

**TOWN OF WESTPORT**  
**REGULAR PLAN COMMISSION MEETING**  
Kennedy Administration Building  
Community Meeting Room  
5387 Mary Lake Road  
Town of Westport, Wisconsin

AGENDA - February 14, 2022 7:00 p.m.

This meeting is being noticed as a possible gathering of a quorum of the Westport Town Board due to the possible attendance of Supervisors not appointed to the Commission. Supervisors may discuss items on this agenda, or gather information on these items, but no action will be taken on these items as the Town Board.

1. Call to Order
2. Public Comment on Matters Not On the Agenda
3. Approve Minutes
4. Design Review, Lake Pointe Apartments Improvements, Lake Pointe Associates,  
Westport Road (Town Zoning), Discussion/Action
5. Consultation, Land Division and Rezone (Create 2-3 Single Family Residential Lots), Nonn,  
Wegenke Property Near Briggs Road, CTH Q (Middleton ETZ)
6. Park Committee Report/Items for Action
7. Historic Preservation Commission Report/Items for Action
8. Waunakee/Westport Joint Planning Committee Report/Items for Action
9. Middleton/Westport Joint Zoning Committee Report/Items for Action
10. Miscellaneous Matters/Forthcoming Events
11. Adjourn

If you need reasonable accommodations to access this meeting, please contact the clerk's office at 849-4372 at least three business days in advance so arrangements can be made to accommodate the request.

## **TOWN OF WESTPORT**

PLAN COMMISSION - January 10, 2022

The regular monthly meeting of the Plan Commission was called to order at 7:04 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Grosskopf. Members present: Bruskewitz, Cuccia, Grosskopf, Manering, Ohm, Pichette. Members absent: Kennedy. Also attending: Terry Enge, Mark Trotter, Sam Ballweg, Ron and Vic Pulvermacher, and Tom Wilson.

No one was present for Public Comment on Matters not on the Agenda. The minutes of the December 13, 2021 regular meeting were approved as presented on a motion by Manering, second Cuccia.

An Initial Consultation for potential Rezones for Commercial/Industrial Use, Pulvermacher Farm, 5980 STH 113 (Waunakee ETZ), was then held. After an introduction by Wilson, comments from the owners, and discussion, the owners were told of issues with the development of the property east of STH 113 under the current Comprehensive Plan.

Wilson reported the work of the Park Committee. Pichette reported on the work of the Historic Preservation Commission, and based on action at its meeting as reported the Plan Commission requested Town Staff to support the Holy Wisdom Monastery in its current barn preservation project on a motion by Bruskewitz, second Pichette.

Grosskopf and Wilson reported on the work of the Waunakee/Westport Joint Planning Committee and Middleton/Westport Joint Zoning Committee.

There were no Miscellaneous Matters or Forthcoming Events raised.

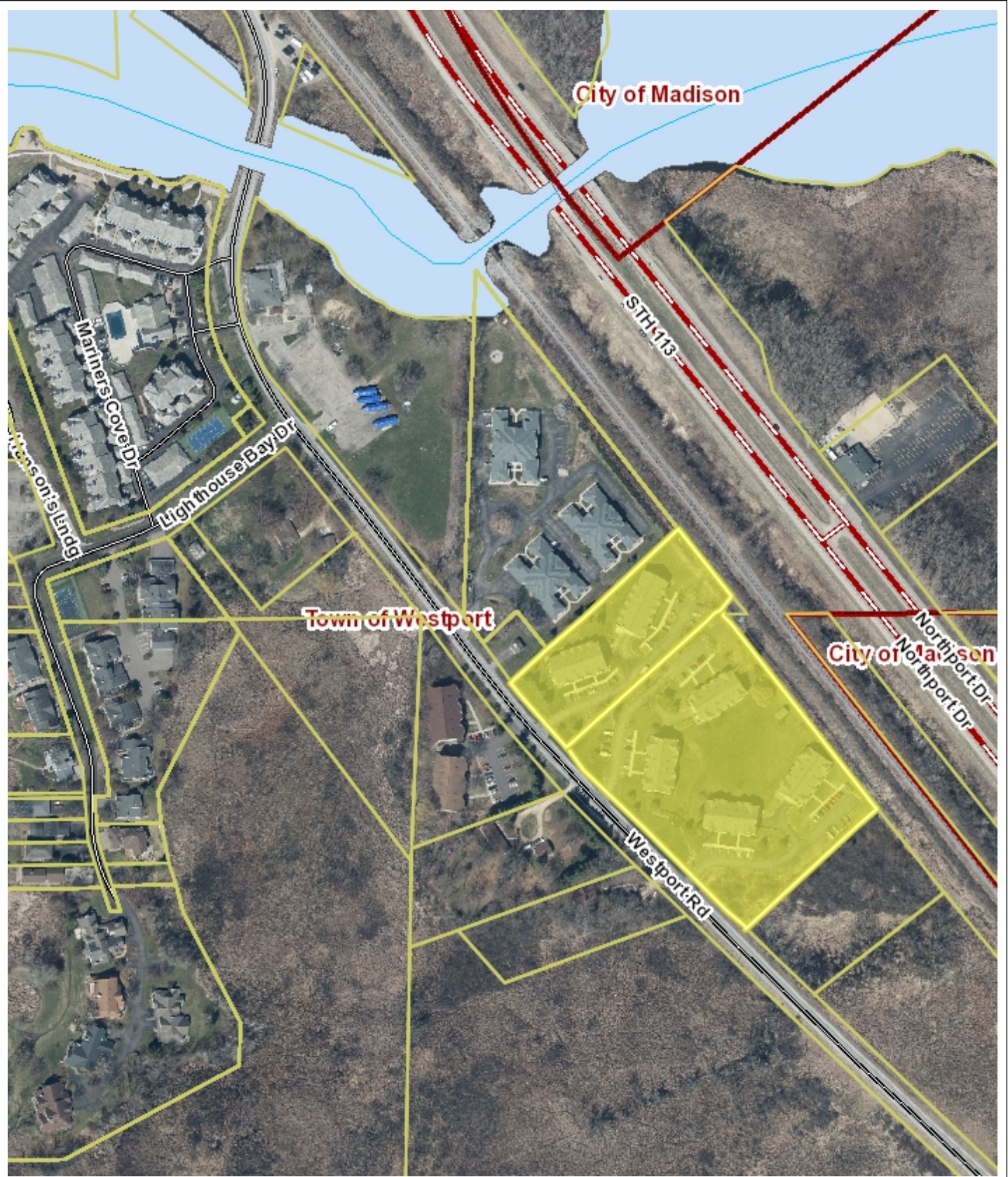
Motion to adjourn by Bruskewitz, second Manering. The meeting adjourned at 8:01 p.m.

Mary Manering, Secretary

AGENDA ITEM #4:

Design Review, Lake Pointe Apartment Improvements, Lake  
Pointe Associates, Westport Road (Town Zoning),  
Discussion/Action





## Town of Westport GIS

DISCLAIMER: The Town of Westport does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 380'

Town of Westport  
5387 Mary Lake Road  
Waunakee, WI 53597  
(608) 849-4372

Print Date: 2/9/2022



From: Don Schroeder <DSchroeder@knothebruce.com>  
Sent: Wednesday, January 26, 2022 9:54 AM  
To: Robert Anderson <banderson@townofwestport.org>  
Cc: Kevin Burow <KBurow@knothebruce.com>; Arianna Wolske <awolske@knothebruce.com>  
Subject: FW: lake pointe Submittal

Dear Mr. Anderson,

Attached is our design review submittal for proposed alterations to Lake Pointe Apartments at 5324 Westport Road.

Our client and property owner Lake Point Associates, LLP are seeking approvals to construct additional common amenities to the existing development to help

In the leasing of their apartments.

The amenities include a new office/exercise building, a new pool with a pool building and grilling gazebo, a dog run area, a storage shed and a firepit with connecting walks.

If you require additional information or have any comments, please contact me or Craig Enzenroth.

Thanks,  
Donald Schroeder

Donald Schroeder, AIA, I Architect I Knothe & Bruce Architects, LLC I Ph: 608.836.3690  
7601 University Avenue, Middleton, WI 53562 I dschroeder@knothebruce.com

**TOWN OF WESTPORT  
DESIGN REVIEW APPLICATION  
GENERAL INFORMATION**


**Project:** Lake Pointe Apartments - Improvements  
**Name:** Lake Pointe Associates, LLP  
**Address:** 5320-22, 5324-26, 5312-14, 5316-18 Westport Rd  
Madison, WI 53704

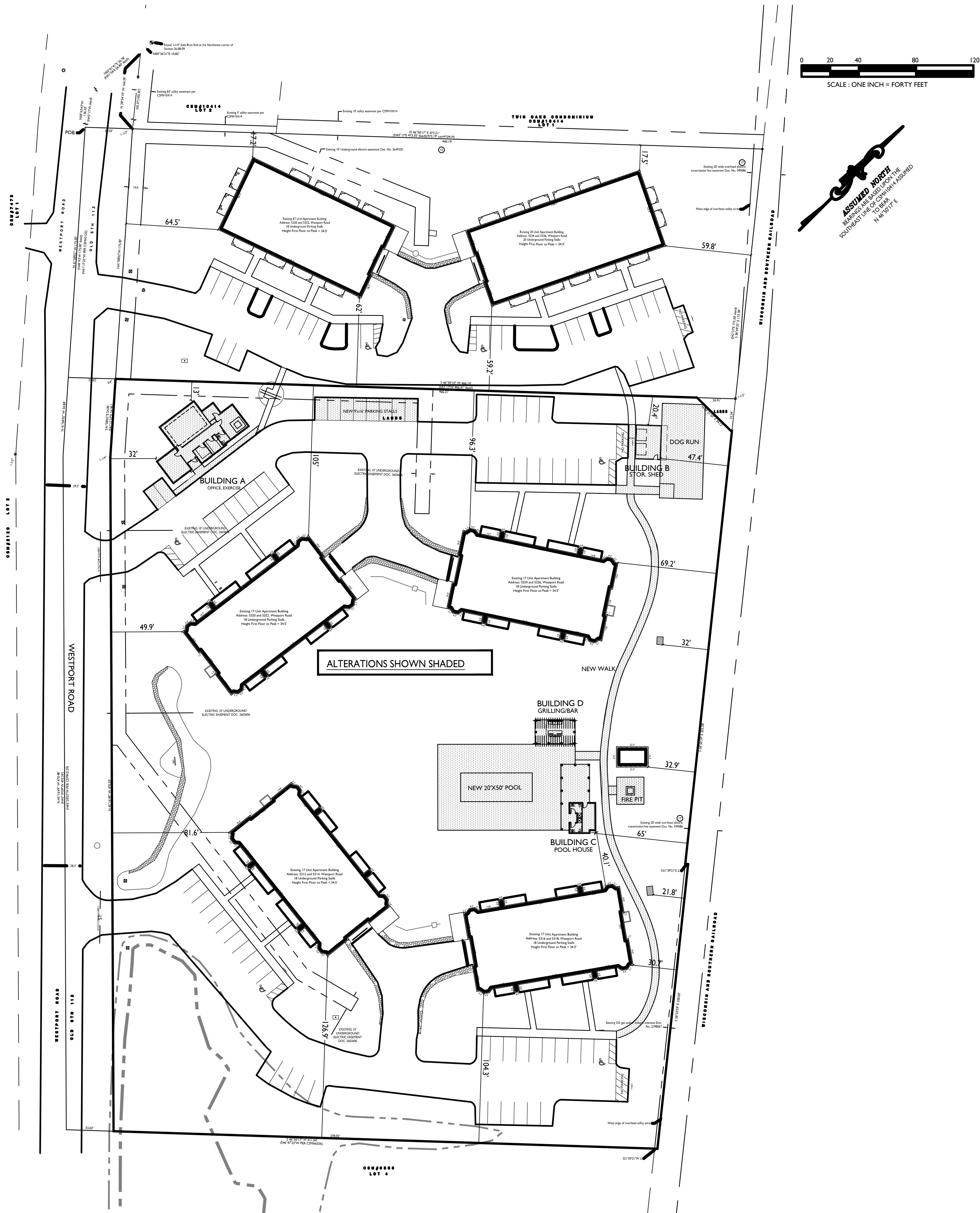
**Applicant:**  
**Name:** Lake Pointe Associates, LLP Craig Enzenroth  
**Address:** 101 E Main St., Suite 500  
Mt Horeb, WI 53572  
**Phone:** 608-237-1300  
**Email:** cenzenroth@gallinacos.com

**Representative:**  
**Name:** Knothe & Bruce Architects - Don Schroeder  
**Address:** 7601 University Ave  
Middleton, WI 53562  
**Phone:** 608-836-3690  
**Email:** DSchroeder@knothebruce.com

**Date Submitted:** \_\_\_\_\_  
**Review Period Ends:** \_\_\_\_\_  
**Period Extended To:** \_\_\_\_\_  
**Date of Plan Commission meetings:** \_\_\_\_\_  
**Time of meeting:** \_\_\_\_\_

I agree that the following information is true to the best of my knowledge, and to abide by Town of Westport Ordinance Provisions.

By: Craig Enzenroth Digitally signed by Craig Enzenroth  
Date: 2022.01.24 14:38:19 -06'00'   
Date: 1/24/2022



SHEET INDEX	
SITE INFORMATION	
C-1.1	SITE PLAN
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	SITE PLAN
C-300	GRADING PLAN
C-400	UTILITY PLAN
L-1.0	LANDSCAPE PLAN AT BLDG. A
L-1.1	LANDSCAPE PLAN AT POOL
L-1.2	LANDSCAPE PLAN AT COURTYARD
BUILDING A	
OFFICE / EXERCISE	
A-1.1a	FLOOR PLAN
A-2.1a	ELEVATIONS
BUILDING B	
STORAGE BUILDING	
A-1.1b	FLOOR PLAN & ELEVATIONS
BUILDING C	
POOL HOUSE	
A-1.1c	FLOOR PLAN & ELEVATIONS
BUILDING D	
GRILLING / BAR SHELTER	
A-1.1d	FLOOR PLAN AND ELEVATIONS

knothe • bruce

ARCHITECTS

Phone: 7601 University Ave, Ste 201

608.836.3690 Middleton, WI 53562

ISSUED  
Issued To Westport - Jan. 26, 2022

PROJECT TITLE  
LAKEPOINTE  
APARTMENTS  
COMMON SPACE  
ALTERATIONS

5324 Westport Rd.  
SHEET TITLE  
Site Plan

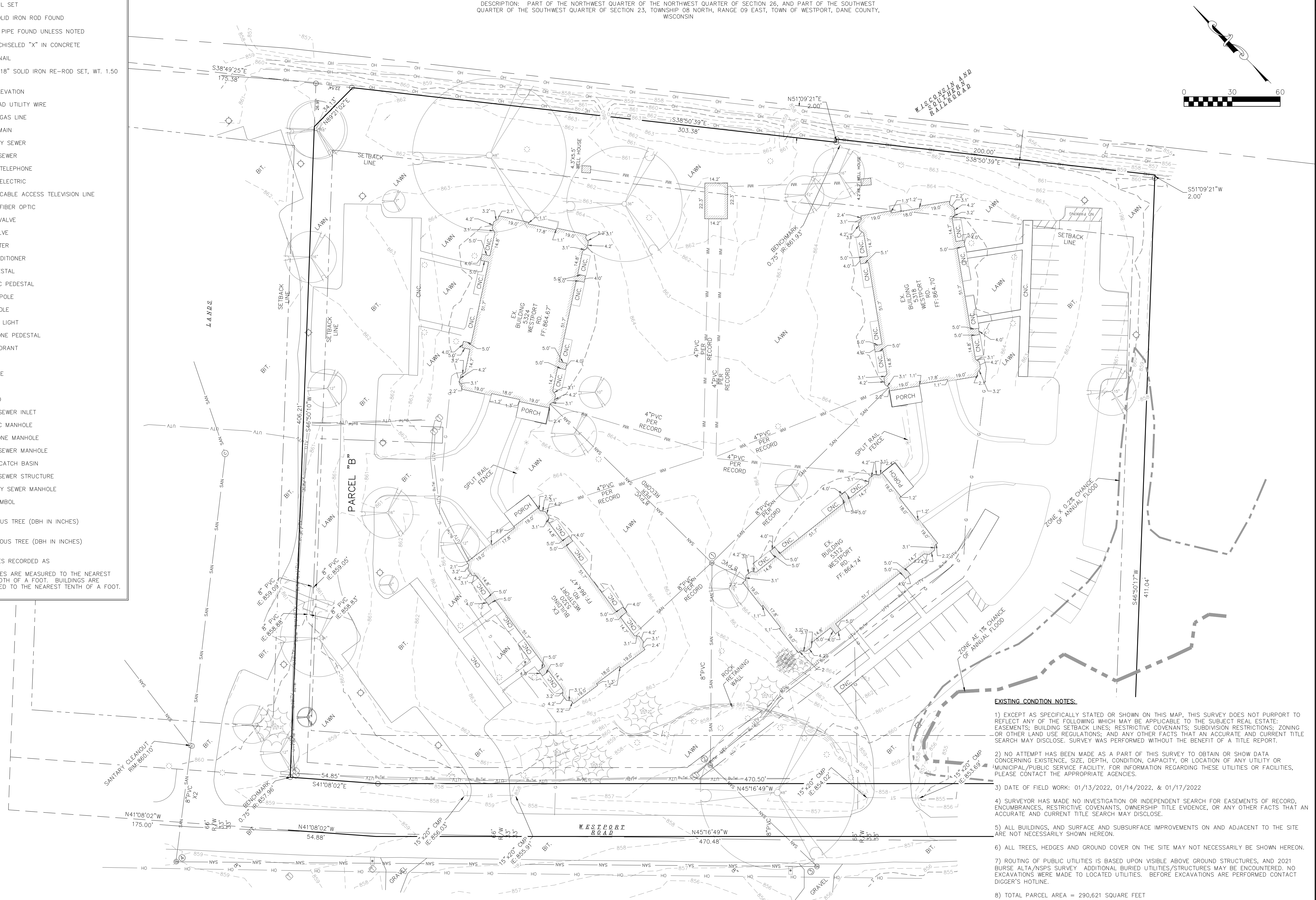
SHEET NUMBER



LEGEND

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND
- 1" IRON PIPE FOUND UNLESS NOTED
- FOUND CHISELED "X" IN CONCRETE
- FOUND NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- 851.23 SPOT ELEVATION
- OH OVERHEAD UTILITY WIRE
- G BURIED GAS LINE
- WM WATER MAIN
- SAN SANITARY SEWER
- ST STORM SEWER
- UT BURIED TELEPHONE
- UE BURIED ELECTRIC
- UTV BURIED CABLE ACCESS TELEVISION LINE
- FO BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GAS METER
- AC AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- BOLLARD
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- ROUND CATCH BASIN
- STORM SEWER STRUCTURE
- SANITARY SEWER MANHOLE
- MISC SYMBOL
- DECIDUOUS TREE (DBH IN INCHES)
- CONIFEROUS TREE (DBH IN INCHES)
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



1/20/2022 5312-5324 Westport Road															
SEWER STRUCTURE ELEVATION TABLE															
Topo #	NUMBER	RIM/TC	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DEPTH	ELEVATION	SIZE	MATERIAL	DESCRIPTION
1024	1	863.18	10.70	SW 852.48	8"	PVC	10.60	W 852.58	8"	PVC	10.65	N 852.53	8"	PVC	In grass, ~25' NW of 5312
1008	2	857.52	5.60	NE 851.92	8"	PVC	5.65	S 851.87	8"	PVC					In grass, b/w driveways, ~20' NE from Westport Rd
1007	3	856.83	5.40	N 851.43	8"	PVC	7.40	NW 849.43	8"		7.2	SW 849.63	6"		In gravel driveway @ 5301
1049	4	859.11	11.05	SE 848.06	8"		7.95	NE 851.16	8"x2	PVC	11.15	NW 847.96	8"		In grass, ~25' SW from Westport, @ 5325

- EXISTING CONDITION NOTES:
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
  - DATE OF FIELD WORK: 01/13/2022, 01/14/2022, & 01/17/2022
  - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
  - ALL TREES, HEDGES AND GROUND COVER ON THE SITE MAY NOT NECESSARILY BE SHOWN HEREON.
  - ROUTING OF PUBLIC UTILITIES IS BASED UPON VISIBLE ABOVE GROUND STRUCTURES, AND 2021 BURSE ALTA/NSPS SURVEY. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE TO LOCATED UTILITIES. BEFORE EXCAVATIONS ARE PERFORMED CONTACT DIGGER'S HOTLINE.
  - TOTAL PARCEL AREA = 290,621 SQUARE FEET
  - ELEVATIONS ARE BASED UPON NAVD83 DATUM. ELEVATIONS ARE TRANSFERRED TO THE SITE UTILIZING RTK GPS SURVEYING WHILE OBSERVING THE WISCONSIN NETWORK. WI GEOID 12B
  - BOUNDARY SHOWN PER 2021 BURSE SURVEYING & ENGINEERING, INC. ALTA/NSPS SURVEY.
  - PRIVATE UTILITIES WERE NOT LOCATED FOR THIS SURVEY.

NOT FOR CONSTRUCTION

**Burse**  
Surveying and Engineering, Inc.

2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9268  
e-mail: MBurse@BSE-INC.net  
www.bursesurveyeng.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	MLB	DRAWN	DPH	CHECKED BY	PDF	APPROVED	MLB

**LAKEPOINTE APARTMENTS COMMUNITY SPACE**

5320 WESTPORT RD  
TOWN OF WESTPORT, WI, 53704

**LAKE POINTE ASSOCIATES, LLP**

101 E. MAIN STREET, SUITE 500  
MOUNT HOREB, WI 53572

PROJECT #: BSE1158-07  
PLOT DATE: 1/25/2022

REVISION DATES:	

ISSUE DATES:	
	1/25/2022

EXISTING CONDITIONS

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER

**C-100**



EROSION CONTROL NOTES/SPECIFICATIONS:

1. EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
2. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
3. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE.
4. CONSTRUCTION ENTRANCES – PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
5. SOIL STOCKPILES – A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 7 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
6. DEWATERING – WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.
- | PUMP SIZE (MAX GPM) | TYPE I BAG SIZE (SQ-FT) |
|---------------------|-------------------------|
| 50                  | 25                      |
| 100                 | 50                      |
| 150                 | 75                      |
7. STORM SEWER INLETS – PROVIDE WDOT TYPE D "CATCHALL" INLET PROTECTION OR EQUIVALENT. REFER TO WDOT PRODUCT ACCEPTABILITY LIST AT: [HTTP://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM](http://WWW.DOT.WISCONSIN.GOV/BUSINESS/ENGRSERV/PAL.HTM). INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL PLAT-LEVEL STABILIZATION IS COMPLETE.
8. BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
9. NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
10. EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTD.S.HTM](http://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTD.S.HTM) AND COMPLY WITH ALL DANE COUNTY ORDINANCES.
11. ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE BE SWEEPED OR SCRAPPED CLEAN BY THE END OF EACH WORKDAY.
12. ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
13. ALL DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER GRADING FINAL GRADE HAS BEEN ACHIEVED.
14. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX.
15. ALL DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST\\_STANDARDS.HTML](http://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML). SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
16. FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.

EMERGENCY CONTACT  
CRAIG ENZENROTH  
LAKE POINTE ASSOCIATES, LLP  
101 E. MAIN STREET, SUITE 500  
MOUNT HOREB, WI 53572  
(608) 237-1300  
CENZENROTH@GALLINACOS.COM

SCHEDULE:

- |                 |  |
|-----------------|--|
| MARCH 1, 2022   | INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE. BEGIN DISTURBANCE OF SITE GROUND COVER.      |
| JUNE 14, 2022   | SITE GRADING COMPLETE. BASE COURSE INSTALLED. APPLY SEED AND MULCH TO ALL DISTURBED AREAS. |
| AUGUST 1, 2022  | ASPHALT PAVEMENT INSTALLED   |
| OCTOBER 1, 2022 | VEGETATION ESTABLISHED.  |



SITE PLAN NOTES:

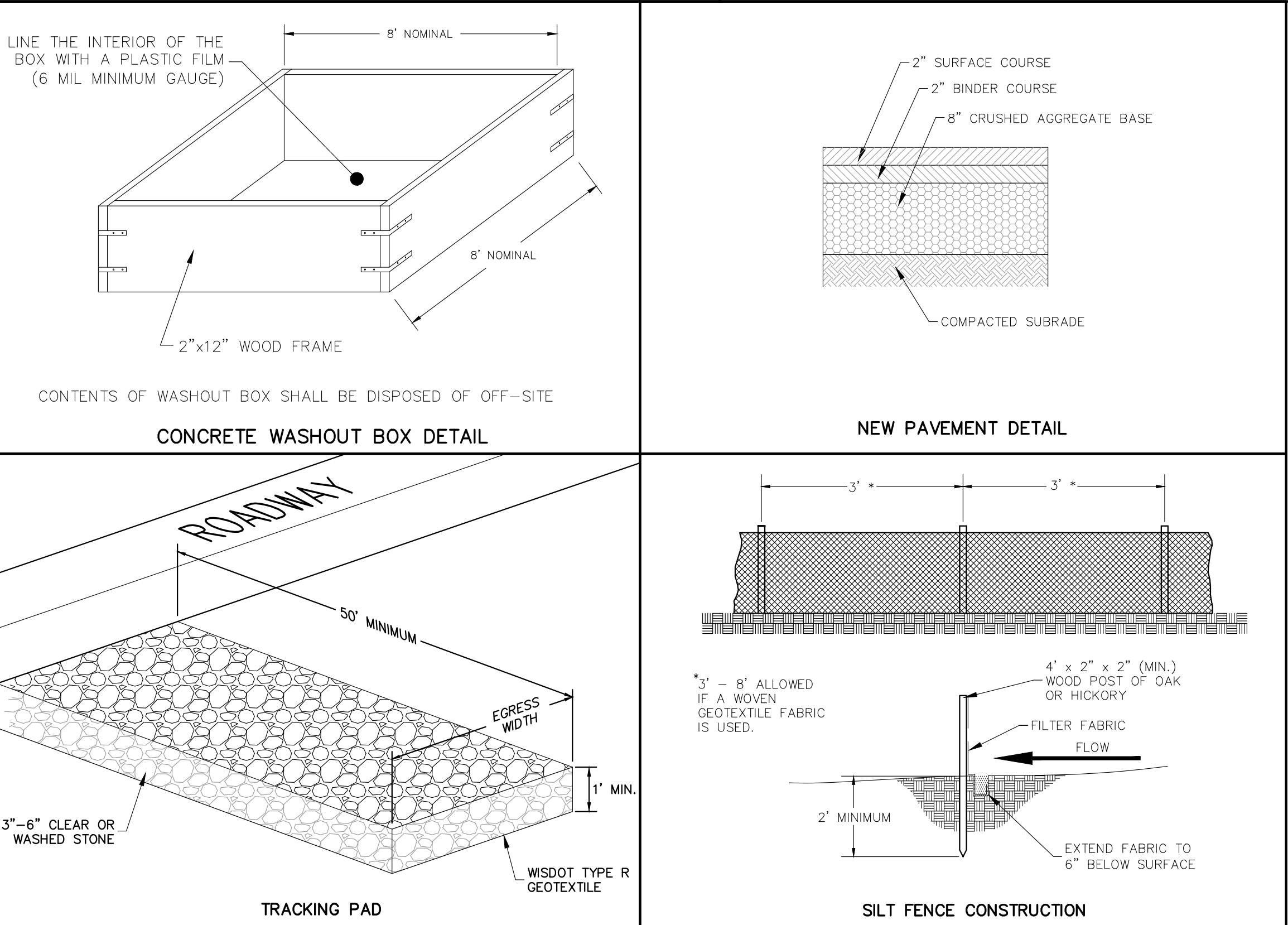
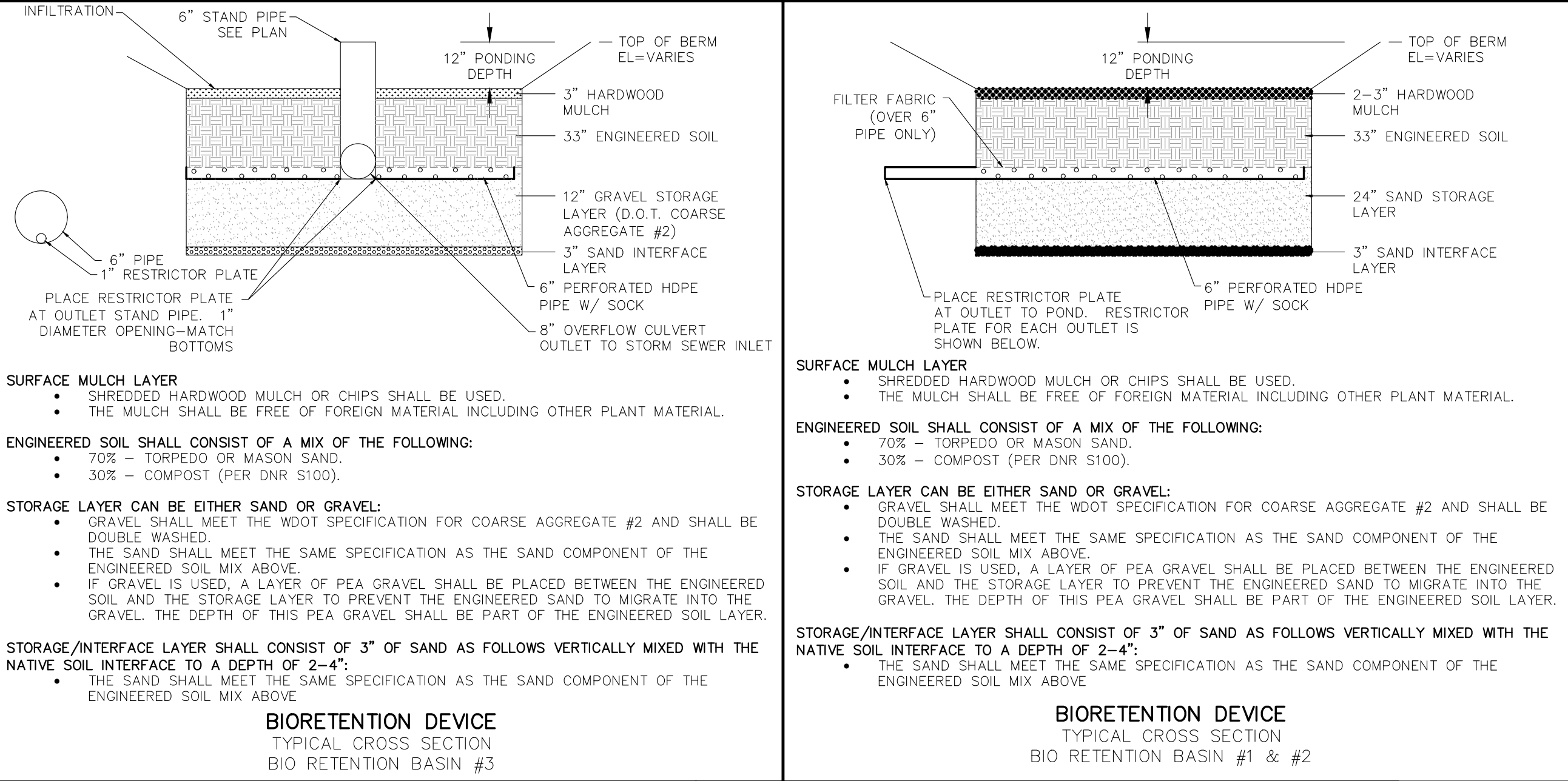
1. TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.
2. PAVEMENT MARKINGS AND SIGNAGE PERTAINING TO ACCESSIBLE PARKING STALLS AND ROUTES SHALL CONFORM TO CURRENT ADA REGULATIONS.
3. ALL PAINT STRIPING SHALL HAVE A 4-INCH WIDTH.

GRADING PLAN NOTES:

1. ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.

UTILITY PLAN NOTES:

1. ANY WORK WITHIN THE ROAD RIGHT OF WAY AND PUBLIC EASEMENTS SHALL BE COMPLIANT WITH THE TOWN OF WESTPORT STANDARD SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
2. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE AND MARKINGS PROVIDED BY DIGGER'S HOTLINE.
4. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE TOWN INSPECTOR AND PROJECT CIVIL ENGINEER.
5. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE TOWN OF WESTPORT STANDARD SPECIFICATIONS.



LEGEND	
---	ACCESSIBLE ROUTE
---	EXISTING EASEMENT
---	PROPERTY BOUNDARY
#	PARKING STALL COUNT
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
1041.02	SPOT GRADE
FG	FINISH GRADE
EG	EXISTING GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FOW	FRONT OF WALK
EXP	EXPOSURE
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
WM	PROPOSED WATER LATERAL
---	UTILITY LINE DEMOLITION
---	TREE REMOVAL
---	EXISTING MINOR CONTOUR
1040	EXISTING MAJOR CONTOUR
1041	PROPOSED MINOR CONTOUR
1040	PROPOSED MAJOR CONTOUR
---	PROPOSED RIDGE LINE
---	PROPOSED SWALE/DITCH
---	ACCESSIBLE PARKING SIGN
---	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS BETWEEN HEIGHTS OF 30' AND 10')
---	RIPRAP
---	CONSTRUCTION ENTRANCE
X	SAW CUT / REMOVAL LIMITS
---	DISTURBANCE LIMITS
---	SILT FENCE
---	CHECK DAM
---	DIVERSION BERM
---	INLET PROTECTION
---	USLE FLOW PATH

CIVIL SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	EXISTING CONDITIONS
C-200	SITE PLAN
C-300	GRADING PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN

**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: Mburse@BSE-INC.net  
www.bursesurveyeng.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	MLB	DRN	TRAINING	DPH	CHECKED BY	PDF	APPROVED	MLB
-----------	-------------	-----	-------------	-----	-----	----------	-----	------------	-----	----------	-----

LAKEPOINTE APARTMENTS COMMUNITY SPACE  
5320 WESTPORT RD  
TOWN OF WESTPORT, WI, 53704  
LAKE POINTE ASSOCIATES, LLP  
101 E. MAIN STREET, SUITE 500  
MOUNT HOREB, WI 53572

PROJECT #: BSE1158-07  
PLOT DATE: 1/25/2022

REVISION DATES:

ISSUE DATES:  
1/25/2022


CIVIL DETAILS

This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.

DRAWING NUMBER

C-001

NOT FOR CONSTRUCTION

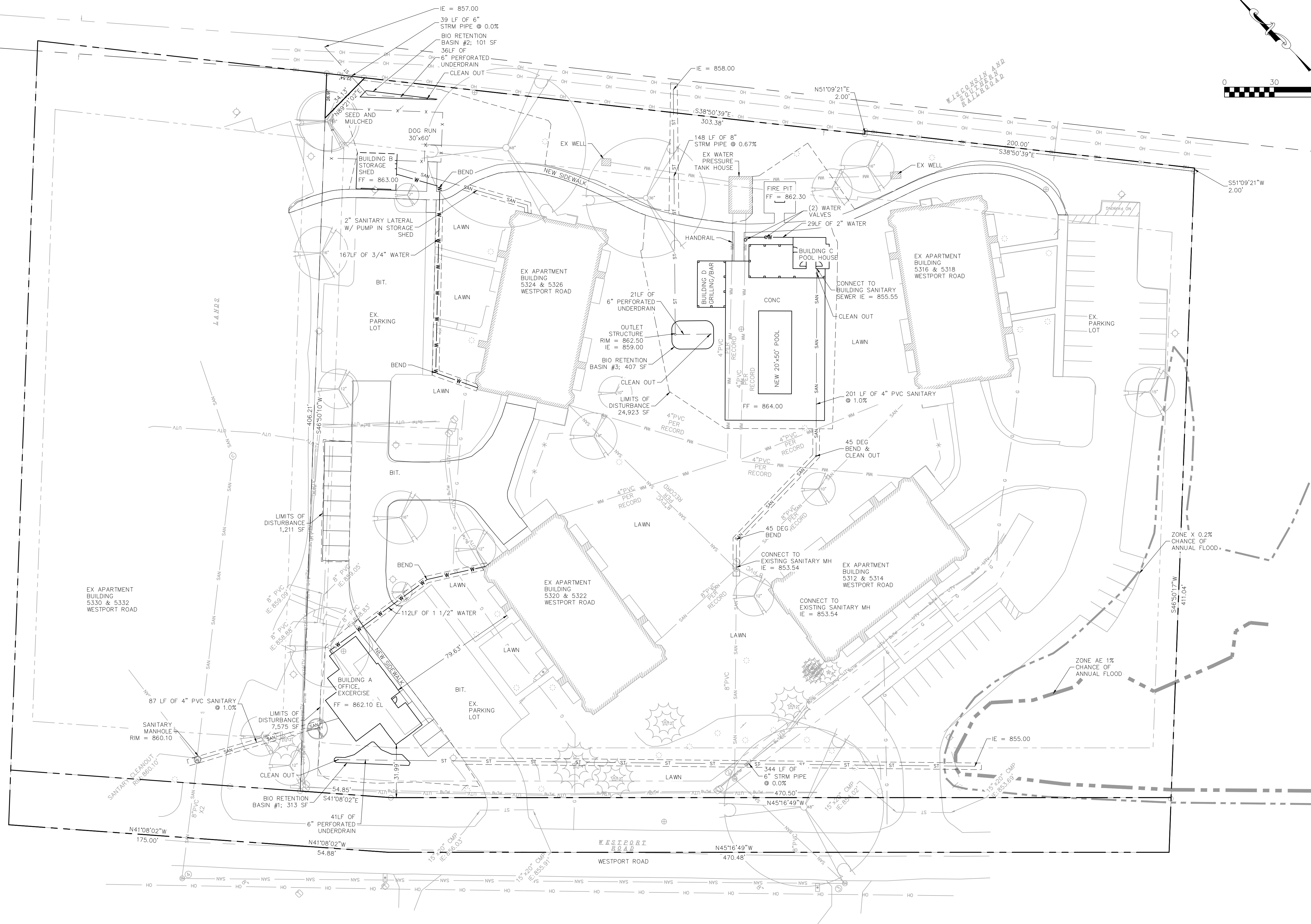












**Burse**  
Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704  
Phone: 608-250-9263  
Fax: 608-250-9266  
e-mail: MBurse@BSE-INC.net  
www.bursesurveyeng.com

APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	MLB	DRAWN	DPH	CHECKED BY	PDF	APPROVED	MLB

**LAKEPOINTE APARTMENTS COMMUNITY SPACE**  
5320 WESTPORT RD  
TOWN OF WESTPORT, WI, 53704  
**LAKE POINTE ASSOCIATES, LLP**  
101 E. MAIN STREET, SUITE 500  
MOUNT HOREB, WI 53572

**PROJECT #:** BSE1158-07  
**PLOT DATE:** 1/25/2022

REVISION DATES:

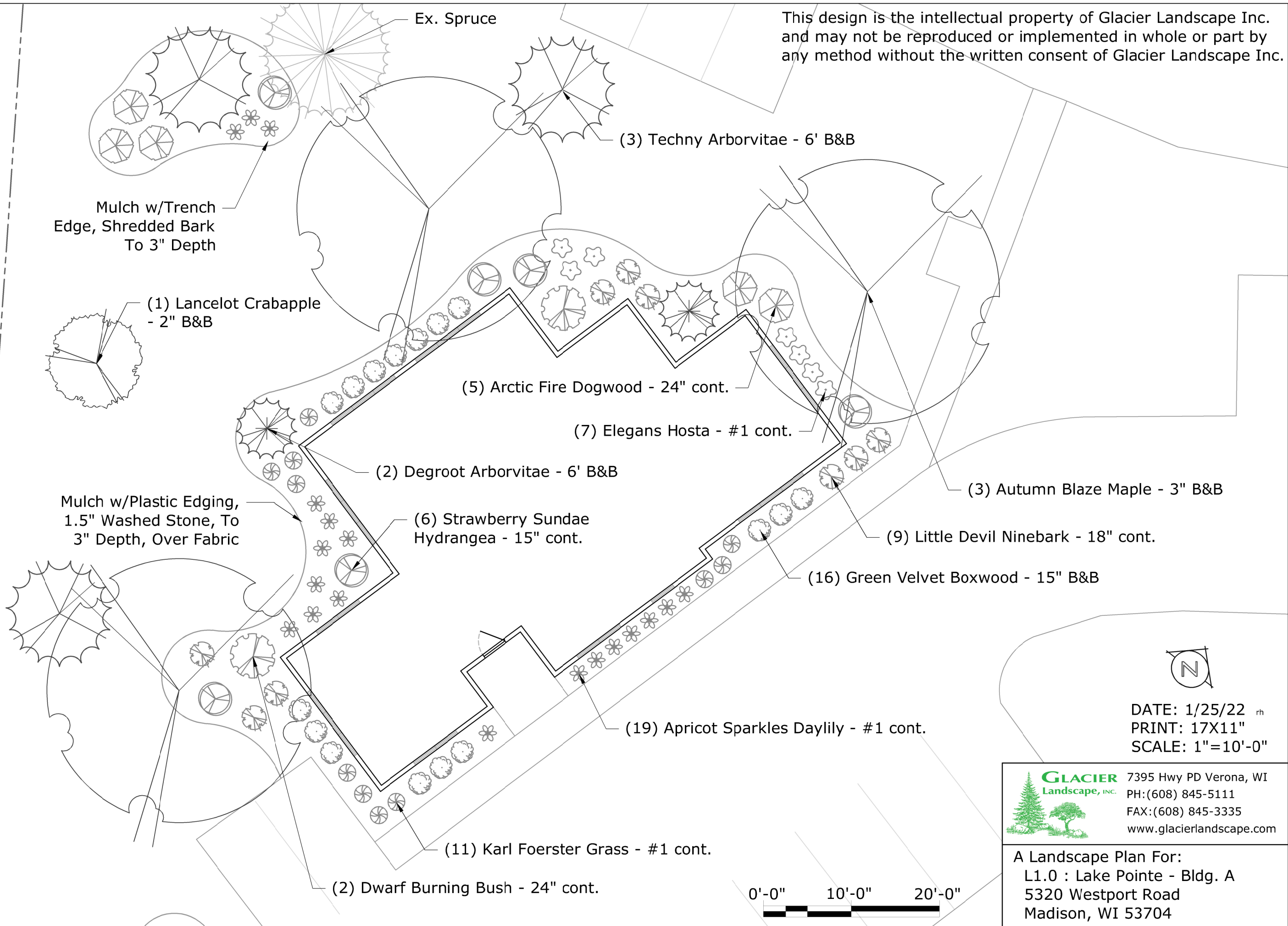
**ISSUE DATES:** 1/25/2022


**UTILITY PLAN**  
This document contains confidential or proprietary information of Burse Surveying and Engineering, Inc. Neither the document nor the information herein is to be reproduced, distributed, used or disclosed, either in whole or in part, except as specifically authorized by Burse Surveying and Engineering, Inc.  
**DRAWING NUMBER**  
**C-400**

**NOT FOR CONSTRUCTION**



This design is the intellectual property of Glacier Landscape Inc. and may not be reproduced or implemented in whole or part by any method without the written consent of Glacier Landscape Inc.



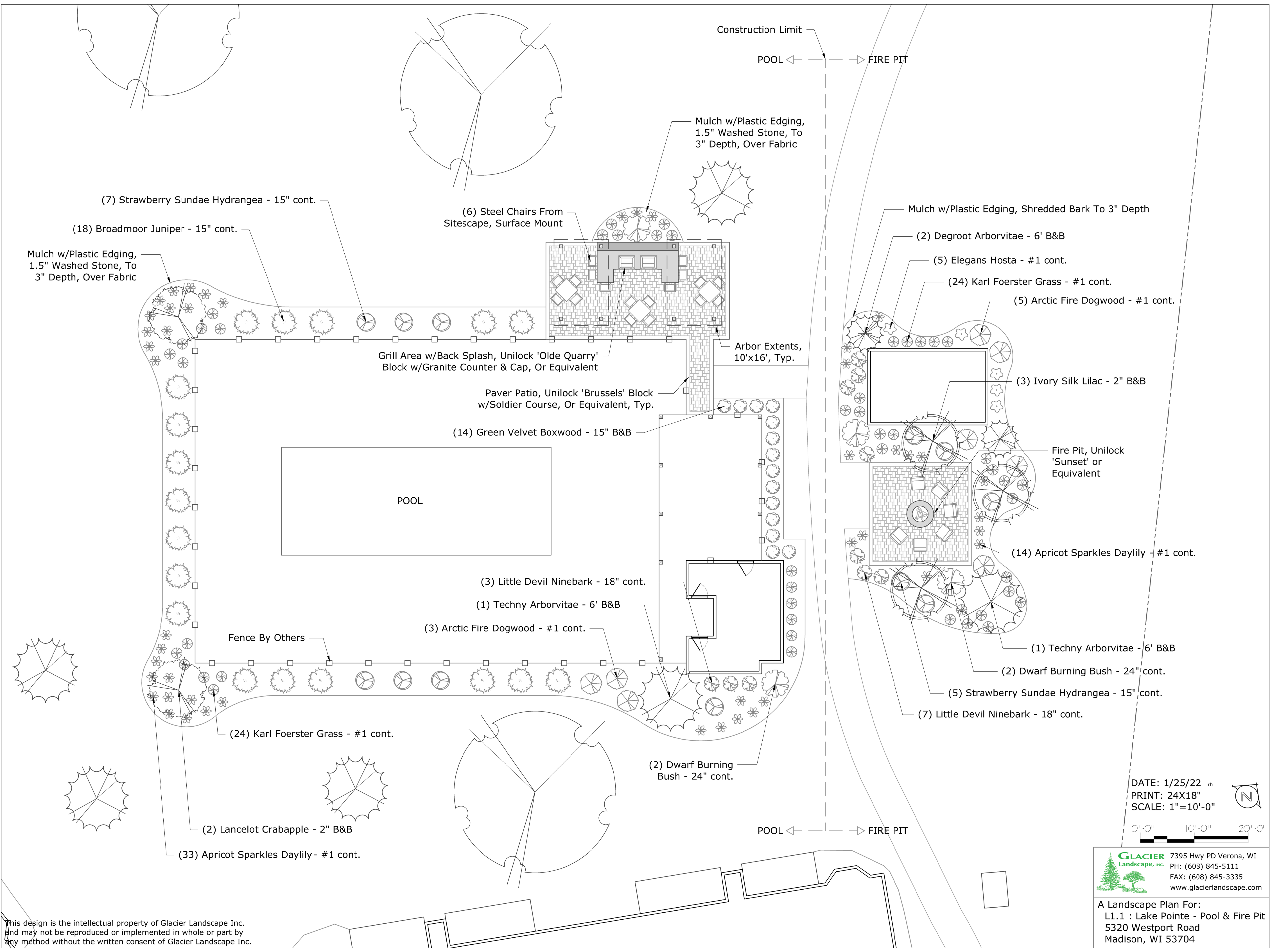
DATE: 1/25/22<sup>rh</sup>  
PRINT: 17X11"  
SCALE: 1"=10'-0"



7395 Hwy PD Verona, WI  
PH: (608) 845-5111  
FAX: (608) 845-3335  
www.glacierlandscape.com

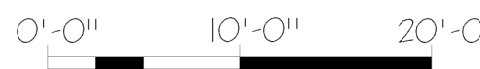
A Landscape Plan For:  
L1.0 : Lake Pointe - Bldg. A  
5320 Westport Road  
Madison, WI 53704





This design is the intellectual property of Glacier Landscape Inc. and may not be reproduced or implemented in whole or part by any method without the written consent of Glacier Landscape Inc.

DATE: 1/25/22<sup>th</sup>  
 PRINT: 24X18"  
 SCALE: 1"=10'-0"



**GLACIER**  
 Landscape, INC.

7395 Hwy PD Verona, WI  
 PH: (608) 845-5111  
 FAX: (608) 845-3335  
 www.glacierlandscape.com

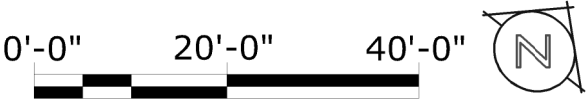
A Landscape Plan For:  
 L1.1 : Lake Pointe - Pool & Fire Pit  
 5320 Westport Road  
 Madison, WI 53704

This design is the intellectual property of Glacier Landscape Inc.  
and may not be reproduced or implemented in whole or part by  
any method without the written consent of Glacier Landscape Inc.

(5) Autumn Blaze Maple - 3" B&B

(6) Techny Arborvitae - 6' B&B

DATE: 1/25/22<sup>rh</sup>  
PRINT: 17X11"  
SCALE: 1"=20'-0"

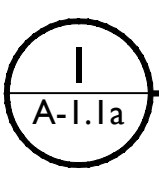
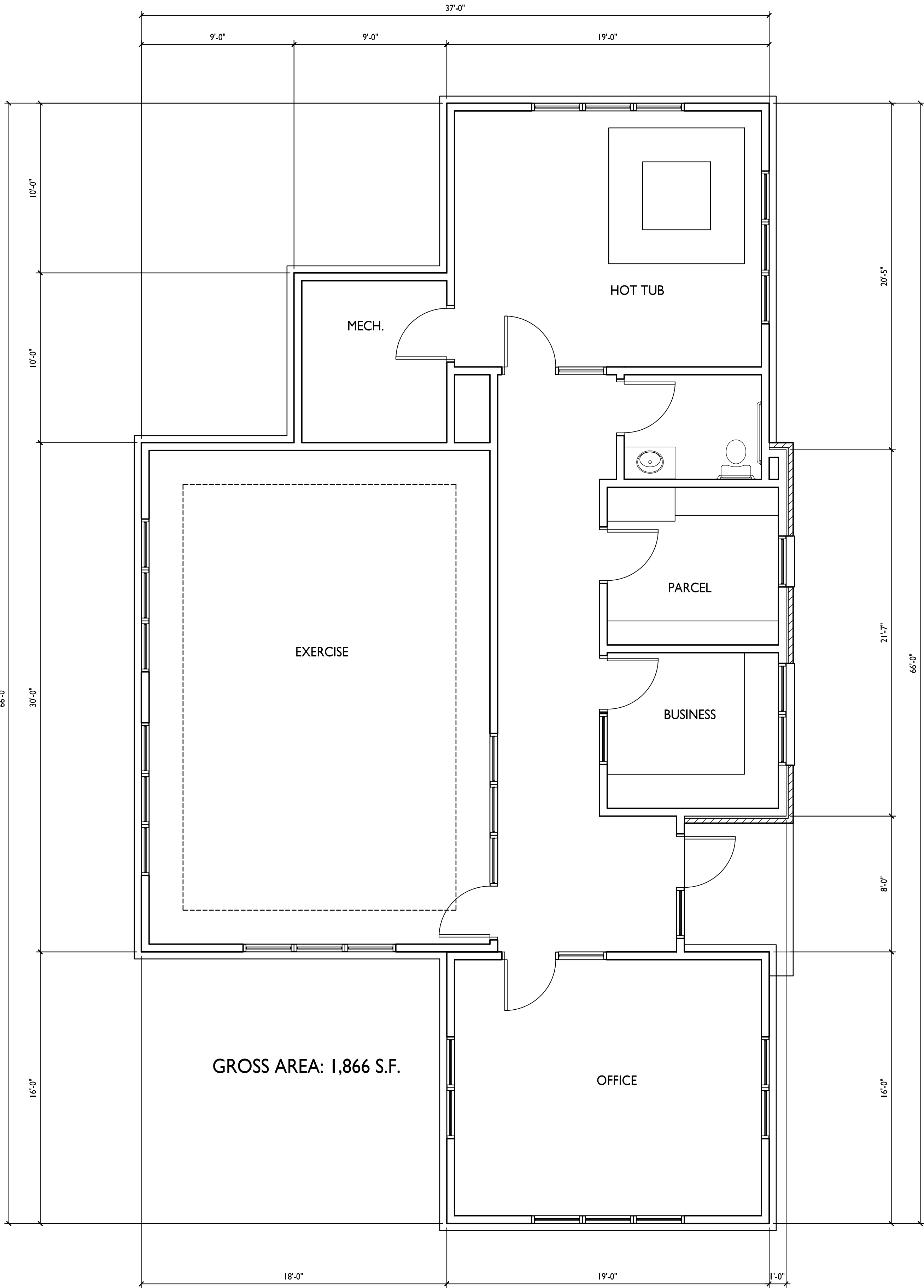




**GLACIER**  
Landscape, INC.

7395 Hwy PD Verona, WI  
PH:(608) 845-5111  
FAX:(608) 845-3335  
www.glacierlandscape.com

A Landscape Plan For:  
L1.2 : Lake Pointe - Courtyard  
5320 Westport Road  
Madison, WI 53704



FLOOR PLAN

1/4" = 1'-0"



knothe • bruce  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued To Westport - Jan 26, 2022

PROJECT TITLE  
LAKEPOINTE  
APARTMENTS  
COMMON SPACE  
ALTERATIONS

5324 Westport Rd.  
SHEET TITLE  
Building A  
Office/Exercise  
Floor Plan

SHEET NUMBER

A-1.1a

PROJECT NO. 2147

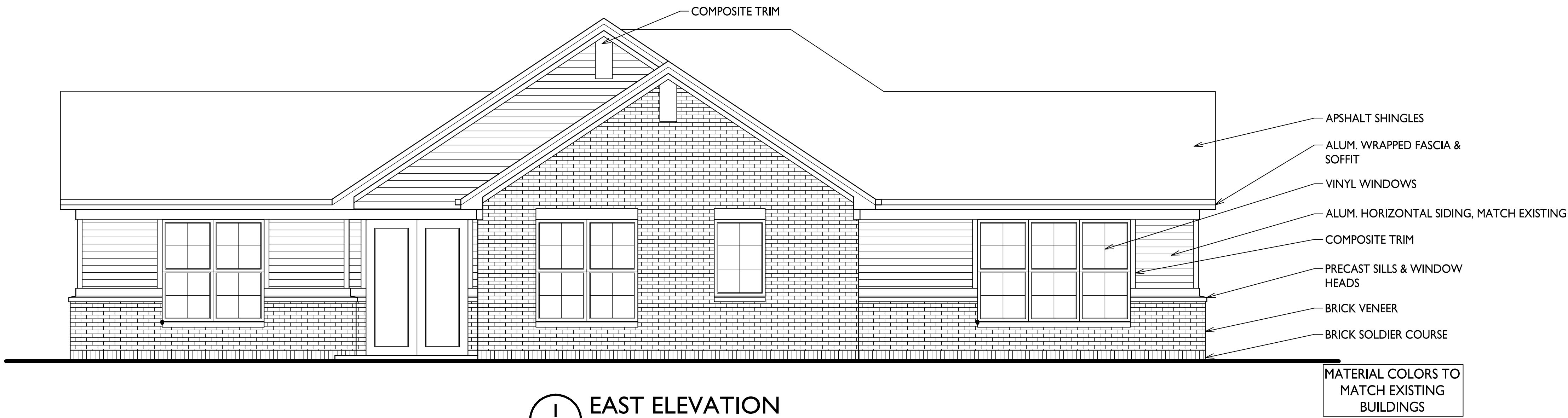
© Knothe & Bruce Architects, LLC





**knothe • bruce**  
ARCHITECTS

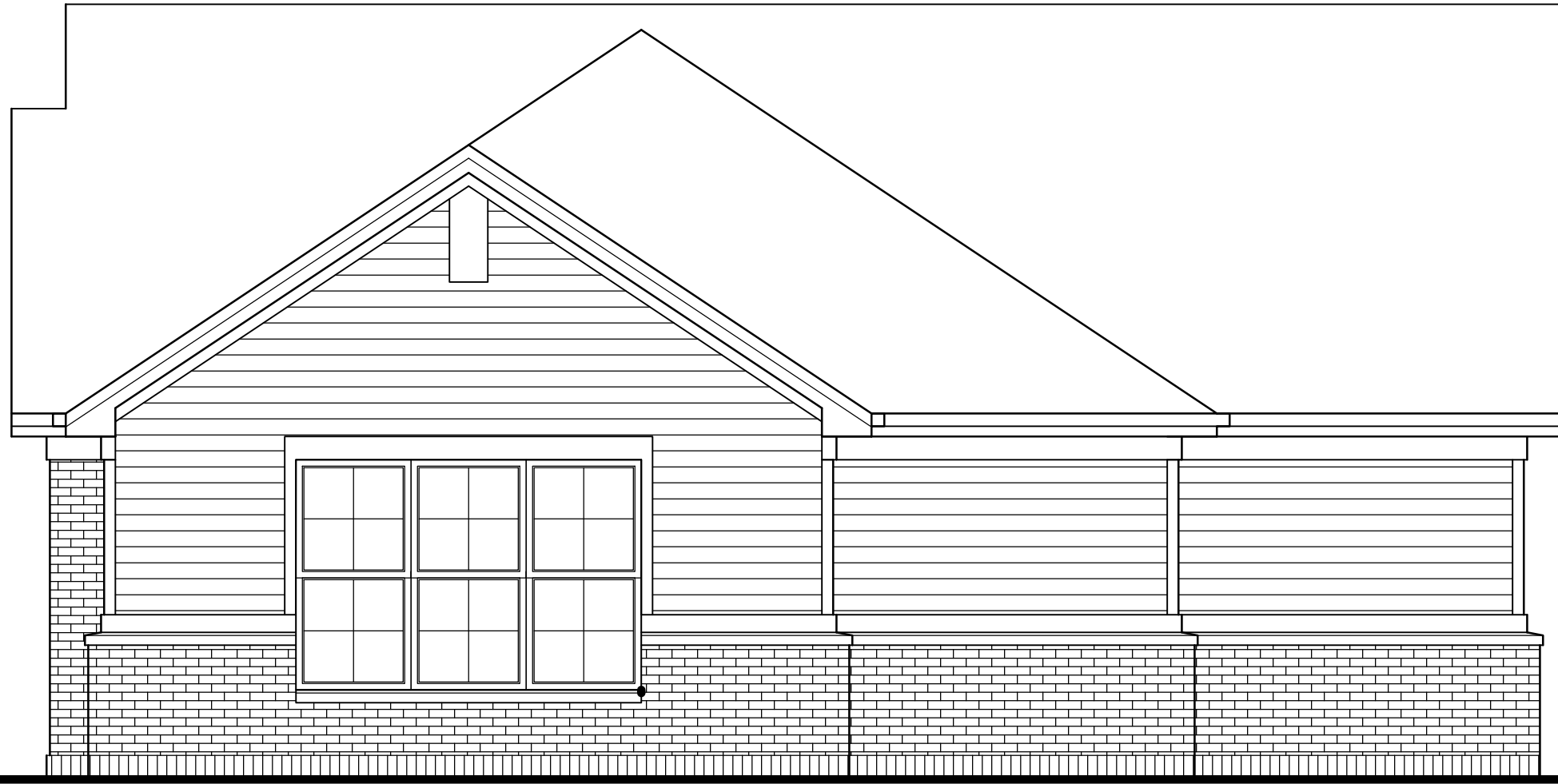
Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562



1 EAST ELEVATION  
A-2.1a 1/4" = 1'-0"



2 SOUTH ELEVATION  
A-2.1a 1/4" = 1'-0"



3 NORTH ELEVATION  
A-2.1a 1/4" = 1'-0"



4 WEST ELEVATION  
A-2.1a 1/4" = 1'-0"

ISSUED  
Issued To Westport - Jan. 26, 2022

PROJECT TITLE  
LAKEPOINTE  
APARTMENTS  
COMMON SPACE  
ALTERATIONS

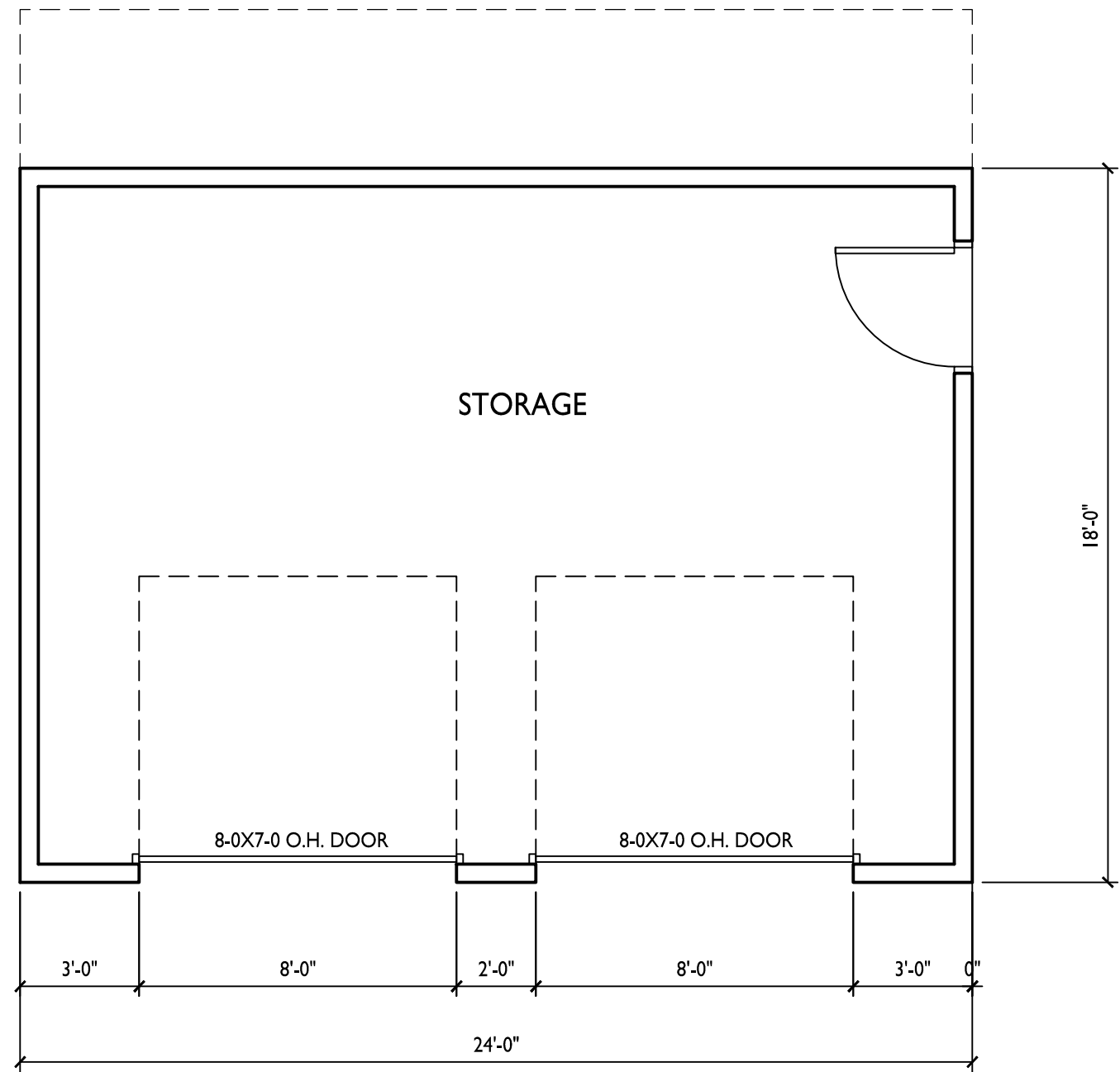
5324 Westport Rd.  
SHEET TITLE  
Building A  
Office/Exercise  
Exterior  
Elevations

SHEET NUMBER

A-2.1a

PROJECT NO. 2147

© Knothe & Bruce Architects, LLC



GROSS AREA: 432 S.F.

1

A-I.1b

FLOOR PLAN

1/4" = 1'-0"

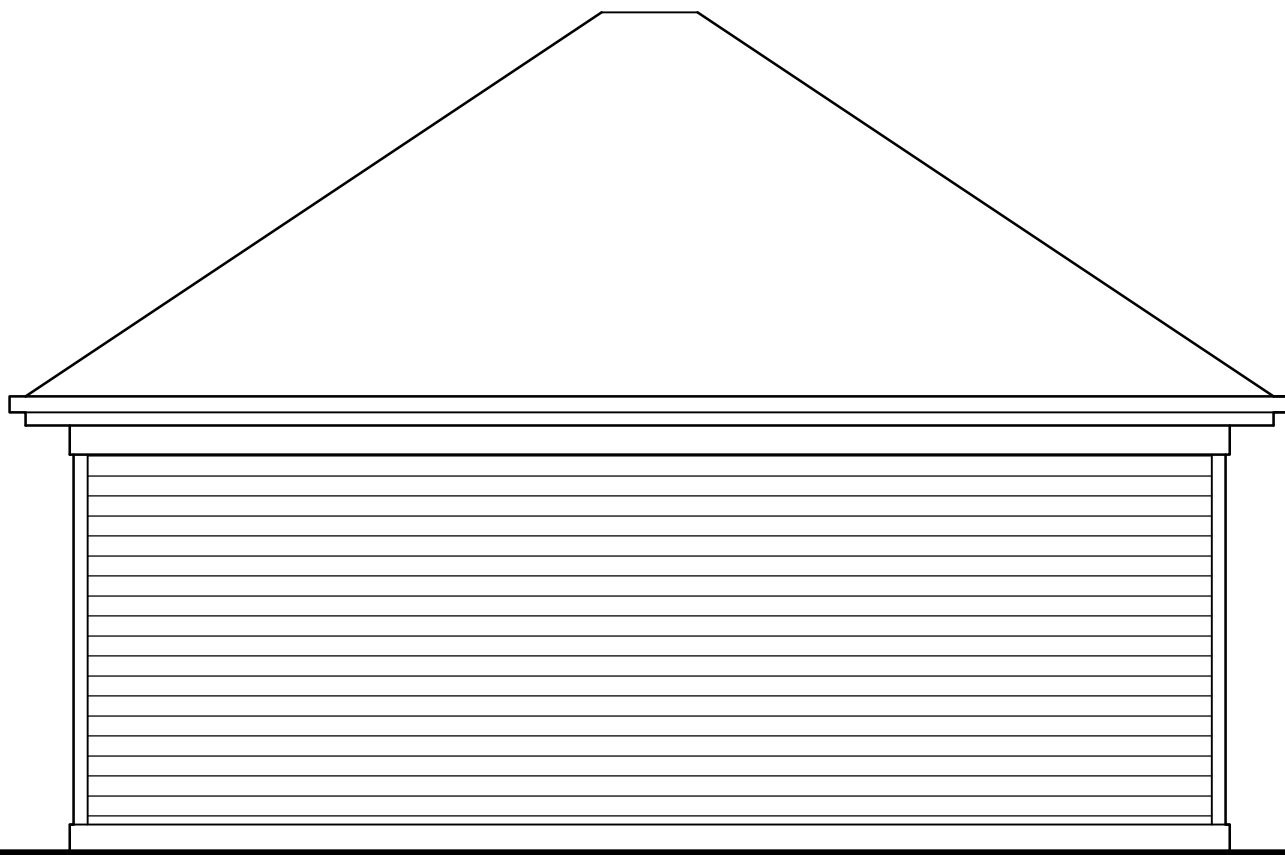


2

A-I.1b

SOUTHEAST ELEVATION

1/4" = 1'-0"

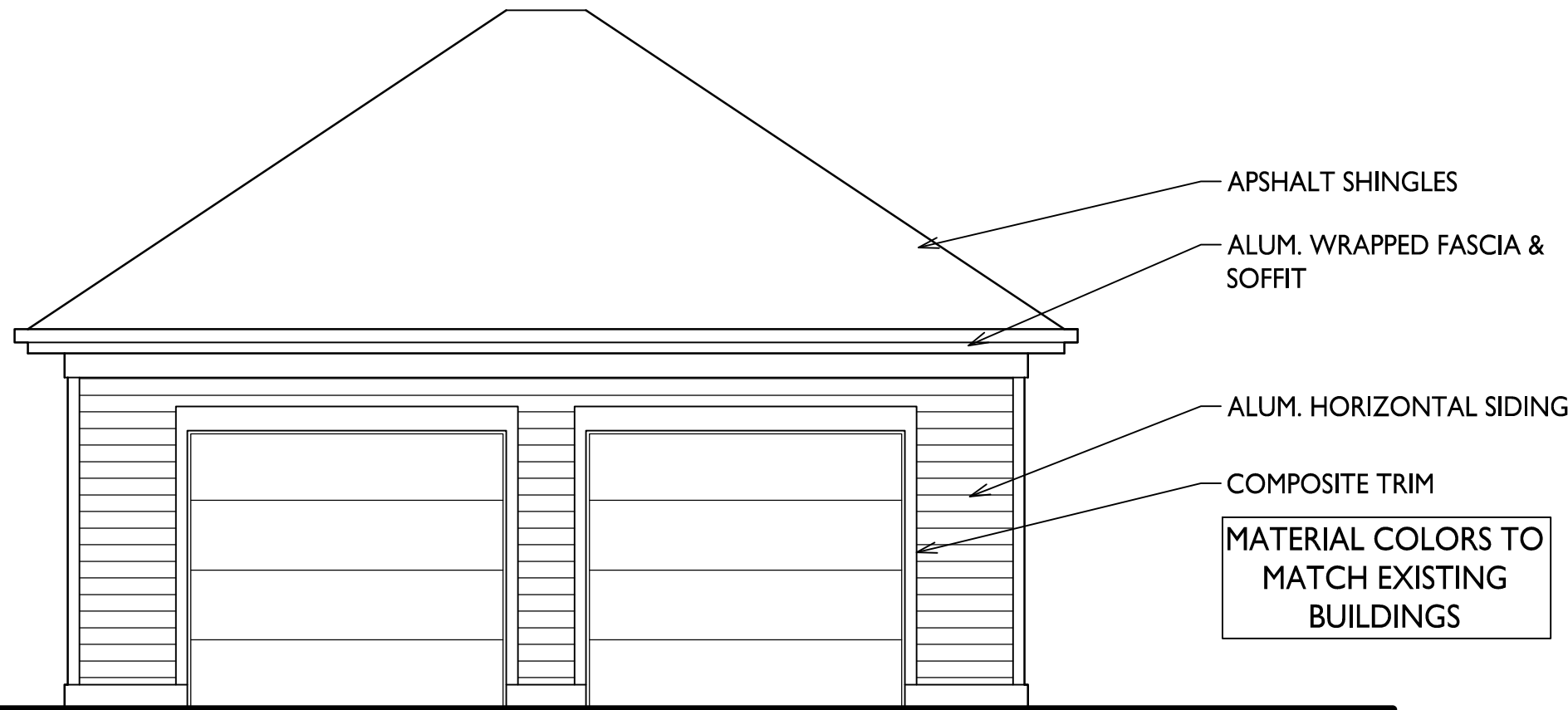


3

A-I.1b

NORTHEAST REAR ELEVATION

1/4" = 1'-0"



4

A-I.1b

SOUTHWEST ELEVATION

1/4" = 1'-0"



**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave, Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued To Westport - Jan. 26, 2022

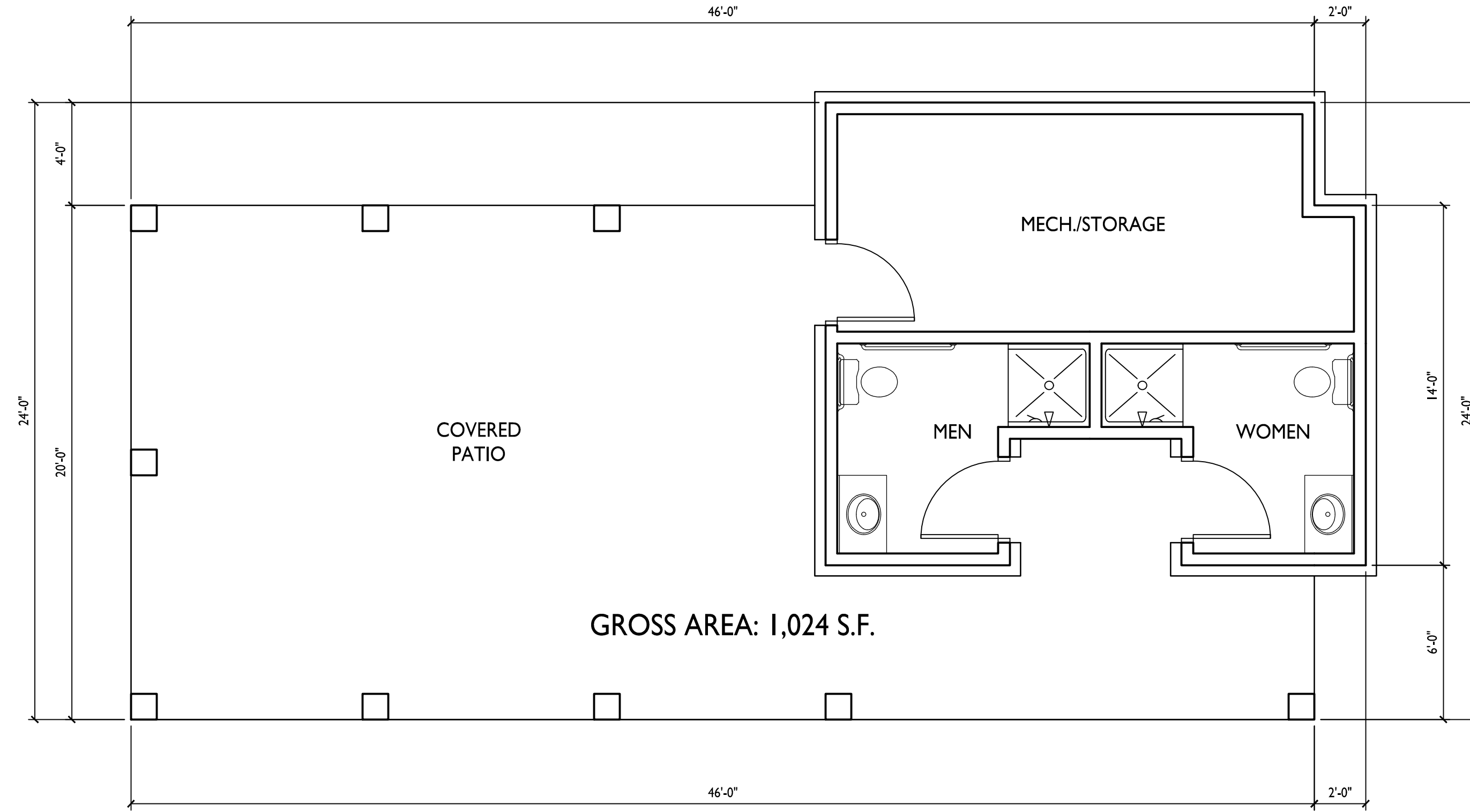
PROJECT TITLE  
**LAKEPOINTE  
APARTMENTS  
COMMON SPACE  
ALTERATIONS**

5324 Westport Rd.  
SHEET TITLE  
**Building C  
Pool House Plans  
And Elevations**

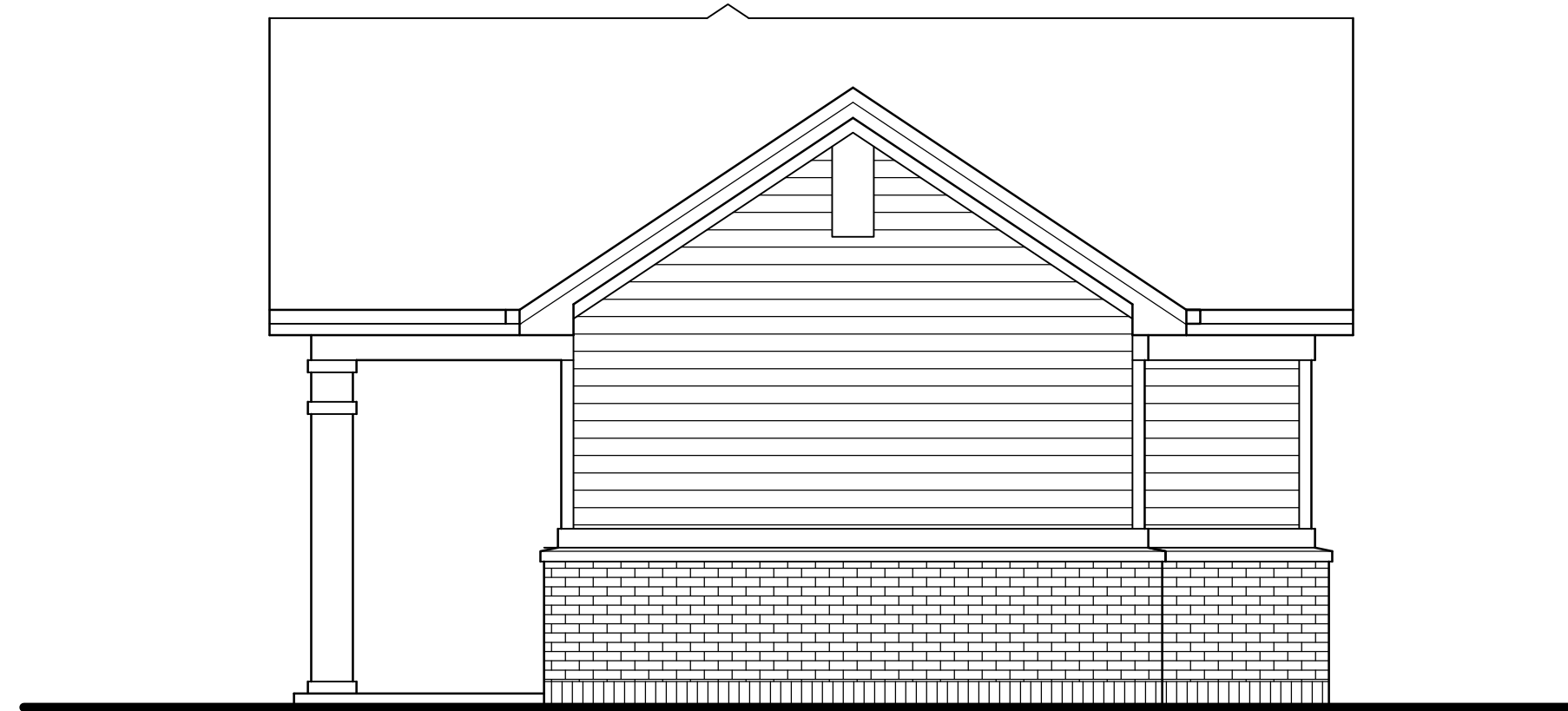
SHEET NUMBER

**A-I.I.c**

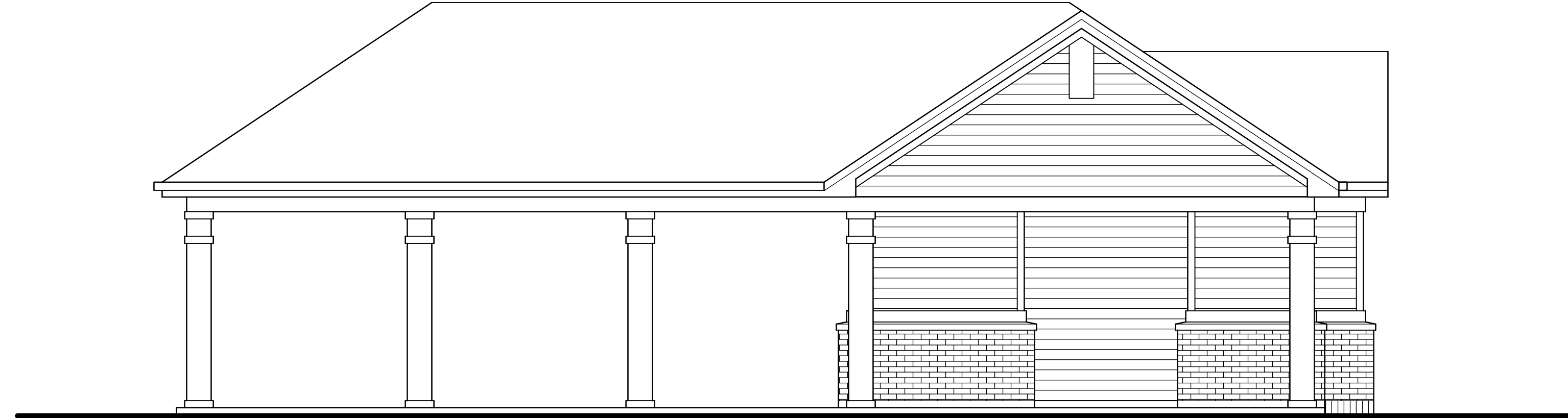
PROJECT NO. **2147**  
© Knothe & Bruce Architects, LLC



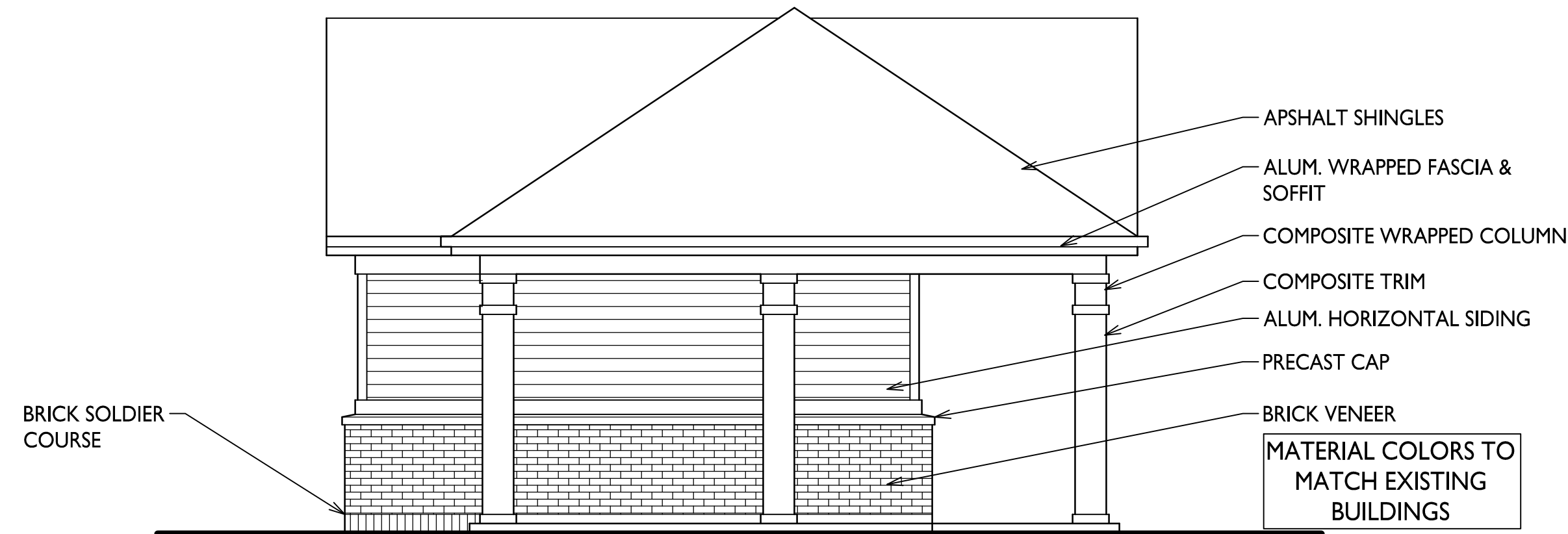
**1 FLOOR PLAN**  
A-I.I.c 1/4" = 1'-0"



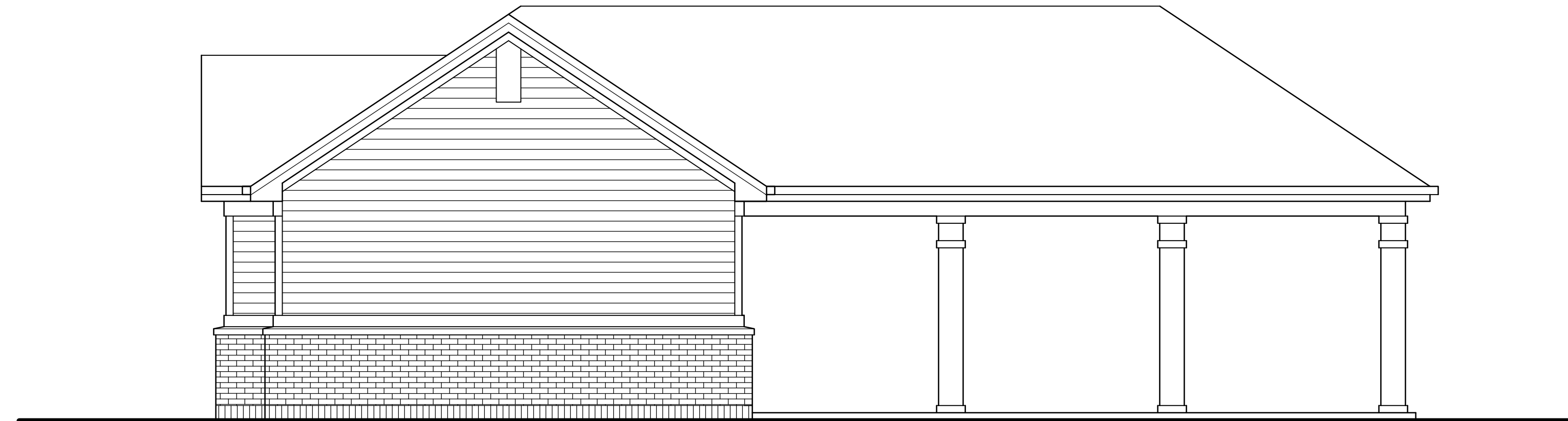
**2 SOUTHEAST SIDE ELEVATION**  
A-I.I.c 1/4" = 1'-0"



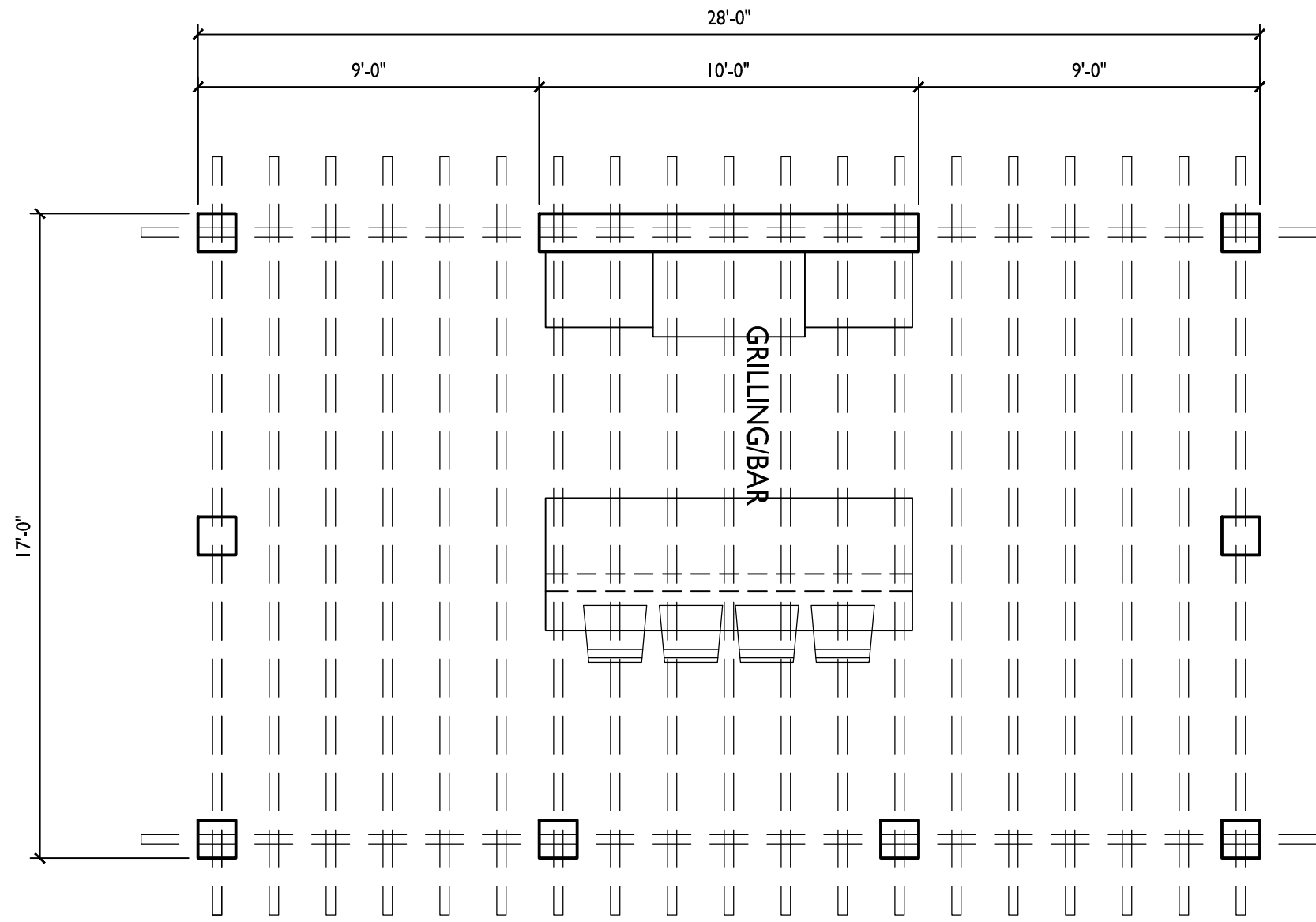
**3 SOUTHWEST FRONT ELEVATION**  
A-I.I.c 1/4" = 1'-0"



**4 NORTHWEST SIDE ELEVATION**  
A-I.I.c 1/4" = 1'-0"



**5 NORTHEAST REAR ELEVATION**  
A-I.I.c 1/4" = 1'-0"

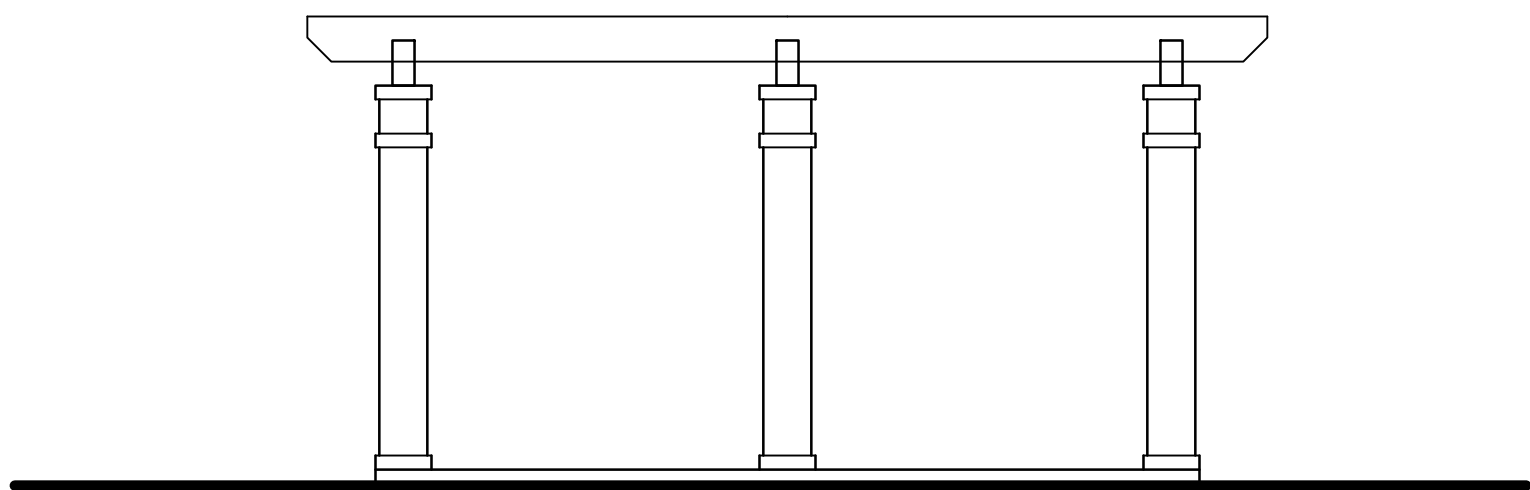


1

A-I.1.d

FLOOR PLAN

1/4" = 1'-0"

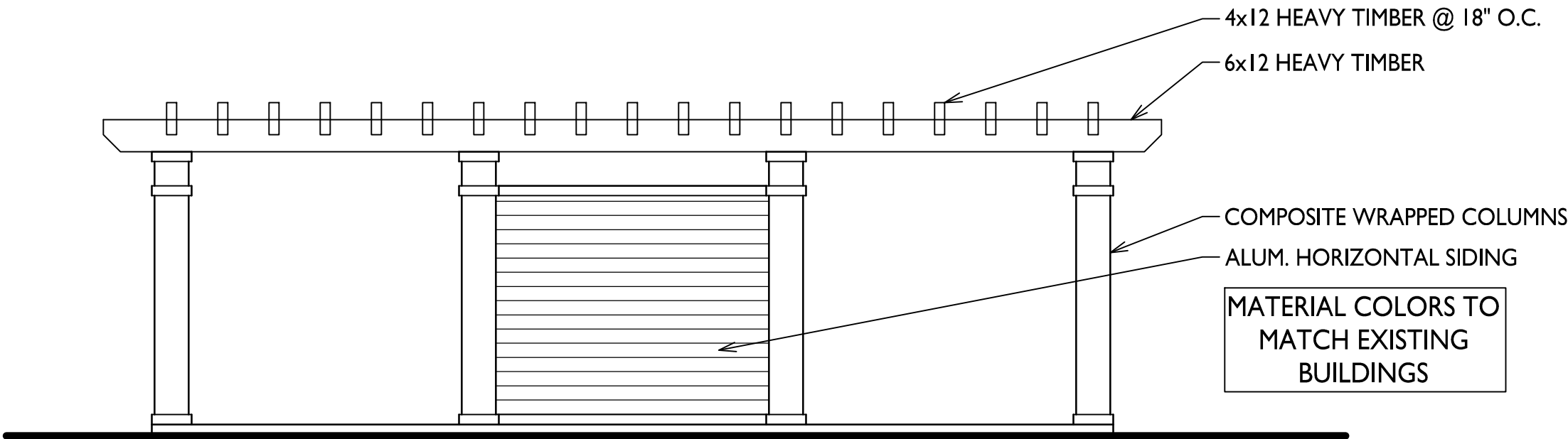


2

A-I.1.d

SIDE ELEVATION

1/4" = 1'-0"



3

A-I.1.d

SOUTHEAST FRONT ELEVATION

1/4" = 1'-0"

ISSUED  
Issued To Westport - Jan. 26, 2022

PROJECT TITLE  
LAKEPOINTE  
APARTMENTS  
COMMON SPACE  
ALTERATIONS

5324 Westport Rd.  
SHEET TITLE  
Building D  
Grilling/Bar  
Shelter Plan And  
Elevations

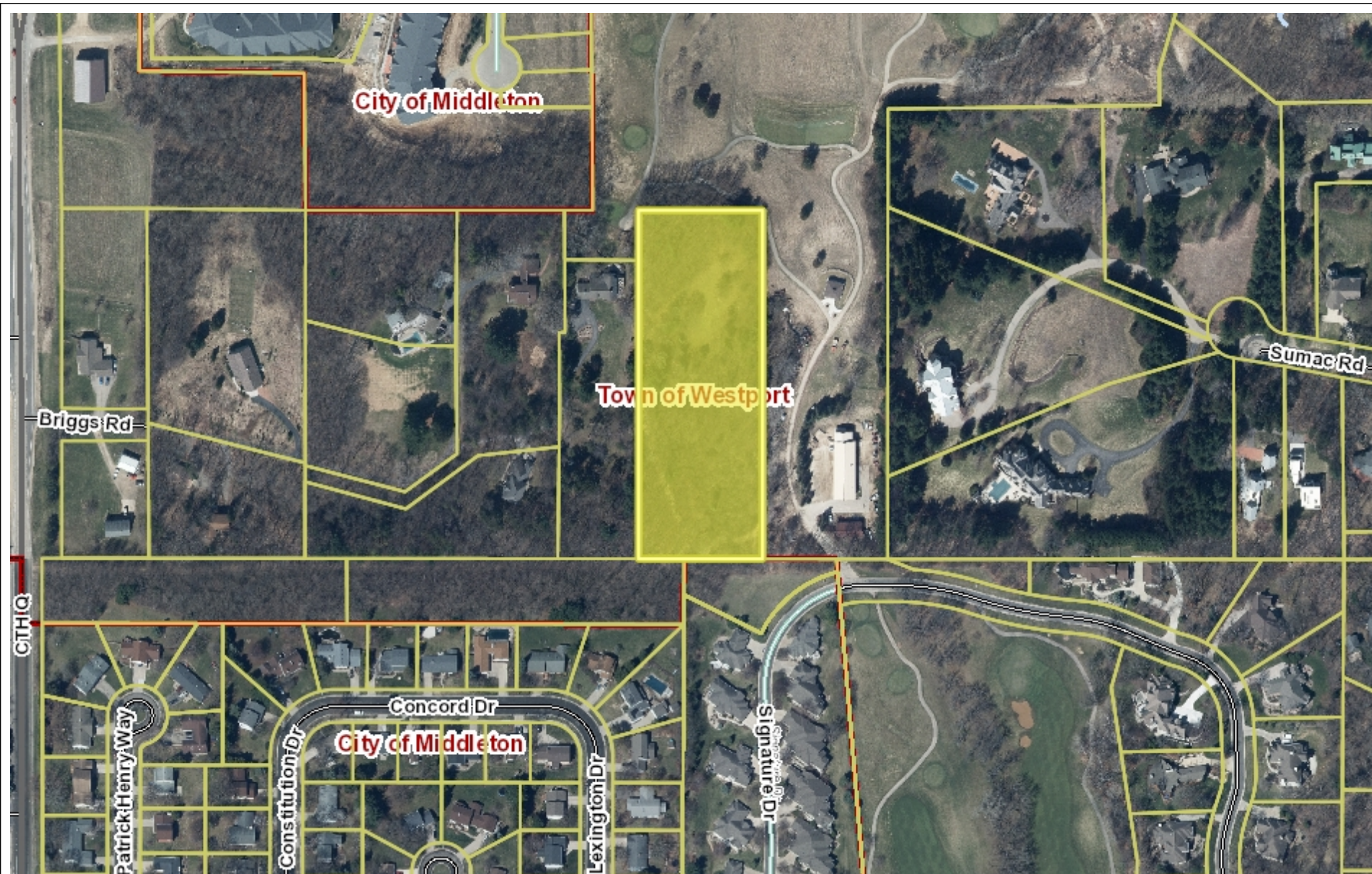
SHEET NUMBER





AGENDA ITEM #5:

Consultation, Land Division and Rezone (Create 2-3 Single Family Residential Lots), Nonn, Wegenke Property Near Briggs Road, CTH Q (Middleton ETZ)



## Town of Westport GIS



SCALE: 1 = 380'

DISCLAIMER: The Town of Westport does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Town of Westport  
5387 Mary Lake Road  
Waukegan, WI 53597  
(608) 849-4372

Print Date: 2/9/2022

## Lucke/Nonn Property

Town of Westport/City of Middleton,

Thank you for taking the time to date in helping us get this request to you. Attached you will see two proposals for the land that was formerly owned by Mr. Wegenke right off Hwy Q. The total site consists of roughly 8 acres of land. The buildable acres are roughly 4 acres which is situated on the eastern side of the property. In order to get up to the land we will have to have a road that gets us up to the buildable acres. We are proposing having a private asphalt driveway that would get us up to that land. We'd propose a similar width to what is already approved just up the street on Briggs Road which is between 18-20' wide. We'd also like to have a gate at the entrance from Hwy Q. Please see the attached plans that Vierbicher did for us.

Once we got up to the buildable 4 acres of land one plan was splitting the land into two parcels with each being roughly 2 acres in size. This is our preference as this will be the personal residences for both families. The other plan included 3 parcels with lot sizes of 1.4 acres, 1.35 acres and .93 acres. The boxes on the different parcels are where I believe the best placement would be for each house. Ideally, we'd like the 2 parcels option but also included the 3-parcel option as well in case cost overruns make the 2 parcels not feasible.

In order to keep costs down we are proposing having a well/septic on each of the two lots. We already completed a perc test and the results came back good. Additionally, the lot closest to the west that connects via Briggs Road also has a well/septic system according to Meinholz Excavating who did the perc test for us. This would keep it consistent with what is already being allowed in the neighborhood. We also included an attachment with where we'd roughly put the driveways however this hasn't been finalized.

Lot 1 - Driveway to follow along the existing cleared path to maintain as many existing living trees as possible. Additional trees to be planted along the West side of the driveway to create more privacy as well as a light block for neighboring property. Current drawing represents proposed concept, dimensions and exact layout not finalized. Will need to have some trees removed in order to have well/septic for the house.

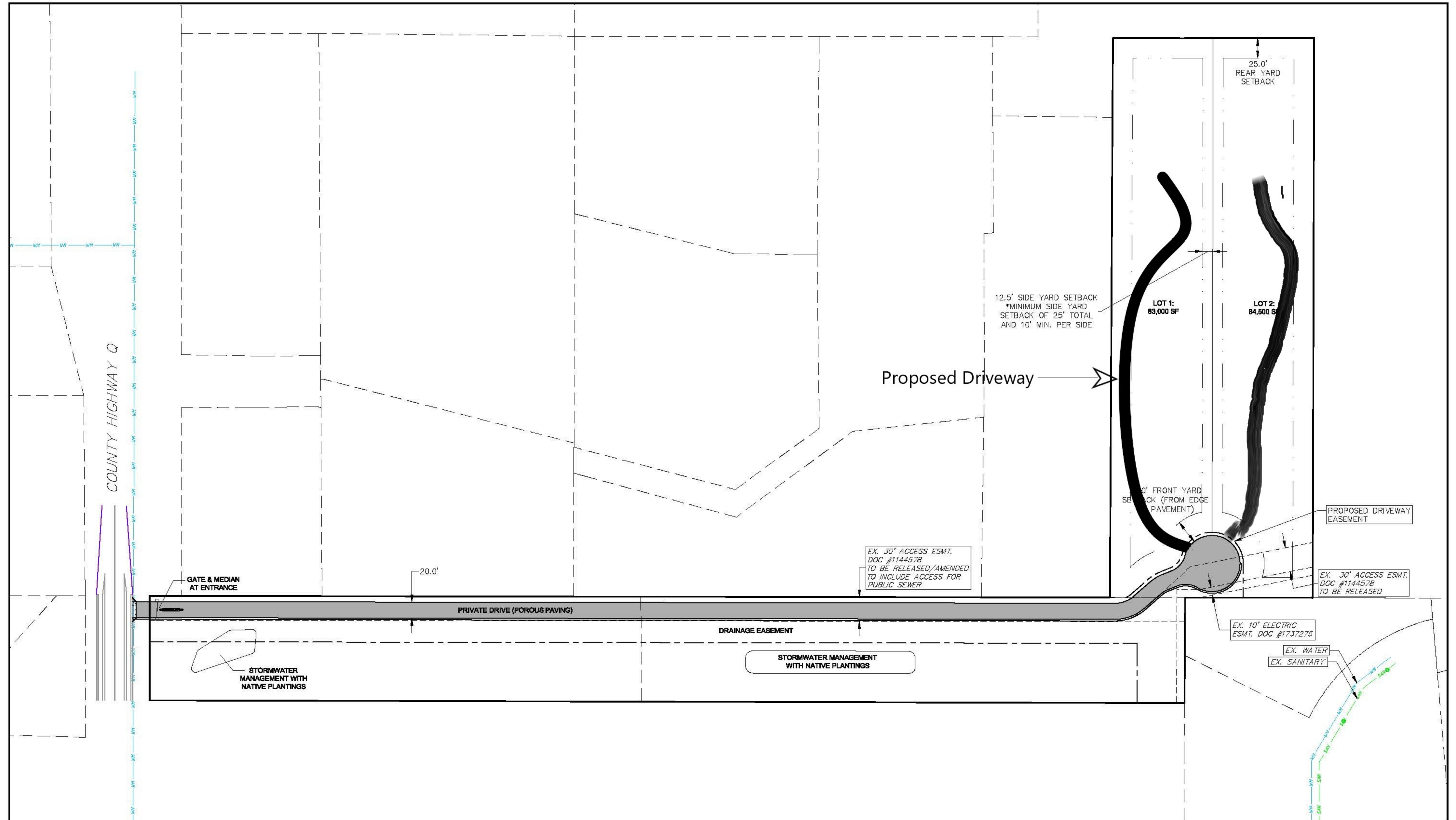
Lot 2: Driveway to follow more to the east side of the lot to maintain as many existing living trees as possible. Additional trees to be planted along the East side of the driveway to create more privacy from the golf course. Current drawing represents proposed concept, dimensions and exact layout not finalized. Will need to have some trees removed in order to have well/septic for the house.

Having both grown up in the country this property gives our families the best of both worlds. Close amenities of the city but being able to have some privacy and reminding us of where we grew up in the country. The idea would be to build two nicer houses on this amazing piece of property which would both be situated on the north side of the lots at the highest point of the land. While the view is great our other goal was to maintain some privacy which is the reason we purchased this land. So while some trees may have to be taken down our intent would be to replant new trees to continue to give us the privacy we'd be looking for.

We appreciate your time and consideration.

Adam Nonn & Cory Lucke





GRAPHIC SCALE FEET

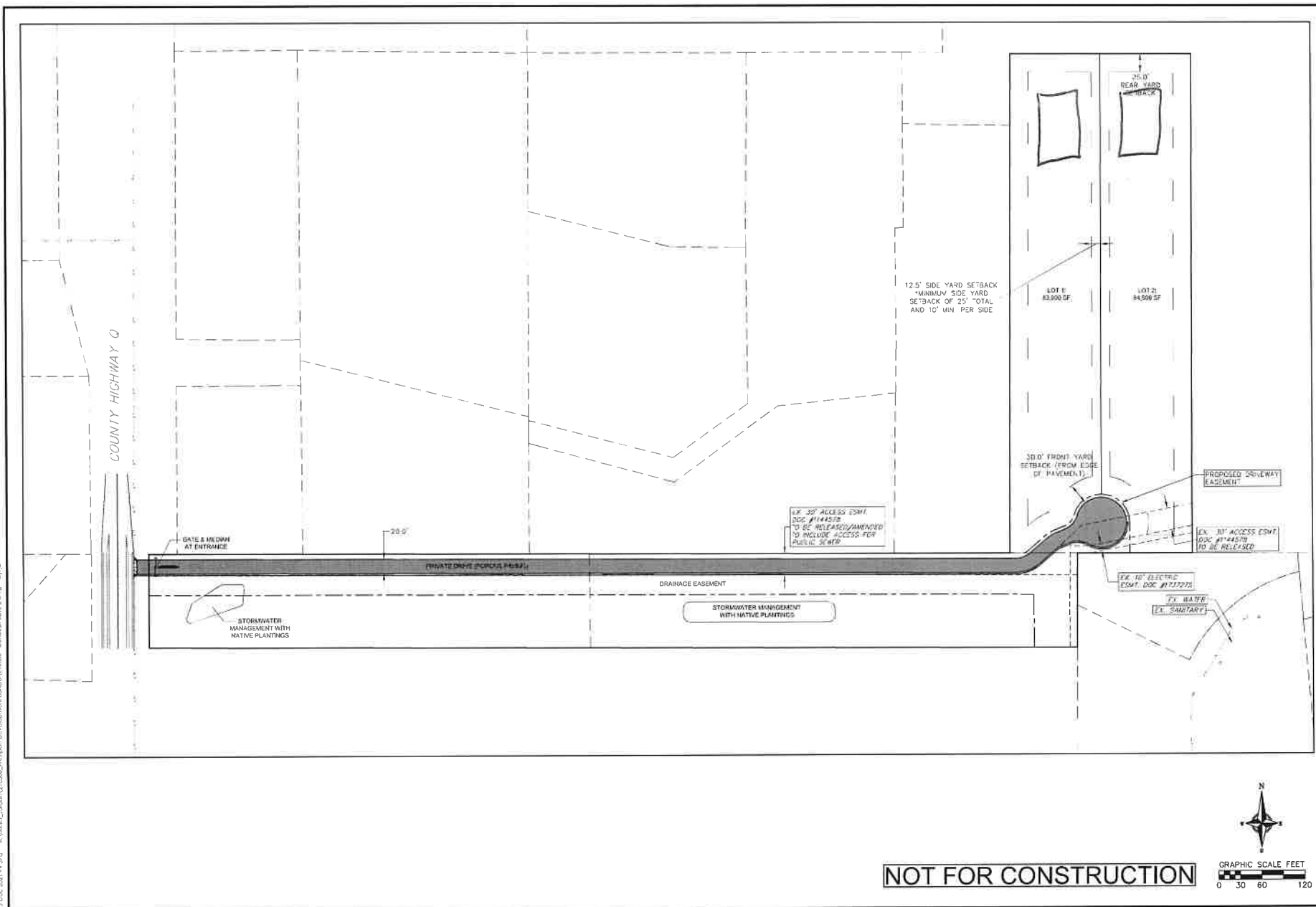
0 30 60 120

**NOT FOR CONSTRUCTION**

## 2 LOT SITE PLAN

**WEGENKE PROPERTI  
TOWN OF WESTPORT**

DATE 12/13/2021					
DRAWER					
JULIL					
<b>CHECKED</b>					
MSMCH					
<b>PROJECT NO.</b> 21 D3DD					
EET					






NOT FOR CONSTRUCTION



GRAPHIC SCALE FEET



0 30 60 120

2 LOT SITE PLAN - AERIAL

WEGENKE PROPERTY  
TOWN OF WESTPORT

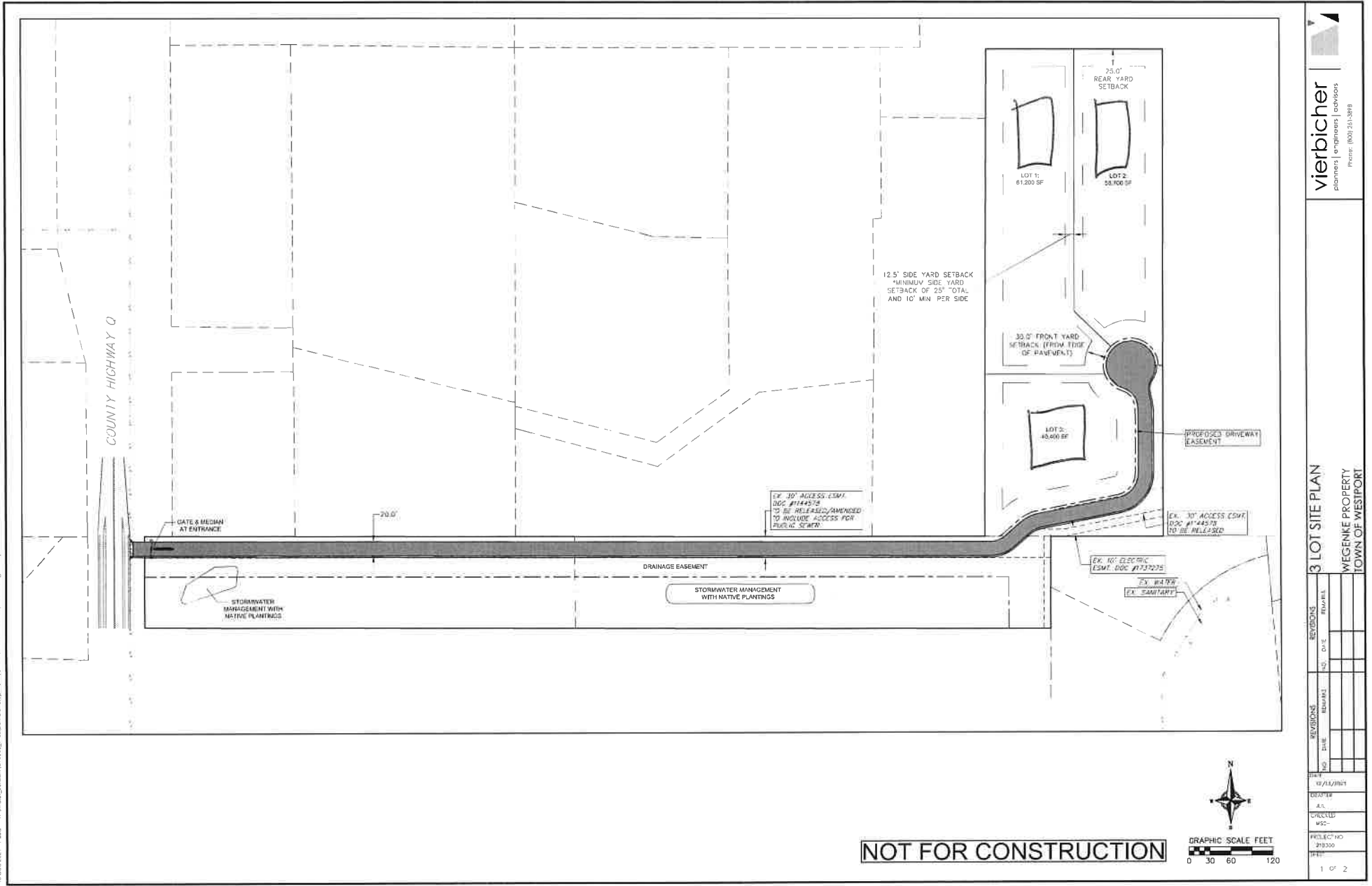
PURCHASE ORDER		RECEIPT	
DATE	NO.	DATE	NO.
DATE		DATE	
17/11/2017			
GRAT EX			
JLS			
CHECKED			
M52-			
PRO CAT NO			
210300			
17/11/17			
2 0 2			



vierbicher  
playbills | en'gineers | adve'ers

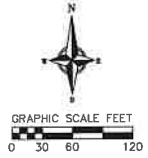
Phone: 1800 261-3898







NOT FOR CONSTRUCTION



DATE	REVISIONS		REMARKS	
	NO.	DATE	BY	CHKD
10/11/2021	1			
10/11/2021	2			
10/11/2021	3			
10/11/2021	4			
10/11/2021	5			
10/11/2021	6			
10/11/2021	7			
10/11/2021	8			
10/11/2021	9			
10/11/2021	10			
10/11/2021	11			
10/11/2021	12			
10/11/2021	13			
10/11/2021	14			
10/11/2021	15			
10/11/2021	16			
10/11/2021	17			
10/11/2021	18			
10/11/2021	19			
10/11/2021	20			
10/11/2021	21			
10/11/2021	22			
10/11/2021	23			
10/11/2021	24			
10/11/2021	25			
10/11/2021	26			
10/11/2021	27			
10/11/2021	28			
10/11/2021	29			
10/11/2021	30			
10/11/2021	31			
10/11/2021	32			
10/11/2021	33			
10/11/2021	34			
10/11/2021	35			
10/11/2021	36			
10/11/2021	37			
10/11/2021	38			
10/11/2021	39			
10/11/2021	40			
10/11/2021	41			
10/11/2021	42			
10/11/2021	43			
10/11/2021	44			
10/11/2021	45			
10/11/2021	46			
10/11/2021	47			
10/11/2021	48			
10/11/2021	49			
10/11/2021	50			
10/11/2021	51			
10/11/2021	52			
10/11/2021	53			
10/11/2021	54			
10/11/2021	55			
10/11/2021	56			
10/11/2021	57			
10/11/2021	58			
10/11/2021	59			
10/11/2021	60			
10/11/2021	61			
10/11/2021	62			
10/11/2021	63			
10/11/2021	64			
10/11/2021	65			
10/11/2021	66			
10/11/2021	67			
10/11/2021	68			
10/11/2021	69			
10/11/2021	70			
10/11/2021	71			
10/11/2021	72			
10/11/2021	73			
10/11/2021	74			
10/11/2021	75			
10/11/2021	76			
10/11/2021	77			
10/11/2021	78			
10/11/2021	79			
10/11/2021	80			
10/11/2021	81			
10/11/2021	82			
10/11/2021	83			
10/11/2021	84			
10/11/2021	85			
10/11/2021	86			
10/11/2021	87			
10/11/2021	88			
10/11/2021	89			
10/11/2021	90			
10/11/2021	91			
10/11/2021	92			
10/11/2021	93			
10/11/2021	94			
10/11/2021	95			
10/11/2021	96			
10/11/2021	97			
10/11/2021	98			
10/11/2021	99			
10/11/2021	100			

LOT 1

# SOIL EVALUATION REPORT

PROPOSED LOT 1

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

Property Owner John Wegenke-owner. Purchaser = Adam Nonn/ Lucke 608-609-0196				Property Location Govt. Lot SE 1/4 SE 1/4 S 31 T 8 N R 9 E (or) W			
Property Owner's Mailing Address 2161 Middleton Beach Road				Lot # 1	Block #	Subd. Name or CSM# Prelim CSM-PROPOSED LOT 1	
City Middleton	State WI	Zip Code 53562	Phone Number ( )	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town WESTPORT	Nearest Road CTH "Q"

☒ New Construction Use: ☒ Residential / Number of bedrooms 6 Code derived design flow rate 900 GPD  
☐ Replacement ☐ Public or commercial - Describe: \_\_\_\_\_  
 Parent material Loess over glacial till Flood Plan elevation if applicable N/A ft.  
 General comments and recommendations: Install conventional seepage cells as shown on site plan. Soil Loading Rate = 0.4.

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 93.1 ft. Depth to limiting factor 94+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-12	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	12-22	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	22-40	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	40-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 91.3 ft. Depth to limiting factor 94+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-21	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	21-37	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	37-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Rick Herro Soil Testing, LLC. / Richard C. Herro	Signature <i>Richard C. Herro</i>	CST Number 71536
Address 603 N. Dewey Avenue, Jefferson, WI. 53549	Date Evaluation Conducted 12-21-2021	Telephone Number 920-650-6788. EMAIL: rherro54@gmail.com



4

Boring #

☐ Boring  
☒ Pit

Ground surface elev. 96.3 ft. Depth to limiting factor 94+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-18	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	18-38	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	38-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

Boring #

☐ Boring  
☐ Pit

Ground surface elev. \_\_\_\_ ft.

Depth to limiting factor \_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

Boring #

☐ Boring  
☐ Pit

Ground surface elev. \_\_\_\_ ft.

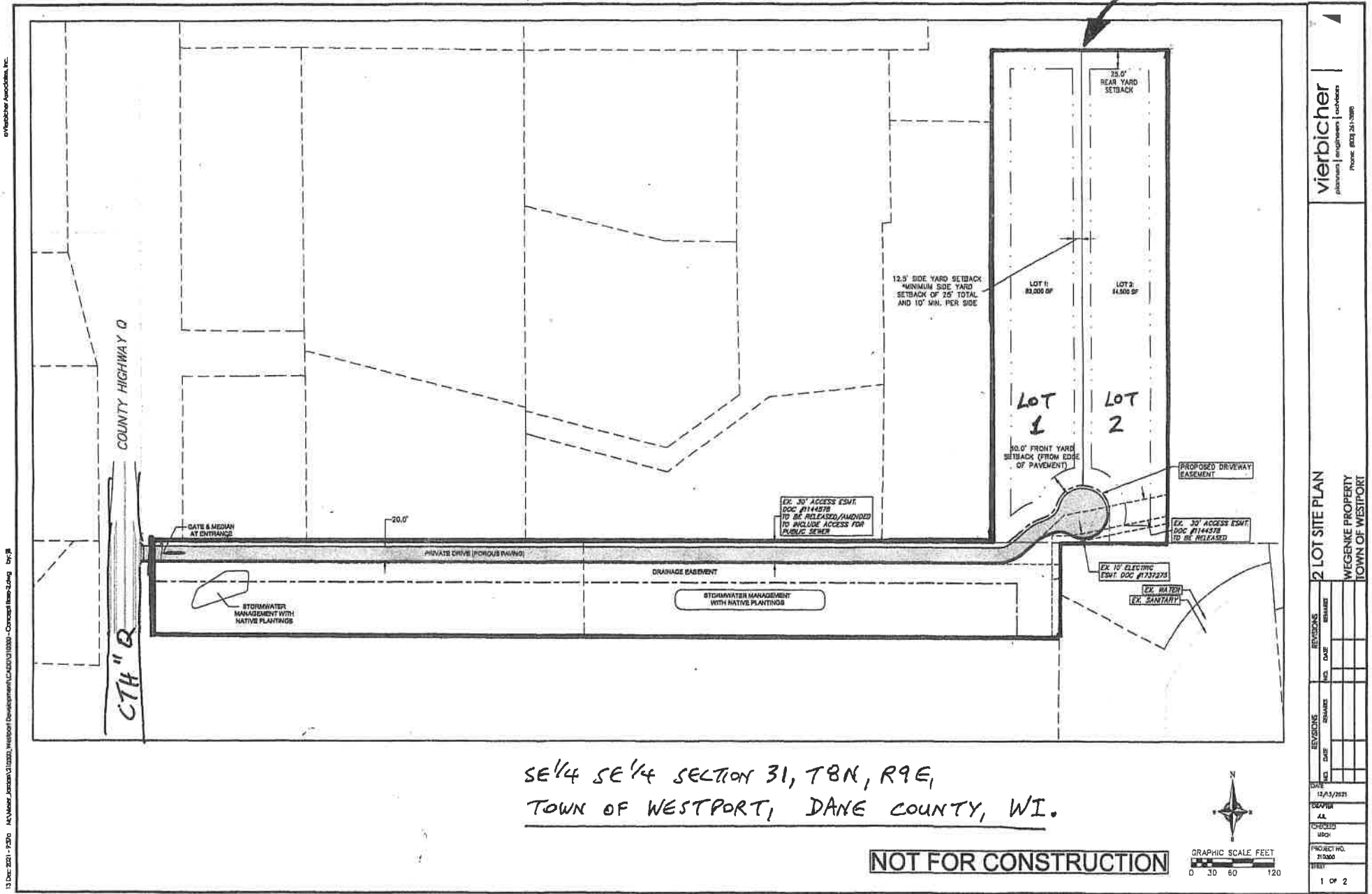
Depth to limiting factor \_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

PARCEL 0809-314-9690-5



vierbicher  
planners | engineers | architects  
Phone: (608) 261-7880

2 LOT SITE PLAN  
WEGENKE PROPERTY  
TOWN OF WESTPORT

REVISIONS	NO.	DATE	BY	CHKD.
1	1	12/13/2021	ALL	
2	2			
3	3			
4	4			
5	5			
6	6			
7	7			
8	8			
9	9			
10	10			
11	11			
12	12			
13	13			
14	14			
15	15			
16	16			
17	17			
18	18			
19	19			
20	20			
21	21			
22	22			
23	23			
24	24			
25	25			
26	26			
27	27			
28	28			
29	29			
30	30			
31	31			
32	32			
33	33			
34	34			
35	35			
36	36			
37	37			
38	38			
39	39			
40	40			
41	41			
42	42			
43	43			
44	44			
45	45			
46	46			
47	47			
48	48			
49	49			
50	50			
51	51			
52	52			
53	53			
54	54			
55	55			
56	56			
57	57			
58	58			
59	59			
60	60			
61	61			
62	62			
63	63			
64	64			
65	65			
66	66			
67	67			
68	68			
69	69			
70	70			
71	71			
72	72			
73	73			
74	74			
75	75			
76	76			
77	77			
78	78			
79	79			
80	80			
81	81			
82	82			
83	83			
84	84			
85	85			
86	86			
87	87			
88	88			
89	89			
90	90			
91	91			
92	92			
93	93			
94	94			
95	95			
96	96			
97	97			
98	98			
99	99			
100	100			

080931496905



Show search results for 080931496905

NORTH

PARCEL 0809-314-9690-5

248.9'

SUITABLE SOIL TEST AREA  
FOR CONVENTIONAL SYSTEM

Lot 1

Lot 2

SE 1/4 SE 1/4 SECTION 31, T8N, R9E,  
TOWN OF WESTPORT, DANE COUNTY, WI.

COUNTY HIGHWAY "Q"

Concord Dr

Rolling Hill Dr

Patrick Henry Way

Constitution Dr

Bunker Hill

Leaning Dr

Shorecrest Dr

Station Cir

300ft



# SOIL EVALUATION SITE MAP

PROJECT NAME:

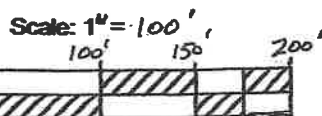
WEGENKE / NONN / LUCKE

PROJECT ADDRESS: COUNTY HWY "Q"

BM Symbol:  BM Elevation: 100.0 FT

BM Description: TOP OF ELECTRICAL BOX

Slope Gradient (%) of Tested Area: 8%



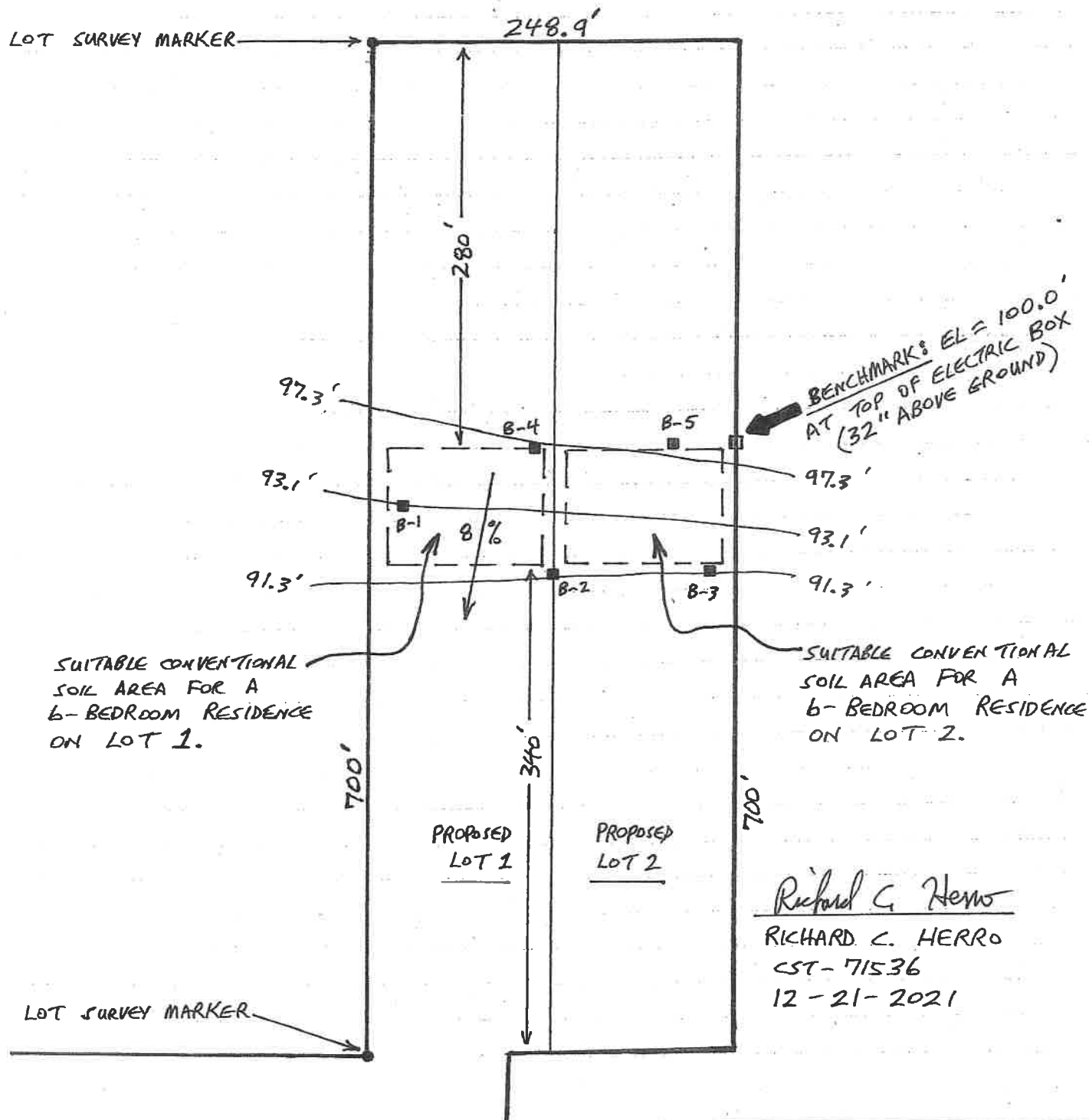
PAGE 5 of 6.



PARCEL D809-314-9690-5

PROPOSED LOTS 1 & 2

SE 1/4 SE 1/4 SECTION 31, T8N, R9E,  
TOWN OF WESTPORT  
DANE COUNTY, WI.



CHECK BOX AS APPLICABLE.

# SOIL EVALUATION SITE MAP

PROJECT NAME:

WEGENKE / NONN / LUCKE

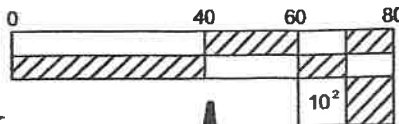
PROJECT ADDRESS: COUNTY HWY "Q"

BM Symbol:  BM Elevation: 100.0 FT

BM Description: TOP OF ELECTRICAL BOX

Slope Gradient (%) of Tested Area: 8% Well Symbol (if applicable): 

Scale: 1" = 40'



Indicate north by drawing an arrow on the appropriate line.

CHECK BOX AS APPLICABLE.

# SYSTEM PLOT PLAN

PAGE 6 OF 6

DESIGN FLOW: 900 GPD

Attach design flow calculations for commercial plans.

Pipe Material / ASTM Standard (Tables 384.30-3 &amp; 384.30-5)

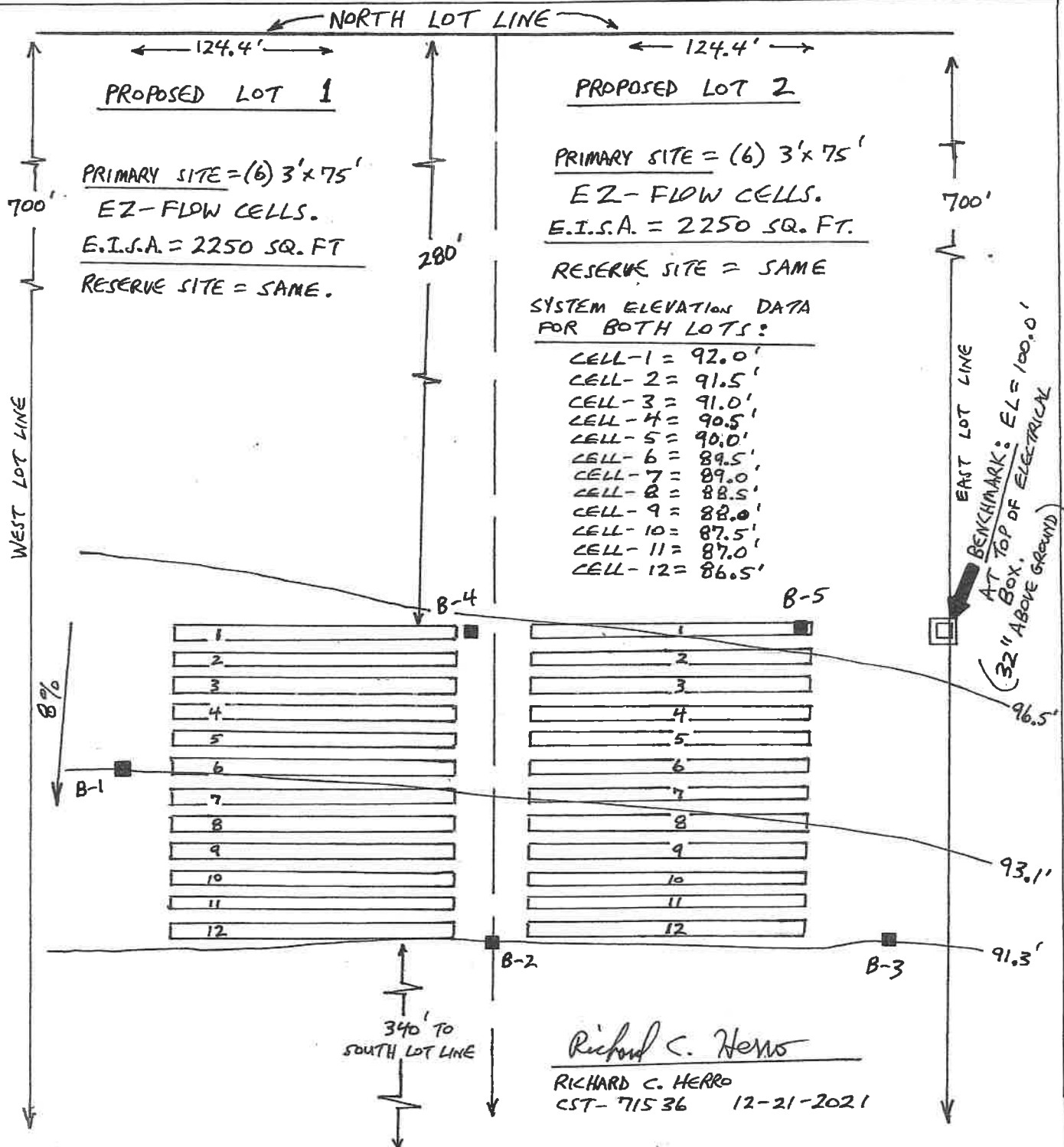
Sanitary Sewer: 1

Force Main: 1

SOIL LOADING RATE = 0.4

IMPORTANT:

Show ground elevation contours at suitable intervals.



LOT 2

# SOIL EVALUATION REPORT

PROPOSED LOT 2

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County DANE	
Parcel I.D. 0809-314-9690-5	
Reviewed by	Date

Property Owner John Wegenke-owner. Purchaser = Adam Nonn/ Lucke 608-609-0196				Property Location Govt. Lot SE 1/4 SE 1/4 S 31 T 8 N R 9 E (or) W			
Property Owner's Mailing Address 2161 Middleton Beach Road				Lot # 2	Block #	Subd. Name or CSM# Prelim CSM-PROPOSED LOT 2	
City Middleton	State WI	Zip Code 53562	Phone Number ( )	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town WESTPORT	Nearest Road CTH "Q"

☒ New Construction Use: ☒ Residential / Number of bedrooms 6 Code derived design flow rate 900 GPD  
☐ Replacement ☐ Public or commercial - Describe: \_\_\_\_\_  
 Parent material Loess over glacial till Flood Plan elevation if applicable N/A ft.  
 General comments and recommendations: Install conventional seepage cells as shown on site plan. Soil Loading Rate = 0.4.

2 Boring #

☐ Boring  
☒ Pit

Ground surface elev. 91.3 ft. Depth to limiting factor 94+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-21	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	21-37	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	37-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

3 Boring #

☐ Boring  
☒ Pit

Ground surface elev. 91.3 ft. Depth to limiting factor 94+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-17	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	17-43	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	43-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Rick Herro Soil Testing, LLC. / Richard C. Herro	Signature <i>Richard C. Herro</i>	CST Number 71536
Address 603 N. Dewey Avenue, Jefferson, WI. 53549	Date Evaluation Conducted 12-21-2021	Telephone Number 920-650-6788. EMAIL: rherro54@gmail.com



4

Boring #

☐ Boring  
☒ Pit

Ground surface elev. 96.3 ft. Depth to limiting factor 94+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-18	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	18-38	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	38-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

5

Boring #

☐ Boring  
☒ Pit

Ground surface elev. 97.4 ft. Depth to limiting factor 94+ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-9	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	9-28	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	28-40	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	40-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

Boring #

☐ Boring  
☐ Pit

Ground surface elev. \_\_\_\_ ft.

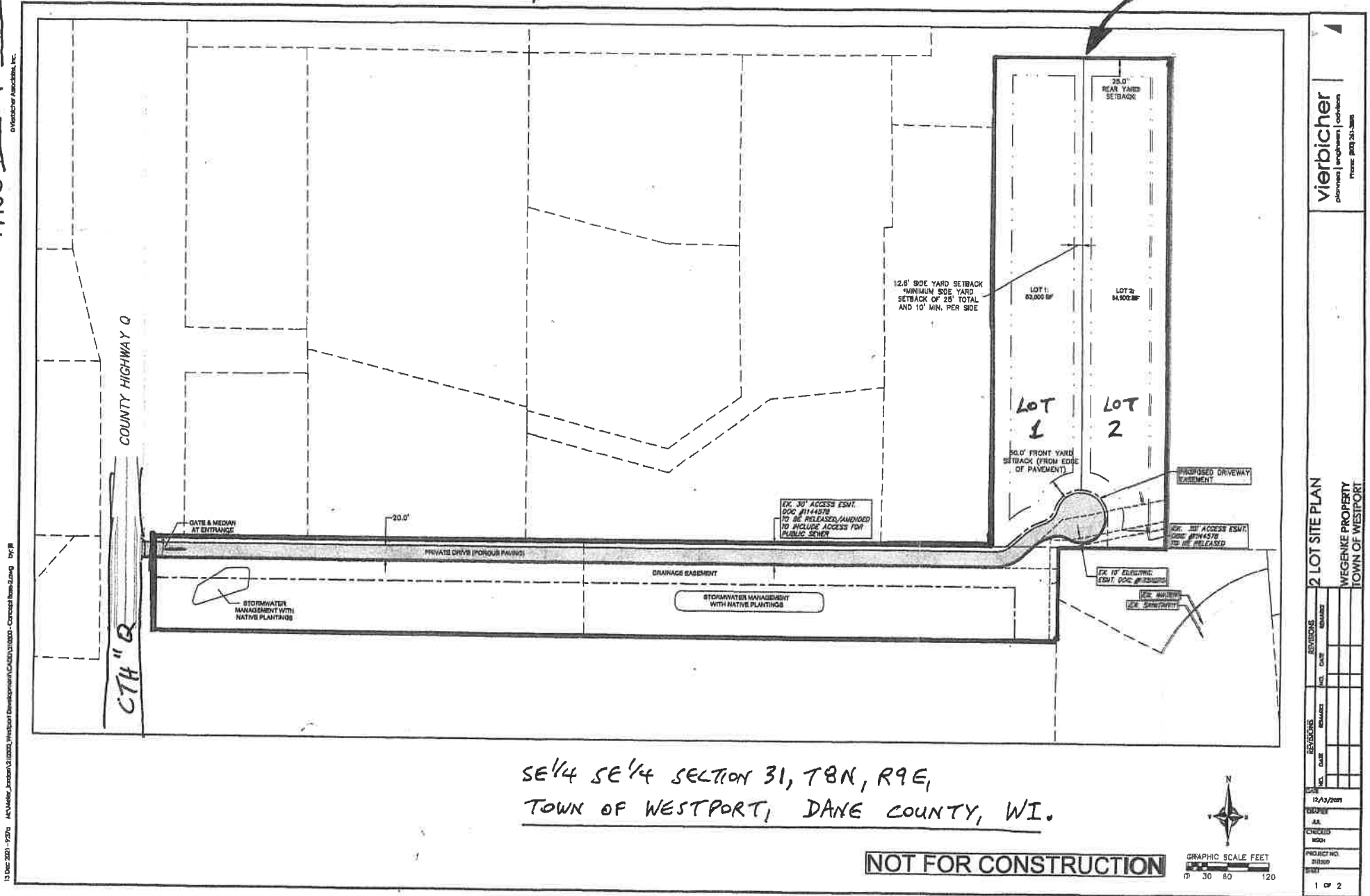
Depth to limiting factor \_\_\_\_ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft <sup>2</sup>	
									*Eff#1	*Eff#2

\* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

\* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

PARCEL 0809-314-9690-5



vierbicher  
planning | engineering | construction  
PHONE: 608.251.3888

2 LOT SITE PLAN  
WEGENKE PROPERTY  
TOWN OF WESTPORT

REV	DATE	BY	CHK	DESCRIPTION
1	12/15/2011	AA		12/15/2011
2	12/15/2011	AA		12/15/2011
3	12/15/2011	AA		12/15/2011
4	12/15/2011	AA		12/15/2011
5	12/15/2011	AA		12/15/2011
6	12/15/2011	AA		12/15/2011
7	12/15/2011	AA		12/15/2011
8	12/15/2011	AA		12/15/2011
9	12/15/2011	AA		12/15/2011
10	12/15/2011	AA		12/15/2011
11	12/15/2011	AA		12/15/2011
12	12/15/2011	AA		12/15/2011
13	12/15/2011	AA		12/15/2011
14	12/15/2011	AA		12/15/2011
15	12/15/2011	AA		12/15/2011
16	12/15/2011	AA		12/15/2011
17	12/15/2011	AA		12/15/2011
18	12/15/2011	AA		12/15/2011
19	12/15/2011	AA		12/15/2011
20	12/15/2011	AA		12/15/2011

080931496905



Show search results for 080931496905

NORTH

PARCEL 0809-314-9690-5

248.9'

SUITABLE SOIL TEST AREA  
FOR CONVENTIONAL SYSTEM

700'

LOT 1

LOT 2

SE 1/4 SE 1/4 SECTION 31, T 8 N, R 9 E,  
TOWN OF WESTPORT, DANE COUNTY, WI.

COUNTY HIGHWAY "Q"

Concord Dr

Rolling Hill Dr

Park Henry Way

Constitution Dr

Bunker Hill

Leighton Dr

Lynton Cir

Storckes Dr

300ft



# SOIL EVALUATION SITE MAP

PROJECT NAME:

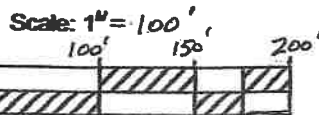
WEGENKE / NONN / LUCKE

PROJECT ADDRESS: COUNTY HWY "Q"

BM Symbol:  BM Elevation: 100.0 FT

BM Description: TOP OF ELECTRICAL BOX

Slope Gradient (%) of Tested Area: 8%



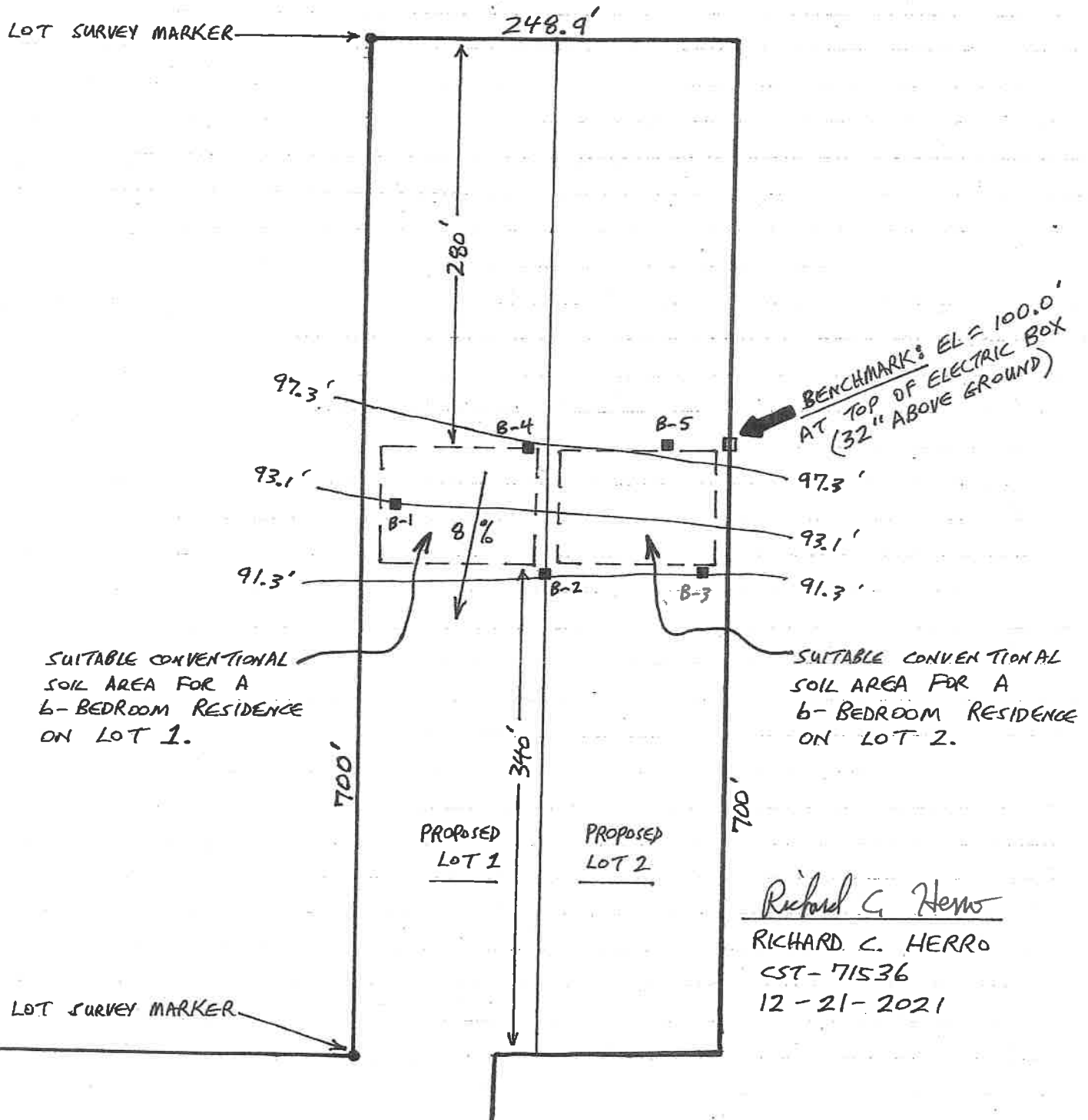
PAGE 5 OF 6.



PARCEL 0809-314-9690-5

PROPOSED LOTS 1 & 2

SE 1/4 SE 1/4 SECTION 31, T8N, R9E,  
TOWN OF WESTPORT  
DANE COUNTY, WI.



Richard C. Herro

RICHARD C. HERRO

CST-71536

12-21-2021

CHECK BOX AS APPLICABLE

# SOIL EVALUATION SITE MAP

PROJECT NAME:

WEGENKE / NONN / LUCKE

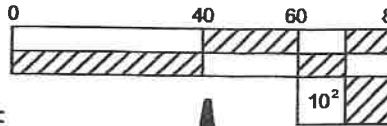
PROJECT ADDRESS: COUNTY HWY "Q"

BM Symbol:  BM Elevation: 100.0 FT

BM Description: TOP OF ELECTRICAL BOX

Slope Gradient (%) 8% Well Symbol (if applicable): 

Scale: 1" = 40'

Indicate north by  
drawing an arrow  
on the appropriate line.

CHECK BOX AS APPLICABLE

# SYSTEM PLOT PLAN

PAGE 6 OF 6

DESIGN FLOW: 900 GPD

Attach design flow calculations for commercial plans.

Pipe Material / ASTM Standard (Tables 384.30-3 &amp; 384.30-5)

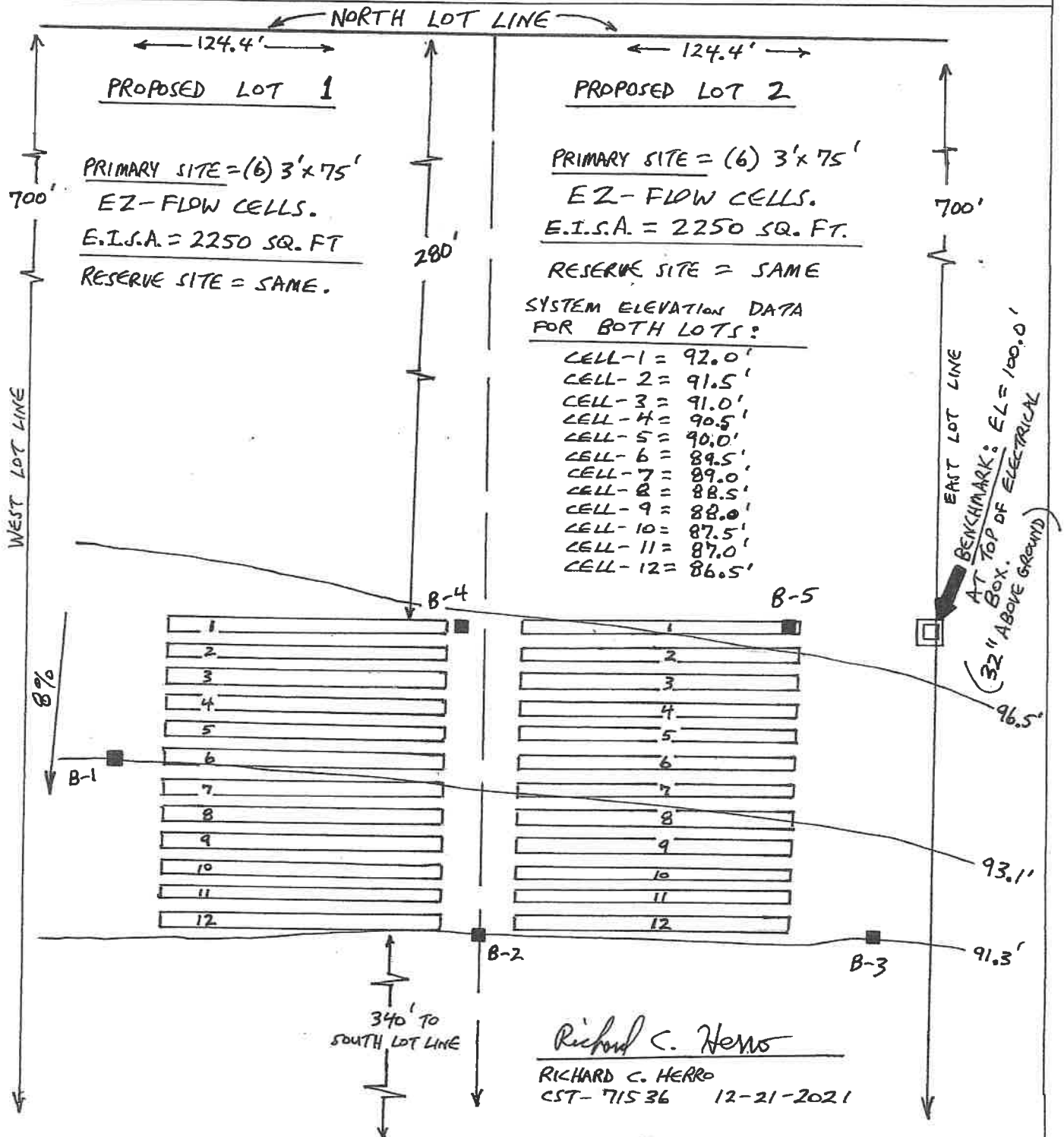
Sanitary Sewer: /

Force Main: /

SOIL LOADING RATE = 0.4

IMPORTANT:

Show ground elevation contours at suitable intervals.



Richard C. Herro

RICHARD C. HERRO  
CST-71536 12-21-2021