

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

AGENDA - Monday, August 8, 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 by the Town Board.

1. Call to Order
2. Public Comment on Matters Not on the Agenda
3. Approve Minutes of the 6/13/22 Meeting
4. Initial Consultation, Brightwork Auto Sales, 113 and CTH M
5. CUP, Storage Shed, Kaltenberg, 6188 CTH I (Waunakee ETZ)  
Discussion/Action
6. Design Review, Webcrafters Building Renovation, 5487 Bluebill Park Drive  
(Waunakee ETZ)
7. Sign System Proposals, Discussion/Action
8. Park Committee Report/Items for Action
9. Historic Preservation Commission Report/Items for Action
10. Waunakee/Westport Joint Planning Committee Report/Items for Action
11. Middleton/Westport Joint Zoning Committee Report/Items for Action
12. Miscellaneous Matters/Forthcoming Events
13. 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 – June 13, 2022

The regular monthly meeting of the Plan Commission was called to order at 7:01 p.m. in the Community Meeting Room of the Bernard J. Kennedy Administration Building by Chair Sipsma. Members present: Cuccia, Freidig, Kennedy, Moore, Ohm, Sipsma, and Tande.

Members absent: None. Also attending: Wade Wyse, Jeff Ruedebusch, Tom Kennedy, Nicholas Pine, Kevin Matthews, Bill Kennedy, Roberta Baumann, and Dean Grosskopf

After an explanation of the position of Secretary of the Plan Commission by Grosskopf, Chair Sipsma asked that any volunteers contact Grosskopf before the July meeting.

For Public Comment on Matters not on the agenda, none were brought forward.

The minutes of the May 9, 2022, regular meeting were approved as presented on a motion by, Cuccia, second Kennedy.

Following an introduction by Grosskopf to Rezone R1 to SFR, Pine, 4959 Easy Street (Town Zoning), and a brief explanation of the requested change by Mr. Pine, the Chair called a public hearing on the rezone to order at 7:14 p.m. and closed the hearing at 7:15 p.m. after calling for comments three times without reply. After a brief discussion, the rezone was recommended for approval as presented on a motion Kennedy, second Cuccia.

Grosskopf introduced and explained a proposed Town Code of Ordinances Amendment, Land Development Practices Related to Stormwater Protection [Sections 10-1-3(d)] and Create Section 10-2-26] The Chair then called a public hearing on the ordinance amendment to order at 7:21 p.m. and closed the hearing at 7:22 p.m. after calling for comments three times without reply. After a brief discussion and questions were answered, a recommendation that the Town Board adopt Ordinance Amendment 22-01 was approved on a motion by Cuccia, second Moore.

After a brief introduction by Grosskopf, a presentation for an Initial Consultation, Rezone and Land Division C2 to SFR (Single Family Residential) of a portion of the former Webcrafters property was made by Ruedebusch Development & Construction, on Kennedy Drive (Waunakee ETZ). The Commission recognized that the area was planned for residential development and the zoning required may be better for the existing neighborhood. The developers were also advised of the Commission's concerns. Density is an issue, as well as traffic, emergency access, the proximity to the adjoining wetlands, stormwater management and retention, and screening of the created lots from the Kennedy Road traffic. Additional neighborhood concerns regarding the Kennedy Road reconfiguration, trail connectivity, and other thoughts were also raised. Since this was a preliminary consultation, no action was required.



Freidig reported on the work of the Park Committee and Moore reported on the work of the Historic Preservation Commission.

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

No Miscellaneous Matters or Forthcoming Events were raised,

Motion to adjourn by Freidig, second Moore. The meeting adjourned at 8:34 PM.

Dean A. Grosskopf Acting Secretary



Item # 4

Initial Consultation, Brightwork Auto Sales, 113 and CTH M



From: Cale Anderson <info@brightworkauto.com>  
Sent: Wednesday, July 6, 2022 1:45 PM  
To: Robert Anderson <banderson@townofwestport.org>  
Subject: Brightwork Auto Sublot Addition

Hi Robert,

My name is Cale Anderson. I came into the office a few weeks ago to talk about adding a sublot to my current dealership, Brightwork Auto.

The sublot would be located in the field located at the corner of M & 113 currently rented by The Boathouse of Madison. I was able to attain a lease from my father as it was permitted in his current one. I know when we talked you said to get some photos to show the locations of the vehicles and how the storage field currently looks as it does have boats and trailers in it. I have attached a file that has three photos, one of the current field with some drawings and locations of boats and trailers, the second one is how the storage field has looked in the past. With boats for sale located around and other storage spots. The third is a photo of the office trailer that is located in the field and that I will be using. I know you said you would take a look at these before submitting, also is there anything else I need to fill out before submitting?

Thanks, Cale





## 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 = 246'

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

Print Date: 7/7/2022



# Current Storage Field



Maximum of 6 Automobiles



# Field Storage History

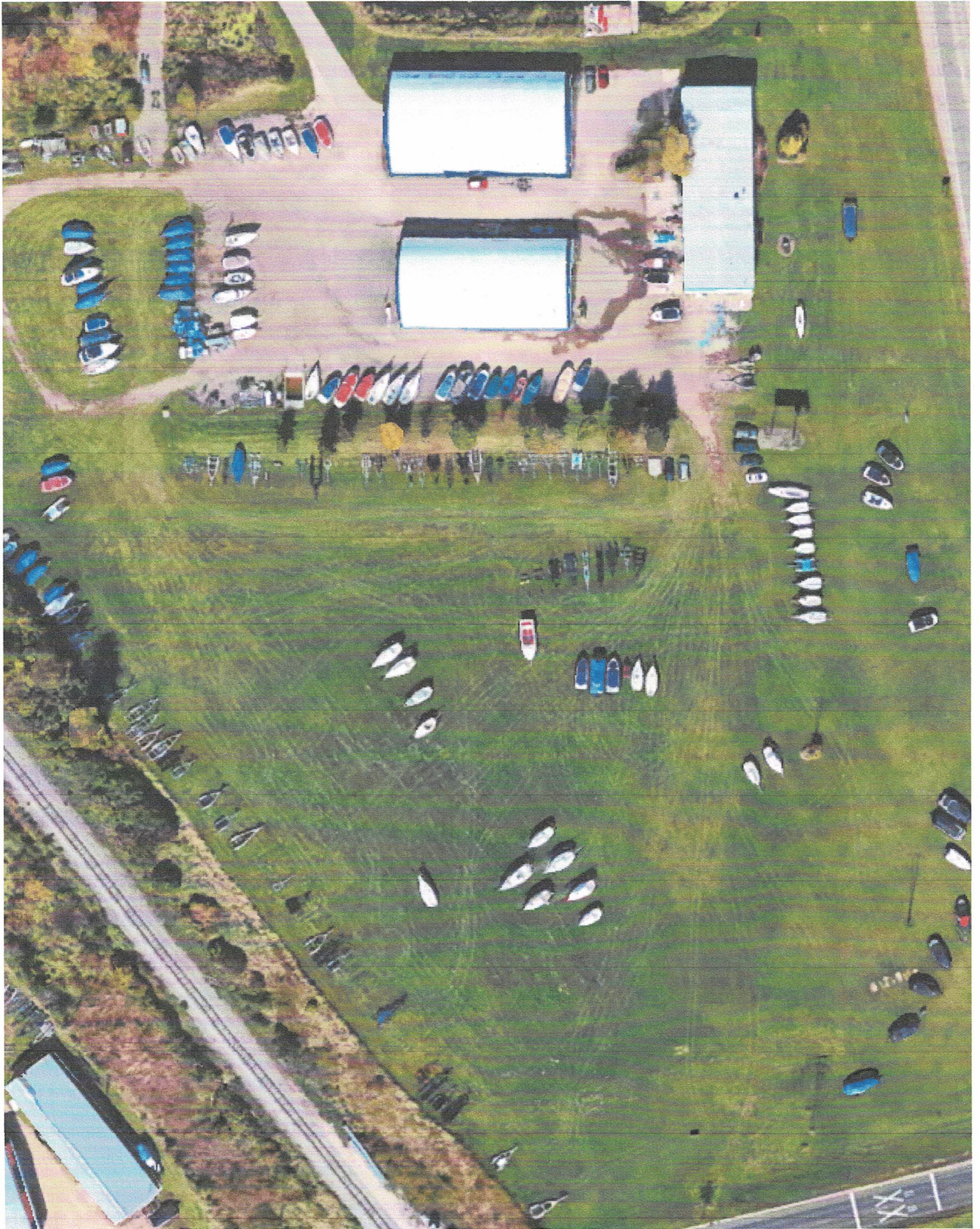
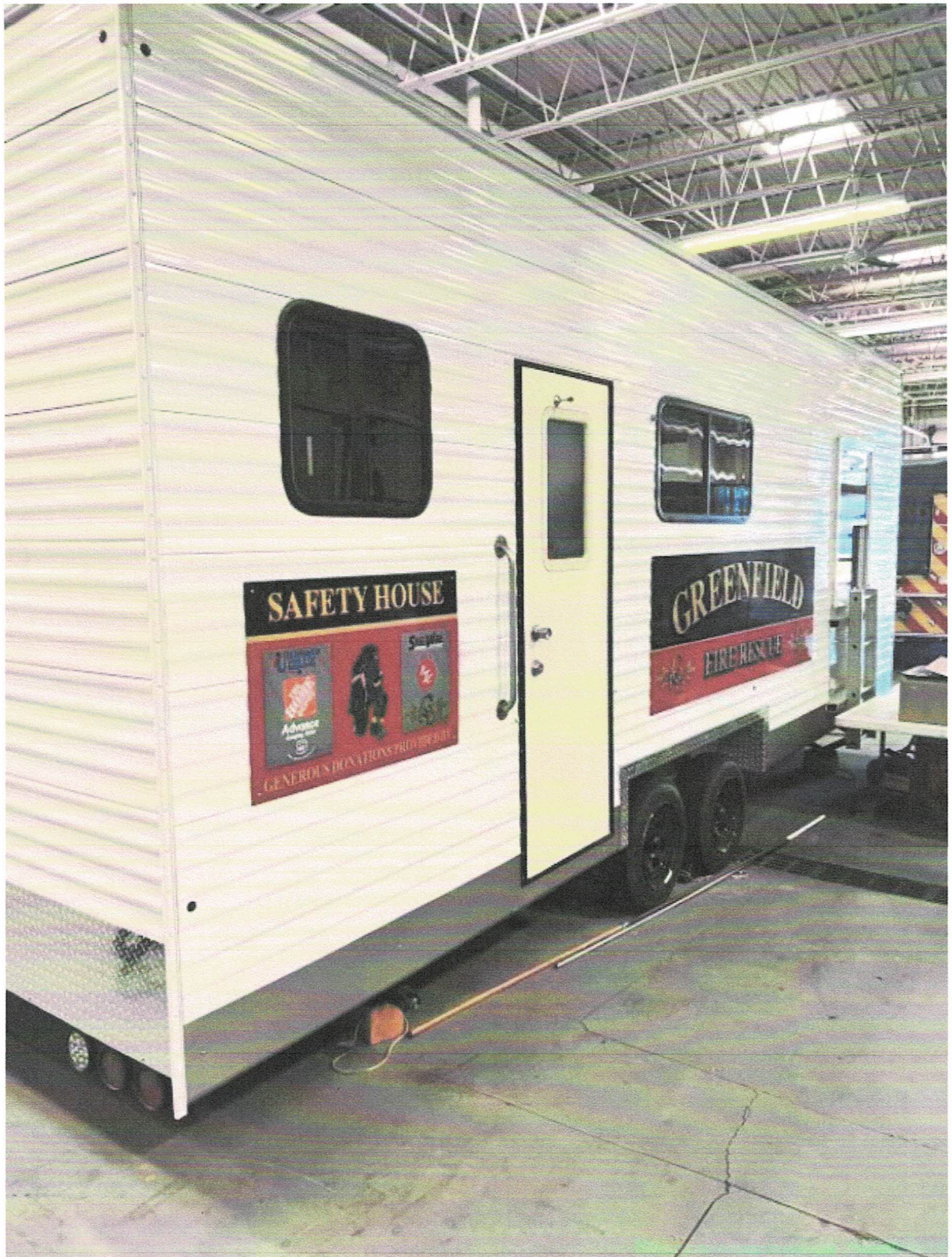




Photo of Office Trailer  
(Signs have been removed)





Item # 5

CUP, Storage Shed, Kaltenberg, 6188 CTH I (Waunakee ETZ)



Rick

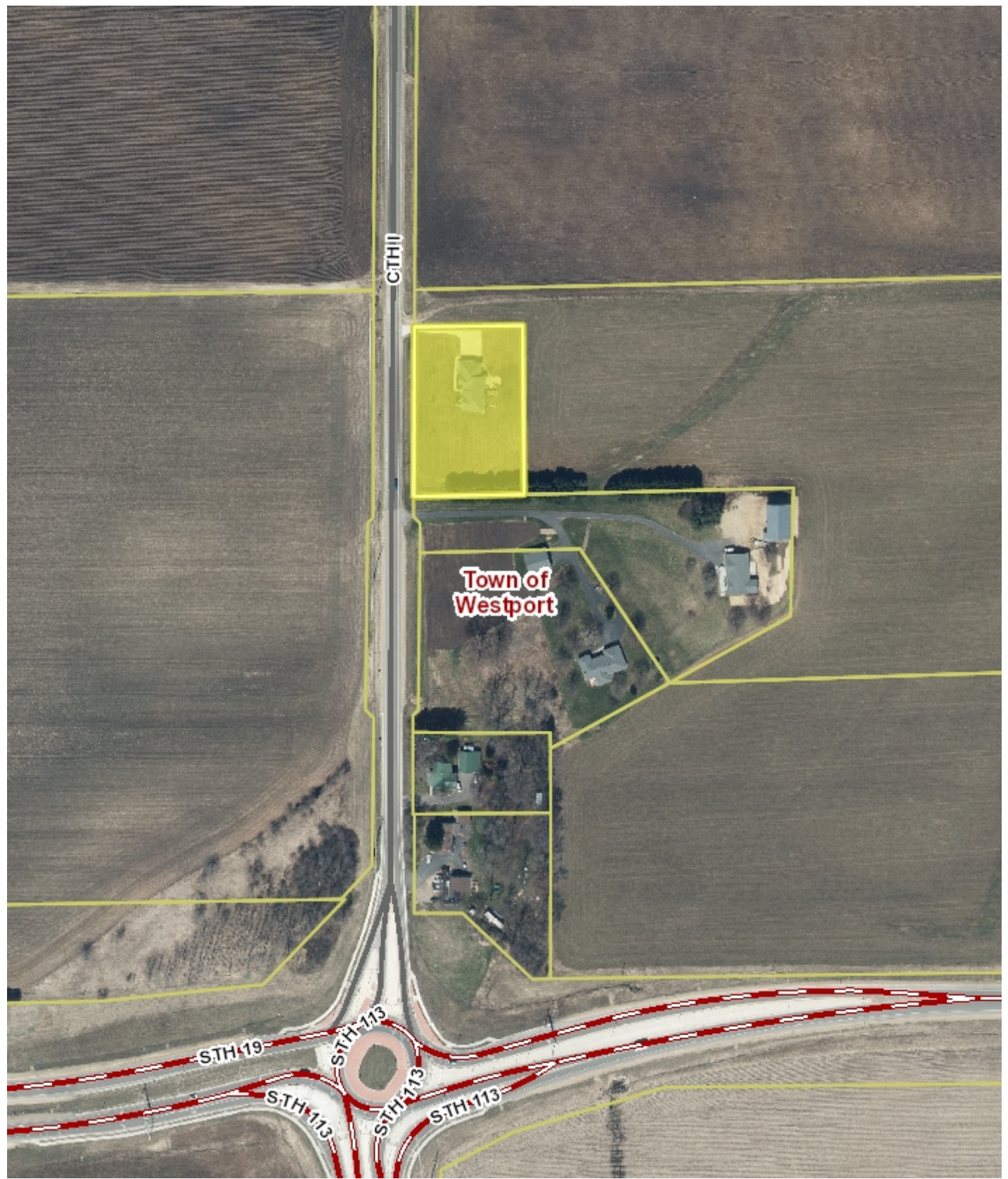
Kaltenberg Cup

Kaltenberg

I am looking at  
Building a out building  
at my Home. I am  
Working with Cleary  
buildings.

36' by 56'





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

Print Date: 7/5/2022





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, August 9, 2022, at Waunakee Village Hall, 500 W. Main Street, for the purpose of receiving comments on:

- 1) A request by Richard Kaltenberg for a Conditional Use Permit to allow an accessory structure exceeding the 800 square foot limit, 6188 County Road I, 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. Copies of the proposed amendments and applications may be reviewed by contacting the Village or Town Hall during normal business hours. 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: July 14, 2022.

Tracy Meinholz, Joint Plan Commission Secretary

Published: The Waunakee Tribune, July 22, 2022  
The Waunakee Tribune, July 29, 2022



# Kaltenberg - 6188 CTY Trunk I - Site Plan



May 4, 2022

0 50 100 200 Feet

## Dane County Mask

Dane County Mask

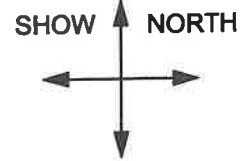
Parcels





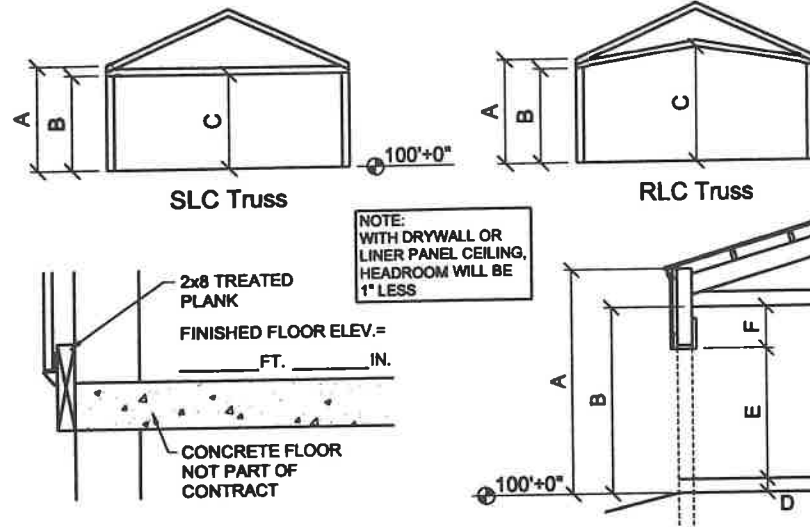


P.O. BOX 930220  
VERONA, WI 53593-0220  
(608) 845-9700  
FAX (608) 845-7070



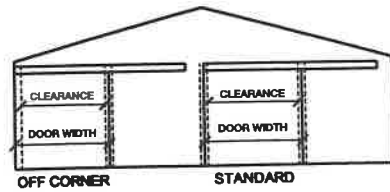
Rick Kaltenberg  
6188 CTY Trunk I  
Town of Westport

3/32" = 1'



A = EAVE HEIGHT \_\_\_\_\_  
B = TRUSS CLEARANCE AT HEEL \_\_\_\_\_  
C = TRUSS CLEARANCE AT CENTER OF BUILDING  
CLEARANCE MAY BE REDUCED BY FINISHED FLOOR HEIGHT  
D = OVERHEAD FRAMEOUT BOTTOM ELEVATION \_\_\_\_\_  
E = OVERHEAD FRAMEOUT HEIGHT \_\_\_\_\_  
F = ACTUAL HEADROOM AVAILABLE \_\_\_\_\_

HEADROOM REQUIRED TO TURN THE DOOR MUST BE LESS THAN  
THE ACTUAL HEADROOM AVAILABLE

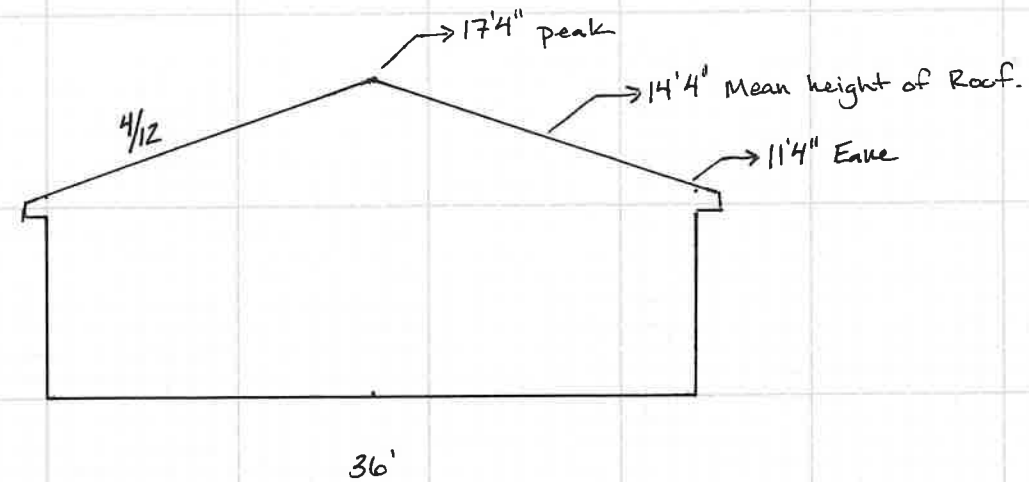
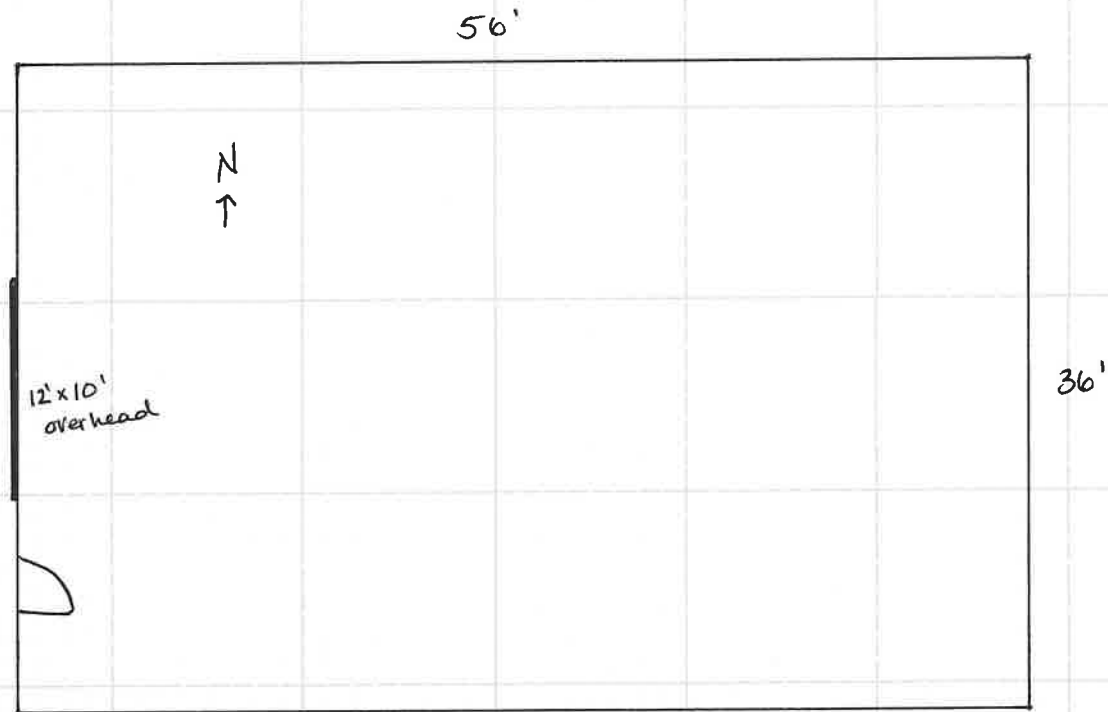


NOTE:  
ACTUAL WIDTH OF SLIDE DOOR CLEARANCE  
WILL BE 6" LESS THAN NOMINAL DOOR SIZE  
AND 12" LESS IF DOOR IS OFF THE CORNER.  
EXAMPLE: IF NOMINAL SLIDE DOOR IS 12'-0"  
WIDE, THE ACTUAL CLEARANCE IS 11'-6" ON  
STANDARD DOOR OR 11'-0" IF DOOR IS OFF  
THE CORNER

ENDWALL		SIDEWALL	
DOOR WIDTH _____	DOOR WIDTH _____	DOOR WIDTH _____	DOOR WIDTH _____
OPENING CLEARANCE _____	OPENING CLEARANCE _____	OPENING CLEARANCE _____	OPENING CLEARANCE _____
HEIGHT _____	HEIGHT _____	HEIGHT _____	HEIGHT _____
DOOR WIDTH _____	DOOR WIDTH _____	DOOR WIDTH _____	DOOR WIDTH _____
OPENING CLEARANCE _____	OPENING CLEARANCE _____	OPENING CLEARANCE _____	OPENING CLEARANCE _____
HEIGHT _____	HEIGHT _____	HEIGHT _____	HEIGHT _____

NOTE: ALL DOOR OPENINGS NEED TO BE CLEARLY DIMENSIONED FROM THE NEAREST CORNER. SHOW ALL CONDITIONS OF ALL ATTACHMENT (LEANS, PORCHES, ETC.) ON THE LAYOUT BELOW. INDICATE EAVE HEIGHTS AND ROOF PITCHES OF ALL ATTACHMENTS.

INDICATE ANY POWER LINES WITHIN 10' OF BUILDING SITE, ARE THERE ANY BUILDINGS WITHIN 10' OF SITE: IF SO, THEN SEND A PICTURE OR LIST THE CONDITIONS OF THE BUILDING ON THE C-100. ALSO, INDICATE ANY UNDERGROUND UTILITIES ON THE C-100 (i.e. SEWER, WATER, ELECTRIC, ETC.)



DATE \_\_\_\_\_

PURCHASER SIGNATURE \_\_\_\_\_

SELLER SIGNATURE \_\_\_\_\_



Item # 6

Design Review, Webcrafters Building Renovation, 5487 Bluebill  
Park Drive (Waunakee ETZ)





Town of Westport GIS

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

Print Date: 8/1/2022





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# RDC-Webcrafters Building Renovation

5487 BLUEBILL PARK DRIVE  
WESTPORT, WI



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## DESIGN REVIEW SUBMITTAL

07/18/2022

PROJECT NUMBER: 722304-00



<b>A</b>	air conditioning	<b>C</b>	clear	<b>F</b>	female	<b>I</b>	ID	inside diameter	<b>P</b>	P	panel joint	<b>T</b>	TM	time & materials	
<b>ACE</b>	Acoustic/Engineer	<b>CL</b>	construction	<b>F</b>	filter	<b>INSUL</b>	insulation	PLAM	plaster	<b>TEMP</b>	temporary	<b>TEMP</b>	TEMP	temperature	
<b>ACF</b>	acoustic ceiling tile	<b>CM</b>	construction manager	<b>FA</b>	fire alarm	<b>FL</b>	fire	FLYWD	plywood	<b>TER</b>	terrazzo	<b>TR</b>	TR	transit	
<b>ADDL</b>	addition	<b>CMU</b>	concrete masonry unit	<b>FA</b>	fire alarm	<b>FL</b>	fire	PREFAB	prefabricated	<b>TR</b>	transit	<b>TR</b>	TR	transit	
<b>ADDN</b>	addition	<b>CL</b>	clear	<b>FC</b>	fire cabinet	<b>J</b>	JS	jenior silk	<b>PREFIN</b>	prefinished	<b>TR</b>	TR	TR	transit	
<b>ADJ</b>	adjustable	<b>COL</b>	column	<b>FC</b>	fire cabinet	<b>J</b>	JS	jenior silk	<b>PSI</b>	pounds per square inch	<b>TWB</b>	TWB	TWB	tile board	
<b>AF</b>	above finished	<b>CONC</b>	concrete	<b>FC</b>	fire cabinet	<b>J</b>	JS	jenior silk	<b>PT</b>	part	<b>TWC</b>	TWC	TWC	tile board	
<b>AF</b>	above finished	<b>CORR</b>	corrosion	<b>FC</b>	fire cabinet	<b>J</b>	JS	jenior silk	<b>PTN</b>	partition	<b>TWC</b>	TWC	TWC	tile board	
<b>AF</b>	above finished	<b>CSWIK</b>	cement	<b>FHC</b>	fire hose cabinet	<b>L</b>	LAM	laminated	<b>Q</b>	quantity	<b>TWC</b>	TWC	TWC	tile board	
<b>AFG</b>	above finished	<b>CSWIK</b>	cement	<b>FIN</b>	finish	<b>LM</b>	live load	<b>Q</b>	quantity	<b>QTB</b>	quantity	<b>TWC</b>	TWC	tile board	
<b>AFS</b>	above finished	<b>CTB</b>	concrete base	<b>FM</b>	fire material	<b>M</b>	material	<b>Q</b>	quantity	<b>QTB</b>	quantity	<b>TWC</b>	TWC	tile board	
<b>AL</b>	aluminum	<b>CTB</b>	concrete base	<b>FM</b>	fire material	<b>M</b>	material	<b>Q</b>	quantity	<b>QTB</b>	quantity	<b>TWC</b>	TWC	tile board	
<b>ALUM</b>	aluminum	<b>CTB</b>	concrete base	<b>FM</b>	fire material	<b>M</b>	material	<b>Q</b>	quantity	<b>QTB</b>	quantity	<b>TWC</b>	TWC	tile board	
<b>ALT</b>	aluminum	<b>CTB</b>	concrete base	<b>FM</b>	fire material	<b>M</b>	material	<b>Q</b>	quantity	<b>QTB</b>	quantity	<b>TWC</b>	TWC	tile board	
<b>APPD</b>	approved	<b>DBL</b>	double	<b>FP</b>	fire proof	<b>MAC</b>	metal	<b>Q</b>	quantity	<b>QTB</b>	quantity	<b>TWC</b>	TWC	tile board	
<b>APT</b>	apartment	<b>DEPT</b>	department	<b>FP</b>	fire proof	<b>MAC</b>	metal	<b>Q</b>	quantity	<b>QTB</b>	quantity	<b>TWC</b>	TWC	tile board	
<b>AP</b>	apartment	<b>DEPT</b>	department	<b>FP</b>	fire proof	<b>MAC</b>	metal	<b>Q</b>	quantity	<b>QTB</b>	quantity	<b>TWC</b>	TWC	tile board	
<b>ASC</b>	above suspended ceiling	<b>DR</b>	door	<b>FRT</b>	fire resistant	<b>FTG</b>	fire treated	<b>MIN</b>	minutes	<b>MISG</b>	miscellaneous	<b>REF</b>	refrigerator	<b>RF</b>	reflected ceiling panel
<b>B</b>	baseboard	<b>DTL</b>	detail	<b>GA</b>	gauge	<b>MS</b>	metal	<b>MS</b>	metal	<b>MS</b>	metal	<b>MS</b>	metal	<b>MS</b>	metal
<b>BLDG</b>	building	<b>DLT</b>	downlight	<b>GB</b>	grab bar	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>BLT</b>	below	<b>DWG</b>	drawing	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>BLW</b>	below	<b>DWG</b>	drawing	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>BPL</b>	base plate	<b>E</b>	east	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>BOS</b>	bottom of steel	<b>E</b>	east	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>B</b>	baseboard	<b>DTL</b>	detail	<b>GA</b>	gauge	<b>MS</b>	metal	<b>MS</b>	metal	<b>MS</b>	metal	<b>MS</b>	metal	<b>MS</b>	metal
<b>BLDG</b>	building	<b>DLT</b>	downlight	<b>GB</b>	grab bar	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>BLT</b>	below	<b>DWG</b>	drawing	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>BLW</b>	below	<b>DWG</b>	drawing	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>BPL</b>	base plate	<b>E</b>	east	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>BOS</b>	bottom of steel	<b>E</b>	east	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass	<b>GL</b>	glass
<b>B</b>	baseboard	<b>DTL</b>	detail	<b>GA</b>	gauge	<b>MS</b>	metal	<b>MS</b>	metal	<b>MS</b>	metal	<b>MS</b>	metal	<b>MS</b>	

### CALLOUTS

### TAGS

### GRAPHICS

The map shows the project location in Westport, Oregon, marked with a dashed box and the label "PROJECT LOCATION". The location is near the intersection of Kennedy Dr and S Kennedy Dr, adjacent to the Webcrafters business. Other nearby landmarks include Mary Lake, Westport Meadows Park, and the Westport Community Center. A scale bar at the bottom indicates distances up to 1 mile.

	<p><b>OWNER / GENERAL CONTRACTOR</b>  <b>RUEDEBUSCH DEVELOPMENT &amp; CONSTRUCTION</b></p> <p>4605 Dovelail Drive  Madison, WI 53704  PHONE: (608) 249-2012  <a href="http://www.ruedeusch.com/">www.ruedeusch.com/</a></p> <p>PROJECT CONTACT: Jeff Ruedeusch  DIRECT PHONE: (608) 249-2032  EMAIL ADDRESS: <a href="mailto:jeff@ruedeusch.com">jeff@ruedeusch.com</a></p>
	<p><b>ARCHITECTURAL</b>  <b>EPPSTEIN UHEN ARCHITECTS, INC.</b></p> <p>309 West Johnson Street, Suite 202  Madison, WI 53703  PHONE: 608.442.5350  <a href="http://www.eua.com">www.eua.com</a></p> <p>PROJECT CONTACT: Colleen O'Meara , Project Manager  DIRECT PHONE: (608) 442-6687  EMAIL ADDRESS: <a href="mailto:ColleenO@eua.com">ColleenO@eua.com</a></p>
	<p><b>CIVIL</b>  <b>WYSER ENGINEERING</b></p> <p>300 East Front Street  Mount Horeb, WI 53572  PHONE: (608) 437-1980  <a href="http://www.wyserengineering.com">www.wyserengineering.com</a></p> <p>PROJECT CONTACT: Wade Wyse, P.E.  DIRECT PHONE: (608) 437-1980  EMAIL ADDRESS: <a href="mailto:wade.wyse@wyserengineering.com">wade.wyse@wyserengineering.com</a></p>

GENERAL	
G000	INDEX
G101	LIFE SAFETY PLANS
CIVIL	
C101	COMMERCIAL SITE PLAN
C200	GRADING & EROSION CONTROL PLAN
C300	UTILITY PLAN
ARCHITECTURAL	
A101	1ST FLOOR OVERALL PLAN
A101N	1ST FLOOR PLAN NORTH
A101S	1ST FLOOR PLAN SOUTH
A102	MEZZANINE OVERALL PLAN
A200	EXTERIOR ELEVATIONS
A201	ENLARGED EXTERIOR ELEVATIONS
A900	BUILDING PERSPECTIVE VIEWS

	222 West Washington Ave, Suite 650 Madison, WI 53703 PHONE: (608) 256-7304 www.pierceengineers.com	PROJECT CONTACT: Jonathan Hoeltke, P.E. DIRECT PHONE: (608) 729-1420 EMAIL ADDRESS: jhoeltke@pierceengineers.com
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5487 BLUEBILL PARK  
DRIVE  
WESTPORT, WI

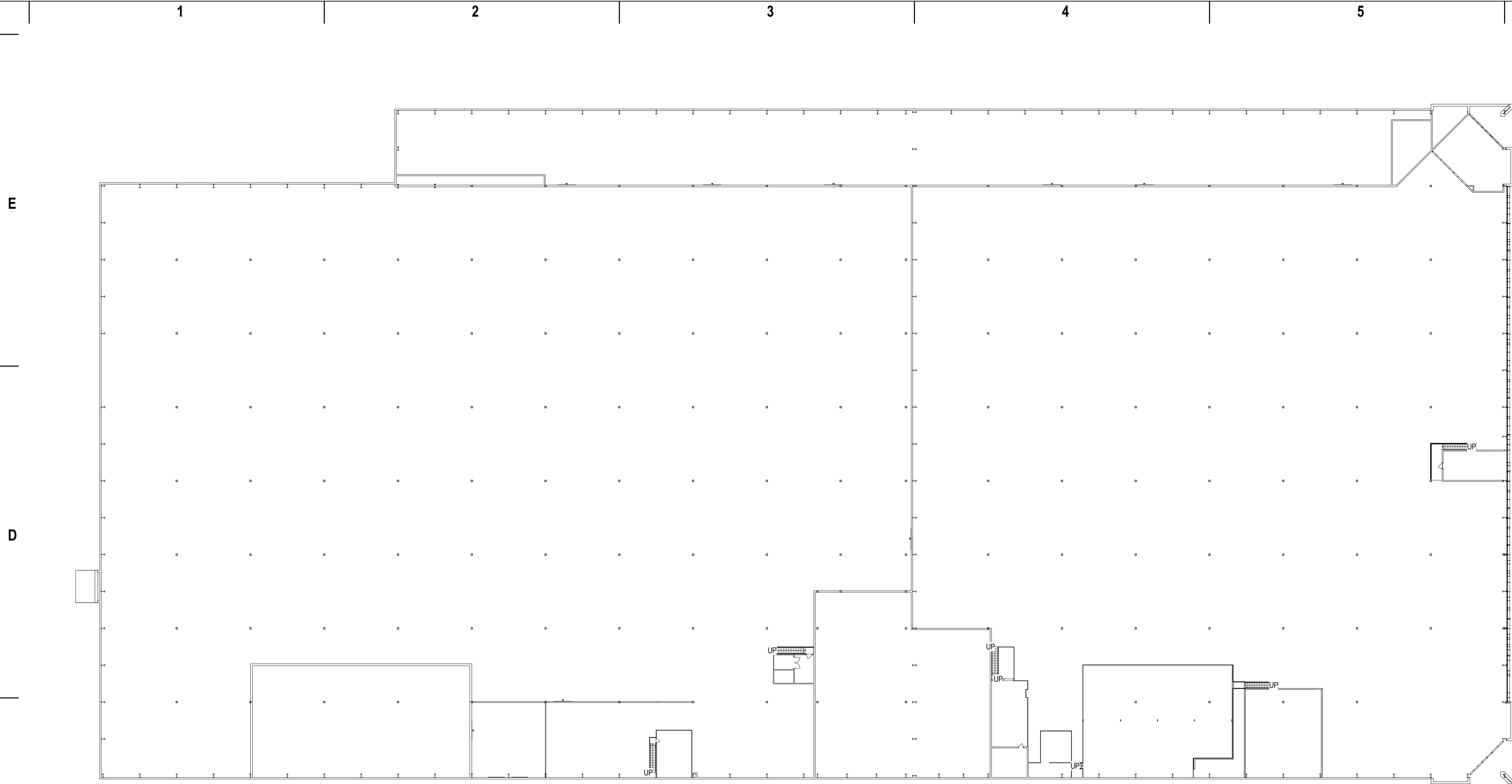
DATE	DESCRIPTION
07/18/2022	DESIGN REVIEW SUBMITTAL

## PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

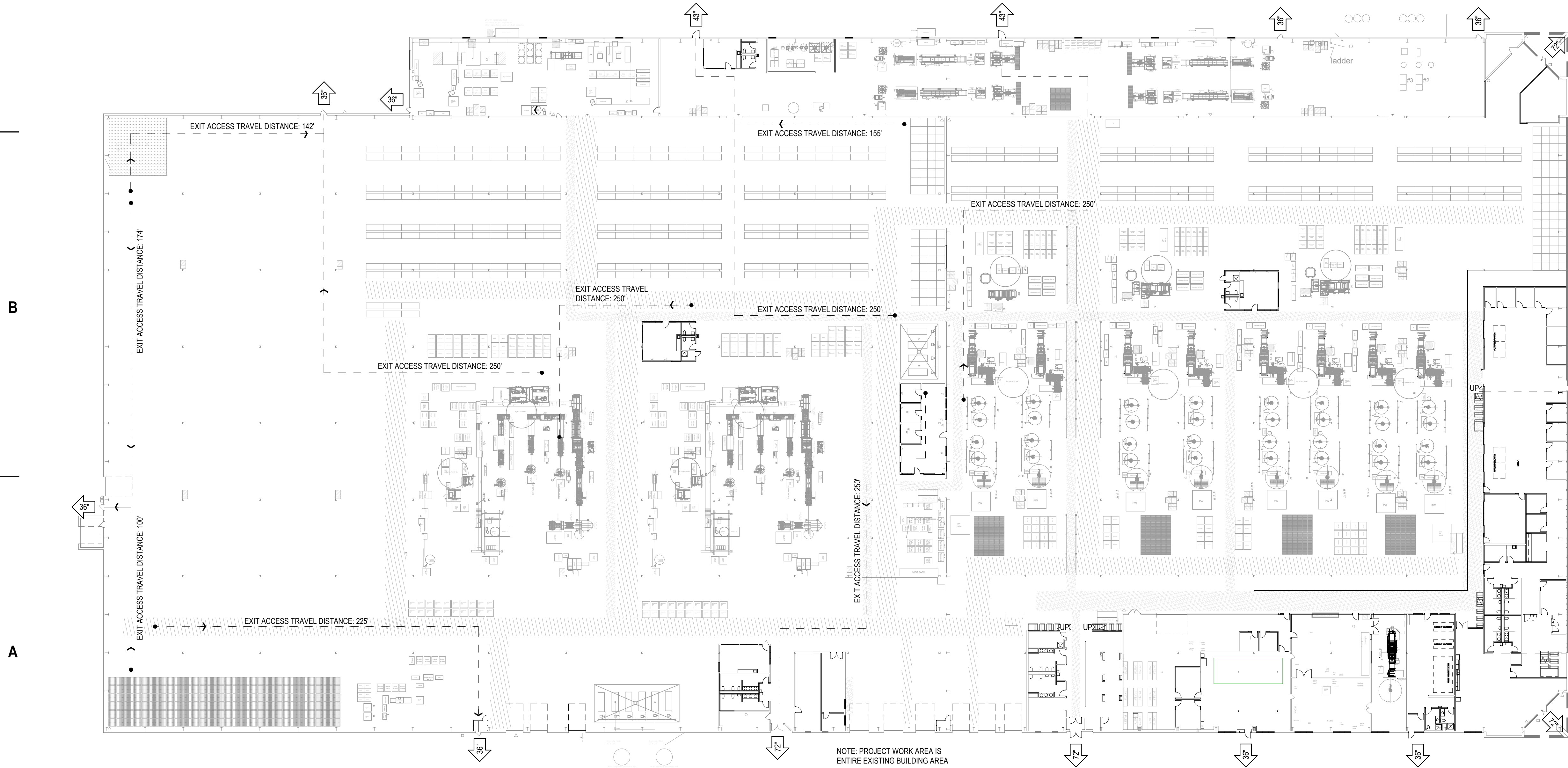
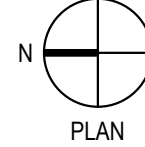
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

# G000

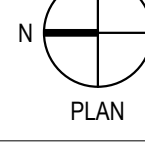




**C1** MEZZANINE LIFE SAFETY PLAN  
1/32" = 1'-0"



**A1** 1ST FLOOR LIFE SAFETY PLAN  
1/32" = 1'-0"



PROJECT DATA					
OWNER					
RUEDEBUSCH DEVELOPMENT & CONSTRUCTION, INC.					
LOCATION					
MUNICIPALITY:	TOWN OF WESTPORT				
COUNTY:	DANE				
STATE:	WISCONSIN				
APPLICABLE BUILDING CODES					
WISCONSIN COMMERCIAL BUILDING CODE (2015 IBC AS MODIFIED BY CHAPTERS SPS 361.366 MAY 1, 2018)					
CONSTRUCTION CLASSIFICATION			CHAPTER 6 SECTION 602		
TYPE (B) (EXISTING)			CHAPTER 3 SECTION 302		
OCCUPANCY GROUPS			CHAPTER 3 SECTION 302		
F-1 (MODERATE-HAZARD FACTORY INDUSTRIAL)			PRIMARY OCCUPANCIES ARE UNSEPARATED. APPROX. 154,000 SQ FT		
S-1 (MODERATE-HAZARD STORAGE)			APPROX. 103,300 SQ FT		
ACCESSORY USE(S)			CHAPTER 5 SECTION 508.2		
B (BUSINESS)			OFFICE USE APPROX. 13,000 SQ FT		
A-2 (ASSEMBLY)			BREAK ROOM (AREA INCLUDED IN OFFICE USE AREA)		
A-3 (ASSEMBLY)			CONFERENCE ROOM (AREA INCLUDED IN OFFICE USE AREA)		
PROJECT TYPE					
ALTERATION LEVEL 3. ALTERATIONS WILL COMPLY WITH IBC REQUIREMENTS					
BLDG HEIGHT			CHAPTER 5 SECTION 504.3		
FACTORY INDUSTRIAL STORAGE			ALLOWABLE PROVIDED		
			75 FT APPROX 28 FT (EXISTING)		
NUMBER OF STORIES			CHAPTER 5 SECTION 504.4		
FACTORY INDUSTRIAL STORAGE (PER UNLIMITED AREA BUILDING REQUIREMENTS IN 507.4)			ALLOWABLE PROVIDED		
			1 1		
BLDG GROSS AREA (SQ FT)			CHAPTER 5 SECTION 506.2		
			ALLOWABLE	AREA INCREASE	PROVIDED
FACTORY INDUSTRIAL STORAGE (PER UNLIMITED AREA BUILDING REQUIREMENTS IN 507.4)			UNLIMITED PER 507.4	DOES NOT APPLY	270,500 SQ FT (EXISTING)
FIRE PROTECTION					
FIRE ALARM			???	2015 IBC 907.2.3	
FIRE SUPPRESSION			COMPLETE	2015 IBC 9.3	
MONITORING TYPE			CENTRAL STATION	2015 IBC 907.2.3	
NFPA STANDARD USED			13	2018 IBC 903	
FIRE RESISTIVE RATINGS					
			REQUIRED	PROVIDED	
OCCUPANCY SEPARATIONS			0 HOUR	0 HOUR	CHAPTER 5 SECTION 508.4
PRIMARY STRUCTURAL FRAME			0 HOUR	0 HOUR	CHAPTER 6 SECTION 601
BEARING WALLS - EXTERIOR			0 HOUR	0 HOUR	CHAPTER 6 SECTION 601
BEARING WALLS - INTERIOR			0 HOUR	0 HOUR	CHAPTER 6 SECTION 601
NONBEARING WALLS & PARTITIONS - EXTERIOR			0 HOUR	0 HOUR	CHAPTER 6 SECTION 601
NONBEARING WALLS & PARTITIONS - INTERIOR			0 HOUR	0 HOUR	CHAPTER 6 SECTION 601
FLOORS & SECONDARY MEMBERS			0 HOUR	0 HOUR	CHAPTER 6 SECTION 601
ROOFS & SECONDARY MEMBERS			0 HOUR	0 HOUR	CHAPTER 6 SECTION 601
DESIGN OCCUPANT LOAD					
FACTORY INDUSTRIAL STORAGE			CHAPTER 10 SECTION 1004.1.2		
			170 PER OWNER		
BUSINESS			80 PER OWNER		
MEANS OF EGRESS					
CHAPTER 10 SECTION 1005.3.1 STAIRWAYS 1005.3.2 OTHER EGRESS COMPONENTS					
ALLOWABLE OCCUPANTS			STAIR WIDTH (0.3") REQUIRED PROVIDED		EXIT WIDTH (0.2") REQUIRED PROVIDED
			DOES NOT APPLY		50' 77'0"
FIRST FLOOR			250 OCCUPANTS		
EXIT TRAVEL DISTANCE					
CHAPTER 10 SECTION 1017.2					
250 FT MAXIMUM					
COMMON PATH OF TRAVEL					
CHAPTER 10 SECTION 1006.2.1					
100 FT MAXIMUM					
DEAD-END CORRIDOR					
CHAPTER 10 SECTION 1020.4					
50 FT MAXIMUM					
TOTAL NUMBER OF EXITS					
CHAPTER 10 SECTION 1006.3.1					
			REQUIRED PROVIDED		
			2 16		

BUILDING PLUMBING FIXTURE COUNT										
OCCUPANCY	OCCUPANT LOAD	OCCUPANT LOAD (PER GENDER)	WATER CLOSET		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK		
			MEN	WOMEN	MEN	WOMEN				
FACTORY INDUSTRIAL STORAGE	170	170 / 2 = 85	1:100	1:100	1:100	1:100	1:400		1	
			0.85	0.85	0.85	0.85	0.425			
			TOTALS							
BUSINESS	80	80 / 2 = 40	1:25 (UP TO 50), 1:50 (OVER 50)	1:25 (UP TO 50), 1:50 (OVER 50)	1:40 (UP TO 80), 1:80 (OVER 80)	1:40 (UP TO 80), 1:80 (OVER 80)	1:100		1	
			1.6	1.6	1	1	0.8			
			TOTALS							
					REQUIRED	2.45	1.85	1.85	1.225	
					PROVIDED	XX	XX	XX	XX	
					UNSEX					

**LIFE SAFETY GENERAL NOTES**

1. WHEN A WALL HAS MORE THAN ONE CLASSIFICATION, THE MOST RESTRICTIVE REQUIREMENTS FOR EACH CLASSIFICATION SHALL APPLY.

**LIFE SAFETY DRAWING NOTES APPLICABLE TO EXISTING CONDITIONS**

EXISTING CONDITIONS INDICATED BY THESE LIFE SAFETY PLANS ARE BASED ON INFORMATION PROVIDED AND AN ANALYSIS OF APPLICABLE CODES. IF EXISTING FIELD CONDITIONS ARE DISCOVERED TO BE DIFFERENT FROM WHAT IS INDICATED ON THESE PLANS, CONTACT THE ARCHITECT.

WITHIN LIMITS OF NEW CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE FOLLOWING AND PATCH DEFICIENCIES (IF ANY ARE DISCOVERED) OF EXISTING ASSEMBLIES.

- WALL FIRE RATINGS AND SMOKE-TIGHTNESS REQUIREMENTS AS INDICATED BY THESE LIFE SAFETY PLANS
- FIRE STOPPING OF THROUGH PENETRATIONS
- FIRE STOPPING OF PERIMETER JOINTS



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PROJECT INFORMATION

**RDC-Webcrafters**

Building Renovation

**5487 BLUEBILL PARK DRIVE**

WESTPORT, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
07/18/2022	DESIGN REVIEW SUBMITTAL

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS NOT FOR CONSTRUCTION**

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PROJECT MANAGER PM

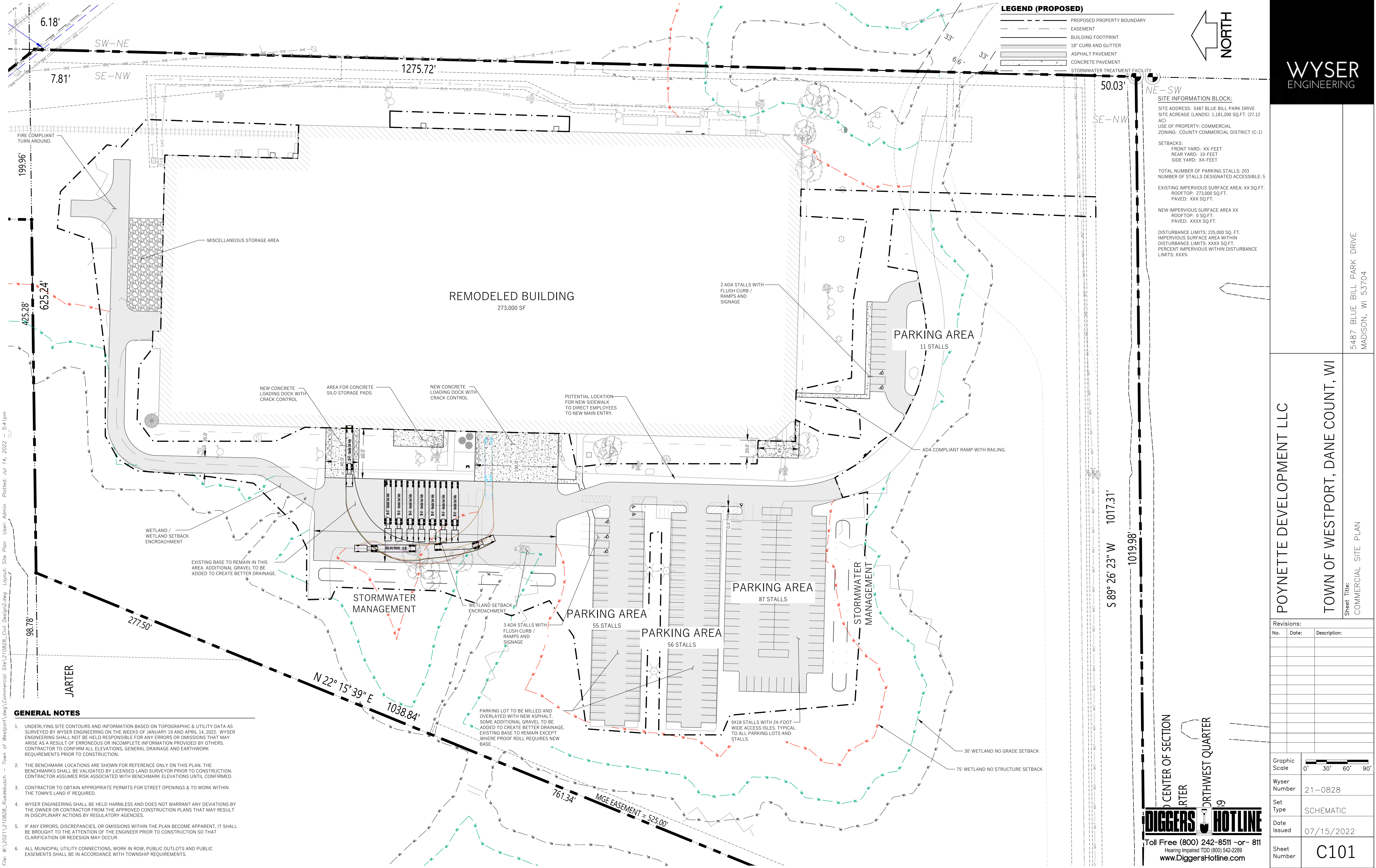
PROJECT NUMBER 722304-00

LIFE SAFETY PLANS

**G101**

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WYSERENGINEERING

5487 BLUE BILL PARK DRIVE  
MADISON, WI 53704

POYNETTE DEVELOPMENT LLC

TOWN OF WESTPORT, DANE COUNT, WI

Sheet Title:  
COMMERCIAL SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale

0' 30' 60' 90'

Wyser Number

21-0828

Set Type

SCHEMATIC

Date Issued

07/15/2022

Sheet Number

C101

CENTER OF SECTION

RTER

ORTHWEST QUARTER

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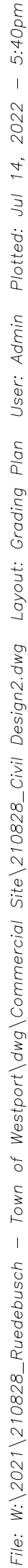
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Hearing Impaired TDD (800) 542-2289

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1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEKS OF JANUARY 19 AND APRIL 14, 2022. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE TOWN'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.

NOTE:  
SPOT GRADES ARE AS FOLLOWS:  
FFE - FINISHED FLOOR GRADE  
EP - EDGE OF ASPHALT PAVEMENT  
EC - EDGE OF CONCRETE PAVEMENT  
BC - BACK OF CURB  
SW - EDGE OF SIDEWALK  
FG - FINISH GRADE  
TW - FINISH GRADE ADJACENT TOP OF WALL  
BW - FINISH GRADE ADJACENT BOTTOM OF  
WALL (NOT FOOTING)

PROPERTY BOUNDARY

EASEMENT

BUILDING FOOTPRINT

18" CURB AND GUTTER

ASPHALT PAVEMENT

CONCRETE PAVEMENT

PROPOSED MAJOR CONC

PROPOSED MINOR CONC

STM

PROPOSED STORM SEWER

SILT FENCE

INLET PROTECTION

DITCH CHECK

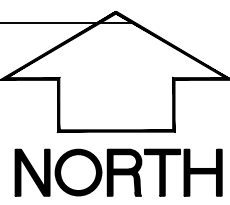
SPOT GRADE

DRAINAGE GRADE BREAK

DRAINAGE ARROW

1181.25 EP

10.0%



POST WDR CERTIFICATE OF PERMIT COVERAGE AND MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDRN.

2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

3. ENGINEER / TOWN OF WESTPORT / DANE COUNTY LAND CONSERVATION / WDRN HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE TOWN OF WESTPORT BUILDING INSPECTOR TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.

4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDRN AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.

5. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.

6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

7. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

8. REFER TO THE WDRN STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [https://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](https://dnr.wi.gov/topic/stormwater/standards/const_standards.html).

9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDRN TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).

10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDRN TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.

11. CONTRACTOR TO PROVIDE SLOD LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

12. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDRN TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.

13. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WATERWAY DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 75 GPM OR MORE.

14. PROVIDE ANTI-SOIL PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DE-WATERING #1061.

15. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET POND PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT DURING MAINTENANCE (REFER TO FR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDRN TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.

16. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDRN TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.

17. INSTALL AND MAINTAIN SILT FENCING PER WDRN TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

18. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDRN TECHNICAL STANDARD DITCH CHECKS #1062.

19. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDRN TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.

20. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

21. 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, AS APPROPRIATE FOR REGION AND SOIL. TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

22. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

23. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE AUTHORITIES WITH JURISDICTION. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

24. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDRN TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.

25. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

26. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERM).

27. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS CLASS I TYPE B EROSION CONTROL MATTING. INSTALL, MAINTAIN AND MAINTAIN PER WDRN TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.

28. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN. INSTALL AND MAINTAIN PER WDRN TECHNICAL STANDARD CHANNEL EROSION MAT #1053.


29. MAKE PROVISIONS FOR WATERING DURING THE FIRST 3 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

30. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDRN REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDRN'S BUREAU OF REMEDIATION AND REDEVELOPMENT RACKING SYSTEM (BRRS) PUBLIC DATABASE AT: <https://dnr.wi.gov/batn/>


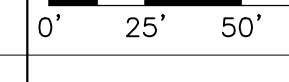
31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: <https://www3.epa.gov/nhdes/pdfs/concretewashout.pdf>. REQUIRE USE BY ALL CONTRACTOR CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

FINAL SURFACE BOTTOM ELEVATION OF 862.0.  
MINIMUM SURFACE AREA AT ELEVATION 9862.0 = 4,500  
SF. 18" OF ENGINEERED SOIL BELOW ELEVATION 862.0  
AND 36" OF WASHED STONE DRAINAGE SAND BELOW  
ENGINEERED SOIL. DRAINAGE SAND SHALL BE  
LOCATED AT THE TOP OF THE ENGINEERED SOIL  
LAYER. INSTALL OBSERVATION WELLS AND CLEAN  
OUTS AS REQUIRED. PLANT BASIN USING NATIVE PLUG  
PLANTS AS RECOMMENDED BY A LICENSED  
LANDSCAPE ARCHITECT FOR THE OWNER.  
TECHNICAL STANDARDS FOR BIORETENTION  
CONSTRUCTION, FOLLOWING CONSTRUCTION AN  
AS-BUILT CERTIFICATION OF THE BASIN AREA.  
ELEVATION AND OUTLET REQUIRED. KEEP RECORDS OF  
ALL CONSTRUCTION MATERIALS USED FOR USE IN  
AS-BUILT CERTIFICATION. GEOTECHNICAL ENGINEER  
REQUIRED TO BE ON SITE.  
UNDERLYING SOILS MEET THE REQUIRED 0.5 IN/HR  
NATIVE SOIL INFILTRATION RATE.

BIORETENTION BASIN 2.  
AT THE START OF CONSTRUCTION, THE  
BASIN AREA TO 1-FOOT ABOVE THE  
BOTTOM OF BASIN STORAGE SHALL  
BE USED AS A TEMPORARY STORAGE  
AREA FOR CONSTRUCTION.

FINIAL SURFACE BOTTOM ELEVATION OF 858.5.  
MINIMUM SURFACE AREA AT ELEVATION 858.5 = 3,500  
SF. 18" OF ENGINEERED SOIL BELOW ELEVATION 858.5  
IS 16" OF CRUSHED STONE. CRUSHED STONE TO BE  
THE ENGINEERED SOIL LAYER. UNDERDRAIN TO BE  
LOCATED AT THE TOP OF THE ENGINEERED SOIL  
LAYER. INSTALL OBSERVATION WELLS AND CLEAN  
OUTS AS REQUIRED TO MAINTAIN CLEAN SAND  
PLANTS AS RECOMMENDED BY A LICENSED  
LANDSCAPE ARCHITECT ALL PER THE WDRN  
TECHNICAL STANDARD 1004 FOR BIORETENTION  
CONSTRUCTION. THE CONSTRUCTION SHALL BE IN  
AS-BUILT CERTIFICATION OF THE BASIN AREA  
ELEVATION AND OUTLET REQUIRED, KEEP RECORDS OF  
ALL CONSTRUCTION MATERIALS USED FOR USE IN  
AS-BUILT CERTIFICATION. GEOTECHNICAL ENGINEER  
REQUIRED TO BE ON SITE TO VERIFY THAT THE  
UNDERLYING SOILS MEET THE REQUIRED 0.5 IN/HR  
NATIVE SOIL INFILTRATION RATE. 

BIORETENTION BASIN 1.  
AT THE START OF CONSTRUCTION, EXCAVATE  
BASIN AREA TO 1-FOOT ABOVE THE PLANNED  
FINISH ELEVATION OF BASIN AREA 858.5 TO BE  
USED AS A TEMPORARY SEDIMENT BASIN DURING  
CONSTRUCTION.

			
POYNETTE DEVELOPMENT LLC  TOWN OF WESTPORT, DANE COUNTY, WI		5487 BLUE BILL PARK DRIVE MADISON, WI 53704	
Revisions:		Sheet Title: GRADING & EROSION CONTROL PLAN	
No.	Date:	Description:	
Graphic Scale			
Wyser Number	21-0828		
Set Type	SCHEMATIC		
Date Issued	07/15/2022		
Sheet Number	C200		







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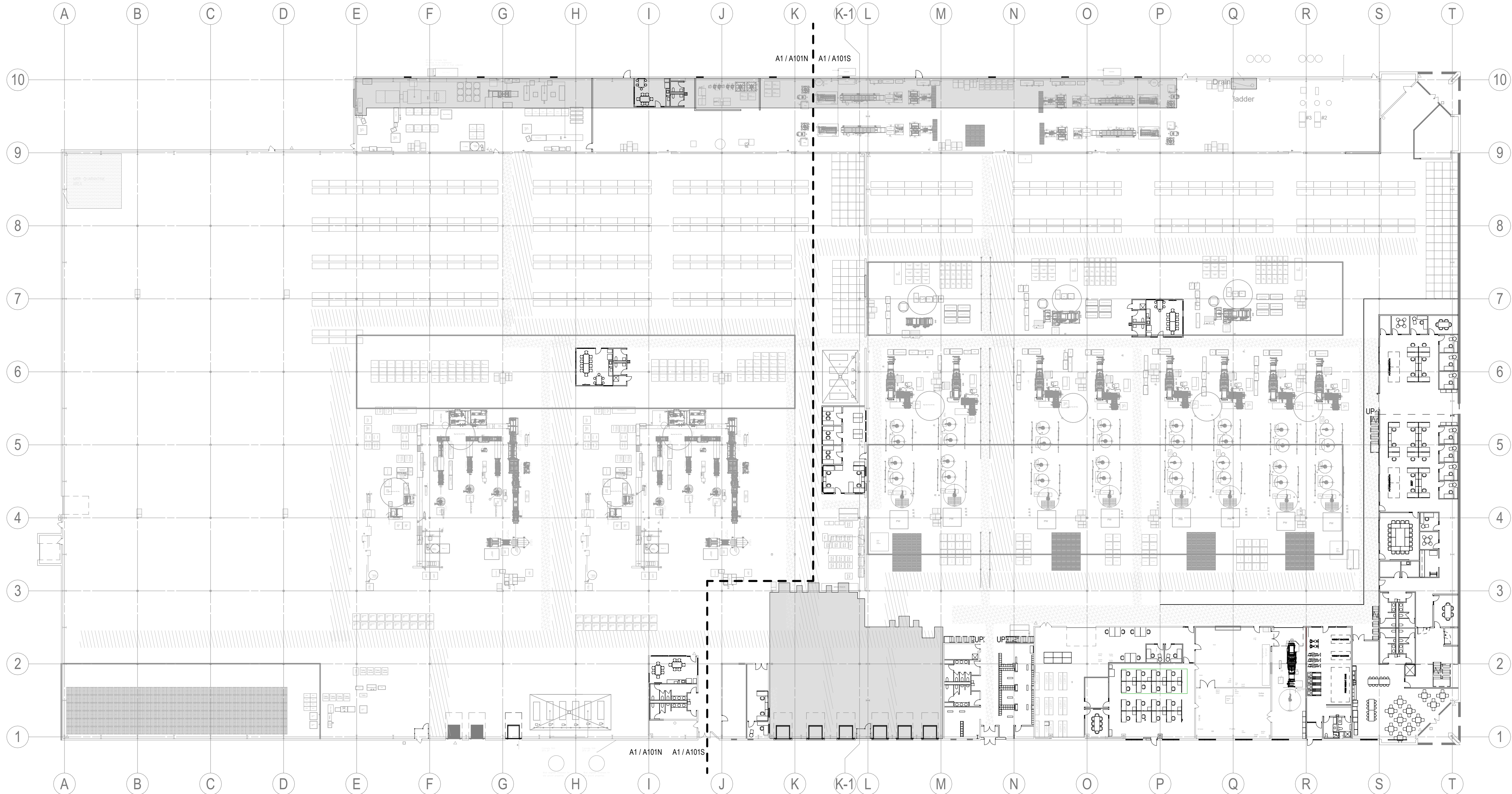
D

C

B

A

**A2** 1ST FLOOR OVERALL PLAN  
1/32" = 1'-0"



KEYNOTES PER SHEET

SHEET NOTES - FLOOR PLAN	
1.	BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
3.	VERIFY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
4.	REFER TO SHEET <A00> FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE S3A-S11.
5.	ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
6.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
7.	REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
8.	PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
9.	PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS.
10.	PREPARE FLOOR LEVEL AND SMOOTH TO BE POLISHED AND/OR FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN...
11.	ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY PREPARED FOR NEW FINISH APPLICATIONS. WHERE ADJACENT FINISHES ARE EXISTING TO REMAIN, PATCH AND MATCH EXISTING FINISHES. CONSULT WITH THE OWNER TO IDENTIFY ATTIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.
12.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
13.	PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT ALL TELEPHICAL ROOMS. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.



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PROJECT INFORMATION  
**RDC-Webcrafters**  
Building Renovation

**5487 BLUEBILL PARK DRIVE**  
**WESTPORT, WI**

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
07/18/2022	DESIGN REVIEW SUBMITTAL

KEY PLAN

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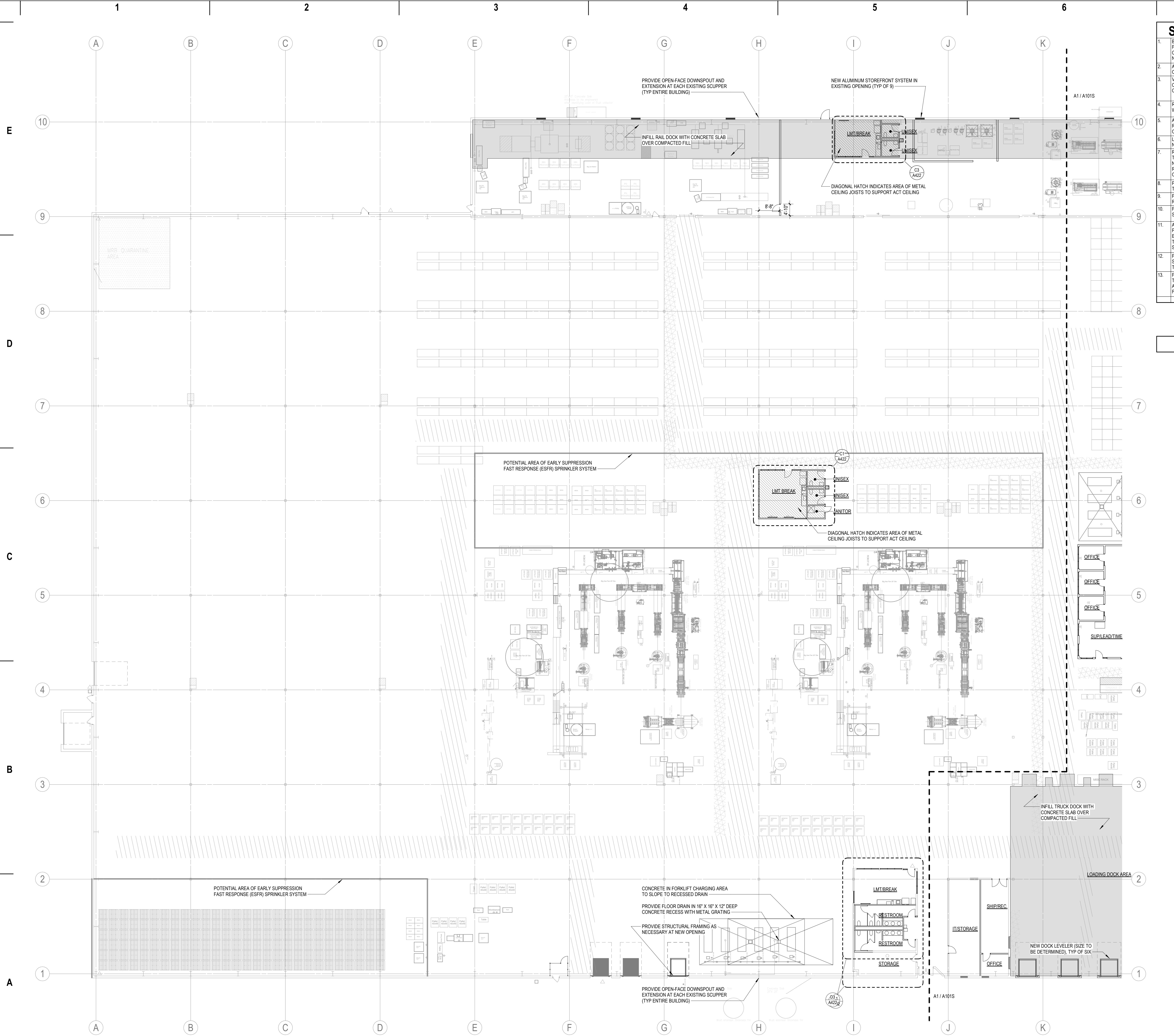
PROJECT MANAGER PM  
PROJECT NUMBER 722304-00

**1ST FLOOR OVERALL PLAN**

**A101**

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### SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
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- ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
- LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
- REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
- PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
- PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS.
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- PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
- PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT ALL ELECTRICAL ROOMS. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.

### KEYNOTES PER SHEET



milwaukee | madison | green bay | denver | atlanta

#### PROJECT INFORMATION

RDC-Webcrafters  
Building Renovation

5487 BLUEBILL PARK  
DRIVE  
WESTPORT, WI

#### ISSUANCE AND REVISIONS

DATE	DESCRIPTION
07/18/2022	DESIGN REVIEW SUBMITTAL

#### KEY PLAN

#### SHEET INFORMATION

**PROGRESS DOCUMENTS  
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PROJECT MANAGER PM  
PROJECT NUMBER 722304-00

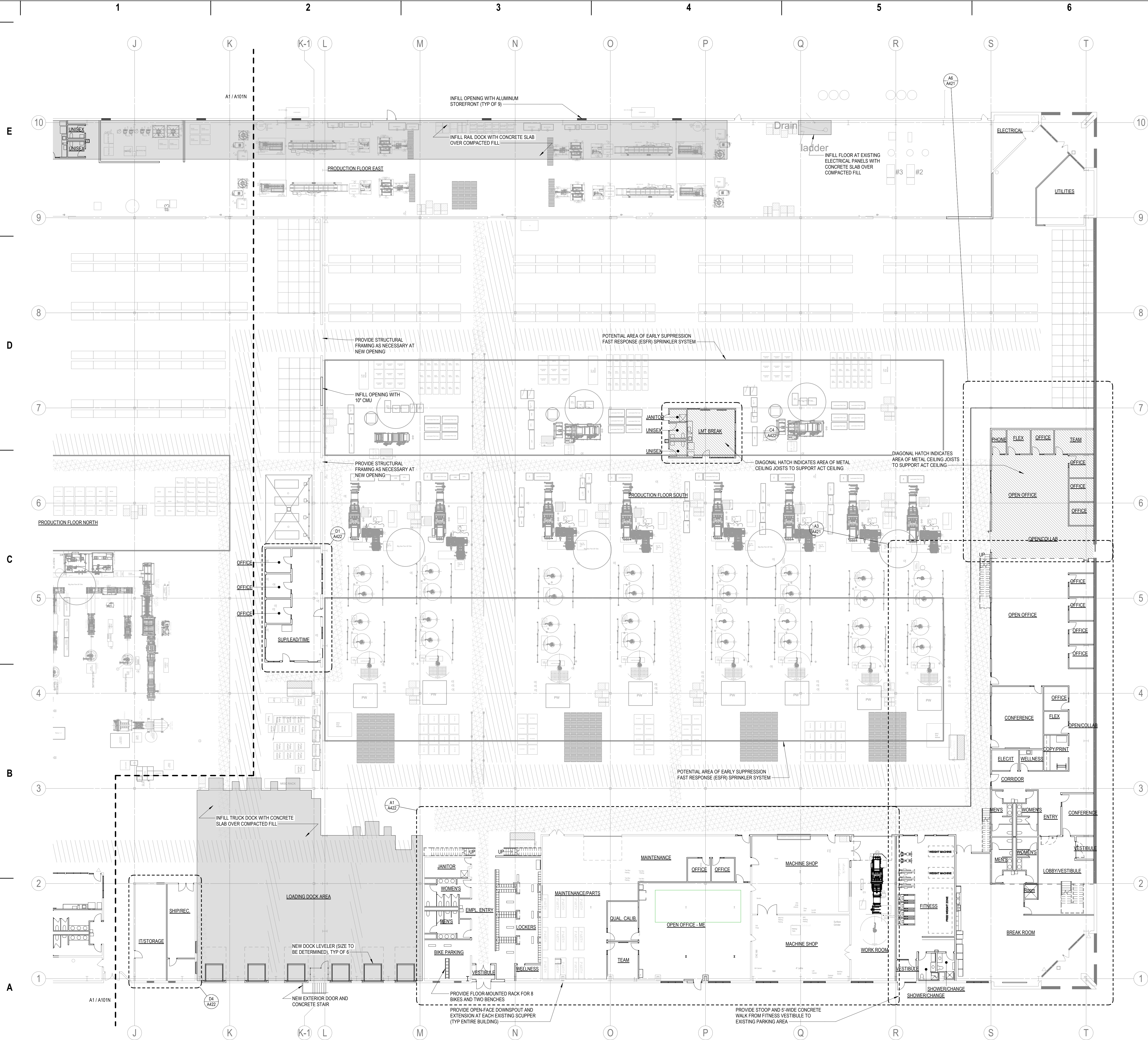
1ST FLOOR PLAN  
NORTH

**A101N**

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**A1** 1ST FLOOR PLAN - NORTH  
1/16" = 1'-0"

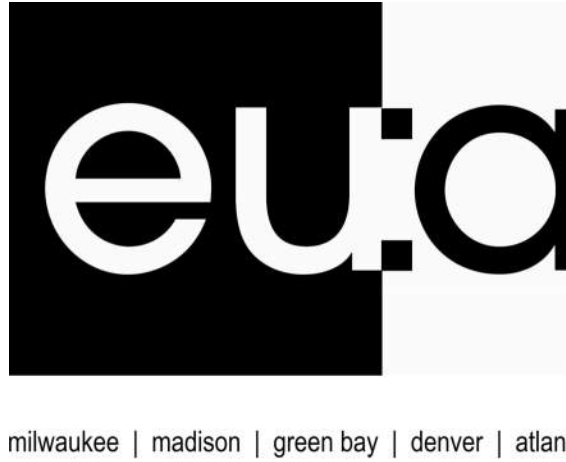




### SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
- ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
- VERIFY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
- REFER TO SHEET <A000> FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE S3A-S11.
- ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
- LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
- REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
- PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
- PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS.
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### KEYNOTES PER SHEET



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Building Renovation

5487 BLUEBILL PARK  
DRIVE  
WESTPORT, WI

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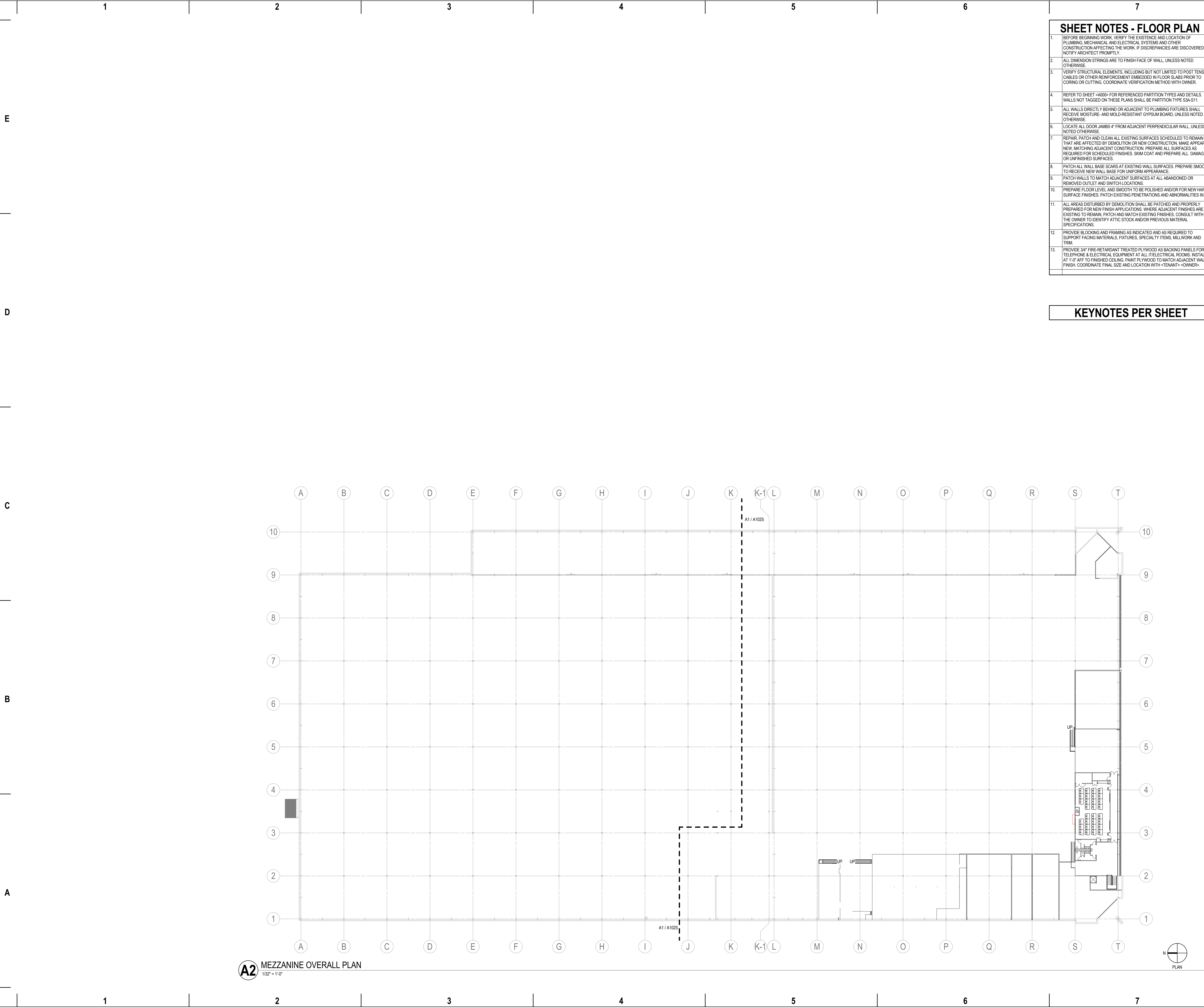
1ST FLOOR PLAN  
SOUTH

**A101S**

© 2022 Epstein Uhen Architects, Inc.

**A1** 1ST FLOOR PLAN - SOUTH  
1/16" = 1'-0"





### SHEET NOTES - FLOOR PLAN

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KEYNOTES PER SHEET



milwaukee | madison | green bay | denver | atlanta

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Building Renovation

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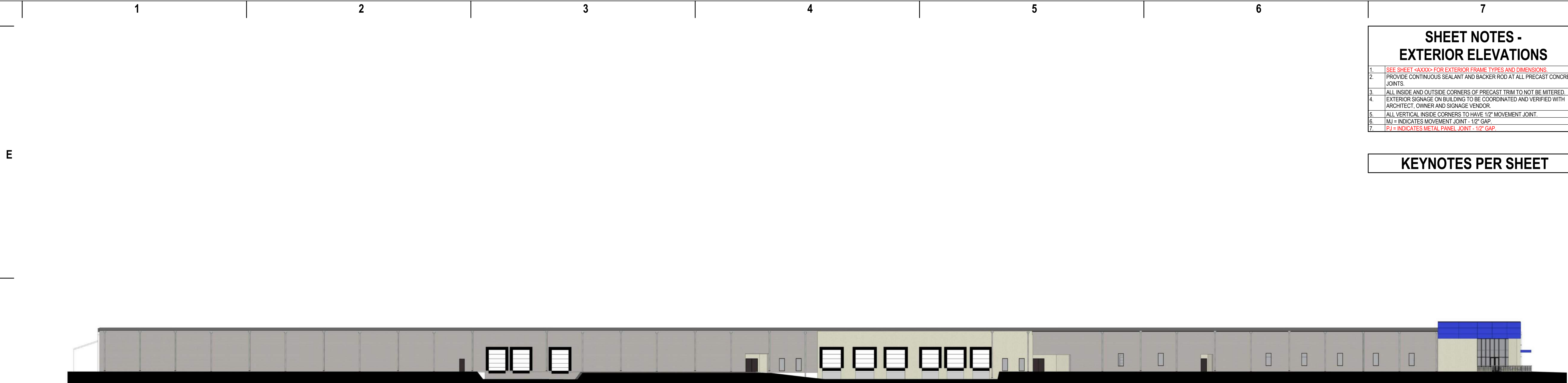
MEZZANINE  
OVERALL PLAN

A102

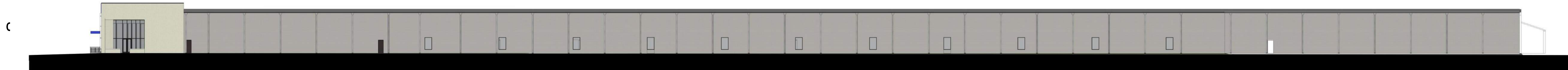
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5487 BLUEBILL PARK DRIVE  
WESTPORT, WI

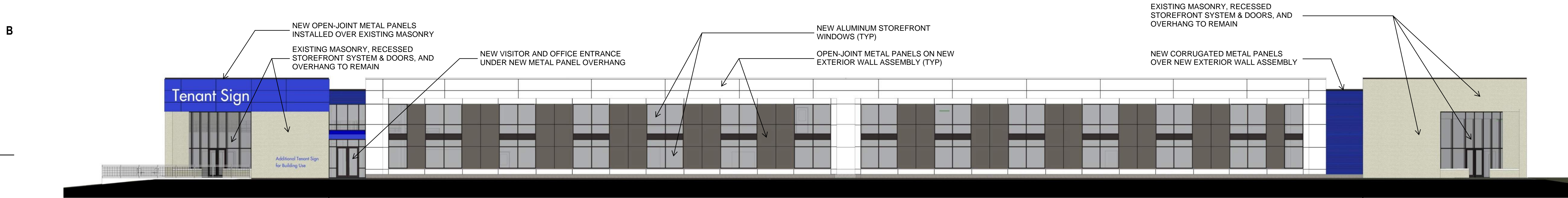




**D1** OVERALL WEST EXTERIOR ELEVATION - SEE A201 FOR ENLARGED ELEVATIONS  
NOT TO SCALE



**C1** OVERALL EAST EXTERIOR ELEVATION - SEE A201 FOR ENLARGED ELEVATIONS  
NOT TO SCALE



**A1** OVERALL SOUTH EXTERIOR ELEVATION  
NOT TO SCALE

**SHEET NOTES -  
EXTERIOR ELEVATIONS**

1. SEE SHEET <XXXX> FOR EXTERIOR FRAME TYPES AND DIMENSIONS.

2. PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE JOINTS.

3. ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM TO NOT BE MITERED.

4. EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.

5. ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" MOVEMENT JOINT.

6. MJ = INDICATES MOVEMENT JOINT - 1/2" GAP.

7. PJ = INDICATES METAL PANEL JOINT - 1/2" GAP.

**KEYNOTES PER SHEET**



milwaukee | madison | green bay | denver | atlanta

PROJECT INFORMATION

RDC-Webcrafters  
Building Renovation

5487 BLUEBILL PARK  
DRIVE  
WESTPORT, WI

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EXTERIOR  
ELEVATIONS

**A200**

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#### PROJECT INFORMATION

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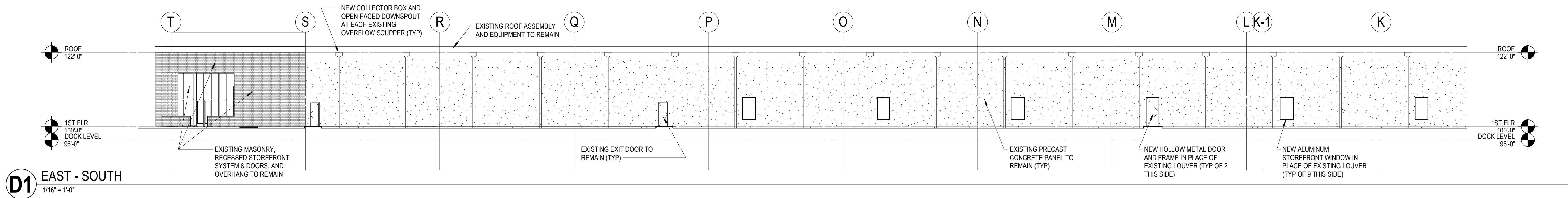
ENLARGED  
EXTERIOR  
ELEVATIONS

**A201**

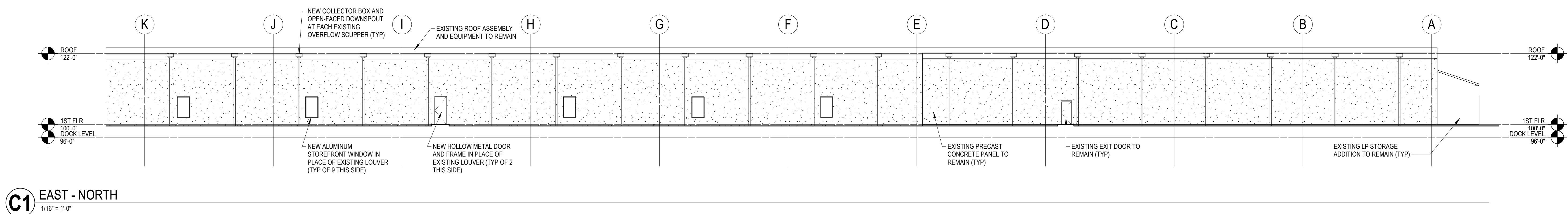
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E

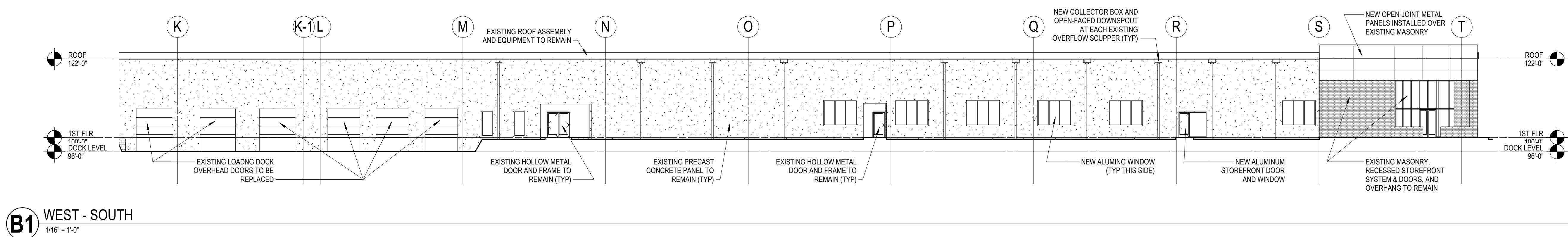
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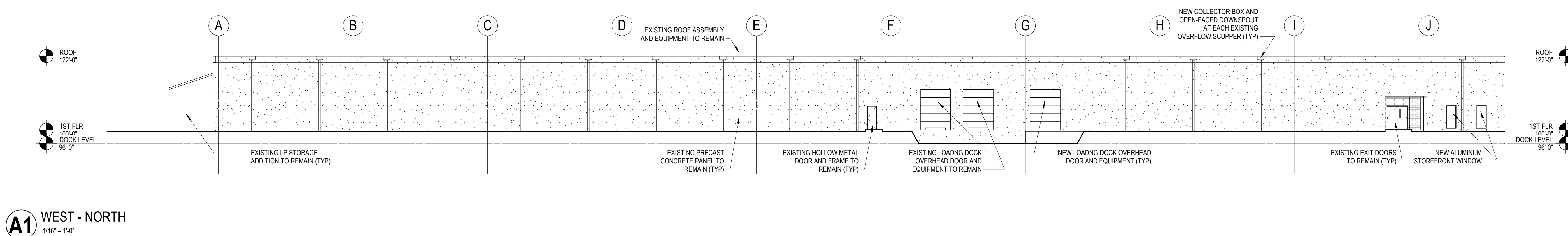
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PROJECT MANAGER PM

PROJECT NUMBER 722304-00

BUILDING  
PERSPECTIVE  
VIEWS

**A900**

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Item # 7

Sign System Proposals, Discussion/Action





**Westport System**  
**Town of Westport**  
Westport, WI

Original Date:  
May 12, 2022

Revisions:

Rev	Description	Date

Scale:  
3/4" = 1'-0"

Notes:  
SW7620 Seaworthy  
SW7618 Deep Sea Dive

Sales Rep:  
Jim Pacioni

Drawn By:  
Brynn Knight



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Front View or Side A if perpendicular to road

Back View or Side B if perpendicular to road

Back View if not perpendicular to road

**Westport System**  
**Town of Westport**  
Westport, WI

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May 12, 2022  
Revisions:  

Rev	Description	Date

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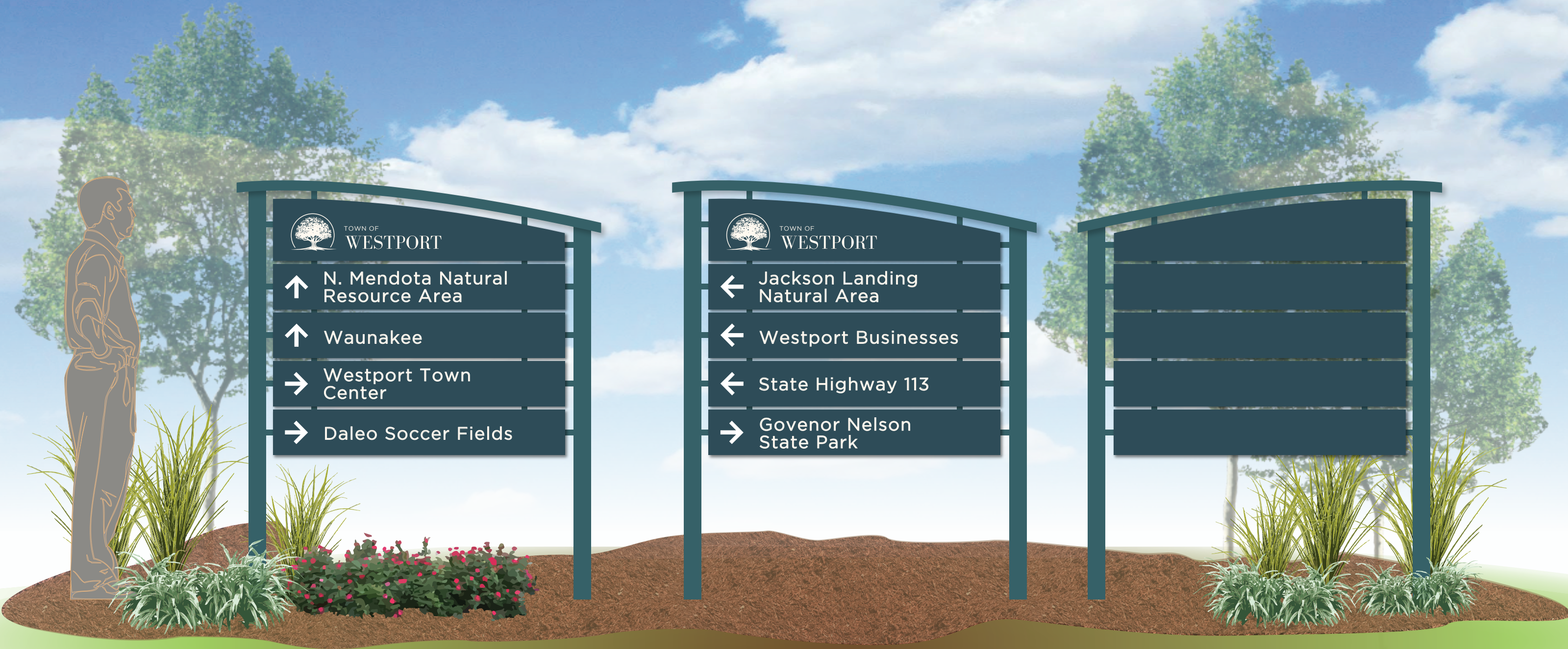
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Front View or Side A if perpendicular to road

Alternative Layout

Back View or Side B if perpendicular to road

**Westport System**  
**Town of Westport**  
Westport, WI

Original Date:  
May 12, 2022

Revisions:

Rev	Description	Date

Scale:  
3/4" = 1'-0"

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