

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

Virtual Meeting Via GoToMeeting

PLEASE TAKE NOTICE that this meeting will take place virtually via GoToMeeting. Please join the meeting from your computer, tablet or smartphone by visiting <https://global.gotomeeting.com/join/320321381>. You can also participate by phone by dialing +1 (571) 317-3112 and use access code: 320-321-381. If you are new to GoToMeeting, get the app and be ready when the meeting starts. You may be muted or be asked to mute your device.

AGENDA - Monday, October 19, 2020 7:00 p.m.

1. Call to Order
2. Public Comment On Matters Not On the Agenda
3. Approve Minutes
4. Review/Approve Operator Licenses
5. Driveway/Access/Utility/Road Opening Permits
6. Water Utility/Fire Protection Utility
Miscellaneous
7. Sewer Utility
Miscellaneous
8. Engineer Report
Miscellaneous Ongoing Projects
9. SIP and Design Review, Cross Lutheran Church, The Community of Bishops
Bay/Texas Longhorn Drive (Middleton ETZ),
Discussion/Recommendation/Action
10. Fence Ordinance Revision Request Discussion/Action
11. Community of Bishops Bay Construction Cost Payment Agreement Extension (Phase 6)
Discussion/Action
12. COVID-19 Responses Discussion/Action
13. 2021 Budget and Schedule Discussion/Action
14. Committee Reports/Items for Action

Personnel Committee	Public Works Committee	Westport/Middleton JZC
Audit Committee	Town Plan Commission	Westport/Waunakee JPC
15. Administrative Matters
16. Miscellaneous Business/Forthcoming Events
17. Pay Current Bills
18. 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
AUDIT COMMITTEE MEETING
Kennedy Administration Building
Community Meeting Room
5387 Mary Lake Road
Town of Westport, Wisconsin

Virtual Meeting Via GoToMeeting

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AGENDA - Monday, October 19, 2020 6:30 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 Committee. 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. Approve minutes
3. Review/approve bills for payment
4. 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

TOWN BOARD - Monday, October 5, 2020

The regular semi-monthly meeting of the Town Board was called to order at 7:02 p.m. by Chair Grosskopf using video conferencing via GoToMeeting.com. Members present: Cuccia, Enge, Grosskopf, Sipsma, and Trotter. Members absent: None. Also Present: Rhonda Aires, Gerry Schmitt, Amanda Elliott, Jeff and Rachel Kubly, Kim Bentz, John Biser, Dick Smith, Mike Ripp, Nick and Elaine Mischler, James Caulkins, Roy Carter, Rick Raemisch, Dave Parker, Christine Dalkmeier, Howard Kaufmann, Mardi Stroud, Brian Giroux, Kathleen Slattery-Moshkau, Tim Wohlers, two or three others not identifiable, and Tom Wilson.

There was no Public Comment On Matters Not On the Agenda. The minutes of the September 21, 2020 regular meeting were approved as presented on a motion by Trotter, second Enge.

A Regular Operator License for Kerri Heath as on file with the Clerk and presented was granted subject all state and local requirements, on a motion by Cuccia, second Sipsma.

For Sewer Utility matters, Resolution 20-06 (Approve CMAR Report) was adopted as presented after an introduction by Wilson on a motion by Enge, second Trotter.

For the Engineer Report, Wilson provided the Board with an update on current projects: Mary Lake neighborhood work and FEMA road work, both of which just need asphalt and fine tuning.

Several residents were present and made a presentation and comments on CTH M Construction Issues mainly related to a park and ride location near the proposed new entrance for Corner Court and North Shore Bay Drive off of reconstructed CTH M. Board members also made comments expressing concerns with the size and location of the lot. Wilson suggested and was directed to obtain comments from the County, sheriff or local law enforcement, and the Town Engineer, and present those comments to the Board at the first meeting in November if available. Wilson also suggested alternatives for presenting comments to those present.

Wilson reported on the Cross Lutheran Church Assessment Deferral Request matter, and was directed to remove the matter from future agendas unless further action is necessary.

Wilson reported to the Board on various items related to the Town's COVID-19 Response. After a question and report on Town trick or treating this year, it was determined that as usual to recommend protocols for the neighboring municipalities to those closest.

Grosskopf and Wilson reported on items before the plan commission/committees. The Audit Committee recommended payment of bills as presented by Wilson after questions were answered.

For Administrative Matters raised, Wilson reported that he was appointed to the County Redistricting Committee by the County Clerk.

For Miscellaneous Business or Forthcoming Events raised, Cuccia reported a parked vehicle with no license in Mary Lake to review, the Board raised no issues with a signature by the Chair and Clerk on loan amendment documents for the Community of Bishops Bay arrangement as they are just an additional confirmation of the current agreements after an explanation by Wilson, and Enge inquired about the flags at half staff.

Current bills were paid as presented by Wilson and recommended by the Audit Committee after questions were answered on a motion by Enge, second Sipsma.

Motion to adjourn by Enge, second Cuccia. The meeting adjourned at 8:05 p.m.

Thomas G. Wilson
Attorney/Administrator/Clerk-Treasurer

AGENDA ITEM #5:

SIP and Design Review, Cross Lutheran Church, The
Community of Bishops Bay/Texas Longhorn Drive
(Middleton ETZ), Discussion/Recommendation/Action

Links to additional documents too large to include in packet:

<https://vierbicher.sharefile.com/d-s02dac1a8d6c4b098>

https://gdgarchitects-my.sharepoint.com/:f:/g/personal/jwolke_gdg-architects_com/EmZcInFGg4RAkdLMGiJ4MMYBeL9DgFgapHonCmNqQaOuSg?e=RmqiSI

TOWN OF WESTPORT

PLAN COMMISSION – October 12, 2020

The regular monthly meeting of the Plan Commission was called to order at 7:01 p.m. via GoToMeeting.com virtual video conference by Chair Grosskopf. Members present: Bruskewitz, Cuccia, Grosskopf, Kennedy, Manering, Ohm, and Pichette. Members absent: None. Also attending: Pastor Joel Brandt, Jackie Wolke, Gordy Hunter, Steve Levy, and Tom Wilson.

No one was present For Public Comment on Matters not on the Agenda. The minutes of the August 10, 2020 regular meeting were approved as presented on a motion by Pichette, second Kennedy.

An Initial Consultation was then held on the proposed Variance Request to Change the Setbacks, Levy, 4961 Borchers Beach Road (Middleton ETZ). After a presentation by Wilson and Mr. Levy, and questions and comments by the Commissioners, Mr. Levy was told by the Commissioners of concerns to address if proceeding. Kennedy informed the Commission of an interest she has in a foundation run by Mr. Levy, and will likely abstain in any vote on the matter if it proceeds.

After an introduction by Wilson, a presentation by the applicant, questions were answered, and a lengthy discussion, the SIP and Design Review, Cross Lutheran Church, The Community of Bishops Bay/Texas Longhorn Drive (Middleton ETZ), was recommended for approval and approved as applicable and as presented with conditions and restrictions as recommended by staff in the agenda memo presented (Compliance with the elements of Resolution 20-04 that remain applicable; comments that come in from the fire dept., town engineer, town maintenance staff, and WAEMS as approved by the Town Administrator; build generally as presented subject to other conditions; a CSM consistent with the proposal that contains all Town standard conditions; easements as necessary for access and utilities; all lighting and fixtures to be final approved by the Town Administrator prior to installation; Wilson to review and approve any restriction documents; maintain SIP and Design Review over any additional new structures; maintain all plat easements, covenants, and restrictions; municipal water and sewer shall be provided to the church as approved by the Town Utility Manager, Town Engineer, and Town Administrator; stormwater and erosion control measures to comply with those already approved for the area through the GIP and approved by the Town Engineer; revisions to any environmental corridors consistent with the GIP approval or other minor land use revisions as may be necessary to effectuate this approval to be undertaken by Town or City staff and consultants; a review and report from the Town Engineer that parking meets the standards for the site and use, and that traffic for the proposed use will be appropriately and safely handled by the current roadways and traffic control in the area; and, subject to further approvals and restrictions or conditions precedent recommended and approved by the Town Board and City Council), on a motion by Kennedy, second Bruskewitz, and with the following additions:

- Commissioners would like to see more red and barn board on the building, especially on the west and east sides, and potentially on the south side, with the applicant to submit revised plans

showing the same consistent with the discussion at the meeting to be approved after review by Grosskopf, Cuccia and Wilson;

- Landscape plan should include no invasives and the plan shall be reviewed by Wilson when finalized in order to ascertain there are no invasive plants in the plan (prefer native plants to tie into the adjoining prairies);

- Proposed temporary gravel driveway must be paved within 5 years of occupancy or when Phase II is approved, whichever comes first;

- The property shall comply with the Town's Exterior Lighting Ordinance as included in the staff recommendation, and additionally that exterior lights will follow the same guidelines established for the neighboring Inspire child care facility as to timing;

- Applicants shall provide to the Town a rendering showing the exterior of all phases including a rendering of the final development, as soon as possible, and for this approval to be effective;

- Project engineer must submit a stormwater plan that meets development guidelines per staff recommendation;

- Wilson, Cuccia, Grosskopf, and Town Engineer Kevin Even to review and approve this additional information; and,

- Additional information will be sent to Commissioners for further comment that may become part of the approval.

Signage was not part of this submission so design review over all signage is maintained by the Plan Commission.

Wilson reported on the work of the Park Committee. Pichette reported on the work of the Historic Preservation Commission. Pichette, Cuccia, and Wilson reported on work of the Sign Design Group.

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

There were no Miscellaneous Matters or Forthcoming Events raised.

Motion to adjourn by Bruskewitz, second Manering. The meeting adjourned at 8:32 p.m.

Mary Manering, Secretary

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

Monday, October 12, 2020 7:00 p.m.

1. Call to Order via GoToMeeting virtual video conference
2. Public Comment On Matters Not On the Agenda
3. Approve Minutes.
For the 8/10/20 meeting minutes.

4. Initial Consultation, Variance Request to Change the Setbacks, Levy,
4961 Borchers Beach Road (Middleton ETZ)

Steve Levy would like to essentially relocate the home on the former Soper property. He will need some variances to do so as he provided in his documentation. The lot is indeed odd shaped and is covered by quite a bit of road right-of-way. Therefore it makes it hard to locate a home on the lot. In fact the current home, which predates some of the right-of-way location, actually is not properly placed on the lot. Mr. Levy wishes save existing mature trees on the lot and generally locate the new home close to the location of the current home. He has provided ample evidence to support the granting of a variance based on the location of the current house, the odd size and shape of the lot, the road ROW locations, and the general neighborhood benefits. However, this would be a matter for the Middleton Board of Appeals eventually, and we are just a recommending body. He is looking to see if this idea is acceptable to the Town Plan Commission before proceeding to file the item with the City. The matter would then be referred to the Town and the JZC for review and recommendation.

RECOMMENDATION: *This is only a consult, but please advise the owners of any issues to address, or if proceeding is appropriate.*

5. SIP and Design Review, Cross Lutheran Church, The Community of Bishops
Bay/Texas Longhorn Drive (Middleton ETZ),
Discussion/Recommendation/Action

I am sorry for the length of this report, but I wanted to make sure that the Commission members have all of the information and a little bit of history to review as well. All in all, I find the materials presented fit what was suggested and what is required of this project. There are still details to determine, but those are mainly staff and consultant items to review for consistency with your findings and with our Code. My feeling is that this is going to be a

wonderful addition to the Town and to the Community of Bishops Bay. We will have two fantastic community use structures in this area right across from the State Park. This is what people come to expect from the Westport and Middleton collaboration on these projects: A well rounded development with urban and rural elements connected to wonderful parks and community services.

Of course the property is in the Middleton Extraterritorial Zoning District. That means that the City has authority over the ultimate zoning with recommendations expected from the Town, City Plan Commission, and Joint Zoning Committee. The City does have a site plan review authority in its zoning code, and the Town Plan Commission has design review authority in its building code. At this point, we are in the Specific Implementation Plan/Design Review/site plan review element of this. The property was zoned Planned Development District and the General Implementation Plan was amended in the Summer to allow for the Church generally as they have now presented. A Specific Implementation Plan has now been filed, along with the Town Design Review and a City site plan review (really part of the SIP). This requires both the City and the Town to review and approve this. The last action will be the City Council after all recommendations and approvals are in from the other bodies. Based on the filings, to me, that seems like this can be wrapped up at the City Council's first meeting in November, barring issues that come up at any of the previous meetings. No public hearings are required, and based on previous hearings and actions on the proposal, none seem necessary.

So let's start with the GIP amendment process:

This is from my staff memo for the consultation with the Church on this relocation for the 11/11/19 Commission meeting: "The Church is back to look for a new location to construct fairly soon due to the City not approving of building on the approved Oncken Road site without utilities. They have somewhat settled on a spot in the Town just south of Inspire and in the corner of the west edge of the development along M. Access would be along a Town road, and the Church would of course be required to have parking and all necessary services. It may have to utilize a grinder pump for sewer until the lift station on Oncken is built, but otherwise fits in plans for the development generally. The CBB Master Plan and the GDP for the property would need to be revised, and an SIP for the Church particulars as well as Design Review would be needed. So we are really just looking at whether this fits in this location in the development.

The Church has been spun around here a little because of the lack of utilities along Oncken, even though that area is now and will remain an area for a church and school. Staff here has no concerns with relocating this Church to this location as long as enough property is used and as long as these lost residential units are not transferred to any of the current Town CBB properties. There are many details to work out, but we all feel they can be readily taken care of. We also believe that City staff and some City Plan Commission and Council members have essentially endorsed this location. The item is set for a consult at the JZC meeting on November 20."

And the minutes of that meeting are as follows: “A Consultation was then held for the potential Cross Lutheran Church Relocation, Community of Bishops Bay, West of CTH M/South of Inspire School, Texas Longhorn Drive (Middleton ETZ). The presenters were told of various issues by the Commissioners, but in general, if details could be satisfactorily addressed, the location and use were generally viewed as acceptable.”

The minutes from the Middleton Plan Commission meeting which took place after the JZC and Town PC meeting on 11/26 are as follows: “Opitz provide background information, noting that Westport and Middleton staff support this new site for the congregation and the Town Plan Commission and the Joint Zoning Committee provided favorable feedback at their recent meetings. He also provided an updated staff recommendation regarding any potential motion endorsing the concept.

Paulsen noted that there will need to be an amendment to the General Implementation Plan and that this area will be platted at the Specific Implementation Plan stage. Commission members also discussed traffic circulation and site access (expressing support that there isn’t a direct connection with Highway M), the relationship to planned parks and open space (Tyson expressed concern about potential loss of the playing field), and ensuring that there is architectural appeal from both Highway M and the neighborhood. Developer Terrence Wall stated that there will be no loss of open space from the original plan and that there is plenty of room for a playing field between the church and the bike path. He noted that he has already installed a detention pond immediately west of the site to help capture stormwater from farmland. Wall said that the site will have full urban services. He added that he would like to relocate the seven residential lots previously planned on this site to a different location in the Westport portion of the development. Paulsen stated that the SIP will need to ensure the preservation of the playing field that was envisioned when the adjoining preschool was approved.

Moved by Ramsey, seconded by Paulsen, to grant approval of the concept, noting in particular the following:

- Favorable review of this concept does not obligate the City to grant future approvals.
- The City’s review of this project should not be construed as the City being willing to consider future developments in an area before it is platted.
- There will be a Middleton Utility District water area charge as per agreement between the City, Town, and Developer.

Motion carried 6-0"

After the GIP amendment was filed, here are some of the items that transpired:

Here is from my staff memo for the June meetings on the GIP: “The rezone is set for hearing before the JZC on 6/25 and for review by the City Council after.

The Church proposal is totally consistent with the concept plan proposed, except they are also looking to add property for the future phase of a potential school. The land needed would essentially comprise 13 of the lots proposed in the GIP. The developer is looking to relocate those lots throughout the Farm. The first map within the package shows the 13 relocated lots

elsewhere within The Farm (they have a red criss-cross hatch). This has been noted as an issue from the beginning with planners. The Church and school buildings seemed acceptable, but the concern was that moving the lots will somehow throw off the density in Westport as originally approved. The developer has responded to that by providing more acreage in Westport and taking it from The Reserve. There will also be some stormwater and impervious surface issues that will need to be dealt with by City staff. We feel that traffic here will not be an issue since it will only be briefly along Texas Longhorn road before you get to the facility from Bishops Bay Parkway, then to CTH M, there is plenty of room to Q up along those roads, there are now going to be fewer homes along Texas Longhorn to be concerned, and there will be a signal installed at CTH M and Bishops Bay Parkway with the next plat.

From our engineer, Kevin Even:

- I think the use is appropriate and compatible with the neighborhood.
- The stormwater plan will need to be revisited.
- The TIA should be revised based on the use. We should require a simple TIA revision that shows the church will work with a level of D or higher at the intersection without a signal.
- The detail of the site plan will be important to mitigate the problems it could cause of the residential area such as access, lighting, setbacks for buildings and parking lots.

There are really three choices here: Recommend to reject the rezoning as it does not comply with the original plan and church location especially with adding lots in exchange for allowing the church; approve with standard conditions and Kevin's conditions including the lot relocation as it does not change the lot count or increase the residential density with the added Town property; or maybe a combination approval to approve just the church location but not the lot relocation indicating that the density in residential equivalency units is probably higher if the 13 homes are relocated rather than replaced, with even saying that the added lots should be considered when the SIP for the particular areas are proposed as opposed to now.

Whatever choice you make, I can then write a recommendation for the Board to consider at its meeting next week, and for the JZC to review at the end of the month with any revisions the Board may make.

RECOMMENDATION: I really feel that the adding of the land from The Reserve to The Farm offsets any density issues and provides for the exact amount of homes we agreed to in Westport (not ADDING lots even though yet another change to the development), helps move this church forward in what I feel is a good location, may help jump start the development, and will act as a buffer from CTH M for the other residents, all consistent with the development intent in Westport for CBB and our Comprehensive Plan, so I suggest moving to recommend approval based on the documents submitted, subject to the following conditions and restrictions: Compliance with comments that come in from the fire dept., town engineer, town maintenance staff, and WAEMS as approved by the Town Administrator; build generally as presented; a CSM consistent with the proposal that contains all Town standard conditions; easements as necessary for access and utilities; restrictions on the use of non-dark sky lighting with all lighting and fixtures to be approved by the Town Administrator prior to installation; Wilson to review and

approve any restriction documents; maintain SIP and Design Review over the church and other new structures; maintain all plat easements, covenants, and restrictions; municipal water and sewer shall be provided to the church as approved by the Town Utility Manager, Town Engineer, and Town Administrator; stormwater and erosion control measures to comply with those already approved for the area through the GDP; and, any other conditions or restrictions the Commission may have as come up at the meeting.”

Here is from your Plan Commission minutes for the June meeting showing the activity and action on this GIP amendment: “Wilson presented introductory comments on the proposed Zoning Amendment, GIP Amendment, Relocate 13 Residential Lots for Church and School, The Community of Bishops Bay, Cross Lutheran Church, Texas Longhorn Drive (Middleton ETZ) item, followed by a presentation from Pastor Joel Brandt. There was then a lengthy discussion with questions and comments from the Commissioners regarding several issues such as: Clarification regarding the access to the church property (there will be a temporary driveway at the beginning maintained by the Church, but eventually there will be a Town road maintained by the Town); traffic control and the possibility of the need for a traffic study, particularly when the school was built (it was noted there will be a traffic light at the intersection of CTH M and Bishops Bay Parkway); Town water and sewer is available to the site; Waunakee EMS and Middleton Fire and have not objected to the plan; SIP approval and Town Design Review will be required for each of the Church phases; comments were made regarding the ultimate Church structure including that the design seem dated, some Commissioners would like to see more of a farm themed building or consider a prairie style structure; the Commission stressed the need for stormwater management and meeting the standards set for the development; and, it was suggested the Church have community gardens. The Commissioners each noted their general approval of the Church location subject to further Town and City review, with concerns about the lot relocation plan proposed, but that the Town would maintain 394 total residential lots in the Town, since the adding of the some land from The Reserve to The Farm offsets potential Town area density issues and provides for the exact amount of homes agreed upon in Westport (not ADDING lots even though yet another change to the development), helps move the Church forward in a good location, may help jump start the development, and will act as a buffer from CTH M for the other residents, all consistent with the development intent in Westport for the Community of Bishops Bay and the Comprehensive Plan.

After further comment and discussion, Bruskewitz moved to approve the proposal based on the documents submitted, second Cuccia, subject to the following conditions and restrictions as recommended by Town staff: Compliance with comments from the fire dept., town engineer, town maintenance staff, and WAEMS as approved by the Town Administrator; build generally as presented with consideration to comments suggested by Commissioners; a CSM consistent with the proposal that contains all Town standard conditions; easements as necessary for access and utilities; restrictions on the use of non-dark sky lighting with all lighting and fixtures to be approved by the Town Administrator prior to installation; Wilson to review and approve any restriction documents; maintain SIP and Design Review over the church and other new structures; maintain all plat easements, covenants, and restrictions; municipal water and sewer shall be provided to the Church as approved by the Town Utility Manager, Town Engineer, and

Town Administrator; and, stormwater and erosion control measures to comply with those already approved for the area through the GIP, with an accepted friendly amendment that the relocation of the 13 lots as requested be allowed but be specifically determined at a later date. The motion was defeated by a vote of 3-4 (Kennedy, Ohm, Pichette, Manering voting no).

After a brief further discussion to refine the motion, Kennedy moved to approve this proposal based on the documents submitted, second Manering, subject to the following conditions and restrictions as recommended by Town staff: Compliance with comments from the fire dept., town engineer, town maintenance staff, and WAEMS as approved by the Town Administrator; build generally as presented with consideration to comments suggested by Commissioners; a CSM consistent with the proposal that contains all Town standard conditions; easements as necessary for access and utilities; restrictions on the use of non-dark sky lighting with all lighting and fixtures to be approved by the Town Administrator prior to installation; Wilson to review and approve any restriction documents; maintain SIP and Design Review over the church and other new structures; maintain all plat easements, covenants, and restrictions; municipal water and sewer shall be provided to the Church as approved by the Town Utility Manager, Town Engineer, and Town Administrator; stormwater and erosion control measures to comply with those already approved for the area through the GIP; and, that the relocation of the 13 lots as requested can be relocated in Westport but only with an agreed upon location by Middleton and Westport which may include some ultimate boundary changes. The motion passed unanimously."

The Town Board, Middleton Plan Commission, Joint Zoning Committee, and City Council all agreed, but with one added provision to provide playing field general location with this SIP (which has indeed been done with this submission). Here is the language including in the Town approval resolution that was then basically adopted with this additional item by the City:

**TOWN OF WESTPORT
RESOLUTION NO. 20-04**

RESOLUTION BY THE TOWN OF WESTPORT BOARD OF SUPERVISORS
APPROVING THE GIP ZONING AMENDMENT TO ALLOW FOR A CHURCH AND
RELATED STRUCTURES AND RELOCATE 13 RESIDENTIAL LOTS WITHIN THE FARM
FOR THE COMMUNITY OF BISHOPS BAY (CROSS LUTHERAN CHURCH), TOWN OF
WESTPORT, DANE COUNTY, WISCONSIN
(Texas Longhorn Drive, Middleton ETZ)

WHEREAS, an application to amend the GIP zoning and relocate 13 residential lots and allow a church and related structures for property located in The Farm on Texas Longhorn Drive (the "Property"), Town of Westport (the "Town"), was submitted by Cross Lutheran Church ("Petitioner"), to the Town and City of Middleton for review and action on May 20, 2020 (See Exhibit A); and,

WHEREAS, Town Plan Commission reviewed the proposal and met with the Petitioner with respect to the proposed amendment at its regular meeting on June 8, 2020, and found: a)

General approval of the Church location subject to further Town and City review; b) Concerns raised about the lot relocation plan proposed, but that the Town should maintain 394 total residential lots in the Town, since the proposed addition of the some land from The Reserve to The Farm offsets potential Town area density issues and provides for the exact amount of homes agreed upon in Westport (not ADDING lots even though yet another change to the development); and, c) Approval of the Church location helps move the Church forward in a good location, may help jump start the development, and will act as a buffer from CTH M for the other residents; and,

WHEREAS, the Town Plan Commission found that the above determinations were all consistent with the development intent in Westport for the Community of Bishops Bay and the Town Comprehensive Plan, which includes the Middleton/Westport ETZ area; and,

WHEREAS, based on the above, the Town Plan Commission recommended approval of the amendment with revisions and restrictions as noted in its June 8, 2020 meeting minutes; and,

WHEREAS, the Town Board reviewed the recommendation of the Town Plan Commission, met with Petitioner on the GIP zoning amendment for the Property, and agrees with the recommendation of the Town Plan Commission and the basis therefor noted here; and,

WHEREAS, The Town Plan Commission and Town Board find that the requested GIP zoning amendment as recommended is consistent with the Town's Comprehensive Plan and provisions of the Town and City codes related to the Middleton/Westport ETZ area.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of Supervisors of the Town of Westport hereby recommends approval of the proposed GIP zoning amendment, subject to the following revisions and restrictions.

1. The Church Property should be restricted for no further land divisions or creation of building sites and no annexation without prior approval of the Town of Westport which restriction should be shown on the face of the CSM which creates the Church Property parcel;
2. Town municipal water and sewer shall be provided to the Church property as approved by the Town Utility Manager, Town Engineer, City Staff, and Town Administrator;
3. Compliance with comments from the fire dept., town engineer, town maintenance staff, and WAEMS as approved by the Town Administrator;
4. Maintain all currently in place plat easements, covenants, and restrictions;
5. All special assessments and fees shall be paid;
6. Deed restrictions relating to subsequent development, use or division of land

approved by the Town Attorney, and the rezoning will be effective upon the recording of the restriction document;

7. SIP approval and Town Design Review will be required for each of the Church phases, including any structures and signage, with the Church to be built generally as presented with consideration to comments suggested by the Town Plan Commissioners at its June 8, 2020 meeting;
8. A CSM to create the Church Property consistent with the proposal and this recommendation that contains all Town standard conditions and easements as necessary for access and utilities;
9. Restrictions on the use of non-dark sky lighting with all lighting and fixtures to be approved by the Town Administrator prior to installation;
10. Stormwater and erosion control measures to comply with those standards already approved for the area through the current GIP;
11. All parking for the Church Property shall be provided on site and not on any public or private street; and,
12. The proposed relocation of the 13 lots as requested can be relocated in Westport but only with an agreed-upon location by Middleton and Westport, which may include some ultimate boundary changes, ultimately to be determined through the SIP process; and,
13. All Town and City costs for engineering, planning, legal, and any other required services shall be reimbursed as agreed by the Petitioner.

The above and foregoing Resolution was duly adopted by the Town Board of Supervisors of the Town of Westport, Dane County, Wisconsin, at a regular meeting held on 15th day of June, 2020 by a vote of ____ ayes and ____ nays, with ____ member(s) absent.

The applicants have now submitted documents required in my opinion for the Design Review and SIP. There are of course some elements of GIP approval that need to be maintained. I do believe the applicants listened to the Commission on design. They have utilized wood elements that appear like barn doors or barn sides, yet utilized a sleeker design like a prairie design structure. The colors are similar to what was presented previously and is certainly consistent with the Governor Nelson structures and Inspire. Keep in mind that the east view is essentially planned to be temporary as that is where phase two gets added. At the same time, they did do work to break up that side and add some visual elements, even though it is only going to last for a few years (hopefully). They have submitted stormwater, erosion control, landscape and lighting plans which seems to meet our Code, but of course need to be confirmed by our consultants. You will need to discuss and consider the structure and other elements of course,

but for me it seems appropriate, well done, and will add to the Town consistent with what was thought for the Community of Bishops Bay and that area.

They have proposed putting the utilities and their driveway in an easement or outlot area not exactly on what will eventually be Texas Longhorn Drive extended. I believe this makes sense since the road when built would then probably require the utilities to be removed and this could interfere with services to the church area. The idea of using this separate piece makes good sense to me for now, and in the end will cause less disruption of the facility. They also may propose a gravel drive for now, which I guess I do not object to since again it is temporary. I would suggest that we put a time frame on that if they do not plan on paving. We don't need any more dust in the area or over CTH M into Governor Nelson.

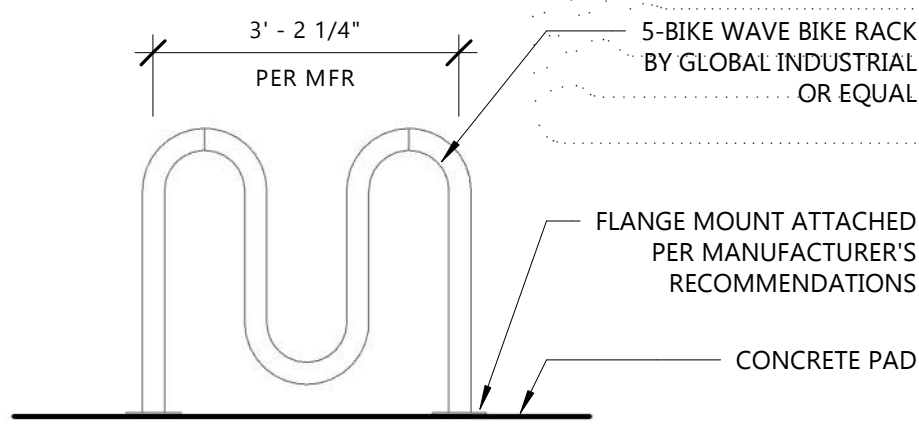
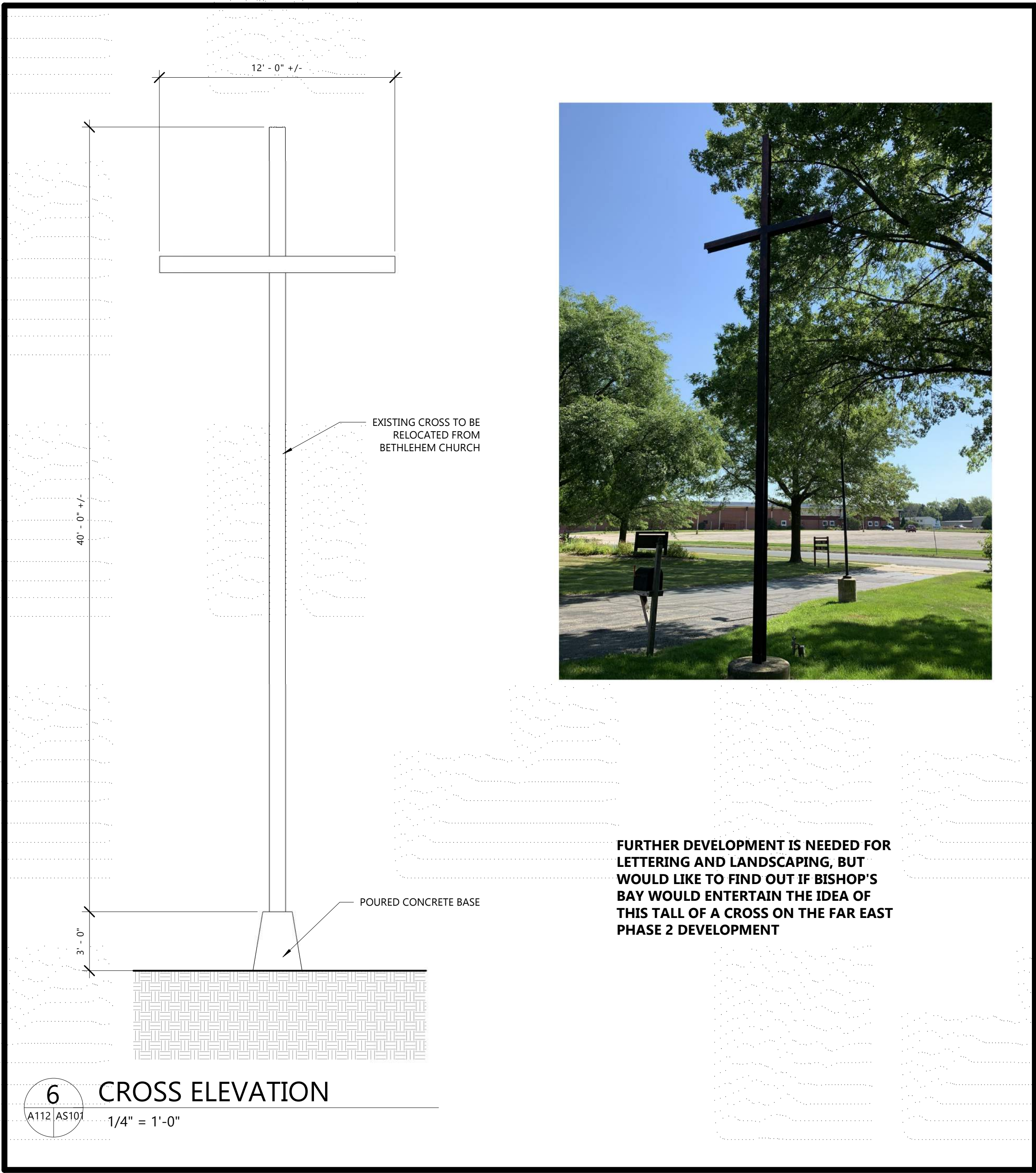
Finally we may want to flesh out what the use will be for the area that they are not using now but will in the future. I was hoping it would be farmed like now, but we should determine that at the meeting and add a condition on that continued use or maintenance.

RECOMMENDATION: Move to recommend approval of the SIP and approve the Design Review based on the documents submitted, subject to the following conditions and restrictions: Compliance with the elements of Resolution 20-04 that remain applicable; comments that come in from the fire dept., town engineer, town maintenance staff, and WAEMS as approved by the Town Administrator; build as presented; a CSM consistent with the proposal that contains all Town standard conditions; easements as necessary for access and utilities; all lighting and fixtures to be final approved by the Town Administrator prior to installation; Wilson to review and approve any restriction documents; maintain SIP and Design Review over any additional new structures; maintain all plat easements, covenants, and restrictions; municipal water and sewer shall be provided to the church as approved by the Town Utility Manager, Town Engineer, and Town Administrator; stormwater and erosion control measures to comply with those already approved for the area through the GIP and approved by the Town Engineer; revisions to any environmental corridors consistent with the GIP approval or other minor land use revisions as may be necessary to effectuate this approval to be undertaken by Town or City staff and consultants; a review and report from the Town Engineer that parking meets the standards for the site and use, and that traffic for the proposed use will be appropriately and safely handled by the current roadways and traffic control in the area; and, any other conditions or restrictions the Commission may have as come up at the meeting, subject to approvals and restrictions or conditions precedent recommended and approved by the Town Board and City Council.

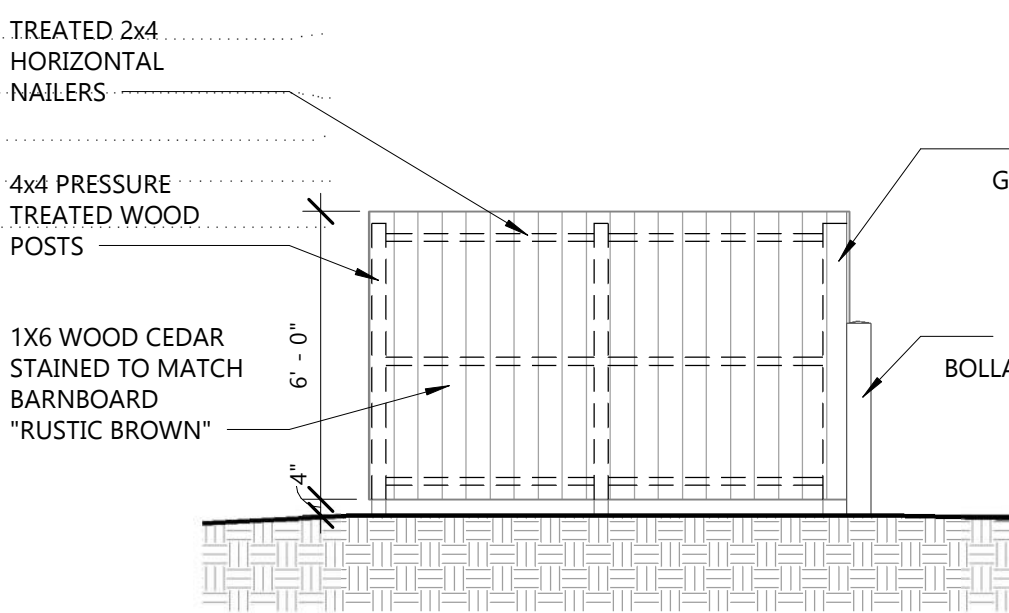
6. Park Committee Report/Items for Action
Terry, if present, will give a report on recent Committee work.
7. Historic Preservation Commission Report/Items for Action
Joe, if present, will give a report on recent Commission work.
8. Sign Design Group Report/Items for Action

John and/or Joe, if present, will give a report on recent Group work.

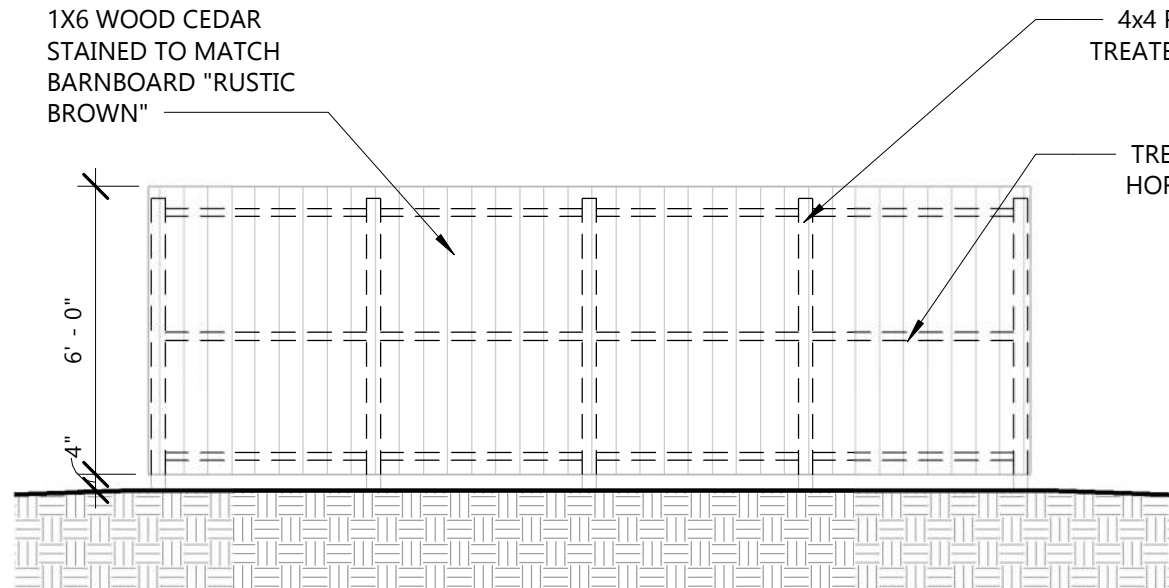
9. Waunakee/Westport Joint Planning Committee Report/Items for Action
An oral report will be provided as necessary.
10. Middleton/Westport Joint Zoning Committee Report/Items for Action
An oral report will be provided as necessary.
11. Miscellaneous/Forthcoming Events
An oral report will be provided as necessary.
12. Adjourn



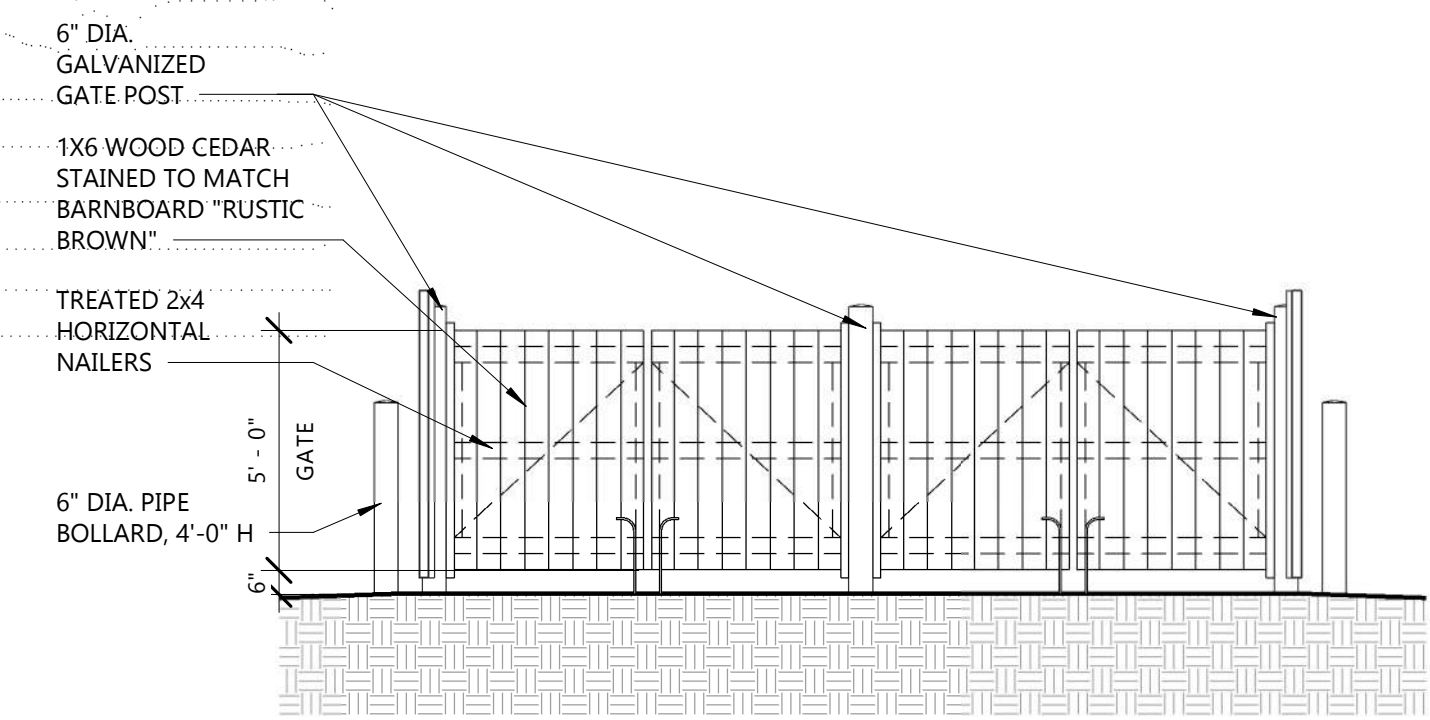
7 BIKE RACK
1/2" = 1'-0"



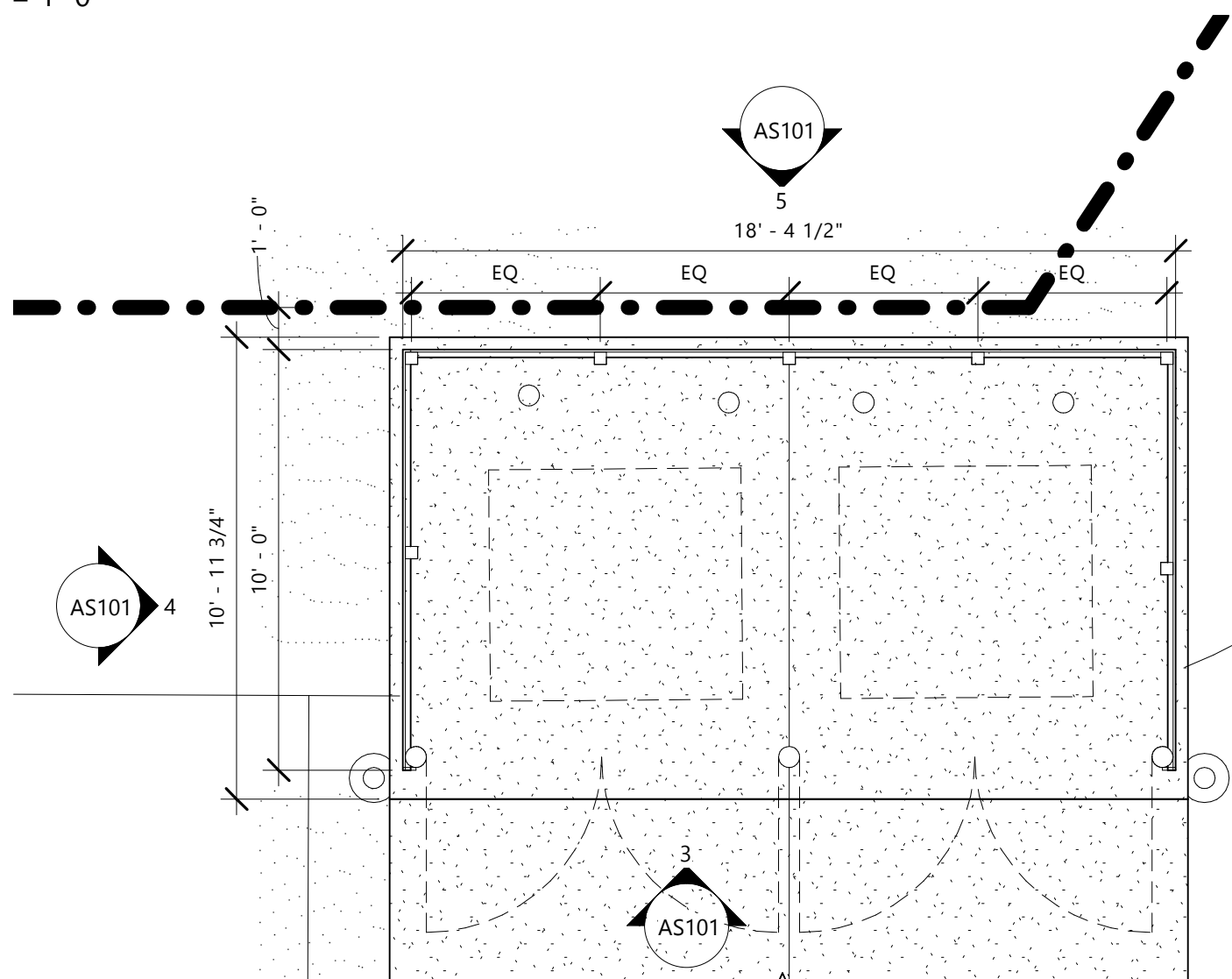
4 WEST
1/4" = 1'-0"



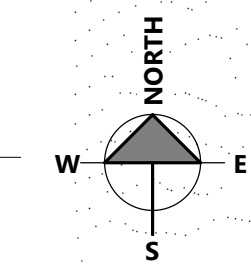
5 NORTH
1/4" = 1'-0"



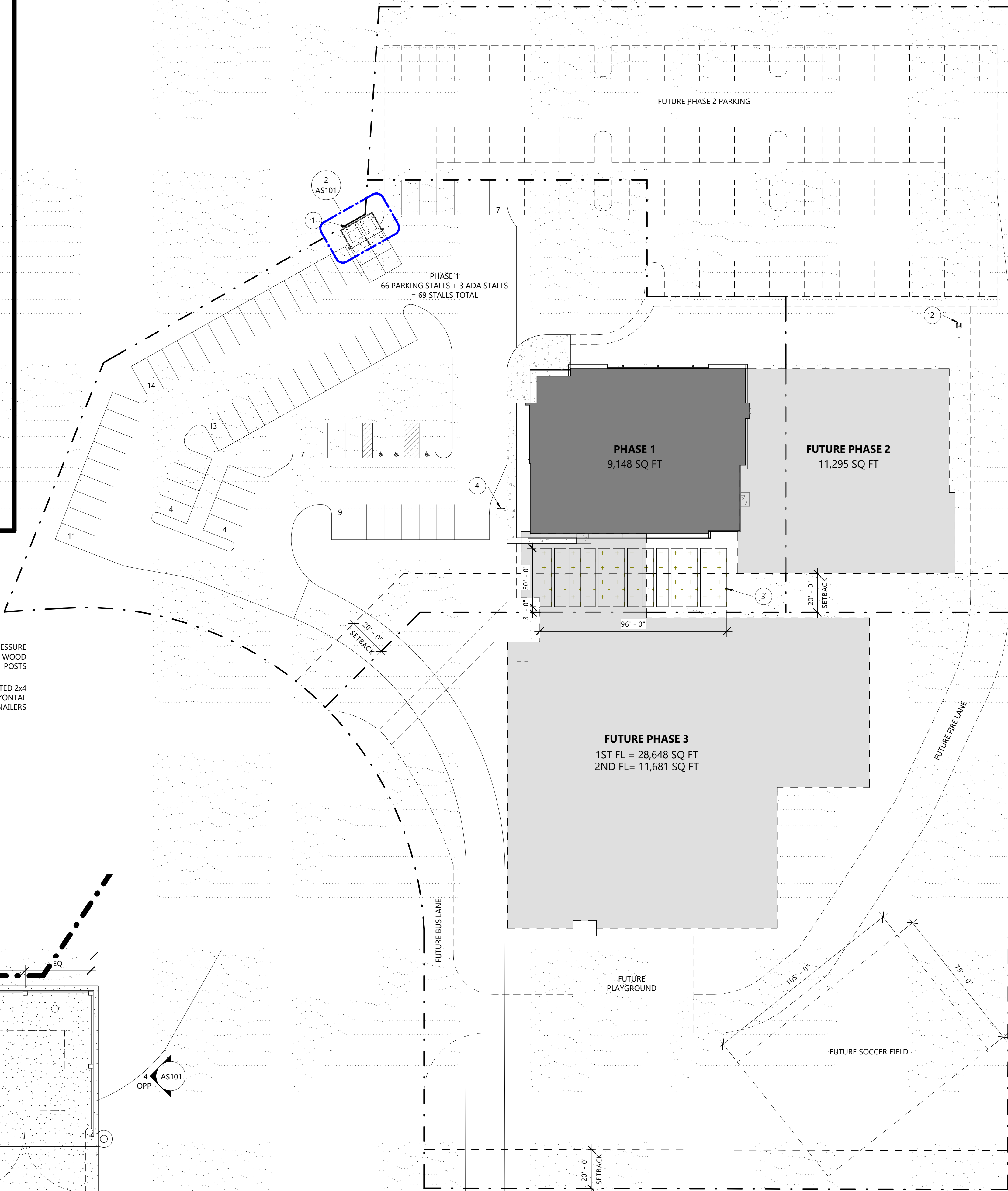
3 SOUTH
1/4" = 1'-0"



2 SITE PLAN - DUMPSTER ENCLOSURE
1/4" = 1'-0"



1 SITE PLAN
1" = 30'-0"



SITE PLAN GENERAL NOTES:

- NOTIFY DIGGER'S HOTLINE: WISCONSIN'S ONE-CALL CENTER (3) WORKING DAYS PRIOR TO THE START OF ANY WORK. CALL 811 OR (800) 242-8511 OR WWW.DIGGERSHOTLINE.COM
- EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM (SURVEY COMPANY) DATED MONTH, DAY, YEAR.
- EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. HOWEVER, LOCATIONS MAY NOT BE ACCURATE OR COMPLETE. CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO INITIATING EXCAVATION. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AS NECESSARY TO PROVIDE SERVICE TO THE SITE AND TO PERFORM WORK.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

KEYED SITE PLAN NOTES	
TAG #	DESCRIPTION
1	DUMPSTER ENCLOSURE WITH (2) 4 YARD CONTAINERS
2	STEEL CROSS LOCATION; SEE ELEVATION 6/AS101
3	PROPOSED COMMUNITY GARDENS
4	BIKE RACK LOCATION; SEE ELEVATION 7/AS101



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PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS
DOCUMENTS

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PROJECT INFO

Date:
08.18.2020
Project No.
16.048

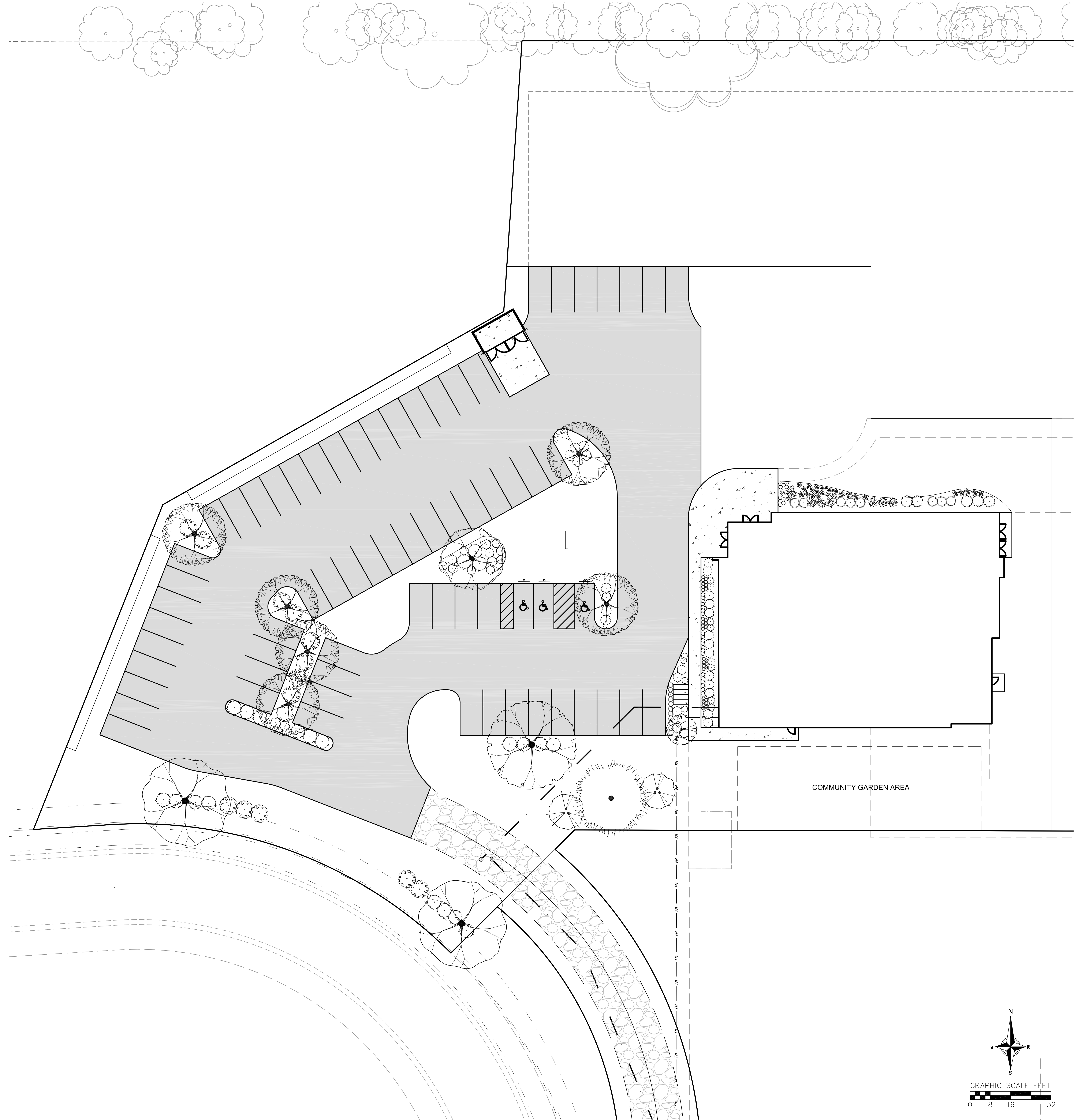
SHEET TITLE

SITE PLAN





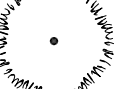



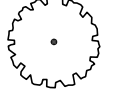




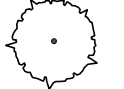









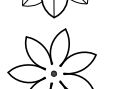

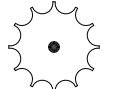


AS101

2020-0922_SIP / DESIGN REVIEW SUBMITAL

11 Sep 2020 - 2:26p M:\GROTH Design Group\190322_Cross Lutheran Church at Bishops Bay\CADD\190322_Landscape.dwg by: swn



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		2
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2.5"Cal		6
	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	B & B	2.5"Cal		1
	Quercus ellipsoidalis / Hills Oak	B & B	2.5"Cal		1
EVERGREEN TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
	Pinus strobus / White Pine	B & B	6' ht.		1
UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
	Amelanchier laevis / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	2
	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	2"Cal		1
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	3 Gal.		11
	Hydrangea arborescens `Incrediball` / Incrediball White Hydrangea	Cont.	5 Gal.		5
	Hydrangea paniculata `Little Quick Fire` / Little Quick Fire Hydrangea	Cont.	5 Gal.		16
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	Cont.	3 Gal.		14
	Spiraea japonica `Magic Carpet` / Magic Carpet Spiraea	Cont.	3 Gal.		4
	Spiraea x bumalda `Anthony Waterer` / Anthony Waterer Spiraea	Cont.	3 Gal.		7
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	Cont.	5 Gal.		6
	Juniperus horizontalis `Plumosa Compacta` / Creeping Juniper	Cont.	5 Gal.		15
	Juniperus sabina `Blue Forest` / Blue Forest Juniper	Cont.	5 Gal.		8
	Taxus x media `Everlow` / Everlow Yew	Cont.	5 Gal.		8
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
	Astilbe chinensis `Vision in White` / Vision in White Chinese Astilbe	Cont.	1 Gal.		5
	Astilbe x `Delft Lace` / Delft Lace Astilbe	Cont.	1 Gal.		11
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	Cont.	1 Gal.		11
	Geranium macrorrhizum `Beven's Variety` / Beven's Variety Geranium	Cont.	1 Gal.		20
	Heuchera x `Berry Timeless` / Berry Timeless Coral Bells	Cont.	1 Gal.		5
	Heuchera x `Midnight Rose` / Coral Bells	Cont.	1 Gal.		5
	Hosta x `August Moon` / August Moon Plantain Lily	Cont.	1 Gal.		8
	Hosta x `Blue Cadet` / Plantain Lily	Cont.	1 Gal.		8
	Hosta x `Guacamole` / Guacamole Plantain Lily	Cont.	1 Gal.		6
	Perovskia atriplicifolia / Russian Sage	Cont.	1 Gal.		8
	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		30

GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request any plant material substitutions due to availability issues.
4. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by LaCrosse Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
5. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
6. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
7. Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permaloc CleanLine 1 1/2" x 4" or equal, color black anodized.

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vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS
DOCUMENTS

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PROJECT INFO

Date: 9/2/2020
Project No. 190322

SHEET TITLE

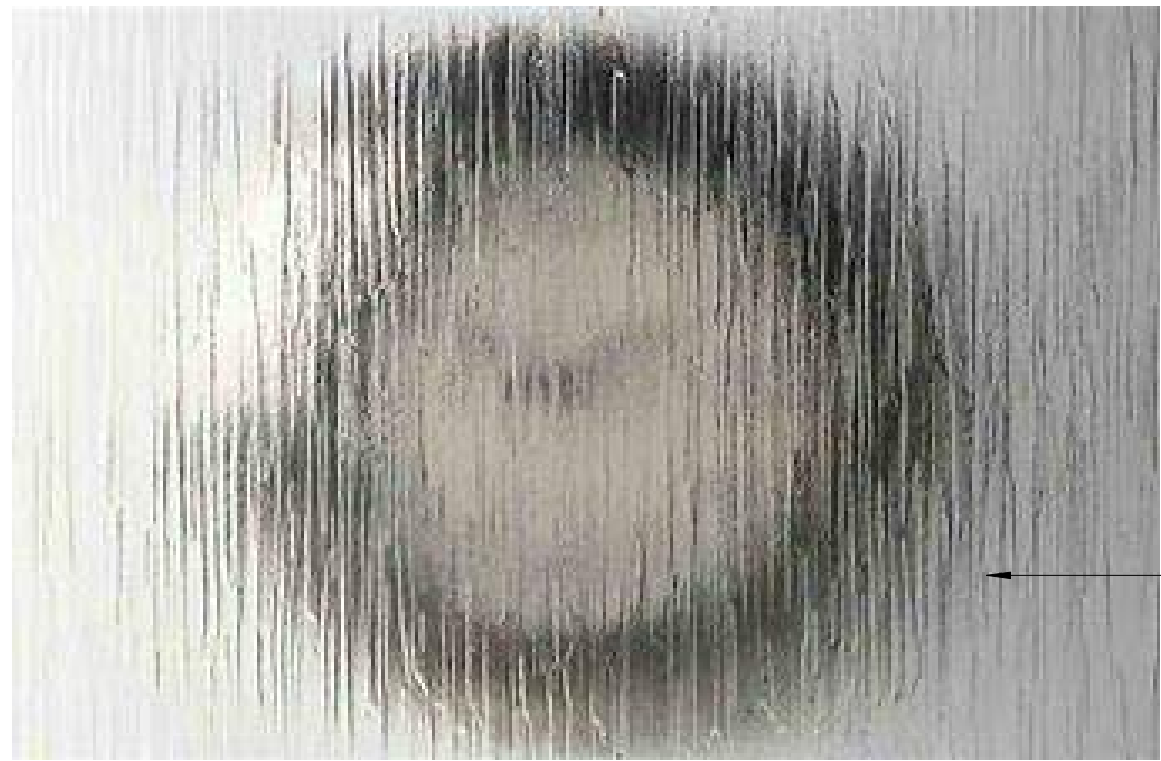
LANDSCAPE PLAN

NOT FOR CONSTRUCTION

L100



GRAY SPANDREL PANEL



OBSCURE FILM APPLIED TO INTERIOR OF GLAZING



TRIM COLOR, DOORS, WINDOWS, CORNERS, FASCIA

ACCENT COLOR

OVERALL FIELD COLOR

ASPHALT SHINGLE

STONE ACCENT

BARNBOARD

ACCENT COLOR

ROOF TOP EQUIPMENT SCREEN COLOR

ALUMINUM: STOREFRONT WINDOWS, DOORS, COPING, CROSS



NORTHEAST VIEW

N.T.S.



EAST VIEW

N.T.S.



NORTHWEST VIEW

N.T.S.



NORTH VIEW

N.T.S.



WEST VIEW

N.T.S.



SOUTH VIEW

N.T.S.



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PROJECT

**CROSS LUTHERAN
PHASE 1: NEW
BUILDING**

**BISHOPS BAY
MIDDLETON, WI**

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PROJECT INFO

Date:

08.18.2020

Project No.:

16.048

SHEET TITLE

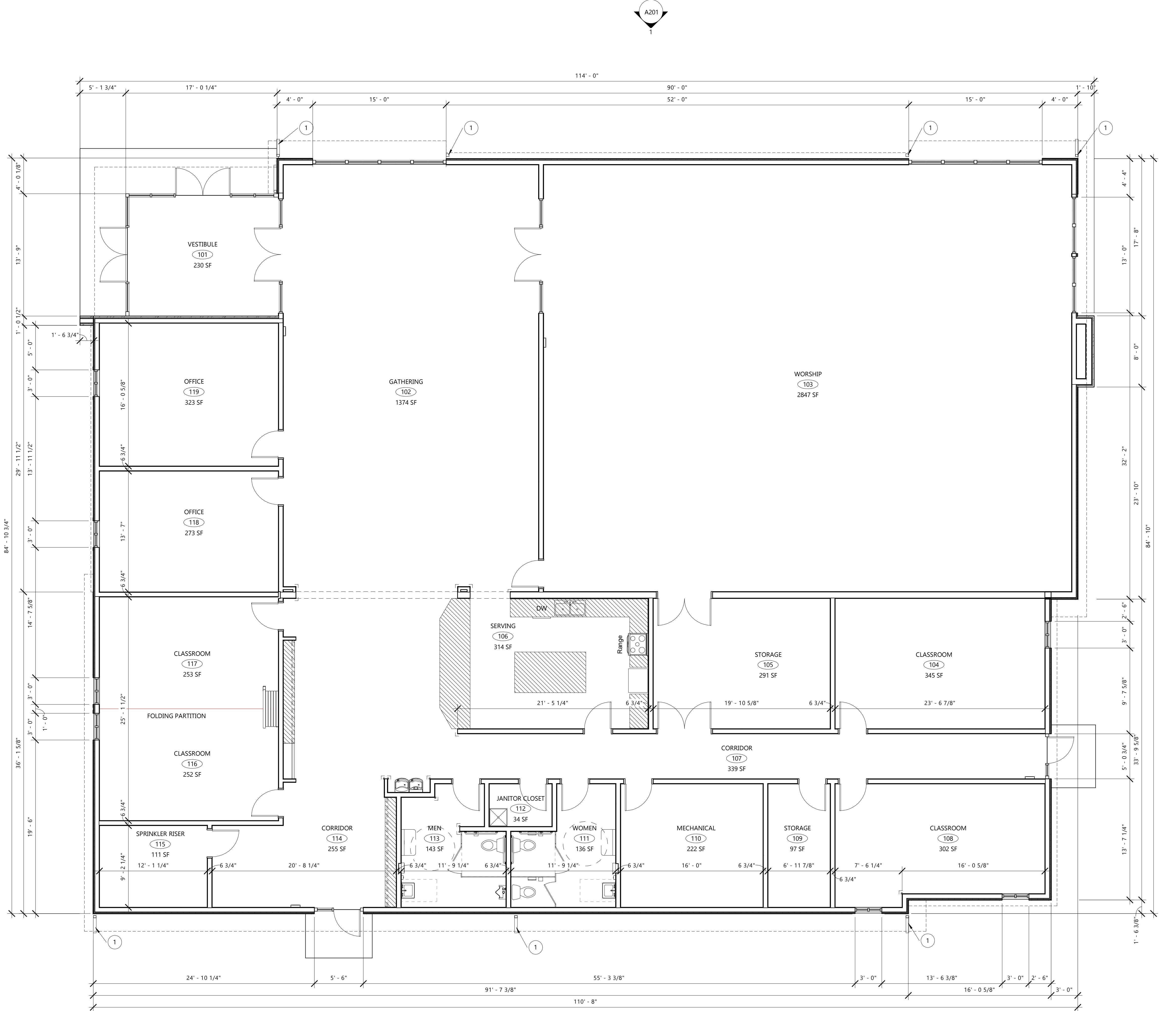
RENDERED BUILDING ELEVATIONS

A203

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1 LEVEL 1 - FLOOR PLAN
3/16" = 1'-0"



FLOOR PLAN GENERAL NOTES:

- A. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT.
- B. SEE 12 / A002 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.
- C. PROVIDE BLOCKING AT ALL MILLWORK AND WALL HUNG ELEMENTS IN WALLS. CONTRACTOR TO COORDINATE W/ OWNER REPRESENTATIVE FOR FINAL LOCATIONS OF OWNER-FURNISHED EQUIPMENT. SEE DETAIL 13 / A002. ALL WOOD BLOCKING TO BE FIRE-RETARDANT TREATED WOOD IN BUILDINGS OF NONCOMBUSTIBLE CONSTRUCTION (IBC TYPE I & II) AND IN RATED WALLS IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION (IBC TYPE III, IV, & V).
- D. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY. SEE FINISH PLAN FOR COLORS & TYPES. ALL OUTSIDE CORNERS NOT SHOWN RECEIVING CORNER GUARDS ARE TO BE VERIFIED WITH ARCHITECT DURING BIDDING.
- E. PROVIDE GALVANIZED METAL STUDS AT ALL WET LOCATIONS.
- F. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.
- G. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.
- H. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- I. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.
- J. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
- K. CONTRACTOR & SUBCONTRACTORS SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE CONTRACT AS DIRECTED BY THE OWNER.
- L. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, U.N.O. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FINISHED FACE TO EXTERIOR FINISHED FACE, U.N.O.
- M. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.
- N. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- O. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.
- P. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. SEE DOOR DETAILS FOR MORE INFORMATION.
- Q. "TYPICAL" (OR TYP.) AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.
- R. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED, BRACED, AND SEALED TO MEET REQUIRED RATINGS. UTILIZE UL-APPROVED METHODS.
- S. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES.
- T. ALL ROOMS TO RECEIVE ROOM AND NUMBER SIGNAGE ADJACENT TO DOOR. COORDINATE BLOCKING REQUIREMENTS WITH SIGN VENDOR.
- U. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.
- V. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL 4 FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION.
- W. ALL PARTITIONS TO BE TYPE P1 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK UNLESS NOTED OTHERWISE.

FLOOR PLAN - SYMBOL KEY

- == == REMOVED WALL
- ===== EXISTING WALL TO REMAIN
- REMOVED DOOR
- ===== EXISTING DOOR TO REMAIN
- ① WALL TYPE TAG. SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION
- ① DOOR TAG
- NEW MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS
- FE-# FIRE EXTINGUISHERS
 - FE-1 - RECESSED CABINET
 - FE-2 - SEMI-RECESSED CABINET
 - FE-3 - SURFACE MOUNTED CABINET
 - FE-4 - SURFACE MOUNTED EXTINGUISHER ONLY

FLOOR PLAN KEY NOTES

TAG #	DESCRIPTION
1	REFINISHED ALUMINUM DOWNSPOUT TO EXTEND AWAY FROM BUILDING



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PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

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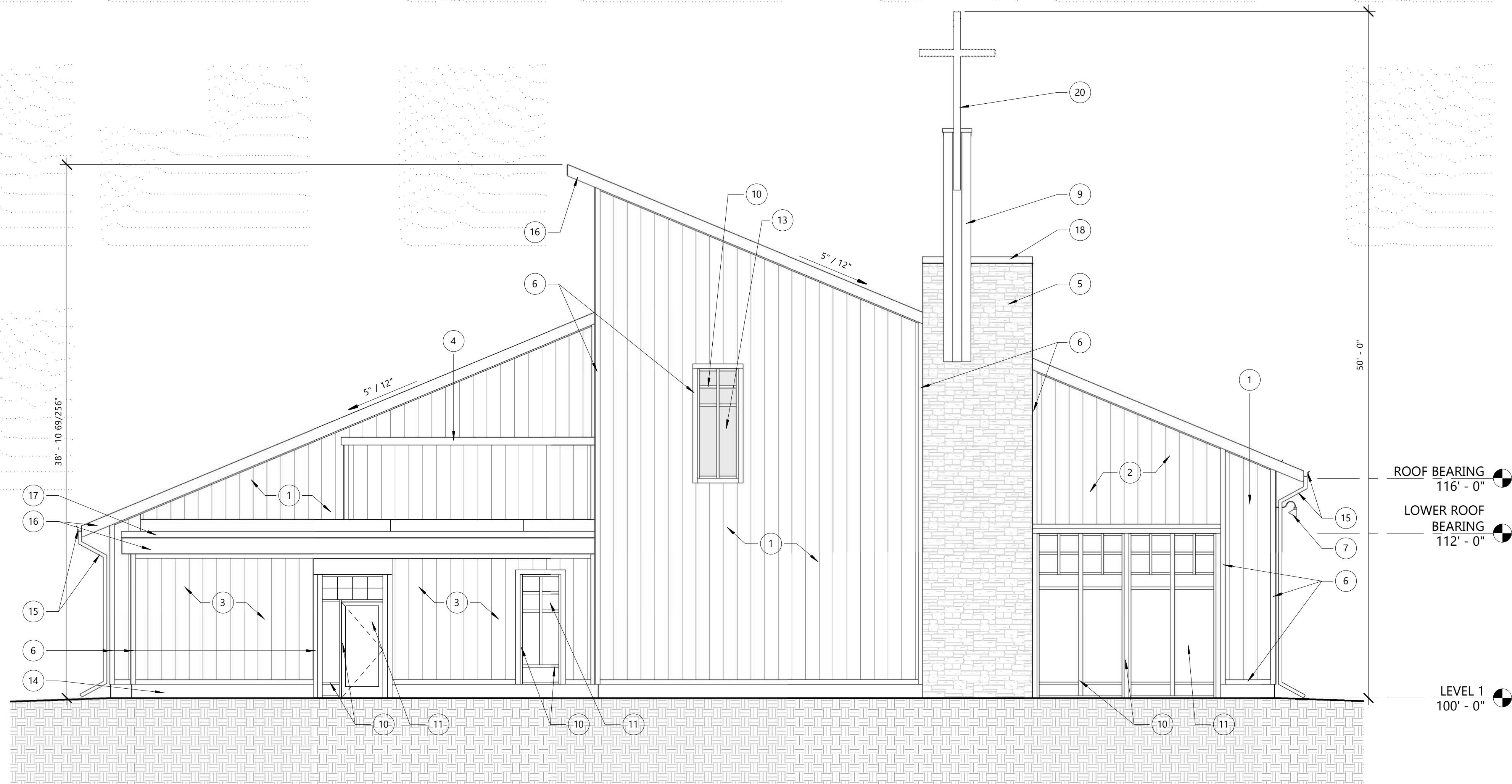
PROJECT INFO

Date: 08.18.2020
Project No. 16.048

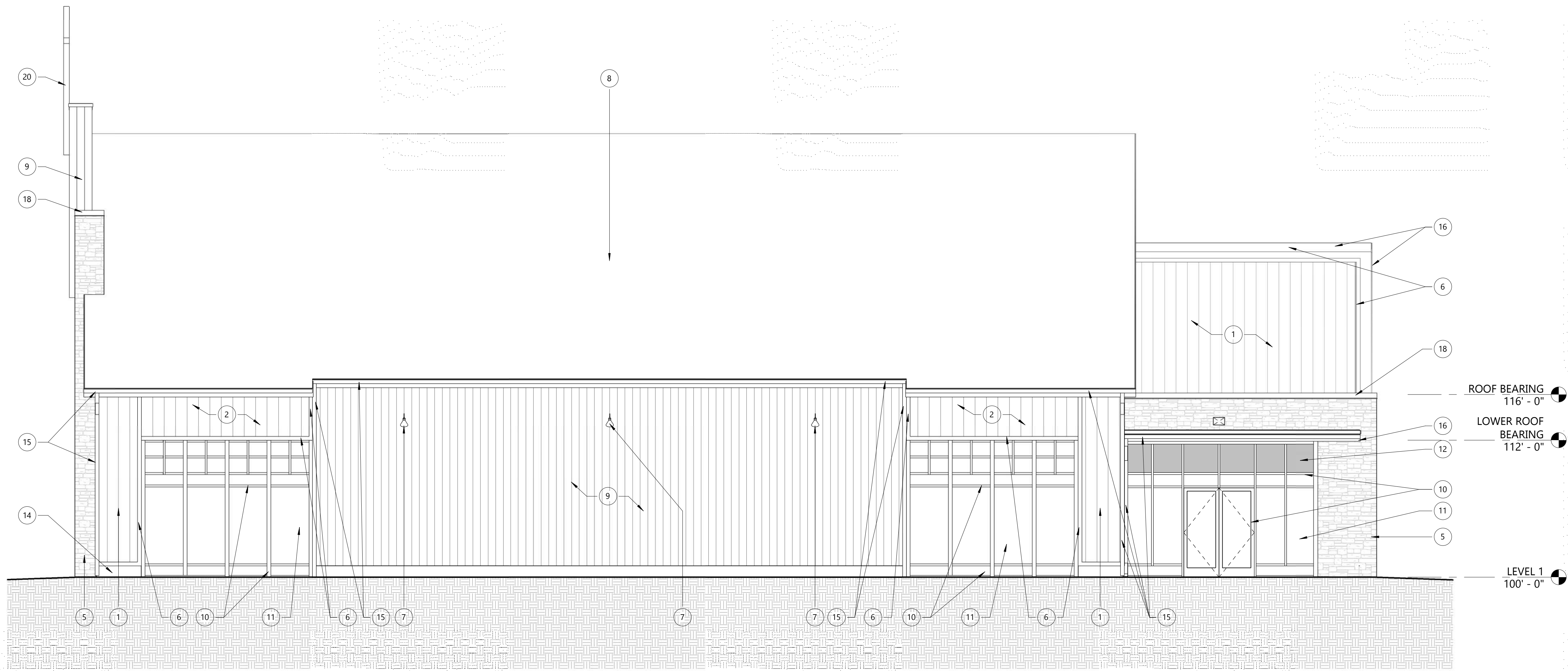
SHEET TITLE

FLOOR PLAN - LEVEL 1

A101



2 EAST
A101 A201
3/16" = 1'-0"



1 NORTH
A101 A201
3/16" = 1'-0"

KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	CEMENT BOARD AND BATTEN BY JAMES HARDIE, COLOR: PEARL GRAY
2	CEMENT BOARD AND BATTEN BY JAMES HARDIE, COLOR: COUNTRYLANE RED
3	CEMENT BOARD AND BATTEN BY JAMES HARDIE, COLOR: AGED PEWTER
4	ROOF TOP EQUIPMENT SCREEN BY CITYSCAPES, ENVISOR, BOARD AND BATTEN, COLOR: SLATE GRAY
5	STONE VENEER BY ELDORADO STONE, COLOR: CHESAPEAKE SHADOW ROCK
6	1" x 4" CEMENT BOARD TRIM BY JAMES HARDIE, COLOR: ARCTIC WHITE
7	GOOSENECK LIGHT BY DESIGN BUILD ELECTRICAL CONTRACTOR
8	DIMENSIONAL ASPHALT SHINGLES BY GAF, TIMBERLINE, COLOR: MISSION BROWN
9	1" x 8" x 16" SHIPLAP BARNWOOD BY NEW BARNWOOD, COLOR: DRIFTWOOD BROWN
10	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM BY KAWNEER, COLOR: BONE WHITE
11	1" INSULATED CLEAR LOW-E GLAZING
12	1" INSULATED SPANDREL GLAZING WITH INSIDE FRIT COLOR TO MATCH PEARL GRAY
13	1" INSULATED OBSCURE GLAZING
14	FIBERGLASS REINFORCED PLASTIC FOUNDATION PROTECTION BOARD, COLOR: GRAY
15	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT, COLOR: WHITE
16	FASCIA CEMENT BOARD TRIM BY JAMES HARDIE, COLOR: ARCTIC WHITE
17	PREFINISHED ALUMINUM COPING, COLOR: WHITE
18	PREFINISHED ALUMINUM COPING, COLOR TO MATCH PEARL GRAY
19	PREFINISHED ALUMINUM SCUPPER, COLOR: WHITE
20	PREFINISHED ALUMINUM CROSS, COLOR: WHITE



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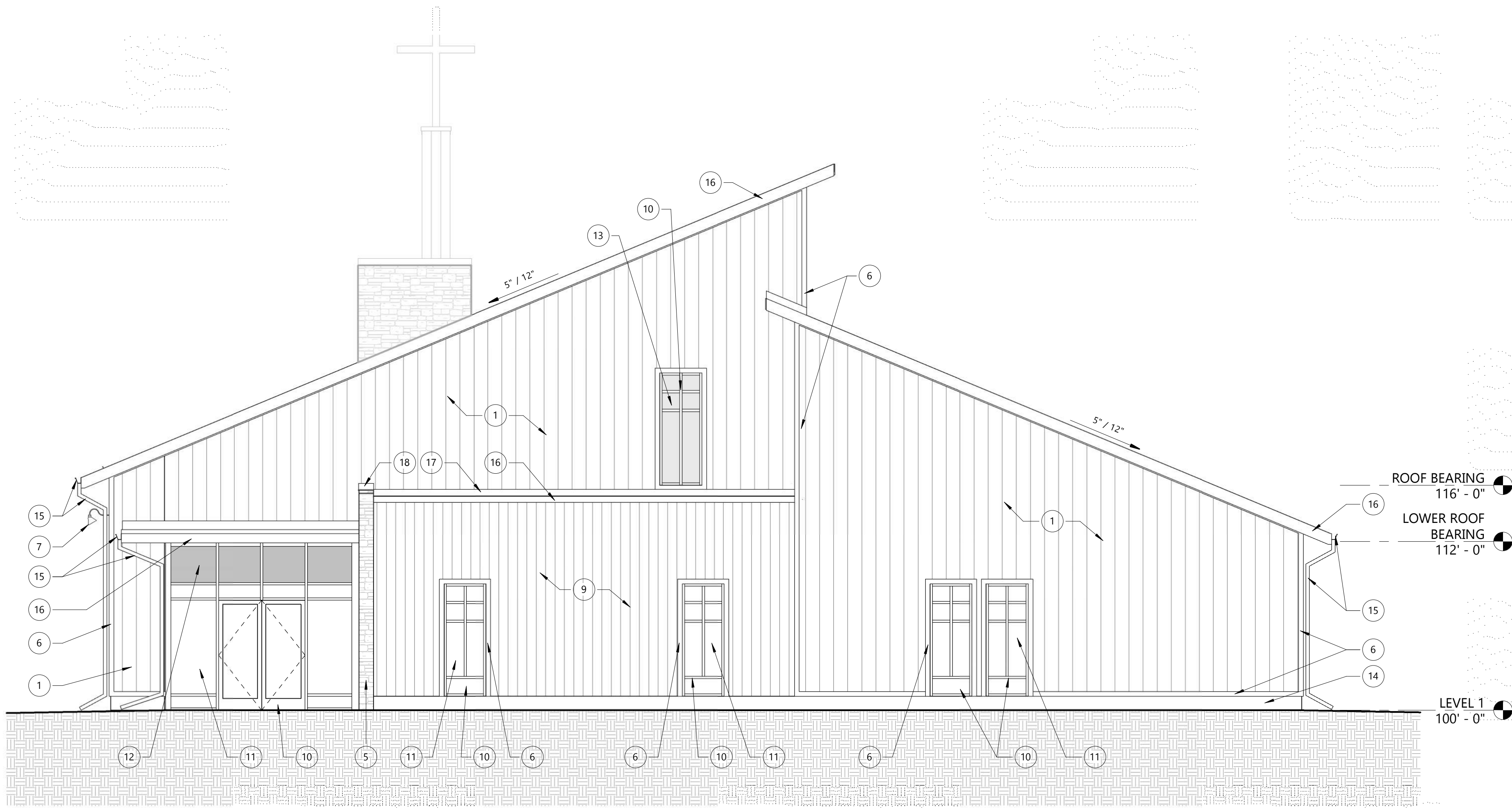
BUILDING ELEVATIONS

A201

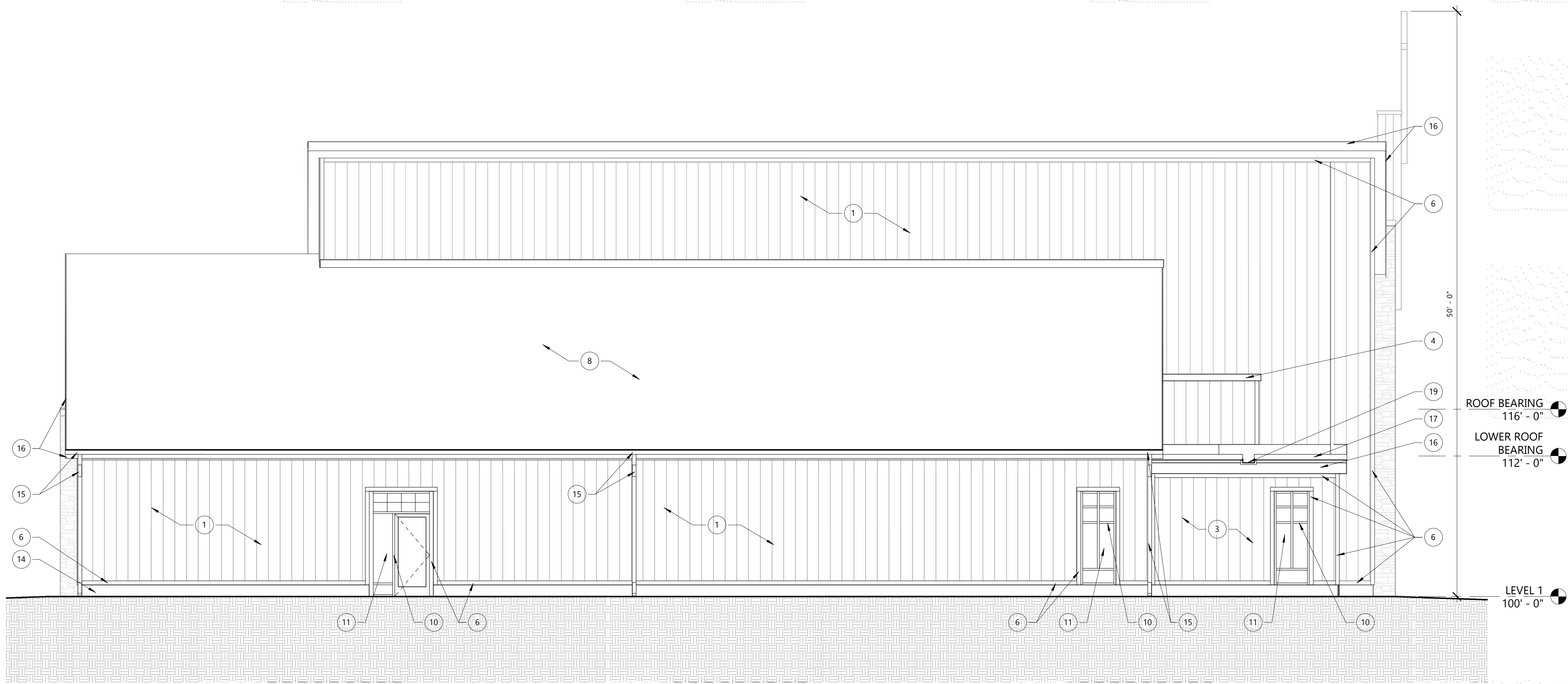
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9/22/2020 12:13 PM



2 WEST
A101 A202
3/16" = 1'-0"



1 SOUTH
A101 A202
3/16" = 1'-0"

KEYED EXTERIOR ELEVATIONS	
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11	1" INSULATED CLEAR LOW-E GLAZING
12	1" INSULATED SPANDREL GLAZING WITH INSIDE FRIT COLOR TO MATCH PEARL GRAY
13	1" INSULATED OBSCURE GLAZING
14	FIBERGLASS REINFORCED PLASTIC FOUNDATION PROTECTION BOARD, COLOR: GRAY
15	PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT, COLOR: WHITE
16	FASCIA CEMENT BOARD TRIM BY JAMES HARDIE, COLOR: ARCTIC WHITE
17	PREFINISHED ALUMINUM COPING, COLOR: WHITE
18	PREFINISHED ALUMINUM COPING, COLOR TO MATCH PEARL GRAY
19	PREFINISHED ALUMINUM SCUPPER, COLOR: WHITE
20	PREFINISHED ALUMINUM CROSS, COLOR: WHITE



GROTH
Design
Group

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012

PH. (262) 377-8001
FX. (262) 377-8003

PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS
DOCUMENTS

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

PROJECT INFO

Date:

08.18.2020

Project No.

16.048

SHEET TITLE

BUILDING ELEVATIONS

A202

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2020-0922_SIP / DESIGN REVIEW SUBMITAL



Tom Wilson, Town Attorney/Administrator/Clerk-Treasurer
Town of Westport
5387 Mary Lake Road
Waunakee, WI 53597

September 22, 2020

Re: Cross Lutheran Church
West of CTH M / North of Texas Longhorn Drive within The Community of Bishops Bay
SIP and Design Review

On behalf of Cross Lutheran Church of Middleton (Owner), Vierbicher is requesting Design Review and action to approve a Specific Implementation Plan (SIP) for the Cross Lutheran Church located within The Community of Bishops Bay. The property is located west of County Trunk Highway M and north of Texas Longhorn Drive, in the Town of Westport.

The land is currently zoned Planned Development District (PDD) and is located in the Westport/Middleton Extraterritorial Zoning Area (ETZ)/Joint Planning Area. The Community of Bishops Bay recently went through a GIP Amendment process to allow for the proposed use on the property. A certified survey map (CSM) will be prepared for the creation of 3 lots corresponding to the currently proposed church (Phase 1), a future expansion (Phase 2), and an outlot containing a private access drive. The current SIP being presented is for Phase 1 only. Design is generally consistent with The Community of Bishops Bay Master Development Plan (MDP), and applicable City of Middleton and Town of Westport ordinances as referenced therein.

Should you require any additional information to complete your review of this project, please feel free to contact me at nbow@vierbicher.com or 608-821-3952.

Sincerely,

Nicholas D. Bower, PE

The Community of

Bishops Bay

Construction Document

Construction Approval



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS

September 22, 2020

Project Information

Neighborhood:	The Farm
Owner:	Cross Lutheran Middleton
Builder:	Catalyst Construction
Engineer:	Vierbicher
Building Square Footage:	8154 SF
Variances:	None

Submitted Plans

Received: September 17, 2020:

- Site Plan
- Design Application
- Exterior Elevations
- Foundation Plan
- Main Level Plan
- Landscape Plan
- Grading & Erosion
- Photometrics

Design Review Requirements

- Windows - All Commercial buildings shall provide a minimum of 60 percent transparency on any ground level façade facing a parking lot or a public right-of-way.
- Custom signage design is encouraged. All Signage is subject to review by the Design Review Committee.
- Building shall be designed with materials, detailing, and offsets to break up facades and create visual interest.
- Address Plaque is required or incorporated into the masonry design that shall face the street that property is addressed to.

Approval

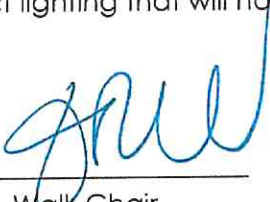
- The Community of Bishops Bay Design Review Committee hereby grants approval to the plans referenced in this letter. City of Westport has an additional review. Architectural approval by the Community of Bishops Bay Design Review Committee (BBDRC) does not guarantee City of Westport approval.
- Builders are responsible for fixing any divots in grass on terrace or adjacent lots including any lots across the street as a result of builders or contractors driving vehicles on adjacent lots.

- On lots where there is a rolled curb or no curb across the street from the home that is being built, the builder is required to put up an orange snow fence along the edge of pavement to prevent construction vehicles from parking or driving onto the grass of the home across the street. No building or applicable code compliance is intended.
- The builder/lot owner is responsible for confirming proposed building elevations will drain adequately to record grades established on all adjacent lot lines.
- Neither Vierbicher nor The Community of Bishops Bay shall be held responsible for the builder/lot owner's compliance with all subdivision plat and recorded restrictive covenant requirements.
- The builder/lot owner shall be responsible for maintaining grades established during installation of subdivision street and drainage improvements.
- All lighting installed on exterior of building must not extend past property line. It should be indirect lighting that will not be visible to other lot owners at night.

☒ Joe Goldsworthy

☒ Robert Bouril

☒ Nick Patterson

By: 
Terrence R. Wall, Chair

We reserve the right to correct mistakes or omissions post approval. An approval is NOT a right to violate the covenants or guidelines. If the Design Review Board approves a home and later finds a conflict between one aspect of the design and the covenants and design guidelines, the Board reserves the right to notify the owner and builder of the violation and the right to mandate that the owner and builder correct the violation. The responsibility of complying with the covenants and guidelines lies with the owner and builder, not the Design Review Board.

100.17.2020
100

BISHOP'S BAY DESIGN REVIEW SUBMITTAL (08.12.2022)									
2ND DESIGN REVIEW SUBMITTAL (09.22.2022)									
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ARCHPECT

Gilbert Design Group
1050 W. 181 Columbia Road
Cedarburg, WI 53102
www.gilbertdesign.com
PH: (262) 377-8008
FX: (262) 377-8008

COMPANY NAME
STREET ADDRESS
SUITE NUMBER
CITY, STATE ZIP

COSSA ENGINEERING
12308 NORTH CORPORATE DRIVE
SUITE 300
MELBOURNE, WI 53121

DESIGN BUILD

DESIGN BUILD

DEJAN MURD

**CROSS LUTHERAN
PHASE 1: NEW
BUILDING**

BISHOPS BAY
MIDDLETON, WI

PHASE 1: NEW BUILDING

LOCATION MAP



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

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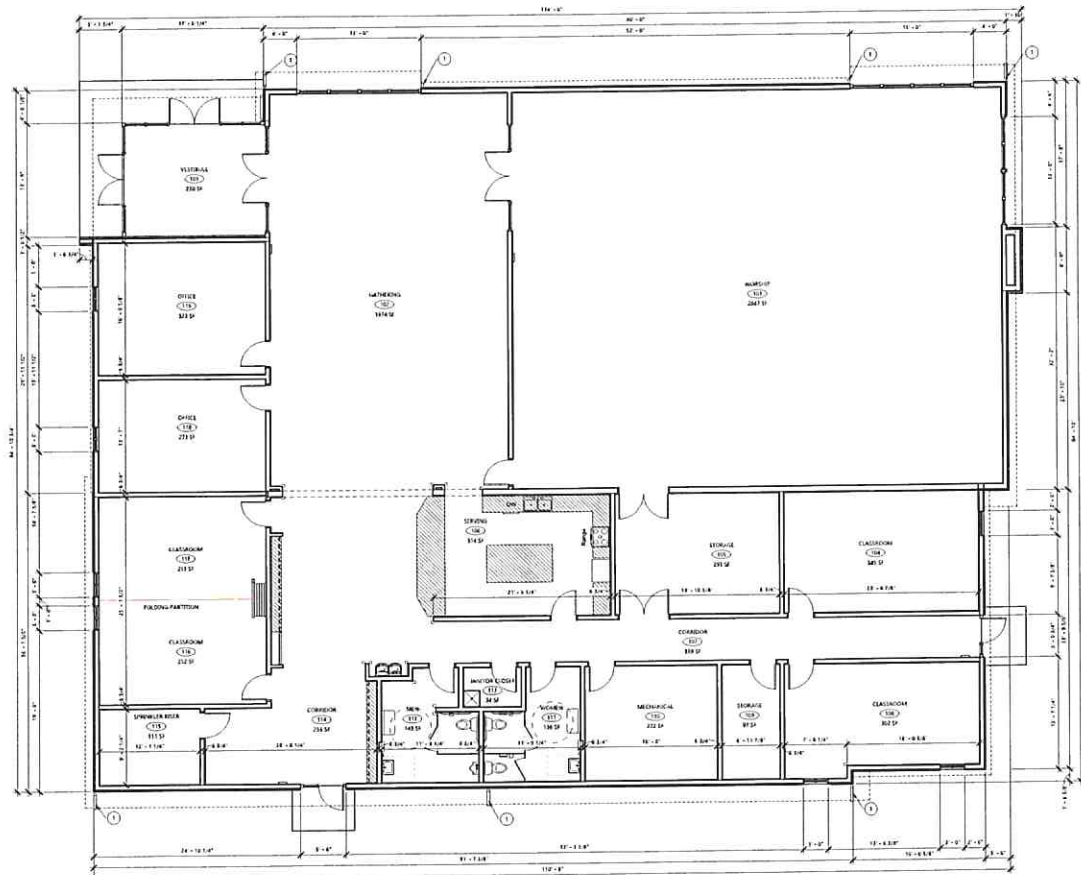
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WILL DILLI, 1988
MAY

G001

E. Gault Design Group, Inc.

2020-0922 SIP / DESIGN REVIEW SUBMITTAL



1 LEVEL 1 - FLOOR PLAN
5/16" = 1'-0"

- FLOOR PLAN - SYMBOL KEY**
- A. SEE WALL SCHEDULE FOR WALL TYPES AND FINISHES. NOTES: SEE SECTION AND ELEVATION FOR WALL TYPES AND FINISHES. WALL TYPES AND FINISHES SHALL BE AS SHOWN AT PLAN CUT.
 - B. SEE 10' / 12' / 14' TYPICAL DIMENSIONS OF DOOR OPENINGS. DOOR OPENINGS SHALL BE AS SHOWN AT PLAN CUT.
 - C. PROVIDE FLOORING AT ALL AREAS WHERE FLOORING IS REQUIRED. FLOORING SHALL BE AS SHOWN AT PLAN CUT. FLOORING SHALL BE AS SHOWN AT PLAN CUT. FLOORING SHALL BE AS SHOWN AT PLAN CUT.
 - D. PROVIDE CORNER GUARDS AS SHOWN ON DETAILS. SEE FLOOR PLAN FOR LOCATIONS. PROVIDE CORNER GUARDS AS SHOWN ON DETAILS. SEE FLOOR PLAN FOR LOCATIONS. PROVIDE CORNER GUARDS AS SHOWN ON DETAILS. SEE FLOOR PLAN FOR LOCATIONS.
 - E. PROVIDE UNFINISHED METAL STUDS AT ALL WALL LOCATIONS.
 - F. ALL WORK DONE UNDER CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT. ALL WORK DONE UNDER CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT.
 - G. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND REGULATIONS OF ANY AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES.
 - H. CONTRACTOR SHALL FILL UNDER ALL EXISTING FOUNDATIONS AND EXISTING FOUNDATIONS SHALL BE AS SHOWN AT PLAN CUT. CONTRACTOR SHALL FILL UNDER ALL EXISTING FOUNDATIONS AND EXISTING FOUNDATIONS SHALL BE AS SHOWN AT PLAN CUT.
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 - J. DO NOT SCALE THE DRAWINGS. IF A CONTRACTOR OCCURS WITH THE CONTRACT DOCUMENTS OR IF THE CONTRACTOR OCCURS WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
 - K. CONTRACTOR SHALL PROVIDE ALL EXISTING FOUNDATIONS AND EXISTING FOUNDATIONS SHALL BE AS SHOWN AT PLAN CUT. CONTRACTOR SHALL PROVIDE ALL EXISTING FOUNDATIONS AND EXISTING FOUNDATIONS SHALL BE AS SHOWN AT PLAN CUT.
 - L. ALL INTERIOR WALLS AND PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT. ALL INTERIOR WALLS AND PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT.
 - M. ALL VERTICAL DIMENSIONS SHALL BE TO FINISH FLOOR (1" = 1'-0"). ALL VERTICAL DIMENSIONS SHALL BE TO FINISH FLOOR (1" = 1'-0"). ALL VERTICAL DIMENSIONS SHALL BE TO FINISH FLOOR (1" = 1'-0").
 - N. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT.
 - O. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT.
 - P. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT.
 - Q. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT.
 - R. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT.
 - S. PROVIDE PROPER PREPARATION FOR ALL WORK DONE UNDER CONTRACT. PROVIDE PROPER PREPARATION FOR ALL WORK DONE UNDER CONTRACT.
 - T. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE GOVERNMENT.
 - U. PROVIDE FLOORING AS SHOWN ON DETAILS. PROVIDE FLOORING AS SHOWN ON DETAILS.
 - V. PROVIDE FLOORING AS SHOWN ON DETAILS. PROVIDE FLOORING AS SHOWN ON DETAILS.
 - W. PROVIDE FLOORING AS SHOWN ON DETAILS. PROVIDE FLOORING AS SHOWN ON DETAILS.

- FLOOR PLAN - SYMBOL KEY**
- 1. REMOVED WALL
 - 2. REMOVED DOOR
 - 3. EXISTING WALL TO REMAIN
 - 4. EXISTING DOOR TO REMAIN
 - 5. WALL TYPE AND SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION
 - 6. DOOR TAG
 - 7. FLOOR FINISHING, SEE INTERIOR ELEVATIONS AND DETAILS
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Design
Group

**CROSS LUTHERAN
PHASE 1: NEW
BUILDING**

BISHOPS BAY
MIDDLETON, WI

ISSUE

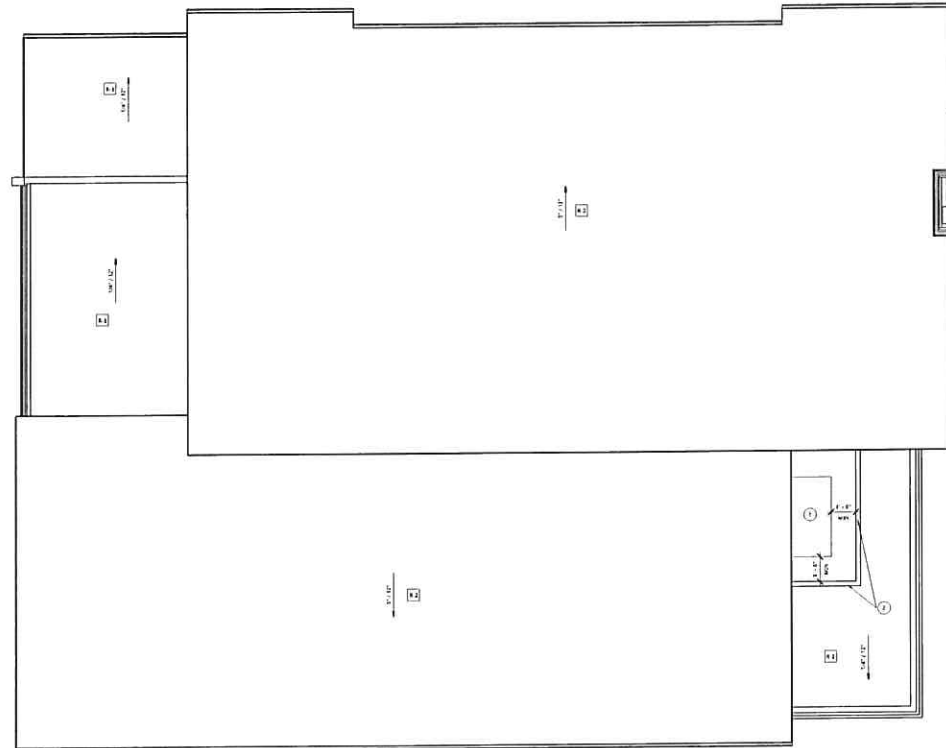
**PROGRESS
DOCUMENTS**

PROJECT INFO

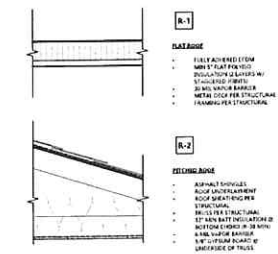
SHEET TITLE

A101

2020-0922_SIP / DESIGN REVIEW SUBMITTAL



- ROOF FLAME RESISTANCE:**
- A. **INDICATE ROOF TYPE** SEE LISTING FOR ROOF TYPE INFORMATION
 - B. **CONTAIN THE FLAME** CONFINEMENT AND CONTAINMENT OF ROOF TYPE INFORMATION & PLUMBING IS SHOWN AND CHANGES PROVIDED AND PLUMBING AS REQUIRED FOR ROOF TYPE INFORMATION TO BE SHOWN AND PLUMBING AS REQUIRED
 - C. **ALL GABLES, STOPS AND CORNERS** TO HAVE CONTINUOUS FOLD-DOWN CORNERS
 - D. **PROVIDE INTERIOR GABLE STOPS** AS NECESSARY FOR ROOF TYPE
 - E. **CONCRETE PANELS** PROVIDE PANELS AS DETECTED FROM ROOF TYPE INFORMATION AND LAID OUT TO ALL SERVICE AREAS OF MECHANICAL EQUIPMENT
 - F. **ALL ROOF PENETRATIONS AND EQUIPMENT** CORNERS TO BE REACHED PER MANUFACTURER'S REQUIREMENTS
 - G. **AS SHOWN ROOFING** PROVIDE EXHAUST ENCLOSURE AT ALL ROOF VALUETS AND 10' OF PLYWOOD VENTING SIDE OF WALL AT ROOF VALUET, AND AS SPECIFICALLY NOTED ON THE DRAWINGS



ROOF TYPES
1" = 1'-0"

TYPE	DESCRIPTION
1	10' TO 12' HIGH EXTERIOR WALL MECHANICAL VENTILATION
2	ROOF TYPE INFORMATION



PROJECT
CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE
1.00

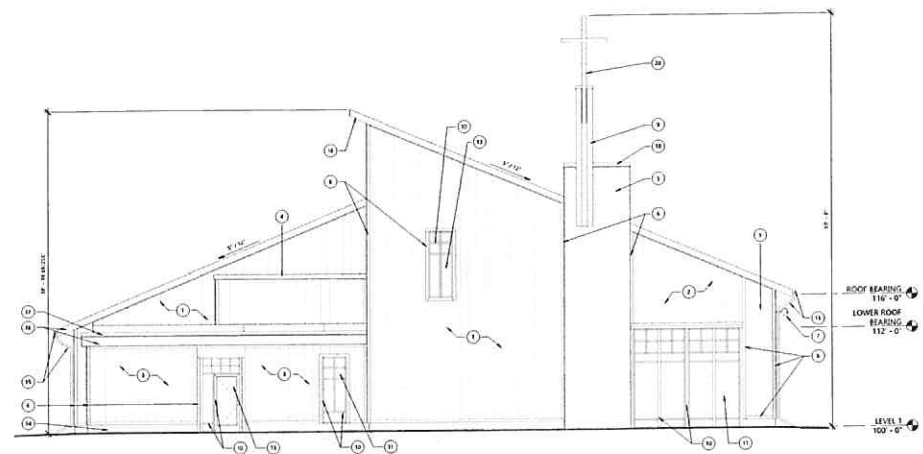
PROGRESS DOCUMENTS
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PROJECT INFO
Date: 08/18/2020
Project No: 10000
10000

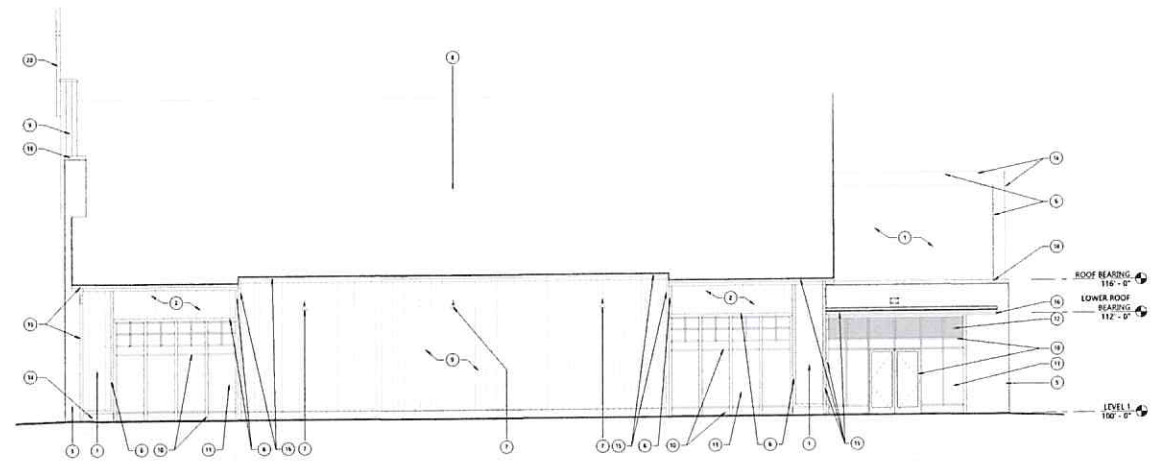
SHEET TITLE
ROOF PLAN

A103
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2020-0722_SIP / DESIGN REVIEW SUBMITTAL



2 EAST
1/16" = 1'-0"



1 NORTH
1/16" = 1'-0"

- REFERENCED LITERATURE
- | NO. | DESCRIPTION |
|-----|--|
| 1 | LEARNER BOARD AND BATTEN BY WHITE MARBLE COLOR, PEARL LAM |
| 2 | LEARNER BOARD AND BATTEN BY WHITE MARBLE COLOR, COUNTRYBAND RED |
| 3 | LEARNER BOARD AND BATTEN BY WHITE MARBLE COLOR, BERRY FISH |
| 4 | ROOF TOP EQUIPMENT SCREEN BY WHITE MARBLE, BERRY FISH AND BATTEN COLOR, BERRY FISH |
| 5 | LEARNER BOARD AND BATTEN BY WHITE MARBLE, BERRY FISH AND BATTEN COLOR, BERRY FISH |
| 6 | LEARNER BOARD AND BATTEN BY WHITE MARBLE, BERRY FISH AND BATTEN COLOR, BERRY FISH |
| 7 | LEARNER BOARD AND BATTEN BY WHITE MARBLE, BERRY FISH AND BATTEN COLOR, BERRY FISH |
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| 17 | LEARNER BOARD AND BATTEN BY WHITE MARBLE, BERRY FISH AND BATTEN COLOR, BERRY FISH |
| 18 | LEARNER BOARD AND BATTEN BY WHITE MARBLE, BERRY FISH AND BATTEN COLOR, BERRY FISH |
| 19 | LEARNER BOARD AND BATTEN BY WHITE MARBLE, BERRY FISH AND BATTEN COLOR, BERRY FISH |
| 20 | LEARNER BOARD AND BATTEN BY WHITE MARBLE, BERRY FISH AND BATTEN COLOR, BERRY FISH |

GROTH
Design
Group

314 WEST COLUMBIAN
P.O. BOX 141
LEADERSHIP, WISCONSIN 53102
PH: 262.575.5555
FX: 262.575.5555

PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

PROGRESS
DOCUMENTS

These documents reflect progress
and are not final. They are for
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PROJECT INFO

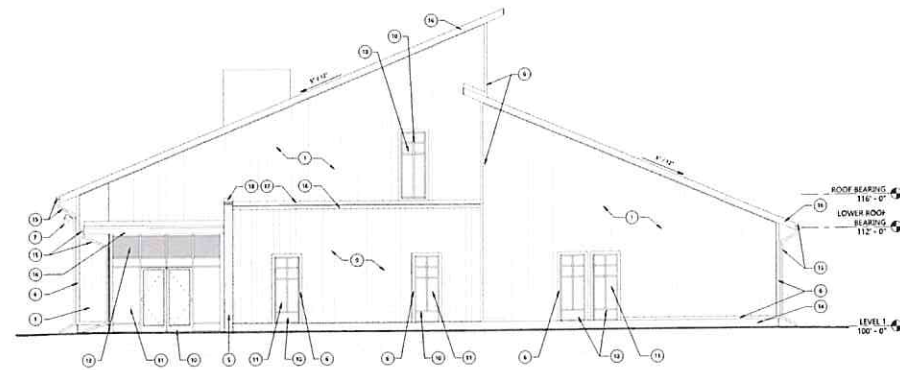
DATE: 06/15/2020
PROJECT: 2020-0722_SIP / DESIGN REVIEW SUBMITTAL
SHEET: 14.000

SHEET TITLE

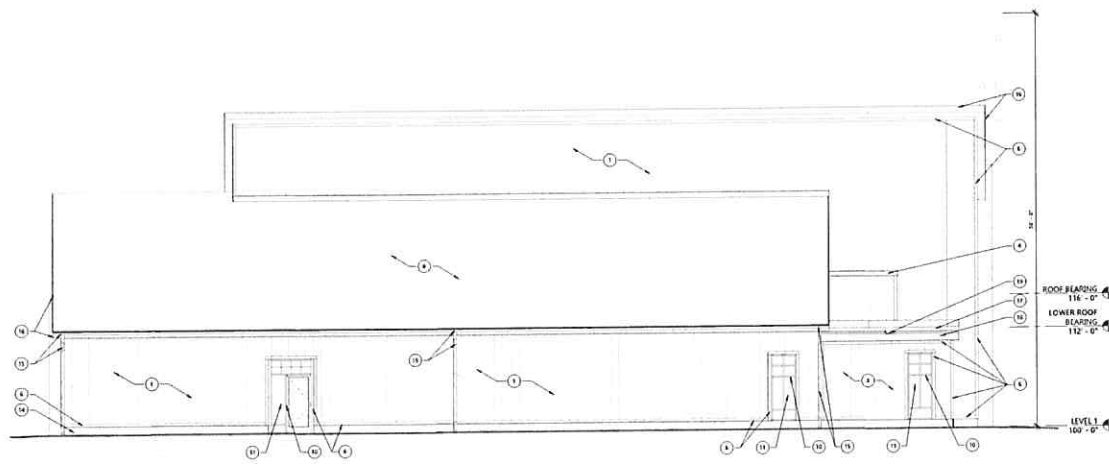
2020-0722_SIP / DESIGN REVIEW SUBMITTAL

A201

© Groth Design Group, Inc.



2 WEST
3/16" = 1'-0"



1 SOUTH
3/16" = 1'-0"

ITEM	DESCRIPTION
1	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR PEARL GRAY
2	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
3	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
4	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
5	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
6	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
7	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
8	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
9	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
10	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
11	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
12	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
13	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
14	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
15	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
16	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
17	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
18	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
19	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
20	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
21	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY
22	CEMENT BOARD AND FASTENERS BY JAMES HARDIE, COLOR LIGHT PEARL GRAY



100 WEST COLUMBIA RD.
P.O. BOX 330
CROSS LUTHERAN, INDIANAPOLIS, IN 46204
PH: (317) 871-8000
FX: (317) 871-8000

PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

1.00 - 100% - 10/10/2020

PROGRESS DOCUMENTS

These documents are for progress review only and are not for construction. If any changes are made, they must be made in a separate drawing. These documents are not for construction and should not be used for construction purposes.

PROJECT INFO

DATE: 10/10/2020
PROJECT: 2020-0722-SIP / DESIGN REVIEW SUBMITTAL
10/10/2020

SHEET TITLE

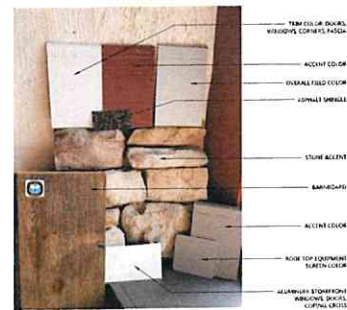
2020-0722-SIP / DESIGN REVIEW SUBMITTAL

A202

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EAST VIEW
N.T.S.



NORTHEAST VIEW
N.T.S.



NORTHWEST VIEW
N.T.S.



PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

1.0 - 1.0 - 1.0 - 1.0 - 1.0 - 1.0

**PROGRESS
DOCUMENTS**

These documents reflect progress
and are not to be used for construction.
If any changes are made to the design,
they must be reflected in the documents.
Documents and should not be used
for final building or construction
related purposes.

PROJECT INFO

Date: 06/18/2020
Project No: 10000
Version: 1.0

SHEET TITLE

PHASE 1: NEW BUILDING (PLAN 10000)

A203

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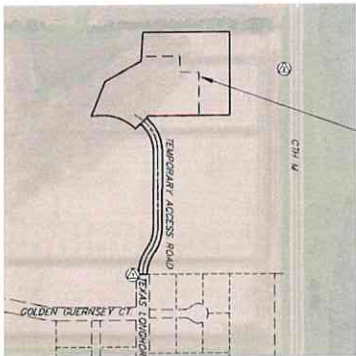
2020-0722_SIP / DESIGN REVIEW SUBMITTAL

SITE PHOTOGRAPHIC PLAN PHASE I	
PROJECT NO. 0000	JOB NUMBER 0000
DRAWN BY G.A. 04-2008	APPROVED G.A.
	SHEET
	1
ES100	

CROSS LUTHERAN CHURCH

PHASE 1

TOWN OF WESTPORT, WISCONSIN



SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	EXISTING CONDITIONS & DEMOLITION PLAN
C200	SITE PLAN
C300	OVERALL GRADING & EROSION CONTROL PLAN
C301	GRADING & EROSION CONTROL PLAN
C400	UTILITY PLAN
C401	UTILITY PLAN - ACCESS ROAD - 1
C402	UTILITY PLAN - ACCESS ROAD - 2
C500	CONSTRUCTION DETAILS - 1
C501	CONSTRUCTION DETAILS - 2
C502	CONSTRUCTION DETAILS - 3
C503	CONSTRUCTION DETAILS - 4
L100	LANDSCAPE PLAN

NOT FOR CONSTRUCTION

DIGGERS HOTLINE
Dial 811 or (800) 242-0511
www.diggershotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND SURFACE, HAS BEEN REVEALED BY THE OWNER AND IS REPRESENTED BY THE EXISTING UTILITIES SYMBOLS. THE EXISTING UTILITIES SYMBOLS ARE NOT TO BE USED TO LOCATE EXISTING UTILITIES. THE EXISTING UTILITIES SYMBOLS ARE NOT TO BE USED TO LOCATE EXISTING UTILITIES. THE EXISTING UTILITIES SYMBOLS ARE NOT TO BE USED TO LOCATE EXISTING UTILITIES.

CALL DIGGERS HOTLINE
1-800-242-0511

SITE BENCHMARKS

- BENCHMARK #1
HYDRAULIC TIE NUT
ELEV = 811.87
- BENCHMARK #2
P.O.
ELEV = 813.47



PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

1.00 - 1.00 - 1.00

PROGRESS DOCUMENTS

1.00 - 1.00 - 1.00

PROJECT INFO

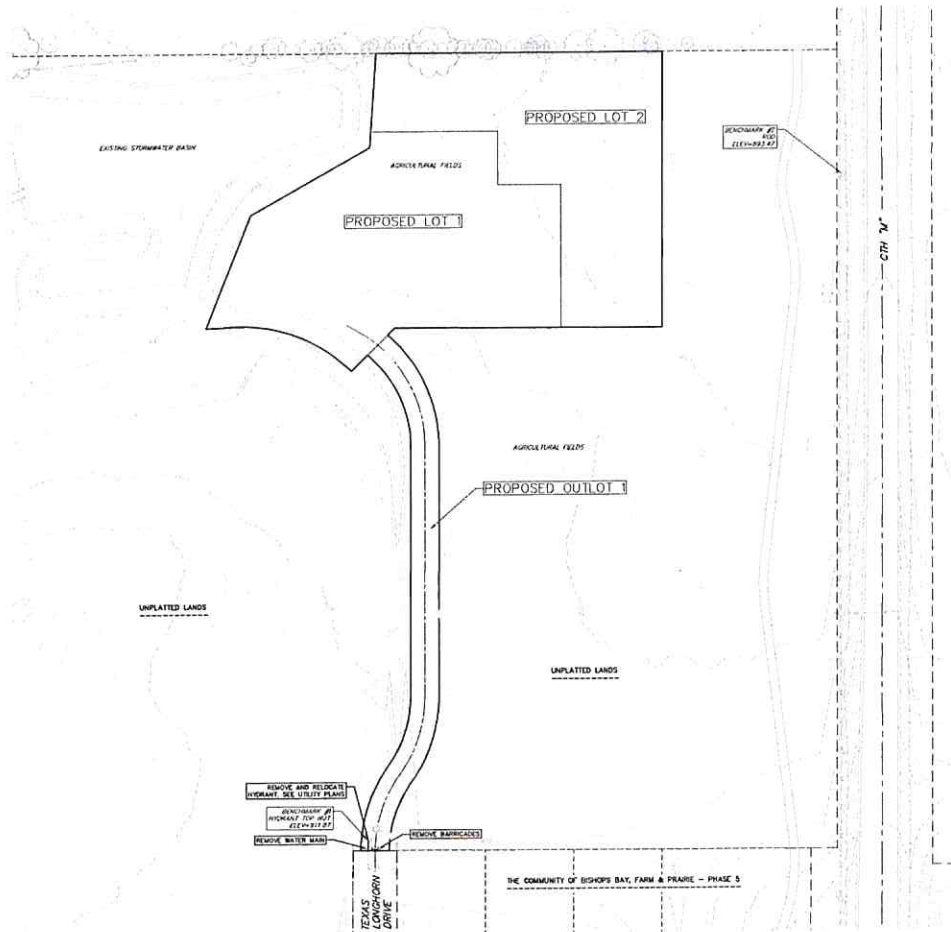
1.00 - 1.00 - 1.00

SHEET TITLE

1.00 - 1.00 - 1.00

C000

2025-0922 SIP / DESIGN SUBMITTAL



TOPOGRAPHIC SYMBOL LEGEND

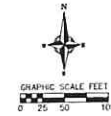
- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROAD DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PREDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING BRANCH DRAIN
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING LAMPOD LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

EXISTING CONTOURS SHOWN ARE FROM AN AERIAL SURVEY CONDUCTED IN 2008. WITH THE SUBSEQUENT ADDITION OF TOPOGRAPHIC SURVEYS PERFORMED IN 2010, 2013, 2014, 2015, 2017, 2018 AND 2019.

NOT FOR CONSTRUCTION



400 WEST LEXINGTON
SUITE 300
COLUMBIA, MO 65201-4411
PH: (314) 378-0001
FX: (314) 378-0044



PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

1. PRELIMINARY

PROGRESS DOCUMENTS

1. PRELIMINARY
2. PRELIMINARY
3. PRELIMINARY
4. PRELIMINARY
5. PRELIMINARY
6. PRELIMINARY
7. PRELIMINARY
8. PRELIMINARY
9. PRELIMINARY
10. PRELIMINARY

PROJECT INFO

DATE: 10/1/2019
PROJECT: CROSS LUTHERAN
PHASE 1: NEW BUILDING

SHEET INFO

SHEET: C100
SHEET TITLE: PRELIMINARY CONCEPTS AND CONCEPTUAL PLAN

C100

2020-0723-SIP / DESIGN SUBMITTAL

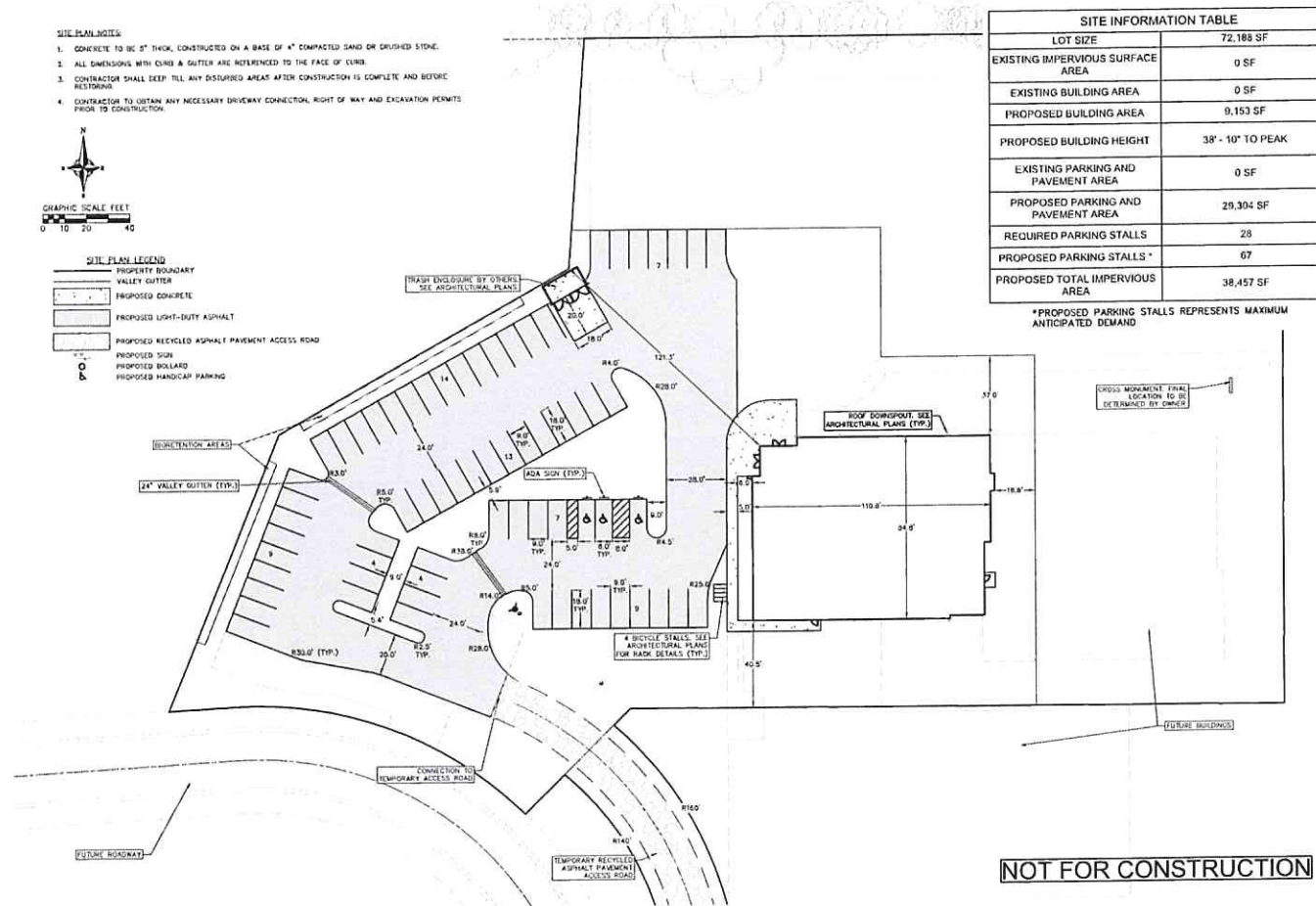
SITE PLAN NOTES

1. CONCRETE TO BE 6" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
3. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESEEDING.
4. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.



SITE PLAN LEGEND

- PROPERTY BOUNDARY
- VALLEY GUTTER
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED RECYCLED ASPHALT PAVEMENT ACCESS ROAD
- PROPOSED SIGN
- PROPOSED BOLLARD
- PROPOSED HANDICAP PARKING



SITE INFORMATION TABLE	
LOT SIZE	72,188 SF
EXISTING IMPERVIOUS SURFACE AREA	0 SF
EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA	9,153 SF
PROPOSED BUILDING HEIGHT	38' - 10" TO PEAK
EXISTING PARKING AND PAVEMENT AREA	0 SF
PROPOSED PARKING AND PAVEMENT AREA	29,304 SF
REQUIRED PARKING STALLS	28
PROPOSED PARKING STALLS*	67
PROPOSED TOTAL IMPERVIOUS AREA	38,457 SF

*PROPOSED PARKING STALLS REPRESENTS MAXIMUM ANTICIPATED DEMAND



PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

PROGRESS DOCUMENTS

These documents are the result of a collaborative effort between the design team and the client. They represent the current state of the project and are subject to change as the project evolves.

PROJECT INFO

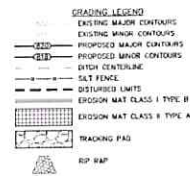
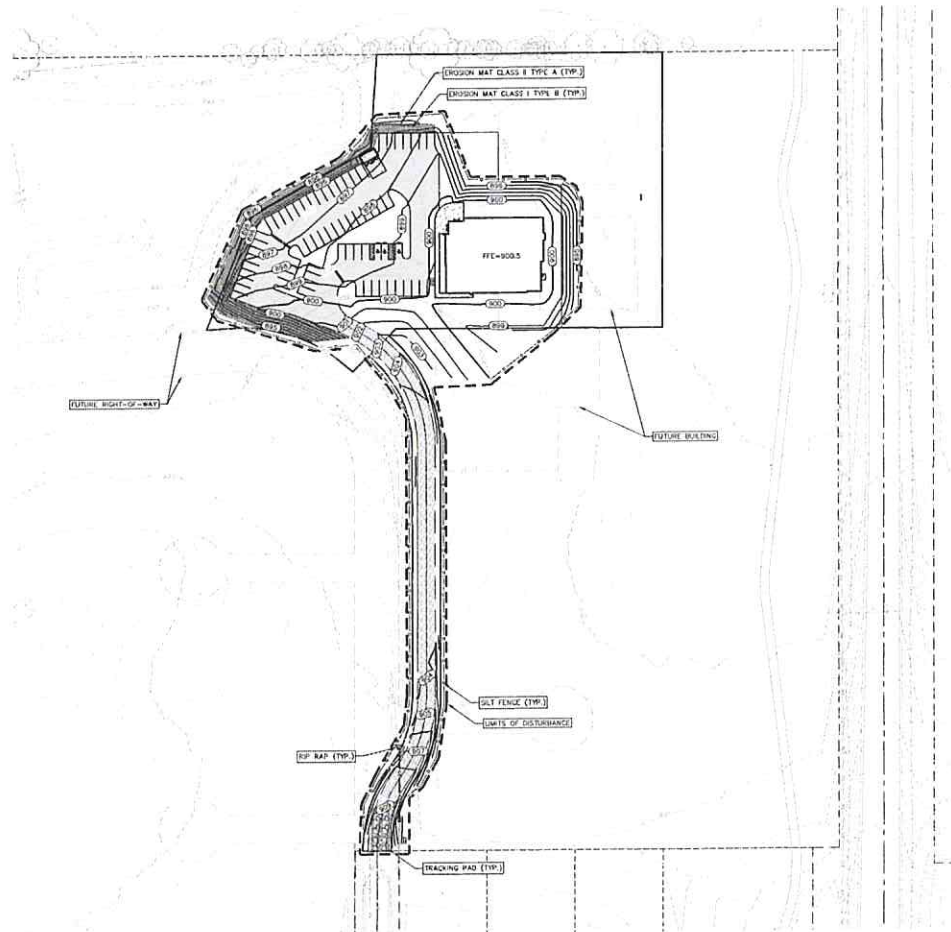
DATE: 8/20/2020
DESIGNER: GROTH
CLIENT: CROSS LUTHERAN

SHEET INFO

10/1/2020

C200

2020-0922 31P / DESIGN SUBMITTAL



GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING RUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL, NOTES AND CONSTRUCTION SEQUENCE.

NOT FOR CONSTRUCTION



PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

1.0 - 08/11/11 - 100% PERMIT

PROGRESS
DOCUMENTS

These documents are for informational purposes only and are not to be used for construction. They are subject to change without notice. Please refer to the contract documents for the most current information.

PROJECT INFO

DATE: 8/11/2011
DRAWN BY: [redacted]
CHECKED BY: [redacted]

SHEET TITLE

PHASE 1: NEW BUILDING

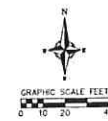
C300

3020-0923 SIP / DESIGN SUBMITTAL

TOP OF BERM = 896.00
PAVED SURFACE = 897.00
BATCH BOTTOM = 898.00

- GRADING NOTES:
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

NOT FOR CONSTRUCTION



- GRADING LEGEND
- EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPOSED MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS
 - DITCH CENTERLINE
 - SILT FENCE
 - EROSION LIMITS
 - EROSION MAT CLASS 1 TYPE B
 - EROSION MAT CLASS 1 TYPE A
 - DRAINAGE DIRECTION
 - PROPOSED SLOPE ANNOTATIONS
 - EXISTING SPOT ELEVATIONS
 - PROPOSED SPOT ELEVATIONS



vierebicher
ARCHITECTS & ENGINEERS
P.C.

PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

PROGRESS
DOCUMENTS

These documents reflect the progress of the project and are subject to change without notice. The user acknowledges that the information contained herein is for informational purposes only and does not constitute a contract.

PROJECT INFO

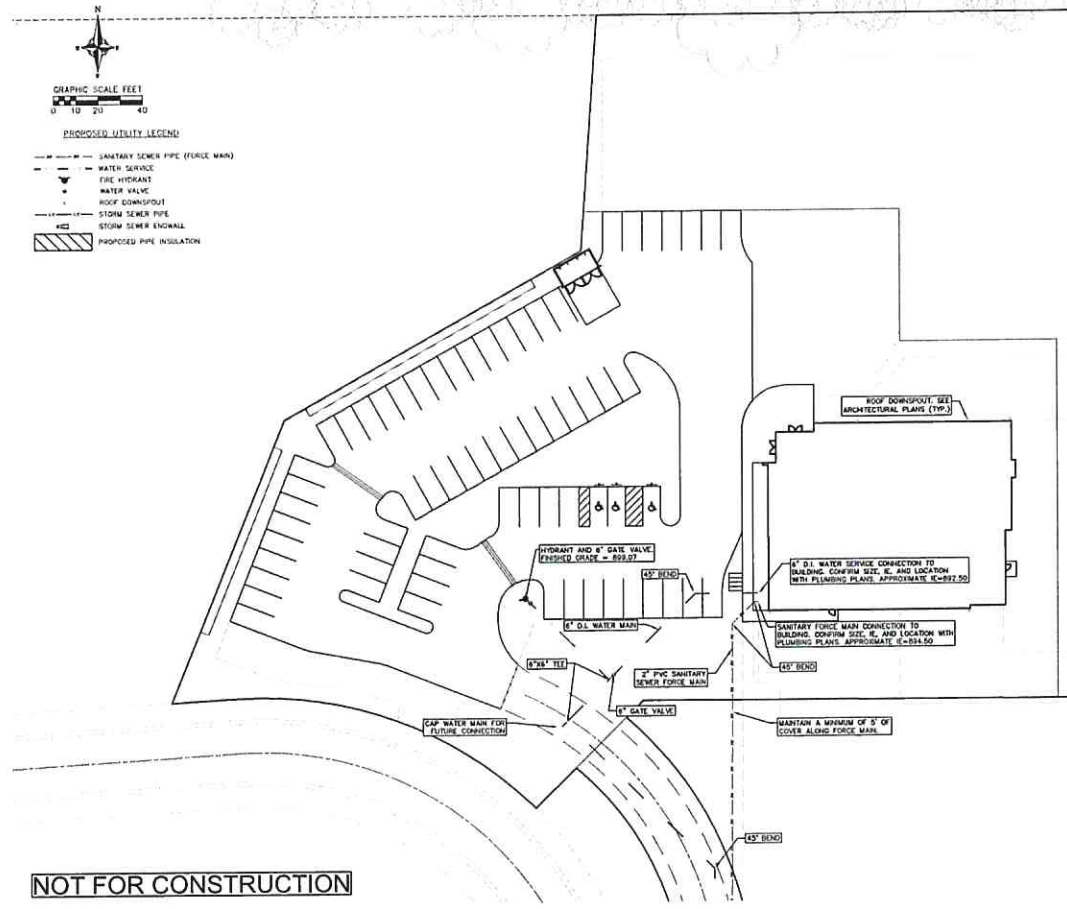
DATE: 10/1/2020
PROJECT NO: 2020-0922-SIF
SHEET NO: 10/1/2020

SHEET TITLE

LANDSCAPE ARCHITECTURE
CONCEPT PLAN

C301

2020-0922-SIF / DESIGN SUBMITTAL



- UTILITY NOTES:
1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUMBING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
 4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADDRESSING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
 6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18\"/>
 7. IF DEWATERING OPERATIONS EXCEED 20 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
 8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
 9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
 10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 304.30-1 OF SPS 304.00(10).
 11. UNDERGROUND DRAIN AND WASTE PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 304.30-2 OF SPS 304.00(10).
 12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 304.30-3 OF SPS 304.00(10).
 13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINEYLCHLORIDE (PVC) ASTM D3034 - 2003 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 304.30-3 OF SPS 304.00(10).
 14. A MEANS TO LOCATE BLIND UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 302.10(1)(b) AND SPS 302.40(4)(b).
 15. EXTERIOR WATER SUPPLY PIPING SUBBASES AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 302.40(4)(b).
 16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.00.
 17. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS (UP TO 10 FEET SHORT HORIZONTALLY FROM THE BUILDING) UNPLUMBED. PLUMBER SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
 18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
 19. CONTRACTOR TO OBTAIN AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES.
 20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDN 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDN 20.
 21. CONTRACTOR SHALL COORDINATE WITH CITY UTILITY COMPANIES REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
 22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 8' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1' CLEAR SEPARATION IF WATER CROSSING BELOW SEWER AND MINIMUM 10' IF WATER CROSSES ABOVE.
 23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DRAIN. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DRAIN.
 24. INSTALL 1' SHEET OF 6 MIL HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.



1000 WEST LAKESHORE
PO BOX 100
COLUMBIAS MISSOURI 65202
PH: (314) 875-8001
FX: (314) 875-8000



PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

1. NEW BUILDING

PROGRESS
DOCUMENTS

This is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The user assumes all liability for any errors or omissions. The user agrees to hold the designer harmless from and against all claims, damages, losses and expenses, including reasonable attorney's fees, arising from the use of this drawing for any purpose other than that intended by the designer.

PROJECT INFO

DATE: 3/10/2020
PROJECT NO: 2020-0922
SHEET NO: 1/10

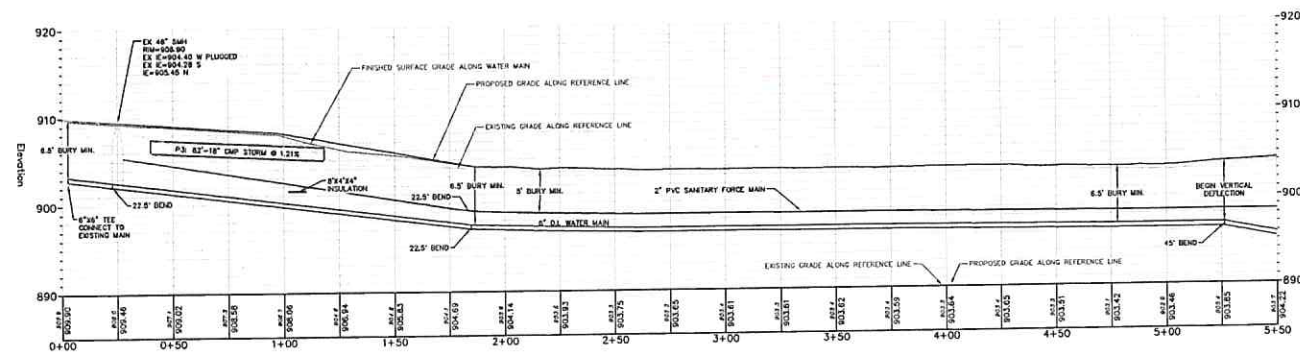
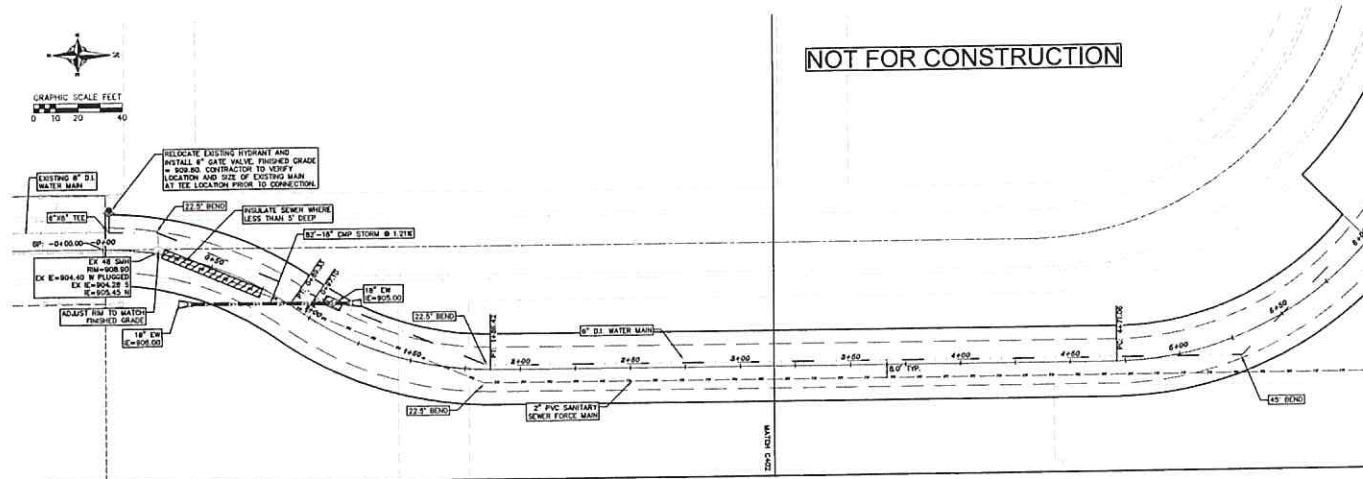
SHEET TITLE

0922-01-001

C400

C:\Groth\Design\Drawings\2020\0922\01\001.dwg

2020-0922 SIP / DESIGN SUBMITTAL



400 WEST LUTHERAN RD.
PO BOX 100
MIDDLETON, WI 53592-0100
PH: (262) 577-4300
FX: (262) 577-4300



PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

1. PRELIMINARY

PROGRESS DOCUMENTS

This document is a preliminary design and is not for construction. It is subject to change without notice. The user of this document is advised that the user is responsible for verifying the accuracy of the information contained herein.

PROJECT INFO

DATE: 10/1/2020

PROJECT: CROSS LUTHERAN

PHASE: PRELIMINARY

DESIGNER: GROTH DESIGN GROUP

CHECKED: GROTH DESIGN GROUP

APPROVED: GROTH DESIGN GROUP

DATE: 10/1/2020

PROJECT: CROSS LUTHERAN

PHASE: PRELIMINARY

DESIGNER: GROTH DESIGN GROUP

CHECKED: GROTH DESIGN GROUP

APPROVED: GROTH DESIGN GROUP

DATE: 10/1/2020

PROJECT: CROSS LUTHERAN

PHASE: PRELIMINARY

DESIGNER: GROTH DESIGN GROUP

CHECKED: GROTH DESIGN GROUP

APPROVED: GROTH DESIGN GROUP

DATE: 10/1/2020

PROJECT: CROSS LUTHERAN

PHASE: PRELIMINARY

DESIGNER: GROTH DESIGN GROUP

CHECKED: GROTH DESIGN GROUP

APPROVED: GROTH DESIGN GROUP

DATE: 10/1/2020

PROJECT: CROSS LUTHERAN

PHASE: PRELIMINARY

DESIGNER: GROTH DESIGN GROUP

CHECKED: GROTH DESIGN GROUP

APPROVED: GROTH DESIGN GROUP

DATE: 10/1/2020

PROJECT: CROSS LUTHERAN

PHASE: PRELIMINARY

DESIGNER: GROTH DESIGN GROUP

CHECKED: GROTH DESIGN GROUP

APPROVED: GROTH DESIGN GROUP

DATE: 10/1/2020

PROJECT: CROSS LUTHERAN

PHASE: PRELIMINARY

DESIGNER: GROTH DESIGN GROUP

CHECKED: GROTH DESIGN GROUP

APPROVED: GROTH DESIGN GROUP

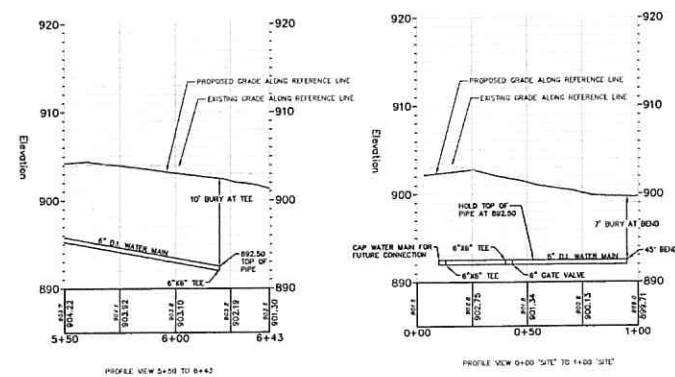
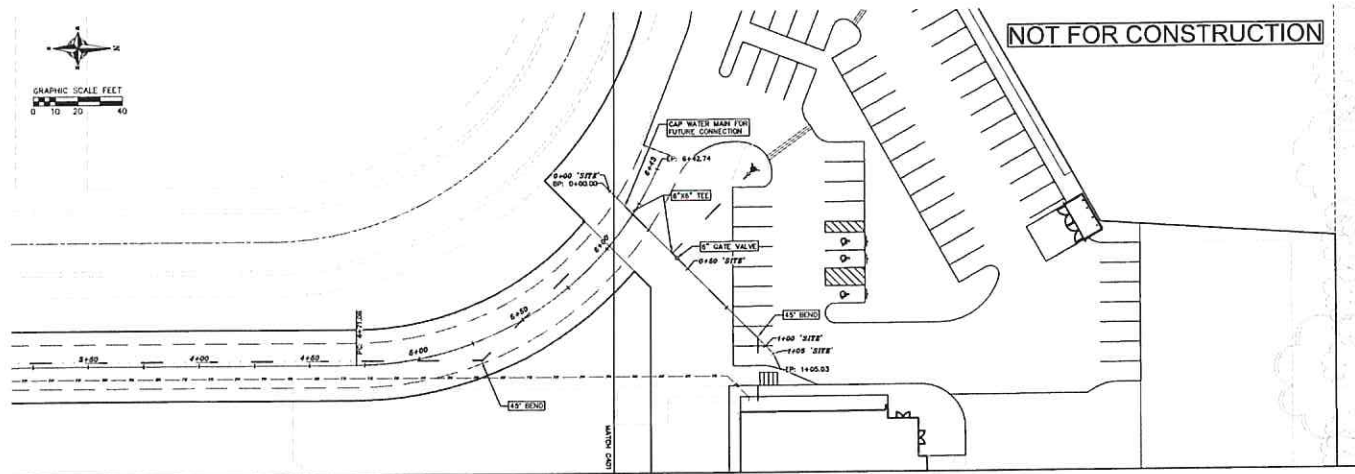
DATE: 10/1/2020

PROJECT: CROSS LUTHERAN

PHASE: PRELIMINARY

DESIGNER: GROTH DESIGN GROUP

CHECKED: GROTH DESIGN GROUP



100 WEST LEXINGTON RD.
PO BOX 332
CROSS LUTHERAN, WISCONSIN 53002
PH (262) 277-8337
FX (262) 277-8337



PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

1. PRELIMINARY DESIGN

PROGRESS DOCUMENTS

These documents reflect progress and may be subject to change. It is the responsibility of the client to verify the accuracy of the information provided and to ensure that the information is used for the intended purpose.

PROJECT INFO

DATE: 10/1/2020
PROJECT: CROSS LUTHERAN
DRAWN BY: J. J. J.

SHEET TITLE

1. PRELIMINARY DESIGN

C402

2020-0722 SIP / DESIGN SUBMITTAL

[illegible]

TEMPERATURE
1. USE ANNUAL CEREALS AT 1.0 LB./1,000 S.F. FOR SPRING AND
SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 S.F. FOR FALL
PLANTINGS STARTED
AFTER SEPTEMBER 15.

2. SITE: MADISON PARKS MIX BY LACROSSE SEED COMPANY OR EQUIVALENT, PER MANUFACTURER SPECIFIED APPLICATION RATE.

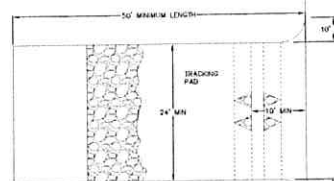
TEMPORARY AND PERMANENT
USE WISCONSIN DOT TYPE A OR B AT 2 LB./1,000 SF

TEMPORARY AND PERMANENT:
USE 2" TO 4" STRAW OR HAY MULCH, CRIMPED PER
SECTION 807.3.2.3. ON OTHER RATE AND METHOD PER SECTION
622, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR
HIGHWAY AND STRUCTURE CONSTRUCTION

1. INSTALL EROSION CONTROL MEASURES
2. CONDUCT DEMOLITION
3. STRIP TOPSOIL - SITE
4. ROUGH GRADE - SITE
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION IN NEW INLETS
7. CONSTRUCT BUILDING
8. CONSTRUCT PAVEMENT
9. FINAL GRADE AND RESTORE DISTURBED AREAS
10. REMOVE EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE PAVED AND VEGETATION IS ESTABLISHED



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SOIL AMENDMENTS WITH PAPER SCISSORS.
NOTE: WHEN USING CELL-GO-SEED, DO NOT USE PREPARED AREA.
CELL-GO-SEED MUST BE APPLIED TO THE ENTIRE SLOPE.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING THE BLANKETS.
3. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
4. PARALLEL BLANKETS MUST BE SPACED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLES MUST BE OVERLAPPING AND STAPLED TO THE BLANKETS.
5. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.



- FOLLOW MINIMUM PIPE TECHNICAL STANDARD 1003 FOR FURTHER DETAILS AND INSTALLATION:
1. LENGTH - MINIMUM OF 50'
 2. WIDTH - 24" MINIMUM, UNLESS BE TAILED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 3. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED DURING EXISTING GROUND SURFACE TO PLACING STONE. FABRIC SHALL BE 2' WIDE AND 1' DEEP.
 4. STONE - CRUSHED #3 CLEAN STONE SHALL BE PLACED AT LEAST 2' DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
 5. SURFACE WATER DRAINAGE - IF THE EXISTING DRAINAGE IS NOT SUFFICIENT OR OVERFLOWED, THE CONSTRUCTION ENTRANCE SHALL BE PAVED WITH 4" ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE 12" MINIMUM IN DIAMETER. IF THE EXISTING DRAINAGE IS NOT SUFFICIENT OR OVERFLOWED, THE PIPE SHALL BE 12" MINIMUM IN DIAMETER. THE DRAINAGE REQUIREMENTS - WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE, THE ENTRANCE SHALL BE 12" MINIMUM IN DIAMETER. THE MINIMUM PIPE DIAMETER SHALL BE 12" FOR THE MAINTENANCE OF ROAD PAVEMENT.
 6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE SITE.



**CROSS LUTHERAN
PHASE 1: NEW
BUILDING**

**BISHOPS BAY
MIDDLETON, WI**

ISSUE

PROGRESS
DOCUMENTS

These documents reflect progress and a new tool may be subject to change, including potential data. These are not final recommendations, and should not be used for final planning or execution.

PROJECT INFO

1-22-2021

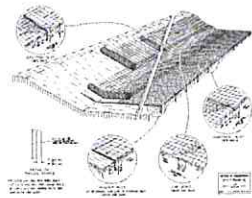
1922

SHEET TITLE _____

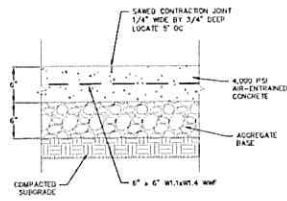
(continued) CATIONIC POLYMERIZATION OF 1

C500

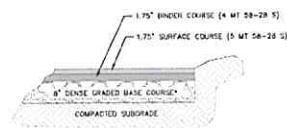
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1 CHANNEL EROSION MAT
1 NOT TO SCALE



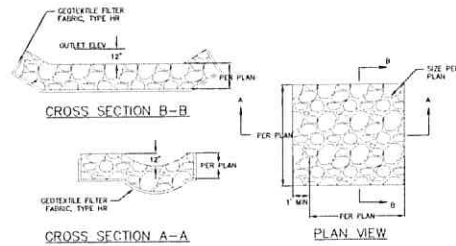
1 CONCRETE PAD
1 NOT TO SCALE



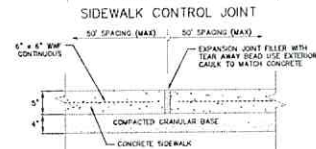
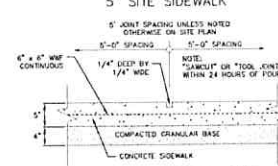
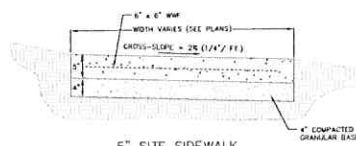
*THE UPPER 4" SHOULD CONSIST OF 1 1/4" DENSE GRADED BASE. THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3" DENSE GRADED BASE.

BITUMINOUS PAVEMENT

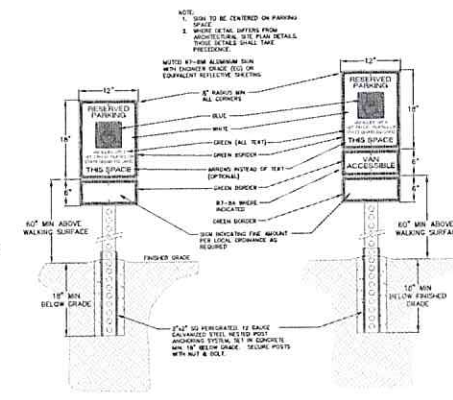
1 SITE PAVEMENT
1 NOT TO SCALE



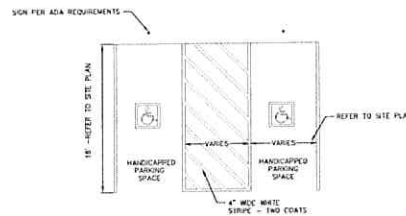
1 RIP-RAP OUTLET
1 NOT TO SCALE



1 5" SIDEWALK
1 NOT TO SCALE



1 ADA SIGN
1 NOT TO SCALE



1 ADA STRIPING
1 NOT TO SCALE

NOT FOR CONSTRUCTION



vierbicher
ARCHITECTS

PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

PROGRESS
DOCUMENTS

These documents reflect progress
and are not for construction.
They are not for construction.
They are not for construction.
They are not for construction.

PROJECT INFO

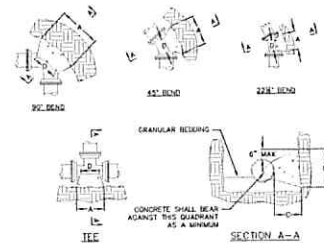
11/11/2020
11/11/2020
11/11/2020

SHEET TITLE

CONSTRUCTION SUBMITTAL

C501

2020-0722 SIP / DESIGN SUBMITTAL



DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "D" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

CONCRETE SHALL BE CLASS "C", SEE SECTION 03301

PIPE SIZE	90° BEND			45° BEND			22.5° BEND		
	A	B	C	A	B	C	A	B	C
4"	12"	12"	12"	12"	12"	12"	12"	12"	12"
6"	12"	12"	12"	12"	12"	12"	12"	12"	12"
8"	12"	12"	12"	12"	12"	12"	12"	12"	12"
10"	12"	12"	12"	12"	12"	12"	12"	12"	12"
12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
14"	12"	12"	12"	12"	12"	12"	12"	12"	12"
16"	12"	12"	12"	12"	12"	12"	12"	12"	12"
18"	12"	12"	12"	12"	12"	12"	12"	12"	12"
20"	12"	12"	12"	12"	12"	12"	12"	12"	12"
24"	12"	12"	12"	12"	12"	12"	12"	12"	12"

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT.

* = FOR SEE THIS WILL BE THE BRANCH PIPE

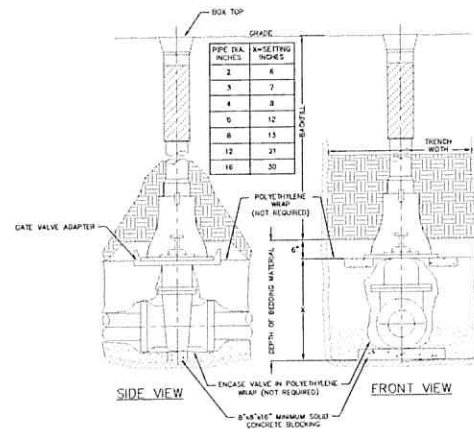
1 BUTTRESS FOR BENDS



24" VALLEY GUTTER CROSS SECTION

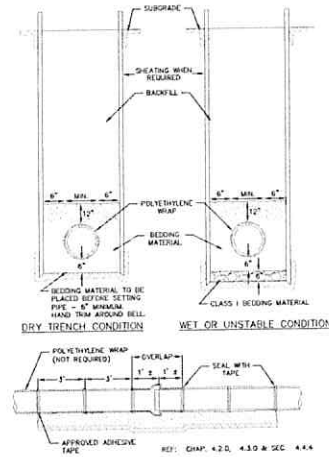
1 24" VALLEY GUTTER

NOT TO SCALE



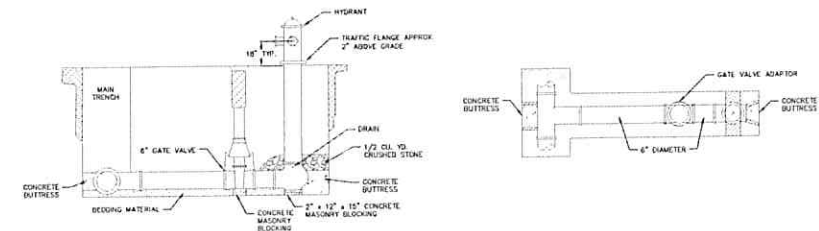
1 STANDARD GATE VALVE BOX SETTING

NOT TO SCALE



1 STANDARD WATER MAIN TRENCH SECTION

NOT TO SCALE



1 STANDARD HYDRANT SETTING

NOT TO SCALE

NOT FOR CONSTRUCTION



GROTH
Design
Group

100 WEST LUTHERAN RD.
PO BOX 100
MIDDLETON, WI 53599
PH: 262.577.4000
FX: 262.577.4004

vierbicher
CONSULTING ENGINEERS

PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

ISSUE

1.00 01/11/2020

PROGRESS DOCUMENTS

Design documents submitted for review and approval. All design documents are subject to change without notice. The user assumes all responsibility for the use of the design documents. The user agrees to indemnify and hold the design firm harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of the design documents.

PROJECT INFO

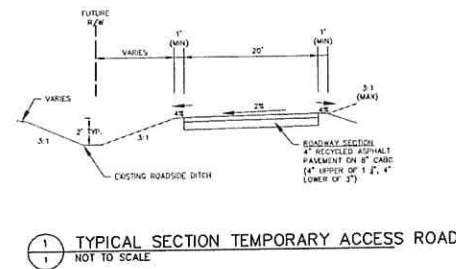
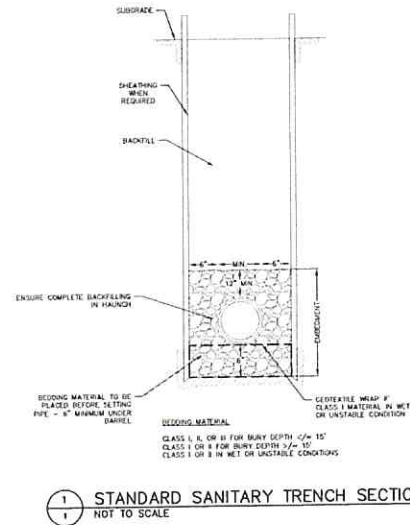
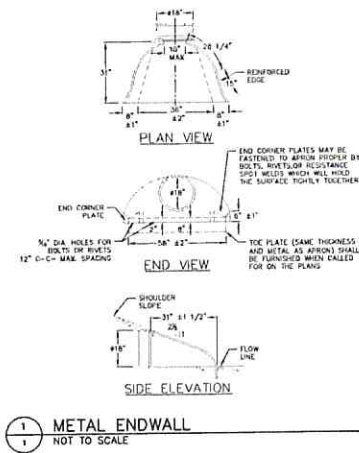
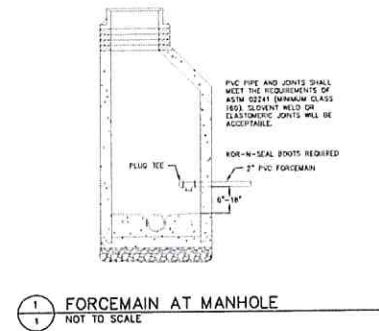
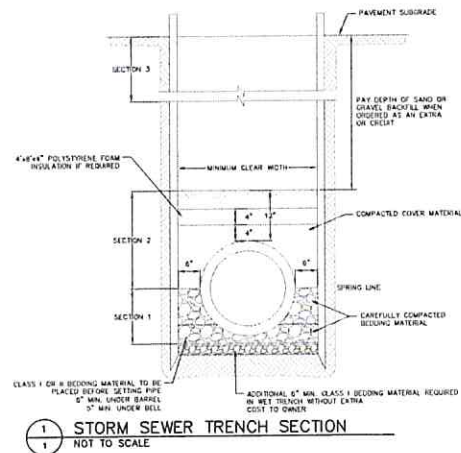
Owner: Cross Lutheran
Project No: 2020-0722
Project Name: Cross Lutheran Phase 1: New Building

SHEET INFO

CONSTRUCTION DETAILS - 1

C502

2020-0722 SIP / DESIGN SUBMITTAL



NOT FOR CONSTRUCTION



PROJECT

**CROSS LUTHERAN
PHASE 1: NEW
BUILDING**

**BISHOPS BAY
MIDDLETON, WI**

DATE

BY

**PROGRESS
DOCUMENTS**

These documents are for informational purposes only and are not to be used for construction. They are not to be used for construction. They are not to be used for construction. They are not to be used for construction.

PROJECT INFO

NO.

DATE

BY

FOR

SHEET INFO

NO.

DATE

BY

FOR

C503

2020-0722 SIP / DESIGN SUBMITTAL

The Community of
Bishops Bay

Construction Document
Construction Approval



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS

September 22, 2020

Project Information

Neighborhood:	The Farm
Owner:	Cross Lutheran Middleton
Builder:	Catalyst Construction
Engineer:	Vierbicher
Building Square Footage:	8154 SF
Variances:	None

Submitted Plans

Received: September 17, 2020:

- Site Plan
- Design Application
- Exterior Elevations
- Foundation Plan
- Main Level Plan
- Landscape Plan
- Grading & Erosion
- Photometrics

Design Review Requirements

- Windows - All Commercial buildings shall provide a minimum of 60 percent transparency on any ground level façade facing a parking lot or a public right-of-way.
- Custom signage design is encouraged. All Signage is subject to review by the Design Review Committee.
- Building shall be designed with materials, detailing, and offsets to break up facades and create visual interest.
- Address Plaque is required or incorporated into the masonry design that shall face the street that property is addressed to.

Approval

- The Community of Bishops Bay Design Review Committee hereby grants approval to the plans referenced in this letter. City of Westport has an additional review. Architectural approval by the Community of Bishops Bay Design Review Committee (BBDRRC) does not guarantee City of Westport approval.
- Builders are responsible for fixing any divots in grass on terrace or adjacent lots including any lots across the street as a result of builders or contractors driving vehicles on adjacent lots.

- On lots where there is a rolled curb or no curb across the street from the home that is being built, the builder is required to put up an orange snow fence along the edge of pavement to prevent construction vehicles from parking or driving onto the grass of the home across the street. No building or applicable code compliance is intended.
- The builder/lot owner is responsible for confirming proposed building elevations will drain adequately to record grades established on all adjacent lot lines.
- Neither Vierbicher nor The Community of Bishops Bay shall be held responsible for the builder/lot owner's compliance with all subdivision plat and recorded restrictive covenant requirements.
- The builder/lot owner shall be responsible for maintaining grades established during installation of subdivision street and drainage improvements.
- All lighting installed on exterior of building must not extend past property line. It should be indirect lighting that will not be visible to other lot owners at night.

☒ Joe Goldsworthy

☒ Robert Bouril

☒ Nick Patterson

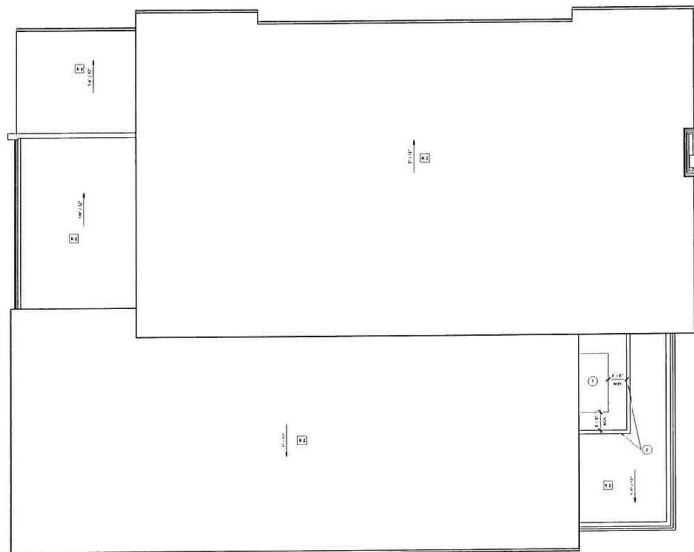
By:  _____

Terrence R. Wall, Chair

We reserve the right to correct mistakes or omissions post approval. An approval is NOT a right to violate the covenants or guidelines. If the Design Review Board approves a home and later finds a conflict between one aspect of the design and the covenants and design guidelines, the Board reserves the right to notify the owner and builder of the violation and the right to mandate that the owner and builder correct the violation. The responsibility of complying with the covenants and guidelines lies with the owner and builder, not the Design Review Board.

INDEX OF DRAWINGS

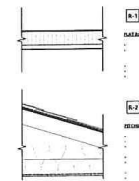
BISHOPS BAY CROSS LUTHERAN SUBMITTAL (06.13.2021)									
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2						102			
3						103			
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227									



1 ROOF
A103 3/16" = 1'-0"

ROOF FINISHES/DETAILS

1. SEE ARCHITECT'S SPECIFICATIONS FOR ROOF FINISHES/DETAILS.
2. ALL ROOF FINISHES/DETAILS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
3. ALL ROOF FINISHES/DETAILS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.
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10. ALL ROOF FINISHES/DETAILS SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.



ROOF TYPES

NO.	DESCRIPTION
1	FLAT ROOF
2	SLOPED ROOF



PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

BISHOPS BAY
MIDDLETON, WI

REVISIONS

NO.	DESCRIPTION
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PROGRESS DOCUMENTS

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PRELIMINARY

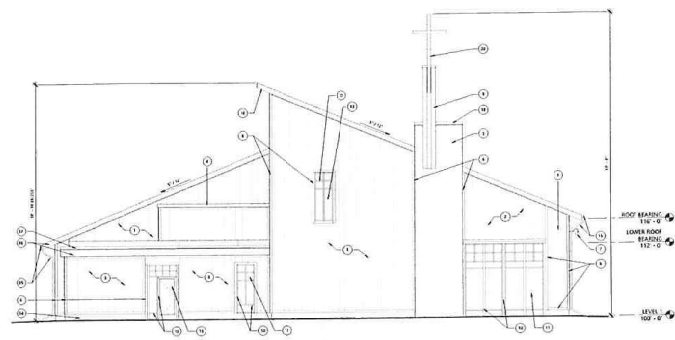
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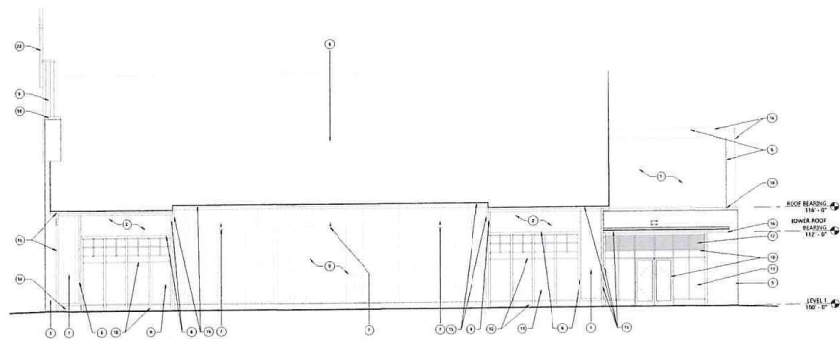
ROOF PLAN

A103

2020-09-22_SJP / DESIGN REVIEW SUBMITTAL



2 EAST
1/8" = 1'-0"



1 NORTH
1/8" = 1'-0"

- SECTION 110'-0"
1. LOWER ROOF AND UPPER ROOF BEARING WALLS (110'-0" PLAN 110)
 2. LOWER ROOF AND UPPER ROOF BEARING WALLS (110'-0" PLAN 110)
 3. LOWER ROOF AND UPPER ROOF BEARING WALLS (110'-0" PLAN 110)
 4. LOWER ROOF AND UPPER ROOF BEARING WALLS (110'-0" PLAN 110)
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 21. LOWER ROOF AND UPPER ROOF BEARING WALLS (110'-0" PLAN 110)
 22. LOWER ROOF AND UPPER ROOF BEARING WALLS (110'-0" PLAN 110)



GROTH
Design
Group

110 WEST COLUMBIA ST.
MIDDLETON, WISCONSIN 53592
PH: 608.833.8888
FX: 608.833.8888

PROJECT

CROSS LUTHERAN
PHASE 1: NEW
BUILDING

110 WEST COLUMBIA ST.
MIDDLETON, WI

DATE

11/10/2016

PROGRESS
DOCUMENTS

These documents are for informational purposes only and are not to be used for construction. They are subject to change without notice.

PROJECT NAME

110 WEST COLUMBIA ST.

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AGENDA ITEM #10:

Fence Ordinance Revisions Request
Discussion/Action

Letter of Intent

In Support of Request for Variance

5575 Riveredge Rd Westport, WI 53597

This Letter of Intent is in support of my request to update the side yard setback requirement for corner Lots within the Town. I respectfully request to extend the fence past the house line. Lot 101 has a large distance between the house line and the road (due to the garage being sideways). We would like to be able to utilize this space within a fence. As such based in the current code, the fence is not allowed to get any closer to the road than the primary structure on the property. I am proposing an update to the existing rule where homeowners can have a fence, as long as it has a setback of 10 feet. Not only would this allow homeowners to be able to utilize their lot to their liking, but it would give the town still the space it would need to dig or do any street repairs necessary.

To install a fence that does not extend past the House Line would deprive use of a substantial portion of our rear property. Our property is oddly shaped with the driveway on the side and the house further from Gerend. Installing a fence closer to the road would increase our usable space in the back area of the yard. The fence expanding off of the house, utilizing more of the lot space, would also create an attractive nuance for visitors of the neighborhood.

The granting of this will not be detrimental to public health, safety, or welfare, or injurious to other properties in the area. It will not affect, in any way, line of sight for drivers or pedestrians. Adversely, having the fence extend past the house line, but within an acceptable distance from the road, will create additional safety for the children playing in the backyard.

With all of the reasons I have stated above, I hope you consider amending the ordinance to allow fences to get closer to the road. Giving owners the flexibility with corner lots to have their fence be able to extend past the house; but still abiding by a 10 ft distance to the road would be an enhancement to the neighborhood.

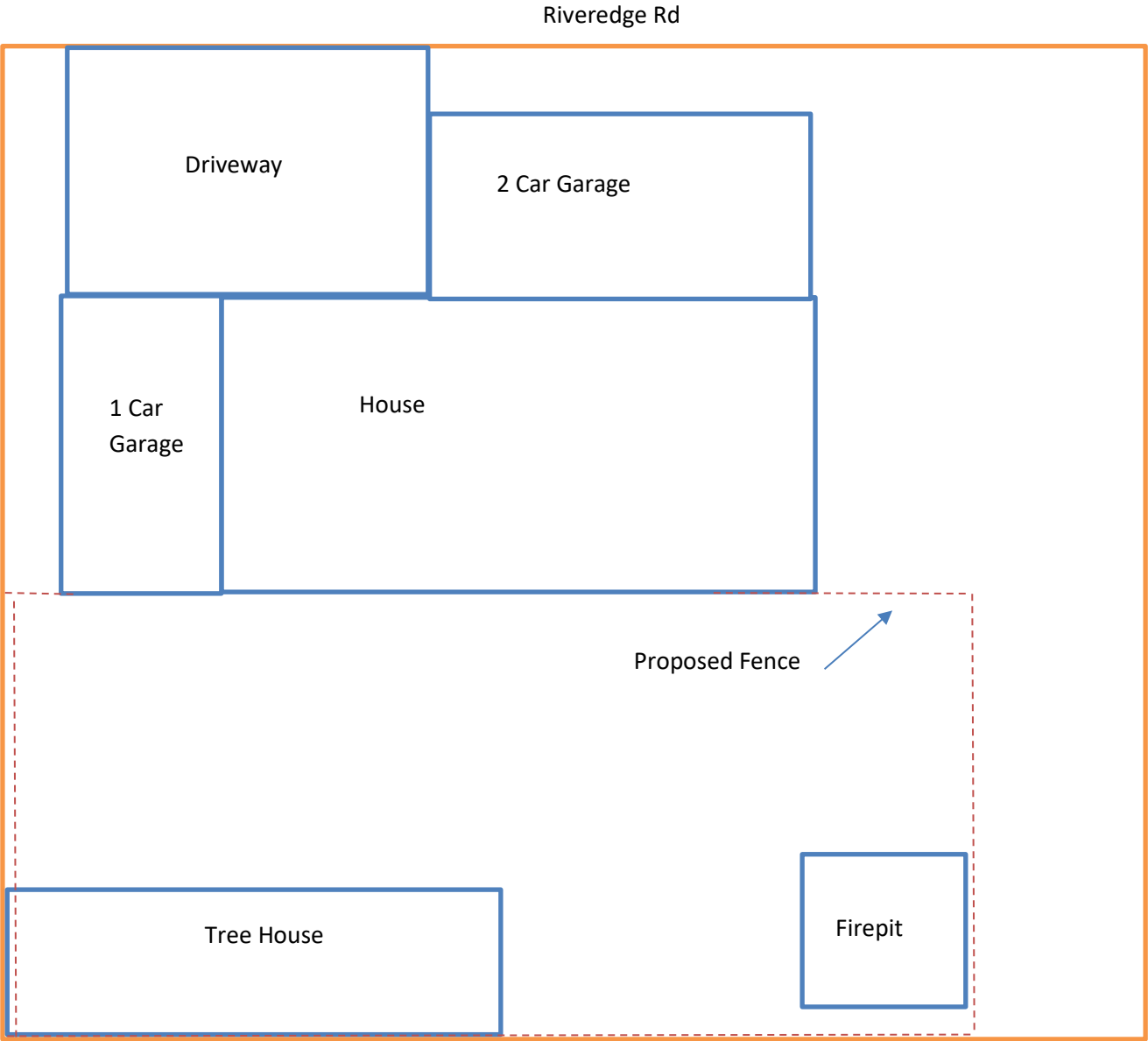
Thank you for your consideration.

Respectfully submitted,

Megan Simmons

See Image Below:

Proposed Fence for 5575 Riveredge Rd (Lot 101):



shall take all necessary steps, prior to the razing of a building, through the employment of a qualified person in the field of pest control or by other appropriate means, to treat the building as to prevent the spread and migration of rodents and insects therefrom during and after the razing operations.

Sec. 10-1-12 Basements; Excavations.

- (a) **Basement Subflooring.** First floor subflooring shall be completed within sixty (60) days after the basement is excavated.
- (b) **Fencing of Excavations.** The owner of any premises on which there exists an opening or excavation which is located in close proximity to a public sidewalk or street right-of-way as to constitute a hazard to pedestrian or vehicular traffic shall erect a fence, wall or railing at least four (4) feet high between such opening or excavation and the public right-of-way.
- (c) **Closing of Abandoned Excavations.** Any excavation for building purposes or any uncovered foundation which shall remain open for more than three (3) months shall be deemed abandoned and a nuisance and the Building Inspector, or his/her designee, shall order that unless the erection of the building or structure on the excavation or foundation shall commence or continue forthwith suitable safeguards shall be provided to prevent accidental injury to children or other frequenters or that the excavation or foundation be filled to grade. Such order shall be served upon the owner of record or the owner's agent, where an agent is in charge of the premises, and upon the holder of an encumbrance of record in the manner provided for service of a summons in the circuit court. If the owner or the holder of an encumbrance of record cannot be found, the order may be served by posting it on the premises and make publication in the official newspaper for two (2) consecutive publications at least ten (10) days before the time for compliance stated in the order commences to run. Such time shall be not less than fourteen (14) nor more than twenty (20) days after service. If the owner of the land fails to comply with the order within the time required, the Building Inspector, or his/her designee, shall cause the excavation or foundation to be filled to grade. The cost of such abatement shall be charged against the real estate and entered on the next succeeding tax roll as a special charge and shall bear interest at a rate established by the Town Board from the date of the report by the Building Inspector, or his/her designee, on the cost thereof, pursuant to the provisions of Sec. 66.60, Wis. Stats.
- (d) **Vacant Buildings.** Whenever any building or structure is vacant and the doors and windows or any part thereof have been removed or opened, leaving the interior of such building or structure exposed to the elements and accessible to trespassers, then such building or structure shall be deemed to be dangerous, unsafe, and a menace to public safety. The Building Inspector, or his designee, shall give the owner thereof written notice to secure said building or structure and comply with Town Code requirements within thirty (30) days of the date of said notice. Failure to comply with said written notice shall be sufficient grounds for the Building Inspector, or his/her designee, to condemn and raze said building or structure in accordance with the applicable provisions of Sec. 66.05(2)(a), Wis. Stats.

Sec. 10-1-13 Fences.

- (a) **Fences Defined.** For the purpose of this Section, a "fence" is herein defined as an enclosed barrier consisting of vegetation, wood, stone or metal intended to prevent ingress or egress. For the purpose of this Section, the term "fence" shall include plantings, such as hedges and shrubbery. No fence shall be constructed of unsightly or dangerous materials which would constitute a nuisance. This Section shall not regulate agricultural fences, which shall be governed by the Wisconsin Statutes.
- (b) **Permit Required.** Before work is commenced on the construction or erection of a residential or commercial fence or on any major alterations, additions, remodeling or other improvements, an application for a fence building permit to construct, erect, alter, remodel or add must be submitted in writing to the Building Inspector. Plans and specifications and pertinent explanatory data, including type of construction and materials, shall be submitted to the building Inspector at the time of application. No work or any part of the work shall be commenced until a written permit for such work is obtained by the applicant. The Building Inspector may refuse to issue a fence permit if the proposed material or design is unsightly, hazardous or would create a nuisance.
- (c) **Fences Categorized.** Fences shall be categorized into five (5) classifications:
 - (1) **Boundary Fence.** A fence placed on or within three (3) feet of the property lines of adjacent properties.
 - (2) **Protective Fence.** A fence constructed to enclose a hazard to the public health, safety and welfare.
 - (3) **Architectural or Aesthetic Fence.** A fence constructed to enhance the appearance of the structure or the landscape.
 - (4) **Hedge.** A row of bushes or small trees planted close together which may form a barrier, closure or boundary.
 - (5) **Picket Fence.** A fence having a pointed post, stake, pale or peg placed vertically with the point or sharp part pointing upward to form a part of the fence.
- (d) **Height of Fences Regulated.**
 - (1) A fence, wall, hedge or shrubbery may be erected, placed, maintained or grown on residentially zoned property or adjacent thereto to a height not exceeding six (6) feet above the ground level, except that no such fence, wall, hedge or shrubbery which is located in a required front or corner side yard shall exceed a height of three (3) feet. Where such lot line is adjacent to a non-residentially zoned property, there shall be an eight (8) foot limit on the height of a fence, wall, hedge, or shrubbery along such lot line.
 - (2) No fence, wall, hedge or shrubbery shall be erected, placed, maintained or grown along a lot line on any non-residentially zoned property, adjacent to a residentially zoned property, to a height exceeding eight (8) feet.
 - (3) In any residential district, no fence, wall, hedge or shrubbery shall be erected, constructed, maintained or grown to a height exceeding three (3) feet above the street grade nearest thereto, within twenty-five (25) feet of the intersection of any street lines or of street lines projected.
- (e) **Setback for Residential Fences.** Fences may be constructed alongside lot lines, but shall not extend into the front setback area as extended to the side lot lines.

- (f) **Security Fences.** Security fences are permitted on the property lines in all districts except residential district, but shall not exceed ten (10) feet in height and shall be of an open type similar to woven wire or wrought iron fencing.
- (g) **Prohibited Fences.**
 - (1) No residential or commercial fence shall be constructed which is in a dangerous condition, conducts electricity, is designed to electrically shock or which uses barbed wire.
 - (2) Barbed wire may be used in an agriculturally zoned area or in an industrially zoned area if the devices securing the barbed wire to the fence are ten (10) feet above the ground or height and project toward the fenced property and away from any public area.
- (h) **Fences to be Repaired.** All fences shall be maintained and kept safe and in a state of good repair. The finished or decorative side of a fence shall face the adjoining property.
- (i) **Temporary Fences.** Fences erected for the protection of plantings or to warn of a construction hazard, or for similar purposes, shall be clearly visible or marked with colored streamers or other such warning devices at four (4) foot intervals. Such fences shall comply with the setback requirements set forth in this Chapter. The issuance of a permit shall not be necessary for temporary fences as described herein, but said fences shall not be erected for more than sixty (60) days.
- (j) **Nonconforming Fences and Hedges.** Any fence or hedge existing on the effective date of this Section and not in conformance with this Section may be maintained, but any alteration, modification or improvement of said fence shall comply with this Section.

Sec. 10-1-14 Regulations for Moving Buildings.

- (a) **General Requirements.**
 - (1) No person shall move any building or structure upon any of the public ways of the Town of Westport without first obtaining a permit therefor from the Building Inspector, or his/her designee, for the moving of a building shall designate the route to be taken, the conditions to be complied with and shall limit the time during which said moving operations shall be continued.
 - (2) A report shall be made by Town employees with regard to possible damage to trees. The estimated cost of trimming, removal and replacement of public trees, as determined by the Town, shall be paid to the Building Inspector, or his/her designee, prior to issuance of the moving permit.
 - (3) Issuance of moving permit shall further be conditioned on approval of the moving route by the Town Board.
- (b) **Continuous Movement.** The movement of buildings shall be a continuous operation during all the hours of the day and at night, until such movement is fully completed. All such operations shall be performed with the least possible obstruction to thoroughfares. No building shall be allowed to remain overnight upon any street crossing or intersection or so near thereto as to prevent easy access to any fire hydrant or any other public facility. Lights shall be kept in conspicuous places at each end of the building during the night.

Sec. 133-1135. - Fences and hedges.

- (a) *Definitions.* For the purpose of this section, the term "fence" is defined as an enclosed barrier consisting of vegetation, wood, stone, or metal intended to prevent ingress or egress. For the purpose of this section, the term "fence" shall include plantings, such as hedges and shrubbery. No fence shall be constructed of unsightly or dangerous materials that would constitute a nuisance.
- (b) *Classification.* Fences shall be categorized into five classifications as follows:
 - (1) *Boundary fence.* A fence placed on or within three feet of the property lines of adjacent properties.
 - (2) *Protective fence.* A fence constructed to enclose a hazard to the public health, safety, and welfare.
 - (3) *Architectural or aesthetic fence.* A fence constructed to enhance the appearance of the structure or the landscape.
 - (4) *Hedge.* A row of bushes or small trees planted close together that may form a barrier, enclosure, or boundary.
 - (5) *Picket fence.* A fence having a pointed post, stake, pale, or peg laced vertically with the point or sharp part pointing upward to form a part of the fence.
- (c) *Height restrictions.* Height of fences shall be subject to the following:
 - (1) Residential fences less than six feet in height are permitted on rear and side lot lines. Residential fences less than or equal to four feet in height are permitted in the street yard but shall not be closer than two feet to any public right-of-way and shall be subject to the requirements of section 133-993 related to traffic visibility. Residential fences equal to or greater than six feet shall require a conditional use permit. All fences must be constructed and maintained in a good state of repair and appearance;
 - (2) No fence, wall, hedge, or shrubbery shall be erected, placed, maintained, or grown along a lot line on any nonresidentially zoned property, adjacent to a residentially zoned property, to a height exceeding eight feet.
- (d) *Setback for residential fences.* Fences in or adjacent to a residential property may be constructed along lot lines. Fences may be constructed alongside lot lines but shall not extend into the street yard as extended to the side lot lines.
- (e) *Fences in vision triangle.* Fences within a required vision triangle at a street, alley, or driveway intersection must conform to section 133-993.
- (f) *Security fences.* Security fences are permitted on the property lines in all districts, except residential districts, but shall not exceed eight feet in height and shall be of an open type similar to woven wire or wrought iron fencing. Security fences with an additional barbed wire barrier are permitted in industrially zoned areas. Such fences may be as much as 11 feet in

total height, including support devices for securing barbed wire. The barbed wire portion of the fence may not be more than three feet in height, and the barbed wire shall not be less than eight feet from finished grade.

- (g) *Prohibited fences.* No fence shall be constructed that is in a dangerous condition or that conducts electricity or that is designed to shock with electricity. Barbed wire may be used at the top of fences in industrial and commercial zones, provided that the barbed wire and its supports are six feet four inches above the ground. Barbed wire supports may not extend beyond the lot line of the fenced property.
- (h) *Maintenance.* All fences shall be maintained and kept safe and in a state of good repair, and the finished side or decorative side of a fence shall face adjoining property.
- (i) *Temporary fences.* Fences erected for the protection of planting or to warn of construction hazard or for similar purposes shall be clearly visible or marked with colored streamers or other such warning devices at four-foot intervals. Such fences shall comply with the setback requirements set forth in this section. The issuance of a permit shall not be necessary for temporary fences as described in this subsection, but such fences shall not be erected for more than 45 days.
- (j) *Nonconforming fences and hedges.* Any fence or hedge existing on the effective date of this Code of Ordinances and not in conformance with this section may be maintained, but any alteration, modification, or improvement of such fence shall comply with this section.

(Code 1998, § 106-1074; Ord. No. 97-11, § 13-1-143, 11-3-1997; Ord. No. 07-02, § 20, 4-2-2007)

AGENDA ITEM #11

Community of Bishops Bay Construction Payment
Agreement Extension (Phase 6) Discussion/Action



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS

September 21, 2020

Attorney Tom Wilson
Attorney/Administrator/Clerk-Treasurer
Town of Westport
5387 Mary Lake Road
Waunakee, WI 53597

RE: Bishops Bay – Phase 6 – The Woods & Prairie Reserve

Attorney Wilson & Town Board:

The Community of Bishops Bay ("**Bishops Bay**") is requesting the Town of Westport consider modifying the current plat release payment provisions under the Westport-Bishops Bay Development Agreement for the provision of regional utilities.

BACKGROUND

The Community of Bishops Bay is looking to start development of Phase 6, including neighborhoods: The Woods and Prairie Reserve. Unfortunately, the current plat release payment structure isn't feasible for our Phase 6 development.

See excerpt below from the Westport-Bishops Bay Development Agreement (Sections 11B2b – page 5 of attached agreement):

- b. **Payment of Plat Release Charges.** The Plat Release Charge for each approved plat shall be payable by Developer not later than nine (9) months after the recording of the plat. All Plat Release Charges shall be deposited into the Reserve Account and used only as provided in this Agreement.*



THE COMMUNITY OF
BISHOPS BAY
WHERE THE GOOD LIFE GROWS

PROPOSAL

As it pertains to Phase 6, The Community of Bishops Bay is asking to modify the existing agreement to have the "Plat Release Charges" due the earlier of:

1. 48 months following the recording of the plat, or....
2. Prorate for any lots sold prior to the 48 months

Bishops Bay could also record a lien on the lots so the charge gets paid with each sale.

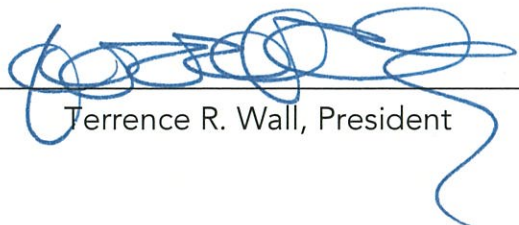

CONCLUSION

Simply put, this is a solution that helps keep The Community of Bishops Bay's development on track, increases sales, and most importantly makes new housing in Westport more affordable, a significant public benefit. This proposal lowers the barriers to entry by lowering the upfront expense, thereby making new housing more affordable to meet the severe housing shortage in Dane County.

We sincerely appreciate Westport's time in considering this opportunity to expand home ownership.

Sincerely,

The Community of Bishops Bay LLC

By: 
Terrence R. Wall, President 

AGENDA ITEM #13

2021 Budget and Schedule Discussion/Action

**Waunakee Area Fire District
Distribution of 2021 Fire District Budget**

	2018 Equalized Value	% Allocation	Dollar Allocation
2020 Budget			
Springfield	156,198,248	5.96%	50,145
Vienna	27,265,161	1.04%	8,753
Westport	556,776,328	21.25%	178,743
Waunakee	<u>1,879,516,500</u>	71.74%	603,384
	<u>\$ 2,619,756,237</u>	100%	<u>\$ 841,025</u>

	2019 Equalized Value	% Allocation	Dollar Allocation	Compared To PY
2021 Budget				
Springfield	161,500,753	5.58%	47,959	(2,186)
Vienna	28,931,647	1.00%	8,592	(161)
Westport	634,138,530	21.90%	188,314	9,571
Waunakee	<u>2,070,712,380</u>	71.52%	<u>614,920</u>	<u>11,536</u>
	<u>\$ 2,895,283,310</u>	100%	<u>\$ 859,785</u>	<u>\$ 18,760</u>

2021 Operating Budget for Waunakee Area EMS

		<u>2020</u>	<u>2021</u>	<u>Difference</u>	<u>% Inc./Dec.</u>
5000	Ambulance				
5010	Fuel & Oil	\$ 11,000.00	\$ 11,000.00	\$ -	0.00%
5020	Repair & Maintenance	7,500.00	7,500.00	-	0.00%
5030	Amb Equipment	4,000.00	4,000.00	-	0.00%
5040	Amb Replace Fund	66,000.00	66,000.00	-	0.00%
5050	Amb Communications	1,560.00	2,400.00	840.00	53.85%
	Total Ambulance	\$ 90,060.00	\$ 90,900.00	\$ 840.00	0.93%
5100	Building				
5120	General Supplies	2,500.00	2,500.00	-	0.00%
5130	Repair & Maintenance	9,000.00	9,000.00	-	0.00%
5140	Bldg Improvements	6,000.00	6,000.00	-	0.00%
5150	Building Conting Fund	10,000.00	10,000.00	-	0.00%
5160	Building Remodel & Land	-	-	-	0.00%
5170	Building & Grounds Mtn Wz	3,000.00	3,000.00	-	0.00%
	Total Building	\$ 30,500.00	\$ 30,500.00	\$ -	0.00%
5200	General Operations				
5210	Disposable Med Supp	\$ 45,000.00	\$ 50,000.00	\$ 5,000.00	11.11%
5220	Bank Service Charges	-	-	-	0.00%
5230	Bad Debt Write Off	-	-	-	0.00%
5240	Waunafest	1,000.00	1,000.00	-	0.00%
5250	Special Events	8,000.00	8,000.00	-	0.00%
5260	Miscellaneous	250.00	250.00	-	0.00%
5270	Gen Contingency Fund	-	-	-	0.00%
5280	Picnic Supplies	1,200.00	1,200.00	-	0.00%
5290	Legal Fees	5,000.00	5,000.00	-	-
	Total General Operations	\$ 60,450.00	\$ 65,450.00	\$ 5,000.00	8.27%
5300	Equipment				
5310	Cell Phones & Service	\$ 900.00	\$ 1,272.00	\$ 372.00	41.33%
5320	Pagers & Radios	2,500.00	2,500.00	-	0.00%
5330	Non-Ambulance Equip	750.00	750.00	-	0.00%
5340	Repair & Maintenance	1,500.00	1,500.00	-	0.00%
5350	Defibrillator Maintenance	3,500.00	3,500.00	-	0.00%
5360	Radio Maintenance	1,000.00	1,000.00	-	0.00%
5370	Defibrillator Replace Fund	5,000.00	5,000.00	-	0.00%
5380	MDT Fund	1,500.00	1,500.00	-	0.00%
5390	Capital Reserve Fund	-	-	-	0.00%
	Total Equipment	\$ 16,650.00	\$ 17,022.00	\$ 372.00	2.23%
5400	Office				
5410	Utilities	\$ 16,000.00	\$ 16,000.00	\$ -	0.00%
5420	Telephone	2,400.00	2,600.00	200.00	8.33%
5430	Postage	450.00	450.00	-	0.00%
5440	Office Equipment	6,500.00	3,500.00	(3,000.00)	-46.15%
5450	Office Supplies	1,250.00	1,000.00	(250.00)	-20.00%
5455	Internet	1,020.00	1,140.00	120.00	11.76%
5460	Computer Software	4,700.00	4,700.00	-	0.00%
5465	Printed Materials	425.00	425.00	-	0.00%
5470	Annual Audit	-	-	-	0.00%
5480	Insurance	14,000.00	14,000.00	-	0.00%
5490	Mileage Reimbursement	1,500.00	750.00	(750.00)	-50.00%
5495	Billing Service (LifeQuest)	53,000.00	53,000.00	-	0.00%
	Total Office	\$ 101,245.00	\$ 97,565.00	\$ (3,680.00)	-3.63%
6000	Personnel				
6010	General Personnel	\$ 12,000.00	\$ 12,000.00	\$ -	0.00%
6020	Coats & Jackets	1,500.00	1,500.00	-	0.00%
6030	Uniforms	10,000.00	10,000.00	-	0.00%
6040	Immunizations & Testing	300.00	300.00	-	0.00%
6050	Gift & Recognition Items	8,000.00	8,000.00	-	0.00%
	Total Personnel	\$ 31,800.00	\$ 31,800.00	\$ -	0.00%

6100	Training					
6120	Professional Memberships		950.00	950.00	-	0.00%
6140	EMT Basic Training		3,000.00	3,000.00	-	0.00%
6150	EMT Continuing Education		6,000.00	6,000.00	-	0.00%
6160	EMT National Registry		150.00	150.00	-	0.00%
6170	Refresher & EVOC		1,000.00	1,000.00	-	0.00%
6180	CPR Training Aids/Instruct		1,500.00	1,500.00	-	0.00%
6190	Community Education		5,000.00	5,000.00	-	0.00%
	Total Training	\$	17,600.00	\$ 17,600.00	\$ -	0.00%
6200	Admin Wages & Stipends					
6210	Service Director Wages	\$	87,550.00	\$ 90,050.00	\$ 2,500.00	2.86%
6220	Service Admin Wages		62,693.51	66,499.46	3,805.95	6.07%
6230	Board Member Stipends		24,000.00	24,000.00	-	0.00%
6240	Medical Director Stipends		23,600.00	35,600.00	12,000.00	100.00%
	Total Admin Wages & Stipends	\$	197,843.51	\$ 216,149.46	\$ 18,305.95	9.25%
6300	Operational Wages & Stipends					
6310	Volunteer Stipend		71,684.00	\$ 71,684.00	\$ -	0.00%
6320	Employee Wages		281,364.61	365,574.55	84,209.94	29.93%
6330	Overtime		10,000.00	20,000.00	10,000.00	100.00%
6340	Part-Time Employees		50,000.00	40,000.00	(10,000.00)	-20.00%
	Total Ops Wages & Stipends	\$	413,048.61	\$ 497,258.55	\$ 84,209.94	20.39%
6400	Payroll Taxes & Benefits					
6410	Payroll Taxes	\$	46,962.75	\$ 54,805.21	\$ 7,842.46	16.70%
6420	Health Insurance		111,382.68	148,110.37	36,727.69	32.97%
6430	Retirement Contributions		51,844.79	63,708.38	11,863.59	22.88%
6440	Life Insurance		660.00	660.00	-	0.00%
6450	Income Continuation Ins		590.00	590.00	-	0.00%
6460	Workers' Comp Insurance		21,000.00	21,000.00	-	0.00%
	Total Payroll Taxes & Benefits	\$	232,440.22	\$ 288,873.97	\$ 56,433.75	24.28%
	Total Expenses		\$1,191,637.34	\$1,353,118.99	\$ 161,481.65	13.55%

Income

	<u>2020 Budget</u>	<u>2021 Estimate</u>	<u>Difference</u>	<u>% Inc./Dec.</u>
Assessed to Municipalities	\$ 429,360.00	\$ 495,427.50	\$ 66,067.50	15.39%
Generated from Operations	557,043.73	626,161.20	69,117.47	12.41%
Totals	\$ 986,403.73	\$ 1,121,588.70	\$ 135,184.97	13.70%

	2020		2021		Change
	<u>Population</u>	<u>Assessment</u>	<u>Population</u>	<u>Assessment</u>	
Town of Dane	501	\$ 10,020.00	499	\$ 11,227.50	12.05%
Village of Dane	1102	22,040.00	1100	24,750.00	12.30%
Town of Springfield	1572	31,440.00	1582	35,595.00	13.22%
Town of Vienna	401	8,020.00	401	9,022.50	12.50%
Village of Waunakee	13855	277,100.00	14399	323,977.50	16.92%
Town of Westport	4037	80,740.00	4038	90,855.00	12.53%
Totals	21468	\$ 429,360.00	22019	\$ 495,427.50	

(Population change = +551)

Rate / Person	\$ 20.00	\$ 22.50
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**Village of Waunakee
Senior Center
2021 Budget**

	Per Original Agreement				Amount Owed Waunakee	
	2019 Usage	Percent Usage	Senior Center Budget	2021 Assessment	4/15/21	10/15/21
Waunakee	3,199	62.81%	150,265	94,384	47,192.00	47,192.00
Westport	1,238	24.31%	150,265	36,526	18,263.00	18,263.00
Village of Dane	111	2.18%	150,265	3,275	1,637.50	1,637.50
Town of Dane	143	2.81%	150,265	4,219	2,109.50	2,109.50
Vienna	57	1.12%	150,265	1,682	841.00	841.00
Springfield	345	6.77%	150,265	10,179	5,089.50	5,089.50
	<u>5,093</u>	100.00%		<u>\$ 150,265</u>	<u>75,132.50</u>	<u>75,132.50</u>

Senior Center Budget	\$ 622,612
Less:	
Outreach Funding	68,119
Nutrition Funding	39,234
Administration department	218,622
Programs	146,372
	<u>-</u>
	<u>(472,347)</u>
 TOTAL	 <u>\$ 150,265</u>

**Village of Waunakee
Senior Center
2019 True Up**

	Per Original Agreement					Amount
	2019 Usage	Percent Usage	Senior Center Budget	2019 Assessment	Billed Amount	(Owed to Waunakee) Refund to Muni:
Waunakee	3,199	62.81%	134,385	84,410	93,118	8,708
Westport	1,238	24.31%	134,385	32,666	32,453	(213)
Village of Dane	111	2.18%	134,385	2,929	2,507	(422)
Town of Dane	143	2.81%	134,385	3,773	2,320	(1,453)
Vienna	57	1.12%	134,385	1,504	1,733	229
Springfield	345	6.77%	134,385	9,103	6,720	(2,383)
	<u>5,093</u>	100.00%		<u>\$ 134,385</u>	<u>\$ 138,851</u>	<u>\$ 4,466</u>

Senior Center Actual	\$ 576,914
Less:	
Outreach Funding	60,430
Nutrition Funding	35,117
Administration department	202,409
Programs	144,573
	<u>-</u>
	<u>(442,529)</u>
 TOTAL	 <u>\$ 134,385</u>

Middleton Fire District 2021 MIFD Budget Overview

Operating Budget		2020	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
110 Wages	\$449,208.60	\$25,380.29	\$23,089.32	\$105,384.34	\$295,354.65	\$458,192.77	\$24,604.95	\$24,238.40	\$108,362.59	\$300,986.83	
111 PT Wages	\$27,038.00	\$1,527.65	\$1,389.75	\$6,343.11	\$17,777.49	\$27,579.00	\$1,480.99	\$1,458.93	\$6,522.43	\$18,116.65	
122 Quarterly Stipend	\$196,431.00	\$11,098.35	\$10,096.55	\$46,082.71	\$129,153.38	\$200,359.00	\$10,759.28	\$10,598.99	\$47,384.90	\$131,615.83	
135 Longevity	\$14,956.74	\$845.06	\$768.78	\$3,508.85	\$9,834.06	\$16,499.98	\$886.05	\$872.85	\$3,902.25	\$10,838.84	
145 Unemployment Wages	\$350.00	\$19.78	\$17.99	\$82.11	\$230.13	\$350.00	\$18.80	\$18.52	\$82.78	\$229.92	
190 Fringe Benefits-Other	\$3,635.00	\$205.38	\$186.84	\$852.77	\$2,390.01	\$3,090.00	\$165.93	\$163.46	\$730.79	\$2,029.82	
191 Volunteer Fire Retention Program	\$107,000.00	\$6,045.50	\$5,499.80	\$25,102.20	\$70,352.50	\$107,000.00	\$5,745.90	\$5,660.30	\$25,305.50	\$70,288.30	
192 Retirement	\$63,541.08	\$3,590.07	\$3,266.01	\$14,906.74	\$41,778.26	\$64,811.90	\$3,480.40	\$3,428.55	\$15,328.02	\$42,574.94	
193 FICA	\$33,998.78	\$1,920.93	\$1,747.54	\$7,976.11	\$22,354.20	\$34,678.72	\$1,862.25	\$1,834.50	\$8,201.52	\$22,780.45	
194 Health Insurance	\$99,381.85	\$5,615.07	\$5,108.23	\$23,314.98	\$65,343.57	\$102,218.00	\$5,489.11	\$5,407.33	\$24,174.56	\$67,147.00	
195 Dental Insurance	\$12,810.00	\$723.77	\$658.43	\$3,005.23	\$8,422.58	\$11,054.64	\$593.63	\$584.79	\$2,614.42	\$7,261.79	
196 Life Insurance						\$545.00	\$29.27	\$28.83	\$128.89	\$358.01	
210 Office Supplies	\$4,000.00	\$226.00	\$205.60	\$938.40	\$2,630.00	\$4,000.00	\$214.80	\$211.60	\$946.00	\$2,627.60	
220 Sup. & Mat.	\$56,250.00	\$3,178.13	\$2,891.25	\$13,196.25	\$36,984.38	\$56,250.00	\$3,020.63	\$2,975.63	\$13,303.13	\$36,950.63	
240 Computer Software & Support	\$6,500.00	\$367.25	\$334.10	\$1,524.90	\$4,273.75	\$6,500.00	\$349.05	\$343.85	\$1,537.25	\$4,269.85	
280 Communications	\$5,000.00	\$282.50	\$257.00	\$1,173.00	\$3,287.50	\$5,000.00	\$268.50	\$264.50	\$1,182.50	\$3,284.50	
290 Uniform & Equipment	\$4,500.00	\$254.25	\$231.30	\$1,055.70	\$2,958.75	\$4,500.00	\$241.65	\$238.05	\$1,064.25	\$2,956.05	
300 Legal Services	\$5,000.00	\$282.50	\$257.00	\$1,173.00	\$3,287.50	\$5,000.00	\$268.50	\$264.50	\$1,182.50	\$3,284.50	
340 Building Materials	\$32,000.00	\$1,808.00	\$1,644.80	\$7,507.20	\$21,040.00	\$32,000.00	\$1,718.40	\$1,692.80	\$7,568.00	\$21,020.80	
350 Station 2 Rent	\$142,400.00	\$8,045.60	\$7,319.36	\$33,407.04	\$93,628.00	\$142,400.00	\$7,646.88	\$7,532.96	\$33,677.60	\$93,542.56	
410 Equip. Maintenance	\$44,875.00	\$2,535.44	\$2,306.58	\$10,527.68	\$29,505.31	\$44,875.00	\$2,409.79	\$2,373.89	\$10,612.94	\$29,478.39	
420 Motor Fuel & Lube	\$17,000.00	\$960.50	\$873.80	\$3,988.20	\$11,177.50	\$17,000.00	\$912.90	\$899.30	\$4,020.50	\$11,167.30	
440 Training	\$15,250.00	\$861.63	\$783.85	\$3,577.65	\$10,026.88	\$15,250.00	\$818.93	\$806.73	\$3,606.63	\$10,017.73	
441 Health Maintenance	\$21,000.00	\$1,186.50	\$1,079.40	\$4,926.60	\$13,807.50	\$21,000.00	\$1,127.70	\$1,110.90	\$4,966.50	\$13,794.90	
445 Memberships	\$4,250.00	\$240.13	\$218.45	\$997.05	\$2,794.38	\$4,250.00	\$228.23	\$224.83	\$1,005.13	\$2,791.83	
460 Insurance	\$71,400.00	\$4,034.10	\$3,669.96	\$16,750.44	\$46,945.50	\$71,400.00	\$3,834.18	\$3,777.06	\$16,886.10	\$46,902.66	
470 Utilities	\$84,100.00	\$4,751.65	\$4,322.74	\$19,729.86	\$55,295.75	\$84,100.00	\$4,516.17	\$4,448.89	\$19,889.65	\$55,245.29	
480 Data Processing	\$7,000.00	\$395.50	\$359.80	\$1,642.20	\$4,602.50	\$7,000.00	\$375.90	\$370.30	\$1,655.50	\$4,598.30	
485 Meals	\$5,500.00	\$310.75	\$282.70	\$1,290.30	\$3,616.25	\$5,500.00	\$295.35	\$290.95	\$1,300.75	\$3,612.95	
490 Other Expenses	\$11,220.00	\$633.93	\$576.71	\$2,632.21	\$7,377.15	\$11,220.00	\$602.51	\$593.54	\$2,653.53	\$7,370.42	
	\$1,545,596.05	\$87,326.18	\$79,443.64	\$362,596.83	\$1,016,229.40	\$1,563,624.02	\$83,966.61	\$82,715.71	\$369,797.08	\$1,027,144.62	

Capital Budget**2020****2021**

(Page 5)	\$295,000.00	\$16,667.50	\$15,163.00	\$69,207.00	\$193,962.50	\$295,000.00	\$15,841.50	\$15,605.50	\$69,767.50	\$193,785.50
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Income**2020****2021**

State of Wisconsin 2% Income	\$(209,706.00)	\$(14,508.00)	\$(7,464.00)	\$(50,905.00)	\$(136,829.00)	\$(209,706.00)	\$(14,508.00)	\$(7,464.00)	\$(50,905.00)	\$(136,829.00)
800-4693-00 Petroleum Tank Program	\$(16,000.00)	\$(904.00)	\$(822.40)	\$(3,753.60)	\$(10,520.00)	\$(16,000.00)	\$(859.20)	\$(846.40)	\$(3,784.00)	\$(10,510.40)
800-4694-00 Fitness Program Income	\$(18,020.00)	\$(1,018.13)	\$(926.23)	\$(4,227.49)	\$(11,848.15)	\$(18,020.00)	\$(967.67)	\$(953.26)	\$(4,261.73)	\$(11,837.34)
	\$(243,726.00)	\$(16,430.13)	\$(9,212.63)	\$(58,886.09)	\$(159,197.15)	\$(243,726.00)	\$(16,334.87)	\$(9,263.66)	\$(58,950.73)	\$(159,176.74)

Total**2020****2021**

Operating + Capital - Income	\$1,596,870.05	\$87,563.55	\$85,394.01	\$372,917.74	\$1,050,994.75	\$1,614,898.02	\$83,473.24	\$89,057.55	\$380,613.85	\$1,061,753.38
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2021 DRAFT Budget Detail Page 2

V 090920

111 Part-time Wages			Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
	2020	2021				
Custodial	\$13,658.00	\$13,931.00	\$748.09	\$736.95	\$3,294.68	\$9,151.27
Petroleum Tank Inspections	\$-	\$-	\$-	\$-	\$-	\$-
Fitness/Training Care	\$3,295.00	\$3,361.00	\$180.49	\$177.80	\$794.88	\$2,207.84
Community Education	\$1,647.00	\$1,680.00	\$90.22	\$88.87	\$397.32	\$1,103.59
Hose Testing	\$2,221.00	\$2,265.00	\$121.63	\$119.82	\$535.67	\$1,487.88
Pump Testing	\$630.00	\$643.00	\$34.53	\$34.01	\$152.07	\$422.39
Misc. PT	\$5,587.00	\$5,699.00	\$306.04	\$301.48	\$1,347.81	\$3,743.67
Sub Total	\$27,038.00	\$27,579.00 (Line 122)	\$1,480.99	\$1,458.93	\$6,522.43	\$18,116.65
FICA	\$2,068.41	\$2,109.79 (Line 193)	\$113.30	\$111.61	\$498.97	\$1,385.92
Total	\$29,106.41	\$29,688.79	\$1,594.29	\$1,570.54	\$7,021.40	\$19,502.57

122 Quarterly Stipend

Estimated Line Officer Stipend Pool

Battalion Chief	\$8,011.00	Battalion Chief	\$8,171.00		\$438.78	\$432.25	\$1,932.44	\$5,367.53
Battalion Chief	\$8,011.00	Battalion Chief	\$8,171.00		\$438.78	\$432.25	\$1,932.44	\$5,367.53
Captain	\$6,002.00	Captain	\$6,122.00		\$328.75	\$323.85	\$1,447.85	\$4,021.54
Captain	\$6,002.00	Captain	\$6,122.00		\$328.75	\$323.85	\$1,447.85	\$4,021.54
Captain	\$6,002.00	Captain	\$6,122.00		\$328.75	\$323.85	\$1,447.85	\$4,021.54
Captain	\$6,002.00	Captain	\$6,122.00		\$328.75	\$323.85	\$1,447.85	\$4,021.54
Captain	\$6,002.00	Captain	\$6,122.00		\$328.75	\$323.85	\$1,447.85	\$4,021.54
Captain	\$6,002.00	Captain	\$6,122.00		\$328.75	\$323.85	\$1,447.85	\$4,021.54
Sub Total	\$52,034.00		\$53,074.00 (Line 122)		\$2,850.07	\$2,807.61	\$12,552.00	\$34,864.31
FICA	\$3,980.60		\$4,060.16 (Line 193)		\$218.03	\$214.78	\$960.23	\$2,667.12
Total	\$56,014.60		\$57,134.16		\$3,068.10	\$3,022.40	\$13,512.23	\$37,531.43

Training

Sub Total	\$39,989.00	\$40,789.00 (Line 122)	\$2,190.37	\$2,157.74	\$9,646.60	\$26,794.29
FICA	\$3,059.16	\$3,120.36 (Line 193)	\$167.56	\$165.07	\$737.96	\$2,049.76
Total	\$43,048.16	\$43,909.36	\$2,357.93	\$2,322.81	\$10,384.56	\$28,844.06

Fire Incident Pay

Sub Total	\$104,408.00	\$106,496.00 (Line 122)	\$5,718.84	\$5,633.64	\$25,186.30	\$69,957.22
FICA	\$7,987.21	\$8,146.94 (Line 193)	\$437.49	\$430.97	\$1,926.75	\$5,351.73
Total	\$112,395.21	\$114,642.94	\$6,156.33	\$6,064.61	\$27,113.06	\$75,308.95

122 Quarterly Stipend Total	\$196,431.00	\$200,359.00	\$10,759.28	\$10,598.99	\$47,384.90	\$131,615.83
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2021 DRAFT Budget Detail Page 3

V 090920

Chief (Hire date: 9/1/07)	2020	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
FICA	\$109,124.00	\$111,306.48 (Line 110)	\$5,977.16	\$5,888.11	\$26,323.98	\$73,117.23
Health Ins.	\$1,582.30	\$1,613.94 (Line 193)	\$86.67	\$85.38	\$381.70	\$1,060.20
Dental Program	\$18,369.38	\$18,855.00 (Line 194)	\$1,012.51	\$997.43	\$4,459.21	\$12,385.85
Retirement	\$2,438.10	\$2,321.76 (Line 195)	\$124.68	\$122.82	\$549.10	\$1,525.16
Longevity (3%)	\$17,732.65	\$18,087.30 (Line 192)	\$971.29	\$956.82	\$4,277.65	\$11,881.55
Sub Total	\$3,273.72	\$3,339.19 (Line 135)	\$179.31	\$176.64	\$789.72	\$2,193.52
	\$152,520.15	\$155,523.68	\$8,351.62	\$8,227.20	\$36,781.35	\$102,163.51

Assistant Chief / Head of Maintenance (Hire date: 1-1-07)	2020	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
FICA	\$93,983.00	\$95,862.66 (Line 110)	\$5,147.82	\$5,071.13	\$22,671.52	\$62,972.18
Health Ins.	\$1,362.75	\$1,390.01 (Line 193)	\$74.64	\$73.53	\$328.74	\$913.10
Dental Program	\$18,369.38	\$18,855.00 (Line 194)	\$1,012.51	\$997.43	\$4,459.21	\$12,385.85
Retirement	\$2,438.10	\$2,321.76 (Line 195)	\$124.68	\$122.82	\$549.10	\$1,525.16
Longevity (3%)	\$15,272.24	\$15,577.68 (Line 192)	\$836.52	\$824.06	\$3,684.12	\$10,232.98
Sub Total	\$2,819.49	\$2,875.88 (Line 135)	\$154.43	\$152.13	\$680.15	\$1,889.17
	\$134,244.96	\$136,882.99	\$7,350.62	\$7,241.11	\$32,372.83	\$89,918.44

Battalion Chief / Comm. Ed. Specialist (Hire Date: 07/17/95)	2020	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
FICA	\$78,523.00	\$80,093.46 (Line 110)	\$4,301.02	\$4,236.94	\$18,942.10	\$52,613.39
Health Ins.	\$1,138.58	\$1,161.36 (Line 193)	\$62.36	\$61.44	\$274.66	\$762.89
Dental Program	\$18,369.38	\$18,855.00 (Line 194)	\$1,012.51	\$997.43	\$4,459.21	\$12,385.85
Retirement	\$2,438.10	\$2,321.76 (Line 195)	\$124.68	\$122.82	\$549.10	\$1,525.16
Longevity (6%)	\$12,759.99	\$13,015.19 (Line 192)	\$698.92	\$688.50	\$3,078.09	\$8,549.68
Sub Total	\$4,711.38	\$4,805.61 (Line 135)	\$258.06	\$254.22	\$1,136.53	\$3,156.80
	\$117,940.43	\$120,252.37	\$6,457.55	\$6,361.35	\$28,439.69	\$78,993.78

Fire Inspector (Hire Date: 01/01/91)	2020	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
FICA	\$45,607.60	\$46,519.75 (Line 110)	\$2,498.11	\$2,460.89	\$11,001.92	\$30,558.82
Health Ins.	\$3,488.98	\$3,558.76 (Line 193)	\$191.11	\$188.26	\$841.65	\$2,337.75
Dental Program	\$7,534.95	\$7,943.00 (Line 194)	\$426.54	\$420.18	\$1,878.52	\$5,217.76
Retirement	\$619.50	\$589.20 (Line 195)	\$31.64	\$31.17	\$139.35	\$387.05
Longevity (6%)	\$3,055.71	\$3,116.82 (Line 192)	\$167.37	\$164.88	\$737.13	\$2,047.44
Sub Total	\$3,078.51	\$3,140.08 (Line 135)	\$168.62	\$166.11	\$742.63	\$2,062.72
	\$63,385.25	\$64,867.62	\$3,483.39	\$3,431.50	\$15,341.19	\$42,611.54

Office Manager (Hire Date: 05/24/10)	2020	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
FICA	\$53,682.00	\$54,755.64 (Line 110)	\$2,940.38	\$2,896.57	\$12,949.71	\$35,968.98
Health Ins.	\$4,106.67	\$4,188.81 (Line 193)	\$224.94	\$221.59	\$990.65	\$2,751.63
Dental Program	\$18,369.38	\$18,855.00 (Line 194)	\$1,012.51	\$997.43	\$4,459.21	\$12,385.85
Retirement	\$2,438.10	\$2,321.76 (Line 195)	\$124.68	\$122.82	\$549.10	\$1,525.16
Longevity (3%)	\$3,623.54	\$3,696.01 (Line 192)	\$198.48	\$195.52	\$874.11	\$2,427.91
Sub Total	\$1,073.64	\$1,642.67 (Line 135)	\$88.21	\$86.90	\$388.49	\$1,079.07
	\$83,293.33	\$85,459.88	\$4,589.20	\$4,520.83	\$20,211.26	\$56,138.60

Battalion Chief / Petroleum Tank Inspector / Plan Review / Fire Inspector (Hire date: 02/05/18)	2020	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
FICA	\$68,289.00	\$69,654.78 (Line 110)	\$3,740.46	\$3,684.74	\$16,473.36	\$45,756.22
Health Ins.	\$5,224.11	\$5,328.59 (Line 193)	\$286.15	\$281.88	\$1,260.21	\$3,500.35
Dental Program	\$18,369.38	\$18,855.00 (Line 194)	\$1,012.51	\$997.43	\$4,459.21	\$12,385.85
Retirement	\$2,438.10	\$1,178.40 (Line 195)	\$63.28	\$62.34	\$278.69	\$774.09
Longevity (1%)	\$11,096.96	\$11,318.90 (Line 192)	\$607.83	\$598.77	\$2,676.92	\$7,435.39
Sub Total	\$-	\$696.55 (Line 135)	\$37.40	\$36.85	\$164.73	\$457.56
	\$105,417.55	\$107,032.22	\$5,747.63	\$5,662.00	\$25,313.12	\$70,309.47

110 Wages Total	\$449,208.60	\$458,192.77	\$24,604.95	\$24,238.40	\$108,362.59	\$300,986.83
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190 Fringe Benefits Other	2020	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
Income Continuation Ins.	\$690.00	\$690.00	\$37.05	\$36.50	\$163.19	\$453.26
Life Insurance	\$545.00	\$-	\$-	\$-	\$-	\$-
Emp. Assist. Prog. (EAP)	\$2,400.00	\$2,400.00	\$128.88	\$126.96	\$567.60	\$1,576.56
Total (Line 190)	\$3,635.00	\$3,090.00	\$165.93	\$163.46	\$730.79	\$2,029.82

192 Retirement	\$63,541.08	\$64,811.90	\$3,480.40	\$3,428.55	\$15,328.02	\$42,574.94
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193 FICA	\$33,998.78	\$34,678.72	\$1,862.25	\$1,834.50	\$8,201.52	\$22,780.45
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135 Longevity	\$14,956.74	\$16,499.98	\$886.05	\$872.85	\$3,902.25	\$10,838.84
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145 Unemployment Wages	\$350.00	\$350.00	\$18.80	\$18.52	\$82.78	\$229.92
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191 Vol Fire Ret. Prgm	2020	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
LOSAP(1)	\$75,000.00	\$75,000.00	\$4,027.50	\$3,967.50	\$17,737.50	\$49,267.50
SAP (2)	\$32,000.00	\$32,000.00	\$1,718.40	\$1,692.80	\$7,568.00	\$21,020.80
Total (Line 191)	\$107,000.00	\$107,000.00	\$5,745.90	\$5,660.30	\$25,305.50	\$70,288.30

194 Health Insurance	\$99,381.85	\$102,218.00	\$5,489.11	\$5,407.33	\$24,174.56	\$67,147.00
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195 Dental Program	\$12,810.00	\$11,054.64	\$593.63	\$584.79	\$2,614.42	\$7,261.79
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196 Life Insurance		\$545.00	\$29.27	\$28.83	\$128.89	\$358.01
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2021 DRAFT Budget Detail Page 4

V 090920

Line 210 – 490	2020	2021	Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
210 Office Supplies	\$4,000.00	\$4,000.00	\$214.80	\$211.60	\$946.00	\$2,627.60
220 Supplies & Materials	\$56,250.00	\$56,250.00	\$3,020.63	\$2,975.63	\$13,303.13	\$36,950.63
240 Computer Software & Support	\$6,500.00	\$6,500.00	\$349.05	\$343.85	\$1,537.25	\$4,269.85
280 Communications	\$5,000.00	\$5,000.00	\$268.50	\$264.50	\$1,182.50	\$3,284.50
290 Uniform & Equipment	\$4,500.00	\$4,500.00	\$241.65	\$238.05	\$1,064.25	\$2,956.05
300 Legal Services	\$5,000.00	\$5,000.00	\$268.50	\$264.50	\$1,182.50	\$3,284.50
340 Building Materials	\$32,000.00	\$32,000.00	\$1,718.40	\$1,692.80	\$7,568.00	\$21,020.80
350 Station 2 Rent	\$142,400.00	\$142,400.00	\$7,646.88	\$7,532.96	\$33,677.60	\$93,542.56
410 Equip. Maintenance	\$44,875.00	\$44,875.00	\$2,409.79	\$2,373.89	\$10,612.94	\$29,478.39
420 Motor Fuel & Lube	\$17,000.00	\$17,000.00	\$912.90	\$899.30	\$4,020.50	\$11,167.30
440 Training	\$15,250.00	\$15,250.00	\$818.93	\$806.73	\$3,606.63	\$10,017.73
441 Health Maintenance	\$21,000.00	\$21,000.00	\$1,127.70	\$1,110.90	\$4,966.50	\$13,794.90
445 Memberships	\$4,250.00	\$4,250.00	\$228.23	\$224.83	\$1,005.13	\$2,791.83
460 Insurance	\$71,400.00	\$71,400.00	\$3,834.18	\$3,777.06	\$16,886.10	\$46,902.66
470 Utilities	\$85,000.00	\$85,000.00	\$4,564.50	\$4,496.50	\$20,102.50	\$55,836.50
480 Data Processing	\$7,000.00	\$7,000.00	\$375.90	\$370.30	\$1,655.50	\$4,598.30
485 Meals	\$5,500.00	\$5,500.00	\$295.35	\$290.95	\$1,300.75	\$3,612.95
490 Other Expenses	\$11,220.00	\$11,220.00	\$602.51	\$593.54	\$2,653.53	\$7,370.42

2021 DRAFT

Line 801 - Capital Outlay Page 5

V 090920

Line 801					Town of Westport	Town of Springfield	Town of Middleton	City of Middleton
Capital Budget		2020	Capital Budget	CIP Project#	2021			
Capital Replacement Fund	\$295,000.00		Capital Replacement Fund	F-20-01	\$295,000.00	\$15,841.50	\$15,605.50	\$69,767.50
	\$0.00				\$0.00	\$-	\$-	\$-
	\$0.00				\$0.00	\$-	\$-	\$-
	\$0.00				\$0.00	\$-	\$-	\$-
	\$0.00				\$0.00	\$-	\$-	\$-
Sub Total	\$295,000.00		Sub Total		\$295,000.00	\$15,841.50	\$15,605.50	\$69,767.50

Actual 2020 Purchases		Actual 2021 Scheduled Purchases					
HMA Ground Sweep Retrofit & El	\$15,500.00	Radios	\$0.00	\$-	\$-	\$-	\$-
Diesel UHP Fire Attack Unit and '1	\$35,000.00	Door Wraps/Paint	\$0.00	\$-	\$-	\$-	\$-
	\$-		\$0.00	\$-	\$-	\$-	\$-
Subtotal - Actual 2020 Purchases	\$50,500.00	Subtotal - Actual 2021 Purchases	\$-	\$-	\$-	\$-	\$-

2021 DRAFT

Distribution

Distribution and Income Page 6

Equalized Property Values

2020

City of Middleton	\$3,829,510,100.00
Town of Middleton	\$1,366,516,300.00
Town of Springfield	\$299,695,232.00
Town of Westport	\$329,355,250.00
	\$5,825,076,882.00

2021

	\$4,077,208,800.00
	\$1,467,676,700.00
	\$328,542,144.00
	\$333,034,310.00
	\$6,206,461,954.00

Distribution of costs

2020

City of Middleton	65.32%	\$1,016,229.40
Town of Middleton	23.74%	\$362,596.83
Town of Springfield	5.41%	\$79,443.64
Town of Westport	5.53%	\$87,326.18
	100.00%	\$1,545,596.05

NEED TO UPDATE

2021

	65.69%	\$1,027,144.62
	23.65%	\$369,797.08
	5.29%	\$82,715.71
	5.37%	\$83,966.61
	100.00%	\$1,563,624.02

800-4690-00 Income

State of Wisconsin 2% Income

2020

City of Middleton	\$(136,829.00)
Town of Middleton	\$(50,905.00)
Town of Springfield	\$(7,464.00)
Town of Westport	\$(14,508.00)
Total	\$(209,706.00)

2021

	\$(136,829.00)
	\$(50,905.00)
	\$(7,464.00)
	\$(14,508.00)
	\$(209,706.00)

2020

Petroleum Tank Program Income	\$(16,000.00)
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2021

	\$(16,000.00)
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2020

Fitness Program Income	\$(18,020.00)
Total	\$(243,726.00)

2021

	\$(18,020.00)
Total	\$(243,726.00)



SHERIFF DAVID J. MAHONEY
DANE COUNTY SHERIFF'S OFFICE

CHRISTOPHER J. NYGAARD, Chief Deputy
(608) 284-6167



DAVID R. DOHNAL
Captain, Administrative Services
(608) 284-6175

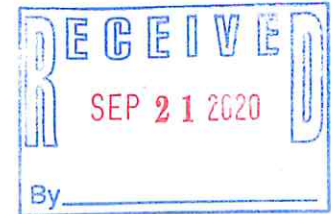
TIM R. SCHUETZ
Captain, Support Services
(608) 284-6186

KERRY W. PORTER
Captain, Security Services
(608) 284-6165

JANICE L. TETZLAFF
Captain, Field Services
(608) 284-6870

September 17, 2020

Chair Dean Grosskopf
Town of Westport
5387 Mary Lake Rd.
Waunakee, WI 53597



Dear Mr. Grosskopf:

Enclosed/attached you will find the updated Schedule A regarding the estimated contract costs for 2021 for your municipality.

In 2020, the retirement contribution for the deputies was 13.49%, it is projected to increase to 13.59. The health insurance is expected to increase approximately 10%, but varies based on the option the contracted deputies have selected. Dental insurance has remained the same.

We look forward to continuing to provide your community policing services throughout 2021. We appreciate your support and commitment to our partnership in the upcoming year.

Please feel free to contact me directly at (608) 284-6870 with any questions you may have. Thank you.

Sincerely,

DAVID J. MAHONEY
SHERIFF OF DANE COUNTY

Jan Tetzlaff
Captain
Field Services Division

C: Village of Dane

Village of Dane & Town of Westport
Schedule A
Contract for 1 FTE with VDAN, who then bills TWES

2021

	Total Annual Cost	50% Cost
	Duffrin	Duffrin
Deputy's Hourly Wage with Benefits	\$ 67.56	\$ 67.56
Liability Insurance	\$ 0.94	\$ 0.94
Initial Training	\$ 0.70	\$ 0.70
Initial costs determined by cost at time of original contract		
Inservice Training	\$ 0.21	\$ 0.21
Portable Radio Depreciation	\$ 0.37	\$ 0.37
Hourly Deputy Wage & Support Costs	\$ 69.78	\$ 69.78
One FTE is 1950 hours	1950	975
calculates to 18.75 hours per week for each site		
Projected Annual Cost for Personnel	\$ 136,071.00	\$ 68,035.50

VEHICLE & EQUIPMENT PROVIDED BY VILLAGE OF DANE

Dane County Indirect Costs	\$ 5,714.98	\$ 2,857.49
Main office at VDAN, used Village indirect percentage		

Estimated Annual Cost - 1 FTE, no Ve	\$ 141,785.98	\$ 70,892.99
	VDAN Expenditure	VDAN Revenue