VILLAGE OF WAUNAKEE / TOWN OF WESTPORT
JOINT PLAN COMMISSION
Town of Westport Community Room
5387 Mary Lake Road
February 11, 2020 6:00 PM

Agendas may change prior to the commencement of the meeting.
Please check the posting board at the Village Hall, 500 W. Main Street,
Waunakee, Wisconsin for the current agenda.

AGENDA

CALL TO ORDER

ROLL CALL: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brad Zeman, Brian Malich, Brian Wallace

MINUTES

1 December 10, 2019

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

NEW BUSINESS

1 Discuss and Take Action on a Request for Site Plan Approval, Kraemer Development LLC, Mixed Use Commercial, Lot 2 Woodland Crest Development

2 Initial Consultation, Rezone (County R-1 to Village R-1) to Adjust Rear Setback for Addition, Budeau, 6091 Imperial Drive, Town of Westport

3 Initial Consultation, Land Division and Rezone, Naparella, 5531 Sunset Trail, Town of Westport

ADJOURN

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the municipal clerk at (608) 850-8500, 500 West Main Street, Waunakee, Wisconsin, at least twenty-four hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Notice is hereby given that the Village or Town Board or Village or Town Plan Commission may attend this meeting. No action will be taken by the Village or Town Board or Village or Town Plan Commission at this meeting.

Next scheduled meeting is 3/10/2020 6:00:00 PM.

VILLAGE OF WAUNAKEE/TOWN OF WESTPORT
JOINT PLAN COMMISSION MEETING
Town of Westport Community Room
5387 Mary Lake Road, Town of Westport
December 10, 2019 6:00 PM

Meeting Minutes

CALL TO ORDER
The meeting was called to order at 6:00 p.m.

ROLL CALL:
Present: Ken Sipsma, Dean Grosskopf, Eileen Bruskewitz, Brad Zeman, Chris Thomas, Brian Malich,
Absent: Brian Wallace
Also Present: Tom Wilson, Kevin Even, Tracy Meinholz, Bryan Kleinmaier, Ed Freer, Kurt & Peggy Breunig, Troy Mleziva, Brian Munson, Chris Ehlers, Don Tierney, Jerry Tierney, Mike Lawton

MINUTES

1 October 15, 2019
Motion Grosskopf, second by Malich, to approve the minutes from the October 15, 2019 Joint Plan Commission meeting as presented. Motion carried.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA: None

NEW BUSINESS

1 Discussion/Action on a Request for Specific Implementation Plan (SIP) Approval for Kwik Trip LLC to Construct a Convenience Store with Fueling Canopy and Carwash at the Southeast Corner of CTH Q and Water Wheel Drive, in the Kilkenny Subdivision
Mr. Even gave an overview of the topics discussed at the previous nights meeting at the Village. The applicant stated that they are working with the Village to finalize the plans. Motion Grosskopf, second Zeman, to approve the Kwik Trip site plan as recommended by the Village Plan Commission. Motion carried.

2 Discussion/Action on Possible Referral of Heritage Hills to the Waunakee/Westport Joint Plan Commission
At the previous nights meeting, the Village Plan Commission voted to refer this item to the Joint Plan Commission for review and comments. This property is not in the joint planning area, but is adjacent to the Town. The JPC members asked questions of the applicant and asked that the Village consider an enhanced pedestrian crossing to Schumacher Farm and review of restrictions for short term rentals. No action taken.

ADJOURN
Motion Bruskewitz, second Thomas, to adjourn the meeting at 6:28 p.m. Motion carried.

Respectfully Submitted:
Tracy Meinholz, Joint Plan Commission Secretary

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 02/10/2020

ITEM: NEW BUSINESS

TITLE: Discuss and Take Action on a Request for Site Plan Approval, Kraemer Development LLC, Mixed Use Commercial, Lot 2 Woodland Crest Development

ISSUE SUMMARY:
The applicant (Kraemer Development, LLC) is requesting approval of a Specific Implementation Plan (SIP) for phase 1 development of Lot 2 of Woodland Crest consisting of a 14,822 square foot, single story commercial building. There are plans for two additional buildings at a later date. At this time we are only approving the one building.

STAFF RECOMMENDATION: Staff recommends approval as presented subject to all staff concerns addressed to the satisfaction of the Village Engineer and Waunakee Utilities.

RECOMMENDED MOTION: Motion to approve as presented subject to all staff concerns addressed to the satisfaction of the Village Engineer and Waunakee Utilities.

ATTACHMENT(S): Application and Staff Comments

FOR MORE INFORMATION CONTACT: kevin@waunakee.com or (608) 849-6276

KRAEMER
DEVELOPMENT

February 5, 2020

Kevin Even, P.E.
Village Engineer / Director of Public Works
Village of Waunakee
500 West Main Street
Waunakee WI 53597

Re: Response to Consultant Comments – Lot 2 of Woodland Crest

Mr. Even,
We have reviewed the comments provided by the Village consultants (Strand, MSA and Graef) and have the following response:

1. **Setback to parking adjacent to building 1 on the SW side of the site:** The attached exhibit provides a solution as to how the 5' pavement setback could be met on the south property line if required by staff. We'd recommend keeping the landscape screening (chokeberries) as proposed but work to shift the parking lot north approximately 3.5'. In doing so, the east/west sidewalk adjacent to the building would be omitted. The door on the south side of the building would remain for unloading of goods. Parking lot pavement would be flush with the doorway stoop for dolly convenience. Ok

2. **Shared access / driveway from Simon Crestway:** A conceptual plan by the master developer, FDG, contemplated a shared drive between Lot 2 and Outlot 1. However, after further discussion with FDG this shared drive was removed. FDG does not own Outlot 1 and the current owner is not interested in providing easements for a shared drive. Future access to Outlot 1 will need to be discussed with FDG when a plan for Outlot 1 comes before the Village.

   Ok, we will defer until Lot 1 is developed for the access.

3. **Transparent Glass at the corner of Hwy Q and Sarah Lane:** It is our intention to work with the future tenant of this space to keep the glass transparent in this location to activate the corner. We should make this a condition of approval that he follows thru on this.
4. **Parking Count at full build:** MSA and Strand offer differing opinions on the total parking stalls required at full build. Given the tenant mix is unknow for much of the project it is difficult to project the total parking required. The parking stall count shown for phase 1 exceeds the parking required and at full build we have maximized the parking to provide adequate parking for the total GLA. As the Village ordinance indicates not all square footage counts towards parking. For example, a restaurant needs 1 stall per 200SF of floor area of customer seating or 1 stall per 3 seats available. Kitchen space, back of house, etc do not count towards parking. We feel the first phase and the overall project are adequately parked to support the desired tenant mix. The count is fine for Phase 1, but will need to demonstrate meets the demands for future phases. He is required to add 1 additional ADA spot for Phase 1.
5. **Access easement to the residential lots:** We will accommodate an access easement through Lot 2 as needed to provide access to Outlot 1 or the residential lots. The location of this easement will need to be discussed between the party's involved. Lot 2 will also have a utility easement crossing the property as indicated on plans from FDG to accommodate water and sewer service to the residential lots. Ok

6. **Electric Utility Easement:** The building footprint is situated outside of the electric utility easement and setback. Landscaping is shown in the easement and generally is acceptable. The design team is happy to meet with the utility provider to discuss routing of their service to the building. Ok, but Waunakee Utilities should verify.

7. **Dumpster Location:** The location of the dumpster works well for servicing. The detail shown of the dumpster indicates a high-quality structure comprised of brick. There was a comment about the dumpster abutting residential. That may be true today but the two homes along Hwy Q will convert to a commercial use in the future and therefore this property should not be considered residential in the future. Increasing the setback as contemplated in number 1 will also help create additional space for landscaping. Ok, but Kent will verify the turning movements.

8. **Rooftop mechanical units not shown:** The building will have rooftop units that will vary in size and location based upon the tenants needs. The units will be centered in the middle of the building to minimize viewing angles and will be grouped so they fall behind taller parapets. See the cross section provided that graphically demonstrates this approach. Ok, but Jason will need to verify as a condition of approval.
9. **Building visual relief:** A request was made by Graef for a building section to verify the building does not appear too monolithic or flat. Please see the dimensioned floor plan which shows the various articulation in the exterior. Ok

10. **Additional sun screens or awnings:** The storefronts facing Hwy. Q and Sarah Lane do not have sun screens or awnings to allow for the proper space for flexibility with the signage approach and clean site lines to them. Adding awnings similar to the retail entrances will also modify the scale of the architectural forms in a way that will make them look "busy". We do not wish to add sun screens or awnings in these locations. Ok.

We look forward to discussing this proposal further with the Plan Commission on Monday February 10th.

Regards,

Jeff Kraemer
Kraemer Development, LLC

STRAND ASSOCIATES®
Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608-251-4843
(F) 608-251-8655

January 8, 2020

Mr. Kevin Even, P.E.
Village of Waunakee
500 West Main Street
Waunakee, WI 53597

Re: Kraemer Development Site Plan
Lot 2, Woodland Crest
Village of Waunakee (Village), Wisconsin

Dear Kevin,

We received various site drawings for a proposed development of Lot 2 in the Woodland Crest development. Lot 2 is surrounded by CTH Q, Sarah Lane, Simon Crestway (an undeveloped outlot of the same development), and a residential lot. Strand has the following comments on the site plan.

Parking and Circulation

On the proposed plan, 92 stalls are intended to be provided under the first phase of construction, with 49 future stalls when future Buildings 2 and 3 are constructed. Based on the square footage of all buildings, and assuming the three buildings are commercial-only spaces, the required number of stalls for phase 2 is 74, and the required number of stalls for all buildings shown is 145 as required by the Village Ordinances. Overall, the site will be four stalls short, but there appears to be adequate parking for the first phase. Three accessible stalls are provided for the initial phase, which seems to be one short. The drawing shows potential accessible stalls at the south end of the building, but no markings are shown. If the stalls there were intended to be accessible, the drawings should indicate this.

Circulation appears to be acceptable for both the initial phase and full build-out.

It would be prudent to provide access rights across Lot 2 from Sarah Lane to the two residential properties southwest of Lot 2 fronting CTH Q. This would allow for the current driveway to CTH Q to be removed at some point, which is good practice for this arterial road.

Catalog cuts should be provided to confirm all lighting proposed for the site has cutoff shields and project light downward. Otherwise, the lighting levels appear to not exceed the requirements in the Village Ordinances.

Utilities

The proposed buildings are intended to be served by sewer and water main extensions from Sarah Lane. The village's utility requires that the sewer and water mains be publicly owned if serving more than one property. Thus, the sewer and water extensions will need to be covered by a Village-owned easement. Additionally, the sewer should extend to the south end of Lot 2 (similar to the water main) to provide service to the two residences at the corner of CTH Q and Peaceful Valley Parkway. The easement to be provided should cover both of these utilities adequately. The easement should also prohibit placement of any permanent structure within it.

Mr. Kevin Even, P.E.
Village of Waunakee
Page 2
January 8, 2020

Regarding electric utilities, because the building closely hugs the setback limits, pavement and landscaping fill much of the proposed electrical utility easement areas. The applicant will need to adjust the plans to accommodate necessary electric facilities and transformers to serve the lot.

Grading and Stormwater Management Plan

Stormwater is intended to be collected on the site and routed via private storm sewers to the stormwater piping on Sarah Lane and Simon Crestway. From there, the water collected is routed to regional stormwater basins that store and treat the stormwater. The proposed local site plan appears to conform with the overall stormwater management plan that was approved for the Woodland Crest development.

The applicant should add a stormwater collection inlet in the east parking lot where water appears to be trapped by a proposed tree island. If the curb at this island is intended to be a pass-through curb, better detail should be provided on the plans. Finally, better detail is needed at the south side of the site where the development abuts the residential property. For one, the curb line and dumpster are located very close to the lot line; this should be dimensioned for consideration. Second, better details should be provided showing how grades will be blended between the two properties and how surface water runoff will be managed.

The dumpster should be considered an accessory structure and should follow a reasonable setback rule. Locating the dumpster further east (likely requiring a stormwater inlet adjustment) would keep the structure from abutting the residential lot.

If grading is required on the adjacent residential lot to allow for the grading blend, an easement from the lot owner will be required.

Please call me at 608-251-4843 if you have any questions.

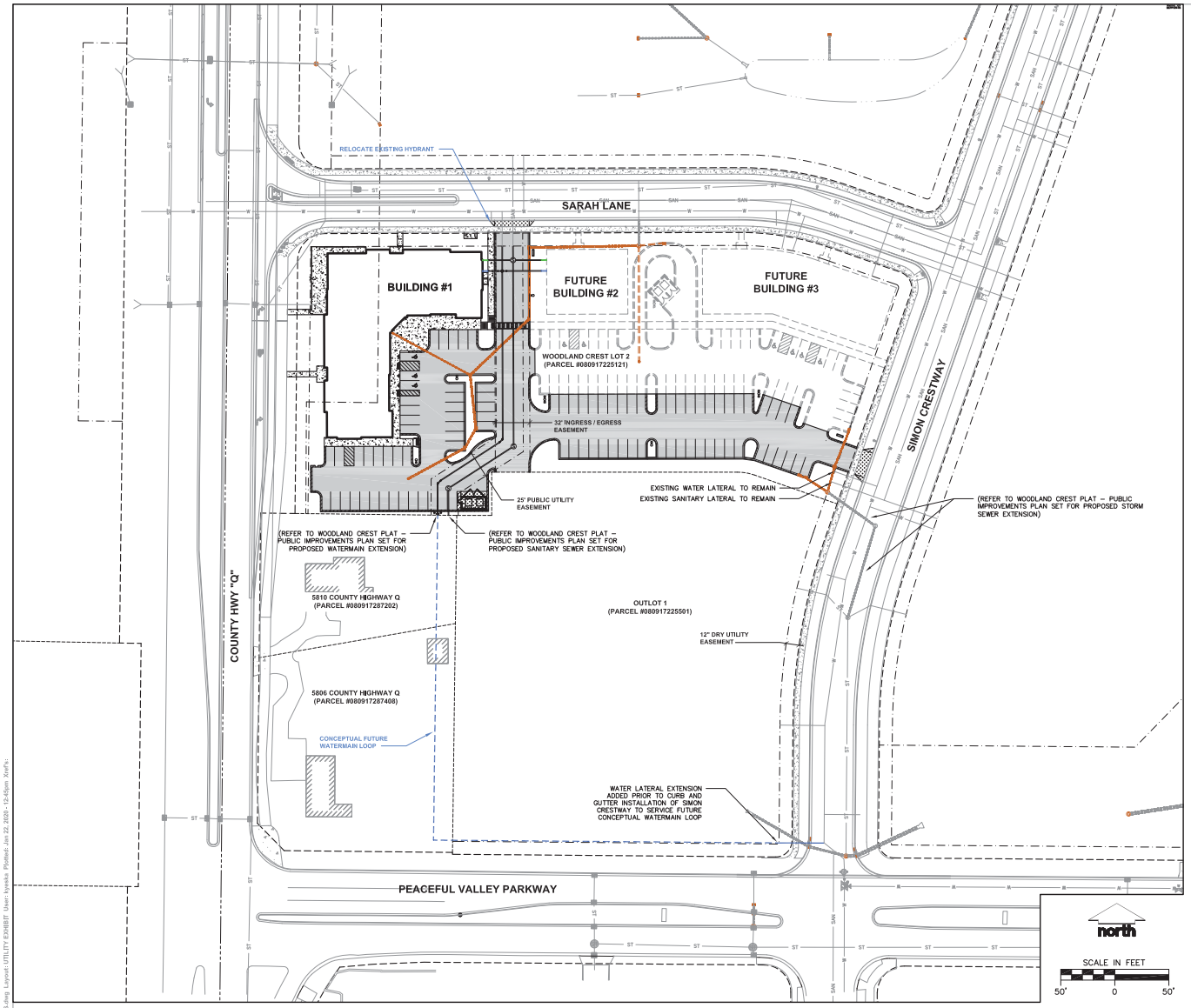
Sincerely,

STRAND ASSOCIATES, INC.®

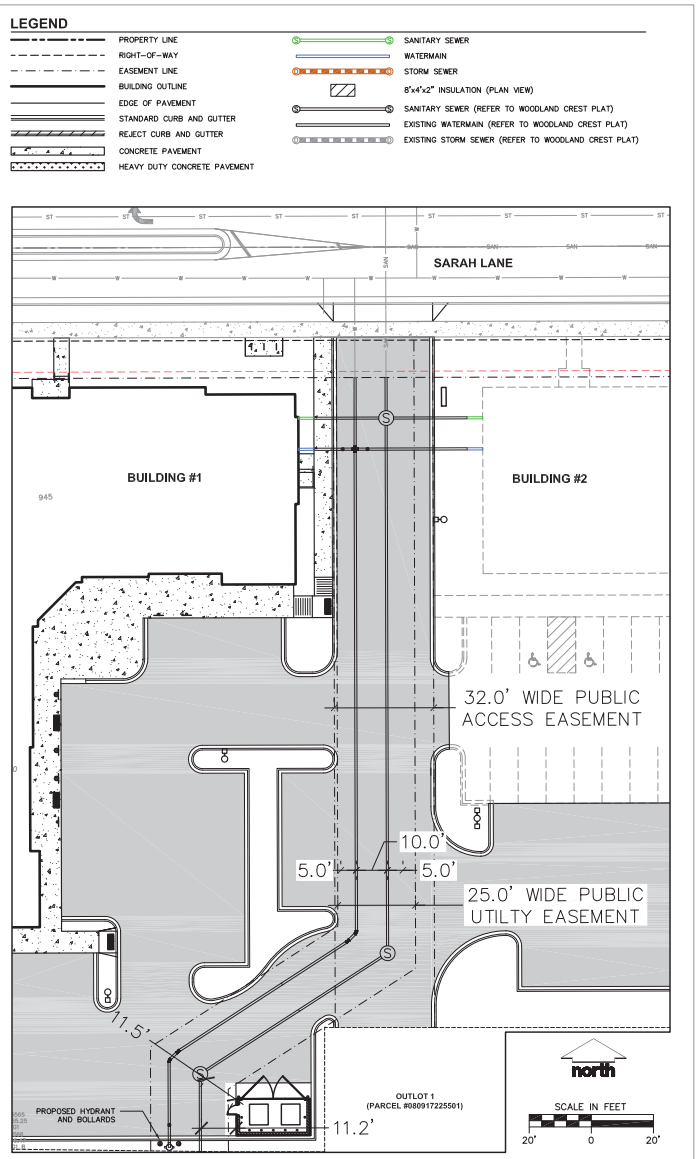
R. Kent Straus, P.E.

c: Todd Schmidt, Administrator, Village of Waunakee
Bryan Kleinmeier, Stafford Rosenbaum LLP
Tim Herlitzka, Village of Waunakee Utilities
Jason Valerius, MSA
Ed Freer, Graef

RKS:sjl\\\strand.com\projects\MAD\1600--1699\1602\701\WRD\2020 Site Plan Comments\1. Kraemer Site_ Woodland Crest Lot 2.docx



OVERALL UTILITY EXHIBIT



DIMENSIONED UTILITY EXHIBIT

19-9350

WOODLAND CREST **UTILITY EXHIBIT**

WAUNAKEE, WI **01.22.2020**

File: I:\2019\199350\DWG\199350 CON DOCS.dwg Layout: UTILITY EXHIBIT User: kyaska Plotted: Jan 22, 2020 - 12:45pm Xrefs:

MSA Memo

To: Village of Waunakee Plan Commission

From: Jason Valerius, AICP

Subject: Woodland Crest Lot 2 Commercial Development Specific Implementation Plan

Date: January 6, 2020 (amended February 5)

Request

Applicant (Kraemer Development, LLC) is requesting approval of a Specific Implementation Plan (SIP) for phase 1 development of Lot 2 of Woodland Crest consisting of a 14,822 square foot, single story commercial building.

Applicable Zoning & Development Code Regulations

The rules guiding the development of this site are established in the Woodland Crest General Development Plan as recorded August 1, 2019.

Findings and Recommendations

The submitted plan set indicates development of this site in 3 phases, with about half of this 2.915-acre lot developed now and the balance at a later date, TBD. Phase 1 would complete site access to Sarah Lane and Simon Crestway and construct a building at the corner of Sarah Lane and County Highway Q. The proposal is generally strong, resulting in an attractive building at the corner of Sarah and Q. A few concerns and possible design refinements are recommended.

Relationship to the existing house/lot to the south

The parking stalls along the south property line nearest Highway Q are very close to the property line – by my estimate the back of curb appears to be offset from the property line 1.4 to 3.2 feet. This is much too close. The planting plan shows bushes in this strip that grow to 4-5 feet in diameter, but there's not enough space for anything to survive without encroaching on the adjacent lot and/or the parking stalls. Though not enforceable as part of the adopted GDP document, the developer's GDP indicated that there would be 100% screening next to residential uses for headlights using fencing, berm, and/or plantings. Further, the standard village ordinance addressing the design of parking (133-995(3)b.) requires a 25-foot setback if next to a residential district lot line and a 5 foot setback if next to a non-residential lot line. The residential lots along Highway Q are planned for commercial use, and the relationship between this lot and the planned residential use of Lot 1 is built into the GDP with the assumption of just a typical 5 foot setback, in my opinion. *I recommend at least 5 feet from the back of curb to the property across the entire south lot line to allow for plantings and other screening as appropriate.*

MEMO
January 6, 2020

Access to Simon Crestway
Prior concepts showed a shared access drive from Simon Crestway centered on the lot line between Lot 2 and the current "Outlot 1" immediately to the south tentatively planned for residential use. The current submittal shows access entirely on Lot 2, setting up for later either access to the residential lot through the commercial parking lot (not preferred) or two adjacent driveways (not preferred). We don't know how the other site will be designed, but if the best outcome for that site is to put the driveway at the north end of the lot, the present design will create a problem. *I recommend negotiation with Forward Development Group to achieve a single point of access from Simon Crestway for both lots.*

Building Design
I think the architectural character of the proposed building is strong, featuring a variety of materials, heights and setbacks. The many windows are specified for clear glass, which is good. With primary access from the parking lot, there is the risk that many of these windows may end up with internal walls or screening behind the glass because the tenant store layout isn't compatible with "rear" windows. This is not preferred but may be onerous to prohibit. *I recommend, though, that the prominent corner space facing the intersection of Sarah and Q should be required to be visually transparent to the interior use, to show activity and enliven this corner.*

Lot coverage
The proposal indicates impervious surface coverage of 78%, which exceeds the 70% limit. The applicant has made the case that if evaluated in concert with the Hy-Vee site (Lot 1), the combined development meets the 70% requirement. I have no concerns about the requested 78% impervious coverage, based on the rationale presented (though I did not review the SWMP to verify the design).

Lighting
The lighting plan looks good to me.

Landscaping
Except for the issue adjacent to the existing home, I have no other major concerns. I would prefer to see a few plantings somewhere between the parking lots and the building, and it may be feasible to achieve this in the larger paved area at the inside corner of the building.

Parking
The Phase 1 building is 14,822 gross square feet, requiring a minimum of 60 parking spaces based on my assumption that 80% of that space is for customer use. The submitted plan would provide 92 spaces now, and eventually 141 spaces on the site. The building area for phases 2 and 3 is unknown but may add another 15,500 SF gross space and requiring another 62 spaces. If built out to that size, the site will require 122 spaces, fewer than proposed. The "excess" spaces may be needed to accommodate more intensive parking uses such as a restaurant.

Sincerely,
MSA Professional Services, Inc.

Jason Valerius, AICP
Consultant Planner

1010 East Washington Avenue, Suite 202
Madison, WI 53703-3130
608 / 242 1550
608 / 242-0787 fax
www.graef-usa.com

GRāEF

collaborāte / formulāte / innovāte

MEMORANDUM

TO: Keven Even

FROM: Ed Freer

DATE: 01.08.2020

SUBJECT: SIP Approval
Woodland Crest Commercial
Phase 1 of Lot 2
Highway Q
Waunakee, Wisconsin

Approval Request:

Kraemer Development is seeking SIP approval for Phase 1 of Lot 2 at Woodland Crest. This request is for Building #1 only with plans for two future commercial buildings.

Project Information:

Building #1 is a 14,822 square foot single story multi-tenant commercial building. The building is proposed to be located at the southwest corner of Sarah Lane and Highway Q.

The building is designed with four-sided architecture, featuring individual commercial tenant storefronts and entrances. Vehicular access, parking and service areas are supporting the proposed building from the north and western side of the site.

Architectural Character and Materials:

The architectural elevations are composed of a variety of materials consisting of brick, stone and engineered lap siding. The roof lines vary and are illustrated as a flat roof with undulating parapets highlighting different tenant spaces and individual commercial entrances to the building. In addition, an outdoor patio with a dedicated building entrance is proposed facing the intersection of Hwy. Q and Sarah Lane.

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The following comments in this memo are focused on Building #1 only and the proposed architectural design and signage. Please refer to comments provided by Strand and MSA for site design and zoning issues.

Applicable Code:

Sec. 133-527. - Height and area requirements.
Height and area requirements in the C-1 General Commercial District are as follows:

(1) Maximum building height. The maximum building height shall be 45 feet for the principal building and shall be 20 feet for a detached accessory building, except where taller buildings are approved as conditional uses.

Please Note: Given the multiple tenant use of the proposed commercial building I recommend following the code for the downtown business district.

Sec. 133-1033. - Signs permitted.

d) C-1D downtown business district. In addition to the requirements in subsection (a) above, in the C-1D downtown commercial district, the area of each sign shall be limited by the length of the facade of that portion of the building or structure occupied by the applicant which is nearest to and parallel to any public street or to any public parking area in a shopping center or group of commercial buildings. Sail signs shall not contribute to the overall sign area permitted per legal business.

The maximum sign area for any individual sign in the C-1D downtown commercial district shall be as follows:

Length of Building Façade	Maximum Size
20 feet or less	16 square feet
30 feet or less, but more than 20 feet	20 square feet
40 feet or less, but more than 30 feet	24 square feet
50 feet or less, but more than 40 feet	36 square feet
More than 50 feet	48 square feet

GRāEF collaborāte / formulāte / innovāte

General Comments and Observations

1. The proposed building is within the allowable building height limitations.
2. It appears that there are no roof top mechanical units.
   If there are any roof top penetrations or equipment please show locations and appropriate architectural treatment.
3. Encourage applicant to consider additional sun screens or awnings for sunlight control at storefronts and add additional scale to building elevations.
4. The signage will need to be submitted with specific sizes when requesting signage permits. Current plans and elevations show sign zones only.
5. The materials proposed are acceptable. Please submit samples for final approval.
6. To ensure that buildings elevations provide adequate visual relief and do not appear too monolithic or flat, please submit a wall section illustrating the detail of and vertical alignment of windows, doors and storefronts.

Recommendations:

It is my recommendation to approve the SIP submittal with consideration of the conditions listed under General Comments and Observations.

End of Memo
cc: Tracy Meinholz

KRAEMER
DEVELOPMENT

December 19, 2019

Kevin Even, P.E.
Village Engineer / Director of Public Works
Village of Waunakee
500 West Main Street
Waunakee WI 53597

Re: Plan Commission Application – Lot 2 of Woodland Crest

Mr. Even,
Please find the enclosed SIP application for the first phase of development on Lot 2 of Woodland Crest.
The project team consists of the following members:

Developer/Owner:
Kraemer Development, LLC
7601 University Avenue, Suite 202
Middleton, WI 53562
Contact: Jeff Kraemer
Phone: 608-203-6174
Email : jeff@kraemerdevelopment.com

Architect:
GBA Architecture & Design
2248 Deming Way, Suite 120
Middleton, WI 53562
Contact: Josh Wilcox
Phone: 608-829-1750
Email : josh.wilcox@garybrink.com

Civil Engineer:
JSD Professional Services, INC.
161 Horizon Drive, Suite 101
Verona, WI 53593
Contact: Kevin Yeska
Phone: 608-848-5060
Email: kevin.yeska@jsdinc.com

Landscape Architecture:
Olson Toon Landscaping
3570 Pioneer Road
Verona, WI 53593
Contact: Brad Fregien
Phone: 608-827-9401
Email: brad@olsontoon.com

Project Intent:
Kraemer Development is seeking SIP approval for phase 1 of Lot 2 at Woodland Crest.

Project Description:
The development of Lot 2 of Woodland Crest is contemplated to be three phases. When fully developed we envision three buildings on the site supported by surface parking. The enclosed drawing, A-1.1, illustrates the project when fully developed. Phasing of the project will also consist of subdividing this parcel into a 3 lot CSM. The intent of the project is to locate buildings along County Hwy Q and the newly constructed Sarah Lane. By holding the buildings close to the street, we can conceal the parking field and provide architectural interest to pedestrians and vehicles. The site and each building are connected via public and internal sidewalks for pedestrians as well as bicycles. Phases 2 and 3 will come forth at a future date as the intended uses of those buildings are identified.

Attachment A to the GDP provides guiding principals for the development of Lots 1 and 2 of Woodland Crest. Open space per the ordinance is referenced as 30% and attachment A to the GDP contemplates some lots being 20% open space. The current GDP covers only Lots 1 and 2. Statistics for Lot 2 as fully developed and Lot 1 as approved are below.

Lot 2 (Anticipated Full Building Out)

- 78% Impervious
- 22% Open Space

Lot 1 & 2 Combined

- Total Site Area = 580,098 SF
- Total Impervious Surface Area = 366,876 SF
- 63.2% Impervious
- 36.8% Open Space

The Woodland Crest overall Stormwater Management Plan (SWMP) was designed such that Lot 1's stormwater treatment is independently handled in facilities solely for the use of Lot 1 and located entirely on Lot 1. Stormwater management of Lot 2 is treated in the developments regional basins located in the southeast and northeast corners of the Plat, on Outlot's 2 and 5 respectively. Therefore, the development of Lot 2 does not limit the development of Lot 1 with regards to stormwater treatment.

Furthermore, the Woodland Crest General Development Plan designated the development of Lot 2 to be consistent with an Urban Commercial environment. As such, the regional SWMP was designed with a planned Land Use of Urban Commercial, with open space on Lot 2 modeled between 15-20%. Lot 2's proposed development (at full build out) includes open space of 22% which is consistent with the regional stormwater modeling and no adverse impacts to stormwater treatment will result.

Phase 1 consists of a 14,822 square foot single story multi-tenant commercial building. Included in phase 1 will be 93 parking stalls and the construction of entrances off of Sarah Lane and Simon Crestway. The parking and drive isles will be shared between all three buildings.

The building is designed with four-sided architecture in a manner which highlights the variety of future tenant suites. The architecture of the building consists of brick, stone and two colors of engineered lap siding. Varying roof lines, material texture and exterior fenestration creates visual interest in the design. In addition, the center of the building facing the intersection of Hwy. Q and Sarah Lane features a taller parapet, a substantial amount of glazing and an outdoor patio space. Tenant spaces are primarily accessed internal to the parking lot where an outdoor plaza will provide opportunities for seating and hardscape. We feel this architecture compliments the other new developments along Hwy. Q in its high-quality design and thoughtful articulation.

FDG is proposing to install a water main within a public easement across Lot 2 to service future development at Outlot 1. In addition, FDG will extend storm sewer within Simon Crestway for the benefit of Lot 2 so a simple connection can be made thus avoiding an easement on Outlot 1. Easement agreements for access to future Outlot 1 along with the public watermain are being developed and will be provided to the Village in the near future.

The photometric plan included in this submission meets the dark sky compliance and illumination levels at the property line which is consistent with Village Zoning. The landscape design compliments the architecture by using a variety of deciduous, evergreen and ornamental species similar in nature to Hy-Vee's landscape design.

The anticipated uses to occupy the building include service-based businesses, financial, personal services, restaurant, medical, wellness and other commercial business types identified as permitted uses in the GDP.

We look forward to working with you on this project.

Regards,

Jeff Kraemer
Kraemer Development, LLC

GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

4 SOUTH ELEVATION
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"

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

1 WEST ELEVATION
1/8" = 1'-0"

	MATERIAL DESCRIPTION
	BRICK-01: BR-1 MANUFACTURER: SIOUX CITY BRICK COLOR: VINTAGE BLACK SMOOTH
	STONE-01: ST-1 MANUFACTURER: EDEN VALDERS STONE COLOR: TBD
	WOOD-01: WD-1 MANUFACTURER: LP SMARTSIDE COLOR: SW 7004 SNOWBOUND
	WOOD-02: WD-2 MANUFACTURER: LP SMARTSIDE COLOR: SW 7018 DOVETAIL
	METAL-01: MT-1 MANUFACTURER: FIRESTONE UNA-CLAD COLOR: ANODIZED ALUMINUM BLACK COIL
	WINDOW: CLEAR GLASS W\ DARK BRONZE FRAME

PROJECT:
WOODLAND CREST COMMERCIAL
LOT NO. 2
WAUNAKEE, WI 53597
CLIENT:
KRAEMER DEVELOPMENT, LLC
7601 UNIVERSITY AVENUE, SUITE 202
MIDDLETON, WI 53562

2019 GBA.
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PROJECT:	201922
DRAWN BY:	DSD
DATE:	12/19/2019
SCALE:	AS NOTED

PLAN COMMISSION 12/20/2019

BUILDING ELEVATIONS

A6.01

GBA
architecture | design

2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

2 SOUTHEAST PERSPECTIVE
N.T.S.

1 NORTHWEST PERSPECTIVE
N.T.S.

PROJECT:
WOODLAND CREST COMMERCIAL
LOT NO. 2
WAUNAKEE, WI 53597
CLIENT:
KRAEMER DEVELOPMENT, LLC
7601 UNIVERSITY AVENUE, SUITE 202
MIDDLETON, WI 53562

2019 GBA.
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PROJECT:	201922
DRAWN BY:	DSD
DATE:	12/19/2019
SCALE:	AS NOTED

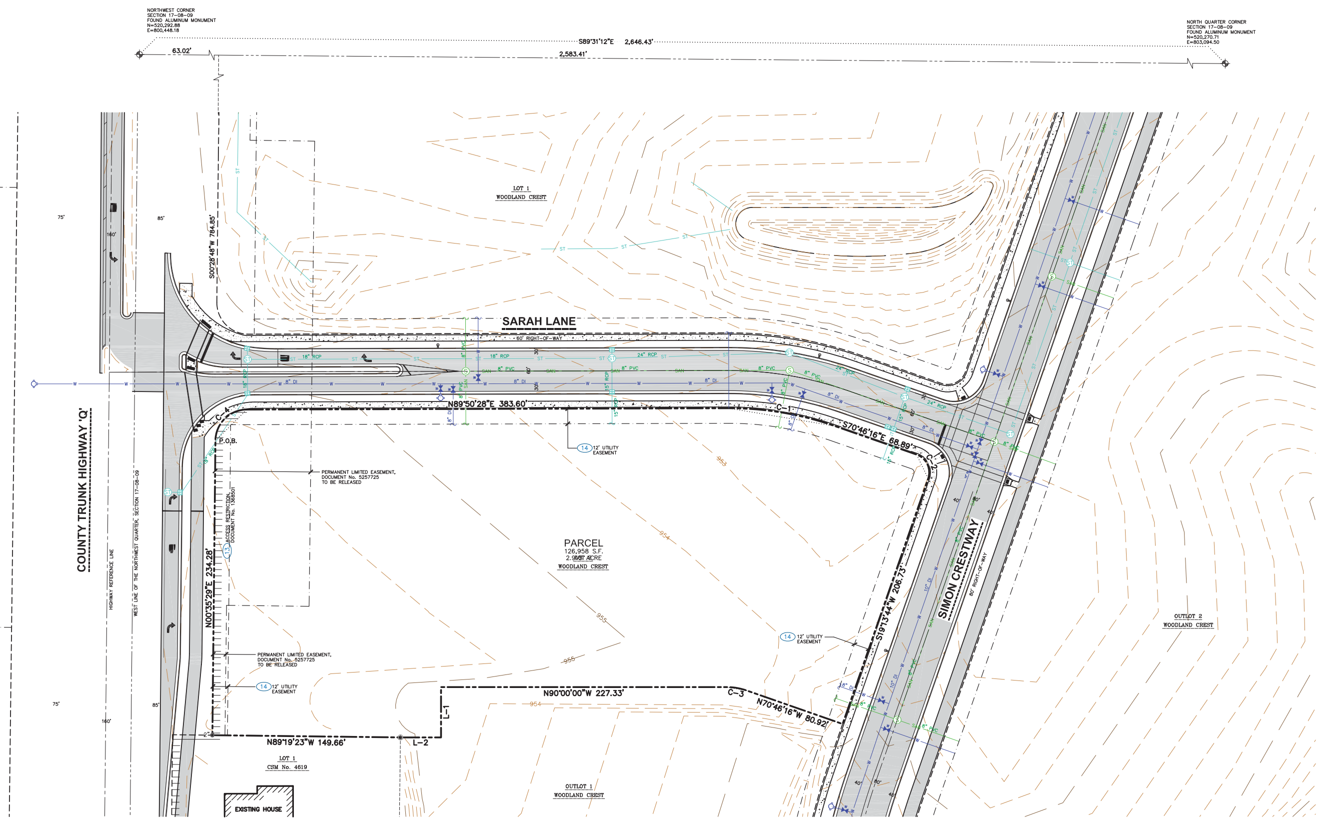
PLAN COMMISSION 12/20/2019

BUILDING PERSPECTIVES

A6.02

ALTA/NSPS LAND TITLE SURVEY

LOT 2, WOODLAND CREST, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 08 NORTH, RANGE 09 EAST, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN



LEGEND

GOVERNMENT CORNER	EASEMENT LINE
2" IRON PIPE FOUND	EDGE OF PAVEMENT
1" IRON PIPE FOUND	CONCRETE CURB & GUTTER
SANITARY MANHOLE	SANITARY SEWER
HYDRANT	WATER LINE
WATER VALVE	STORM SEWER
CURB STOP/SERVICE VALVE	955 INDEX CONTOUR
CURB INLET	954 INTERMEDIATE CONTOUR
PARCEL BOUNDARY	BITUMINOUS PAVEMENT
SECTION LINE	RETAINING WALL
RIGHT-OF-WAY LINE	CONCRETE PAVEMENT
PLATTED LOT LINE	END OF FLAGGED UTILITIES
CENTERLINE	( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
CHORD LINE	

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 02, 2018.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17-08-09, RECORDED AS S89°31'12"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A DISC IN A CONCRETE MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 17, T08N, R09E, ELEVATION = 927.77'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.s 20180505852, 20180503862, 20180503863, 20180503872, 20180503876, 20180503887, 20180503892, 20180503907, 20180503911 AND 20180503951, WITH A START DATE OF FEBRUARY 11, 2018.
6. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   WAUNAKEE UTILITIES
   MG&E
   CHARTER COMMUNICATIONS
   TDS TELECOM-WAUNAKEE
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
8. JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS SHOWN ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
9. SARAH LANE AND SIMON CRESTWAY ARE PROPOSED AS PART OF THE PROPOSED PLAT OF WOODLAND CREST.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP NUMBER 55025C0237H, EFFECTIVE DATE OF SEPTEMBER 17, 2014.

ITEM 6(a) CURRENT ZONING CLASSIFICATION WAS NOT PROVIDED BY THE INSURER.

ITEM 7 NO BUILDINGS OBSERVED ON THIS PARCEL AT THE TIME OF THIS SURVEY.

ITEM 9 THERE ARE NO PARKING SPACES ON THIS SITE AT THE TIME OF THIS SURVEY.

ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-979081-MAD, COMMITMENT DATE: SEPTEMBER 12, 2019 AT 8:00 A.M.)

(13) TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE CHAPTER 30, DANE COUNTY ORDINANCES RECORDED ON JUNE 18, 1973, AS DOCUMENT No. 1368501.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(14) EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON WOODLAND CREST RECORDED JULY 30, 2019, IN VOLUME 61-016B, PAGES 91-92 AS DOCUMENT No. 5508499 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(15) AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED : JULY 30, 2019. PARTIES: VILLAGE OF WAUNAKEE, A WISCONSIN MUNICIPAL CORPORATION, WOODLAND CREST, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND LONE STAR HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY RECORDED AUGUST 01, 2019 INSTRUMENT No.: 5509457

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(16) MATTERS IN A DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS", EXECUTED BY AND BETWWEN WOODLAND CREST PHASE I LAND, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, RECORDED AUGUST 01, 2019 AS DOCUMENT No. 5509460 OF OFFICIAL RECORDS, INCLUDING BUT NOT LIMITED TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS AND CHARGES.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(17) GENERAL DEVELOPMENT PLAN FOR THE WOODLAND CREST DEVELOPMENT, VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN, TO BE ZONED IN THE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT RECORDED AUGUST 01, 2019 AS DOCUMENT No. 5509462.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(18) AGREEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN: DATED: JULY 30, 2019, PARTIES: VILLAGE OF WAUNAKEE, A WISCONSIN MUNICIPAL CORPORATION, WOODLAND CREST, LLC, A WISCONSIN LIMITED LIABILITY COMPANY AND WOODLAND CREST PHASE I LAND, LLC, RECORDED: AUGUST 01, 2019, INSTRUMENT No.: 5509463.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

(19) ANNEXATION ORDINANCE RECORDED AUGUST 09, 2019 AS DOCUMENT No. 5512199.

THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS NOT GRAPHIC IN NATURE, THEREFORE IT IS NOT PLOTTED HEREON.

LEGAL DESCRIPTION (AS FURNISHED)

(FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: NCS-979081-MAD, COMMITMENT DATE: SEPTEMBER 12, 2019 AT 8:00 A.M.)

LOT TWO (2), WOODLAND CREST, RECORDED IN VOLUME 61-016B, PAGES 91-92, DOCUMENT No. 5508499, LOCATED IN THE VILLAGE OF WAUNAKEE, DANE COUNTY, WISCONSIN.

TAX KEY No.: 191/0809-172-2512-1

SURVEYOR'S CERTIFICATE

TO:

i) WOODLAND CREST PHASE I LAND, LLC,
ii) LONE STAR HOLDINGS, LLC,
iii) FORTIFY BANK,
iv) FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 10(a), 11 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

WISCONSIN JOHN KREBS S-1878 McFARLAND, WISCONSIN LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S0°00'00"E	40.02'
L-2	N90°00'00"W	32.30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	85.95'	254.00'	19°23'16"	85.54'	S80°27'54"E
C-2	23.56'	15.00'	90°00'00"	21.21'	S25°46'16"E
C-3	16.11'	48.00'	19°13'44"	16.03'	N80°23'08"W
C-4	38.94'	25.00'	89°14'59"	35.12'	N45°12'58"E

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

north
SCALE IN FEET
40' 0 40'
SCALE 1" = 40'

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17-08-09 BEARS S89°31'12"E.

VICINITY MAP
NOT TO SCALE

File: I:\2019\199350\DWG\Survey\Survey Sheets\199350 ALTA.dwg Layout: ALTA User: jk Plotted: Dec 04, 2019 - 12:47pm Xref's:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
KRAEMER DEVELOPMENT, LLC

CLIENT ADDRESS:
7601 UNIVERSITY AVE., STE. 202
MIDDLETON, WI 53562

PROJECT:
LOT 2, WOODLAND CREST

PROJECT LOCATION:
VILLAGE OF WAUNAKEE
DANE COUNTY, WISCONSIN

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

PLAN MODIFICATIONS:

#	Date:	Description:
1	-	-
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn: JK 12/03/19
Approved: TJB 12/03/19

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 19-9350

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, SEDIMENT TRAP AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. GENERAL

1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE VILLAGE OF WAUNAKEE ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY ------. DATED -----, ----.

1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.

2. ASPHALT PAVING SPECIFICATIONS

2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE. CONSTRUCT ASPHALT SURFACE COURSE WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND THE BASE IS DRY AND THE WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.

2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS

3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.

3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.

3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 96' ON CENTER.

3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.

3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

4. PAVEMENT MARKING SPECIFICATIONS

4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.

4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.

4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
4. ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
5. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
6. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
7. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
8. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
9. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
10. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
11. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND VILLAGE OF WAUNAKEE ORDINANCES.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   * EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   * OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   * VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   * NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   * NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   * COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF WAUNAKEE SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS SUCH THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. STORM SEWER SPECIFICATIONS –

    PIPE – REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

    INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE. NO. 28 OF THE "STANDARD SPECIFICATIONS", OR APPROVED EQUAL WITH A 1'-8" X 2'-6" MAXIMUM OPENING. CURB FRAME & GRATE SHALL BE NEENAH R-3067 WITH TYPE R GRATE, OR EQUAL.

    BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

    FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
13. WATER MAIN SPECIFICATIONS –

    PIPE – DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).

    VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF WAUNAKEE. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

    BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
14. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF WAUNAKEE.

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
15. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE VILLAGE OF WAUNAKEE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.

2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF WAUNAKEE ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

5\. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE VILLAGE OF WAUNAKEE PRIOR TO DEVIATION OF THE APPROVED PLAN.

4\. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

5\. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.

6\. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

7\. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.

8\. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE VILLAGE OF WAUNAKEE.

9\. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.

10\. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."

11\. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

12\. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

13\. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

14\. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

15\. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

16\. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.

17\. STABILIZATION PRACTICES:

17.1. *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

17.2. *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

17.3. *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

17.4. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
* PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
* TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
* HYDRO-MULCHING WITH A TACKIFIER
* GEOTEXTILE EROSION MATTING
* SODDING

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P. 608.848.5060

CLIENT:
KRAEMER DEVELOPMENT

CLIENT ADDRESS:
7601 UNIVERSITY AVE SUITE 202
MIDDLETON, WI 53562

PROJECT:
WOODLAND CREST COMMERCIAL LOT 2

PROJECT LOCATION:
WAUNAKEE, WI
DANE COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

PLAN MODIFICATIONS:

#	Date:	Description:
1	12.20.2019	SIP SUBMITTAL
2	01.21.2020	SIP RESUBMITTAL
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Design/Drawn: ABK/CHG
Approved: KJY/MRH

SHEET TITLE:
NOTES

SHEET NUMBER:
C1.0

JSD PROJECT NO: 19-9350

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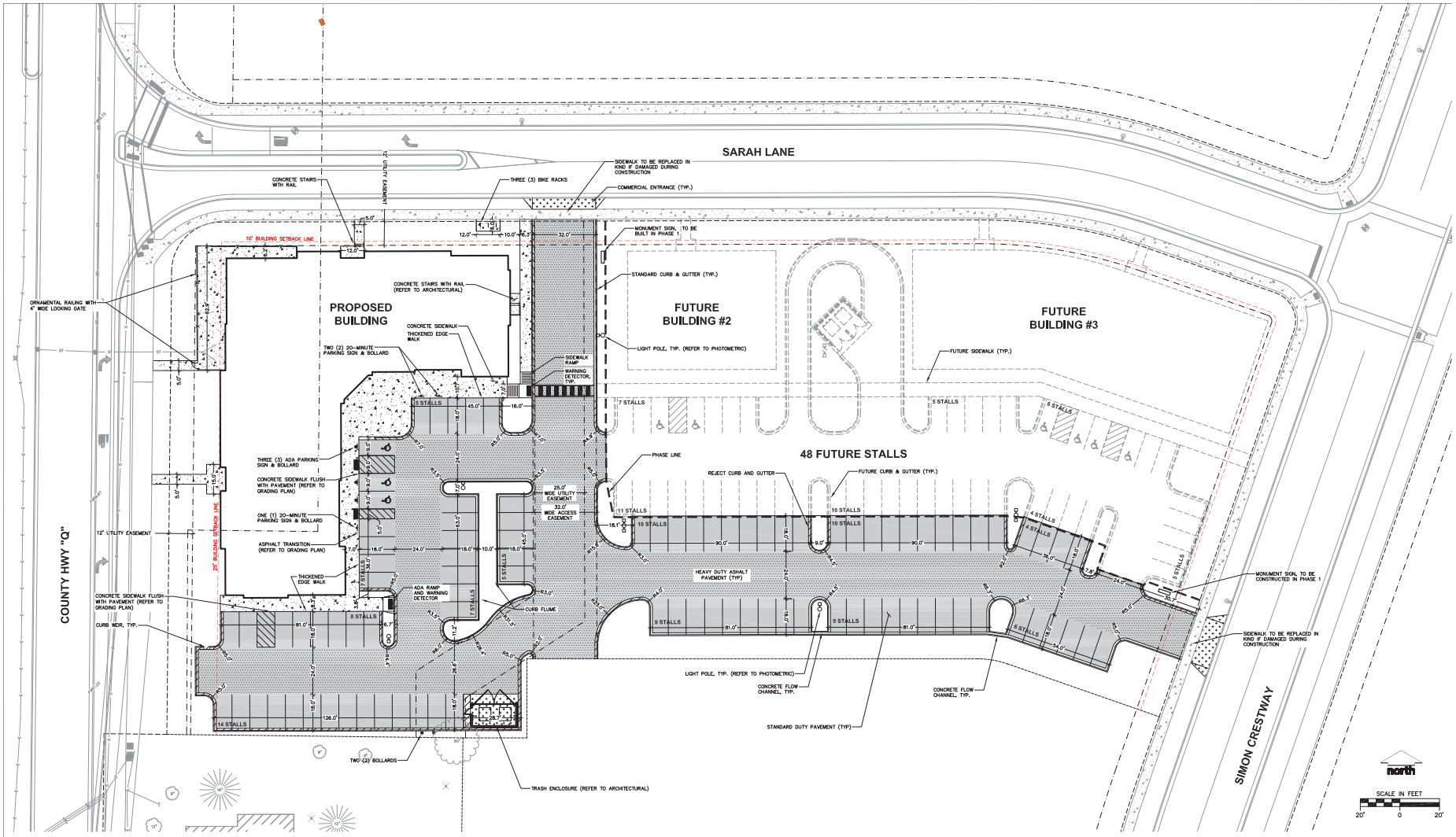

SITE INFORMATION BLOCK

SITE ADDRESS	WOODLAND CREST – LOT 2
PROPERTY ACREAGE	2.915 ACRES
NUMBER OF BUILDING STORIES (PHASE I)	1
NUMBER OF PARKING STALLS	
SURFACE	
LARGE	91
ACCESSIBLE	3
TOTAL SURFACE	94
NUMBER OF BICYCLE STALLS:	6
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	0 SF
EXISTING PERVIOUS SURFACE AREA	126,958 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.0
PROPOSED IMPERVIOUS SURFACE AREA (PHASE I)	60,901 SF
PROPOSED PERVIOUS SURFACE AREA (PHASE I)	66,057 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO (PHASE I)	0.48
PROPOSED IMPERVIOUS SURFACE AREA (FULL BUILD OUT)	98,795 SF
PROPOSED PERVIOUS SURFACE AREA (FULL BUILD OUT)	28,163 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO (FULL BUILD OUT)	0.78

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RAILING
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- BOLLARD AND ADA PARKING SIGN
- BIKE RACK
- BOLLARD WITH SLEEVE

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Design/Drawn: ABK/CHG
Approved: KJY/MRH

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 19-8350

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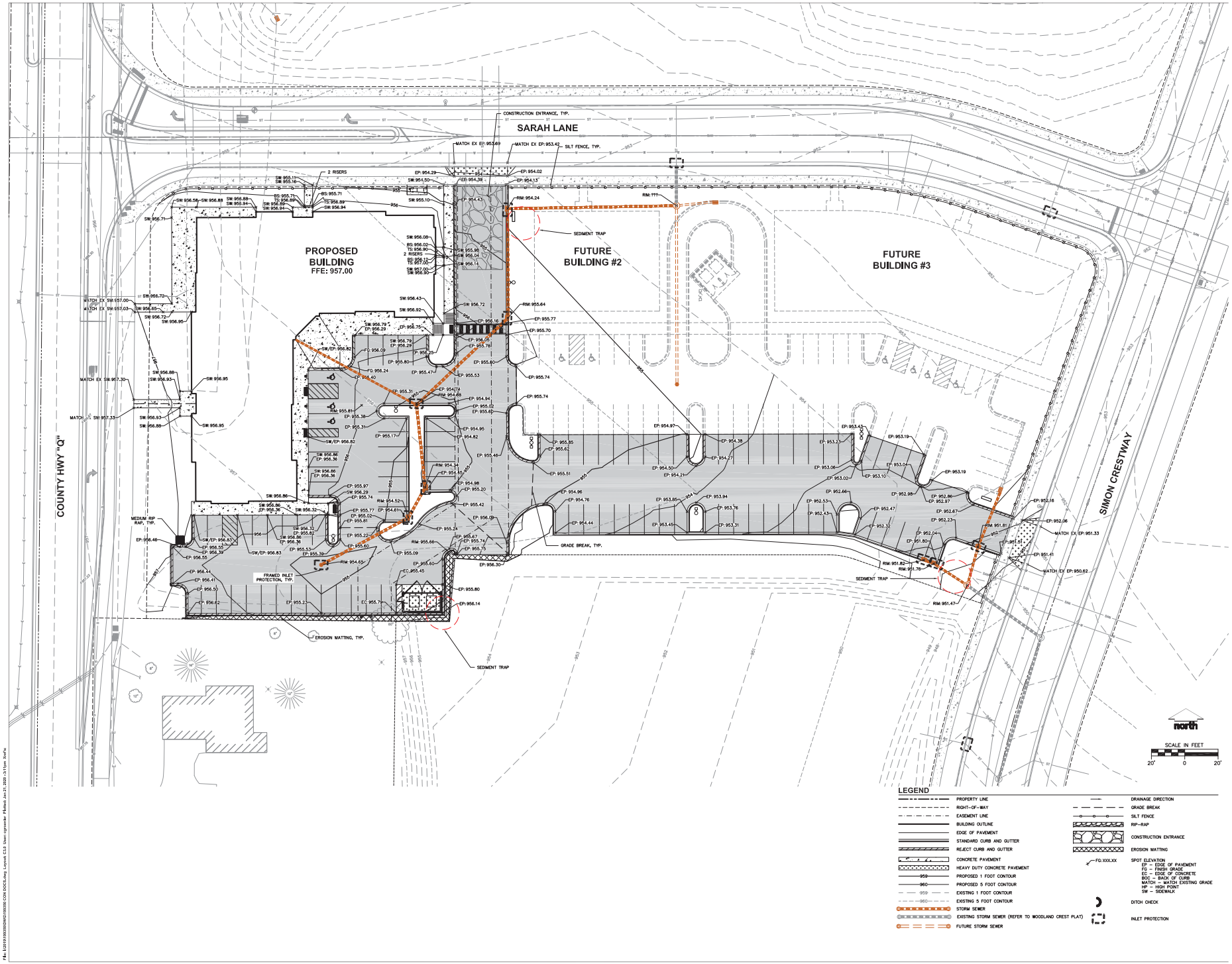

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Design/Drawn: ABK/CHG
Approved: KJY/MRH

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 19-8350

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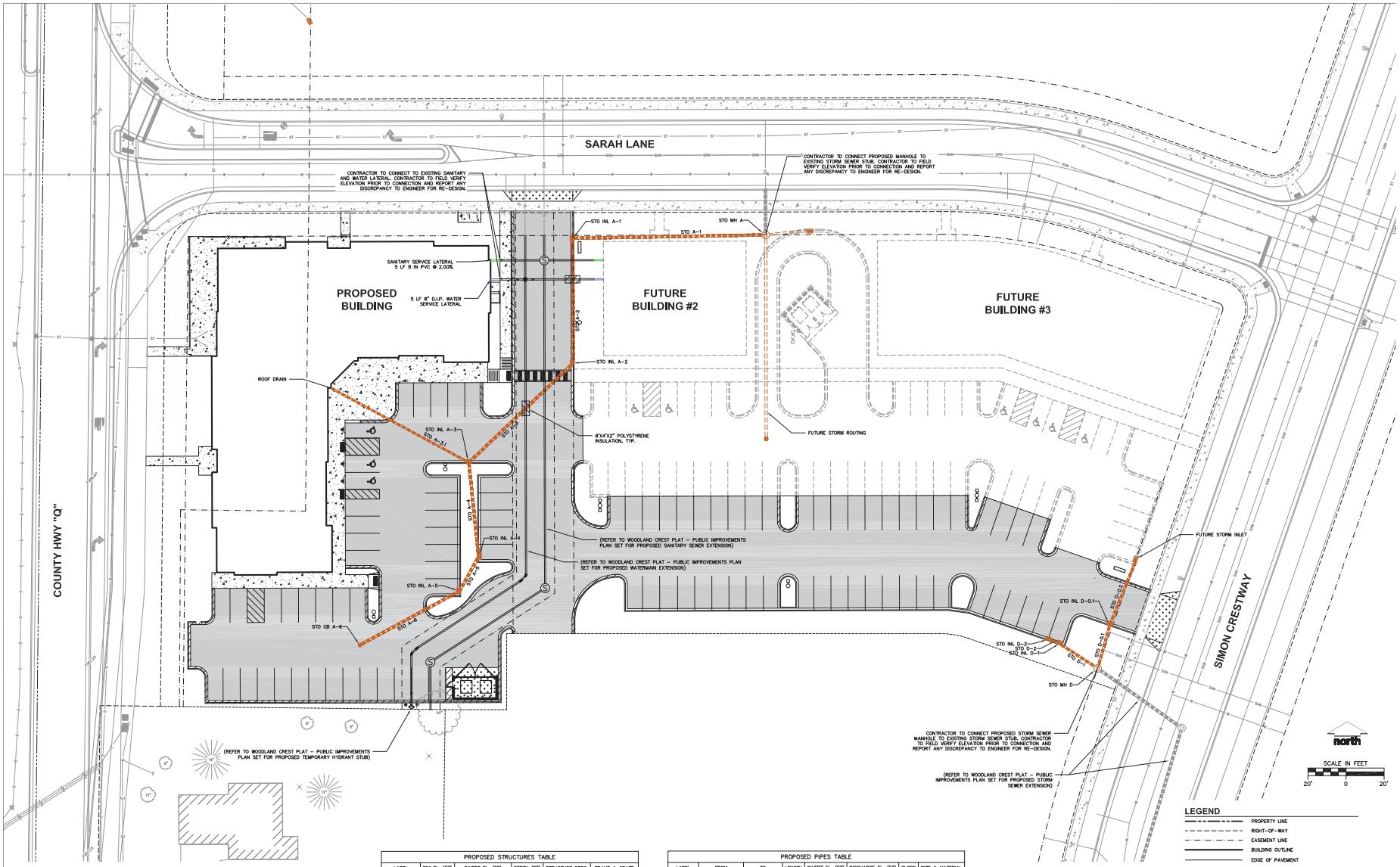

PROPOSED STRUCTURES TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-6	954.65	NE INV: 951.23 (15")	3.4	36 IN MH (FLAT)	R-2050 TYPE D
STO INL A-1	954.24	E INV: 947.88 (15") S INV: 948.38 (15")	6.4	2 x 3 INLET	R-3067 TYPE L
STO INL A-2	955.64	N INV: 948.87 (15") SW INV: 949.37 (15")	6.8	2 x 3 INLET	R-3067 TYPE L
STO INL A-3	954.68	NE INV: 949.94 (15") S INV: 950.04 (15") NW INV: 950.94 (10")	4.7	2 x 3 INLET	R-3067 TYPE L
STO INL A-4	954.34	N INV: 950.19 (15") SW INV: 950.59 (15")	4.2	2 x 3 INLET	R-3067 TYPE L
STO INL A-5	954.52	NE INV: 950.65 (15") SW INV: 951.05 (15")	3.9	2 x 3 INLET	R-3067 TYPE L
STO INL D-0.1	951.81	S INV: 945.73 (12") N INV: 946.73 (12")	6.1	2 x 3 INLET	R-3067 TYPE L
STO INL D-1	951.76	SE INV: 945.73 (12") W INV: 946.73 (12")	6.0	2 x 3 INLET	R-3067 TYPE L
STO INL D-2	951.82	E INV: 946.86 (12")	5.0	2 x 3 INLET	R-3067 TYPE L
STO MH A	955.24	N INV: 947.02 (15") W INV: 947.12 (15") E INV: 947.27 (12") S INV: 949.02 (15")	8.2	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH D	951.47	SE INV: 944.25 (15") NW INV: 945.25 (12") N INV: 945.25 (12")	7.2	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED PIPES TABLE								
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-1	STO INL A-1	STO MH A	101'	947.88	947.12	0.75%	15 IN HDPE (HP)
STO A-2	STO INL A-2	STO INL A-1	66'	948.87	948.38	0.75%	15 IN HDPE (HP)
STO A-3	STO INL A-3	STO INL A-2	76'	949.94	949.37	0.75%	15 IN HDPE (HP)
STO A-3.1	STO ROOF DRAIN	STO INL A-3	82'	952.59	950.94	2.00%	10 IN PVC
STO A-4	STO INL A-4	STO INL A-3	50'	950.19	950.04	0.30%	15 IN HDPE (HP)
STO A-5	STO INL A-5	STO INL A-4	21'	950.65	950.59	0.30%	15 IN HDPE (HP)
STO A-6	STO CB A-6	STO INL A-5	60'	951.23	951.05	0.30%	15 IN HDPE (HP)
STO D-0.1	STO INL D-0.1	STO MH D	24'	945.73	945.25	2.00%	12 IN HDPE (HP)
STO D-0.2	STO INL D-0.2	STO INL D-0.1	37'	947.47	946.73	2.00%	12 IN HDPE (HP)
STO D-1	STO INL D-1	STO MH D	24'	945.73	945.25	2.00%	12 IN HDPE (HP)
STO D-2	STO INL D-2	STO INL D-1	6'	946.86	946.73	2.00%	12 IN HDPE (HP)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- 8'x4'x2" INSULATION (PLAN VIEW)
- SANITARY SEWER (REFER TO WOODLAND CREST PLAT)
- EXISTING WATERMAIN (REFER TO WOODLAND CREST PLAT)
- EXISTING STORM SEWER (REFER TO WOODLAND CREST PLAT)

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Design/Drawn: ABK/CHG
Approved: KJY/MRH

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 19-8350

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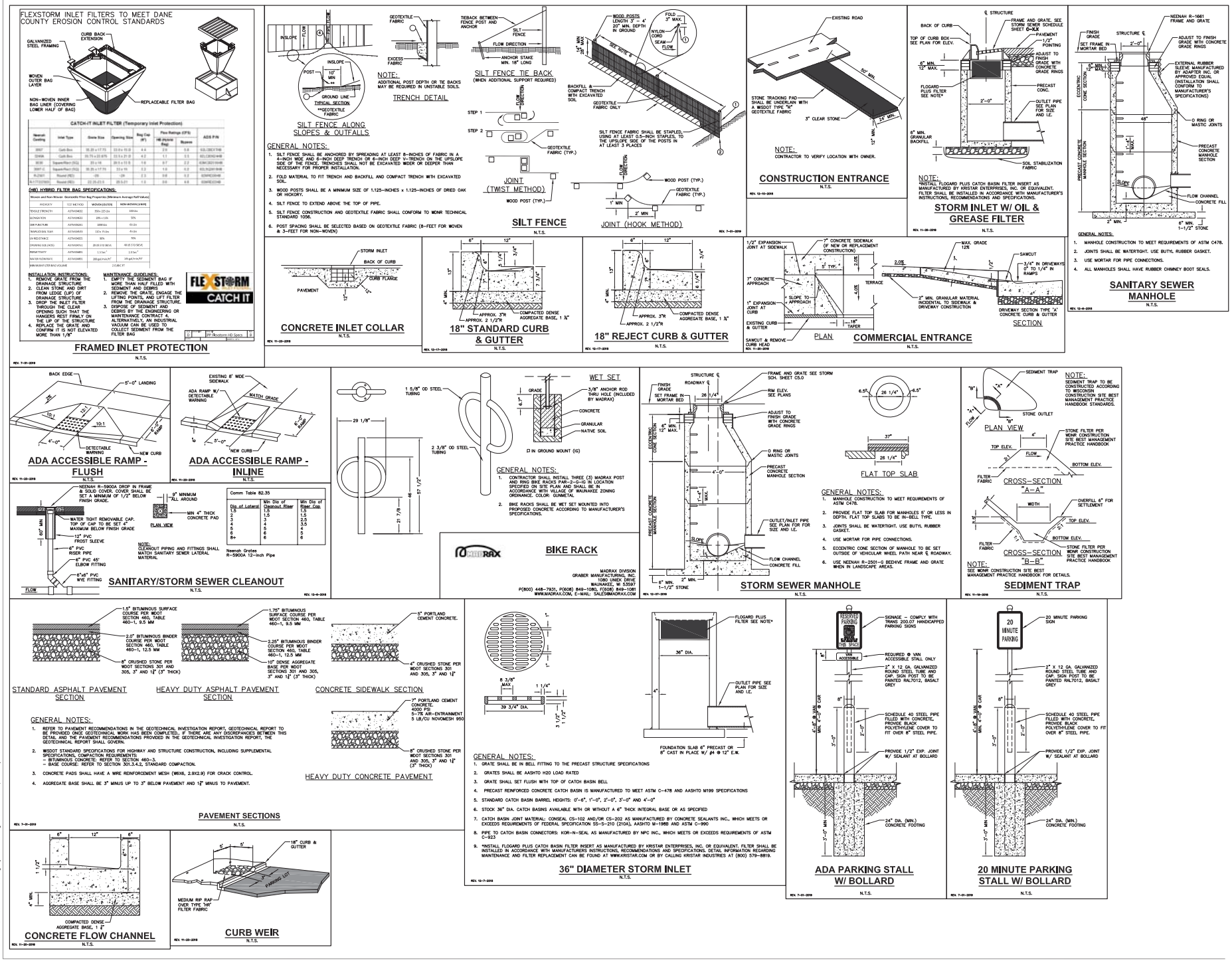
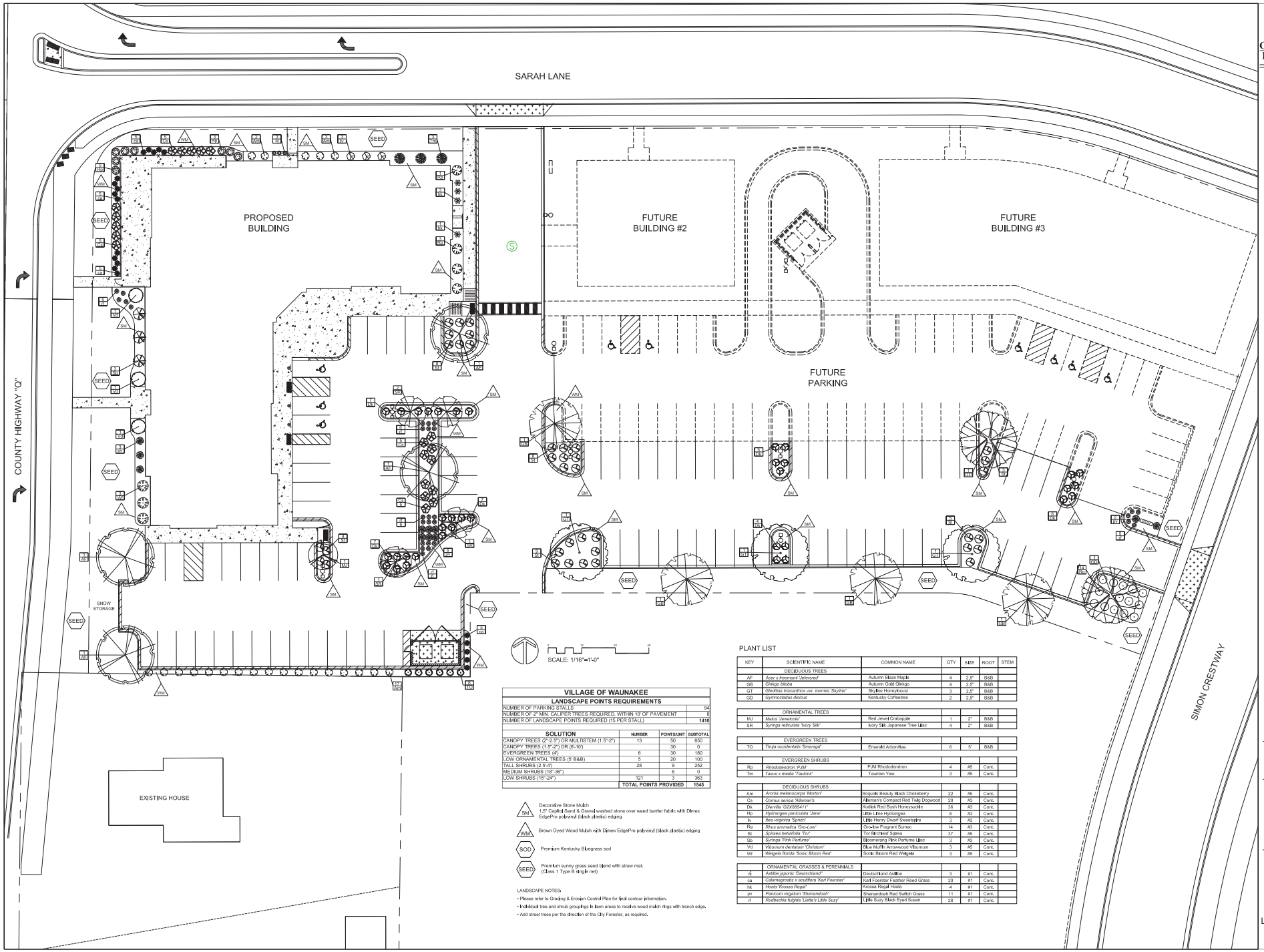

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS
FRAMED INLET PROTECTION
SILT FENCE ALONG SLOPES & OUTFALLS
TRENCH DETAIL
SILT FENCE TIE BACK
JOINT (TWIST METHOD)
JOINT (HOOK METHOD)
SILT FENCE
CONSTRUCTION ENTRANCE
STORM INLET W/ OIL & GREASE FILTER
SANITARY SEWER MANHOLE
CONCRETE INLET COLLAR
18" STANDARD CURB & GUTTER
18" REJECT CURB & GUTTER
PLAN
SECTION
COMMERCIAL ENTRANCE
ADA ACCESSIBLE RAMP - FLUSH
ADA ACCESSIBLE RAMP - INLINE
SANITARY/STORM SEWER CLEANOUT
BIKE RACK
STORM SEWER MANHOLE
FLAT TOP SLAB
PLAN VIEW
CROSS-SECTION "A-A"
CROSS-SECTION "B-B"
SEDIMENT TRAP
STANDARD ASPHALT PAVEMENT SECTION
HEAVY DUTY ASPHALT PAVEMENT SECTION
CONCRETE SIDEWALK SECTION
HEAVY DUTY CONCRETE PAVEMENT
PAVEMENT SECTIONS
CONCRETE FLOW CHANNEL
CURB WEIR
36" DIAMETER STORM INLET
ADA PARKING STALL W/ BOLLARD
20 MINUTE PARKING STALL W/ BOLLARD
JSD Professional Services, Inc.
MADISON REGIONAL OFFICE
P. 608.246.5060
CLIENT: KRAEMER DEVELOPMENT
CLIENT ADDRESS: 7601 UNIVERSITY AVE SUITE 202 MIDDLETON, WI 53562
PROJECT: WOODLAND CREST COMMERCIAL LOT 2
PROJECT LOCATION: WAUNAKEE, WI DANE COUNTY
PRELIMINARY NOT FOR CONSTRUCTION
SHEET TITLE: DETAILS
SHEET NUMBER: C5.0



VILLAGE OF WAUNAKEE			
LANDSCAPE POINTS REQUIREMENTS			
NUMBER OF PARKING STALLS			94
NUMBER OF 2" MIN. CALIPER TREES REQUIRED, WITHIN 10' OF PAVEMENT			8
NUMBER OF LANDSCAPE POINTS REQUIRED (15 PER STALL)			1410
SOLUTION	**NUMBER**	**POINTS/UNIT**	**SUBTOTAL**
CANOPY TREES (2"-2.5") OR MULTISTEM (1.5"-2")	13	50	650
CANOPY TREES (1.5"-2") OR (8'-10')		30	0
EVERGREEN TREES (4')	6	30	180
LOW ORNAMENTAL TREES (5' B&B)	5	20	100
TALL SHRUBS (2.5'-4')	28	9	252
MEDIUM SHRUBS (18"-36")		6	0
LOW SHRUBS (15"-24")	121	3	363
	TOTAL POINTS PROVIDED		**1545**

SM — Decorative Stone Mulch
1.2" Capitol Sand & Gravel washed stone over weed barrier fabric with Dimex EdgePro polyvinyl (black plastic) edging

WM — Brown Dyed Wood Mulch with Dimex EdgePro polyvinyl (black plastic) edging

SOD — Premium Kentucky Bluegrass sod

SEED — Premium sunny grass seed blend with straw mat. (Class 1 Type B single net)

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual tree and shrub groupings in lawn areas to receive wood mulch rings with trench edge.
- Add street trees per the direction of the City Forester, as required.

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	*Acer x freemanii 'Jeferred'*	Autumn Blaze Maple	4	2.5"	B&B	
GB	*Ginkgo biloba*	Autumn Gold Ginkgo	4	2.5"	B&B	
GT	*Gleditsia triacanthos var. inermis 'Skyline'*	Skyline Honeylocust	3	2.5"	B&B	
GD	*Gymnocladus dioicus*	Kentucky Coffeetree	2	2.5"	B&B	
	ORNAMENTAL TREES					
MJ	*Malus 'Jewelcole'*	Red Jewel Crabapple	1	2"	B&B	
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	4	2"	B&B	
	EVERGREEN TREES					
TO	*Thuja occidentalis 'Smaragd'*	Emerald Arborvitae	6	5'	B&B	
	EVERGREEN SHRUBS					
Rp	*Rhododendron 'PJM'*	PJM Rhododendron	4	#5	Cont.	
Tm	*Taxus x media 'Tauntoni'*	Taunton Yew	3	#5	Cont.	
	DECIDUOUS SHRUBS					
Am	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Black Chokeberry	22	#5	Cont.	
Cs	*Cornus sericia 'Alleman's'*	Alleman's Compact Red Twig Dogwood	20	#3	Cont.	
Dk	*Diervilla 'G2X985411'*	Kodiak Red Bush Honeysuckle	38	#3	Cont.	
Hp	*Hydrangea paniculata 'Jane'*	Little Lime Hydrangea	6	#3	Cont.	
Iv	*Ilex verjonia 'Sprich'*	Little Henry Dwarf Sweetspire	3	#3	Cont.	
Rg	*Rhus aromatica 'Gro-Low'*	Gro-low Fragrant Sumac	14	#3	Cont.	
St	*Spiraea betulifolia 'Tor'*	Tor Birchleaf Spirea	37	#5	Cont.	
Sp	*Syringa 'Pink Perfume'*	Bloomerang Pink Perfume Lilac	3	#3	Cont.	
Vd	*Viburnum dentatum 'Chicago'*	Blue Muffin Arrowwood Viburnum	3	#5	Cont.	
Wf	*Weigela florida 'Sonic Bloom Red'*	Sonic Bloom Red Weigela	3	#5	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
aj	*Astilbe japonic 'Deutschland'*	Deutschland Astilbe	3	#1	Cont.	
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	20	#1	Cont.	
hk	*Hosta 'Krossa Regal'*	Krossa Regal Hosta	4	#1	Cont.	
pv	*Panicum virgatum 'Shenandoah'*	Shenandoah Red Switch Grass	11	#1	Cont.	
rf	*Rudbeckia fulgida 'Liette's Little Suzy'*	Little Suzy Black Eyed Susan	28	#1	Cont.	

OLSON TOON LANDSCAPING

3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-8401
FAX: (608) 827-8402
WEB: www.olsontoon.com

WOODLAND CREST DEVELOPMENT

County Highway "Q" and Sarah Lane
Waunakee, Wisconsin

Date: 2019.12.20
Scale: 1/16"=1'-0"
Designer: BNF

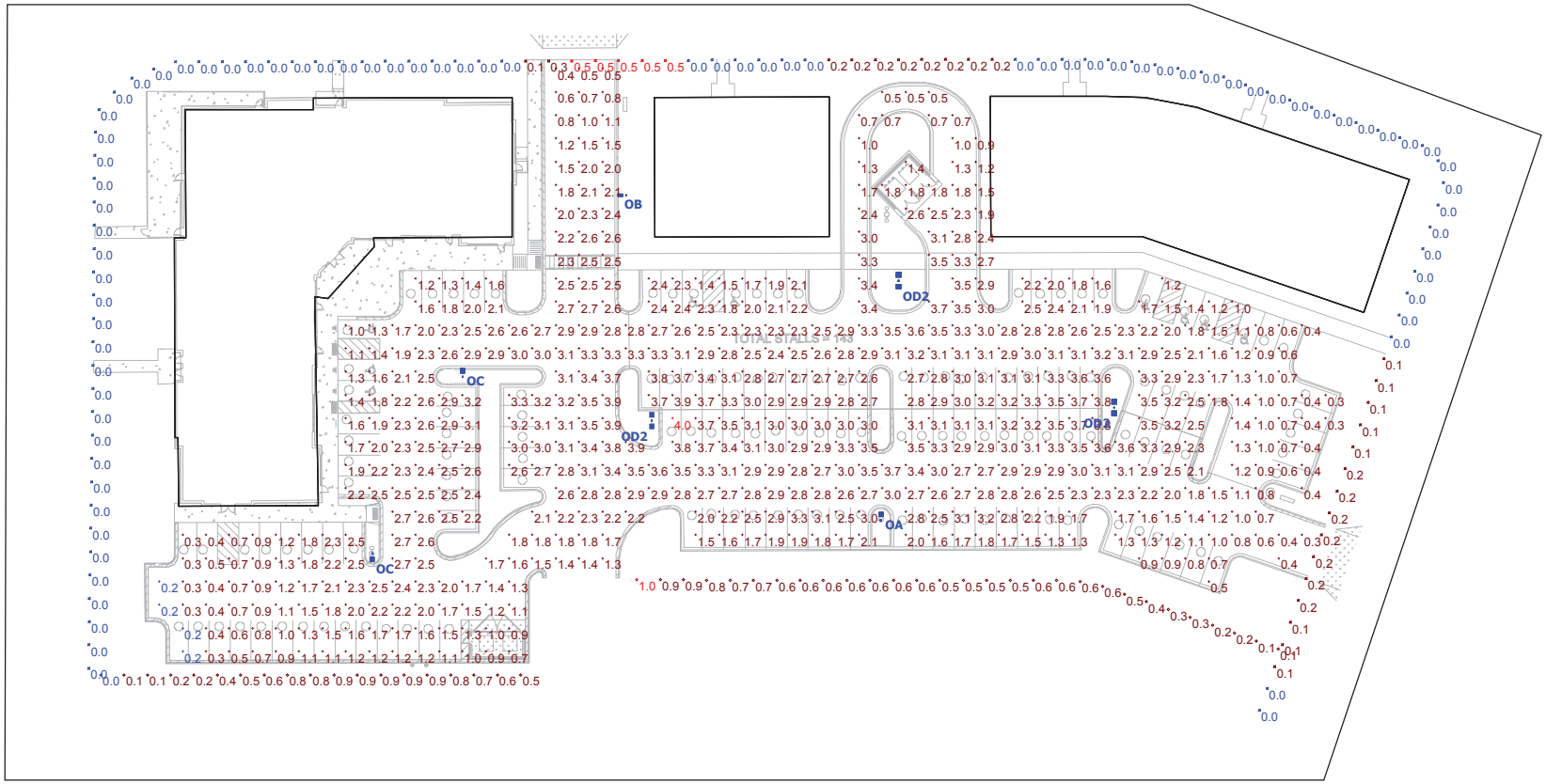
Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

2020.01.21

LANDSCAPE PLAN

Reference Name:
Kraemer Development



Plan View

Scale - 1" = 25ft

Schedule				
Symbol	Label	Quantity	Manufacturer	Catalog Number
	OA	1	COOPER McGRAW-EDISON	GLEON
	OB	1	COOPER McGRAW-EDISON	GLEON
	OC	2	COOPER McGRAW-EDISON	GLEON
	OD2	3	COOPER McGRAW-EDISON	GLEON

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FUTURE PROPERTY LINE	◇	0.6 fc	1.0 fc	0.0 fc	N/A	N/A
PARKING LOT	+	2.2 fc	4.0 fc	0.2 fc	20.0:1	11.0:1
PUBLIC PROPERTY LINE	×	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

CRESCENT ELECTRIC SUPPLY COMPANY

WOODLAND CREST
SITE PHOTOMETRIC

Designer
TJB
Date
12/13/2019
Scale
Not to Scale
Drawing No.
Summary

1 of 2

WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 02/11/2020

ITEM: NEW BUSINESS

TITLE: Initial Consultation, Rezone (County R-1 to Village R-1) to Adjust Rear Setback for Addition, Budeau, 6091 Imperial Drive, Town of Westport

ISSUE SUMMARY: The owners wish to add on to the back of their lot along Imperial, that backs up to an open field. They are currently at, if not inside, the rear set back for the County R-1 classification in place on the property (50 feet). They would like to add on to the house by about 18.5 feet, which would require a rezone to Village R-1. This would provide for a 30 foot set back, and allow them to construct what they desire. Remember that this area is in the Waunakee ETZ so the County R-1 classification is seen as temporary to allow for a rezone to Village R-1. The map indicates also that their lot is somewhat odd shaped due to being at an intersection, The Budeas indicate the neighbors do not object, but we would probably want something in writing with their application should they proceed. This change is consistent with our comprehensive plan in that we are trying to move these areas to their ultimate zoning classification and not a temporary one. In the past you have allowed this with odd shaped lots and where there is no objection. The remaining set backs should stay the same also as you have done in other similar situations.

Finally note that their plat of survey shows the addition would be inside a 30 foot setback. That should be ferreted out at the meeting since that would not be allowed with this classification. Also note that all of the other houses in the neighborhood from the aerial photo are at the 50 foot setback. You can get an idea of how this might look with the addition. They may have room on the southwest side yard to add as an alternative to a rezone.

STAFF RECOMMENDATION: None

RECOMMENDED MOTION: No action necessary.

ATTACHMENT(S): Letter from the applicant.

Application for Rezoning

Applicants: Jim and Brenda Budeau

Property Address: 6091 Imperial Drive, Waunakee, WI 53597

Subdivision: River View Garden Estates

Date: 1/15/20

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

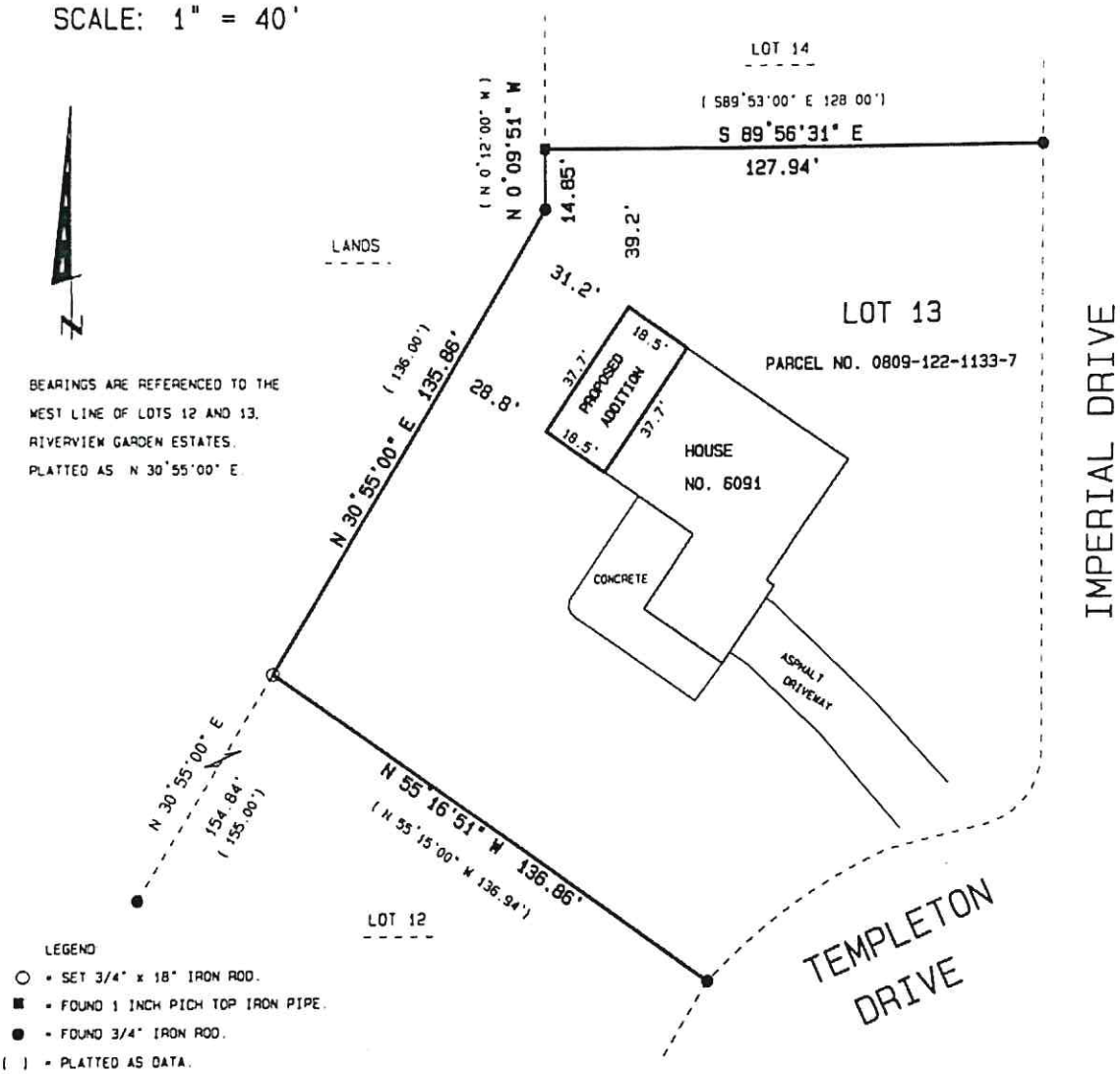
We are applying for the rezoning of our property for a desired 18'x37' addition to the back of our house. Our desired addition would be to extend the back portion (west side face) of our home approximately 18'. The current back face of our house to the back property line is approximately 50' (see provided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

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

Sincerely,
Jim and Brenda

PLAT OF SURVEY

SCALE: 1" = 40'



LEGEND

- ○ = SET 3/4" x 18" IRON ROD.
- ■ = FOUND 1 INCH PICH TOP IRON PIPE.
- ● = FOUND 3/4" IRON ROD.
- ( ) = PLATTED AS DATA.

DESCRIPTION:

SURVEY OF THE NORTH, SOUTH AND WEST LINES OF LOT 13, RIVERVIEW GARDEN ESTATES, LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T8N, R9E, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

SURVEYED FOR:
JIM BUDEAU
6091 IMPERIAL DRIVE
WAUNAKEE, WI 53597

NOTES:

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands if present have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.

SURVEYOR'S CERTIFICATE:

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

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

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

WISCONSIN
KEVIN M. RADEL
S-1852
WAUNAKEE, WI
LAND SURVEYOR

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

Job No. 20R-02

WAUNAKEE/WESTPORT JOINT PLAN COMMISSION SUMMARY SHEET

MEETING DATE: 02/11/2020

ITEM: NEW BUSINESS

TITLE: Initial Consultation, Land Division and Rezone, Naparella, 5531 Sunset Trail, Town of Westport

ISSUE SUMMARY: The Naparellas own property along Sunset that they would like to split in half. This would make their lot consistent with the size of the almost all lots up and down both sides of Sunset. We have split other lots on this side of Sunset to accomplish this in years past. Note that this lot as it currently exists matches up in size with the lot behind it on Woodland Drive. Also it is the same size as a corresponding bookend lot at the south end of Sunset and Mary Lake. Their proposal would create two 3/4 acre lots, again consistent with most of the lots in the Mary Lake neighborhood. We do not know how the neighbors feel about this. The lot is zoned County R-2. If you allow the split we could simply keep that classification on both lots since the entire area here is zoned County R-2. This would provide for consistency frankly, even though maintaining a temporary classification. If you did wish to rezone to a Village Classification since our Code does consider that proper in the Village ETZ area, we could come up with a proper classification, probably Village R-1 but keep the County R-2 set backs.

STAFF RECOMMENDATION: None

RECOMMENDED MOTION: No action necessary.

ATTACHMENT(S): Letter from applicant

Lot Division Proposal

5531 Sunset Trail

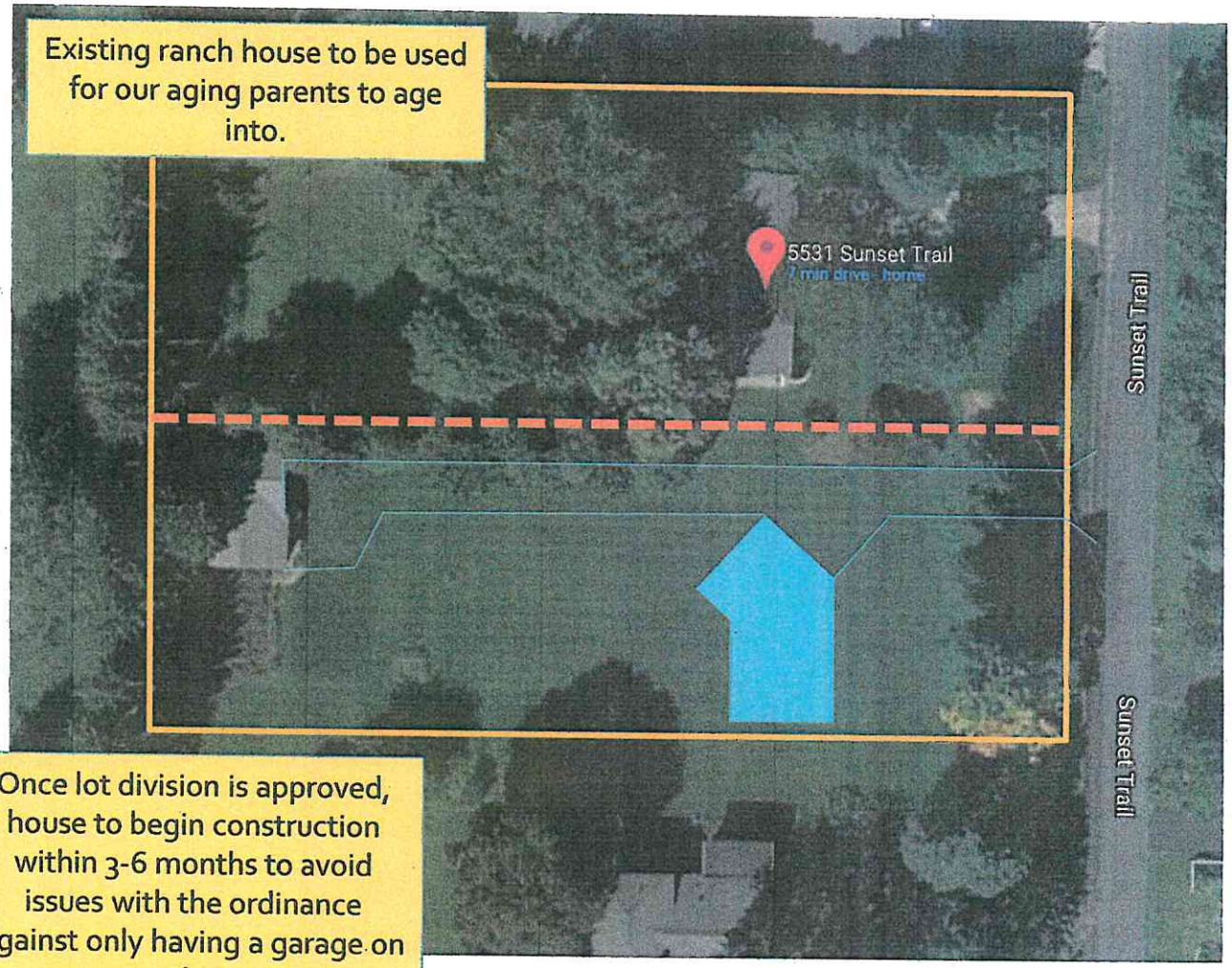
Parcel: 080921190709

Tina & Gary Napralla – 608-345-4506

Gary Napralle 608 212 1857
TINA Naprelle 608 345-4506
203 Kingston Way
WAUNAKEE

5531 Sunset Trail

Proposed new house location

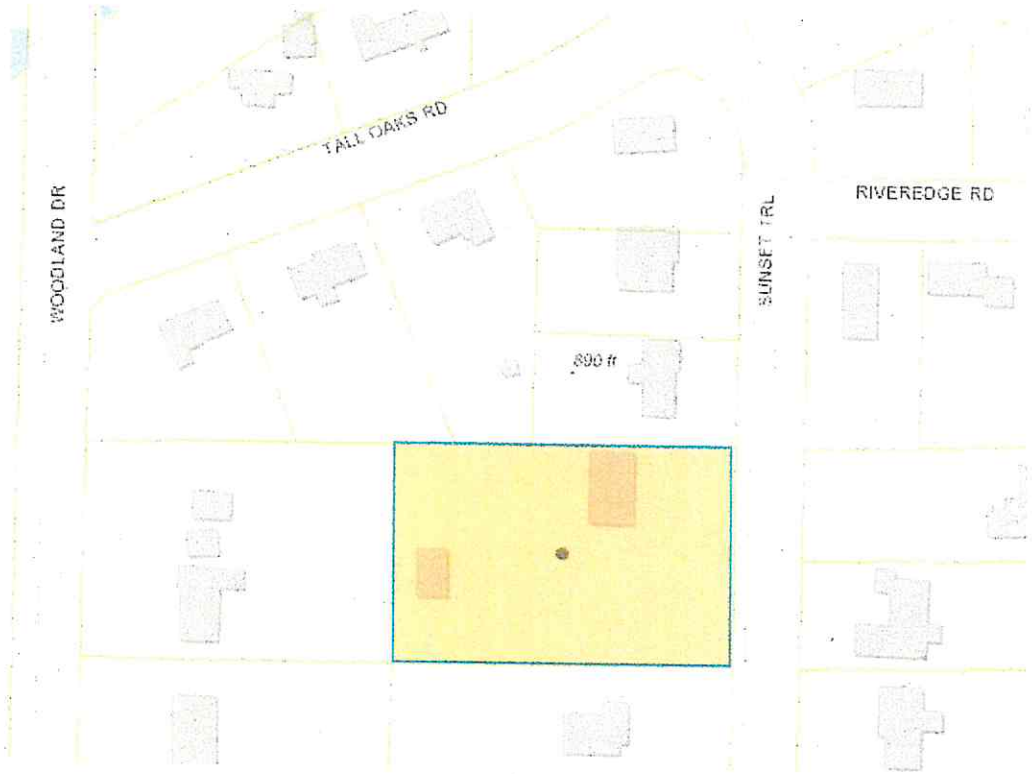


5531 Sunset Trail

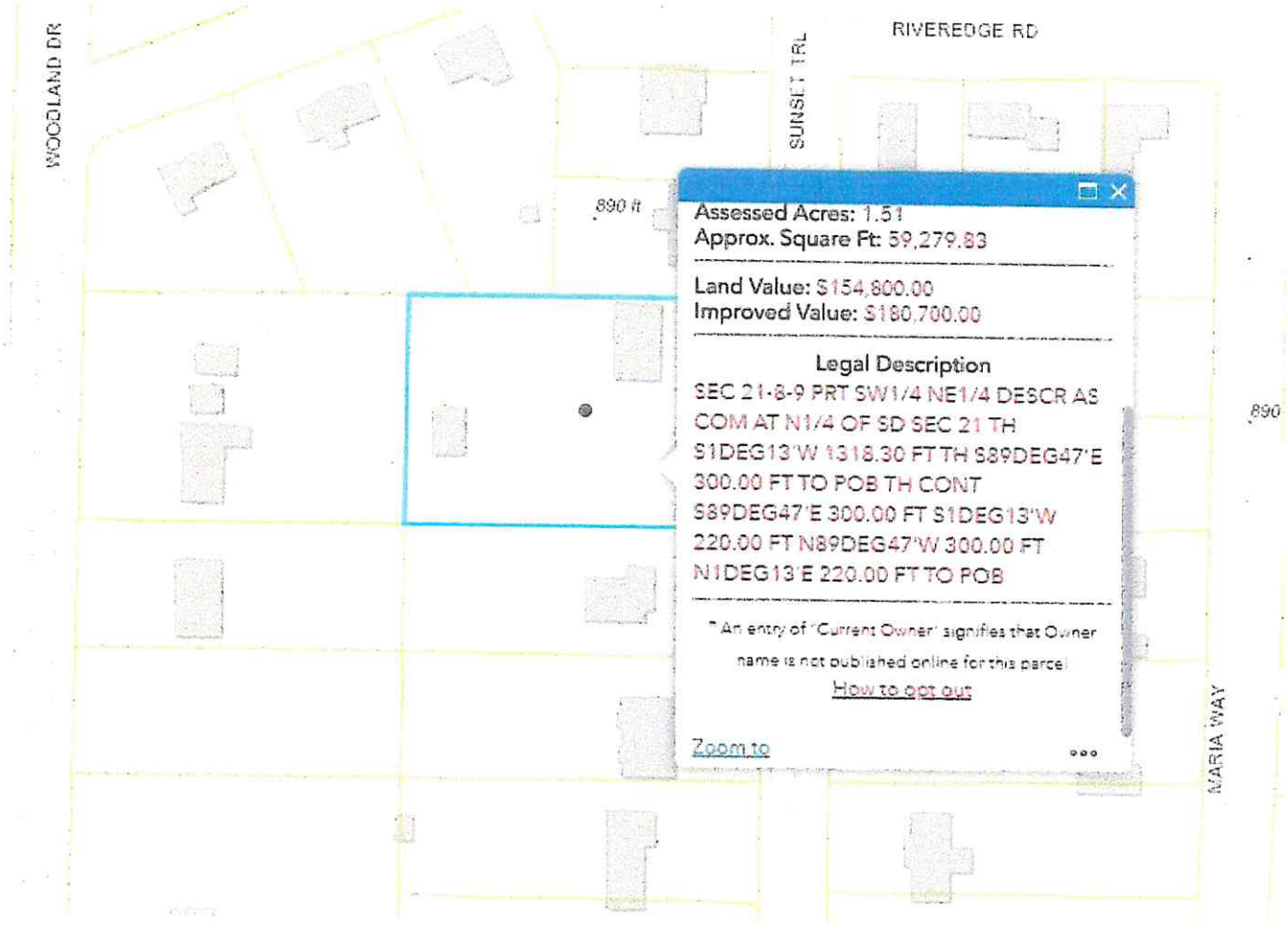
Proposed new lot boundary

Divide lot into two equal portions while meeting the lot setback requirements for the existing house and 3 car garage

5531 Sunset Trail
Map View



5531 Sunset Trail Legal Description



Town of Westport GIS

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

SCALE: 1 = 376'

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

Print Date: 1/22/2020