

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

AGENDA - March 9, 2020 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. Rezone (County R-1 to Village R-1), Adjust Rear Setback for Home Addition, Budeau, 6091 Imperial Drive, Discussion/Recommendation
5. Land Division (Create One Additional Residential Lot), Napralla, 5531 Sunset Trail, Discussion/Recommendation
6. Design Review, Construct 8 Condominium Units, Premier Builders, Adrian Circle, Discussion/Action
7. Park Committee Report/Items for Action
8. Historic Preservation Commission Report/Items for Action
9. Waunakee/Westport Joint Planning Committee Report/Items for Action
10. Middleton/Westport Joint Zoning Committee Report/Items for Action
11. Miscellaneous Matters/Forthcoming Events
12. 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 – February 10, 2020**

The regular monthly meeting of the Plan Commission was called to order at 7:05 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Grosskopf. Members present: Bruskewitz, Cuccia, Grosskopf, Kennedy, Manering, Ohm, and Pichette. Members absent: None. Also attending: Brenda and Jim Budeau, Tina and Gary Napralla, and Tom Wilson.

No one was present For Public Comment on Matters not on the Agenda. The minutes of the December 9, 2019 regular meeting were approved as presented on a motion by Pichette, second Cuccia.

An Initial Consultation, Rezone (County R-1 to Village R-1), Adjust Rear Setback for Home Addition, Budeau, 6091 Imperial Drive, was then held. After a brief presentation by Wilson and questions of the Budeaus, the Commissioners advised of concerns and general support for the concept.

Pichette recused himself at this time and left the meeting room.

An Initial Consultation, Land Division and Rezone (Create One Additional Residential Lot), Napralla, 5531 Sunset Trail, was then held. After a brief presentation by Wilson and questions of the Naprallas, the Commissioners advised of concerns and general support for the concept, with passing on that no rezoning appears needed in this situation.

Pichette returned to the meeting room at this time.

Wilson reported that the Park Committee will not meet until March. Pichette reported on the work of the Historic Preservation Commission.

Wilson and Grosskopf reported on items before the Waunakee/Westport Joint Planning Committee and the Middleton/Westport Joint Zoning Committee.

For Miscellaneous Matters or Forthcoming Events raised, Cuccia raised issues with noise in the areas under the Design Guidelines and the consensus of the Commission was for the Design Guidelines group to work on the item and present back to the Commission.

Motion to adjourn by Bruskewitz, second Manering. The meeting adjourned at 7:55 p.m.

Mary Manering, Secretary

AGENDA ITEM #4:

Rezone (County R-1 to Village R-1), Adjust Rear  
Setback for Home Addition, Budeau,  
6091 Imperial Drive, Discussion/Recommendation



## PLAN COMMISSION APPLICATION

PROJECT ADDRESS / NAME: 6091 Imperial Dr / Jim Budeau

APPLICANT: <u>Jim Budeau</u>	
ADDRESS: <u>6091 Imperial Dr, Waunakee WI 53597</u>	
PHONE: <u>608 609 4644</u>	EMAIL: <u>budeauj@gmail.com</u>

OWNER: <u>Jim Budeau</u>	
ADDRESS: <u>6091 Imperial Dr, Waunakee WI 53597</u>	
PHONE: <u>608 609 4644</u>	EMAIL: <u>budeau@gmail.com</u>

PROJECT DESCRIPTION: Home addition to rear (west side) of our house. Proposed addition would exceed 50' setback.

OWNER/APPLICANT SIGNATURE: [Signature]

DATE: 2/12/20

FEES: (CHECK ALL THAT APPLY)		ESCROW DEPOSIT:
• SITE PLAN	<input type="checkbox"/> \$320	An escrow deposit is required in accordance with the Development Application Agreement.
• REZONE	<input checked="" type="checkbox"/> \$345	
• CONDITIONAL USE PERMIT	<input type="checkbox"/> \$350	
• CERTIFIED SURVEY MAP	<input type="checkbox"/> \$100 + \$25 per lot	
• PRELIMINARY PLAT	<input type="checkbox"/> \$100 + \$50 per dwelling unit	
• FINAL PLAT	<input type="checkbox"/> \$100 + \$50 per dwelling unit	
• GDP/SIP APPROVAL	<input type="checkbox"/> \$475	
TOTAL: <u>\$ 345.00</u>		ESCROW FEE PAID: <u>N/A</u>
		DATE: _____
		FEE WAIVED BY: <u>KAC</u>

FEB 12 2020

## Application for Rezoning

Applicants: Jim and Brenda Budeau

Property Address: 6091 Imperial Drive, Waunakee, WI 53597

Subdivision: River View Garden Estates

Date: 1/15/20

To: Westport Plan Committee and Westport/Waunakee Joint Plan Commission.

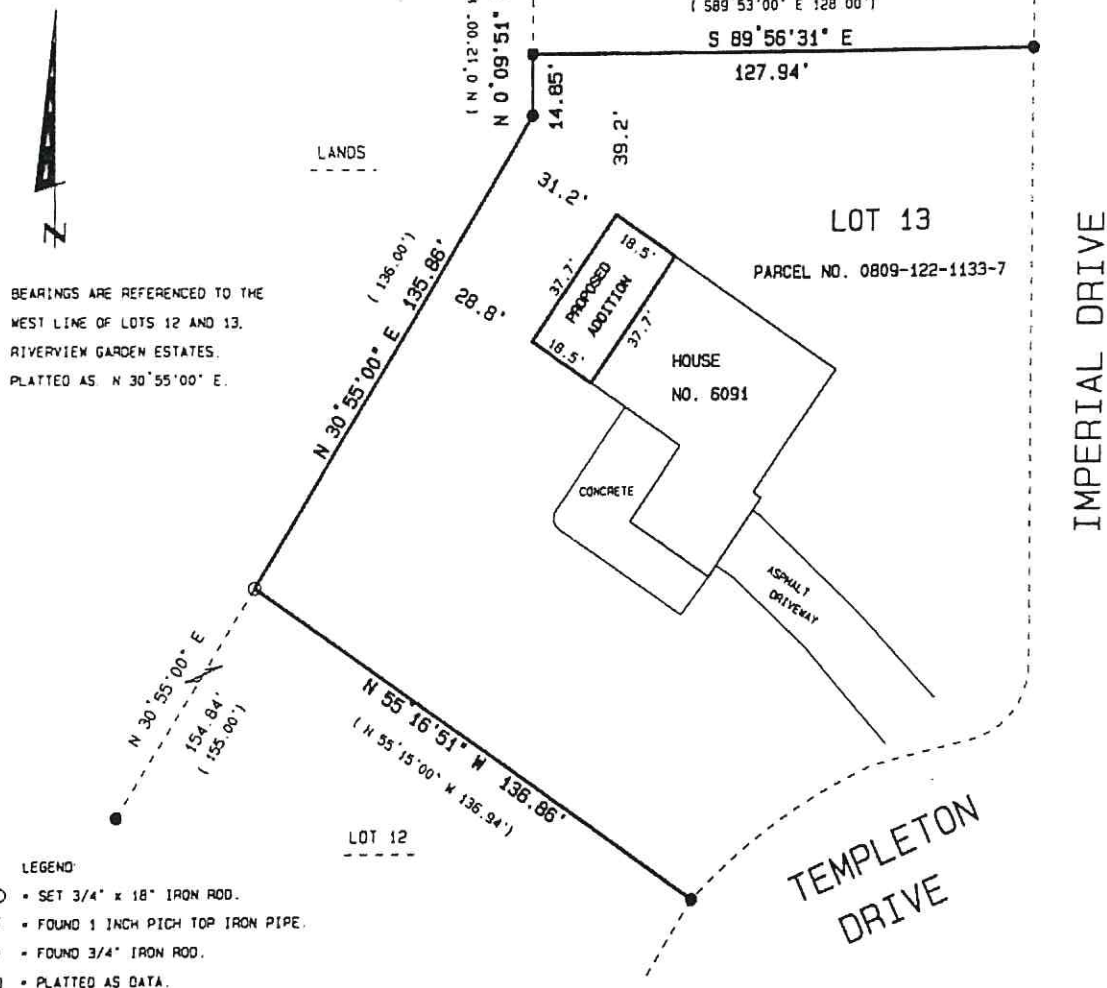
We are applying for the rezoning of our property for a desired 18'x37' addition to the back of our house. Our desired addition would be to extend the back portion (west side face) of our home approximately 18'. The current back face of our house to the back property line is approximately 50' (see provided Plat of Survey). Our desired addition would put the new back face of our house approximately 30' to the back property line.

The following are several reasons for this proposed addition versus the other options we have considered while consulting with a couple builders, such as adding a second level or a side wing. Doing the expansion to the back portion of our house would maintain the current look of the single level ranch style home versus adding a wing or second level which would dramatically change the look of the house. Expanding the back of the house would be much less costly versus adding a second level. In addition, we would very much like to keep our home as a single level due to the very windy conditions that occur frequently at our property. Lastly, expanding the back of our house would result in the least alteration of the view of our house and around our house for our neighbors versus adding a wing or second level. We have spoke with all our surrounding neighbors in regards to our desired addition of going past the 50' setback line to the approximate 30' line. We did not receive any objections during our conversations. We did advise all our neighbors they would be officially notified by the village and have the opportunity object at that time if they desired. At this time we feel confident that while there may be some questions, none of our neighbors will object to our proposed addition. Thank you for your time and consideration!

Sincerely,  
Jim and Brenda

# PLAT OF SURVEY

SCALE: 1" = 40'



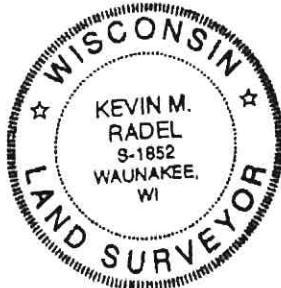
## SURVEYOR'S CERTIFICATE:

I, Kevin M. Radel, Wisconsin Registered Land Surveyor S-1852, do hereby certify that by the order of those listed hereon, I have surveyed, monumented and mapped the above described lands.

I do further certify that this is a true and correct representation of the boundaries of the lands surveyed, including any features shown hereon, and that I have fully complied with the Administrative Code No. 7.01 in surveying and mapping the same to the best of my knowledge and belief.

*Kevin M. Radel*

Kevin M. Radel  
Registered Land Surveyor S-1852  
Dated: JAN. 3, 2020



PREPARED BY

**ARROW** Land Surveying  
A Division of Radel and Associates, Inc.  
109 Kingston Way  
Waunakee, WI 53597  
Tel: (608) 849-8116

Job No. 202-02





## 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 = 188'

## Town of Westport

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

Print Date: 1/29/2020

AFFIDAVIT OF MAILING OF PUBLIC HEARING NOTICE

STATE OF WISCONSIN     )  
                                      ) ss.  
COUNTY OF DANE         )


JESSICA FREY, being first duly sworn on oath, deposes and says:

1. I am a resident of Dane County, Wisconsin and am the Town Executive Assistant to the Town of Westport, Dane County, Wisconsin.
2. I make this affidavit in connection with the Budeau Rezone request of 6091 Imperial Drive, Waunakee, WI.
3. On 14<sup>th</sup> day of February, 2020, I duly mailed one copy of the Rezone Notice and map to each of the attached:

TOWN OF WESTPORT

By:   
Jessica Frey, Executive Assistant

Subscribed and sworn to before me  
this 17 day of Feb 2020.

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires: 8/13/22



OPSAHL REV TR, ALAN M & MA...  
6087 VALLEY BROOK DR  
WAUNAKEE, WI 53597

ROCHELLE MARIE ZWIEG  
6077 TEMPLETON DR  
WAUNAKEE, WI 53597

DAVID F BRAUCH  
6084 IMPERIAL DR  
WAUNAKEE, WI 53597

RYAN R SOLVERSON  
FLORA D SOLVERSON  
4887 KIRKWOOD  
WAUNAKEE, WI 53597

JON M ACKER  
JENNIFER A SCHMITT  
6107 IMPERIAL DR  
WAUNAKEE, WI 53597

SEAN G BARNICK  
SUZANNE K BOYER  
6092 IMPERIAL DR  
WAUNAKEE, WI 53597

PATRICK VINCENT MCSHERRY  
VICTORIA A MCSHERRY  
4891 KIRKWOOD DR  
WAUNAKEE, WI 53597

KOSTER FARM LLC  
6078 RIVER RD  
WAUNAKEE, WI 53597

MATTHEW P KOEHLER  
KRISTA M DAHL-KOEHLER  
6075 IMPERIAL DR  
WAUNAKEE, WI 53597

MARTIN V TIMMINS  
6079 VALLEYBROOK RD  
WAUNAKEE, WI 53597

BRENTEN KUZNACIC  
SAMANTHA KUZNACIC  
PO BOX 43  
SUN PRAIRIE, WI 53590

RHONDA K JANKOWSKI  
6083 VALLEYBROOK DR  
WAUNAKEE, WI 53597

MELISSA RATA CZAK  
6104 IMPERIAL DR  
WAUNAKEE, WI 53597

BRIAN M CARLSON  
MICHELLE L CARLSON  
6080 TEMPLETON DR  
WAUNAKEE, WI 53597

KEITH J CLEMENS  
KATHRYN M CLEMENS  
6101 IMPERIAL DR  
WAUNAKEE, WI 53597

DAVID C MOLLER  
ALICE M BISCO  
4889 KIRKWOOD DR  
WAUNAKEE, WI 53597

CHARLES H MELVIN  
6074 TEMPLETON DR  
WAUNAKEE, WI 53597

JIMMIE BUDEAU  
BRENDA DAVENPORT  
6091 IMPERIAL DR  
WAUNAKEE, WI 53597

DIANE K SCOTT  
6110 IMPERIAL DR  
WAUNAKEE, WI 53597

WEITEN REV LIVING TR, GARY ...  
6098 IMPERIAL DR  
WAUNAKEE, WI 53597



Village of Waunakee and Town of Westport  
**NOTICE OF PUBLIC HEARING**  
Joint Plan Commission (JPC)

NOTICE IS HEREBY GIVEN that the Joint Plan Commission of the Village of Waunakee and the Town of Westport will hold a public hearing on Tuesday, March 10, 2020, at 6:00 p.m. at the Kennedy Administration Building, Community Meeting Room, 5387 Mary Lake Road, Town of Westport, Wisconsin, for the purpose of receiving comments on:

- 1) A request by Kilkenny Farms West, LLC, to rezone one lot to C-1 Commercial for a Convenience Store, at the northwest corner of CTH Q/Century Avenue and Peaceful Valley Parkway, Village of Waunakee.
- 2) A request by Jim Budeau, to rezone from County R-1 to Village R-1, 6091 Imperial Drive, Town of Westport

Documents will be available for review at the Waunakee Village Hall, Westport Town Hall, and on Village of Waunakee and Town of Westport websites. Questions or comments about these items may be directed to Town Attorney/Administrator/Clerk-Treasurer Tom Wilson or Village Engineering Office Manager Tracy Meinholz. Copies may be obtained once the copying fee is paid.

Any interested person or his/her agent will be heard at this Public Hearing.

Dated: February 13, 2020.

Tracy Meinholz, Joint Plan Commission Secretary

Published: The Waunakee Tribune, February 27, 2020





## Town of Westport GIS

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SCALE: 1 = 125'

## Town of Westport

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

Print Date: 2/13/2020

AGENDA ITEM #5:

Land Division and Rezone (Create One Additional  
Residential Lot), Napralla, 5531 Sunset Trail,  
Discussion/Action



# CERTIFIED SURVEY MAP

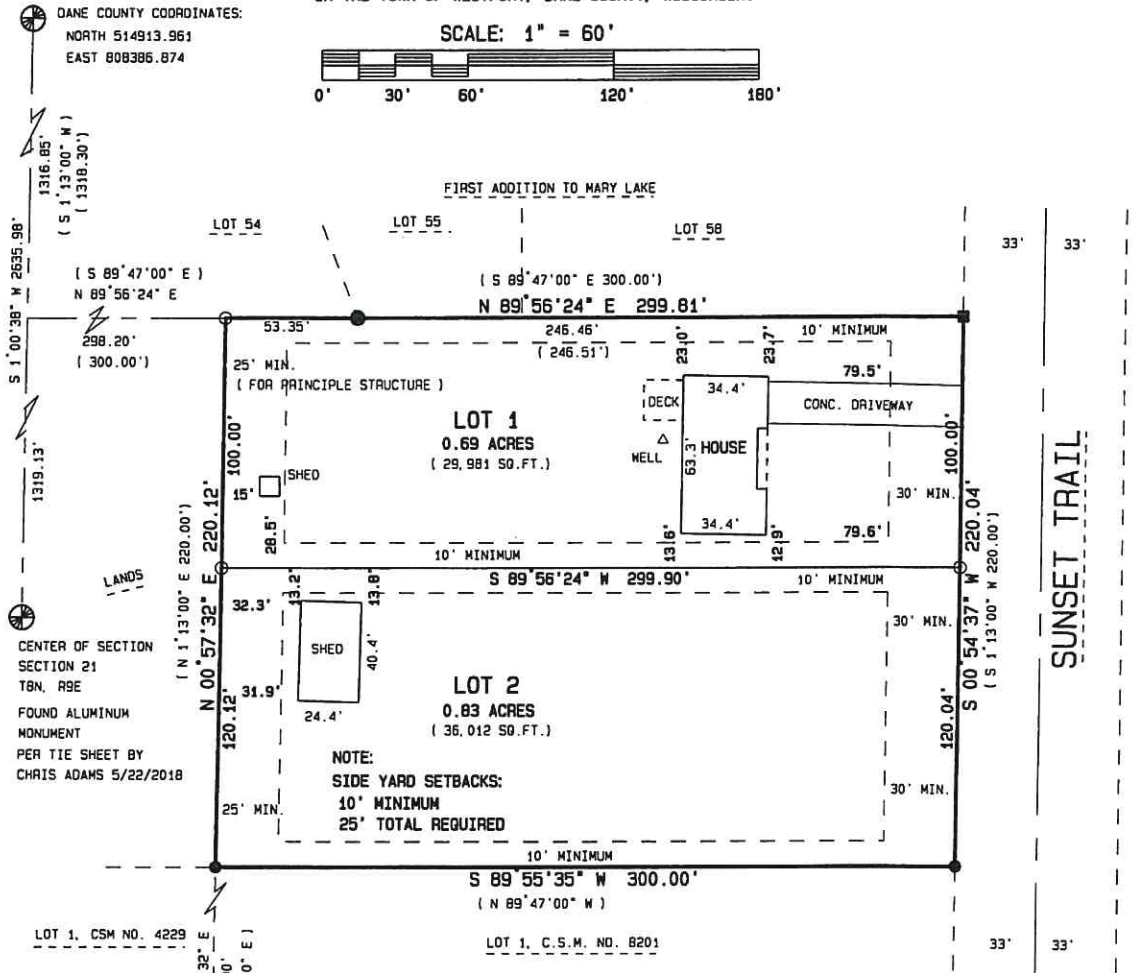
LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 21, T8N, R9E,  
IN THE TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

SCALE: 1" = 60'



NORTH 1/4 CORNER  
SECTION 21  
T8N, R9E  
FOUND SURVEY NAIL

DANE COUNTY COORDINATES:  
NORTH 514913.961  
EAST 808386.874



SURVEYED FOR:  
GARY AND CHRISTINA NAPRALLA  
203 KINGSTON WAY  
WAUNAKEE, WI 53597

SURVEYED BY:  
KEVIN M. RADEL  
ARROW LAND SURVEYING  
109 KINGSTON WAY  
WAUNAKEE, WI 53597  
608-849-8116

BEARINGS ARE REFERENCED TO THE  
WEST LINE OF THE NE 1/4 OF  
SECTION 21, T8N, R9E.  
BEARS: S 1°00'38" W (MAD83)

NOTE:  
WITNESS TIES VERIFIED.



*Feb. 19, 2020*  
*K. M. Radel*

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

## CERTIFIED SURVEY MAP

### SURVEYOR'S CERTIFICATE:

I, Kevin M. Radel, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the Town of Westport, and by the direction of the owners listed hereon, I have surveyed, divided and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW ¼ of the NE ¼ of Section 21, T8N, R9E, Town of Westport, Dane County, Wisconsin, being further described as follows:

Part of the SW ¼ of the NE ¼ of Section 21, T8N, R9E, in the Town of Westport, Dane County, Wisconsin, being further described as follows:

Commencing at the North ¼ corner of said Section 21; thence S1°00'38"W 1316.85 feet along the west line of the NE ¼ of said Section 21; thence N89°56'24"E 298.20 feet along the south line of lots 53, 54, 55 and 58 and their extensions thereof, First Addition to Mary Lake, to the point of beginning.

Thence continue along said south line N89°56'24"E 299.81 feet to the west line of Sunset Trail; thence S00°54'37"W 220.04 feet along said west line to the northeast corner of Lot 1, Certified Survey Map No. 8201; thence S89°55'35"W 300.00 feet along the north line of said Lot 1, to the southwest corner of said Lot 1; thence N00°57'32"E 220.12 feet to the point of beginning.

Contains: This parcel contains 1.51 acres or 65,993 sq.ft. of land.

Date Feb. 19, 2020

  
Kevin M. Radel  
Registered Land Surveyor S-1852



### NOTES:

This survey is subject to easements and agreements both recorded and unrecorded, if any.

All lots on this C.S.M. shall connect to the municipal water utility should the service ever extend to the property and connect to the existing sanitary sewer, both at the owner's expense and without challenge.

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE:

As owners, we hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. We also certify that this certified survey map is required by and must be submitted to the Township of Westport and the Village of Waunakee for approval.

\_\_\_\_\_  
Gary E. Napralla

\_\_\_\_\_  
Christina M. Napralla

STATE OF WISCONSIN)  
County of Dane )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Gary E. Napralla and Christina M. Napralla to me well known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary public Wisconsin

My commission expires \_\_\_\_\_



2-19-2020  
K. M. Radel

**CERTIFIED SURVEY MAP**

**TOWN BOARD RESOLUTION:**

Resolved that this Certified Survey Map has been acknowledged and approved by the Town Board of the Town of Westport on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Thomas G. Wilson  
Town Clerk

**VILLAGE OF WAUNAKEE APPROVAL:**

Resolved that this Certified Survey Map in the Town of Westport is hereby acknowledged and approved by the Village of Waunakee on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Caitlin Stene  
Village Clerk

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2020 at \_\_\_\_\_  
o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages  
\_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Dane County Register of Deeds

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



*2-19-2020*  
*Kevin M. Radel*

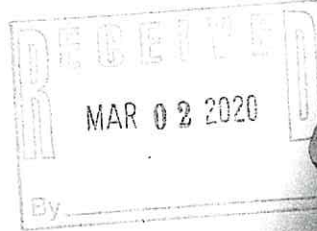


Gratitude ★ Blessings ★ Friendship ★ Happiness

Gratitude ★ Blessings ★ Happiness

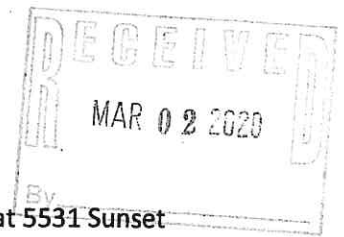
Christina Dary  
Sounds good,  
looking forward  
to meeting you.

Don: Fern Christianson  
(5518)



11/11/11





Dear Town of Westport Resident,

Our names are Christina and Gary Napralla and we are purchasing the home located at 5531 Sunset Trail. Our purchase agreement on the home is contingent upon splitting the additional lot with the existing home (1 ½ acres). We intend to build a new home on the vacant lot and move my wife's aging parents into the existing ranch home.

We are reaching out to the neighborhood to be completely transparent in our goals as suggested by the Town of Westport planning commission and well as the Joint planning commission. We met with the commissioners on February 10, 2020 and February 11, 2020 and achieved full support from both committees

The home we intend to build will a 2 story 2500 square foot house that meets all of the setback requirements and respects the consistency of the neighborhood. We welcome any feedback from the neighborhood and ask for your signature and approval to further the process at the next meeting. I have enclosed a self-addressed stamped envelope and ask that you mail it back to us. Your signature, either in support of our goals and even denials with an explanation will be shared with the township so we can be as transparent to the committees as possible.

Thank you,

Christina and Gary

Please mail your response to Christina or Gary Napralla

203 Kingston Way, Waunakee WI. 53597.

Feel free to call 608 212 1857 for any further questions.

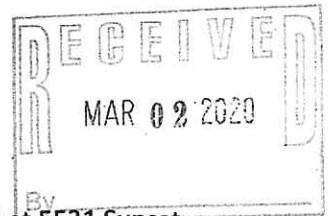
My wife Cindy Kennedy and I support your plan.

John Janzen and Cindy Kennedy,  
5505 Sunset Trl.  
Waunakee, WI 53597

2/12/2020

*Handwritten signature*

Dear Town of Westport Resident,



Our names are Christina and Gary Napralla and we are purchasing the home located at 5531 Sunset Trail. Our purchase agreement on the home is contingent upon splitting the additional lot with the existing home (1 ½ acres). We intend to build a new home on the vacant lot and move my wife's aging parents into the existing ranch home.

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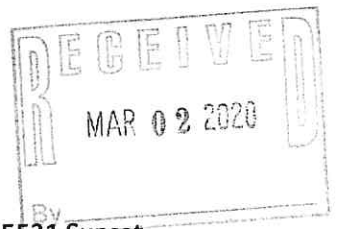
We are in full support of rezoning request. As a family who is currently providing Alzheimer's disease caregiving in our home, we commend you for taking the steps provide caregiving support for your parents.

Good Luck with your request!

DELL DICKENS  
5514 SUNSET TRL  
WAUNAKEE. 53597  
608.347.9884

A handwritten signature in cursive script, appearing to read "Dell Dickens".





Dear Town of Westport Resident,

Our names are Christina and Gary Napralla and we are purchasing the home located at 5531 Sunset Trail. Our purchase agreement on the home is contingent upon splitting the additional lot with the existing home (1 ½ acres). We intend to build a new home on the vacant lot and move my wife's aging parents into the existing ranch home.

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Thank you,

Christina and Gary

Please mail your response to Christina or Gary Napralla

203 Kingston Way, Waunakee WI. 53597.

Feel free to call 608 212 1857 for any further questions.

*WE Support the Above Proposal.*

*Mary Raemisch  
Dave Raemisch*

*5501 SUNSET TR  
WAUNAKEE, WI  
53597*



AGENDA ITEM #6:

Design Review, Construct 8 Condominium Units,  
Premier Builders, Adrian Circle, Discussion/Action

# Architectural Review Form

"Color Selections" Approval

The Covenants & Deed Restrictions require you to submit the following details for approval by our Architectural Review Committee prior to beginning construction of your home. Any changes made after initial approval must be resubmitted. Please have samples of siding, roofing, brick, etc. Approximate response time is three (3) weeks so please plan accordingly.

Valley Addition)

e) Montondon, Monticello, Hanover

2 if applicable) Field of Dreams Addition

NAME Premier Builders LOT# \_\_\_\_\_  
ADDRESS 102 Holiday Drive Waukegan  
PHONE # (hm) \_\_\_\_\_ (wk) \_\_\_\_\_ (fax) \_\_\_\_\_  
BLDR NAME \_\_\_\_\_ (ph) \_\_\_\_\_ (fax) \_\_\_\_\_

Two complete sets of House Plans showing all exterior detail, materials mfg., style, type and specific colors used for the following:

EXTERIOR SIDING Unit 1: Deep water Unit 2: Silver Unit 3: Seaport  
SHAKES to match all siding colors.  
EXTERIOR BRICK OR STONE oak field Stone gate (light grey)  
EXTERIOR WOOD TRIM COLOR white: LP  
(Includes fascia, wood wrap color, and window wrap.)  
FRONT PORCH OR DECK COLOR white  
SOFFIT alum: white  
GUTTERS/DOWN SPOUTS alum: white  
FRONT ENTRANCE DOOR fiberglass: Painted  
SHUTTERS n/a  
WINDOW COLOR white  
ROOF Shingles: Owens corning black  
(Dimensional shingles required.)  
OVERHEAD GARAGE DOOR white  
(Encouraging a very close match to siding color or paint to match siding.)

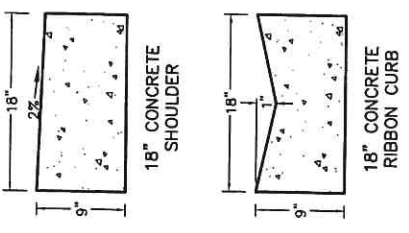
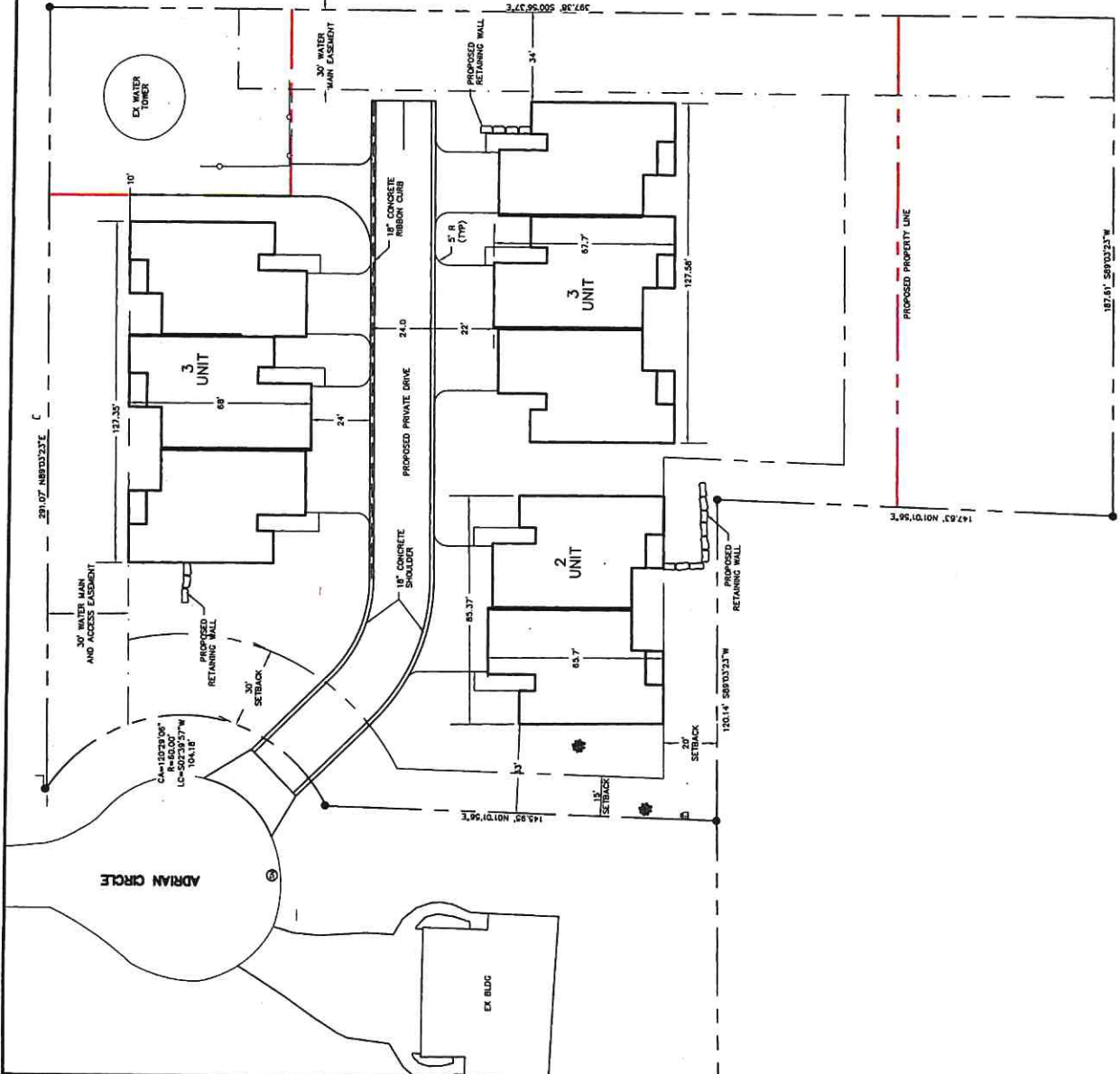
As Lot Owner, I/we agree to have my/our house built according to the plans and information herein submitted. The building and property will maintain conformance with the Covenants and Deed Restrictions.

Lot Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

Arch Rev Committee Member : **Lisa Murray 608-712-0776**

Date \_\_\_\_\_



**WESTPORT SITE**  
SITE PLAN  
SHEET: 2 OF 5  
DATED: FEBRUARY 27, 2020

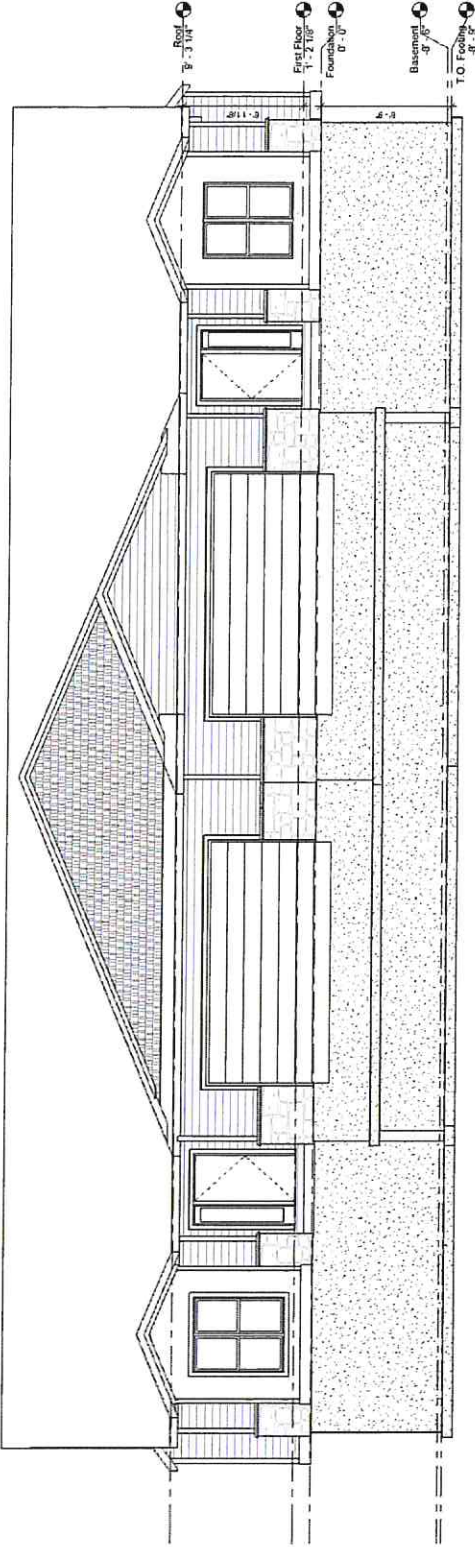
**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
www.quamengineering.com  
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750, Fax (608) 838-7732

WESTPORT SITE  
Westport, WI

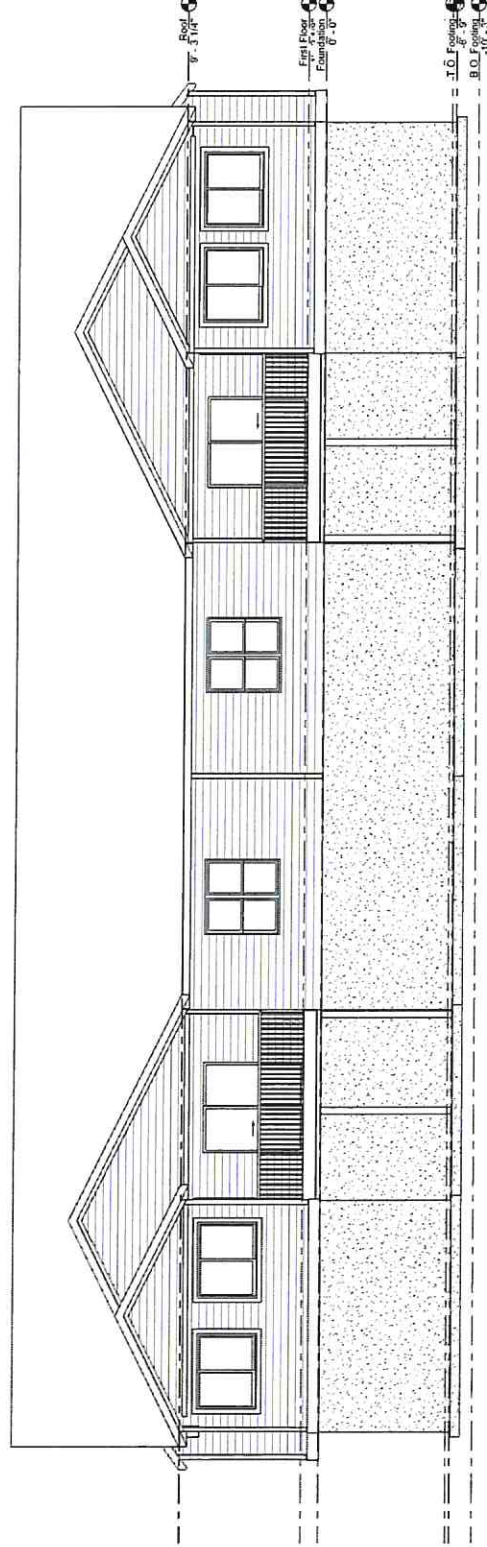
Elevations

Project Number	_____
Date	_____
Issue Date	_____
Author	_____
Checked by	_____
Checker	_____
Scale	1/4" = 1'-0"

A6



① Front Elevation  
1/4" = 1'-0"



② Rear Elevation  
1/4" = 1'-0"

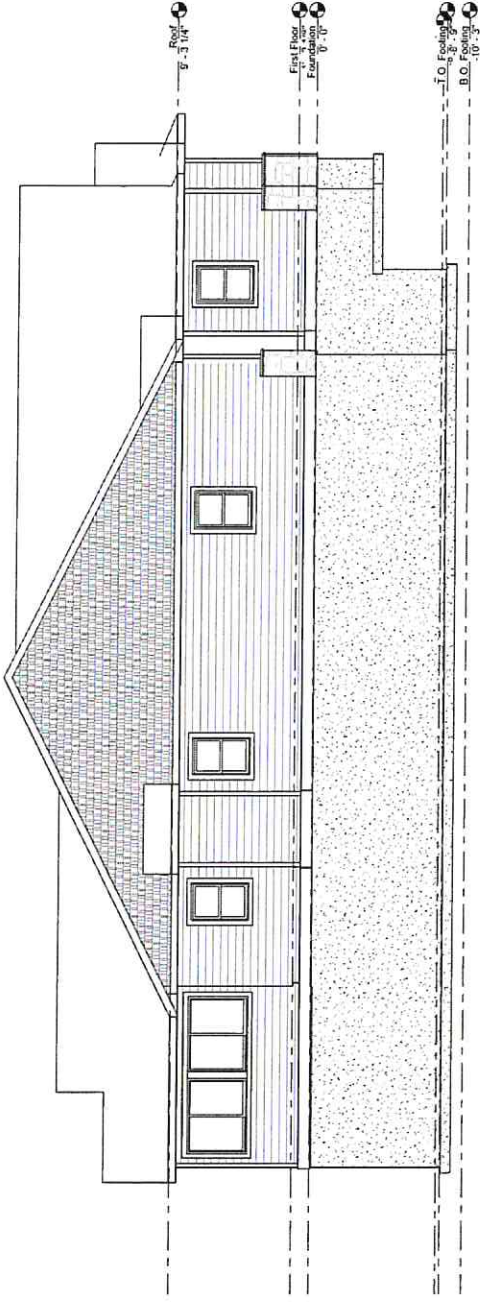


WESTPORT SITE  
Westport, WI

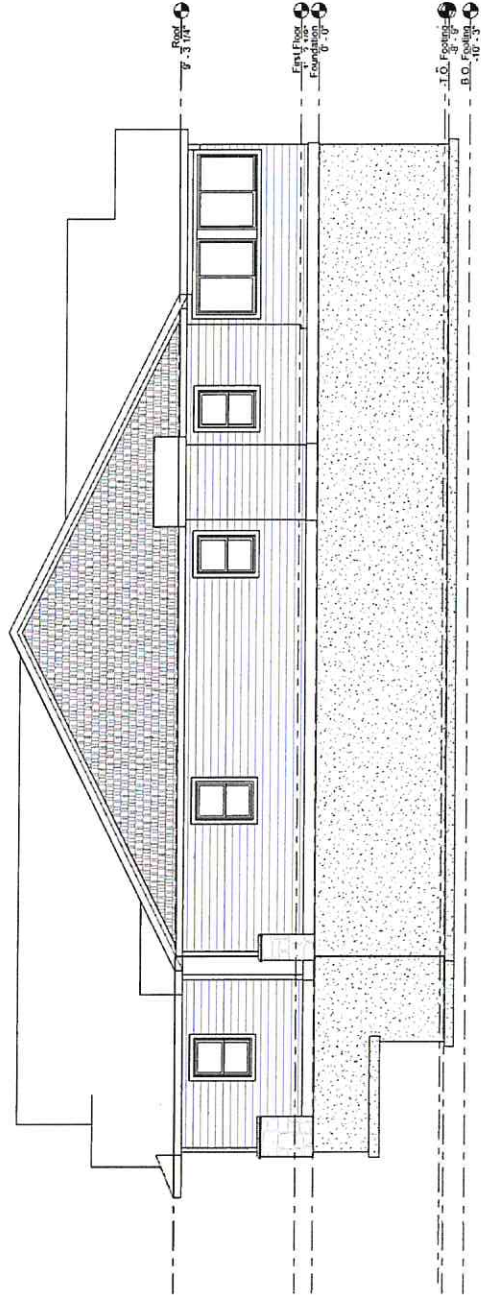
Elevations

Project Number	
Issue Date	
Drawn by	
Checked by	
Author	
Checker	
Scale	1/4" = 1'-0"

A7



① Left Elevation  
1/4" = 1'-0"

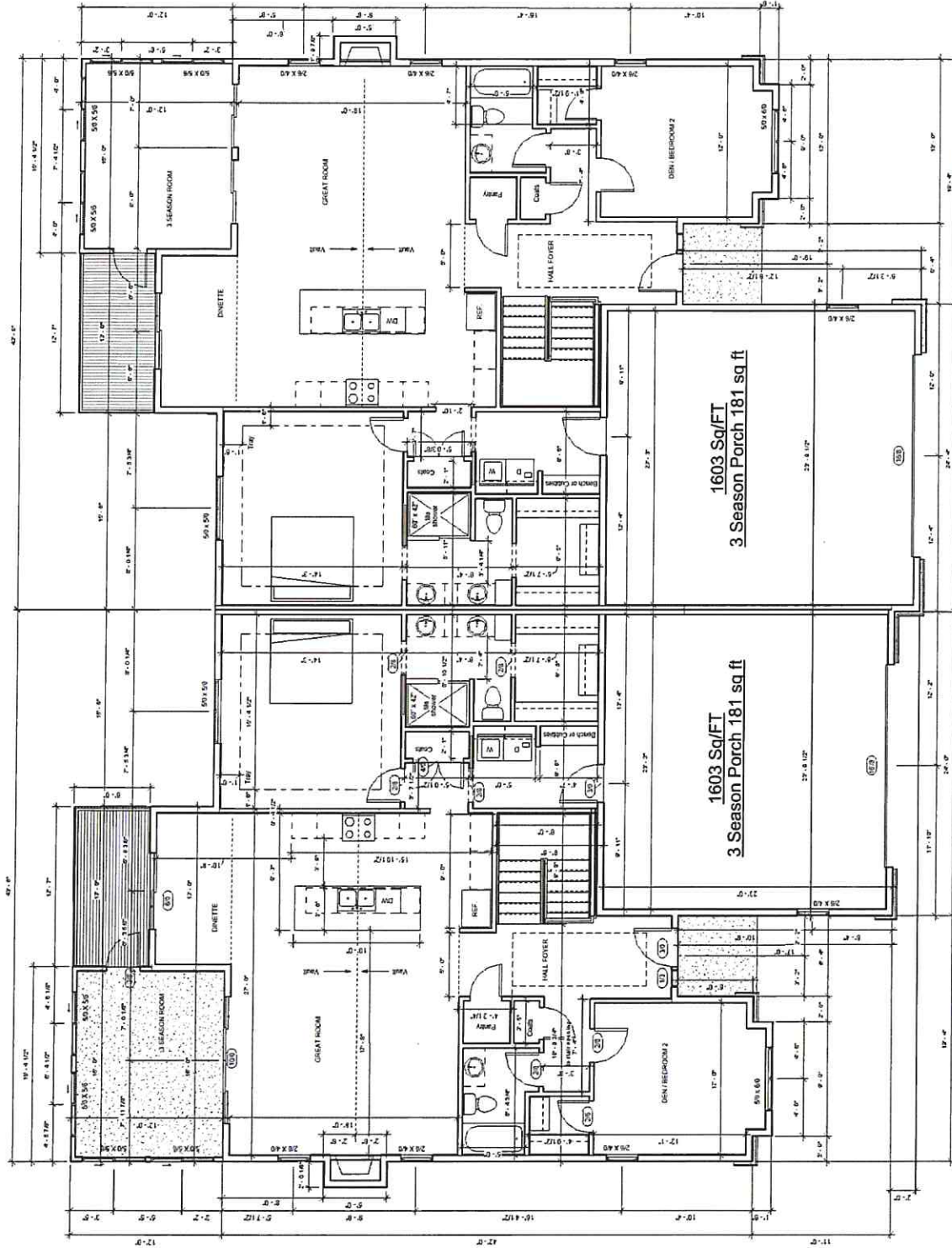


② Right Elevation  
1/4" = 1'-0"

# WESTPORT SITE Westport, WI

## First Floor Plan

Project Number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A1	
Scale	
1/4" = 1'-0"	



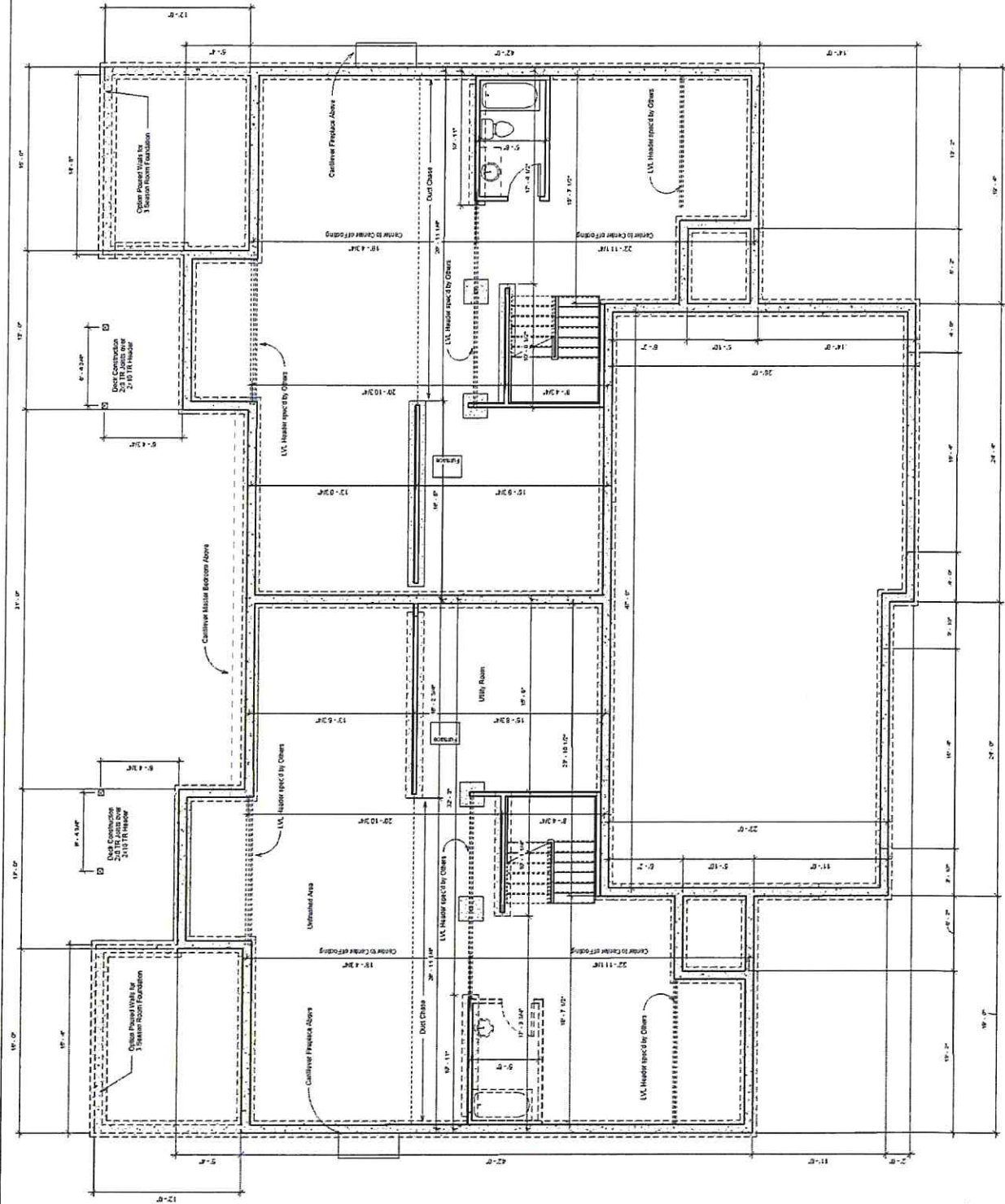
Westport, WI

## Basement Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A0

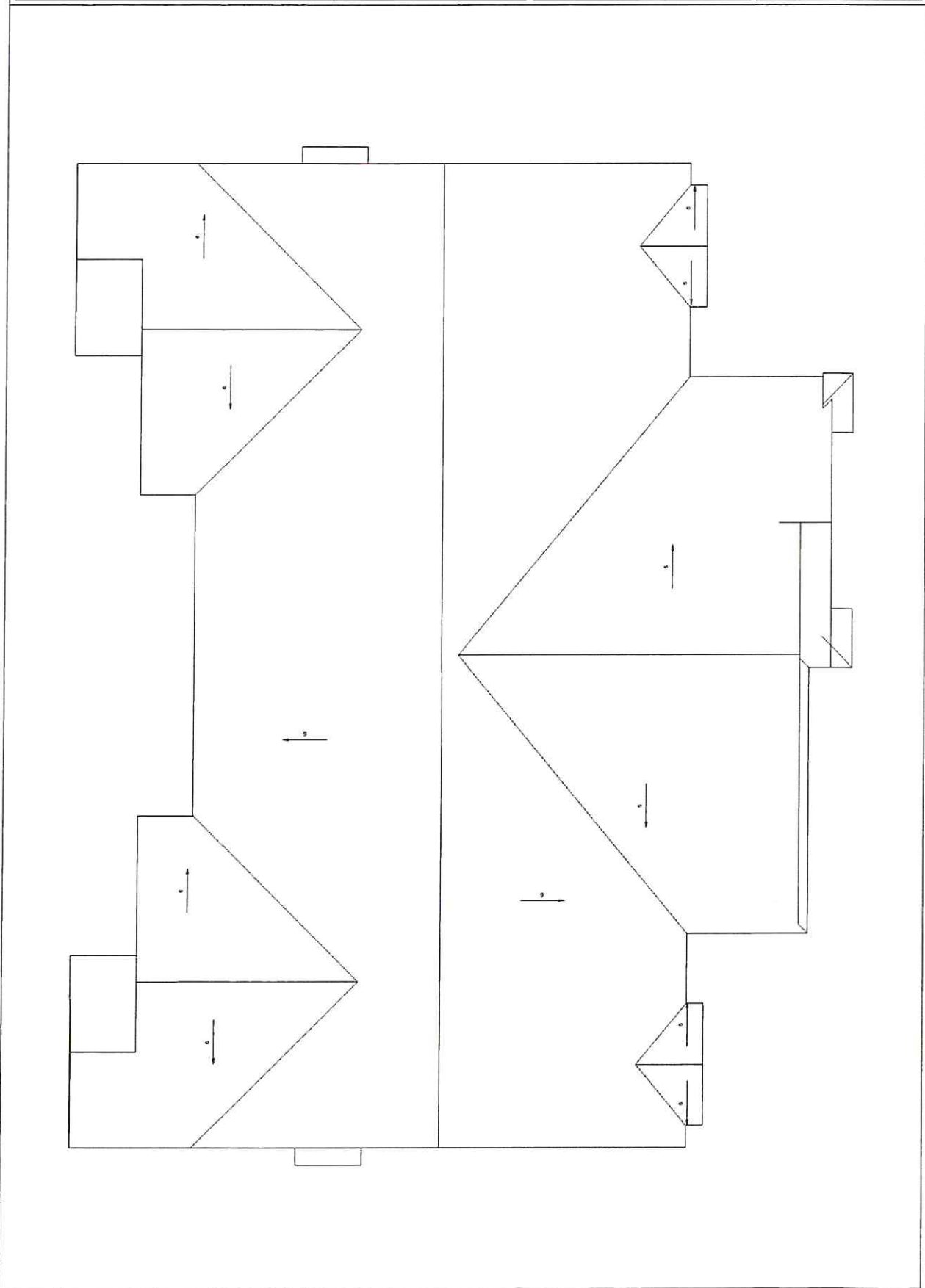
4925



① Basement  
 $\frac{1}{16}'' = 1'-0''$



<b>WESTPORT SITE</b>		<b>Westport, WI</b>	
<b>Roof Plan</b>		Project Number	Issue Number
		Date	Issue Date
		Drawn by	Author
		Checked by	Checker
		<b>A5</b>	
		Scale 1/4" = 1'-0"	







Consultant	Consultant	Consultant	Consultant
Address	Address	Address	Address
Address	Address	Address	Address
Phone	Phone	Phone	Phone
Fax	Fax	Fax	Fax
e-mail	e-mail	e-mail	e-mail

[illegible]

Westport	Triplex	Elevations
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Project Number	Project Number
Issue	Issue Date
Author	Author
Checked By	Checker

A6

④ Right Elongation  
1/4" = 1'-0"

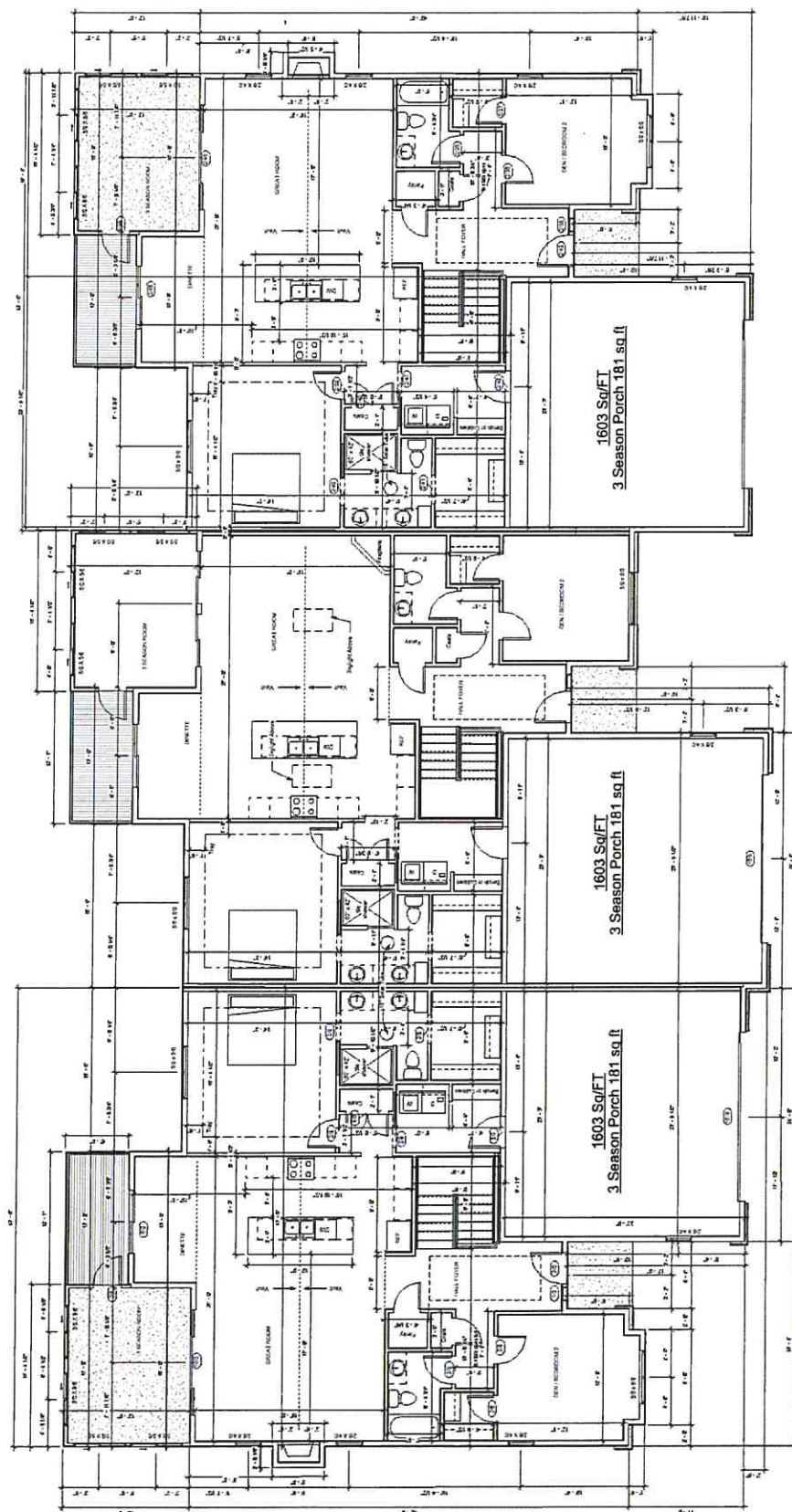


Consultant	Address	Phone	fax	e-mail
Consultant	Address	Phone	fax	e-mail
Consultant	Address	Phone	fax	e-mail
Consultant	Address	Phone	fax	e-mail

[illegible]

Westport  
Triplex  
First Floor  
Plan

Project Number	A1
Issue Date	
Author	
Checker	



① First Floor





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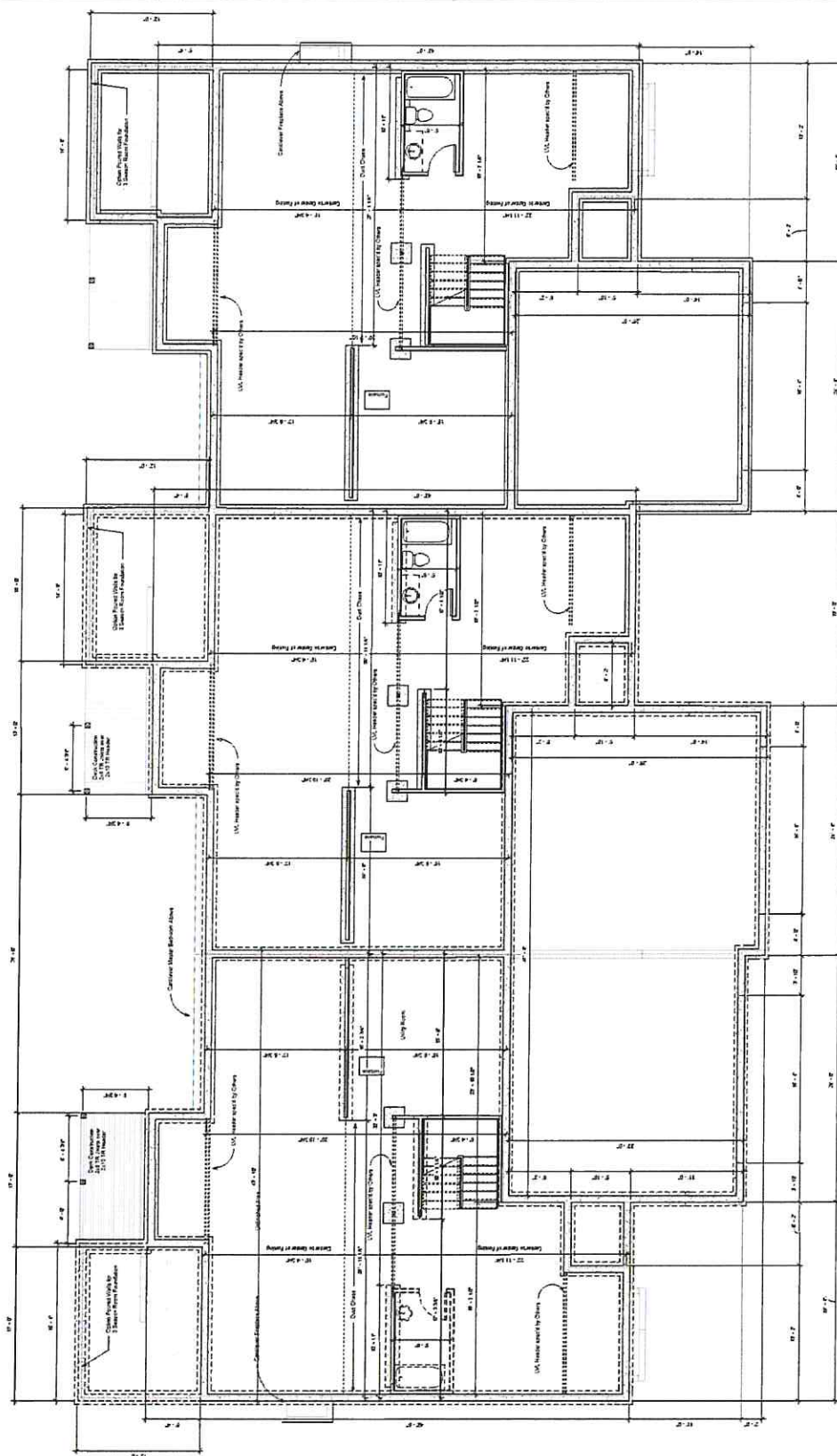
  

Consultant
Address
Address
Phone
Fax
e-mail

[illegible]

Westport  
Triplex  
Basement  
Plan

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A0	
Scale	



① Statement  
 $\frac{1}{4} \neq 1.0$



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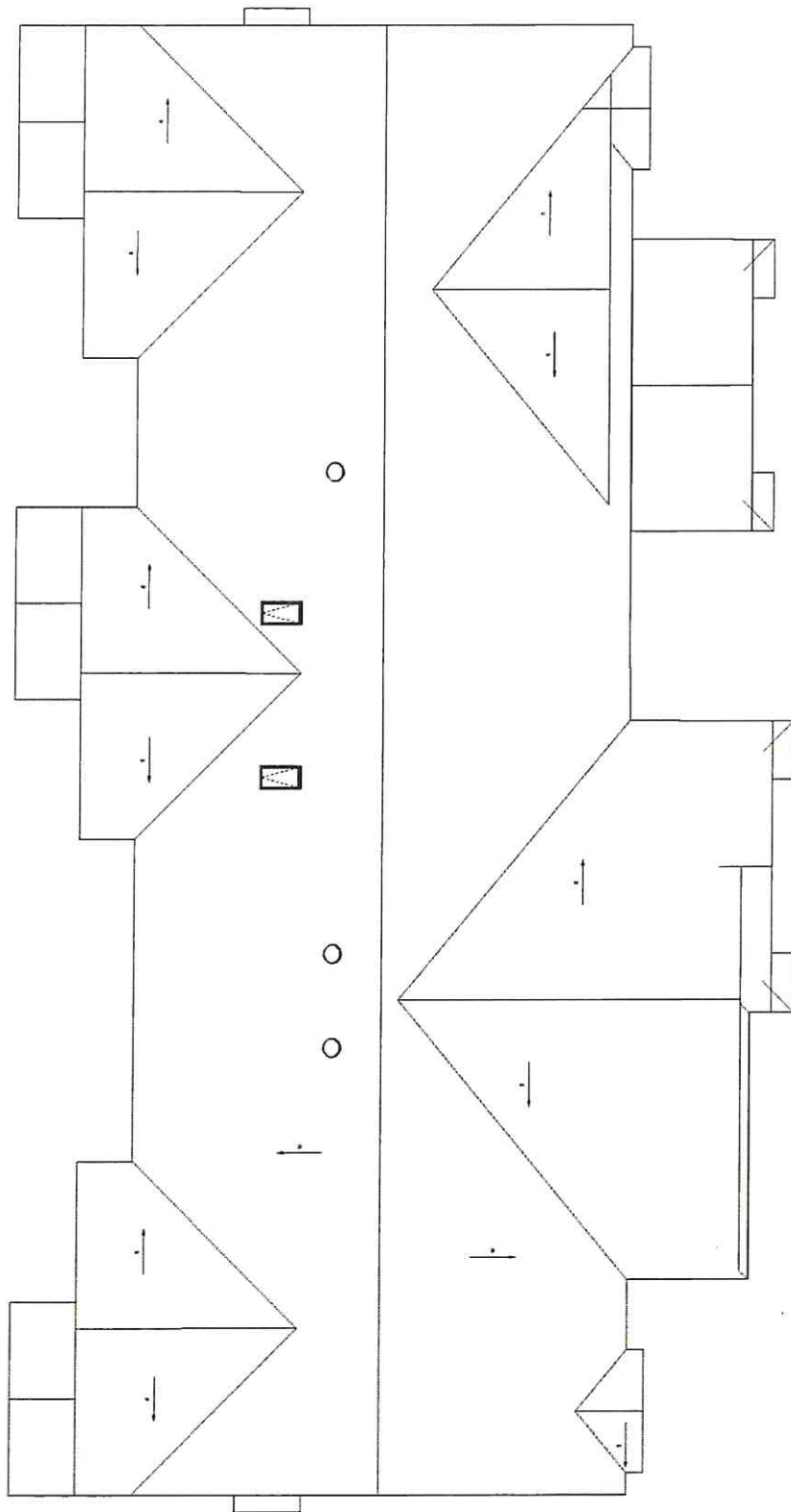
  

Consultant
Address
Address
Phone
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[illegible]

Westport	Triplex	Roof Plan
----------	---------	-----------

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A5	
Scale	



**①** Proof Plan



WATER TOWER EASEMENT

IVORY SILK LIKE TREE

5 SEDUM AUTUMN JOY

3 VIRGINIAN RASPBERRY  
PLANT

3 HYDRANGEA BODOL

3 KARL FORSTER REED GRASS

BLOOMERANG LILAC

5 DAYLILY PAFLOW ME

3 KARL FORSTER REED GRASS

HOLMSTRUP ARBOREVITAE

3 WEIGELIA SPIRED WINE

SATISFACTION MAPLE

ADRIAN COURT

6 DAYLILY HAPPY RETURNS

3 WEIGELIA SPIRED WINE

KARL FORSTER REED GRASS

CORNUS IVORY HALO

2 TAXUS TAUNTONI

5 SALVIA MI

CUEVELAR

Scott Malsen  
 Landscape Architect  
 608-846-4744  
 smalsen@msa.com

Landscape Design for:  
**WESTPORT SITE**  
 PREMIER BUILDERS  
 WESTPORT, WI

This design is intended to provide a conceptual landscape design for the property. It is not intended to be a final design. The design is subject to change without notice. The design is not intended to be a final design. The design is subject to change without notice.

DESIGNER  
 BOB MURPHY  
 FEB 26, 2020  
 PROJECT NAME  
 CLIENT NAME  
 1" = 8'  
 SHEET

