccer, Football, Baseball & Softball Fields
- Playground Equipment
- Team Sports & League Play
- Park Shelter & Special Events

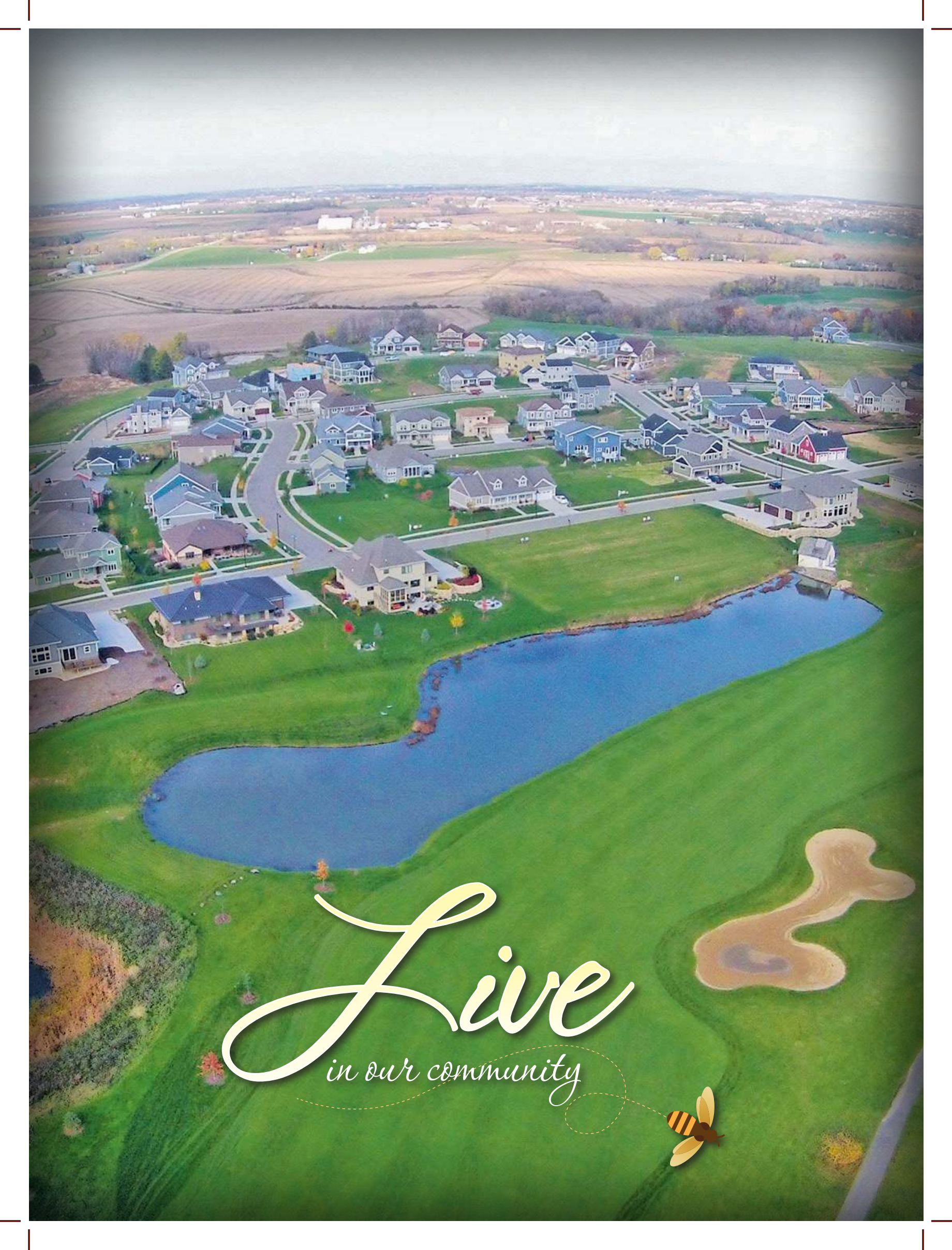
COMMUNITY POOL

Our Pool and Club House are complete with the most luxurious amenities, including a Fitness Center, Showers, and Lockers. The large Community Room is perfect for parties and events, and a Board Room is available for conferences and meetings.

AIRPORT

The Community is located just 15 minutes east of Dane County Regional Airport and 10 minutes east of the Middleton Municipal Airport.



An aerial photograph of a suburban community. In the foreground, a large, winding pond is surrounded by a lush green golf course. A sand trap is visible on the right side of the pond. The middle ground is filled with numerous houses of various styles, mostly with grey or blue roofs, arranged in a planned layout with winding roads. The background shows a mix of green fields and some distant buildings under a hazy sky.

Live
in our community





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608-831-5500
BishopsBayCommunity.com

