

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

AGENDA - August 9, 2021 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. Initial Consultation, Rezone/Lot Line Adjustment/Design Review, Advanced
Concrete/Ziegler, 6075 CTH K
5. Design Review, Farmco/ Rural Insurance Building Addition, BSA Real Estate LLC/Longua,
5390 Blue Bill Park Drive Discussion/Action
6. Park Committee Report/Items for Action
7. Historic Preservation Commission Report/Items for Action
8. Sign Design Group 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 - July 12, 2021

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, Pichette. Members absent: None. Also attending: Terry Enge, Bill Kennedy, Steve Steinhoff, and Tom Wilson.

No one was present for Public Comment on Matters not on the Agenda. The minutes of the June 14, 2021 regular meeting were approved as presented on a motion by Manering, second Kennedy, with Bruskewitz abstaining.

Steve Steinhoff was in attendance to make a presentation on the CARPC Regional Development Framework project and answer questions from the Commissioners.

Terry Enge reported on the work of the Park Committee. Pichette reported on the work of the Historic Preservation Commission.

Cuccia and Pichette reported on the work of the Sign Design Group, which included a presentation on the status of the Group's work to date, to which the Commissioners shared their thoughts.

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 Manering, second Cuccia. The meeting adjourned at 8:47 p.m.

Mary Manering, Secretary

AGENDA ITEM #4:

Initial Consultation, Rezone/Lot Line Adjustment/Design Review,
Advanced Concrete/Ziegler, 6075 CTH K



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
Wauaukee, WI 53597
(608) 849-4372

Print Date: 7/29/2021



**P.O. Box 326
Waunakee, WI 53597
Phone (608) 849-8880
Fax (608)850-5474**

We plan on adding inside truck storage bays, employee break and meeting rooms and additional office space. Our current building (steel construction) was built in 1993 or 1994 and has served us well but as the construction world has changed employee retention is a key element in being successful. I have always had a employee first mindset so in order to continue being competitive and maintaining a experienced workforce we need to continue this mindset and adding usable friendly employee space will help us for years to come. We have experienced a slow but constant growth since we started but we have outgrown our current building and have a dire need for more inside truck parking as well as the need for more parking outside and office space..We hope to construct a 80 ft x 100 ft addition on the north side of our existing building. Most likely using concrete tilt slab construction which is super energy efficient. With this in mind we are working on adding acreage to our existing CSM because of lot setbacks water retention issues and the additional parking needed we have been working through issues with our neighbor, Karen Ziegler to the east to purchase some of the land needed to see this through. Included in this package is pictures from Hwy K of our existing building and then another from the west side. Then I have included pictures of what the north or Hwy K side of our building might look like as well as from the west with the truck doors of buildings constructed in the tilt slab style.. There is also a survey sketch showing the propped split and building as well as the existing buildings.

BEARINGS ARE
UPON THE WISCONSIN
COUNTY COORDINATE
SYSTEM (DANE)

EXISTING ACCESS/UTILITY/FIBER
EASEMENT DOC. 5659472

ORANGE FLAG BY OWNER

EXISTING LEASE AREA DOC. 5659472

S89°38'47"E 637.4

36.71'

55.0'

PROPOSED
LOT LINE

15.0'

SHED

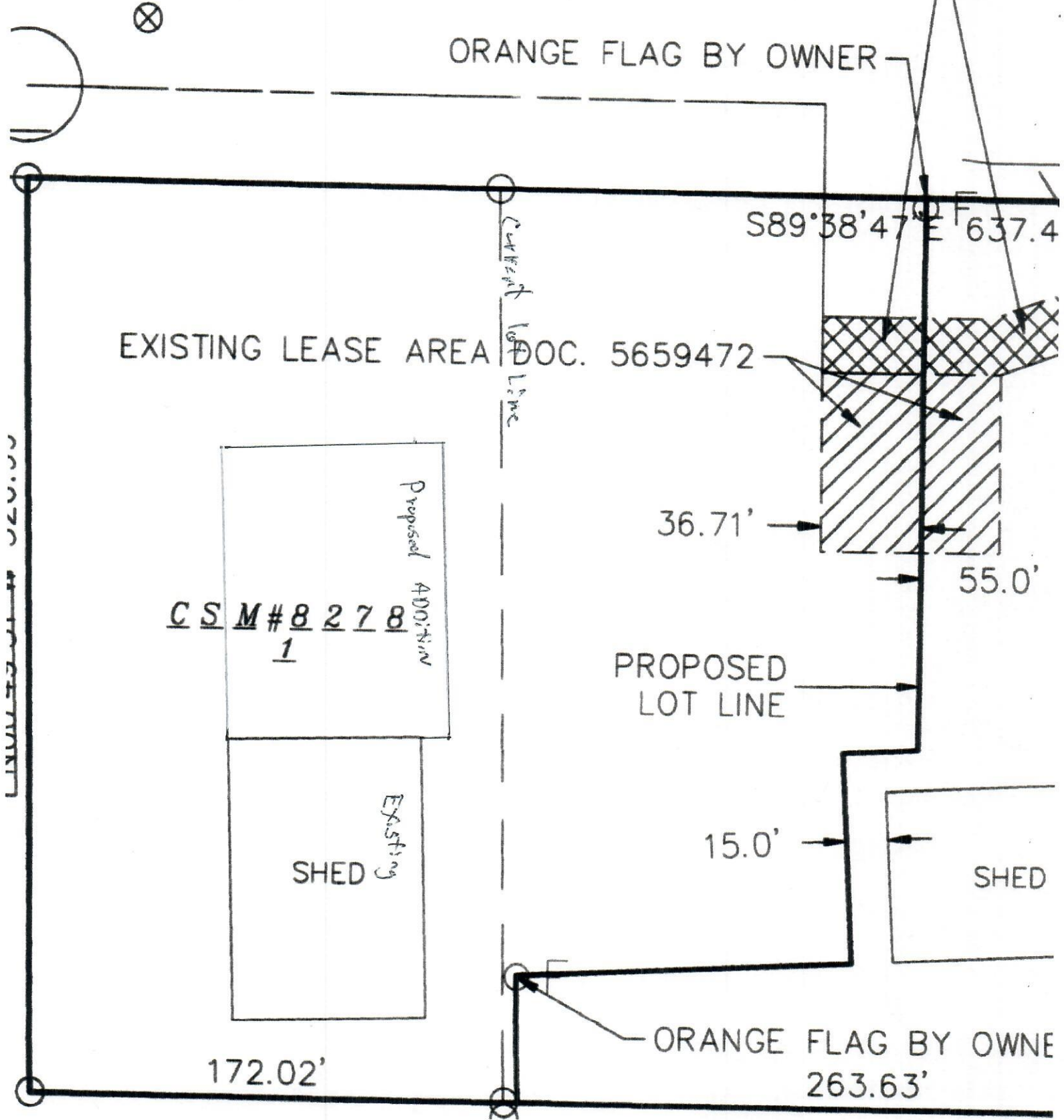
CS M#8278
1

Proposed Addition

Existing
SHED

172.02'

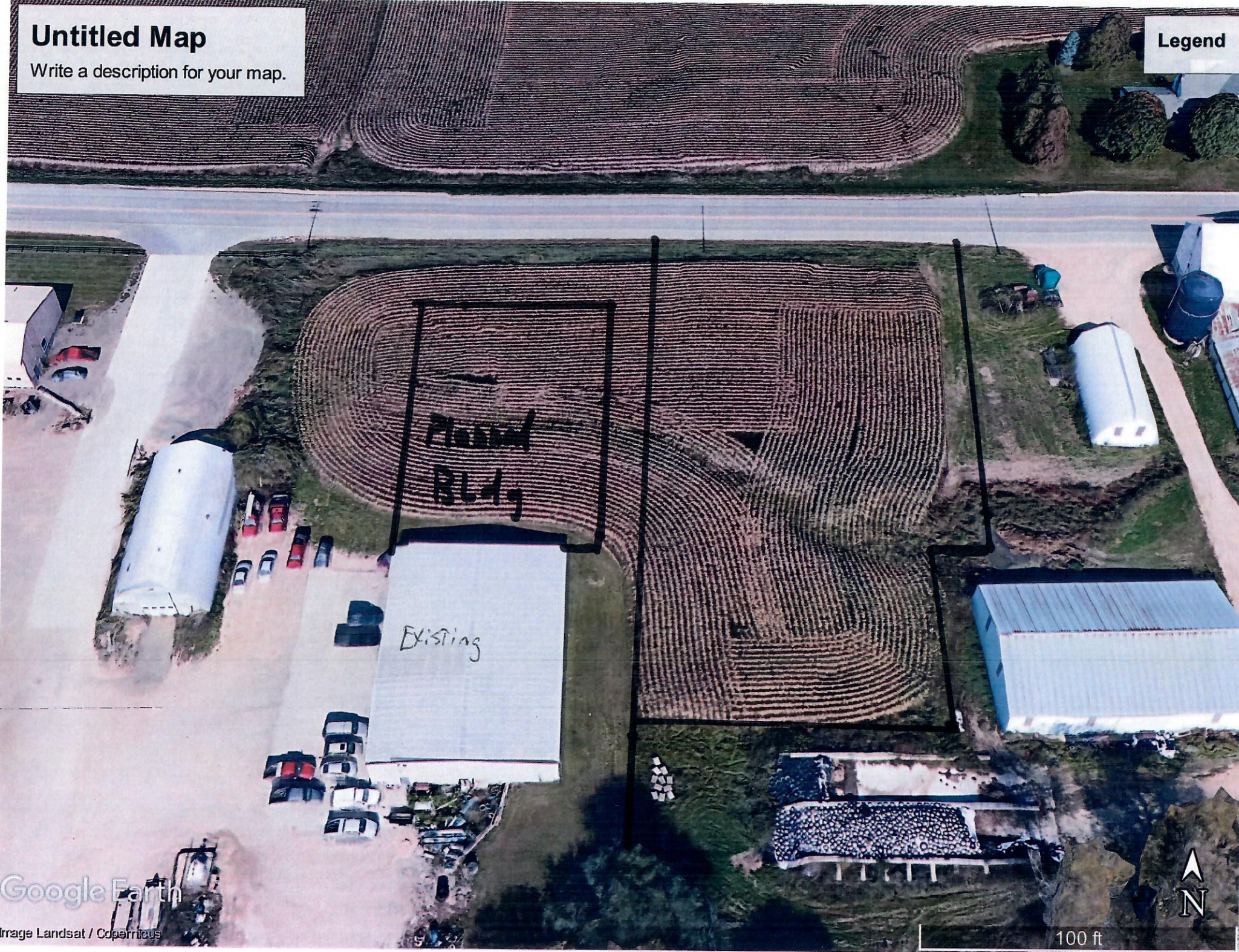
ORANGE FLAG BY OWNER
263.63'



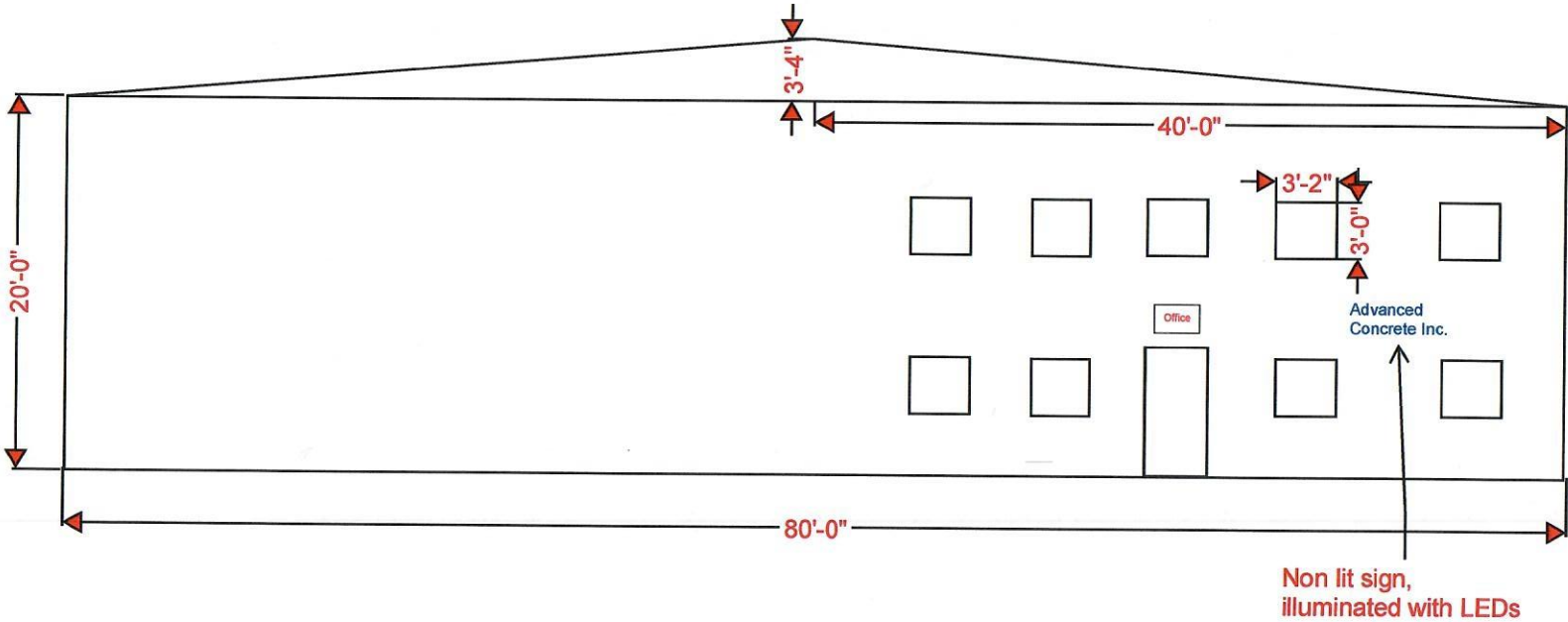
Untitled Map

Write a description for your map.

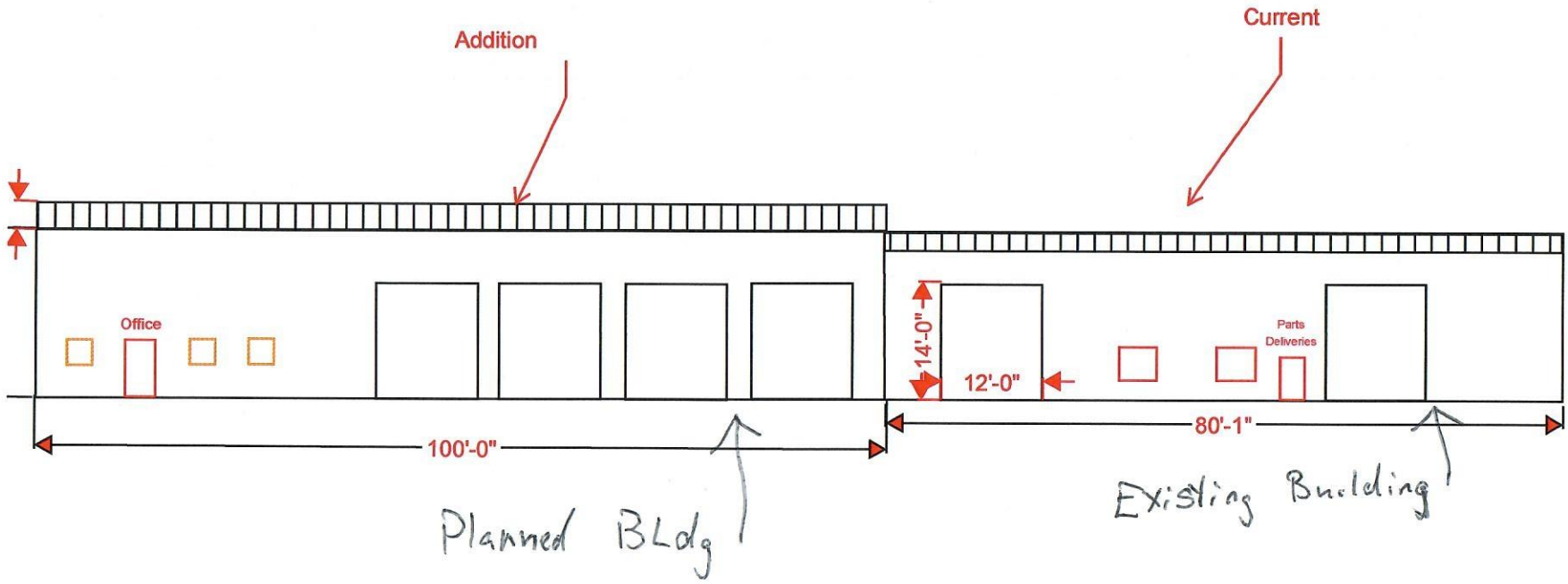
Legend

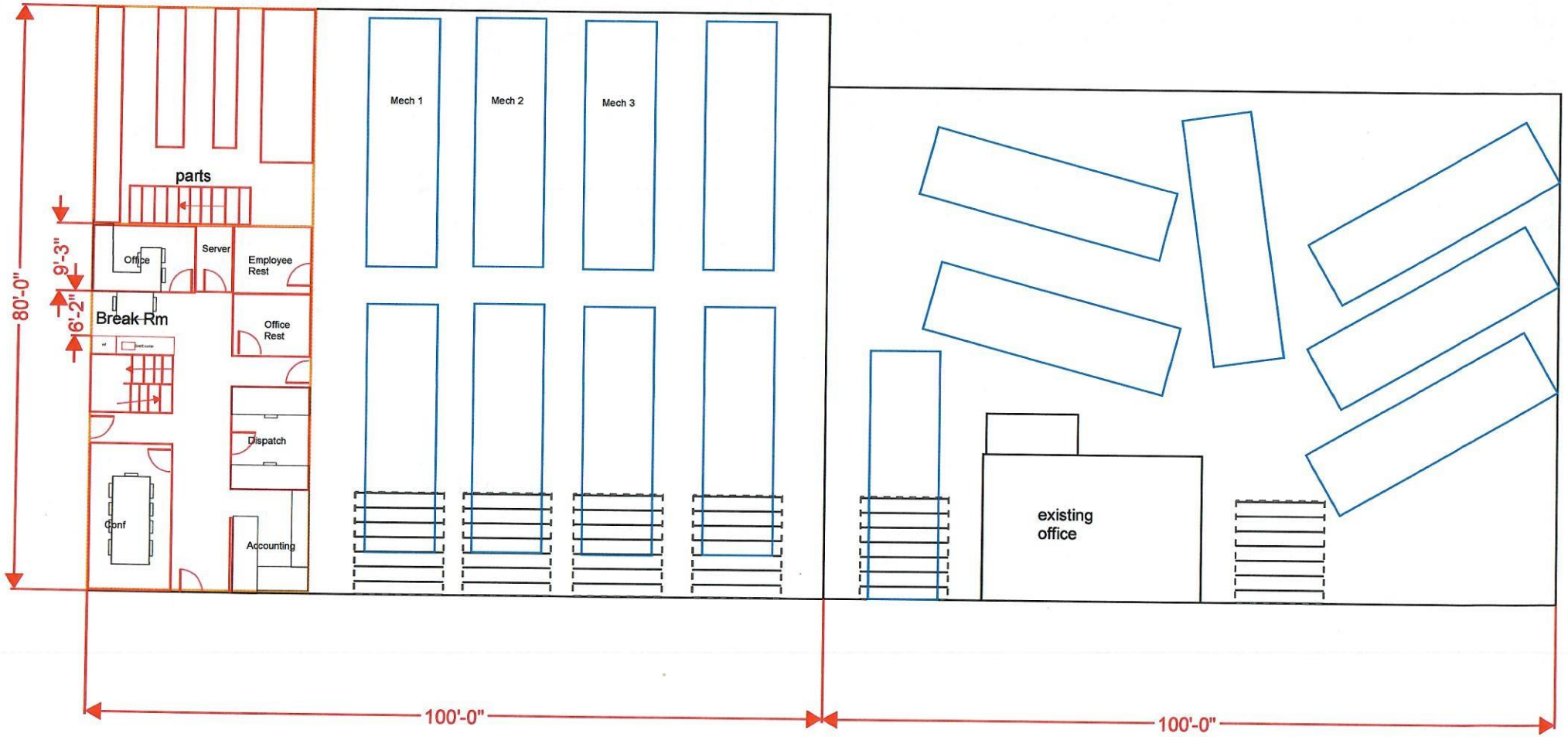


North Elevation



West Elevation





Ground

 **Vermeer**
Wisconsin

4082
Hoepker Rd.

 **Vermeer**
Wisconsin
Hours
Monday - Friday
9 am - 5 pm





ELECTRONICS
RECYCLING
→





AGENDA ITEM #5:

Design Review, Farmco/ Rural Insurance Building Addition, BSA
Real Estate LLC/Longua, 5376 Farmco Drive
Discussion/Action

TOWN OF WESTPORT
DESIGN REVIEW APPLICATION
GENERAL INFORMATION

Project: FARMCO BUILDING ADDITION
Name: BSA REAL ESTATE, LLC
Address: 5376 Farmco Drive,
MADISON, WI 53704
(608) 245-1361

Applicant:


Name: BSA REAL ESTATE, LLC
Address: 5390 BLUE BILL PARK
MADISON, WI 53704
Phone: (608) 245-1361
Email: SLONGUA@GMAIL.COM

Representative:

Name: SCOTT LONGUA
Address: 5390 BLUE BILL PARK DR
MADISON, WI 53704
Phone: (608) 245-1361
Email: SLONGUA@GMAIL.COM

Date Submitted: 7/26/2021
Review Period Ends: 9/10/21
Period Extended To:
Date of Plan Commission meetings: 8/9/21
Time of meeting: 7:00 p.m.

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

By: 
Date: 7/26/2021

RECEIVED

JUL 26 2021



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 = 190'

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

Print Date: 7/27/2021

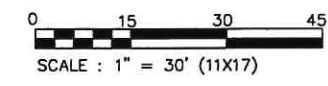
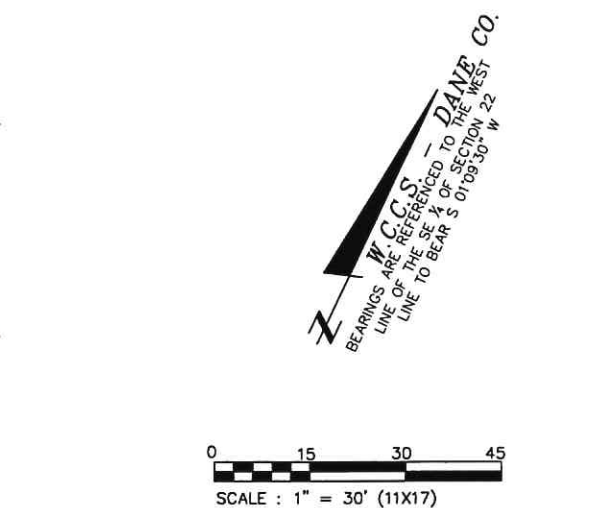
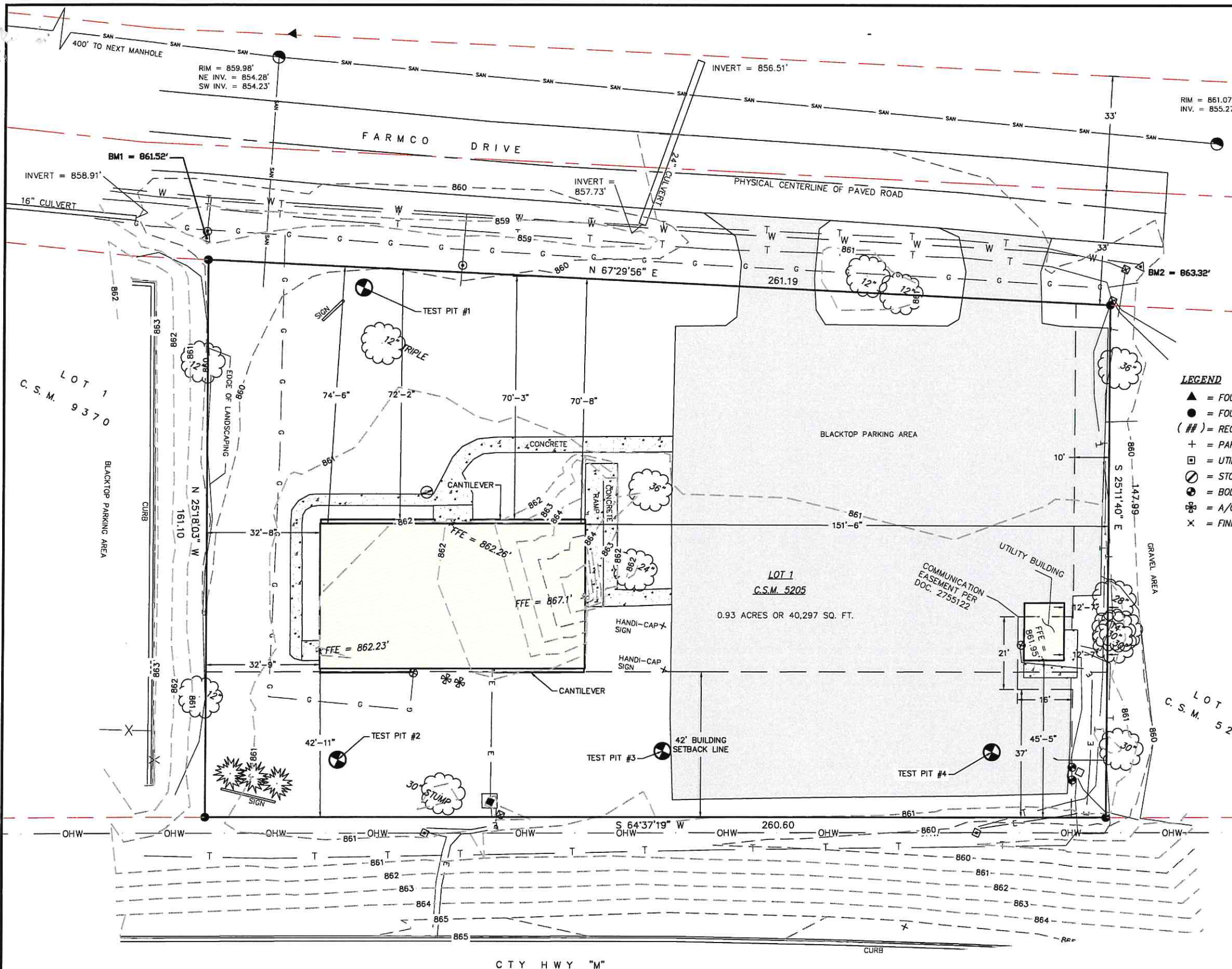
5376 Farmco – Color and Finishes

Existing building – see photos below

New Building warehouse additions – All materials and colors will be selected to match as closely as possible to the existing colors and materials so as to make the building appear to have been built at one time instead of pieced together through multiple additions.







LEGEND

- ▲ = FOUND SURVEY SPIKE
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- + = PARKING OR STREET SIGN
- ⊕ = UTILITY POLE
- ⊗ = STORM CATCH BASIN
- ⊙ = BOLLARD
- ⊛ = A/C UNIT
- × = FINISHED FLOOR ELEVATION
- = MANHOLE
- △ = FIRE HYDRANT
- ⊕ = UTILITY METER
- ⊙ = WATER VALVE
- ⊠ = UTILITY PEDESTAL
- = UTILITY TRANSFORMER
- = UTILITY VAULT
- ⊛ = 24" ARBOR VATEA
- ☁ = DECIDUOUS TREE (SIZE NOTED)

LINE LEGEND

- G — G — GAS UNDERGROUND
- OHW — OHW — OVERHEAD WIRES
- SAN — SAN — SANITARY SEWER
- W — W — WATER
- E — E — UNDERGROUND ELECTRIC
- T — T — COMMUNICATION

GENERAL NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 3.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 4.) FIELD WORK WAS PERFORMED ON MARCH 23, 2021.
- 5.) ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS.
DIGGERS HOTLINE TICKET #'s: 20211201184 & 20211201213 BEFORE CONSTRUCTION CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-242-8511
- 6.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ENGINEER TO FIELD VERIFY ALL ELEVATIONS AND MEASUREMENTS FOR ANY PROPOSED CONNECTIONS TO EXISTING STRUCTURES/SEWER PRIOR TO FINALIZING ANY PLANS FOR CONSTRUCTION. THE SURVEYOR ASSUMES NO LIABILITY FOR SAID CONNECTIONS IF THIS VERIFICATION IS IGNORED.

ELEVATION NOTES:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK UTILIZED IS A FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER TO THE CENTER OF SECTION 22, T8N, R9E. ELEVATION = 856.42'
SITE BENCHMARKS ARE TOP NUT OF FIRE HYDRANT
BM1 = 861.52'
BM2 = 863.32'

DESCRIPTION:

LOT 1, CERTIFIED SURVEY MAP NO. 5205, RECORDED IN VOLUME 23, PAGE 289-290, AS DOCUMENT NO. 2008537, LOCATED IN THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 22, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	07-20-2021

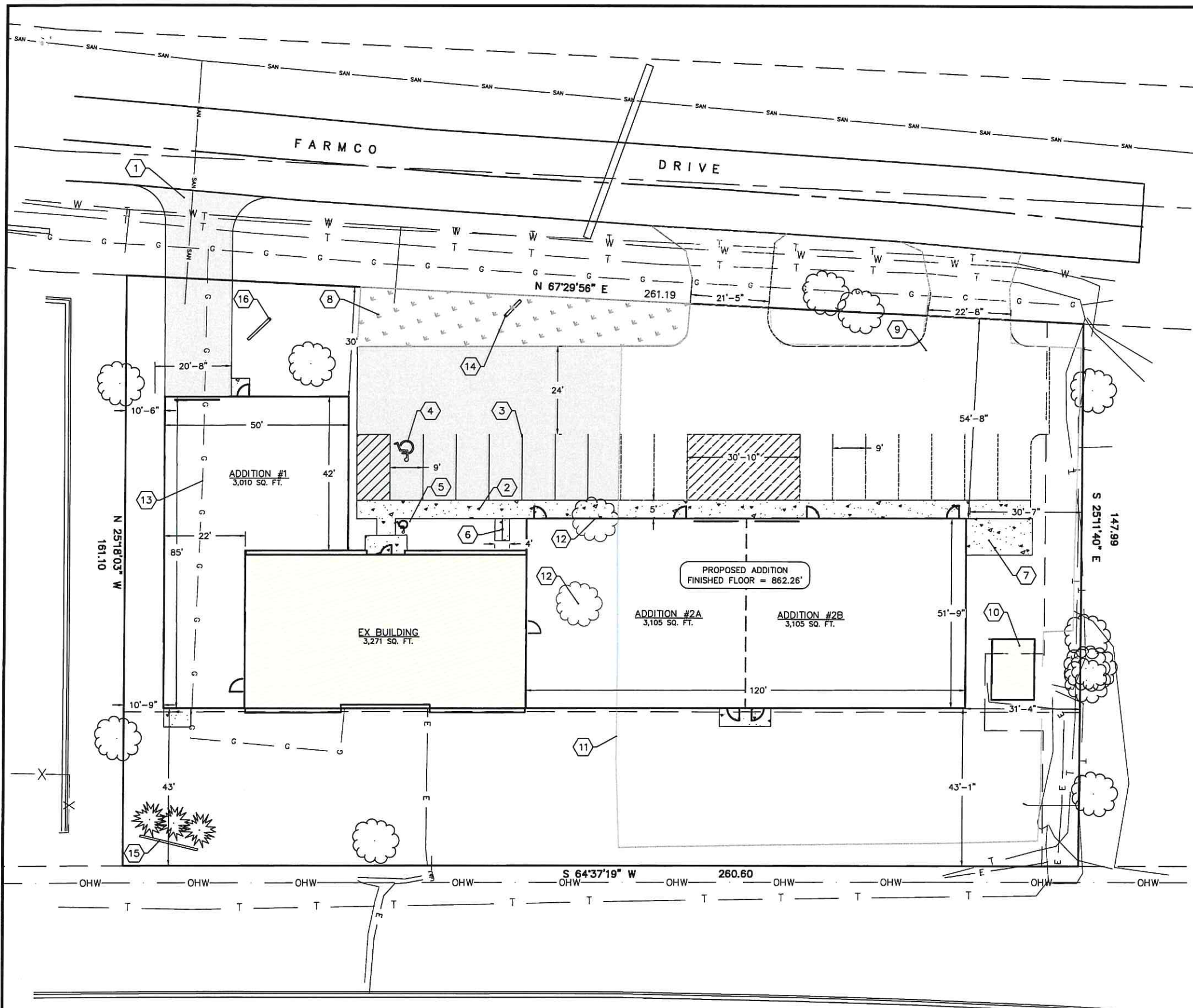
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com



**FARMCO BUILDING ADDITION
EXISTING CONDITIONS**

TOWN OF WESTPORT, WISCONSIN
5376 FARMCO DRIVE

C100



SITE INFORMATION

SITE ADDRESS: 5376 FARMCO DRIVE
 SITE ACREAGE TOTAL: 40,297 SF (0.93 ACRES)
 EXISTING IMPERVIOUS AREA = 21,503 SF
 EXISTING IMPERVIOUS SURFACE % = 53.4%
 PROPOSED IMPERVIOUS AREA = 23,057 SF
 IMPERVIOUS SURFACE % = 57.2%
 NUMBER OF PARKING STALLS: 16 (1 HC)
 TOTAL BIKE PARKING: 2 STALLS

PLAN KEY

- 1 NEW DRIVEWAY
- 2 SIDEWALK
- 3 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 4 VAN ACCESSIBLE STALL, TYP.
- 5 VAN ACCESSIBLE PARKING SIGN, TYP.
- 6 BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
- 7 DUMPSTER LOCATION AND CONCRETE TRASH PAD
- 8 STORMWATER DRY POND
- 9 REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT
- 10 EXISTING TELEPHONE UTILITY SHED TO REMAIN
- 11 EXISTING PAVEMENT EDGE SHOWN REFERENCE
- 12 REMOVE TREE
- 13 RELOCATE EXISTING GAS LINE. COORDINATE WITH GAS UTILITY
- 14 NEW 6' WIDE BY 5' HIGH GROUND SIGN
- 15 EXISTING GROUND SIGN TO REMAIN
- 16 EXISTING GROUND SIGN TO BE REMOVED

KEY

- ASPHALT PAVEMENT
- EXISTING ASPHALT TO BE REMOVED AND REPLACED
- CONCRETE
- VEGETATIVE FILTER STRIP FOR STORMWATER MANAGEMENT

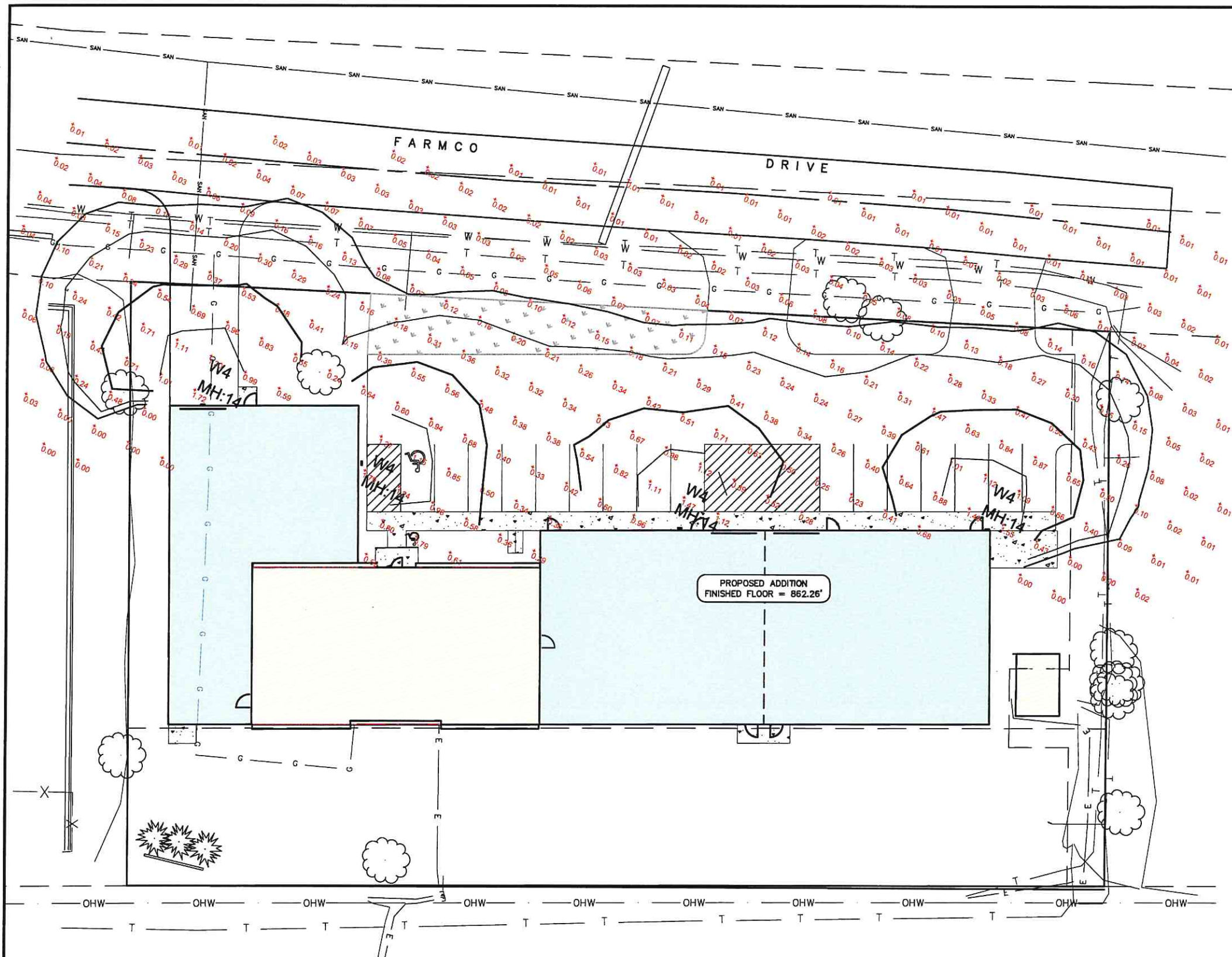
ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	07-20-2021

818 N Meadowbrook Ln
 Waunakee, WI 53597
 phone (608) 849-9378
 www.pe-wi.com

PROFESSIONAL ENGINEERING LLC

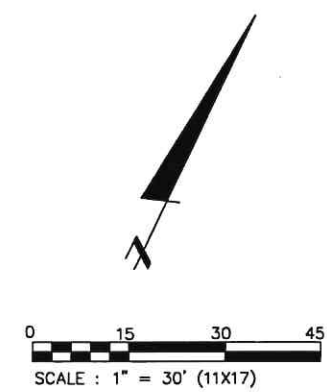
FARMCO BUILDING ADDITION
SITE PLAN
 5376 FARMCO DRIVE
 TOWN OF WESTPORT, WISCONSIN

C200



PROPOSED ADDITION
FINISHED FLOOR = 862.26'

	MFR	PART NUMBER	LLF	Lum. Watts	Total Watts
	Lithonia	DSXW1 LED 10C 700 xxK TFTM MVOLT (mount) (finish)	0.950	26	104



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	07-20-2021

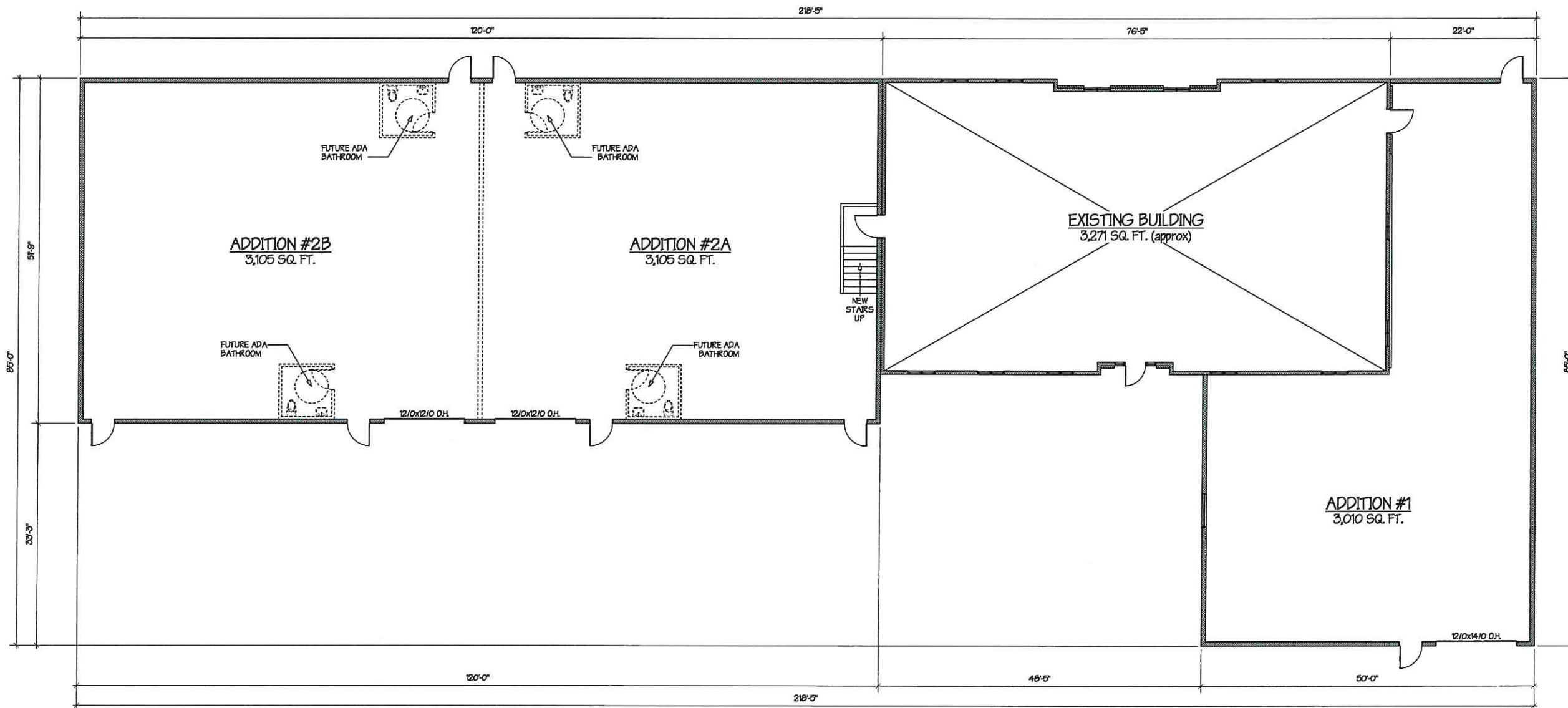
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

PROFESSIONAL ENGINEERING LLC

**FARMCO BUILDING ADDITION
LIGHTING PLAN**

5376 FARMCO DRIVE
TOWN OF WESTPORT, WISCONSIN

C600



NEW FLOOR PLAN
SCALE: 1/8" = 1'-0"

design/drafting services:
Building SolutionZ, Inc.
CONTACT: Sean Reiner
P.O. Box 364 Waukesha, WI 53597
Phone: (609)234-2678 Fax: (609)299-3730
sean@buildingolutions.com

OWNER:
BSA REAL ESTATE

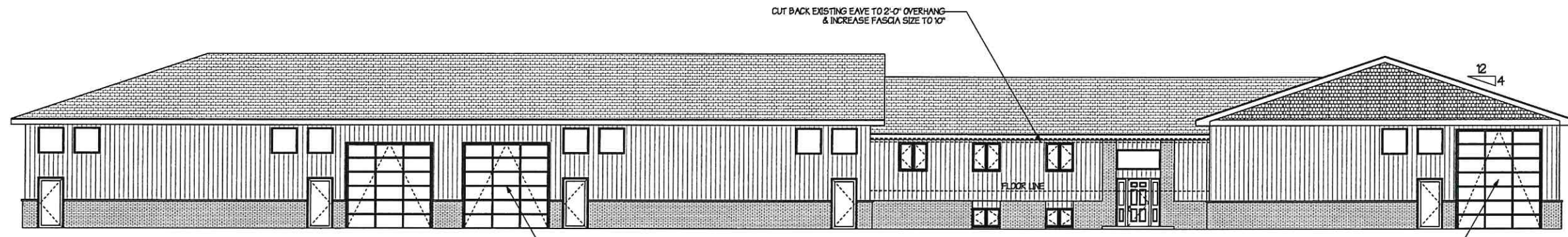
PROJECT:
Farmco Building Addition
5376 Farmco Drive, Town of Westport, WI

REVISIONS: 03-23-21

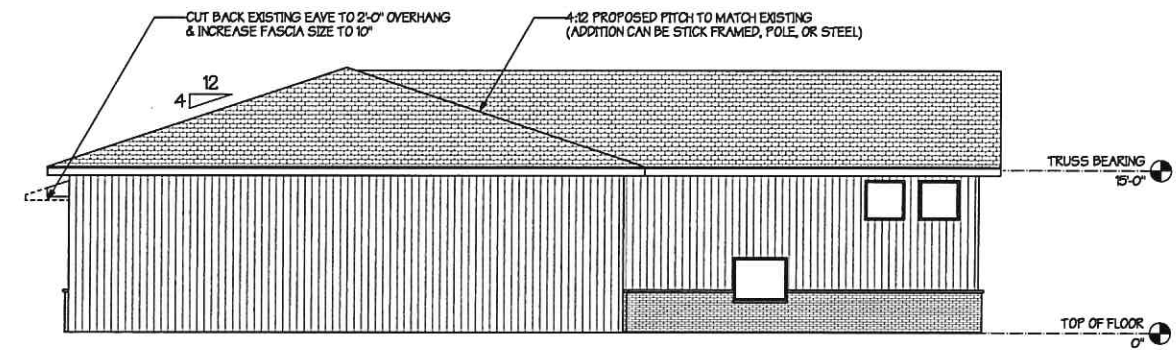
date: 07-25-21
file: 21229-Farmco Building Addition.mcd
design/built: Classic Custom Homes
drawn: SMR

project #
21229

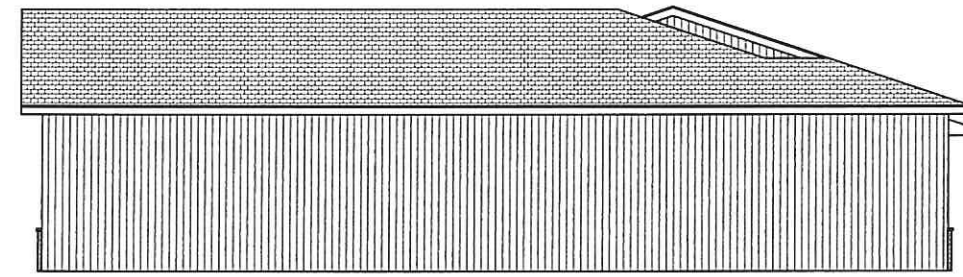
sheet #
5
OF 9



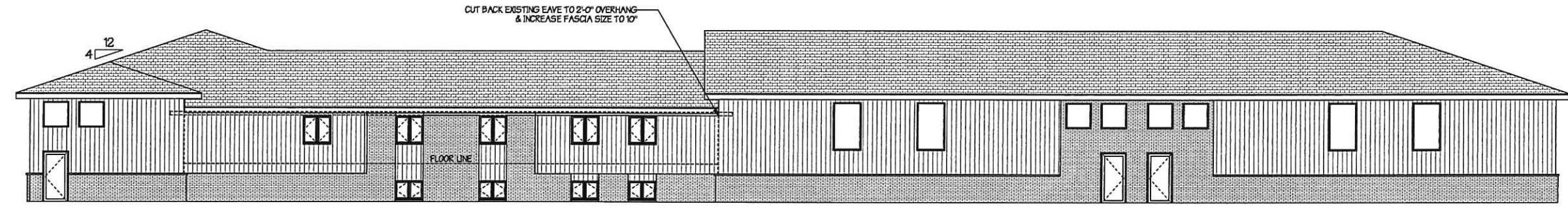
NEW FRONT ELEVATION
SCALE: 1/8" = 1'-0"



NEW LEFT ELEVATION
SCALE: 1/8" = 1'-0"



NEW RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



NEW REAR ELEVATION
SCALE: 1/8" = 1'-0"

design/drawing services:
Building SolutionsZ, Inc.
CONTACT: Sean Flanner
P.O. Box 364 Wauwatosa, WI 53597
Phone: (608)232-2678 Fax: (608)299-3730
sean@buildingsolutionsz.com

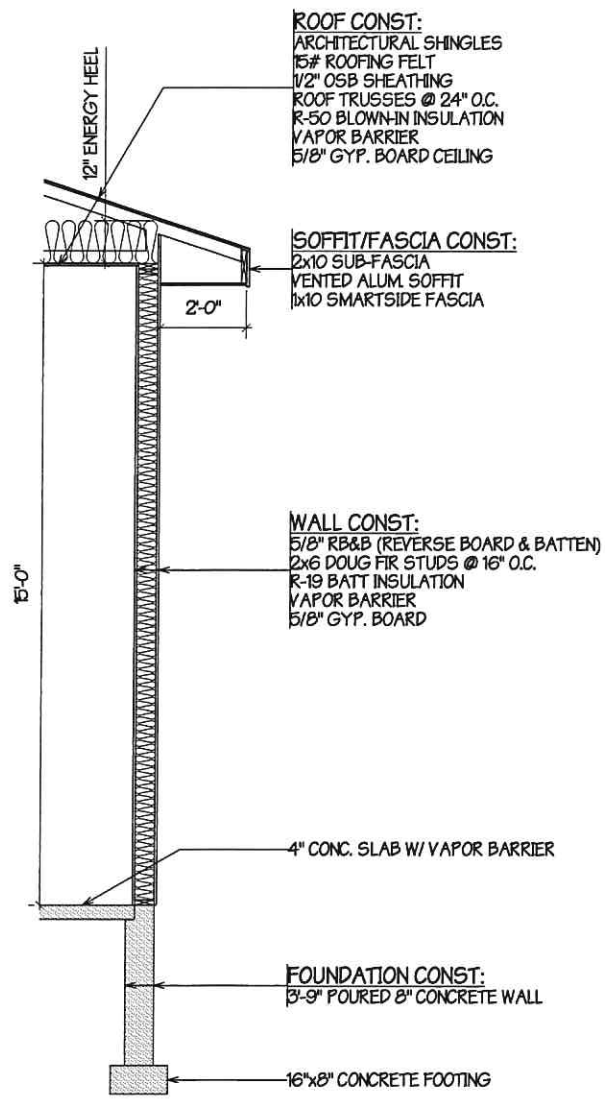
owner:
BSA REAL ESTATE

PROJECT:
Farmco Building Addition
5376 Farmco Drive, Town of Westport, WI

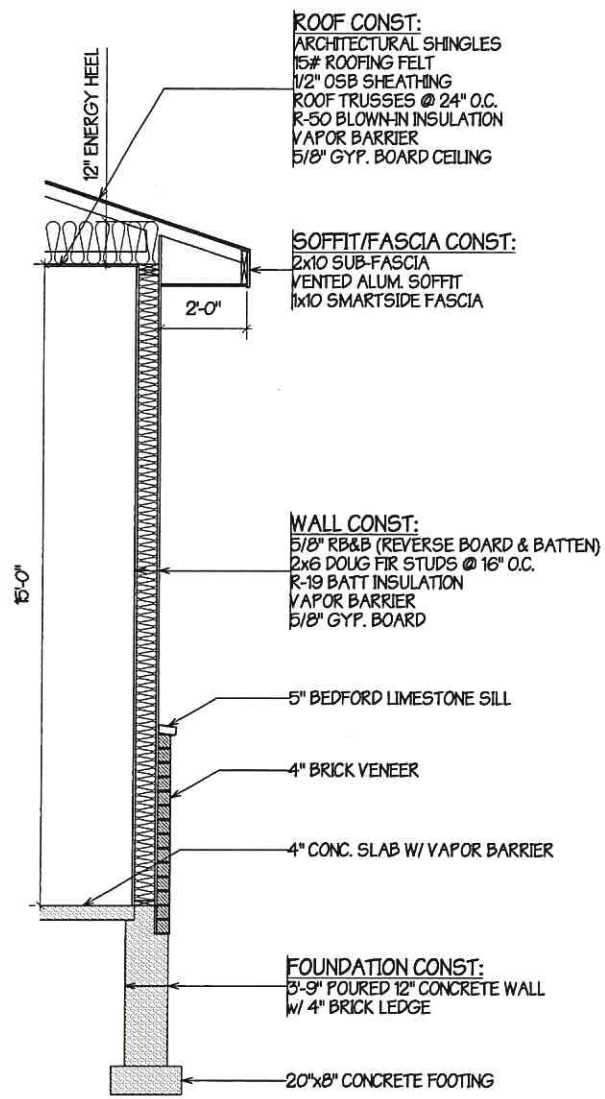
REVISIONS: 03-25-21

date: 07-25-21
file: 21229-Farmco Building Addition.mcd
design/built: Classic Custom Homes
drawn: SMR

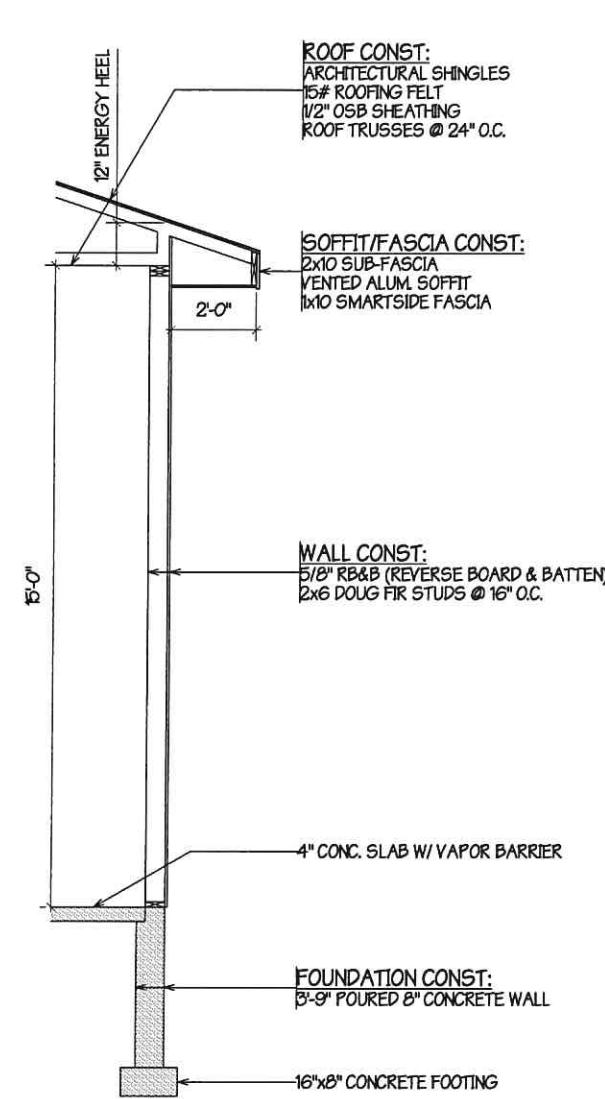
project #
21229
sheet #
6
Of 9



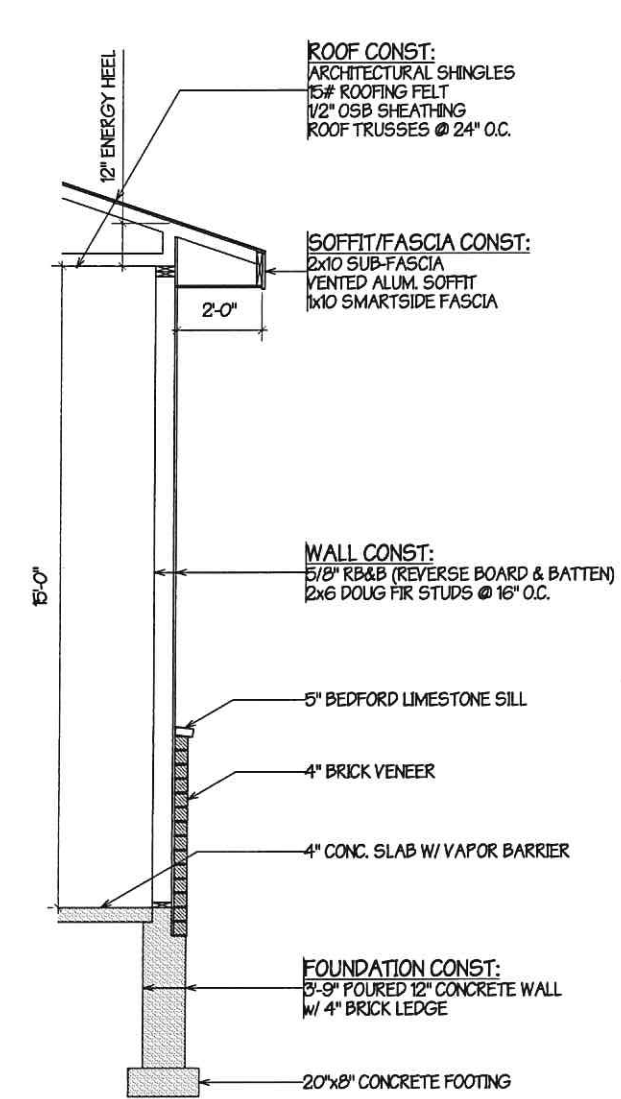
WALL SECT w/o BRICK - BLDG #1
SCALE: 1/2" = 1'-0"



WALL SECT w/ BRICK - BLDG #1
SCALE: 1/2" = 1'-0"



WALL SECT w/o BRICK - BLDG #2
SCALE: 1/2" = 1'-0"



WALL SECT w/ BRICK - BLDG #2
SCALE: 1/2" = 1'-0"

designating services:
Building SolutionsZ, Inc.
CONTACT: Sean Reimer
P.O. Box 364 Wauwatosa, WI 53597
Phone: (608) 234-2678 Fax: (608) 259-3730
sean@buildingolutionsz.com

OWNER:
BSA REAL ESTATE

PROJECT:
Farmco Building Addition
5376 Farmco Drive, Town of Westport, WI

REVISIONS: 03-25-21

date: 07-25-21
file: 21229-Farmco Building Addition.mcd
designer: Classic Custom Homes
drawn: SMR

project #
21229
sheet #
7
of 9

FARMCO DRIVE

N67°08'31"W 261.33'

N25°44'08"W 147.98'
AT&T EASEMENT

EXISTING BITUMINOUS

42.0' BUILDING SETBACK

EXISTING FRAME BLDG
76' x 42'

COUNTY HWY "M"



EXISTING SITE PLAN
SCALE: 1:150



EXISTING 16'x8'
GROUND SIGN
(LOCATION APPROX)

N25°44'08"W 161.10'

74.5'

32.6'

32.7'

42.9'

70.6'

43.1'

S64°15'52"W 261.00'

designating services:
Building SolutionZ, Inc.
CONTACT: Sean Reimer
P.O. Box 364 Waunakee, WI 53597
Phone: (609)234-2678 Fax: (609)259-3730
sean@buildingolutions.com

owner:
BSA REAL ESTATE

PROJECT:
Farmco Building Addition
5376 Farmco Drive, Town of Westport, WI

REVISIONS: 03-23-21

date: 07-25-21
file: 21229-Farmco Building Addition.mxd
design/build: Classic Custom Homes
drawn: SMR

project #
21229

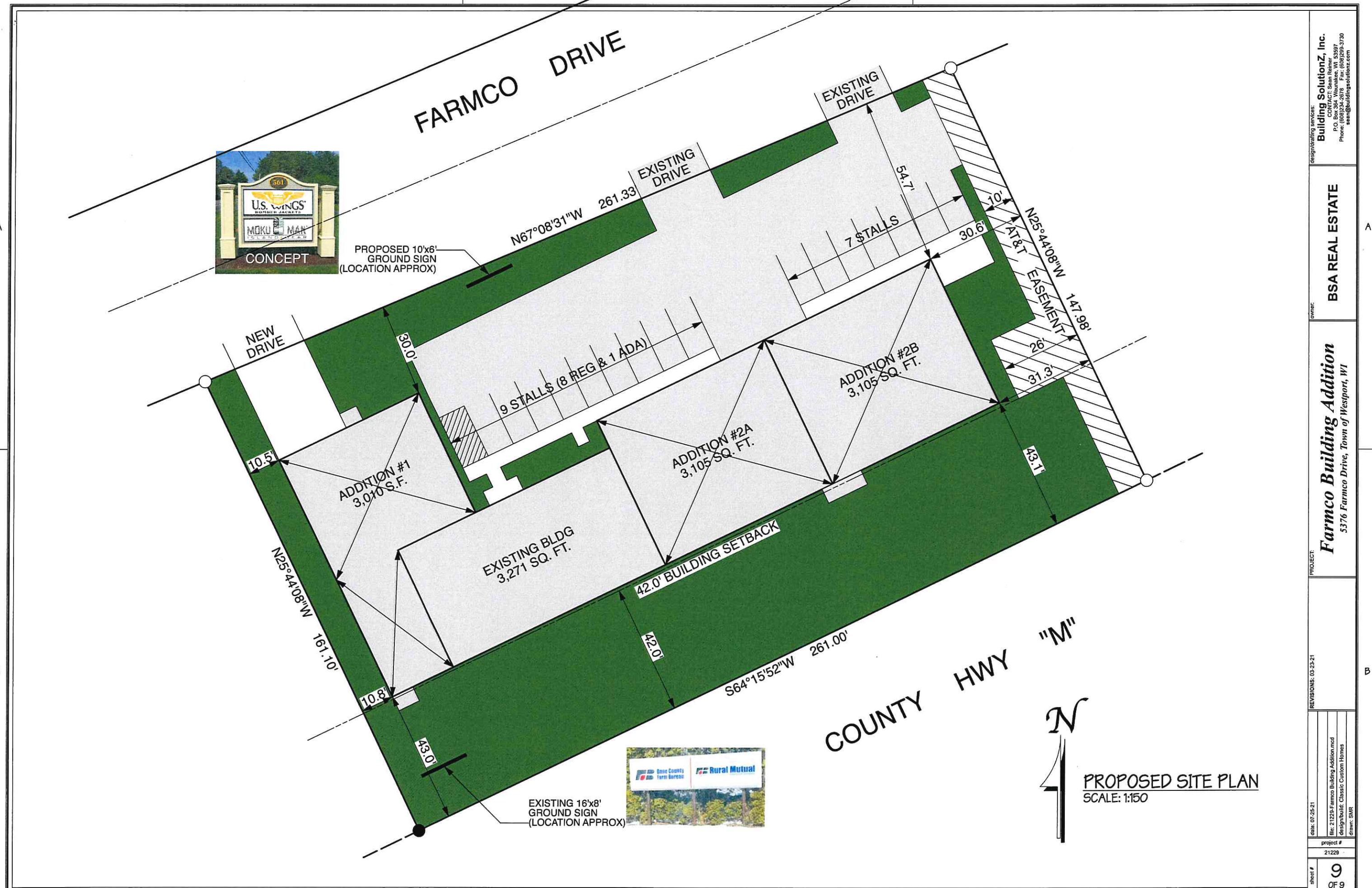
sheet #
8
OF 9



PROPOSED 10'x6'
GROUND SIGN
(LOCATION APPROX)



EXISTING 16'x8'
GROUND SIGN
(LOCATION APPROX)



COUNTY HWY "M"



PROPOSED SITE PLAN
SCALE: 1:150

designating services:
Building SolutionsZ, Inc.
CONTACT: Sean Reimer
P.O. Box 364, Wausaukee, WI 53587
Phone: (608) 234-2678 Fax: (608) 259-3730
sean@buildingsolutionsz.com

OWNER:
BSA REAL ESTATE

PROJECT:
Farmco Building Addition
5376 Farmco Drive, Town of Westport, WI

REVISIONS: 03-25-21

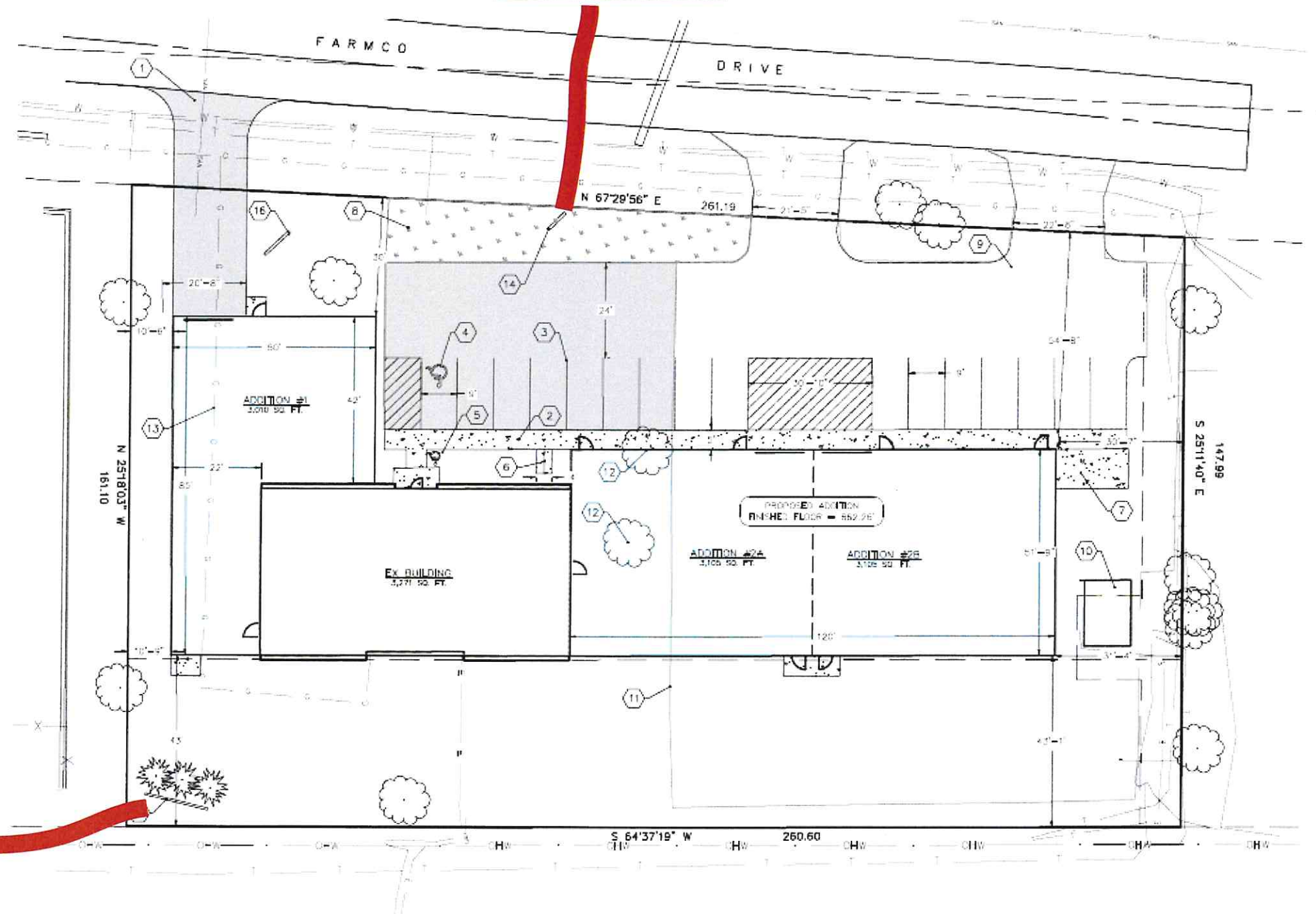
date: 07-25-21
file: 21229-Farmco Building Addition.mxd
designbuild: Classic Custom Homes
drawn: SMR

project #
21229
sheet #
9
OF
9

Farmco Signage Plan:

New Signage:

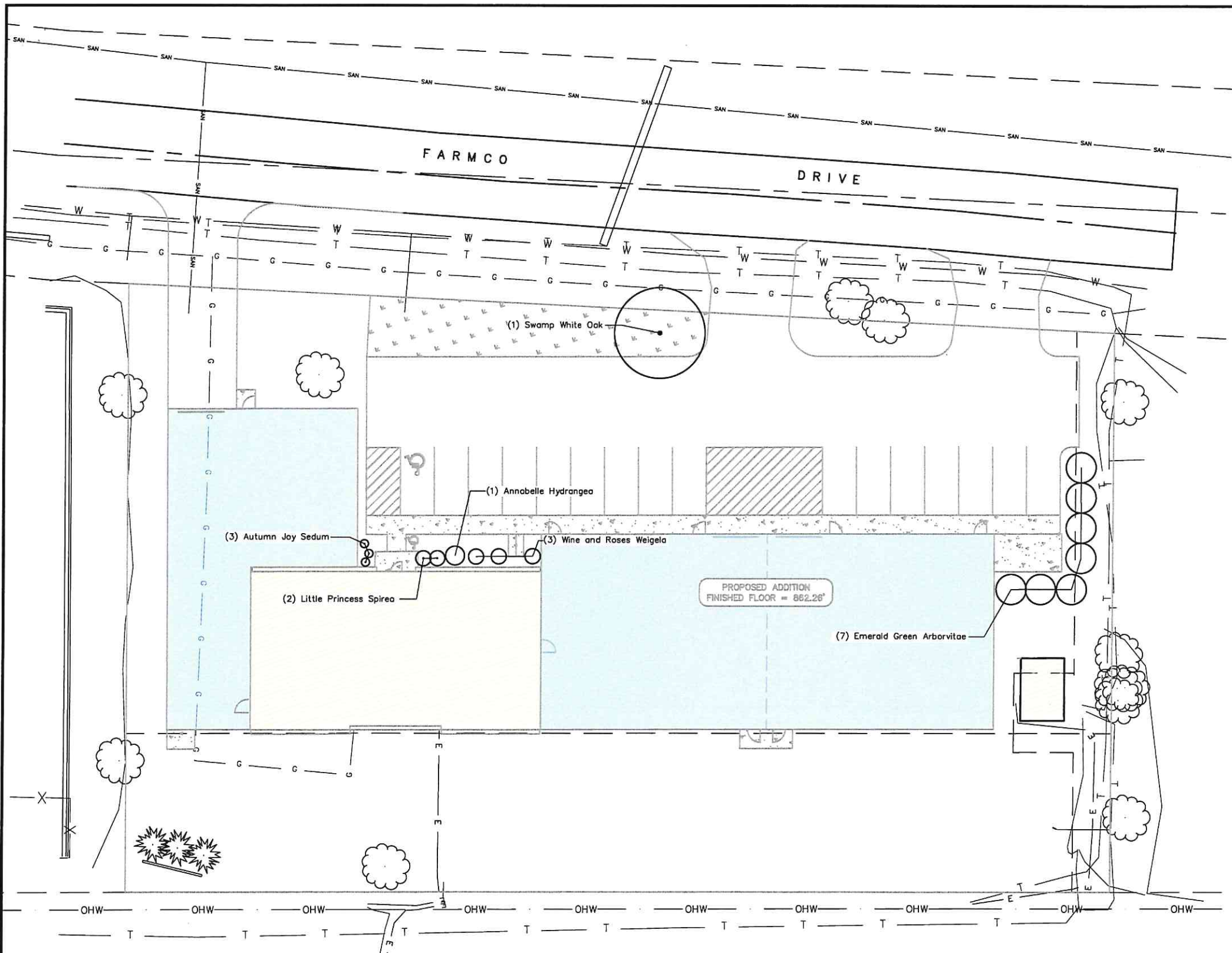
- To be similar to image at right
- No wider than 8'
- No taller than 6'
- Wood Constuction
- No lighting
- Multiple tenant logos/names



Existing Sign:

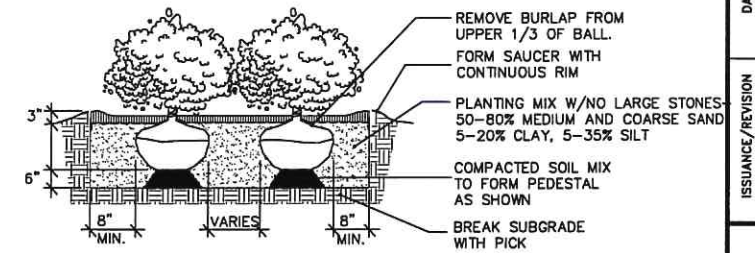
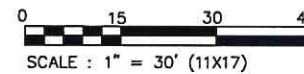
- Approx 8' high and 16' wide
- Backlit
- To be re-lettered



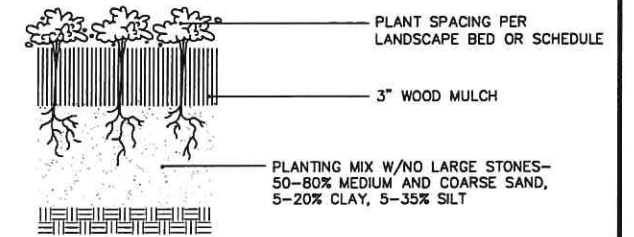


Plant Schedule:

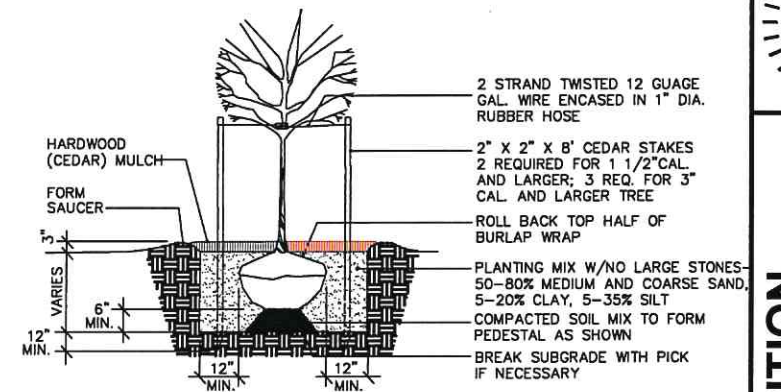
Common Name	Scientific Name	Size
Canopy Trees		
Swamp White Oak	<i>Quercus bicolor</i>	2 1/2" cal.
Low Evergreen Trees		
Emerald Green Arborvitae	<i>Tuja occidentalis</i> 'Emerald Green'	5' ht.
Shrubs		
Annabelle Hydrangea	<i>Hydrangea arborescens</i> 'Annabelle'	36" ht.
Wine and Roses Weigela	<i>Weigela florida</i> 'Alexandra'	18" ht.
Little Princess Spirea	<i>Spiraea japonica</i> 'Little Princess'	18" ht.
Perennials		
Autumn Joy Sedum	<i>Sedum</i> 'Autumn Joy'	1 gal.



1 SHRUB PLANTING
NTS



2 PERENNIAL PLANTING
NTS



3 TREE PLANTING
NTS

GENERAL NOTES:

- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
- "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)
- "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation. (www.seedsolutions.com)
- "Landscape stone" to be clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric. "Cobble" areas to be clean washed 2 1/2" - 5" granite cobbles spread to a 3" min. depth over a commercial grade weed barrier fabric.
- Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
- Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.
- Project is required to maintain a building foundation area at front and exterior side yards of seven (7) feet at a minimum.

DATE: 07-20-2021
ISSUANCE/REVISION: SITE PLAN REVIEW

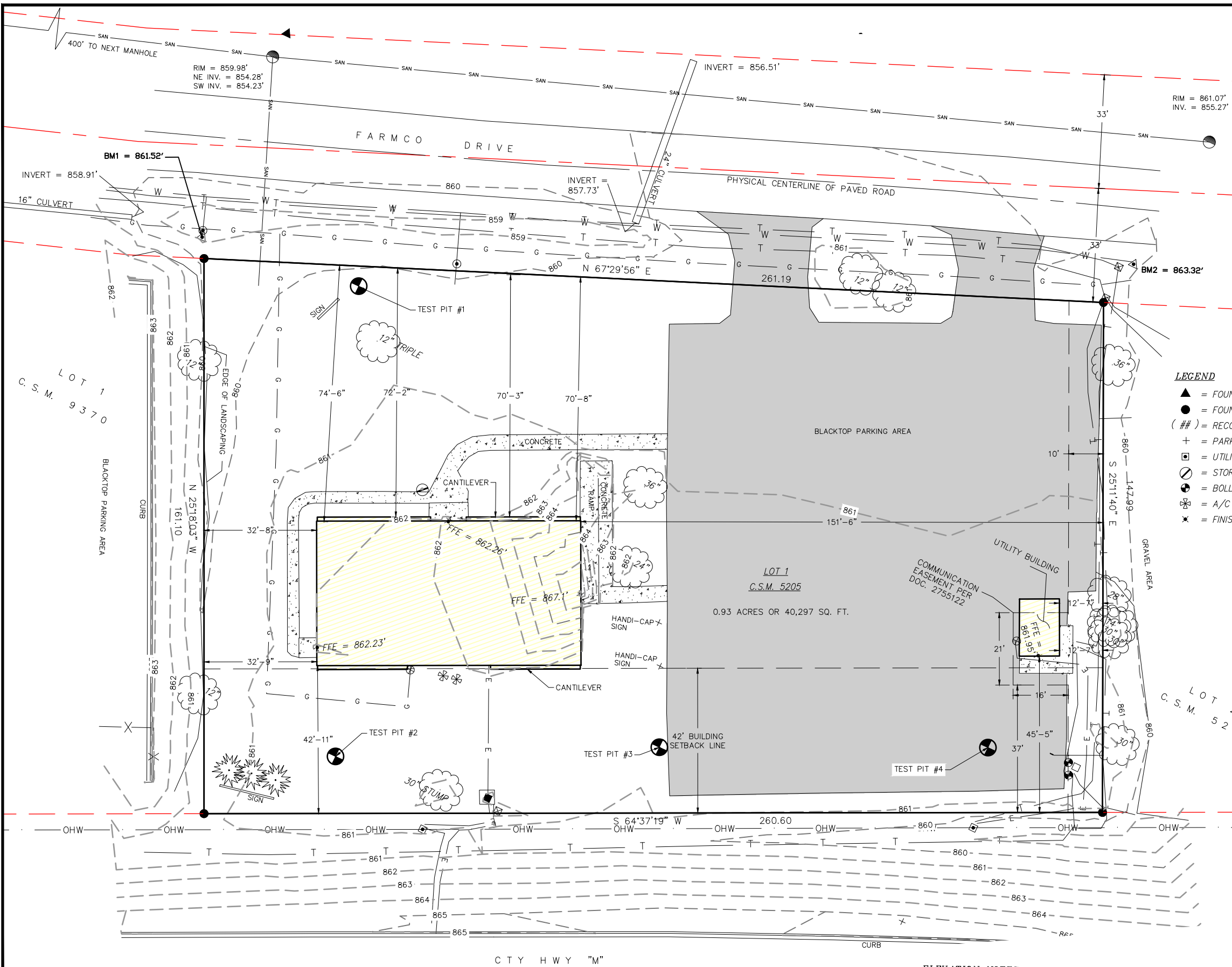
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Waunakee, WI 53597
phone (608) 849-9378
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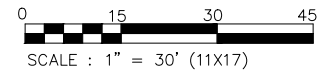
**FARMCO BUILDING ADDITION
LANDSCAPE PLAN**

TOWN OF WESTPORT, WISCONSIN
5376 FARMCO DRIVE

L100



W.C.C.S. - DANE CO.
 BEARINGS ARE REFERENCED TO THE WEST CO.
 LINE OF THE SE 1/4 OF SECTION 22
 LINE TO BEAR S 01°09'30" W



LEGEND

- ▲ = FOUND SURVEY SPIKE
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- + = PARKING OR STREET SIGN
- = UTILITY POLE
- ⊙ = STORM CATCH BASIN
- ⊙ = BOLLARD
- ✱ = A/C UNIT
- ✱ = FINISHED FLOOR ELEVATION
- ⊙ = MANHOLE
- ▲ = FIRE HYDRANT
- ⊕ = UTILITY METER
- ⊙ = WATER VALVE
- ⊠ = UTILITY PEDESTAL
- = UTILITY TRANSFORMER
- = UTILITY VAULT
- ☼ = 24" ARBOR VATEA
- ☼ = DECIDUOUS TREE (SIZE NOTED)

LINE LEGEND

- G — G — GAS UNDERGROUND
- OHW — OHW — OVERHEAD WIRES
- SAN — SAN — SANITARY SEWER
- W — W — WATER
- E — E — UNDERGROUND ELECTRIC
- T — T — COMMUNICATION

GENERAL NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJAINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 3.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 4.) FIELD WORK WAS PERFORMED ON MARCH 23, 2021.
- 5.) ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES OR CITY ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS.
 DIGGERS HOTLINE TICKET #'s: 20211201184 & 20211201213 BEFORE CONSTRUCTION CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-242-8511
- 6.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ENGINEER TO FIELD VERIFY ALL ELEVATIONS AND MEASUREMENTS FOR ANY PROPOSED CONNECTIONS TO EXISTING STRUCTURES/SEWER PRIOR TO FINALIZING ANY PLANS FOR CONSTRUCTION. THE SURVEYOR ASSUMES NO LIABILITY FOR SAID CONNECTIONS IF THIS VERIFICATION IS IGNORED.

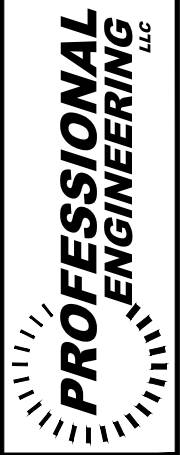
ELEVATION NOTES:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM. BENCHMARK UTILIZED IS A FOUND BRASS CAP MONUMENT AT THE MEANDER CORNER TO THE CENTER OF SECTION 22, T8N, R9E. ELEVATION = 856.42'
 SITE BENCHMARKS ARE TOP NUT OF FIRE HYDRANT
 BM1 = 861.52'
 BM2 = 863.32'

DESCRIPTION:
 LOT 1, CERTIFIED SURVEY MAP NO. 5205, RECORDED IN VOLUME 23, PAGE 289-290, AS DOCUMENT NO. 2008537, LOCATED IN THE NE 1/4 AND NW 1/4 OF THE SE 1/4 OF SECTION 22, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	07-28-2021

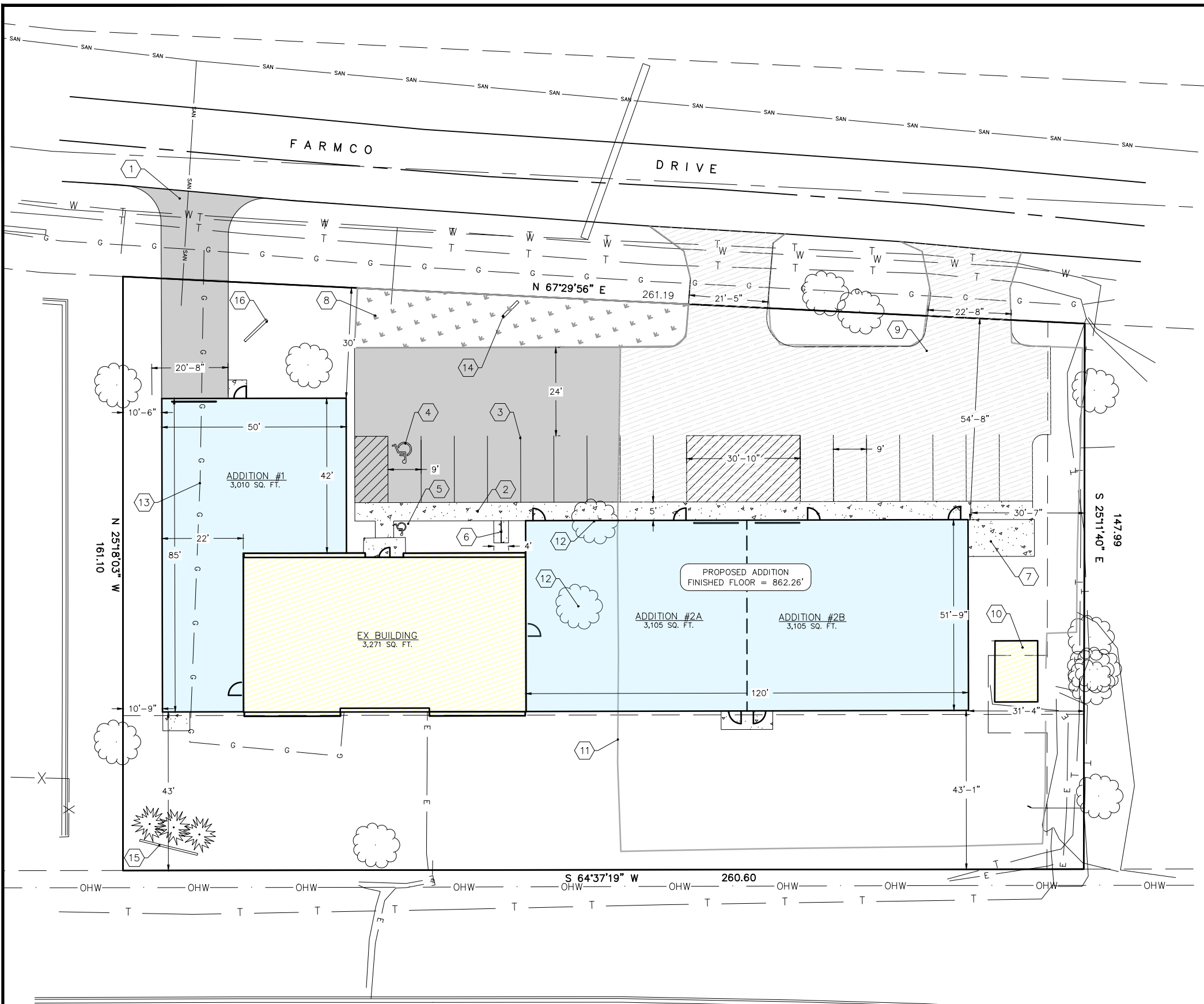
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**FARMCO BUILDING ADDITION
 EXISTING CONDITIONS**

TOWN OF WESTPORT, WISCONSIN
 5376 FARMCO DRIVE

C100



SITE INFORMATION

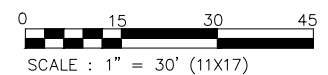
SITE ADDRESS: 5376 FARMCO DRIVE
 SITE ACREAGE TOTAL: 40,297 SF (0.93 ACRES)
 EXISTING IMPERVIOUS AREA = 21,503 SF
 EXISTING IMPERVIOUS SURFACE % = 53.4%
 PROPOSED IMPERVIOUS AREA = 23,057 SF
 IMPERVIOUS SURFACE % = 57.2%
 NUMBER OF PARKING STALLS: 16 (1 HC)
 TOTAL BIKE PARKING: 2 STALLS

PLAN KEY

- 1 NEW DRIVEWAY
- 2 SIDEWALK
- 3 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
- 4 VAN ACCESSIBLE STALL, TYP.
- 5 VAN ACCESSIBLE PARKING SIGN, TYP.
- 6 BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
- 7 DUMPSTER LOCATION AND CONCRETE TRASH PAD
- 8 STORMWATER DRY POND
- 9 REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT
- 10 EXISTING TELEPHONE UTILITY SHED TO REMAIN
- 11 EXISTING PAVEMENT EDGE SHOWN REFERENCE
- 12 REMOVE TREE
- 13 RELOCATE EXISTING GAS LINE. COORDINATE WITH GAS UTILITY
- 14 NEW 6' WIDE BY 5' HIGH GROUND SIGN
- 15 EXISTING GROUND SIGN TO REMAIN
- 16 EXISTING GROUND SIGN TO BE REMOVED

KEY

- ASPHALT PAVEMENT
- EXISTING ASPHALT TO BE REMOVED AND REPLACED
- CONCRETE
- VEGETATIVE FILTER STRIP FOR STORMWATER MANAGEMENT



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	07-28-2021

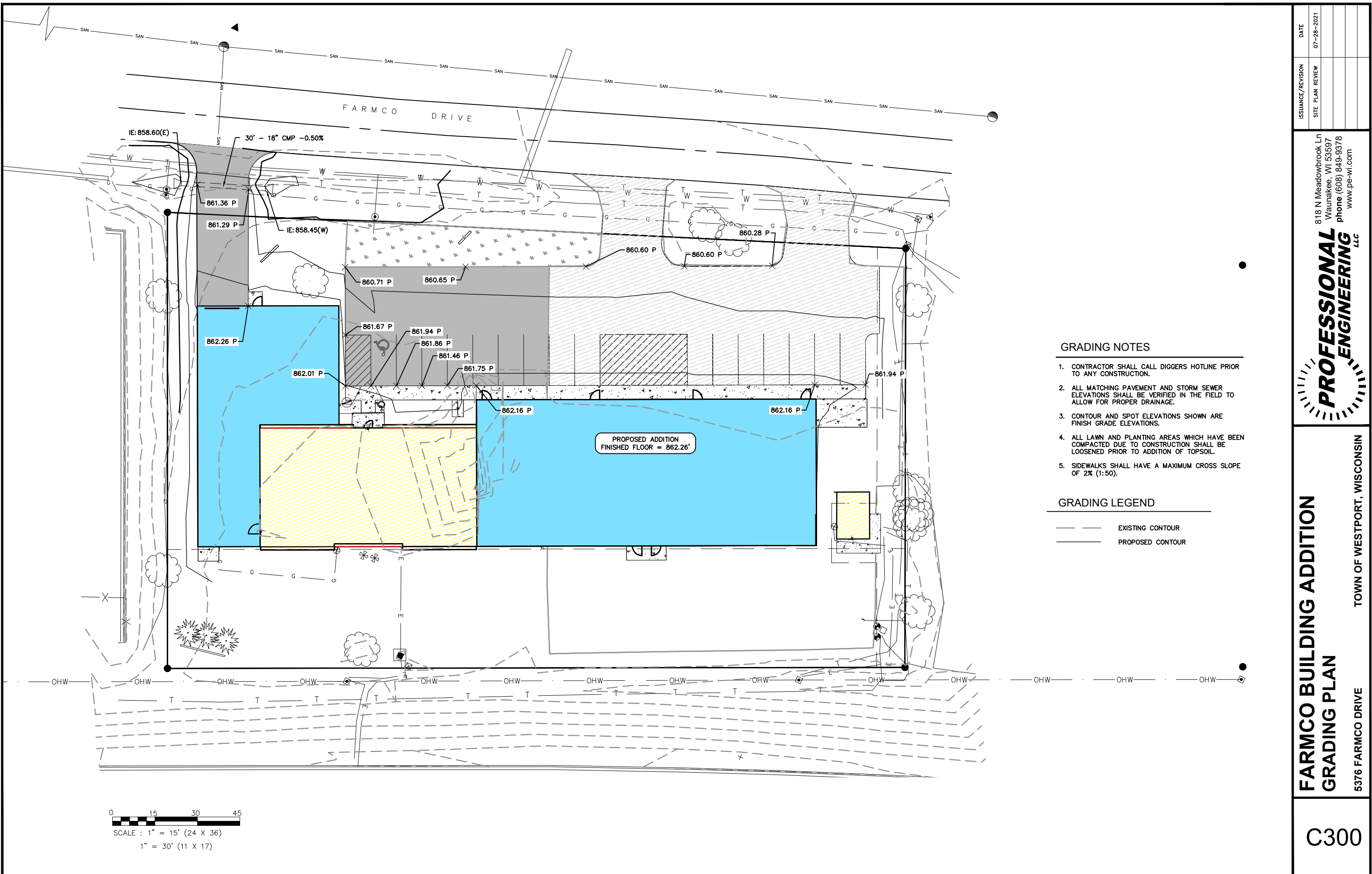
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FARMCO BUILDING ADDITION
SITE PLAN
 TOWN OF WESTPORT, WISCONSIN

5376 FARMCO DRIVE

C200



GRADING NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).

GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR

ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	07-28-2021

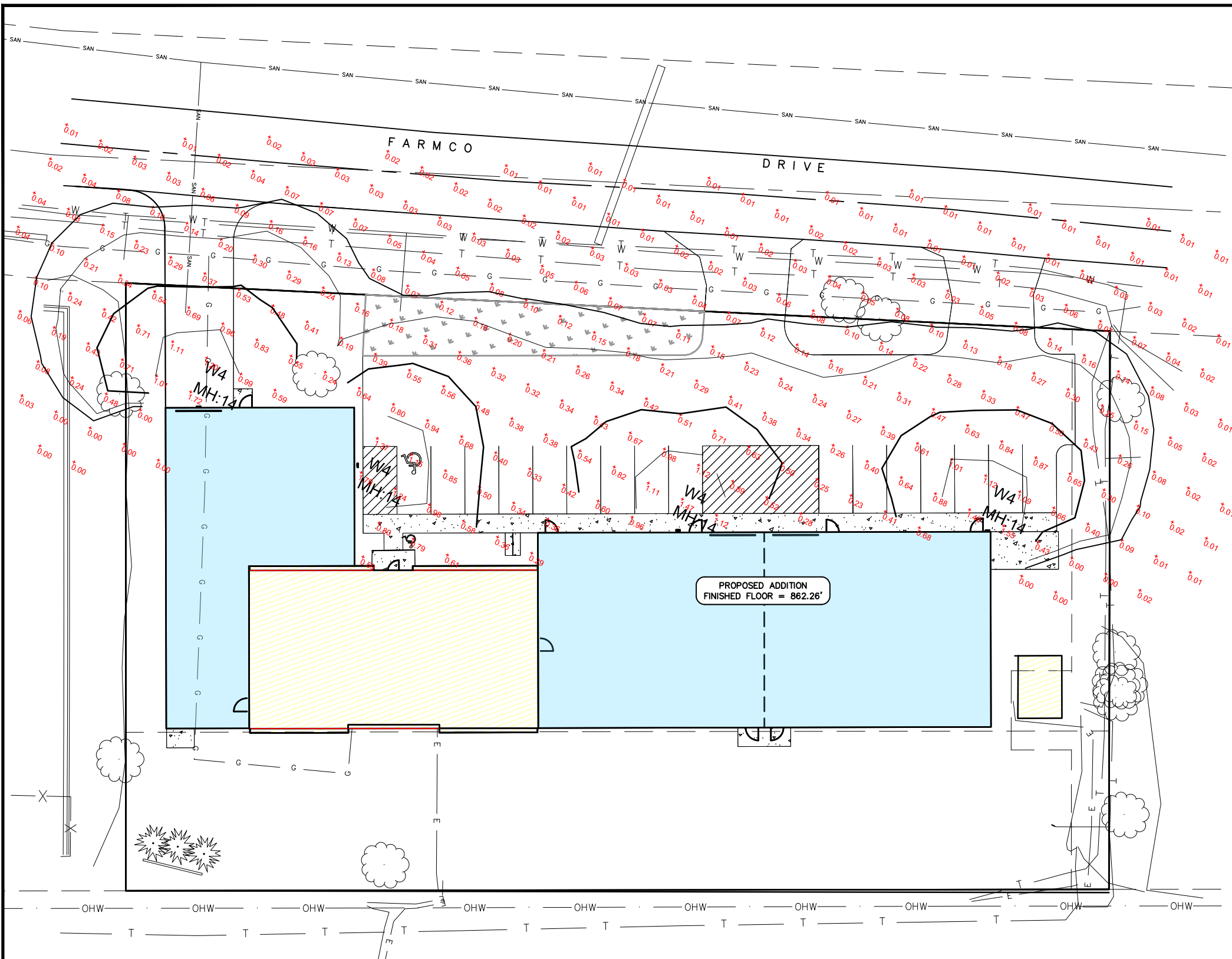
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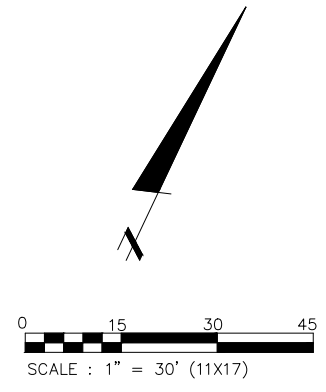
FARMCO BUILDING ADDITION GRADING PLAN

5376 FARMCO DRIVE TOWN OF WESTPORT, WISCONSIN

C300



Luminaire Schedule						
QTY	TYPE	MFR	PART NUMBER	LLF	Lum. Watts	Total Watts
4	W4	Lithonia	DSXW1 LED 10C 700 xxK TFTM MVOLT (mount) (finish)	0.950	26	104



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	07-28-2021

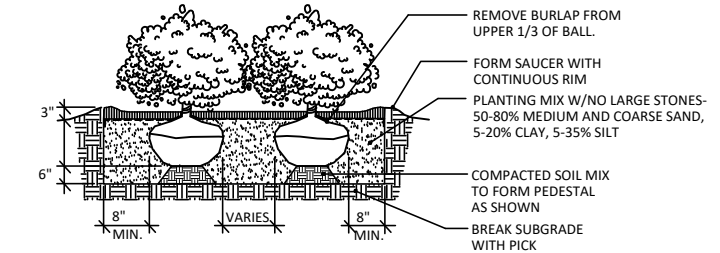
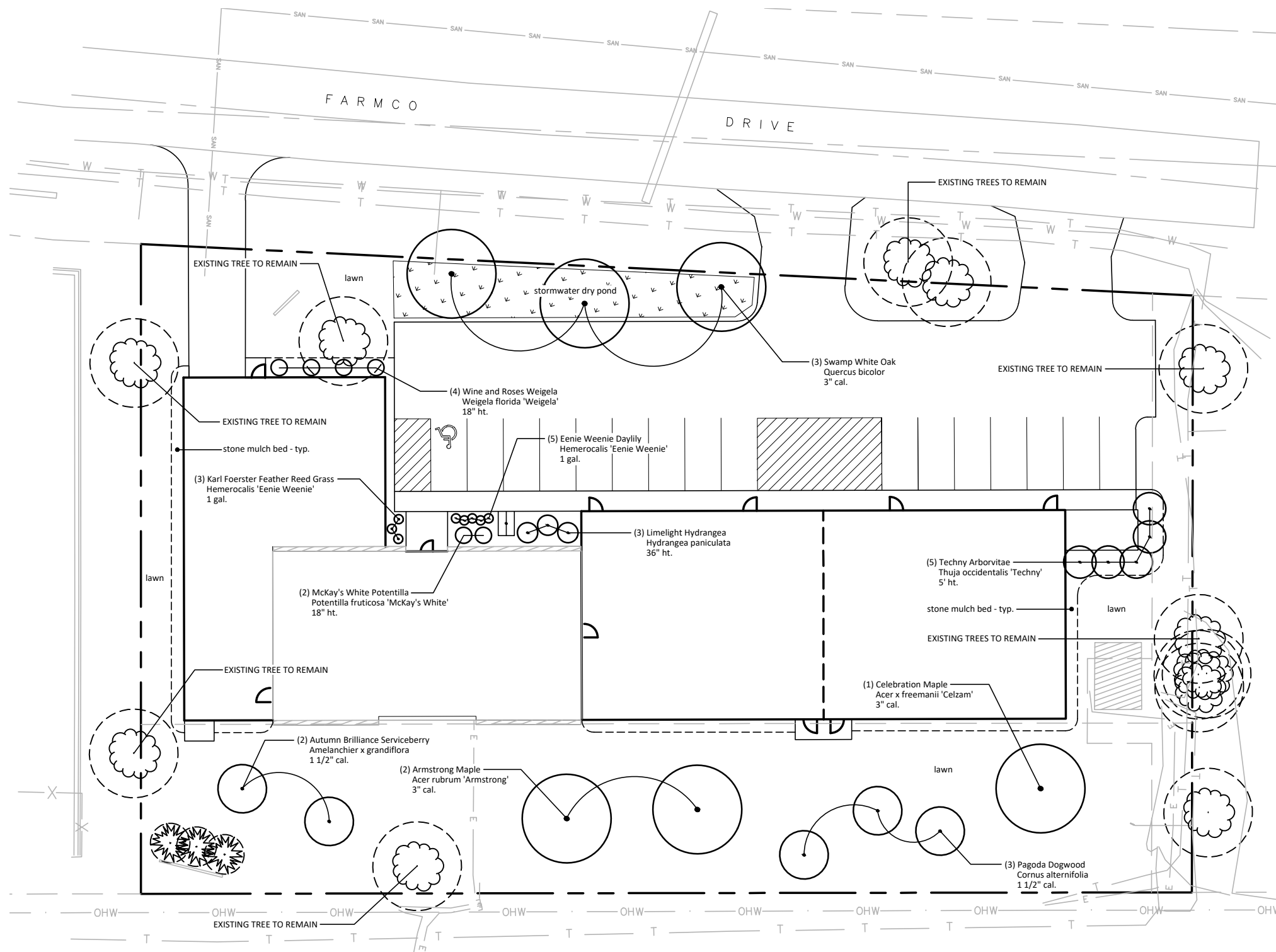
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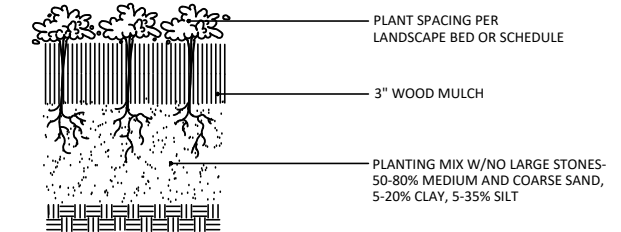
FARMCO BUILDING ADDITION LIGHTING PLAN

5376 FARMCO DRIVE TOWN OF WESTPORT, WISCONSIN

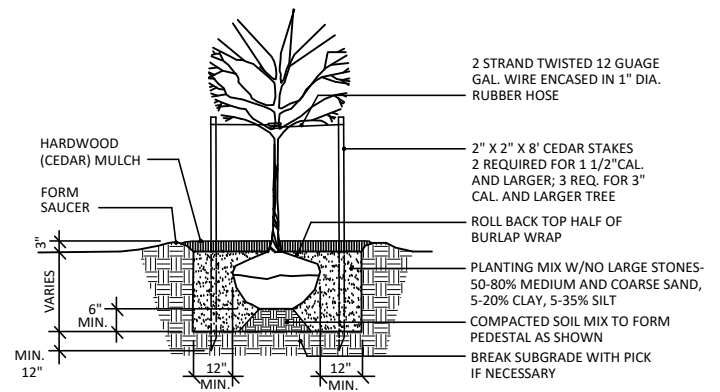
C600



2 SHRUB PLANTING
NTS



3 PERENNIAL PLANTING
NTS



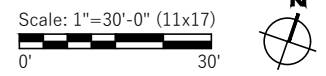
4 TREE PLANTING
NTS

1 LANDSCAPE PLAN

- GENERAL NOTES:**
- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of brown dyed wood mulch spread to a 3" min. depth.
 - "Edging" to be a clean, crisp, shovel cut edge to separate landscape beds from adjacent lawn areas.
 - "Lawn" areas shall be finish graded, seeded at a rate of 4 lbs. per 1,000 sq. ft., and starter fertilizer applied. Basis of Design for seed: Madison Parks Lawn Seed Mix.
 - "Landscape stone" to be clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
 - Foundation planting beds to be mulched with brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - Contractor is responsible for repairing any and all damage to the adjacent properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
 - Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for lawn seed to extend 60 days from project completion/acceptance of installation.

SITE INFORMATION:
SITE ACREAGE TOTAL: 40,297 SF (0.93 ACRES)

LANDSCAPE REQUIREMENTS:
REQUIRED: (1) SHADE TREE OR (1) CONIFER PER 9,000 LOT AREA = 5 TREES REQUIRED
PROVIDED: (7) SHADE TREES; (6) NEW PLUS (1) EXISTING



ISSUANCE/REVISION	DATE
SITE PLAN REVIEW	07-27-2021

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TOWN OF WESTPORT, WISCONSIN

**FARMCO BUILDING ADDITION
LANDSCAPE PLAN**

5376 FARMCO DRIVE

L100



D-Series Size 1 LED Wall Luminaire



Buy American

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

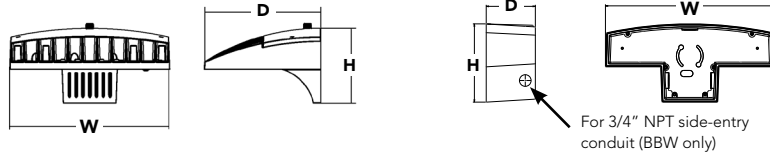
d#series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBTD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ^{8,9}

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) ^{3,10} DF Double fuse (208, 240 or 480V) ^{3,10} HS House-side shield ¹¹ SPD Separate surge protection ¹²	Shipped separately¹¹ BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DBBTD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)					
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69	
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66	
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68	
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67	
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66	
	530 mA	19W	TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69	
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67	
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63	
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66	
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65	
	700 mA	26W	T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64	
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66	
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59	
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57	
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59	
	1000 mA	39W	T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58	
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57	
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59	
			T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57	
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55	
	20C (20 LEDs)	350mA	23W	T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
				T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
				T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
				TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
T2S				2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77	
530 mA		35W	T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74	
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76	
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76	
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74	
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77	
700 mA		46W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72	
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68	
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71	
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70	
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69	
1000 mA		73W	TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71	
			T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67	
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64	
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66	
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65	
1000 mA		73W	T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64	
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66	
			T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61	
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58	
	T3S		7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60		
T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59				
T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58				
TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60				

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

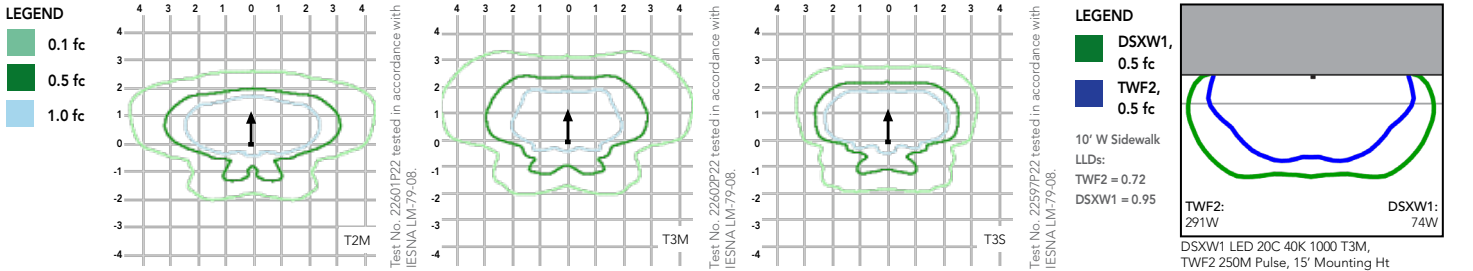
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

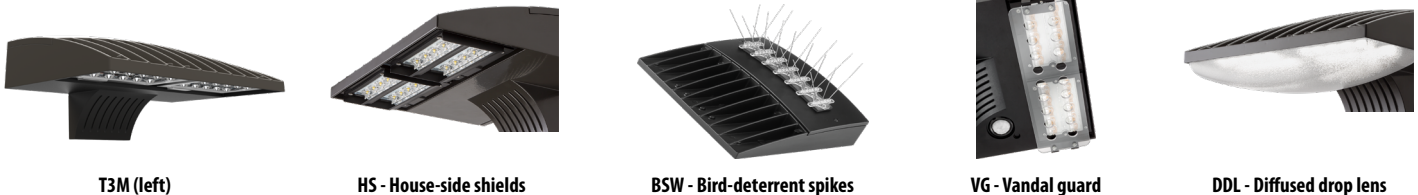
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



AGENDA ITEM #10:

Middleton/Westport Joint Zoning Committee Report/Items for
Action



PLAN COMMISSION APPLICATION

CITY OF MIDDLETON • 7426 HUBBARD AVE. • MIDDLETON, WI. 53562 • (608) 821-8370 • FAX (608) 827-1080

Plan Commission usually meets the 2nd and 4th Tuesdays of each month at 7 p.m. in the Council Chambers of Middleton City Hall. The following **must be submitted THREE weeks** prior to any Plan Commission meeting for staff review and agenda placement. Failure to submit a complete package may result in the return of all items, a resubmittal fee, and a delay of your project.

1. Plan Commission Application & Checklist (this packet).
2. Required fee(s) **and deposit (see chart below)**.
3. One (1) copy of the submittal and an electronic version emailed to dattoe@cityofmiddleton.us.

LOT 1 CSM 13066 CS83/295-298 03/23/2011 F/K/A PRT OF SEC 29-8-9 PRT SW1/4SE1/4, PRT SE1/4SW1/4 & PRT SW1/4SW1/4 & SEC 31-8-9

Project Address: _____

Applicant: The Wisconsin Foundation Inc		
Address: 1818 Parmenter Street Middleton WI 53562		
Phone: 608-575-1018	Fax:	Email: maddie@twallenterprises.com

Owner: The Wisconsin Foundation Inc		
Address: 1818 Parmenter Street, Middleton WI 53562		
Phone: 608-575-1018	Fax:	Email: maddie@twallenterprises.com

Project Description: Rezoning a current piece of vacant land to create a Natural Burial cemetery. A future funeral home will eventually be built along Oncken Road.

Owner/Applicant Signature:  _____ **Date:** 7/8/2021

Terrence R Wall (Feb 16, 2021 16:23 CST)

Note: City ordinances are on the City website at <http://www.ci.middleton.wi.us/ordinances/ordinances.htm>

Fees (check what applies):	
	Certified Survey Map \$200 + \$25/lot
	Concept Review \$50
	Conditional Use Permit \$300
	Design Review \$200
	Design Review Revisions \$50
	Final Plat \$400 + \$50/lot
	Preliminary Plat \$400 + \$50/acre
X	Rezoning \$400-\$2,000**
	Sign Variance \$200
	SIP/SIP Modification \$50-\$400**

Deposit
An Escrow Deposit of \$5,000 is required per Ord. 10.128(2) to cover project review costs by outside consultants when necessary. See attached excerpt from City Ordinances.
Waiver authorized: <input type="checkbox"/> _____ date _____
TRAFFIC IMPACT ANALYSIS Required Yes <input type="checkbox"/> No <input type="checkbox"/>

* Specific Implementation Plan in Planned Development District
 ** Fee based on cost of project. **For Rezonings:** single lot or project = \$400, larger projects and PDD rezoning requests = \$1,000 for projects up to 50 acres, and \$2,000 for projects over 50 acres. **For SIP Modifications:** projects under \$10,000 = \$50, between \$10,000 and \$50,000 = \$200, and over \$50,000 = \$400.

CITY OF MIDDLETON ESCROW DEPOSIT

Section 10.128 of the City of Middleton Code of Ordinances is hereby created to read as follows:

10.128 FEES AND DEPOSITS.

(2) **Escrow Deposits.** (a) In addition to the fees specified in sub (1), applicants for all **Rezoning, Conditional Use Permits, Design Review and Specific Implementation Plan Modifications** shall be responsible to pay the actual cost of review of the application by outside consultants hired by the City including but not limited to Attorneys, Engineers or Planners. Upon application, the applicant shall deposit \$5,000 to be held in escrow upon which the City shall draw to pay for said costs as they are incurred during the course of reviewing the application. Itemized statements reflecting the amounts drawn from the deposit shall be sent to the applicant each month. In the event that the escrow deposit has been drawn down to twenty-five percent (25%) of the required amount, the applicant shall replenish the escrow deposit to its original amount. If any funds remain in the escrow deposit following final determination of the application, such remaining funds shall be returned to the applicant within sixty (60) days of the determination together with an accounting of the deposits and draws on the escrow.

(b) Applicants may obtain a pre-application waiver of the required escrow deposit from the City Administrator if in the City Administrator's sole discretion he/she determines that no consultant review will be required. Said waiver shall not preclude the City Administrator from employing an outside consultant, charging the costs of any consultant review to the applicant or requiring an escrow deposit at any time after application.

Similar language pertaining to **Land Divisions** appears in Section 19.04(7)(c).

The above and foregoing ordinances were duly adopted by the Middleton Common Council at a regular meeting held on the 3rd day of January, 2006.

THIS DEPOSIT WILL BE DUE ONE WEEK PRIOR TO THE PLAN COMMISSION MEETING WHERE THIS ITEM WILL BE DISCUSSED, UNLESS THE DEPOSIT HAS BEEN WAIVED BY THE CITY ADMINISTRATOR OR HIS DESIGNEE. IF A WAIVER IS GRANTED, THE APPLICANT WILL BE NOTIFIED BEFORE THE SUBMITTAL DEADLINE.

FAILURE TO PAY THIS DEPOSIT MAY RESULT IN THE RETURN OF ALL ITEMS, A RESUBMITTAL FEE, AND A DELAY OF YOUR PROJECT.

CITY OF MIDDLETON REZONING CHECKLIST

Project Name: The Wisconsin Foundation Cemetery	Submitted By: Terrence Wall, Director
Project Address: See legal description	Date Submitted: 7/8/2021

All requests for a zoning map or district change, after receipt by the Zoning Administrator, shall be forwarded to the Plan Commission. The Plan Commission shall, after study, make its recommendation to the Common Council. The Plan Commission will set a date for a public hearing by publishing a Class II notice.

Note: Include on the plan sheets each applicable item listed below with all formal plan submittals. This list is not intended to show all applicable requirements. All boxes should be checked, or marked "N/A" if the item does not apply. Ten (10) copies of the plans must be submitted with this checklist as a single package no later than 4:30 pm, Tuesday, three (3) weeks prior to presentation at Plan Commission.

- 1. Site plan of all lots and structures including surrounding properties within 200'.
- N/A 2. Utility installations and easements.
- 3. **Lot dimensions, area and legal description.**

Request to change PDD-G district to AG & B-3 district of the following described land: _____
LOT 1 CSM 13066 CS83/295-298 03/23/2011 F/K/A PRT OF SEC 29-8-9 PRT SW1/4SE1/4,
PRT SE1/4SW1/4 & PRT SW1/4SW1/4 & SEC 31-8-9

Public Hearing date as established by the Plan Commission (Class II Notice): _____

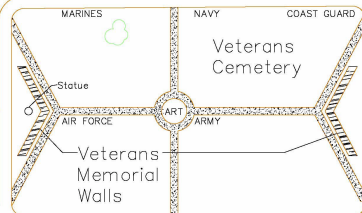
Date notice mailed to all affected property owners: _____

Applicant's statement: Please see attached cover letter for statement.

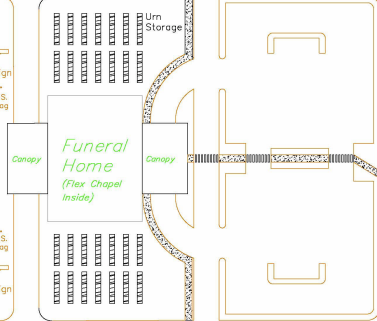
Staff Contacts		
Abby Attoun-Tucker, AICP	Mark Opitz	Daphne Xu
Planning & Community Development Director	City Planner Zoning Administrator	Associate Planner
(608) 821-8343	(608) 821-8394	(608) 821-8377
Email: aattoun@cityofmiddleton.us	Email: mopitz@cityofmiddleton.us	Email: dxu@cityofmiddleton.us
Fax: (608) 827-1080	Fax: (608) 827-1080	Fax: (608) 827-1080
<p>Diane Attoe: Office Manager, Public Works Department Phone: (608) 821-8370 / Fax: (608)827-1080 Email: dattoe@cityofmiddleton.us</p>		

Funeral Home

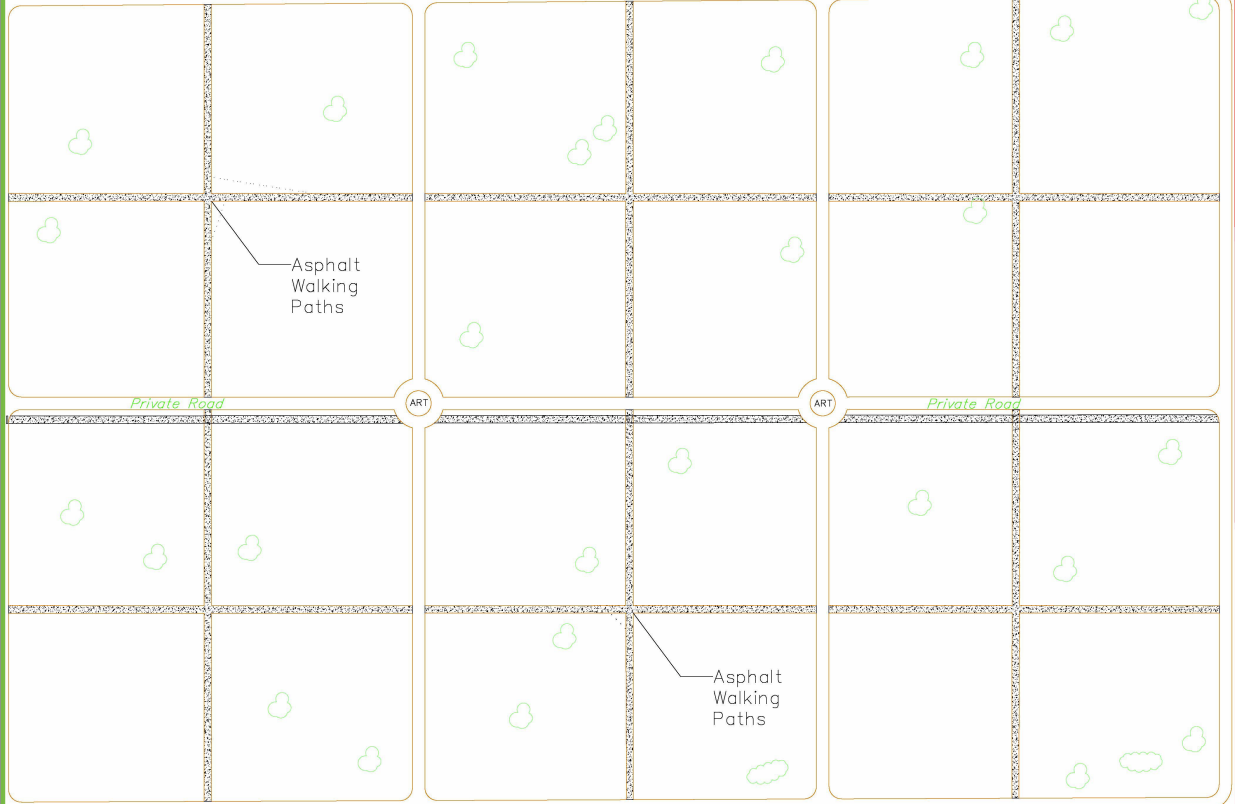
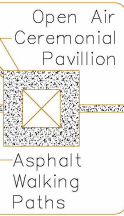
Green Cemetery



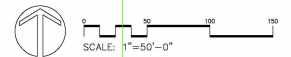
Private Road



Pet Cemetery



Oracken Road



Oncken Road – Wisconsin Foundation Inc. Cemetery

Legal description: LOT 1 CSM 13066 CS83/295-298 03/23/2011 F/K/A PRT OF SEC 29-8-9 PRT SW1/4SE1/4, PRT SE1/4SW1/4 & PRT SW1/4SW1/4 & SEC 31-8-9

Utilities: There are currently no utilities on the site.

Easements: There are currently no easements on the site.

2019 Property Records for City of Middleton, Dane County

May 4, 2021

Tax key number: 0809-293-9320-2

Property address: Oncken Rd

Traffic / water / sanitary: Medium / None / None

Legal description: LOT 1 CSM 13066 CS83/295-298 03/23/2011 F/K/A PRT OF SEC 29-8-9 PRT SW1/4SE1/4, PRT SE1/4SW1/4 & PRT SW1/4SW1/4 & SEC 31-8-9 PRT NE1/4NE1/4, PRT NW1/4NE1/4, PRT SW1/4NE1/4, PRT SE1/4NE1/4 & PRT NE1/4SE1/4, PRT NW1/4SE1/4, PRT SW1/4SE1/4, PR T SE1/4SE1/...

Summary of Assessment	
Land	\$ 0
Improvements	\$0
Total value	\$0

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1				852,687	19.575	None	Exempt other		\$0



July 8, 2021

Middleton Plan Commission
City of Middleton
7426 Hubbard Avenue
Middleton, WI 53562

Re: The Wisconsin Foundation Request for Cemetery

Dear Middleton Plan Commission:

The Wisconsin Foundation is asking to change the zoning for 20 acres on Oncken Road that encompasses the old quarry, to a cemetery and future funeral home, with the follow up question of whether we should de-annex to Westport.

The old quarry land has been filled with construction debris but was not compacted and therefore, it is not feasible to develop this area for homes or buildings, except near Oncken Road for a small funeral home. Due to the lack of utilities on the site, we are requesting city water well and sewer access, but it is not our intent to build the funeral home immediately. We are willing to wait for city sewer and water.

This land is presently zoned as a planned development district or PDD. We had planned for a public school here, but it has become clear that the Waunakee School District is going to select a site in Waunakee for the next school.

There is a huge need for a new cemetery in the metro area given the fact that the existing cemeteries are filling up. Therefore, we are requesting that this land be rezoned for a cemetery, and future funeral home and mausoleum (no crematorium).


This would be a "Natural Burial Cemetery" as defined by the Green Burial Council, meaning that it would use burial practices that have no long-term degradation of the soil health, plant diversity, water quality, and ecological habitat. There is only one other natural cemetery in the entire state of Wisconsin. Natural cemeteries also require restricting the burial density to no more than 500 burials/acre. This would include conducting an Ecological Impact Assessment as well as using only natural and biodegradable burial containers/shrouds (i.e. wicker, wood, cloth), and absolutely no plastic, metal, or synthetic materials. It would also limit the size and type of memorial markers to prevent impairment of the ecological conditions of the natural landscape, and embalming is strictly prohibited. Attached you will find the requirements from the Green Burial Council for hybrid and natural cemeteries. We plan to meet the higher standard requirement of a Natural Cemetery. We have also included a number of walking paths for visitors to use.



We ask that you please process our proposed SIP rezoning request for the 20 acres of land based upon the attached plat to create a Natural Cemetery.

Thank you,

The Wisconsin Foundation

By: 
Terrence R Wall (Feb 16, 2021 16:23 CST)
Terrence Wall, *President*

	Standard	Hybrid Cemetery	Natural Burial Grounds
1.	Accurately represent earned level of GBC certification in marketing materials, websites, and conversations with the public, clients, and the media.	✓	✓
2.	Provide clients and families with the opportunity to participate in the burial and ritual process, in keeping with state law and with these standards.	✓	✓
3.	Accept for burial only decedents that have not been embalmed or those embalmed only with GBC-approved, nontoxic chemicals.	✓	✓
4.	Prohibit the use of a vault (partial, inverted, or otherwise), a vault lid, concrete box, slab or partitioned liner in the burial plot.	✓	✓
5.	All burial containers, shrouds, and other associated products made only of natural, biodegradable materials.	✓	✓
6.	Develop a <i>Maintenance and Operations Manual</i> to be utilized by all staff members, contractors, and volunteers to implement site goals, policies, and best practices.	✓	✓
7.	Establish an endowment fund to ensure the long-term maintenance of the site by setting aside at least 10% of all burial plot sales.	✓	✓
8.	Conduct an <i>Ecological Impact Assessment</i> , starting with a property baseline document that includes existing ecological conditions and sensitive area analysis. Update periodically to assess future property/habitat conditions and plant inventory.		✓
9.	Restrict access and burial operations within sensitive areas as identified in the <i>Ecological Impact Assessment</i> .		✓
10.	Use operational and burial practices that have no long-term degradation of soil health, plant diversity, water quality, and ecological habitat.		✓
11.	Limit the type and size of memorial markers so that they do not impair the ecological conditions and aesthetic of the natural cemetery landscape.		✓
12.	Site conditions as identified in the <i>Ecological Impact Assessment</i> and sensitive areas analysis, will restrict burial density on the property; therefore, Natural and Conservation burial grounds will have limits to		✓

	<p>allowable burial density. For Natural Burial, the cemetery's average density shall not exceed 500 burials/acre. For Conservation Burial, average density shall not exceed 300 burials/acre. Burial density of sensitive areas may be transferred to less restricted areas on the property to maximum densities of Natural Burial - 600/acre, Conservation Burial - 400/acre.</p>		
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