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**VILLAGE OF WAUNAKEE  
TOWN OF WESTPORT JOINT PLAN COMMISSION  
5387 Mary Lake Rd., Town of Westport  
April 14, 2015 - 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, John Van Dinter, Dean Grosskopf, Pat McGowan, Brad Zeman, Bill Pellino**

**MINUTES**

- 1. March 10, 2015**

**PUBLIC COMMENT**

**PUBLIC HEARING**

- 1. Discuss and Take Action on a Request by the Waunakee School District for a Site Plan and Rezone from A1-Ex to G-1 at 6265 Woodland Drive, Town of Westport**
- 2. Discussion / Action on a Request by South WI District of the Lutheran Church-Missouri Synod to rezone Lot 1 of CSM 11771 from G-1 to A1-Ex with a Conditional Use Permit to allow for a single-family residence and outbuilding on Woodland Drive, Town of Westport.**

**NEW BUSINESS**

- 1. Initial Consultation for Drumlin Ridge Farm Vineyards LLC, River Road, 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,**



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**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.**

**VILLAGE OF WAUNAKEE BOARD AND PLAN COMMISSION MEETING  
TOWN OF WESTPORT BOARD AND PLAN COMMISSION MEETING**

**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 May 12, 2015.***



Village of Waunakee and Town of Westport

## ***Joint Plan Commission***

A regular meeting of the Waunakee/Westport Joint Plan Commission was held Tuesday, March 10, 2015, 6:00 p.m. at the Town of Westport Community Room, 5387 Mary Lake Road, Town of Westport.

### **CALL TO ORDER**

The meeting was called to order at 6:02 p.m.

Members Present: John Van Dinter, Dean Grosskopf, Pat McGowan, Brad Zeman & Bill Pellino.

Members Absent: Ken Sipsma

Also Present: Kevin Even, Tom Wilson, Tracy Meinholz, Dave Glusick, Tom Bunbury, Phil Simon, Mary Binkley, Peg Whiteside, Amanda Raabe, Guy Kitchell, David Callahan, Jeff Beutel, Mary Deininger, Scott Kammer, Scott Bavery, Brad Robinson, Michelle Moeller, Scott Harrod, Matt Prescott, Eric Nordeen, Bob Richardson.

### **APPROVAL OF MINUTES**

Motion Van Dinter, second Zeman, to approve the minutes from the January 13, 2015 Joint Plan Commission meeting. Motion carried.

### **PUBLIC COMMENT**

None

*Dean Grosskopf arrived at 6:11 p.m.*

### **PUBLIC HEARING & DISCUSSION / ACTION**

A REQUEST BY GUY KITCHELL FOR AN AMENDMENT TO THE DEED RESTRICTIONS TO ALLOW FOR A HAUNTED HOUSE AT 5305 CTH M, TOWN OF WESTPORT, AND DESIGN REVIEW

The public hearing was opened at 6:04 p.m. There were no comments from the public. The public hearing was closed at 6:05 p.m. Mr. Wilson went over the conditions outlined in Town Resolution 15-02 approved by the Town of Westport. Motion Pellino, second Van Dinter, to recommend Village Board approval of lifting the restrictions on the property as recommended by the Town

## ITEM #1.



Board in Resolution 15-02. Motion carried.

### CERTIFIED SURVEY MAP AND REZONE FOR PEG WHITESIDE AT 5147 BONG ROAD, VILLAGE OF WAUNAKEE

The public hearing was opened at 6:12 p.m. No one present wished to speak. The public hearing was closed at 6:14 p.m. Motion Grosskopf, second Zeman, to recommend approval of the certified survey map and rezone from A-1 to CR-5ac and A1-Ex, to the Village Board with standard Town conditions. Motion carried.

### DISCUSS AND TAKE ACTION ON FINAL PLAT FOR SECOND ADDITION TO CARRIAGE RIDGE, TOWN OF WESTPORT

The public hearing was opened at 6:18 p.m. Dave Galousek presented the final plat. Jeff Beutel asked for clarification on where the parks and trails were going. Mary Deininger asked about fencing along equestrian/pedestrian trails. Dave Callahan had questions about drainage, and if there would be blasting. Bob Norse questioned where stop signs were going. Bob Richardson stated that there were some trees in poor shape along the edge of his property that needed to be removed. Scott Harrod had a question on the proposed erosion control. The public hearing was closed at 7:00 p.m. Motion Grosskopf, second Pellino, to recommend approval of the Carriage Ridge Second Addition final plat to the Village and Town Boards conditioned upon 1) lighting as approved by Waunakee Utilities and Town Plan Commission 2) installation of a 3 way stop at Polo Ridge with future stop signs installed as needed 3) final approval of parkland dedication. Motion carried.

## NEW BUSINESS

### REVISED SIGN REQUEST FOR FIRST CHOICE DENTAL

Motion Van Dinter, second Pellino, to approve the sign as submitted subject to it meeting the dimensional requirements of the code. Motion carried.

### INITIAL CONSULTATION CONCORDIA PROPERTY WOODLAND DRIVE

Town Plan Commission advised that a conditional use permit would be preferable to a rezone. The JPC members agreed and directed applicant to come back with formal submittal.

### PEACEFUL VALLEY PARKWAY DISCUSSION

Dean Grosskopf asked for this agenda item. He raised concerns with the size of the roadway, speed limits and stop signs. The Commission took no action.





**ADJOURN**

Motion Van Dinter, second Pellino, to adjourn the meeting at 7:31 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: \_\_\_\_\_

**ITEM #1.**

Village of Waunakee  
Planning/Zoning Department  
500 W. Main Street  
Waunakee, WI 53597  
Phone (608) 850-8500  
Fax (608) 849-5628

**Rezoning Application**

1. LOCATION OF PROPERTY 6265 WOODLAND DRIVE WAUNAKEE, WI 53597
2. LEGAL DESCRIPTION BEING THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.  
(METES & BOUNDS OR PLAT & LOT)
3. ZONING CHANGE : FROM A-1EZ TO G-1
4. PROPOSED USE OF PROPERTY PUBLIC SCHOOL

ATTACH 40 COPIES OF A SITE PLAN (10 FULL/30 11X17) SHOWING ANY PROPOSED LAND DIVISIONS, PLUS VEHICULAR ACCESS POINTS AND THE LOCATION AND SIZE OF ALL EXISTING AND PROPOSED STRUCTURES AND PARKING AREAS.

5. TYPE OF RESIDENTIAL DEVELOPMENT (IF APPLICABLE) N/A  
TOTAL DWELLING UNITS PROPOSED N/A NO. OF PARKING STALLS N/A  
  
TYPE OF NON-RESIDENTIAL DEVELOPMENT (IF APPLICABLE) PUBLIC SCHOOL  
TOTAL TENANTS PROPOSED N/A NO. OF PARKING STALLS 134
6. CURRENT OWNER OF PROPERTY: WAUNAKEE COMMUNITY SCHOOL DISTRICT  
MAILING ADDRESS: 905 BETHEL CIRCLE WAUNAKEE, WI 53597-1637  
PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_
7. CONTACT PERSON: STEVE SUMMERS  
MAILING ADDRESS: 905 BETHEL CIRCLE WAUNAKEE, WI 53597-1637  
PHONE: (608) 849-2012 EMAIL: ssummers@waunakee.k12.wi.us

THE UNDERSIGNED CERTIFIES THAT HE/SHE HAS FAMILIARIZED HIMSELF/HERSELF WITH THE STATE AND LOCAL CODES AND PROCEDURES PERTAINING TO THIS APPLICATION. THE UNDERSIGNED FURTHER HEREBY CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT.

SIGNED:   
(OWNER OR OWNER'S AUTHORIZED AGENT'S SIGNITURE)

FOR VILLAGE USE ONLY:

DATE RECEIVED: \_\_\_\_\_  
RECIEPT NUMBER: \_\_\_\_\_

FEE PAID: \$ 345.00

## **Petition Request for Rezoning**

**Property Address:** 6265 Woodland Drive  
Waunakee, WI 53597

**Site Legal Description:** BEING THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

**Owner:** Waunakee Community School District  
905 Bethel Circle  
Waunakee, WI 53597-1637

**Architect:** Eppstein Uhen Architects, Inc.  
333 East Chicago Street  
Milwaukee, WI 53202

**Civil:** Point Of Beginning  
5709 Windy Drive  
Suite D  
Stevens Point, WI 54482

### **Basis for Rezoning Request**

The property at 6265 Woodland Drive has been owned by the District for several years, and was purchased with the intent of developing future school sites as population trends and needs for expanded facilities were needed. In November 2014 constituents of the Waunakee Community School District voted to approve two separate referendum questions to address student enrollment growth and identified facilities/operational needs. The approved scope of work includes the first phase of a master planned development for this site. The 40 acre property is close to the constituent population it serves, has good transportation access via Woodland Drive, and provides ample space for facility expansion not available in more developed areas of the district.

The property is presently zoned A - 1EZ. In order to develop the site for school use, the property must be rezoned to G-1 to meet with compliance requirements of the Zoning Ordinance.

### **Proposed Use and Development Information**

The initial phase of development consists of a new Intermediate School and associated site improvements. The present population of 5<sup>th</sup> and 6<sup>th</sup> grade students in the combined Intermediate/Heritage Elementary School building at 303 South Street will be transferred to the new Intermediate School upon the project's completion.

The scope of the project consists of a new two story Intermediate School building designed for a capacity of 700 students and associated site improvements. The building instructional support spaces, mechanical equipment areas, toilet rooms/fixtures, cafeteria, gym, and outdoor activity areas are planned for an optimum student capacity added by a future expansion of the building.

# ITEM #1.

The site will be re-graded and developed to provide the following.

1. New site and building utility infrastructure.
2. Storm Water Management features.
3. Vehicular access from Woodland Drive.
4. Site drives for vehicular circulation and parking areas.
5. Paved and natural turf play areas.
6. Landscaping, both plantings and hardscape features.
7. Natural turf practice and competition athletic fields.

The proposed site utility infrastructure and Storm Water management design are sized to accommodate all projected increased capacity loads and ultimate projected pervious/impervious outdoor areas calculated for implementation of future master plan projects. The project specific site improvements associated with each future phase of work will be implemented as they come on line. The proposed site grading design provides building pad areas for a future Intermediate School addition at its planned location. The building pad for a future new Middle School building will be graded and developed at a later date. The initial phase of development for the new Intermediate School project is submitted herein.

Additional phases of development are planned for future implementation as needed over a period of five to ten years after completion/occupancy of the initial Intermediate School project.

The next phase of the site master plan development is an addition to the new Intermediate School building. It will provide additional classrooms and other instructional area capacity to serve an additional 125 students. The total final capacity of the expanded Intermediate School Building is planned for 825 students. The first phase building instructional support spaces, mechanical equipment areas, toilet rooms/fixtures, cafeteria, gym, and outdoor activity areas are planned for the optimum 825 student capacity use.

The final phase of the site master plan is the construction of a new District Middle School. An area north and east of the Intermediate School building is reserved for the development of an 825 student Middle School building with associated site improvements.

## **New Building Information**

The proposed new Intermediate School building is primarily a two story structure with an integrated single story component. The single story section includes the Gymnasium, cafeteria, music rooms, and building support areas. The two story section is the primary building element, and is articulated to break-up the building's mass and express the instructional areas within. Areas included are all classroom and associated instruction spaces, instructional support and resource areas, the Library, Art Rooms, and the Administrative Office and Student support areas.

Building materials selected for the building exterior reflect and interpret the contextual cues Waunakee's agricultural heritage holds, recognizing the mix of old and new throughout the community. The building's horizontal form recalls elements of earlier prairie forms, and is grounded with a base of brick and masonry materials. Glass is abundant with glazed window and wall areas designed to optimize natural lighting strategies within the building, and to provide views of the surrounding countryside for the building occupants. The glazed wall sections are complimented by alternating panel areas of metal and reinforced cement composite panels. The Color palette for the face brick and wall panels are subdued natural hues, with deeper accents at roof lines and feature walls. Mechanical equipment is fully enclosed in a rooftop penthouse, with a

minimal number of exposed exhaust fan caps and small package environmental control units out of view on the roofs.

### **Site Design Information**

The traffic flow through the proposed site is designed to provide separation between buses and parents dropping students off and picking them up. A bus loop is located at the east/southeast side of the new building, for ease of entering and exiting the site without conflict of other traffic. The parent drop off is located at the front of the building near the main entrance (north side facing Woodland Drive), and a parking lot is provided north of the drop off for staff and visitors. A "loop connection" is provided for fire truck accessibility to the complete perimeter of the building. A depressed sidewalk, at the west end of the bus loop, will complete the loop and provide a means for a fire truck access from the bus loop to the paved playground surface.

The new building will be served by sanitary sewer and water from Waunakee utilities. A 10" sanitary sewer main will be extended into the site, from Aldora Lane at Woodland Drive, for serving the proposed Intermediate School, and potentially serving the future Middle School. An 8" water line will be extended into the site from Woodland Drive, and will provide service to the New Intermediate and future Middle School. Additionally, there will be multiple hydrants proposed off of this line for Fire Protection purposes.

#### **New Building Area – Phase One**

First Floor: 102,796 SF

Second Floor: 46,901 SF

Rooftop Equipment Penthouse: 2,814 SF

**Total Building Area: 152,512 SF**

#### **Total Site Area (New Intermediate Only):**

Total Site = 40 acres

Impervious Area = 102,796 SF Building + 383,379 SF Pavement & Sidewalk = 486,175 SF Total impervious.

Pervious Area = 1,256,225 SF

#### **Storm Water Management:**

The project will consist of over one acre of land disturbance, resulting in the necessity to obtain a Notice of Intent permit from the Wisconsin DNR. The project will incorporate a series of storm sewer catch basins and a network of storm sewer that will convey storm water runoff into the proposed storm water management systems. There are two ponds designed to accommodate the development of the Intermediate School, as well as, the future Middle School. One pond system is a dry detention pond located centrally on the parcel just north of the proposed Intermediate School building. This will be implemented to provide an additional means of detaining storm water flows. In addition, a wet detention pond is also designed, in the southwest corner of the site, for purposes of both detention and treatment of the storm water runoff. Based on the final computations, these ponds will provide rate control for rainfall events up to and including the 100 year, 24 hour rainfall event, and they will provide treatment exceeding 80% total suspended solids removal, based on the average annual rainfall.

**ITEM #1.**

Village of Waunakee  
Planning/Zoning Department  
500 W. Main Street  
Waunakee, WI 53597  
Phone (608) 850-8500  
Fax (608) 849-5628

**Site Plan Application**

PROJECT LOCATION 6265 WOODLAND DRIVE, WAUNAKEE WI

APPLICANT WAUNAKEE COMMUNITY SCHOOL DISTRICT

ADDRESS 905 BETHEL CIRCLE, WAUNAKEE WI

AGENT/CONTACT PERSON GARY G. WOODWARD, EPPSTEIN UHEN ARCHITECTS, INC.  
(If different from above)

ADDRESS 333 E. CHICAGO ST., MILWAUKEE WI 53202

EMAIL ADDRESS garyw@eua.com

CONTACT PHONE # 414-291-8107

LEGAL DESCRIPTION BEING THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

PROJECT TYPE ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL ☒ OTHER  
☒ NEW ☐ ADDITION

BUILDING AND SITE PLANS SUBMITTED TO THE VILLAGE OF WAUNAKEE PLAN COMMISSION FOR ARCHITECTURAL DESIGN REVIEW SHALL FOLLOW THE PROCEDURES LISTED BELOW.

1. Applicant reviews Site Plan guidelines and Submittal Requirements (see attachments).
2. Applicant submits application fee of \$320 and packet by 12:00 noon four (4) weeks prior to the Plan Commission meeting. Plan Commission meetings are regularly scheduled for the last Monday of the month.
3. Applicant attends the Plan Commission meeting for action on the Site Plan.
4. It is Village policy that all costs incurred by outside professional staff members will be charged to the applicant (see Village Ordinance 106-51 (c)).
5. The Village Engineer shall forward copies of the Site Plan to the following for review and comment:  
Village President, Village Administrator, Planning Consultant, Engineering Consultant, Attorney, Police Chief, Water & Light Superintendent, Recreation Director, Streets Forman, Parks Supervisor, Fire Inspector, Building Inspector, EMS Director and School Superintendent.

THE UNDERSIGNED CERTIFIES THAT HE/SHE HAS FAMILIARIZED HIMSELF/HERSELF WITH THE STATE AND LOCAL CODES AND PROCEDURES PERTAINING TO THIS APPLICATION. THE UNDERSIGNED FURTHER HEREBY CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT.

SIGNED:   
(OWNER OR OWNER'S AUTHORIZED AGENT'S SIGNATURE)

FOR VILLAGE USE ONLY:

DATE RECEIVED: \_\_\_\_\_ FEE PAID: \_\_\_\_\_  
RECEIPT NUMBER: \_\_\_\_\_



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**VILLAGE OF WAUNAKEE  
PLAN COMMISSION  
MINUTES**

A regular meeting of the Waunakee Plan Commission was held Monday, March 30, 2015, at the Waunakee Village Hall, 500 W. Main Street, Waunakee, WI.

**CALL TO ORDER**

Meeting called to order at 6:00 p.m.

**ROLL CALL**

Members Present: John Laubmeier, Steve Kraus, Gary Herzberg, Pat McGowan, and Brad Zeman.

Members Absent: Mark McGuire, Bill Pellino.

Also Present: Kevin Even, Roberta Baumann, Randy Guttenberg, and Gary Woodward.

**APPROVAL OF MINUTES**

Motion Herzberg, second Kraus, to approve the minutes from the January 26, 2015 meeting. Motion carried.

**PUBLIC COMMENT**

None

**NEW BUSINESS**

**RECOMMENDATION TO THE JOINT PLAN COMMISSION, WOODLAND DRIVE SCHOOL SITE PLAN AND REZONE FROM A1-EX TO G-1, TOWN OF WESTPORT**

Motion Herzberg, second Zeman, to recommend approval to the Joint Plan Commission with the following comments:

- 1) Comments from Strand Letter dated March 26, 2015 (see attached)
- 2) Request a limited Traffic Impact Analysis
- 3) Resolve sewer issues with Waunakee Utilities
- 4) Comments Outlined by Village Engineer at meeting (see attached)
- 5) Recommendation that the property annex when surrounding area develops and is annexed.

Motion carried.

**ADJOURN**

## ITEM #1.

Motion Herzberg, second Kraus, to adjourn the meeting at 7:30 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary Approved: \_\_\_\_\_





**Village Engineer Comments from March 30, 2015 Plan Commission Meeting:**

- 1) Turn Lanes?
- 2) Signage Details
- 3) Tech issues:
  - a. Sidewalk
  - b. 8' to 10' Path Width
  - c. Adequate Bike Racks
- 4) Play Area-Adequate Space
- 5) Parking-Exceeds and has overflow
- 6) Grading Concerns
  - a. Reasonable Play Fields (slope)
- 7) Sewer/Water/Storm Technical Issues
- 8) Stormwater by Dane County Using Town Standard
- 9) Landscape Exceeds Points
- 10) Lighting Photometrics-Good Cut-off
- 11) Building Materials and Elevations for Review
- 12) Review of Ball Field Lighting
- 13) Annex to Village when surrounding area develops and is annexed

# ITEM #1.



**Strand Associates, Inc.®**

910 West Wingra Drive

Madison, WI 53715

(P) 608-251-4843

(F) 608-251-8655

March 26, 2015

Mr. Kevin Even, P.E.  
Village of Waunakee  
500 W. Main Street  
P.O. Box 100  
Waunakee, WI 53597

Re: Waunakee Intermediate School  
Woodland Drive Site Plan

Dear Kevin,

We received site drawings C000 through C108 and landscape drawings L001 and L002 dated March 20, 2015. We have reviewed these drawings for conformance with your ordinances and have the following comments.

## **C101 and C102–Layout Plan**

The driveway and parking layout attempts to separate passenger vehicles from bus traffic. This is accomplished by having a separate bus entrance on the east end of the site and passenger car entrance with median on the west side. While the plan works well for the intermediate school, some of the drives will need to be shared by busses and passenger vehicles once the Middle School is constructed. We do not have any concerns with the layout.

There are no improvements shown to Woodland Drive, such as turning lanes or turning bay. We understand the school district will be performing a traffic analysis to determine any needs for these types of improvements to Woodland Drive.

A signage plan should be provided showing internal circulation guidance for passenger vehicles and busses including any one-way drive designations and bus-only designations.

The entry sidewalk from Woodland Drive to the first driveway should be considered to be an 8- to 10-foot path instead of the 6-foot sidewalk shown, because there will likely be bicyclists using this route.

Truncated dome panels should be added at all sidewalk/path crossing of drives and roadway. There are some provided where curb ramps are planned, but they should be considered for all flat crossings as well.

There are two bike racks planned that will provide 14 spaces for bikes. This covers less than 2 percent of the students/teachers. More bike racks should be considered now, or a plan should be in place to add more in the future should the demand be greater.

RKS:plh\S:\MAD\1600--1699\1602\701\WRD\2015 Site Plan Comments\Intermediate School\Woodland Drive Intermediate School.docx

Mr. Kevin Even, P.E.  
Village of Waunakee  
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March 26, 2015

Poles with netting backstops are proposed for the two ends of the lacrosse field. The netting as shown will be too close to the field (5 feet) for safe play to occur. We suggest that the space between the end line and netting be reviewed with other facility owners to come up with the proper separation.

There are 137 parking stalls provided of which 7 are accessible to those with disabilities. There are also paved areas south of the school intended as playground surface, but also for use as overflow parking for events occurring after regular school hours. Parking calculations were not provided, so we determined the proper amount. Village of Waunakee (Village) ordinances require one parking stall for every two employees for school housing students too young to drive. Assuming the ratio of students to employees is 5:1 (based on numbers provided by the district for the existing Middle and Intermediate schools), this would mean there would be a requirement for at least 140 stalls (700 students) in this first phase. The number provided is just short of this. Because they provide other areas for future parking, the amount provided is acceptable with the condition that additional stalls be provided when the demand exceeds what is available. Parking will not be available on Woodland Drive.

Perforated underdrain tile piping is shown on the asphalt pavement details. This piping should be tied in to the area storm sewers to be effective. The applicant should show the locations of the proposed drain tile in the plan views of the site, either on C101/C102, or on the Utility sheets C107/C108.

### **C103 and C104–Grading Plan**

The existing terrain generally falls from north to south. The grading plan generally follows the natural topography, except that a low point is being created on the entry drive south of Aldora Lane. An overland flow route from this area to the south is provided that will prevent any localized flooding from reaching the first floor elevation of the school. There is also a large depression east of the drive that will serve as storage for some flooding.

We have some concerns with the grading plan. In several areas, runoff from the site is intended to be routed over driveways and parking lots, much like what occurs at the existing Middle School north parking lot today. Our opinion is that runoff from field and grass areas should be prevented from collecting on or crossing drives and pavements, as water can be very detrimental to the life of the pavements and can be hazardous during freeze/thaw cycles. A few key areas where this appears to occur is where the lacrosse field drains to the west side of the boulevard, at the low point of the east-west drive that parallels and is adjacent to Woodland Drive, and the west side of the north parking lot adjacent to the school building. There are reasonably sized grass areas adjacent to these paved areas to provide ditching and collection of stormwater and snow melt, requiring a minor amount of storm sewer piping, as was provided on the west side of the lacrosse field. We strongly recommend they consider providing culverts, stormwater inlets, and raising the paved areas to keep them from being conveyors of stormwater runoff from areas that are not paved.

Basketball hoops are shown at the southwest end of the playground area. Checking the grading plan, the ground slopes downward at a 4:1 slope just beyond the playground area toward the proposed pond, 16 feet below. Though the 4-foot-tall fence planned near the top of the slope, the fence is located 2 feet below the elevation of the pavement. Our concern is that stray shots will have enough bounce to clear the short fence and end up in the pond. We suggest this fencing be reconsidered before implementation.

Mr. Kevin Even, P.E.  
Village of Waunakee  
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March 26, 2015

Regarding the baseball/softball field, there are a number of issues. First, there are no player benches shown. If player benches and player screening fence are intended to be provided at some time, the grading plan should be modified, as the bottom of a steep slope lies just at the north edge of the backstop, leaving no flat ground for those future items. Second, the grading plan for the field does not follow acceptable playing requirements, mainly the infield as shown is not level. If this is to be used as a competitive play field, the grading plans should be adjusted. Finally, the right field corner of the field drops off at a 3:1 slope. If the district had planned to install an outfield fence at some point, the fence would not be a consistent distance from home plate. If the goal is to make this a regulation play field, the grading plan should be adjusted.

Finally, we recommend that curb and gutter be extended around the radius of the pavement of the southeast parking lot, as is proposed at the southwest area of the drive/parking areas on the site.

### **C107 and C108–Utility Plan**

The utility plans shows proposed storm sewer, water main, and sanitary sewer locations. Sanitary sewer and water service comes from the Aldora Lane area of Woodland Drive, while stormwater from the site is collected and routed from the north part of the site to the south side.

Regarding the water main service, the applicant intends to connect to the existing 10-inch water main on Woodland Drive, extending 8-inch piping to the south to serve both schools. The pipe is intended to have 7.5 feet of ground cover above the top of the pipe to prevent freezing.

Waunakee Utilities considers all water main piping and appurtenances in the Woodland Drive right of way to belong to the utility. All water service south of the south right of way would belong to the schools. To accomplish a clear delineation of ownership, we recommend applicant install ductile iron water main from the existing tee in Woodland Drive to the south right of way, then install a valve, before continuing with the 8-inch PVC piping to serve its site. The new valve would be the start of the private facilities.

We have a few suggestions for the water service installation. First, the water main should not be directly below the storm sewer inlet ST No. 1. This could potentially damage the water service. Next, the water service should be at least 1.5 feet clear of storm sewer piping when water is below storm. It appears this is not met where crossing ST No. 1. The applicant should consider using the same valves as Waunakee Utilities for consistency. Finally, we recommend Storz nozzles be installed on the fire hydrants on-site to allow the Fire Department quick hose connection ability.

A water service valve/meter vault is shown near the lacrosse field. Waunakee Utilities would need to perform confined space access to read the meter; therefore it prefers that a fire hydrant be installed at this location for field irrigation. A portable hydrant faucet with meter and backflow preventer can be used to provide water for the playing field, while not charging the school district for sewer use on that same water.

Regarding storm sewers, as we mentioned in the grading section, we recommend the storm sewer system be expanded/redesigned in tune with a modified grading plan that uses grass areas for stormwater routing, storage, and collection, instead of using pavements for the same. We also recommend a minimum of 1-foot sumps in stormwater inlets, as is Village practice.

Mr. Kevin Even, P.E.  
Village of Waunakee  
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March 26, 2015

Our understanding is that since this development is in the Town of Westport, the stormwater management review and Erosion Control review is being provided by Dane County Land Conservation.

Regarding the sanitary sewer, Waunakee Utilities considers all sewer service piping south of Woodland Drive right of way to be privately owned facilities. To make this a clean separation of ownership, we recommend a manhole be installed on the service line at the south right of way line of Woodland Drive.

Next, the applicant proposes a 10-inch-diameter sewer service. Downstream of the school, there is over three-quarter mile of smaller 8-inch public sewer pipe. The perceived need for a 10-inch pipe on its site is based on the fixture counts of the two schools, as regulated by the Department of Safety and Professional Services (SPS). SPS code and the Wisconsin Department of Natural Resources (WDNR) code, which regulates public sewers, differ somewhat, so we are not too surprised that SPS code requires a larger pipe. The WDNR code guidelines suggest there will not be capacity issues downstream (assuming the flow diversion discussed separately is made at Holiday Drive and Eric Lane).

We peeked at the SPS code, and it appears to require a minimum slope of 0.3 percent for private interceptors 8 inches in diameter and greater. The applicant may want to check with SPS to confirm its private interceptor design will meet the SPS code.

There has been much discussion about this site being naturally draining to the south, which makes sewer service challenging. The sewer as proposed is very shallow over much of its length; therefore, the applicant is intending to insulate the entire pipe line from Aldora Lane to the buildings. Ground cover over the sewer at the worst case appears to be just under 3 feet from the pavement to the top of the pipe, which puts the insulation very close to the stone base course pavement layer in some areas. This is much shallower than typical sewer services in Wisconsin. The applicant may want to consider a more rigid pipe for locations below pavement where shallow. Also, it is important that the sewer extension to the future Middle School from its current location is checked to confirm adequate depth is available and cover is provided, unless the plans to pump the Middle School flow to the sewer serving the Intermediate School. The applicant should consider installing a portion of the sewer piping to the east at this time so as not to disturb the Intermediate School sidewalk, landscaping, and paving at a later date.

### **L100 and L101–Landscaping**

Landscaping code requires 15 points per parking stall. There are 134 parking stalls, thus 2010 points are provided. Various plants are worth certain amount of points. While calculations were not provided, it is evident that the plan will exceed the number of points required. There also appears to be enough shade trees provided to exceed the code requirements. Our only recommendation is the applicant consider not planting trees directly over the utilities on-site. It appears there are one or two locations where trees are located over the shallow sanitary sewer referred to earlier.

### **E100–Site Plan–Electrical**

This drawing shows the photometric plan for the site lighting and a fixture schedule. The Village ordinances require that no greater than 3 foot-candle light intensity exist at any property line. Drawing

# ITEM #1.

Strand Associates, Inc.®

Mr. Kevin Even, P.E.  
Village of Waunakee  
Page 5  
March 26, 2015

E100 confirms this requirement is met. All fixtures also appear to have cutoff shades and direct light downward only.

Sincerely,

STRAND ASSOCIATES, INC.®

A handwritten signature in black ink, appearing to read "R. Kent Straus", with a long horizontal flourish extending to the right.

R. Kent Straus, P.E.

c: Todd Schmidt, Administrator (via e-mail)  
Bryan Kleinmaier, Stafford Rosenbaum (via e-mail)  
Mike King, TKG Planning (via e-mail)  
Ed Freer, JJR (via e-mail)

**Tracy Meinholz**

---

**From:** Kevin Even  
**Sent:** Friday, March 27, 2015 8:42 AM  
**To:** Tracy Meinholz  
**Subject:** FW: Zoning and Site Plan Review Waunakee Intermediate School

**Kevin A Even, P.E.**

Village Engineer / Director of Public Works  
 Village of Waunakee  
 500 West Main Street  
 Waunakee WI 53597  
 (608) 850-8500  
 (608) 849-5628 FAX  
 (608) 849-6276 Direct  
 Email: [keven@vil.waunakee.wi.us](mailto:keven@vil.waunakee.wi.us)  
 web page: <http://www.vil.waunakee.wi.us/>

---

**From:** Eileen Kelley [<mailto:plan545454@yahoo.com>]  
**Sent:** Friday, March 27, 2015 7:52 AM  
**To:** [tmeinholtz@waunakee.com](mailto:tmeinholtz@waunakee.com)  
**Cc:** Kevin Even  
**Subject:** Fwd: Zoning and Site Plan Review Waunakee Intermediate School

Sent from my iPad

Begin forwarded message:

**From:** Eileen Kelley <[plan545454@yahoo.com](mailto:plan545454@yahoo.com)>  
**Date:** March 26, 2015 at 5:23:23 PM CDT  
**To:** [tmeinholtz@vil.waunakee.wi.us](mailto:tmeinholtz@vil.waunakee.wi.us)  
**Cc:** [keven@vil.waunakee.wi.us](mailto:keven@vil.waunakee.wi.us), "[twilson@townofwestport.org](mailto:twilson@townofwestport.org)"  
 <[twilson@townofwestport.org](mailto:twilson@townofwestport.org)>, [edfreer@smithgroupjir.com](mailto:edfreer@smithgroupjir.com), [Kent.Straus@strand.com](mailto:Kent.Straus@strand.com), Mike  
 King <[plan.m.king@gmail.com](mailto:plan.m.king@gmail.com)>, Eileen Kelley <[plan545454@yahoo.com](mailto:plan545454@yahoo.com)>  
**Subject:** Zoning and Site Plan Review Waunakee Intermediate School

### Introduction

The proposed 40-acre school site has been designated "future school site" in both Village and Town plans for several years, and is designated as "future school site" in the Waunakee - Westport Joint Planning Area Comprehensive Plan.

The proposed zoning, G-1 Institutional District is appropriate for a school. The proposed plan

## ITEM #1.

complies with required setbacks and the 45 foot height limit.

### Circulation, Layout and Parking

The site plan is well thought out and excellent. The on-site circulation plan for vehicles and pedestrians includes includes several features to protect students and other pedestrians. Some thought will need to be put into potential off-site parking and student/pedestrian circulation along Woodland Drive and Aldora Lane.

The site plan recognizes that many students will be dropped off at school by parents and many other students will arrive at school via a school bus. The separation of the bus traffic from the parent drop-off is a good safe arrangement. The boulevard entrance and exit and the separation of sidewalks from driveways are very good ideas.

We should also think about off-site vehicle and student circulation. Students crossing public streets in front of schools is a common location for vehicle/ pedestrian crashes. The limitation of student crossings of Woodland Drive should guide decisions on parking and traffic regulations for Woodland Drive and Aldora Lane. Because informal off-site pick up locations are less safe the Town and Village should consider prohibiting parking on both sides of Woodland Drive and a portion of Aldora Lane.

The 134-space staff and visitor parking lot exceeds code requirements and appears to be adequate. It would be nice to know more about how the "hard surface play area" and the "overflow/event parking" will work. It appears to be an excellent approach.

### Landscaping and Street Trees

The landscaping plan for the staff/visitors parking lot and the front of the school is well done and appears to meet the required points for landscaping of parking lots. The code requirements for landscaping are focused on parking lots with the intent to brake up seas of unsightly asphalt.

The south side of Woodland Drive and the long stretches of internal driveways have no street trees or other ornamentation. Street trees should be considered for the south side of Woodland Drive and the parallel internal driveway. The site is essentially on the prairie on the edge of town. The site should have many more street trees. It is not clear to me if the Villages subdivision requirements for street trees would apply here.

### Recommendation

Subject to the Plan Commissions deliberation on the issues raised in this and other staff memos approval of the rezoning and the site plan subject to appropriate conditions would be appropriate.

TKG Planning LLC  
Michael King



Sent from my iPad

## ITEM #1.



To: Kevin Even  
Tracy Meinholz

From: Randy Dorn  
Dave Dresen  
Tim Herlitzka

RE: Tech Staff Meeting Comments – Woodland Drive School

Date: March 25, 2015

---

This memo provides comments for the Woodland Drive School submittal.

### ***Sewer***

We have had several discussions with the School District (District) regarding sewer matters as the site is located in an area where no sewers currently exist. The original plan for sewer for this general area includes having the sewer flow in a southeasterly direction, crossing Highway Q, and traveling through the Kilkenny Subdivision. Since no sewers have been constructed yet between the proposed school site and the Kilkenny area, the option of having the sewer flow north to the existing sewers on Aldora Lane and beyond has now been explored.

There are several items related to the Aldora Lane option including an over-capacity issue on this line and enhancements to the existing sewer system are needed.

As a result of discussions with the District, a tentative cost-sharing agreement is in place regarding construction of an expansion to our current sewer system. The agreement has not yet been executed but both parties have indicated conceptual support for it.

The contract stipulates that consideration should be given to having the school initially send flow to the north on the Aldora Lane sewer but then possibly require a connection to the sewer that would flow through the Kilkenny Subdivision once the connecting sewers are constructed.

### ***Water***

An existing water main is located on Woodland Drive in front of the proposed school. The District will be required to make a connection to this main.

The plans currently call for a separate water line to be used for watering athletic fields. We are continuing to work with the District's engineer on how best to meter this line so the District doesn't have to pay sewer charges on this water usage.

***Electric***

We have the following comments regarding this project:

- Power currently exists on the northeast corner of the site and an extension of power will be needed from that point. The District will be required to pay for this extension.
- We would like to know the proposed voltage, load calculations, and location of the electric service.
- An overhead electric line currently exists along the property on Woodland Drive. We would not be able to place this line underground without being compensated for this if requested by the District to do so.
- Depending on the proposed route for the electric lines on the property, electric easements might be needed.

We encourage the District to contact Dave Dresen, Waunakee Utilities Electric Superintendent, at (608) 849-8111 to discuss the details of the electric matters associated with this project.



**WAUNAKEE  
INTERMEDIATE SCHOOL  
6265 West Woodland Drive  
Waunakee, WI**

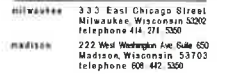


eppstein uhen : architects

**DESIGN DEVELOPMENT**

3/20/2015

314017-04



PROJECT CONTACT: Curt Krupp, President  
DIRECT PHONE: (920) 894-7800  
EMAIL ADDRESS: [curt@me-be.com](mailto:curt@me-be.com)

6265 West Woodland  
Drive  
Waunakee, WI

**NORTH ARROW**

**DIMENSION REFERENCES**

EQ EQ EQ

EQ EO EO EO

TO OBJECT CENTER

EO EO

TO OBJECT FACE OR OTHER GEOMETRY

**CONSTRUCTION PHASES**

EXISTING

DEMOLITION

NEW

**GRID AND GRID IDENTIFICATION**

NEW

EXISTING

B B

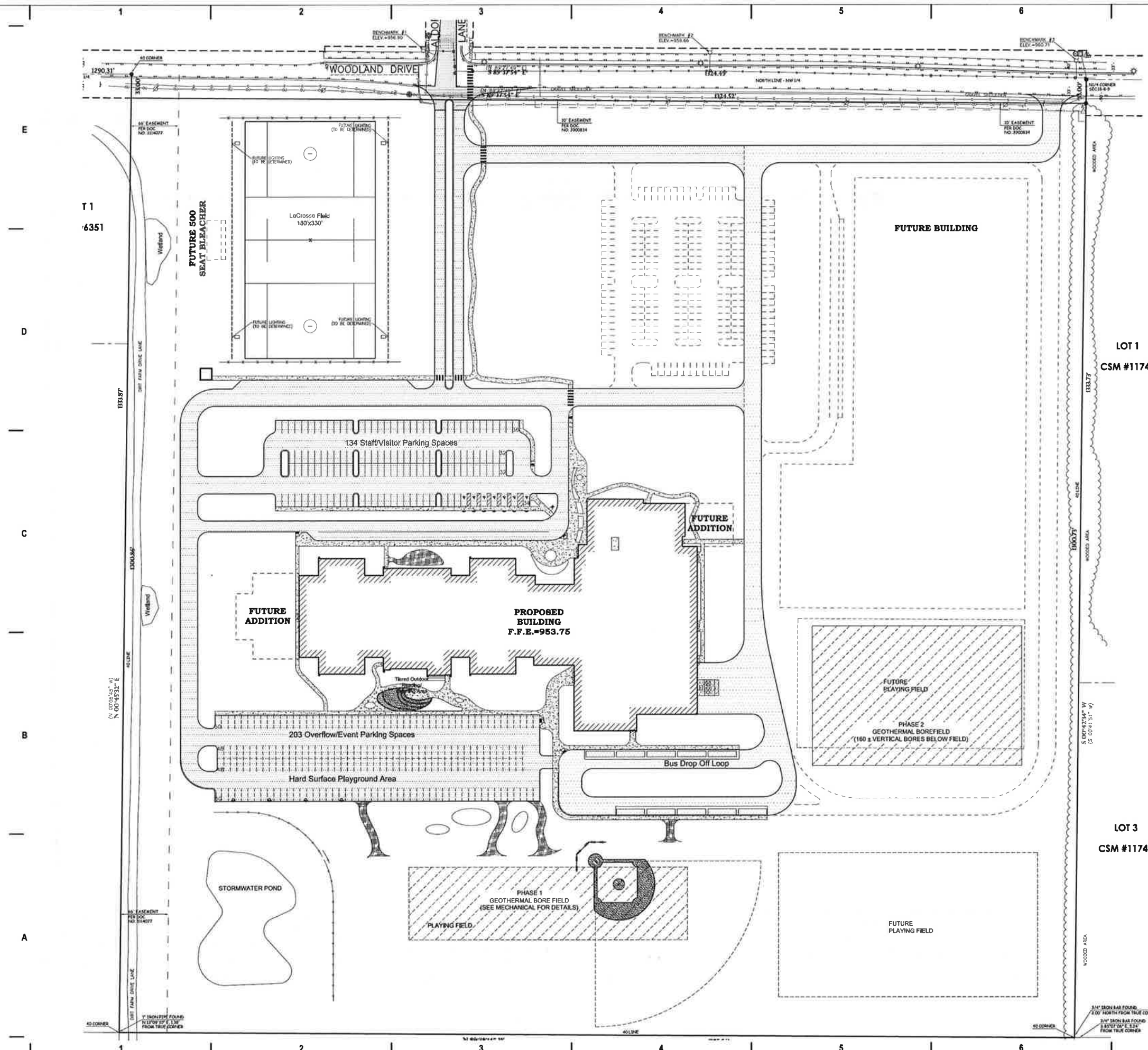
A A

1 2

1 2

**G000**





**BENCH MARK**  
ELEVATIONS ARE INDICATED TO HAVE BE SET BY  
BENCHMARK #1  
BURNING THE 1984 1/4 SECTION, LOCATED IN THE  
NORTHWEST CORNER OF WOODLAND DRIVE AND ALDOR  
LANE.  
ELEVATION = 956.30  
BENCHMARK #2  
BURNING THE 1984 1/4 SECTION, LOCATED ON THE NORTH  
SIDE OF WOODLAND DRIVE AND BEING THE FIRST  
HYDRAULIC EAST OF ALDOR LANE.  
ELEVATION = 956.18  
BENCHMARK #3  
BURNING THE 1984 1/4 SECTION, LOCATED ON THE NORTH  
SIDE OF WOODLAND DRIVE AND BEING THE SECOND  
HYDRAULIC EAST OF ALDOR LANE.  
ELEVATION = 956.11  
**DESCRIPTION**  
BEING THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 16, TOWNSHIP 4 NORTH, RANGE 5 EAST, TOWN  
OF WAUNAKEE, WAUNAKEE COUNTY, WISCONSIN.

**eua**  
appstein uhen : architects  
333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5350 Fax 414 271 7794  
222 West Washington Ave. Suite 600  
Madison, Wisconsin 53702  
Tel 608 442 5350 Fax 608 442 8888

**PROJECT INFORMATION**  
**WAUNAKEE  
INTERMEDIATE  
SCHOOL**  
6265 West Woodland  
Drive  
Waunakee, WI

**ISSUANCE AND REVISIONS**  
**DESIGN DEVELOPMENT**

**REVISIONS**

#	DATE	DESCRIPTION
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**KEY PLAN**

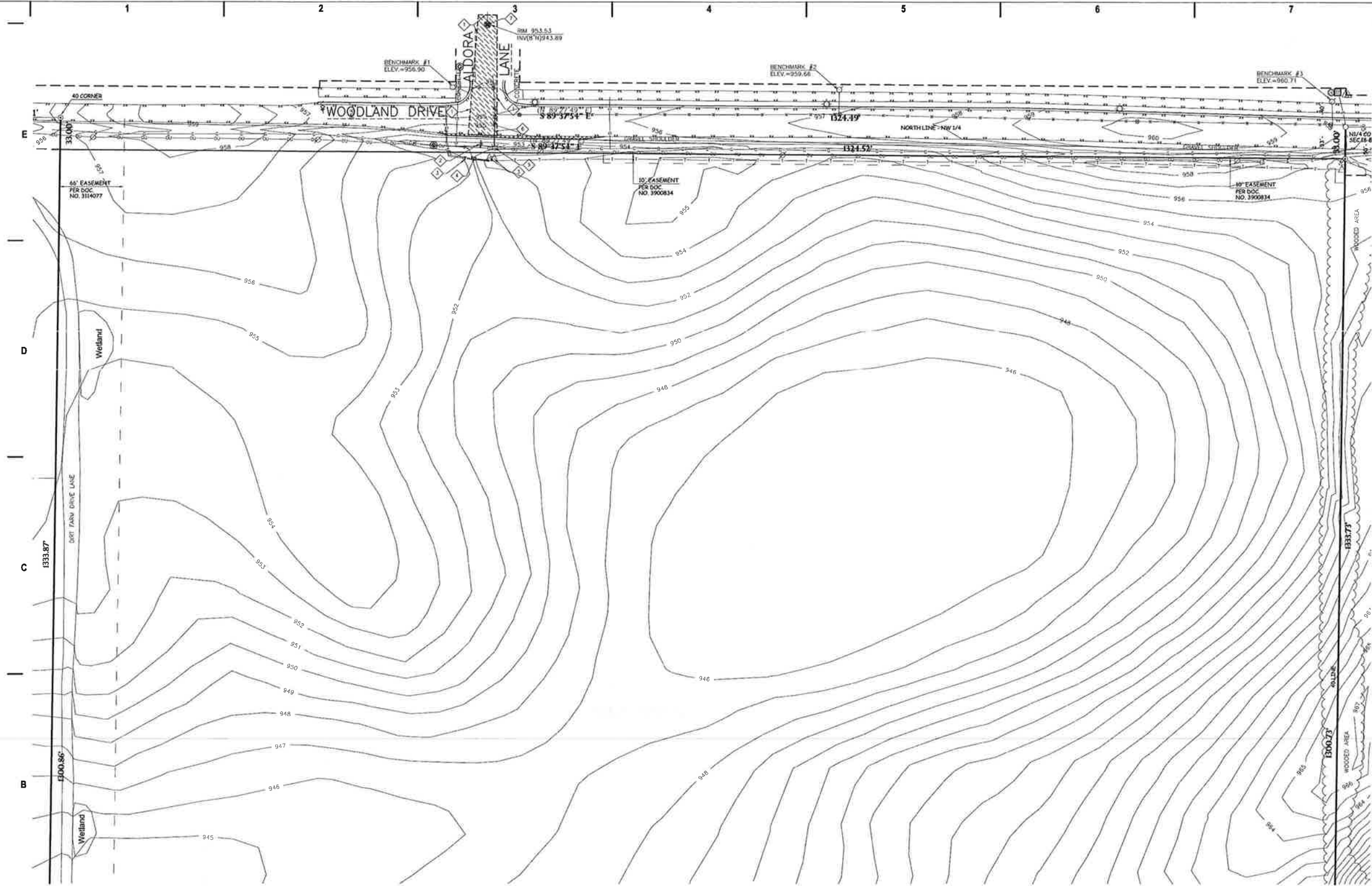
**SHEET INFORMATION**

PROGRESS DOCUMENTS	
These documents reflect progress and there may be subject to change including additional details. These are not final construction documents and should not be used for final bidding or construction-related purposes.	
PROJECT MANAGER	AK
PROJECT NUMBER	314017-04
DATE	3/20/15

**OVERALL SITE PLAN**  
**C000**  
© Appstein Uhen Architects, Inc.

Scale 1"=50'  
North Arrow  
Point of Beginning  
Land Surveying  
Engineering  
Landscape Architecture  
300 West Drive, Suite 10  
Darien, WI 53407  
(262) 544 0000

ITEM #1.



**BENCH MARK**  
ELEVATIONS ARE REFERENCED TO NAD 83 DATUM  
BENCHMARK #1  
BUILT TWO INCHES ON VERTICAL, LOCATED IN THE  
NORTHWEST CORNER OF WOODLAND DRIVE AND ALDORA  
LANE.  
ELEVATION = 956.90  
BENCHMARK #2  
BUILT TWO INCHES ON VERTICAL, LOCATED ON THE NORTH  
SIDE OF WOODLAND DRIVE AND NEAR THE DIRT  
FARM DRIVE LINE.  
ELEVATION = 959.68  
BENCHMARK #3  
BUILT TWO INCHES ON VERTICAL, LOCATED ON THE NORTH  
SIDE OF WOODLAND DRIVE AND NEAR THE DIRT  
FARM DRIVE LINE.  
ELEVATION = 960.71

**A DESCRIPTION**  
THIS IS A DEMOLITION PLAN FOR THE NORTHWEST 1/4  
SECTION 18A, TOWNSHIP 9 NORTH, RANGE 9 EAST, TOWN  
OF WAUNAKEE, WAUNAKEE COUNTY, WISCONSIN.

### GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
8. ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. STOCKPILE STRIPPED TOPSOIL ON SITE. PLACE SILT FENCE AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.

### KEYNOTES:

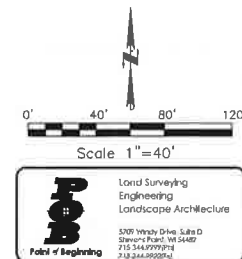
1. SAWCUT EXISTING ASPHALT PAVEMENT
2. REMOVE/SALVAGE EXISTING SIGN
3. RELOCATE EXISTING TELEPHONE SERVICE. COORDINATE RELOCATION WITH UTILITY COMPANY
4. RELOCATE EXISTING FIBER OPTIC LINE. COORDINATE RELOCATION WITH UTILITY COMPANY
5. REMOVE EXISTING HYDRANT
6. REMOVE EXISTING WATER SERVICE
7. MAINTAIN EXISTING SANITARY MANHOLE

### DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL



GRAVEL SHOULDER REMOVAL



eppstein uhen : architects  
333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5360 Fax 414 271 7734  
222 West Washington Ave Suite 200  
Madison, Wisconsin 53703  
Tel 608 442 5360 Fax 608 442 6880

### PROJECT INFORMATION

**WAUNAKEE  
INTERMEDIATE  
SCHOOL**

6265 West Woodland  
Drive  
Waunakee, WI

### ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

### REVISIONS

#	DATE	DESCRIPTION
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### KEY PLAN

PROJECT MANAGER AK  
PROJECT NUMBER 314017-04  
DATE 3/20/15

### DEMOLITION PLAN

**C100**

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ITEM #1.

**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave., Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6660

WAUNAKEE  
INTERMEDIATE  
SCHOOL

6265 West Woodland  
Drive  
Waunakee, WI

## DESIGN DEVELOPMENT

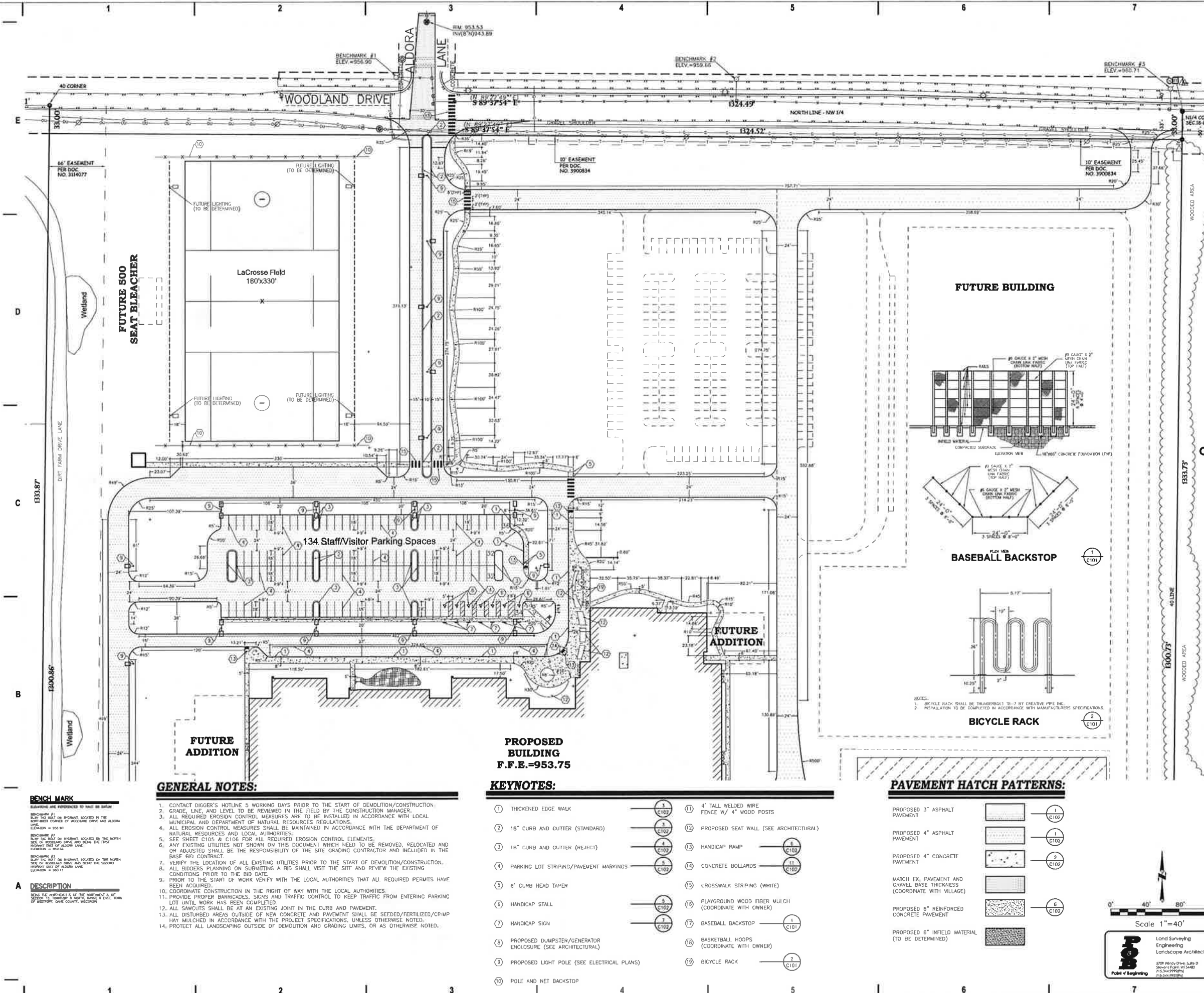
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## KEY PLAN

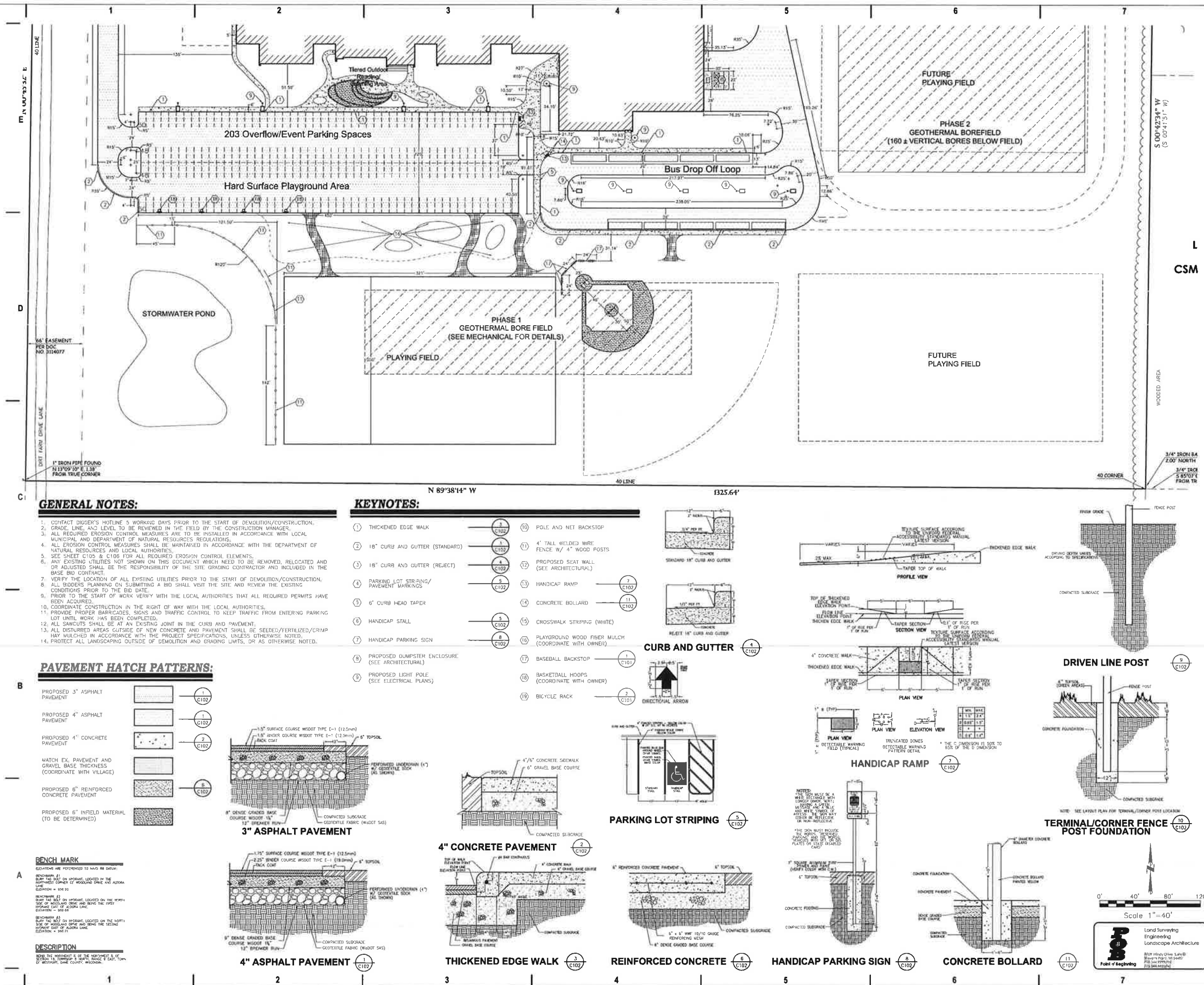
## DATE 3/20/15

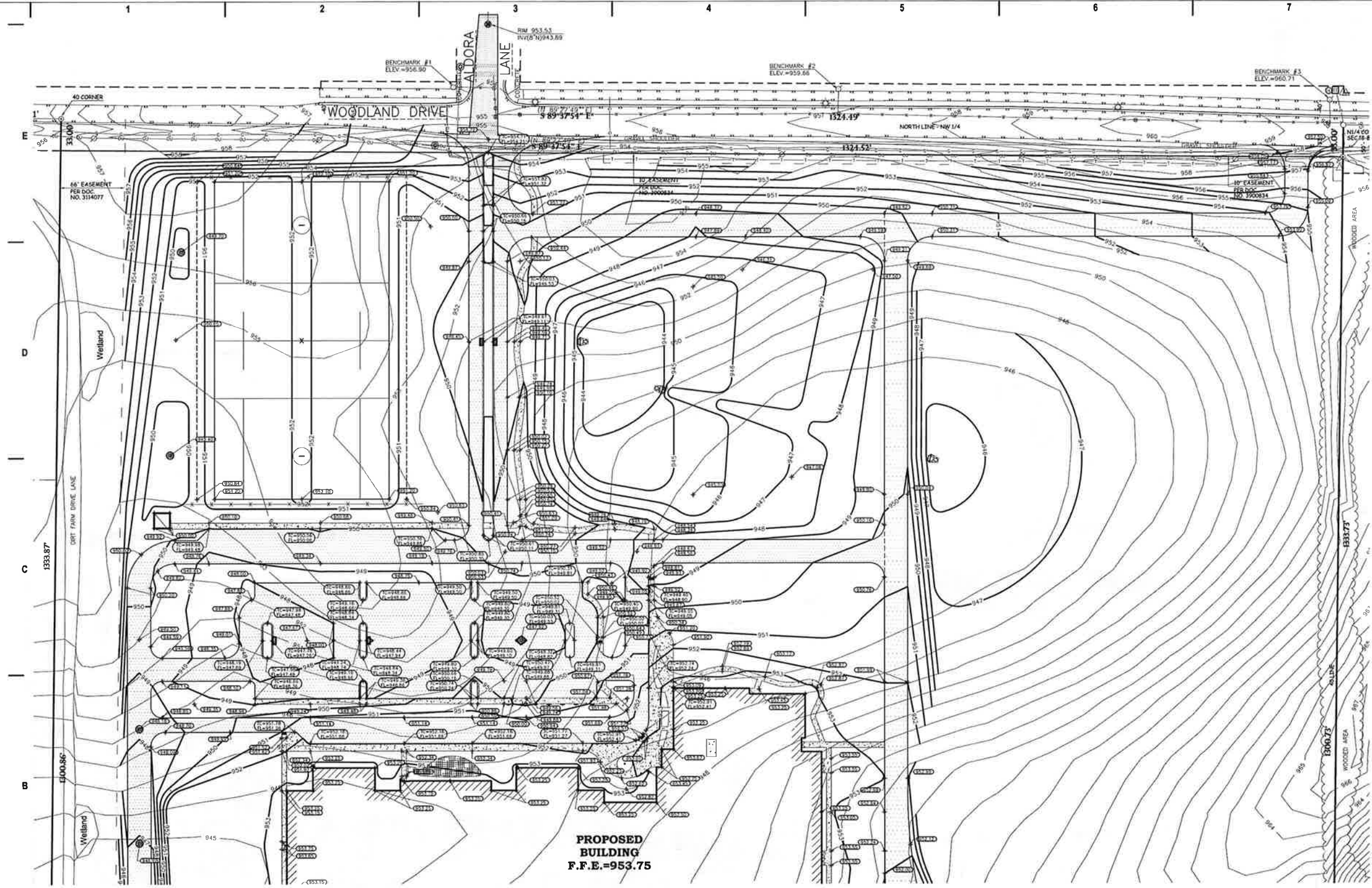
## C101

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**eua**  
eppstein uhen : architects  
milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5300 fax 414 271 7794  
madison 522 West Washington Ave Suite 600  
Madison, Wisconsin 53703  
Tel 608 442 5350 fax 608 442 6880

PROJECT INFORMATION  
**WAUNAKEE  
INTERMEDIATE  
SCHOOL**  
6265 West Woodland  
Drive  
Waunakee, WI

ISSUANCE AND REVISIONS  
DESIGN DEVELOPMENT

REVISIONS		
#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROJECT MANAGER	AK
PROJECT NUMBER	314017-04
DATE	3/20/15

GRADING PLAN  
**C103**  
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ITEM #1.





eppstein uhen : architects  
milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794  
madison 222 West Washington Ave. Suite 550  
Madison, Wisconsin 53703  
tel 608 462 5350 fax 608 462 6869

PROJECT INFORMATION

WAUNAKEE  
INTERMEDIATE  
SCHOOL

6265 West Woodland  
Drive  
Waunakee, WI

ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

KEY PLAN

GENERAL NOTES:

1. CONTACT SUGGEST'S HOLDING 3 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 953.75 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00.
3. ONCE LMS AND LEVELS TO BE REVEALED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. POSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES LOCAL AUTHORITY REGULATIONS.
6. AT OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LMS AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
7. SEE SHEETS C106 & C107 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
8. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
9. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
10. PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
11. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
12. EXCESS TOPSOIL SHALL BE STOCKPILED AND STORED ON SITE FOR FUTURE USE, UNLESS OTHERWISE DIRECTED BY THE OWNER. Silt FENCE SHALL BE PLACED AROUND STOCKPILE.
13. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
16. THE CONTRACTOR SHALL PROTECT THE TEMPORARY TEST BORE LOCATED AT APPROXIMATE GPS COORDINATES OF 43.10.30.24°N AND 89.28.20.22°W. SEE PLAN FOR APPROXIMATE LOCATION.

GRADING LEGEND:

EXISTING CONTOUR	---	900
PROPOSED CONTOUR	---	900
PROPOSED SPOT ELEVATION	○	957.75
PROPOSED EXISTING INVERT ELEVATION	○	953.75
PROPOSED RM ELEVATION	○	953.75
PROPOSED TOP OF CURB ELEVATION	○	953.75
PROPOSED FLOW LINE ELEVATION	○	953.75
PROPOSED TOP OF SIDEWALK ELEVATION	○	953.75
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	○	953.75
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	○	953.75
PROPOSED STORM INLET MANHOLE	○	953.75
PROPOSED STORM CURB INLET	○	953.75
PROPOSED WET DETENTION POND	○	953.75
PROPOSED RIPRAP OVERFLOW	○	953.75

BENCH MARK

EXISTING BENCH MARKS TO REMAIN AS SHOWN

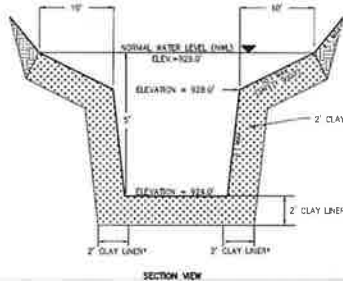
BENCHMARK #1  
BURY TWO BARS ON HYDRAULIC LOCATED IN THE  
NORTHWEST CORNER OF BUILDING DRIVE AND ALONG  
ELEVATION = 956.90

BENCHMARK #2  
BURY TWO BARS ON HYDRAULIC LOCATED ON THE NORTH  
SIDE OF WOODLAND DRIVE AND BEHIND THE SECOND  
HYDRAULIC END OF ALONG LANE  
ELEVATION = 960.10

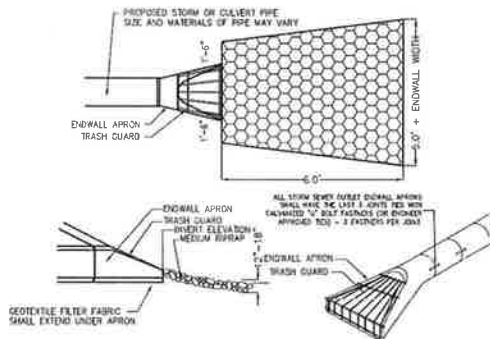
BENCHMARK #3  
BURY TWO BARS ON HYDRAULIC LOCATED ON THE NORTH  
SIDE OF WOODLAND DRIVE AND BEHIND THE SECOND  
HYDRAULIC END OF ALONG LANE  
ELEVATION = 960.10

DESCRIPTION

SHOW THE PROPOSED & OF THE NORTHWEST & OF  
SECTION 18, TOWNSHIP 3 NORTH, RANGE 4 EAST, TOWN  
OF WESTPORT, DANE COUNTY, WISCONSIN



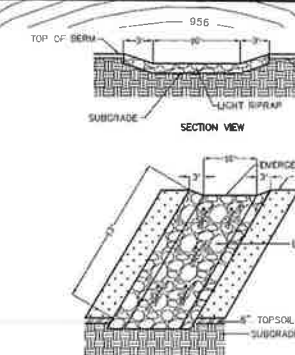
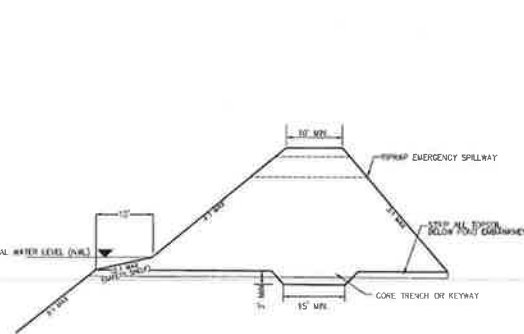
WET DETENTION POND



NOTES:  
ENDWALL APRON SHALL BE PLACED  
LEVEL WITH THE TOP OF THE RIPRAP.  
PLACE FILTER FABRIC BENEATH THE  
PROPOSED RIPRAP. RIPRAP SHALL BE  
PLACED ONLY AT DISCHARGE END PIPE.  
SEE UTILITY PLAN FOR LOCATION.  
ALL ENDWALLS SHALL HAVE A TRASH  
GUARD (14/205.1).

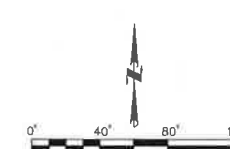
ENDWALL STRUCTURE

WET DETENTION POND  
EMBANKMENT CROSS SECTION



NOTE: CONTINUE RIPRAP DOWN SOUTH SIDE OF  
EMBANKMENT AS SHOWN ON THE PLAN.

RIPRAP OVERFLOW WEIR



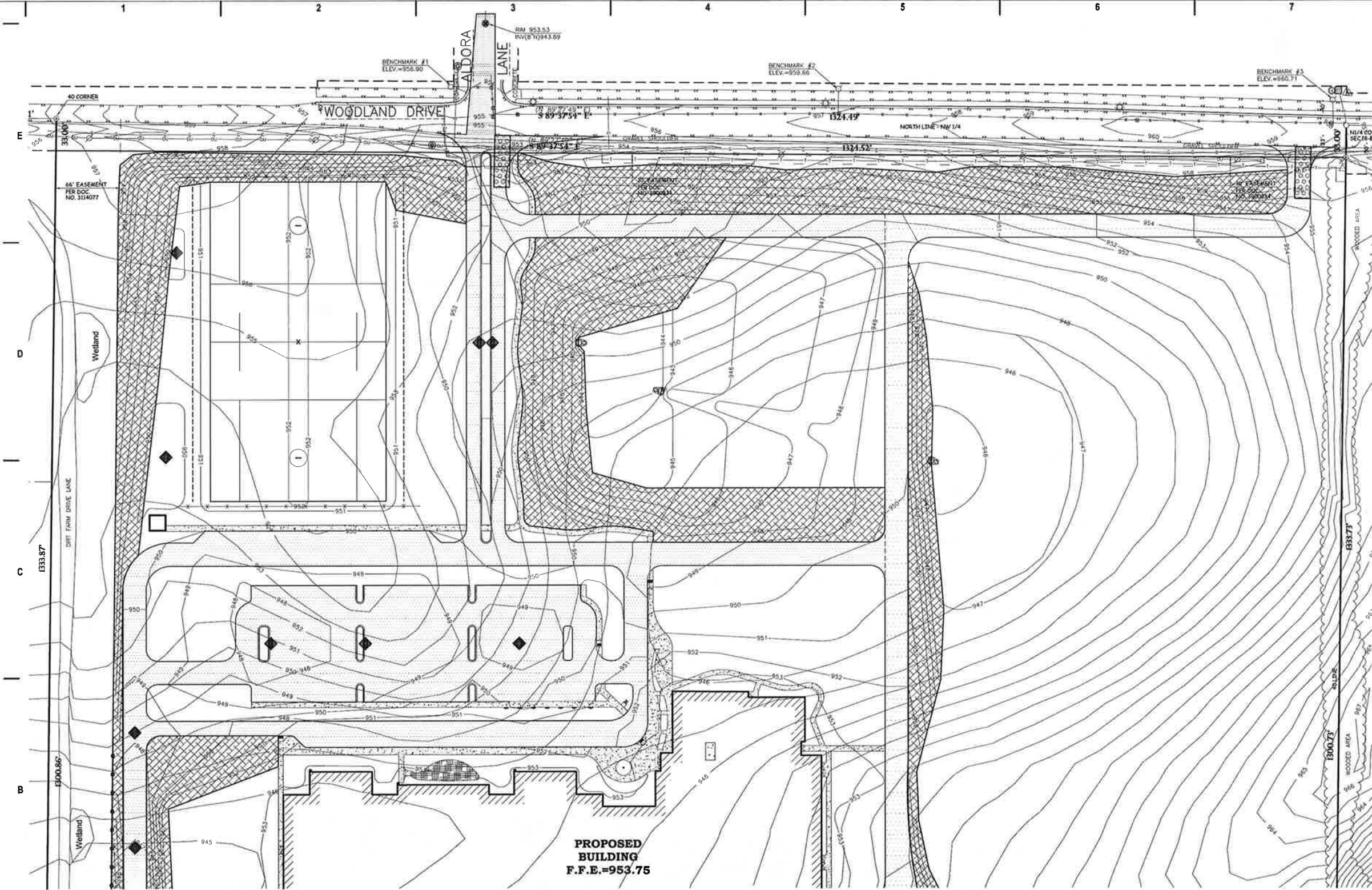
Land Surveying  
Engineering  
Landscape Architecture  
3009 W. Main Drive, Suite D  
Greensboro, NC 27407  
713.344.0000  
www.eua.com

GRADING PLAN

C104

© Eppstein Uhen Architects, Inc.

ITEM #1



BENCH MARK	
ELEVATIONS ARE REFERENCED TO NAD 83 DATUM	
BENCHMARK #1 BURNING POST ON INCINERATOR LOCATED IN THE WOODLAND DRIVE AND ALDORA LANE ELEVATION = 956.90	
BENCHMARK #2 BURNING POST ON INCINERATOR LOCATED ON THE NORTH SIDE OF WOODLAND DRIVE AND BEING THE FIRST POST EAST OF ALDORA LANE ELEVATION = 959.86	
BENCHMARK #3 BURNING POST ON INCINERATOR LOCATED ON THE NORTH SIDE OF WOODLAND DRIVE AND BEING THE SECOND POST EAST OF ALDORA LANE ELEVATION = 960.71	

DESCRIPTION	
BEING THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 9 EAST, TOWN OF WAUNAKEE, WAUNAKEE, WISCONSIN	

### EROSION CONTROL LEGEND:

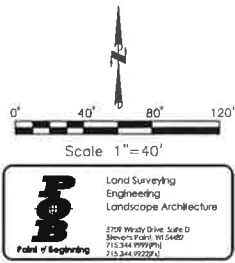
EXISTING CONTOUR	950
PROPOSED CONTOUR	950
PROPOSED SILT FENCE	1 C106
PROPOSED INLET PROTECTION	2 C106
EROSION CONTROL BLANKET	3 C106
ROCK CONSTRUCTION ENTRANCE	4 C106
TEMPORARY DITCH CHECK	5 C106

### EROSION CONTROL SEQUENCING

1. INSTALL PERIMETER EROSION CONTROL AND CONSTRUCTION ENTRANCE
2. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
3. CONSTRUCT STORMWATER POND
4. BEGIN CONSTRUCTION OF NEW BUILDING
5. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT
6. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 14 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED IMMEDIATELY UPON ACHIEVING FINISHED GRADE. (SEE LANDSCAPE PLAN FOR PERMANENT STABILIZATION)
7. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

### GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 7 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50' FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
13. PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
14. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
15. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
16. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
17. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187, THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.



**eua**

eppstein uhen : architects

MILWAUKEE 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5350 Fax 414 271 7794

MADISON 222 West Washington Ave. Suite 600  
Madison, Wisconsin 53703  
Tel 608 442 5350 Fax 608 442 6860

#### PROJECT INFORMATION

**WAUNAKEE  
INTERMEDIATE  
SCHOOL**

6265 West Woodland  
Drive  
Waunakee, WI

#### ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

#### REVISIONS

#	DATE	DESCRIPTION
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#### KEY PLAN

#### SHEET INFORMATION

PROJECT MANAGER	AK
PROJECT NUMBER	314017-04
DATE	3/20/15

#### EROSION CONTROL PLAN

**C105**

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eppstein uhen : architects  
mllwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794  
madison 222 West Washington Ave. Suite 600  
Madison, Wisconsin 53703  
tel 608 442 5265 fax 608 442 0280

PROJECT INFORMATION

WAUNAKEE  
INTERMEDIATE  
SCHOOL

6265 West Woodland  
Drive  
Waunakee, WI

ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

REVISIONS

#	DATE	DESCRIPTION
---	------	-------------

KEY PLAN

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 7 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50' FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
- PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL SEQUENCING

- INSTALL PERIMETER EROSION CONTROL AND CONSTRUCTION ENTRANCE.
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
- CONSTRUCT STORMWATER POND.
- BEGIN CONSTRUCTION OF NEW BUILDING.
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 14 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED IMMEDIATELY UPON ACHIEVING FINISHED GRADE. (SEE LANDSCAPE PLAN FOR PERMANENT STABILIZATION).
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

BENCH MARK

REMARKS ARE REFERENCED TO WAD 86-004.

REMARKS: 1. BURY THE BENCH MARK LOCATED IN THE NORTHWEST CORNER OF WOODLAND DRIVE AND ALDINE LANE. ELEVATION = 956.90.

REMARKS: 2. BURY THE BENCH MARK ON HORIZONTAL, LOCATED ON THE NORTH SIDE OF WOODLAND DRIVE AND BEING THE FIRST HORIZONTAL EAST OF ALDINE LANE. ELEVATION = 959.68.

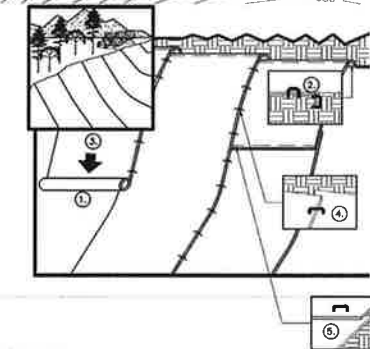
REMARKS: 3. BURY THE BENCH MARK ON HORIZONTAL, LOCATED ON THE NORTH SIDE OF WOODLAND DRIVE AND BEING THE SECOND HORIZONTAL EAST OF ALDINE LANE. ELEVATION = 960.73.

DESCRIPTION

BEING THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 9 EAST, COUNTY OF WESTPORT, DANE COUNTY, WISCONSIN.

EROSION CONTROL LEGEND:

- EXISTING CONTOUR 950
- PROPOSED CONTOUR 950
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- EROSION CONTROL BLANKET
- ROCK CONSTRUCTION ENTRANCE
- TEMPORARY DITCH CHECK

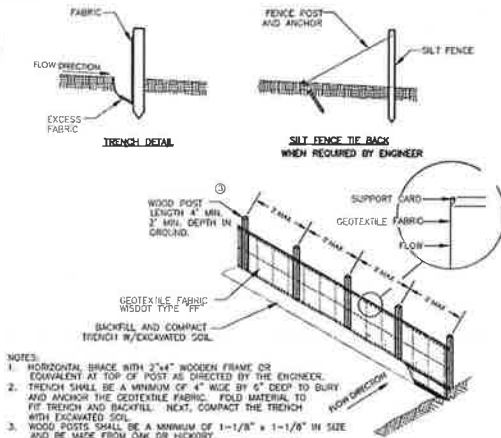


GENERAL NOTES:

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF URE, FERTILIZER, AND SEED. NOTE: WHEN USING CELLULOSE SEED DO NOT SEED PREPARED AREA. CELLULOSE SEED MUST BE ROLLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ROLLOVERING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. UNROLL AND COMPACT THE TRENCH AFTER STOPPING.
- ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 5" OVERLAP. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET

ROCK CONSTRUCTION ENTRANCE



- NOTES:
- HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
  - TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL. HEAT, COMPACT THE TRENCH WITH EXCAVATED SOIL.
  - WOOD POSTS SHALL BE A MINIMUM OF 1-1/2" x 1-1/2" IN SIZE AND BE MADE FROM OAK OR HICKORY.
  - ATTACH THE FABRIC TO THE POST WITH NAIL STAPLES OR WOODEN LATH AND NAILS.
  - WOOD POSTS SHALL MAINTAIN A 3" MAXIMUM SPACING WHEN USING SPRAYED GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.

SILT FENCE

INLET PROTECTION

TEMPORARY DITCH CHECK



- NOTES:
- USE ONLY DITCH CHECKS FOUND ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (PAL).
  - INSPECT DITCH CHECK FOR DEFICIENCIES PRIOR TO FORECASTED RAIN EVENTS DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, AND AT 2-WEEK INTERVALS.
  - TURN EDGES OF DITCH CHECK UPSLOPE TO PREVENT WATER FROM FLOWING AROUND END.
  - REMOVE SEDIMENT BEDDING DITCH CHECK BEFORE SEDIMENT LEVEL REACHES THE HALFWAY POINT BETWEEN THE GROUND SURFACE AND TOP OF THE DITCH CHECK.

Scale 1"=40'



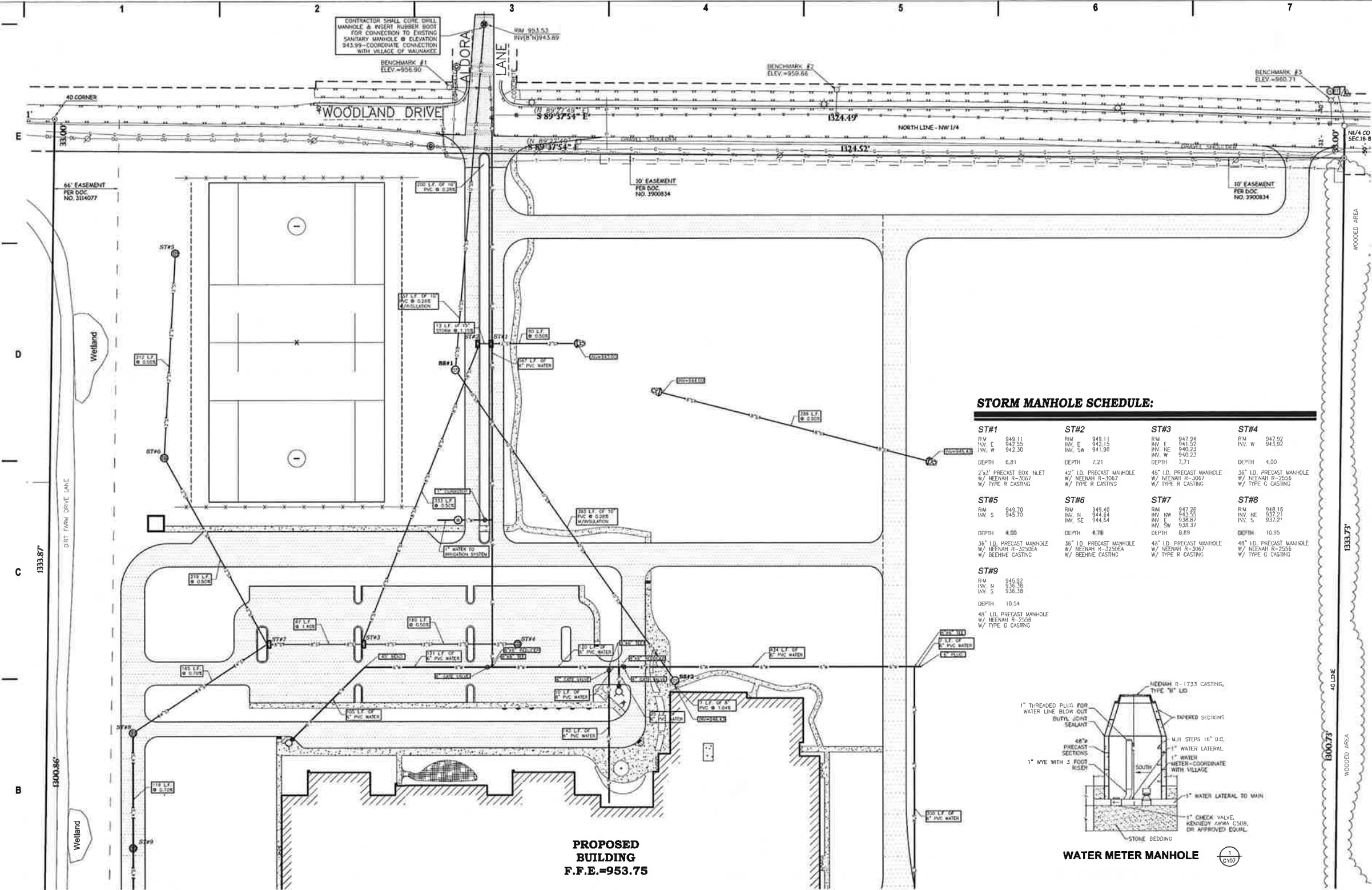
PROJECT MANAGER AK  
PROJECT NUMBER 314017-04  
DATE 3/20/15

EROSION  
CONTROL PLAN

C106

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ITEM #1



**BENCH MARK**  
ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM  
BENCHMARK #1  
BURY TWO IRON PIPES ON HIGHWAY LOCATED IN THE NORTHWEST CORNER OF WOODLAND DRIVE AND ALDORA LANE  
ELEVATION = 956.90  
BENCHMARK #2  
BURY TWO IRON PIPES ON HIGHWAY LOCATED ON THE NORTH SIDE OF WOODLAND DRIVE AND BEING THE FIRST INTERSECTION EAST OF ALDORA LANE  
ELEVATION = 955.66  
BENCHMARK #3  
BURY TWO IRON PIPES ON HIGHWAY LOCATED ON THE NORTH SIDE OF WOODLAND DRIVE AND BEING THE SECOND INTERSECTION EAST OF ALDORA LANE  
ELEVATION = 950.71

**A DESCRIPTION**  
BEING THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 9 EAST, TOWN OF WESTPORT, SAKE COUNTY, WISCONSIN

**GENERAL NOTES:**

1. CONTACT DISGR'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
5. COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-5" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C103 & C104 FOR PROPOSED GRADES.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
10. FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.
11. PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
12. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.

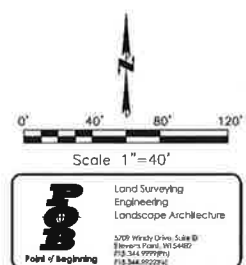
**UTILITY LEGEND:**

- PROPOSED STORM SEWER  
PROPOSED SANITARY SEWER  
PROPOSED WATER MAIN  
PROPOSED ENDWALL STRUCTURE WITH RIP RAP  
PROPOSED STORM SEWER MANHOLE  
PROPOSED SANITARY SEWER MANHOLE  
PROPOSED STORM SEWER CONTROL STRUCTURE  
PROPOSED STORM INLET MANHOLE  
PROPOSED STORM CURB INLET  
WATER METER MANHOLE

- PROPOSED WATER MAIN VALVE  
PROPOSED HYDRANT ASSEMBLY

**SANITARY MANHOLE SCHEDULE:**

SS#1	SS#2
RM	945.75
INV. N	944.59
INV. S	945.09
DEPTH	4.76
DESCRIPTION	48" I.D. PRECAST MANHOLE W/ NEENAH R-1733 CASTING SOLID COVER



**PROJECT INFORMATION**

**WAUNAKEE  
INTERMEDIATE  
SCHOOL**

6265 West Woodland  
Drive  
Waunakee, WI

**ISSUANCE AND REVISIONS**

DESIGN DEVELOPMENT

**REVISIONS**

#	DATE	DESCRIPTION
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**KEY PLAN**

**SHEET INFORMATION**

PROJECT MANAGER AK  
PROJECT NUMBER 314017-04  
DATE 3/20/16

**UTILITY PLAN**

**C107**

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eppstein uhen : architects  
Milwaukee 233 East Chicago Street  
Milwaukee, Wisconsin 53022  
Tel 414 271 5560 Fax 414 271 7794  
Madison 222 West Washington Ave. Suite 600  
Madison, Wisconsin 53703  
Tel 608 442 5350 Fax 608 442 6880





eppstein uhen : architects  
milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5800 fax 414 271 7794  
madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5300 fax 608 442 6800

PROJECT INFORMATION

WAUNAKEE  
INTERMEDIATE  
SCHOOL

6265 West Woodland  
Drive  
Waunakee, WI

ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

REVISIONS

#	DATE	DESCRIPTION
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KEY PLAN

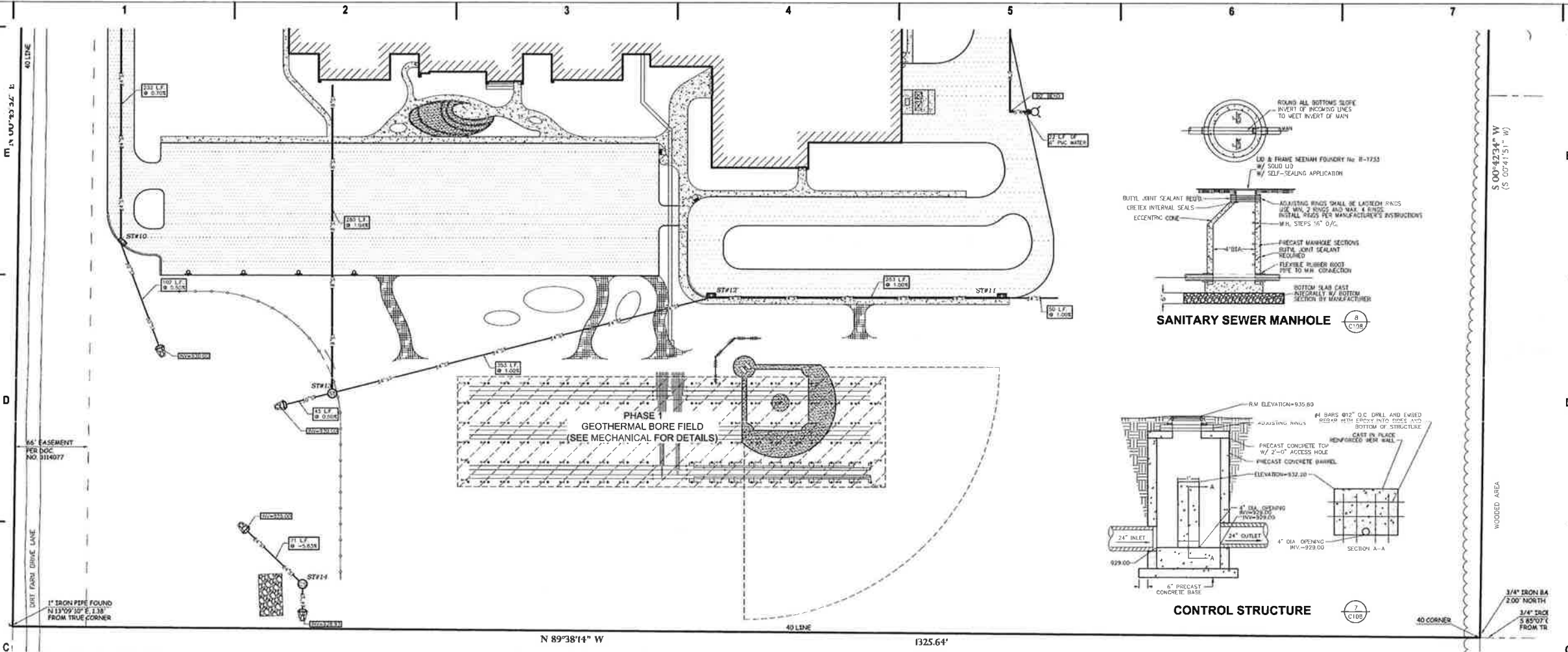
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PROJECT MANAGER AK  
PROJECT NUMBER 314017-04  
DATE 3/20/15

UTILITY PLAN

C108

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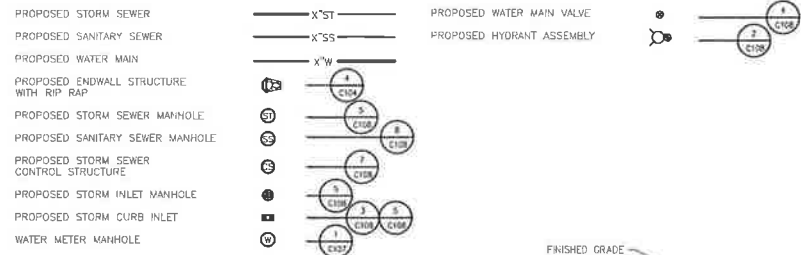
GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
- COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND BOMBS) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 302.21.
- THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-5" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C103 & C104 FOR PROPOSED GRADES.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.
- PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.

STORM MANHOLE SCHEDULE:

ST#10	ST#11	ST#12	ST#13
INV. N 943.04 INV. E 934.76 INV. S 930.51	INV. E 946.09 INV. E 941.09 INV. W 941.09	INV. E 946.55 INV. E 938.45 INV. SW 937.45	INV. NE 940.09 INV. NE 933.93 INV. SW 930.23
DEPTH 12.53	DEPTH 5.00	DEPTH 9.09	DEPTH 9.86
60" I.D. PRECAST MANHOLE W/ NEENAH R-3067 W/ TYPE R CASTING	48" I.D. PRECAST MANHOLE W/ NEENAH R-3067 W/ TYPE R CASTING	48" I.D. PRECAST MANHOLE W/ NEENAH R-3067 W/ TYPE R CASTING	60" I.D. PRECAST MANHOLE W/ NEENAH R-1733 W/ SOLID CASTING
ST#14 (SEE DETAIL 7/C108)			
INV. NW 935.89 INV. SW 928.89 INV. S 928.89			
DEPTH 6.91			
48" I.D. PRECAST MANHOLE W/ NEENAH R-1733 W/ SOLID CASTING			

UTILITY LEGEND:



BENCH MARK

- ELEVATIONS ARE REFERENCED TO NAVD 83 DATUM
- REMARK #1  
BURY THE BOLT ON HYDRANT, LOCATED IN THE NORTHWEST CORNER OF WOODLAND DRIVE AND ALPINE LANE. ELEVATION = 935.90
- REMARK #2  
BURY THE BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF WOODLAND DRIVE AND BEING THE FIRST HYDRANT EAST OF ALPINE LANE. ELEVATION = 935.06
- REMARK #3  
BURY THE BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF WOODLAND DRIVE AND BEING THE SECOND HYDRANT EAST OF ALPINE LANE. ELEVATION = 935.77

DESCRIPTION

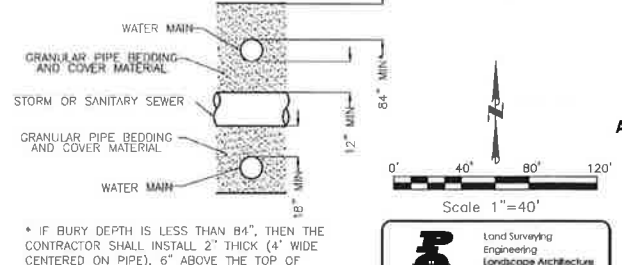
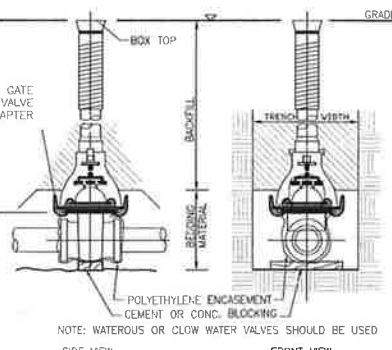
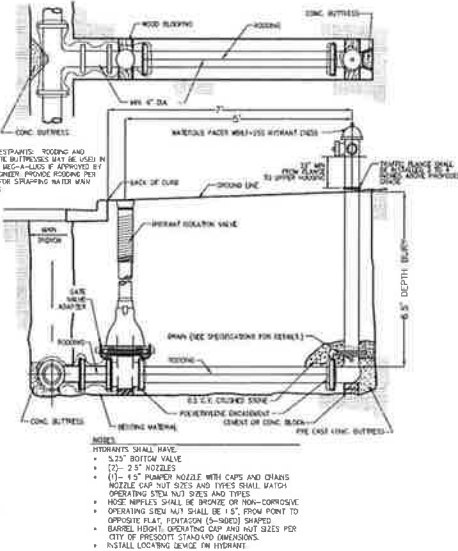
SHOW THE NORTHWEST CORNER OF THE INTERSECTION OF WOODLAND DRIVE AND ALPINE LANE. EAST-TOWN OF WESTPORT, LAKE COUNTY, WISCONSIN.

POLYSTYRENE FOAM INSULATION

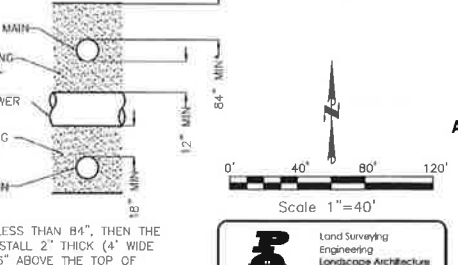
HYDRANT ASSEMBLY

GATE VALVE

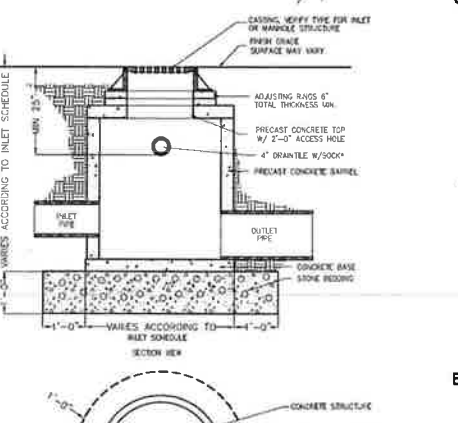
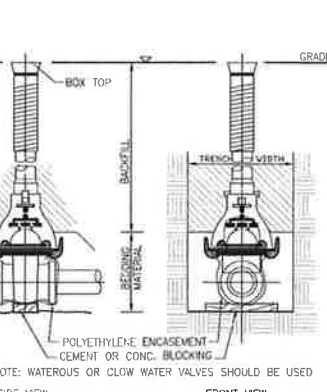
WATER PIPE CROSSING



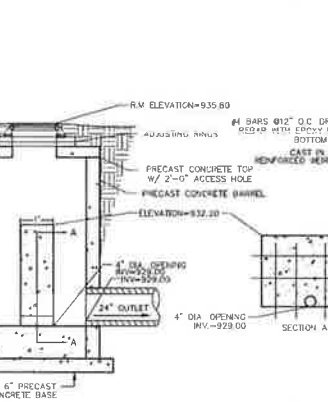
CONCRETE STORM MANHOLE



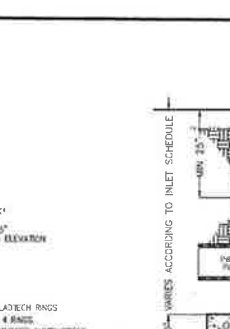
2'X3' BOX CATCH BASIN



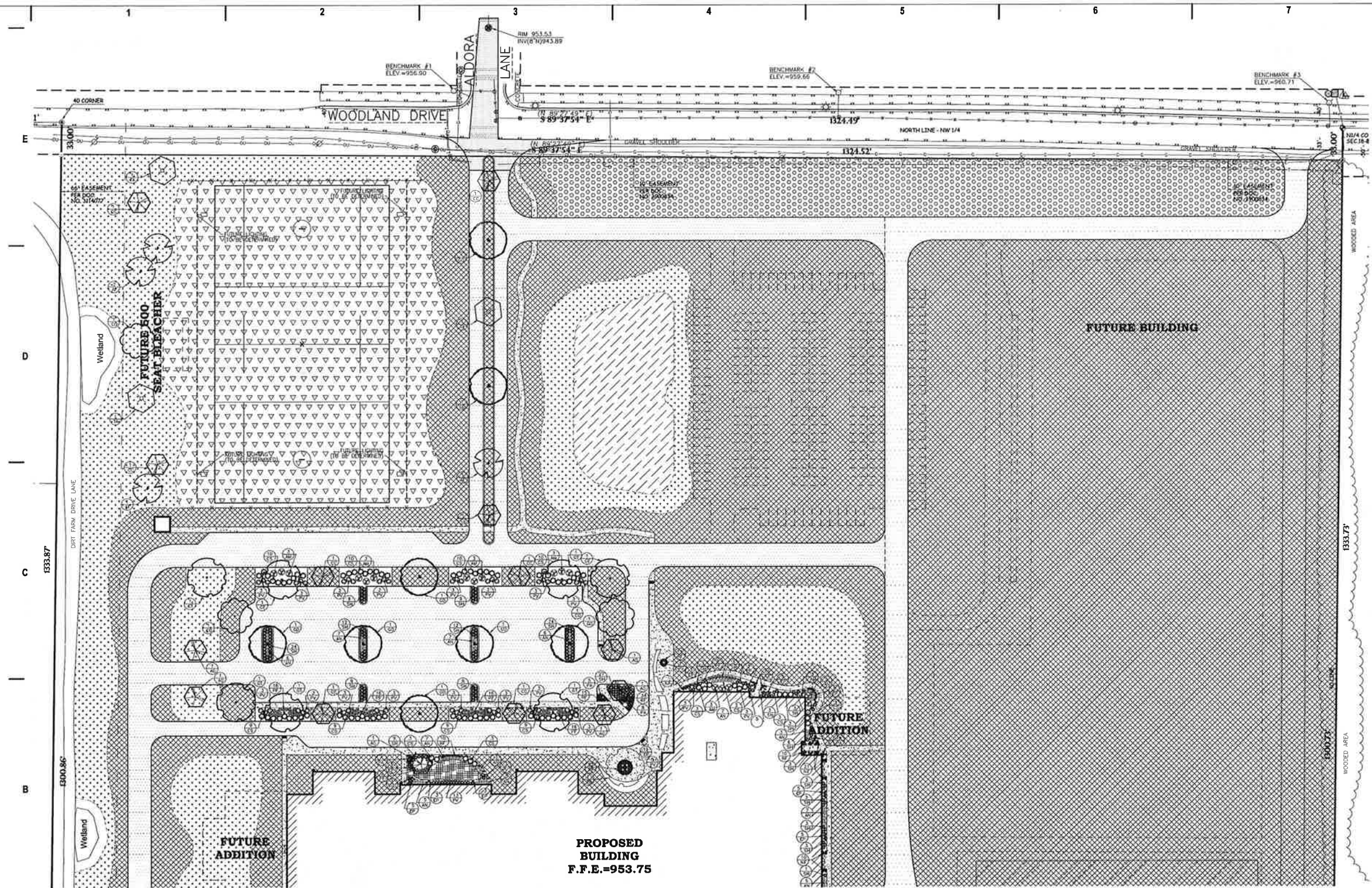
SANITARY SEWER MANHOLE



CONTROL STRUCTURE



ITEM #1



**BENCH MARK**  
ELEVATIONS ARE REFERENCED TO NAVD 83 DATUM

**GENERAL NOTES:**

1. CONTACT CRUISER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 4" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SIZE, DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZER/PESTICIDE MAY VARY FROM ALL GENERAL LANDSCAPE AREAS. FERTILIZER DURING CONSTRUCTION. SEED TYPES ARE INDICATED IN THE LEGEND ON THIS SHEET.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SITES GIVEN.
5. ALL TREES SHALL BE TRIMMED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 4" DIAMETER CIRCLE OF 3" DEPTH SHREDED HAYWOOD BARK MULCH.
7. 3" OF SHREDED BARK MULCH SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" OF SHREDED BARK MULCH SHALL BE PLACED IN ALL GROUND COVER PLANTING BEDS.
9. A PRE-EMERGENT HERBICIDE SHALL BE PLACED BENEATH ALL BARK MULCH. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE), SITE LIGHTING, CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

**LANDSCAPE REQUIREMENTS:**

REQUIREMENT: NUMBER OF STALLS OVER 114 = 9 PLUS 1 FOR EACH 12 SPACES OR FRACTION THEREOF.  
134 PARKING STALLS PROPOSED = 114 = 90 STALLS / 12 = 7.5 OR 2 TREES + 9 TREES = 16 TREES  
PROPOSED: 16 TREES

MINIMUM LANDSCAPE ELEMENT STANDARD REQUIREMENT: 15 POINTS FOR EACH SPACE  
134 SPACES X 15 PTS = 2,010 PTS REQUIRED  
PROPOSED: 2,040 PTS

**PLANTING SCHEDULE:**

TREES	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
AF		ALNUS FREESIANA 'SENN'	SENN'S GLASS MAPLE	2" CAL	207X30" W	10
AG		AMELANCHIER X GRACILIORA	AUTUMN BRILLIANCE SERVICEBERRY	5" CAL	207X20" W	12
CC		CRATAEGUS CRUSGALLI 'CAUSGOS'	CRUSAKER WHITEBORN	5" CAL	157X15" W	11
CD		CELOSIS DELCENDENS 'PRINCE PRIDE'	PRINCE PRIDE HIBISCUS	2" CAL	367X40" W	8
CE		CESTRUM ALBUM 'SWEET HONEY'	SWEET HONEY HIBISCUS	2" CAL	367X40" W	12
CT		CESTRUM ALBUM 'SWEET HONEY'	SWEET HONEY HIBISCUS	2" CAL	367X40" W	7
OU		QUERCUS MICROCARPA	QUERCUS MICROCARPA	2" CAL	607X50" W	4
TA		TELA AMERICANA 'SUNNY'	SUNNY LINDEN	2" CAL	457X30" W	11
19			TREE TO BE PROVIDED BY OWNER	3" CAL		1
SHRUBS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
AM		ARONIA MELANOCARPA 'AUTUMN WIND'	AUTUMN WIND CHERRYBERRY	35"	67X4" W	18
CS		CORNUS STOLONIFERA 'TARROW'	JARROW FIRE DOGWOOD	30"	47X4" W	94
PT		POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	18"	27X2" W	84

PERENNIALS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT Maturity	QUANTITY
EP		EDIMORPHICA PURPUREA 'WAGHOL'	WAGHOL PURPLE CORNELLIAN	1 GAL	37X15" W	62
HF		HEPHER X AMERICAN 'WAGHOL'S LOW'	WAGHOL'S LOW CORNELLIAN	1 GAL	167X24" W	22
HF		HEPHER X AMERICAN 'WAGHOL'S LOW'	WAGHOL'S LOW CORNELLIAN	1 GAL	167X24" W	11

LANDSCAPE REPAIRS  
SYMBOLS  
SIZE  
QUANTITY  
2-3" NAT 19

**LANDSCAPE HATCH PATTERNS:**

LOW MOW GRASS

TURF SEED MIX

MEDIUM PRAIRIE SEED MIX

TALL PRAIRIE SEED MIX

4" CRUSHED GRANITE PATH

12" DEPTH WOOD FIBER MULCH

WET DETENTION POND PLANTINGS

Scale 1"=40'

0' 40' 80' 120'

Land Surveying  
Engineering  
Landscape Architecture

3709 Windy Drive, Suite D  
Shrews Fork, WI 54980  
920.344.9970  
920.344.9970

**eua**

eppstein uhen : architects

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414.271.3350 Fax 414.271.7794

madison 222 West Washington Ave, Suite 600  
Madison, Wisconsin 53703  
Tel 608.442.3300 Fax 608.442.9800

PROJECT INFORMATION

**WAUNAKEE  
INTERMEDIATE  
SCHOOL**

6265 West Woodland  
Drive  
Waunakee, WI

ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

REVISIONS

# DATE DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROJECT MANAGER AK

PROJECT NUMBER 314017-04

DATE 3/20/15

Landscape Plan

**L100**

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**epstein uhlen : architects**

**milwaukee** 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
tel 414 271 5350 fax 414 271 7794

**madison** 222 West Washington Ave. Suite 650  
Madison, Wisconsin 53703  
tel 608 442 5350 fax 608 442 6680

## PROJECT INFORMATION

WAUNAKEE  
INTERMEDIATE  
SCHOOL

6265 West Woodland  
Drive  
Waunakee, WI

## ISSUANCE AND REVISIONS

## DESIGN DEVELOPMENT

## REVISIONS

#	DATE	DESCRIPTION
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## KEY PLAN

**GENERAL NOTES:**

- [illegible]

**LANDSCAPE REQUIREMENTS:**

REQUIREMENT: NUMBER OF STALLS OVER 114 = 9 PLUS 1 FOR EACH 12 SPACES OR FRACTION THEREOF  
134 SPACES STALLS PROPOSED = 114 = 20 STALLS/ 12 = 1.6 OR 2 TREES + 9 TREES = 11 TOTAL TREES REQUIRED  
PROPOSED: 11 TREES








MINIMUM LANDSCAPE ELEMENT STANDARD REQUIREMENT: 15 POINTS FOR EACH SPACE  
134 SPACES X 15 PTS = 2,010 PTS REQUIRED  
PROPOSED: 2,080 PTS

**PLANTING SCHEDULE:**

TRIED	TECHNICAL NAME	TECHNICAL NAME	INSTALLATION	SIZE AT	QUANTITY
ITEMS			TIME	SATISFACTION	
AF	KEEN FREEMAN "TOM"	SEENA GLEN WABLE	2 <sup>nd</sup> CAL	5013/20/30	10
AG	"ALTON BRILLANT"	ALTON BRILLANT SPODERITY	5T	20/12/20	12
CC	CRATON CRATON CRATON	CRATON CRATON	5T	15/13/10	12
CC	CRATON CRATON CRATON	CRATON CRATON	5T	15/13/10	12
CC	"MILWAUKEE GLOVE TRAIL" HANDS	STAYED HAND KENTUCKY CORT TREE	2 <sup>nd</sup> CAL	5013/20/30	10
CC	"MILWAUKEE GLOVE TRAIL" HANDS	SHAWNEE HAWKSHIRE	2 <sup>nd</sup> CAL	5013/20/30	10
CC	CLUTCH ZUCCHINO	BURN SWG	2 <sup>nd</sup> CAL	60/20/30	8
CC	"TULSA AUSTIN TRAVEL"	SWIMMER UNIFORM	2 <sup>nd</sup> CAL	45/12/30	8
CC	TRIED TO BE PROVIDED BY OWNER		2 <sup>nd</sup> CAL		8
SERVICES	TECHNICAL NAME	TECHNICAL NAME	INSTALLATION	SIZE AT	QUANTITY
ITEMS			TIME	SATISFACTION	
AM	ARONA PULLEN/ARONA "AUTUMN REALITY"	AUTUMN REALITY CHERRYBERRY	35 <sup>th</sup>	87/4/6	88
AM	ARONA PULLEN/ARONA "AUTUMN REALITY"	ARONA REALITY CHERRYBERRY	35 <sup>th</sup>	87/4/6	88
AM	PULLEN/ARONA "AUTUMN REALITY"	ARONA REALITY PULLEN	35 <sup>th</sup>	87/4/6	88

[illegible]

### LANDSCAPE HATCH PATTERNS:

- |                              |   |
|------------------------------|---|
| LOW MOW GRASS                |  |
| TURF SEED MIX                |  |
| MEDIUM PRAIRIE SEED MIX      |  |
| TALL PRAIRIE SEED MIX        |  |
| 4" CRUSHED GRANITE PATH      |  |
| 12" DEPTH WOOD FIBER MULCH   |  |
| WET DETENTION POND PLANTINGS |  |

## BENCH MARK

BENCHMARK #1  
 BURRY TAG BOLT ON HYDRANT, LOCATED IN THE  
 WESTWEST CORNER OF WOODLAND DRIVE AND ALDORA  
 LAKE.  
 ELEVATION = 956.90

BENCHMARK #2  
 BURRY TAG BOLT ON HYDRANT, LOCATED ON THE NORTH  
 SIDE OF WOODLAND DRIVE AND BEING THE FIRST  
 HYDRANT EAST OF ALDORA LAKE.  
 ELEVATION = 959.66

### DESCRIPTION

BEING THE NORTH-EAST ¼ OF THE NORTHWEST ¼ OF  
SECTION 18, TOWNSHIP 6 NORTH, RANGE 9 EAST, TOWN  
OF WOODBURN, CLATSOP COUNTY, OREGON.

## WET DETENTION POND PLANTINGS

PLANT CLUSTER	SIZE	WATER LEVEL
A	PLUG	350
B	PLUG	350
C	PLUG	330
D	PLUG	300
E	PLUG	300
F	PLUG	300

\*\*\* PLUG FOR EVERY 3 SQUARE FEET

INDICATOR NAME	COUNTING NAME	WATER LEVEL
A-ACORUS CALAMUS	SWIFT FLAG	2'-0"
B-ALISM. TRIVALE	WATER PLANTAIN	3'-0"
C-CALINA PALUSTRIS	HARLEIGH MARIGOLD	3'-0"
D-SFARANGAM EURICARPUM	CURL BURDEED	4'-0"
E-CARELY ACUTATUS	WATER GELLY	2'-3"
F-SCORPUS ACUTUS	HARSHET BURLEIGH	3'-0"

NOTES:

\*CONTRACTOR IS TO HAVE 5 YEARS EXPERIENCE INSTALLING NATIVE PLANTINGS.  
\*PROJECT AREA IS TO BE FREE OF ANY UNSERVICEABLE VEGETATION PRIOR TO PLANTING.  
\*PLANTINGS ARE TO BE INSTALLED PRIOR OCTOBER 1ST IN THE FALL AND AFTER  
MAY 1ST IN THE SPRING.  
\*CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING AND GENERAL CARE OF PLANTINGS  
UNTIL ACCEPTANCE BY OWNER.  
\*SEE SPECIFICATIONS FOR WARRANTY PERIOD.

PROJECT MANAGER	AK
PROJECT NUMBER	314017-04
DATE	3/20/15

## Landscape Plan

**L101**

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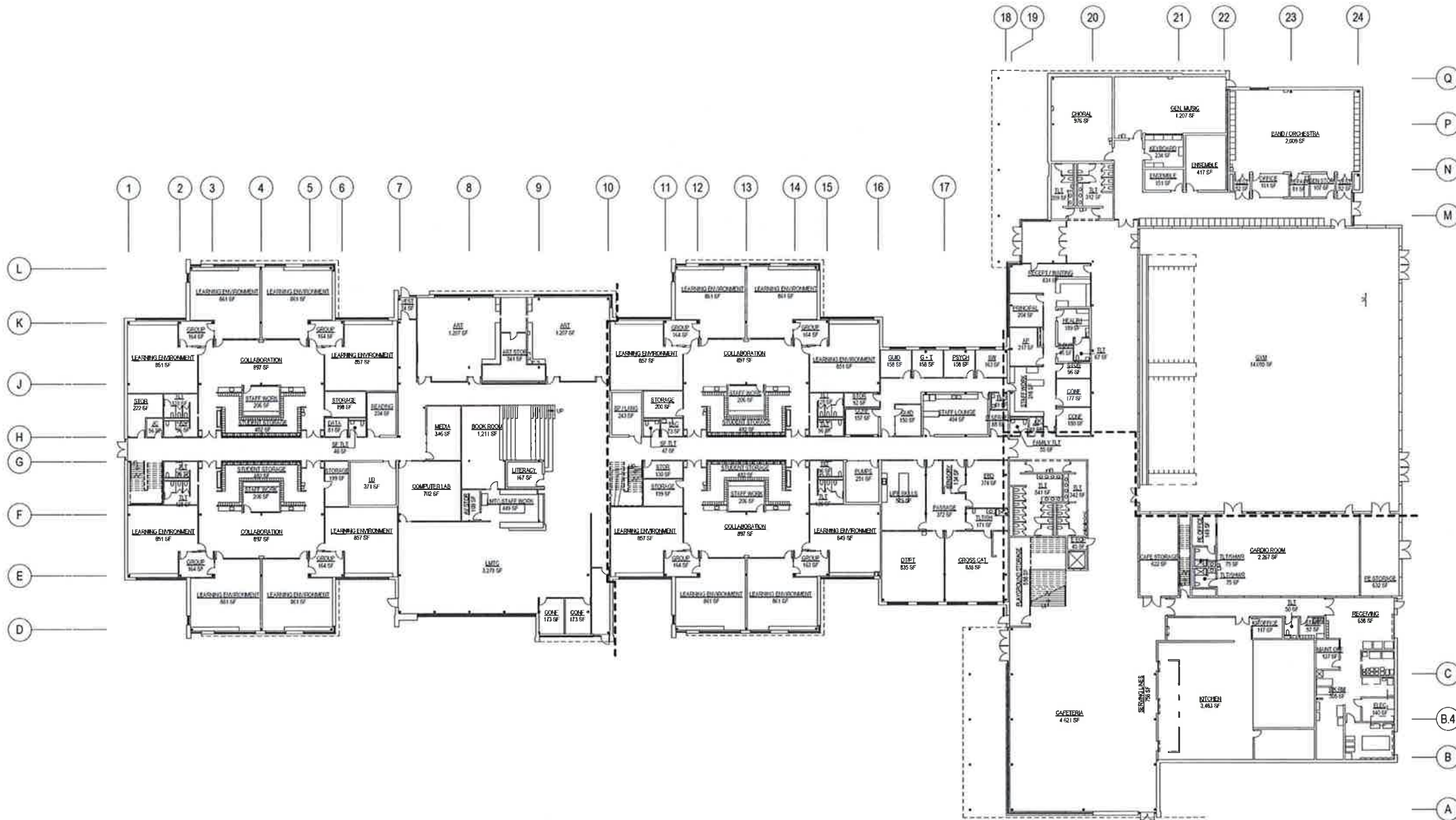
E

D

C

B

A



eppstein uhen : architects  
milwaukee 333 East Chicago Street  
Milwaukee Wisconsin 53202  
telephone 414 271 3502  
madison 222 West Washington Ave Suite 600  
Madison Wisconsin 53703  
telephone 608 442 5500

PROJECT INFORMATION

WAUNAKEE  
INTERMEDIATE  
SCHOOL

6265 West Woodland  
Drive  
Waunakee, WI

ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

#	DATE	DESCRIPTION
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KEY PLAN



SHEET INFORMATION

**PROGRESS DOCUMENTS  
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These documents reflect progress and intent and may  
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PROJECT NUMBER 314017-04  
DATE 3/20/2015

FIRST FLOOR PLAN -  
OVERALL

**A101**

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**A7** FIRST FLOOR PLAN - OVERALL  
F=20'0"



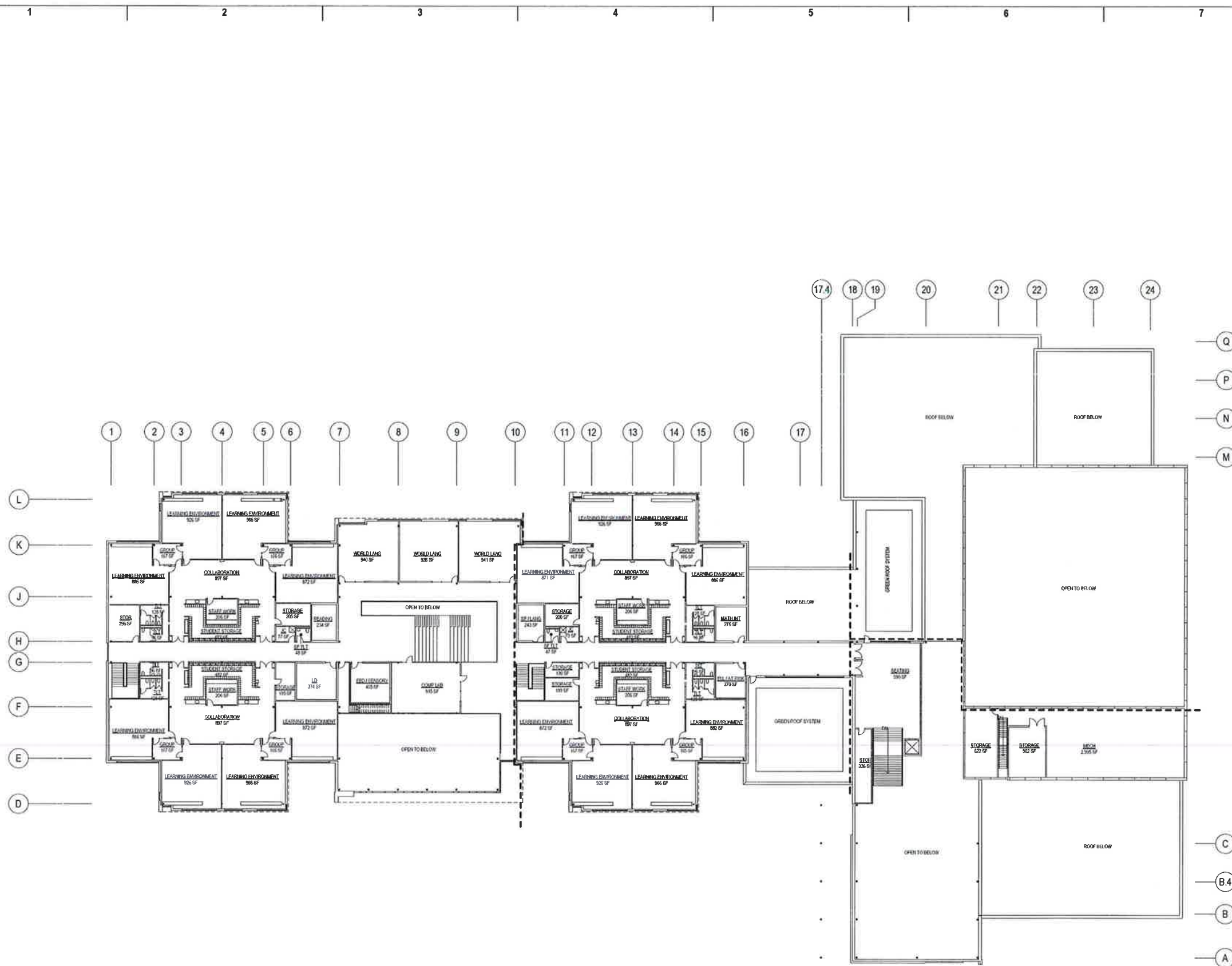
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appstein uhen : architects

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Telephone 414 271 5800  
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Madison, Wisconsin 53703  
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PROJECT INFORMATION

WAUNAKEE  
INTERMEDIATE  
SCHOOL

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ISSUANCE AND REVISIONS

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KEY PLAN



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SECOND FLOOR  
PLAN - OVERALL

A102

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⊕ A7 SECOND FLOOR PLAN - OVERALL  
1" = 20'-0"

ITEM #1

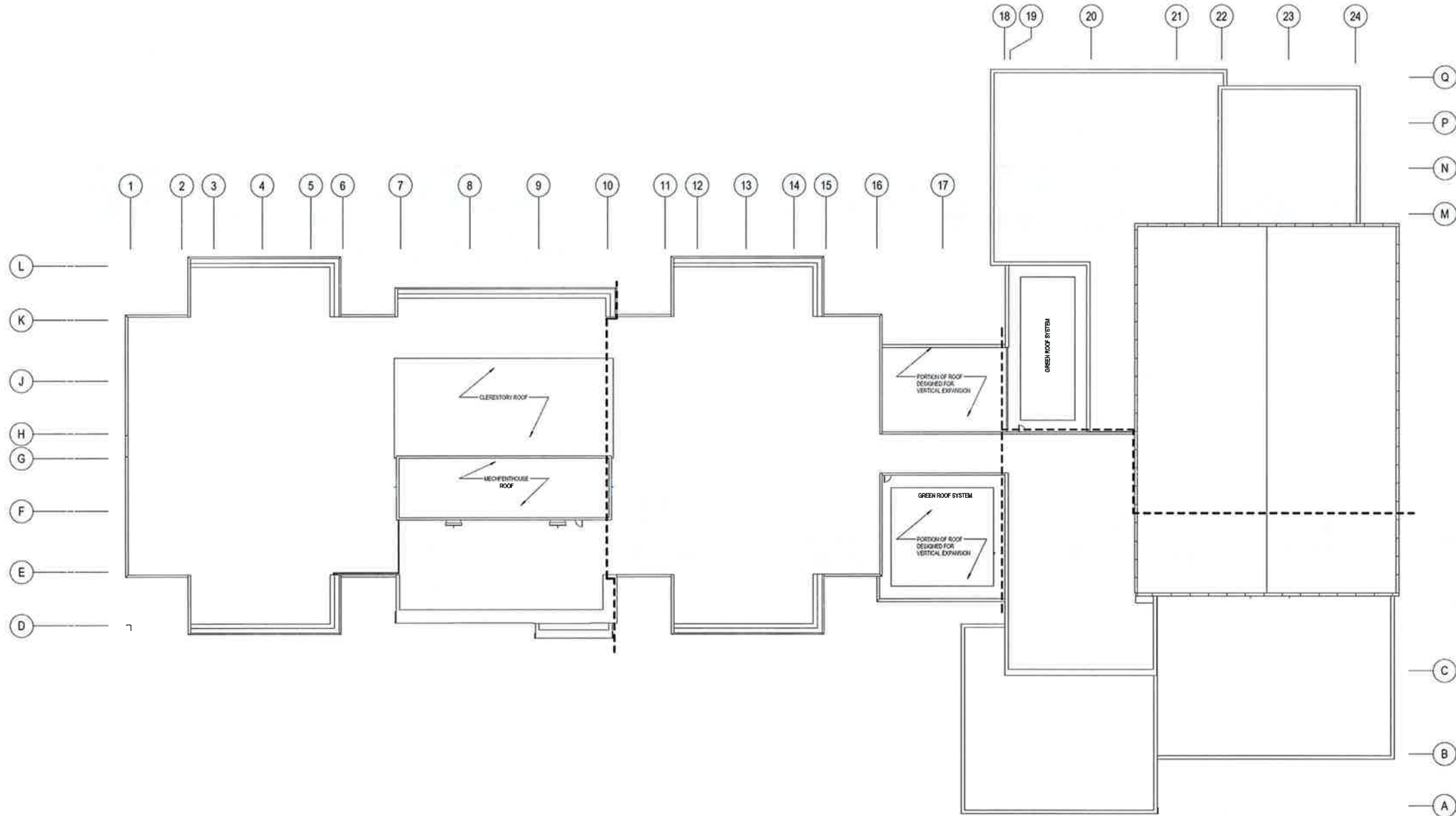
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eppstein uhen : architects  
milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
telephone 414.271.5350  
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Madison, Wisconsin 53703  
telephone 608.442.5350

PROJECT INFORMATION

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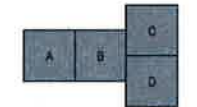
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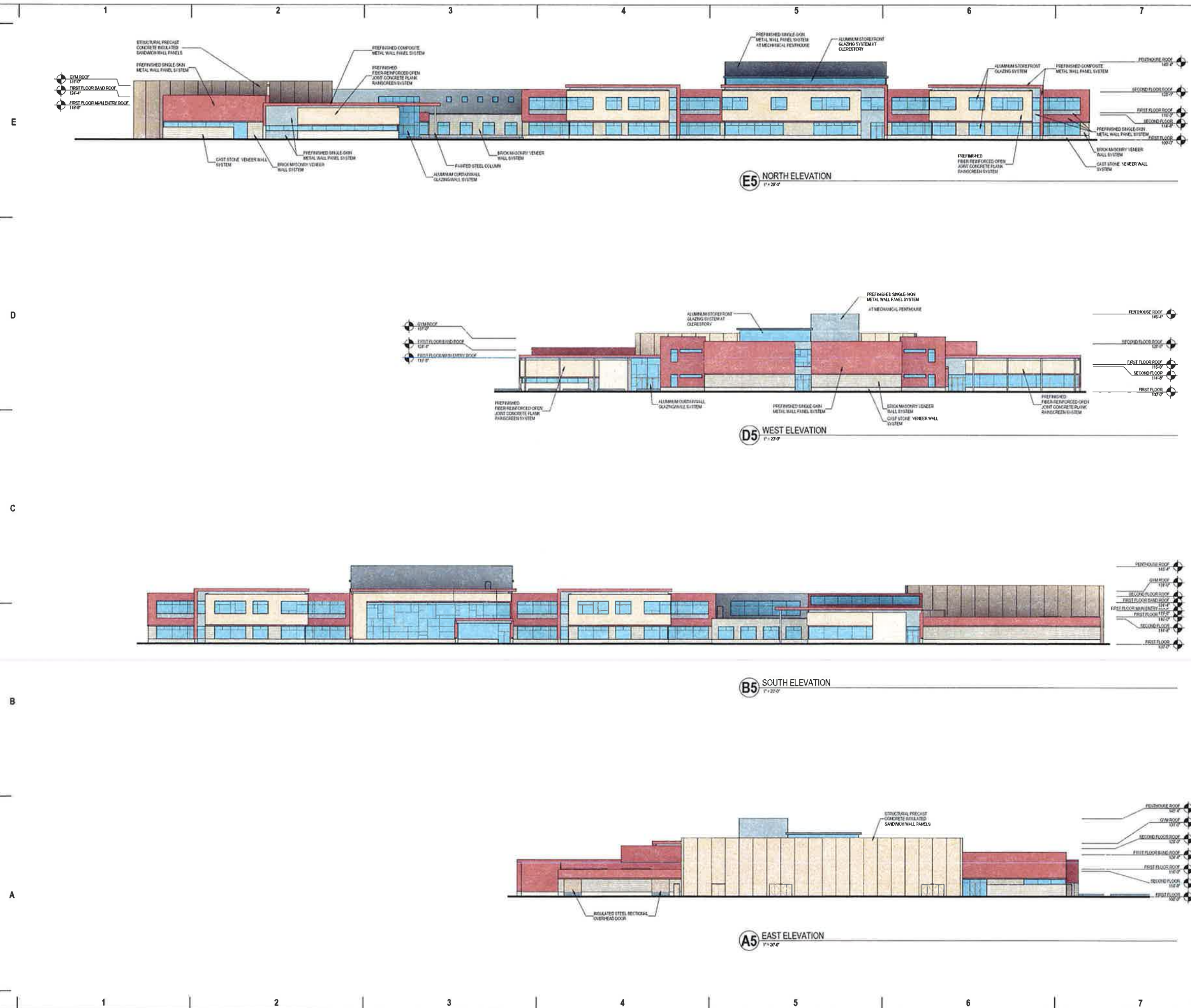
PROJECT MANAGER	AK
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ROOF PLAN -  
OVERALL

**A103**

**A1** ROOF PLAN  
1" = 20'-0"

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eppstein uhen : architects  
milwaukee 333 East Chicago Street  
Milwaukee Wisconsin 53202  
Telephone 414.271.3200  
madison 222 West Washington Ave. Suite 550  
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Telephone 608.482.5260

PROJECT INFORMATION

**WAUNAKEE  
INTERMEDIATE  
SCHOOL**

6265 West Woodland  
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Waunakee, WI

ISSUANCE AND REVISIONS

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OVERALL EXTERIOR  
ELEVATIONS

**A200**

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ITEM #1.





eppstein uhen : architects

Milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Telephone 414.271.5200  
Madison 222 West Washington Ave. Suite 200  
Madison, Wisconsin 53703  
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PROJECT INFORMATION

WAUNAKEE  
INTERMEDIATE  
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ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

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KEY PLAN

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PROJECT MANAGER AK

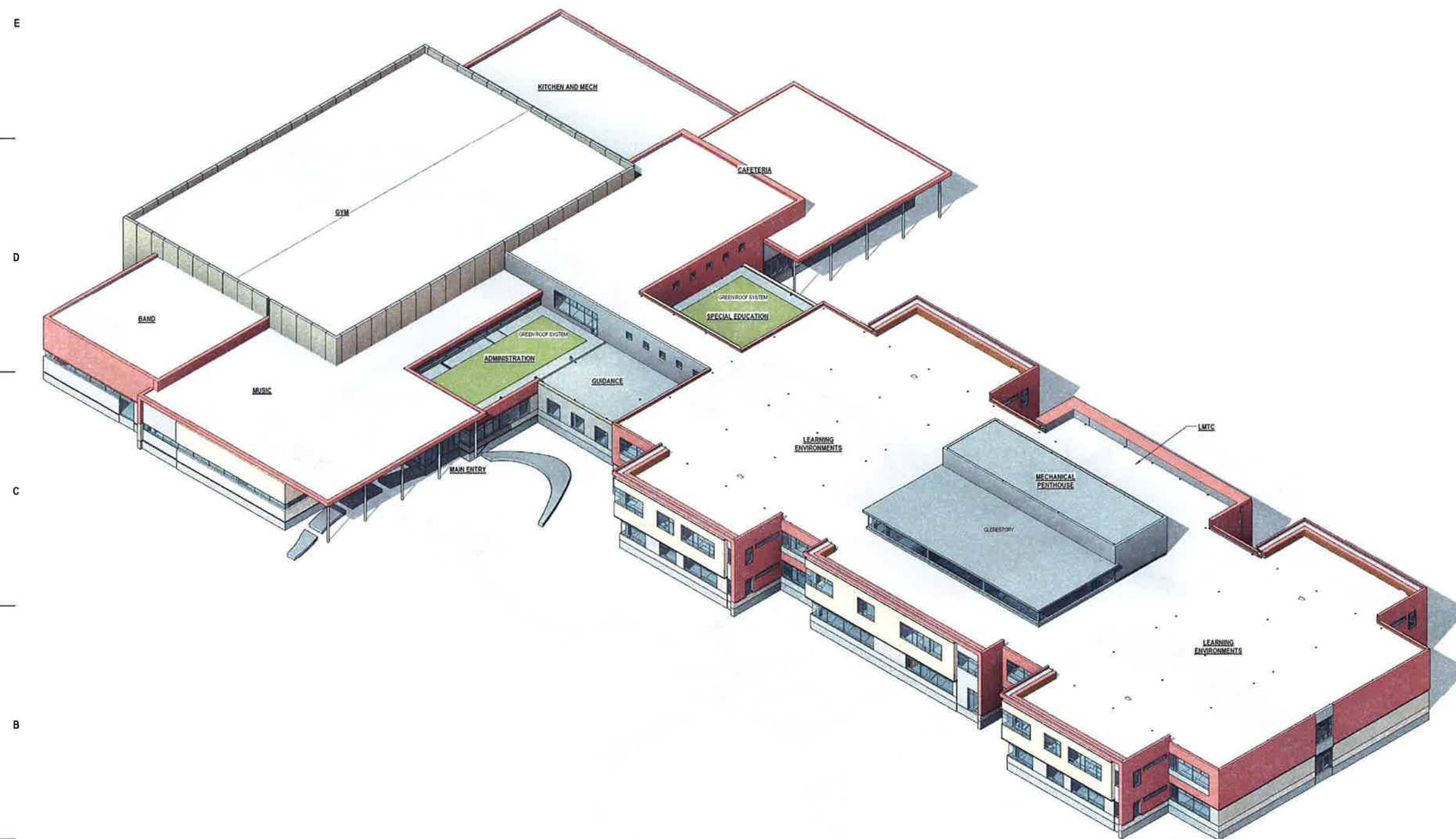
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DATE 3/20/2015

3D  
REPRESENTATIONS

A900

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A1 OVERALL FROM NORTHWEST



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milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
telephone 414 278 5000  
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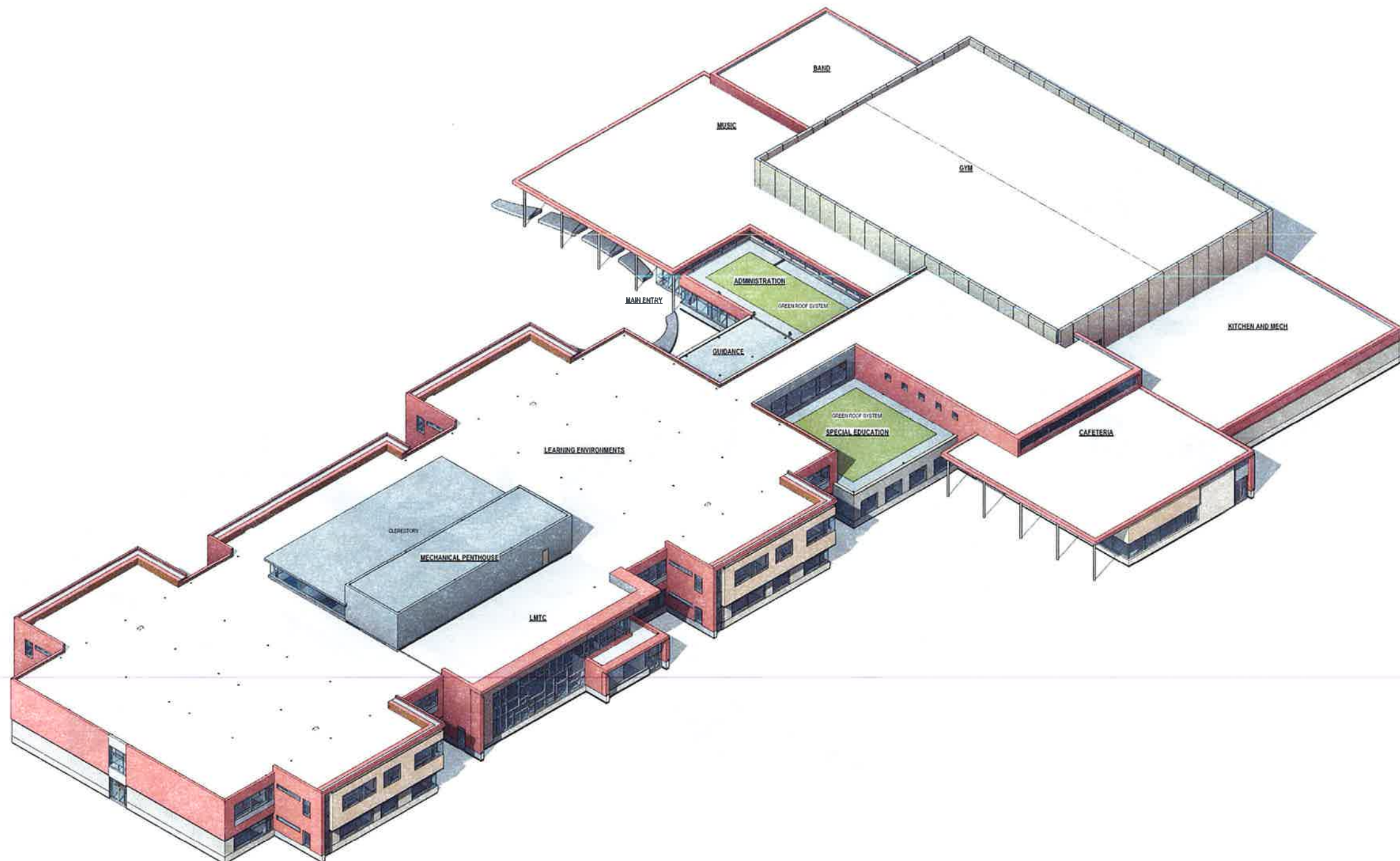
6265 West Woodland  
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Waunakee, WI

ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

#	DATE	DESCRIPTION
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KEY PLAN



A1 OVERALL FROM SOUTHWEST

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PROJECT MANAGER AK

PROJECT NUMBER 314017-04

DATE 3/20/2015

3D  
REPRESENTATIONS

A901

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milwaukee 333 East Chicago Street  
Milwaukee Wisconsin 53202  
telephone 414 271 5050  
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PROJECT INFORMATION

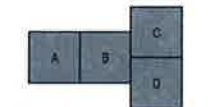
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ISSUANCE AND REVISIONS

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#	DATE	DESCRIPTION
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KEY PLAN



SHEET INFORMATION

**PROGRESS DOCUMENTS  
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PROJECT NUMBER	314017-04
DATE	3/20/2015

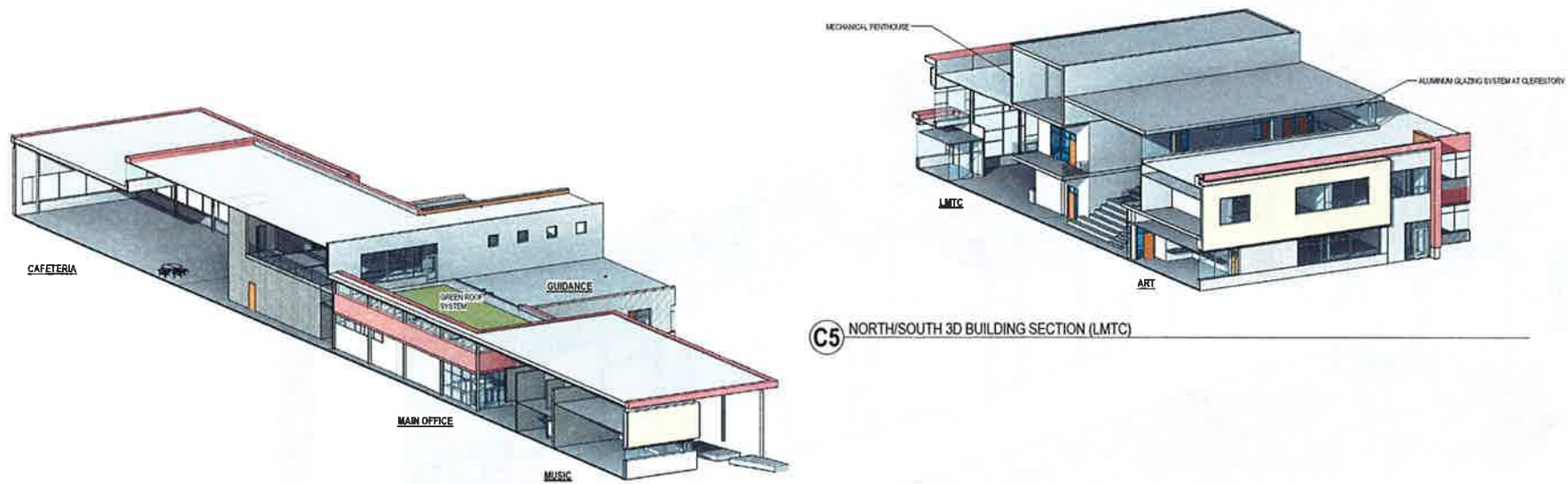
3D BUILDING  
SECTIONS

A902

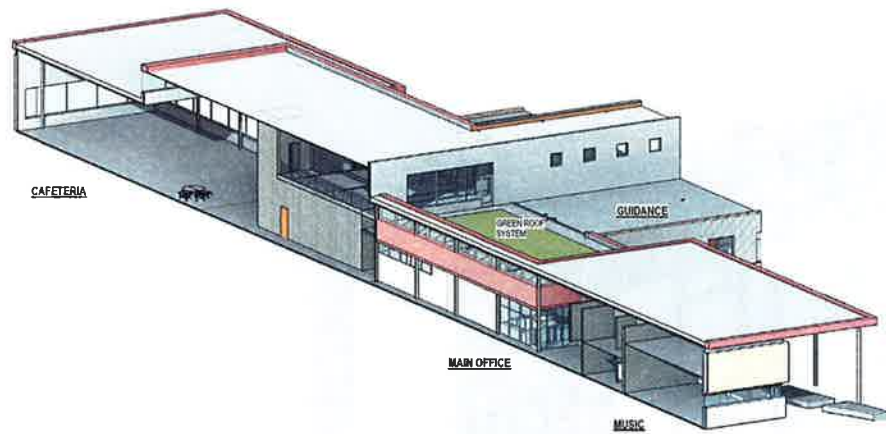
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D1 EAST/WEST 3D BUILDING SECTION



C5 NORTH/SOUTH 3D BUILDING SECTION (LMTC)



B3 NORTH/SOUTH 3D BUILDING SECTION (CAFETERIA)





eppstein uhen : architects  
milwaukee 333 East Chicago Street  
Milwaukee Wisconsin 53202  
Telephone 414 271 3300  
madison 222 West Washington Ave. Suite 650  
Madison Wisconsin 53703  
Telephone 608 442 3300

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SCHOOL

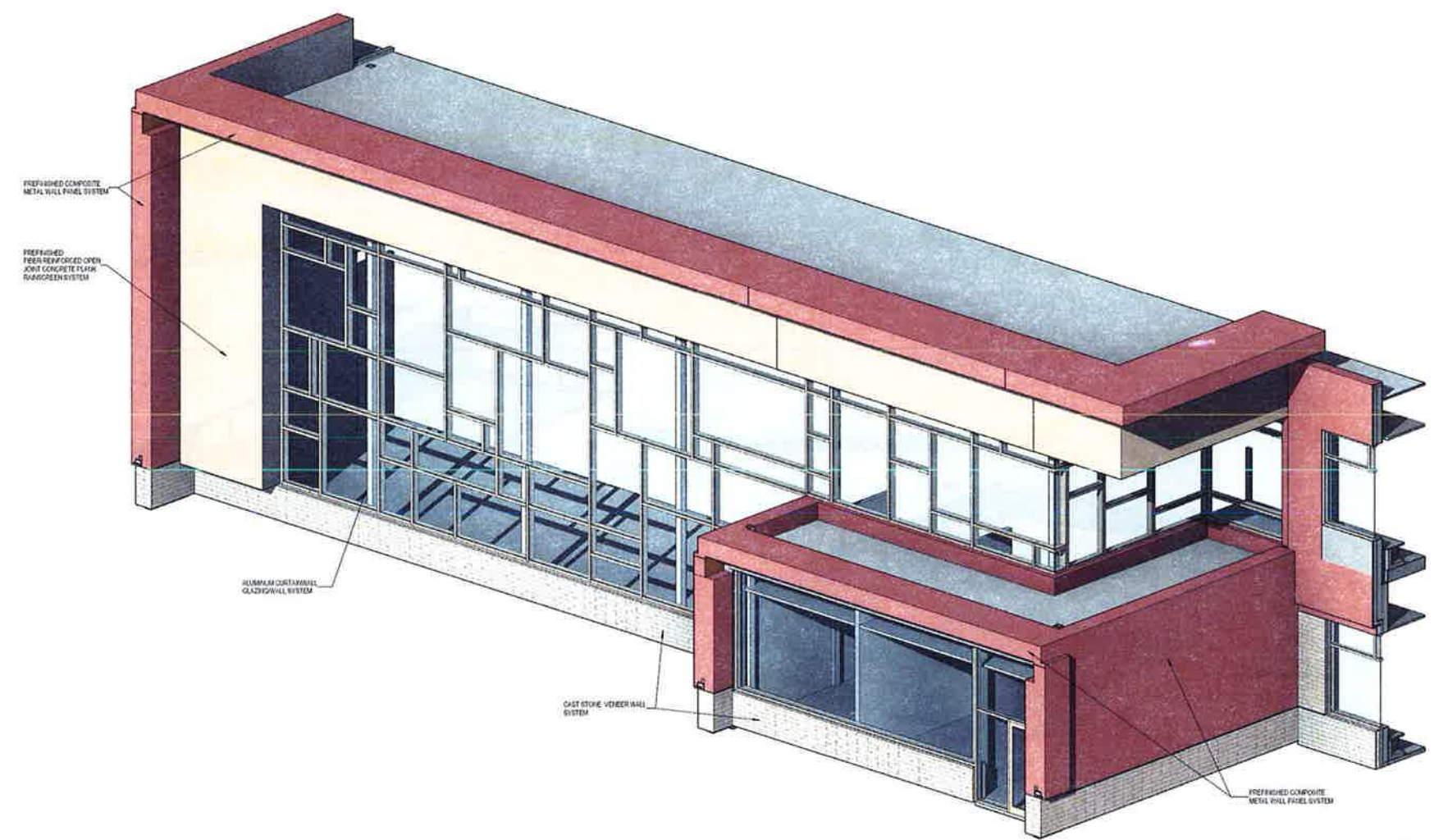
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ISSUANCE AND REVISIONS

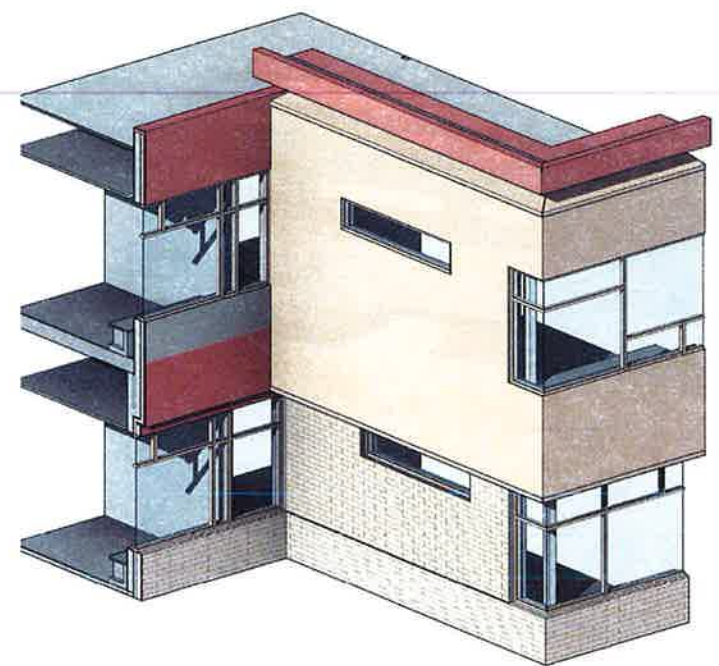
DESIGN DEVELOPMENT

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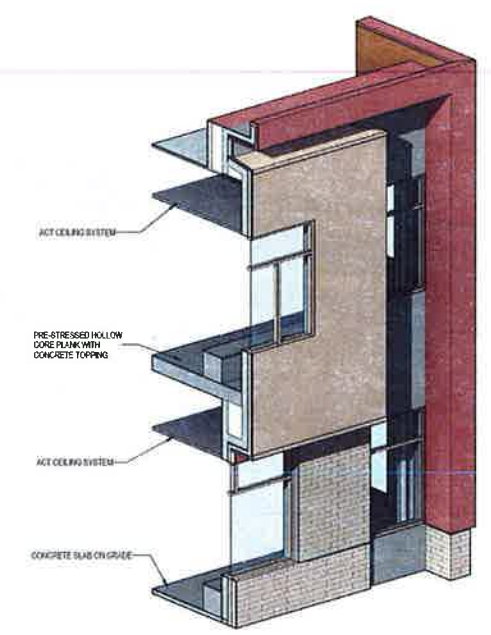
KEY PLAN



C4 LMTC VIEW



A4 TYPICAL GRADE POD CORNER



A6 TYPICAL GRADE POD CORNER (FIN)

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3D  
REPRESENTATIONS

A903

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ITEM #1.





eppstein uhen : architects  
milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
telephone 414 271 5260  
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Madison, Wisconsin 53703  
telephone 608 442 5360

PROJECT INFORMATION

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INTERMEDIATE  
SCHOOL

6265 West Woodland  
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ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

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KEY PLAN



SHEET INFORMATION

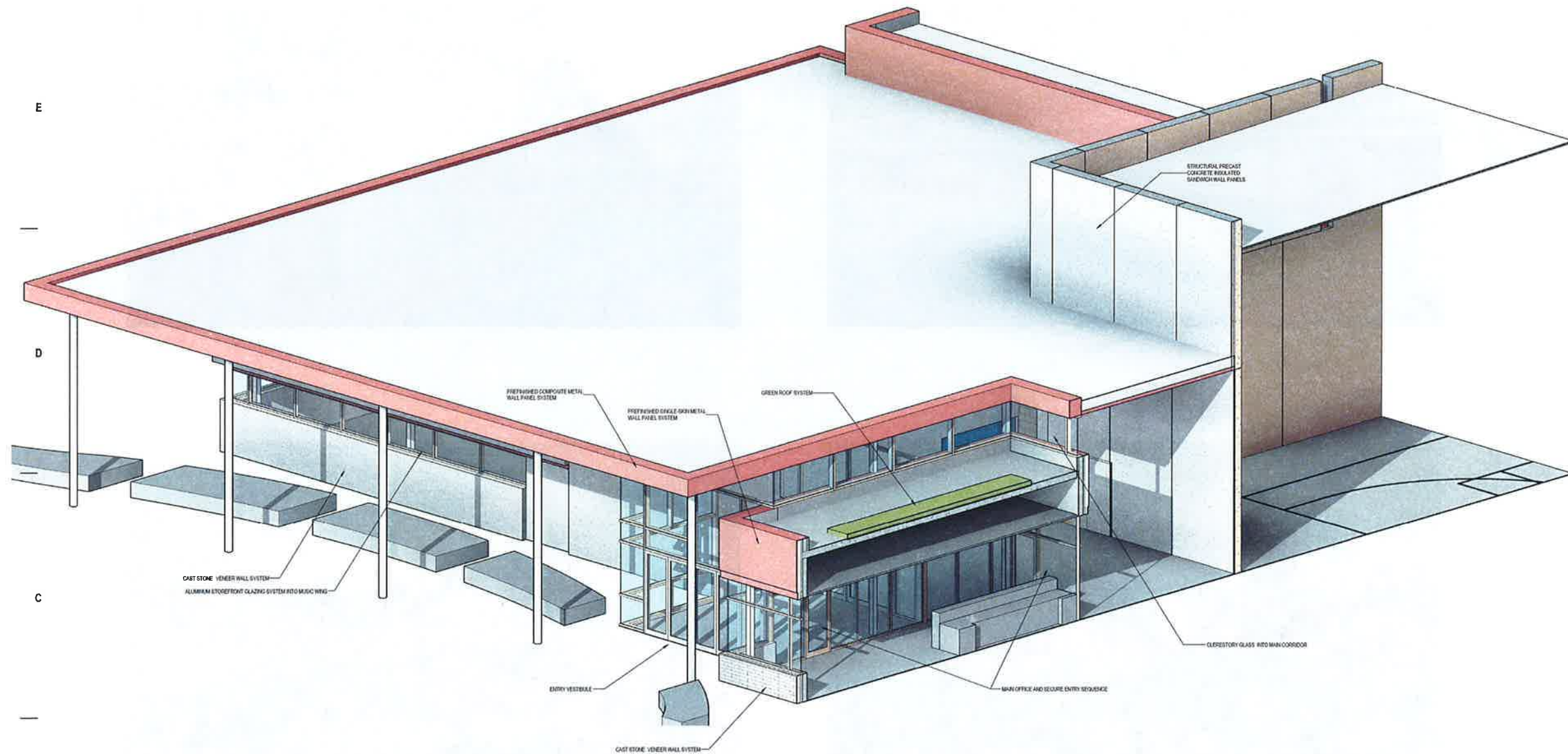
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DATE 3/20/2015

3D  
REPRESENTATIONS

A904

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B1 MAIN ENTRY VIEW



E



D



C



B



A



eppstein uhen : architects  
milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Telephone 414.281.5599  
madison 222 West Washington, Suite 500  
Madison, Wisconsin 53703  
Telephone 608.442.5009

E

D

C

B

A

PROJECT INFORMATION

WAUNAKEE  
INTERMEDIATE  
SCHOOL

6265 West Woodland  
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Waunakee, WI

ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

#	DATE	DESCRIPTION
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KEY PLAN

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EXTERIOR BUILDING  
AND SITE IMAGERY

A905

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ITEM #1.





eppstein uhen : architects

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Telephone 414.291.1300  
madison 222 West Washington Ave. Suite 400  
Madison, Wisconsin 53703  
Telephone 608.442.5300



Solid planning. superior solutions.  
P.O. Box 131117, Northbrook, IL 60062  
Phone 847.484.1500 Fax 847.484.1501

PROJECT INFORMATION

WAUNAKEE  
INTERMEDIATE  
SCHOOL

6265 West Woodland  
Drive  
Waunakee, WI

ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

#	DATE	DESCRIPTION
---	------	-------------

KEY PLAN



SHEET INFORMATION

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**

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

PROJECT MANAGER CFK

PROJECT NUMBER 314017-04

DATE 3/20/2015

SITE PLAN -  
ELECTRICAL

E100

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GENERAL NOTES:


1. UNLESS SHOWN OTHERWISE, ALL WIRING SHOWN IS (2)10 AND #10 GROUND IN 1" PVC.
2. INSTALL PULL CORD IN ALL EMPTY CONDUITS.
3. PROVIDE CONCRETE BASE ROUGH-IN PER DETAIL.
4. UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED 2'-0" BELOW FINISHED GRADE.
5. PROVIDE SITE LIGHTING CONTROL PANEL PER DETAIL.
6. E.C. IS RESPONSIBLE FOR ALL WORK REQUIRED TO BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF TRENCHING IS DONE ON COMPACTED SURFACES.
7. ALL EXTERIOR LIGHT POLES TO BE MOUNTED A MINIMUM OF 3'-0" FROM CURB OR SIDEWALK EDGE OR WHERE DIRECTED BY SITE ARCHITECT, TYPICAL OF ALL POLE SHOWN ON SITE.

WAUNAKEE INTERMEDIATE SCHOOL SITE FIXTURE SCHEDULE						
TYPE	DESCRIPTION	LAMP TYPE	LAMP QTY.	MANUFACTURER	CATALOG NUMBER	NOTE
H1	EXTERIOR RECESSED LED DOWNLIGHT - 6" ROUND	15W LED/5000K	W/UNT	FAIRWAY	DALED-1100-6XVA-LEDMO-SCU-F	
H2	EXTERIOR LED WALL PACK	12W LED/5000K	W/UNT	BEGA	2300LED-KA-XX	1
H3	EXTERIOR LED WALL PACK GRAZER	4.3W LED/5000K	W/UNT	BEGA	3014LED-M5-KA-XX	1
Y1	DOUBLE LED AREA LIGHT W/ 20' POLE - TYPE 2	92W LED/5000K	W/UNT	REISS	LINEO 20 V.3LEVO-NW UNV-B-2025-S-CC	1
Y3	LED AREA LIGHT - TYPE 3	56W LED/5000K	W/UNT	MCGRAW EDISON	GLECON-AE-01 LED-T3-XK	1
Y4	LED AREA LIGHT - TYPE 4	56W LED/5000K	W/UNT	MCGRAW EDISON	GLECON-AE-01 LED-T4FT-XK	1
Y5	LED AREA LIGHT - TYPE 5	56W LED/4000K	W/UNT	MCGRAW EDISON	GLECON-AE-01 LED-SHWO-XK	1
LP1	20' SQUARE STEEL LIGHT POLE - SINGLE MOUNT	N/A	N/A	COOPER	SSS-4-A-20-S-X-A-1	1
LP2	20' SQUARE STEEL LIGHT POLE - DOUBLE 180° MOUNT	N/A	N/A	COOPER	SSS-4-A-20-S-X-A-2	1

PLAN NOTES:  
1. COLOR TO BE SELECTED BY ARCHITECT FROM RAL COLOR CHART AND STANDARD AVAILABLE FINISHES.

A4 SITE PLAN - ELECTRICAL  
1" = 80' 0"



	Village of Waunakee Planning/Zoning Department 500 W. Main Street Waunakee, WI 53597 Phone (608) 850-8500 Fax (608) 849-5628	Conditional Use Permit Application
---	---	---------------------------------------

APPLICANT James Moeller  
ADDRESS 1255 Dartmouth Dr Waunakee  
CONTACT PHONE # 608 576-8455  
EMAIL ADDRESS jim.moeller@csntruck.com  
PROJECT LOCATION 6265 Woodland Dr, Waunakee  
ZONING CLASS G-1

CONDITIONAL USE PERMIT REQUESTS SUBMITTED TO THE VILLAGE OF WAUNAKEE PLAN COMMISSION SHALL FOLLOW THE PROCEDURES LISTED BELOW.


1. Applicant meets with staff.
2. Applicant submits application fee of \$ 350 and packet by 12:00 noon four (4) weeks prior to the Plan Commission meeting. Plan Commission meetings are regularly scheduled for the fourth Monday of the month.
3. Staff meets to review the request.
4. It is Village policy that all costs incurred by outside professional staff members will be charged to the applicant (see Village Ordinance 106-51 (c) ).
5. Applicant attends Public Hearing at Plan Commission meeting and action is taken.:
  - a. Notice of Public Hearing shall be given by publication of a Class 2 Notice under WI statutes in the official Village newspaper.
  - b. Owners of properties within one hundred (100) feet of affected property shall be notified at least five (5) days prior to the date of Public Hearing.

THE UNDERSIGNED CERTIFIES THAT HE/SHE HAS FAMILIARIZED HIMSELF/HERSELF WITH THE STATE AND LOCAL CODES AND PROCEDURES PERTAINING TO THIS APPLICATION. THE UNDERSIGNED FURTHER HEREBY CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT.

SIGNED:  OPITZ Realty Inc  
(OWNER OR OWNER'S AUTHORIZED AGENT'S SIGNATURE)

FOR VILLAGE USE ONLY:

DATE RECEIVED: \_\_\_\_\_ FEE PAID: \_\_\_\_\_  
RECIPT NUMBER: \_\_\_\_\_

	Village of Waunakee Planning/Zoning Department 500 W. Main Street Waunakee, WI 53597 Phone (608) 850-8500 Fax (608) 849-5628	Rezoning Application
---	---	----------------------

1. LOCATION OF PROPERTY 6265 Woodland Dr Town of Westport
2. LEGAL DESCRIPTION  
(METES & BOUNDS OR PLAT & LOT) parcel #0809-181-8650-0
3. ZONING CHANGE: FROM G-1 TO A-1
4. PROPOSED USE OF PROPERTY single family home site

ATTACH 40 COPIES OF A SITE PLAN (10 FULL/30 11X17) SHOWING ANY PROPOSED LAND DIVISIONS, PLUS VEHICULAR ACCESS POINTS AND THE LOCATION AND SIZE OF ALL EXISTING AND PROPOSED STRUCTURES AND PARKING AREAS.

5. TYPE OF RESIDENTIAL DEVELOPMENT (IF APPLICABLE) \_\_\_\_\_  
TOTAL DWELLING UNITS PROPOSED 1 NO. OF PARKING STALLS \_\_\_\_\_

TYPE OF NON-RESIDENTIAL DEVELOPMENT (IF APPLICABLE) \_\_\_\_\_  
TOTAL TENANTS PROPOSED \_\_\_\_\_ NO. OF PARKING STALLS \_\_\_\_\_

6. CURRENT OWNER OF PROPERTY: South WI Dist of Lutheran church - Missouri Synod  
MAILING ADDRESS: \_\_\_\_\_  
PHONE: 608 257 EMAIL: \_\_\_\_\_
7. CONTACT PERSON: Neil Halteen Opitz Realty  
MAILING ADDRESS: 5012 N. Eau Claire Ave, Madison  
PHONE: 608 257-0111 EMAIL: nh@opitzrealty.com

THE UNDERSIGNED CERTIFIES THAT HE/SHE HAS FAMILIARIZED HIMSELF/HERSELF WITH THE STATE AND LOCAL CODES AND PROCEDURES PERTAINING TO THIS APPLICATION. THE UNDERSIGNED FURTHER HEREBY CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT.

SIGNED: Neil Halteen OPITZ Realty Inc.  
(OWNER OR OWNER'S AUTHORIZED AGENT'S SIGNATURE)

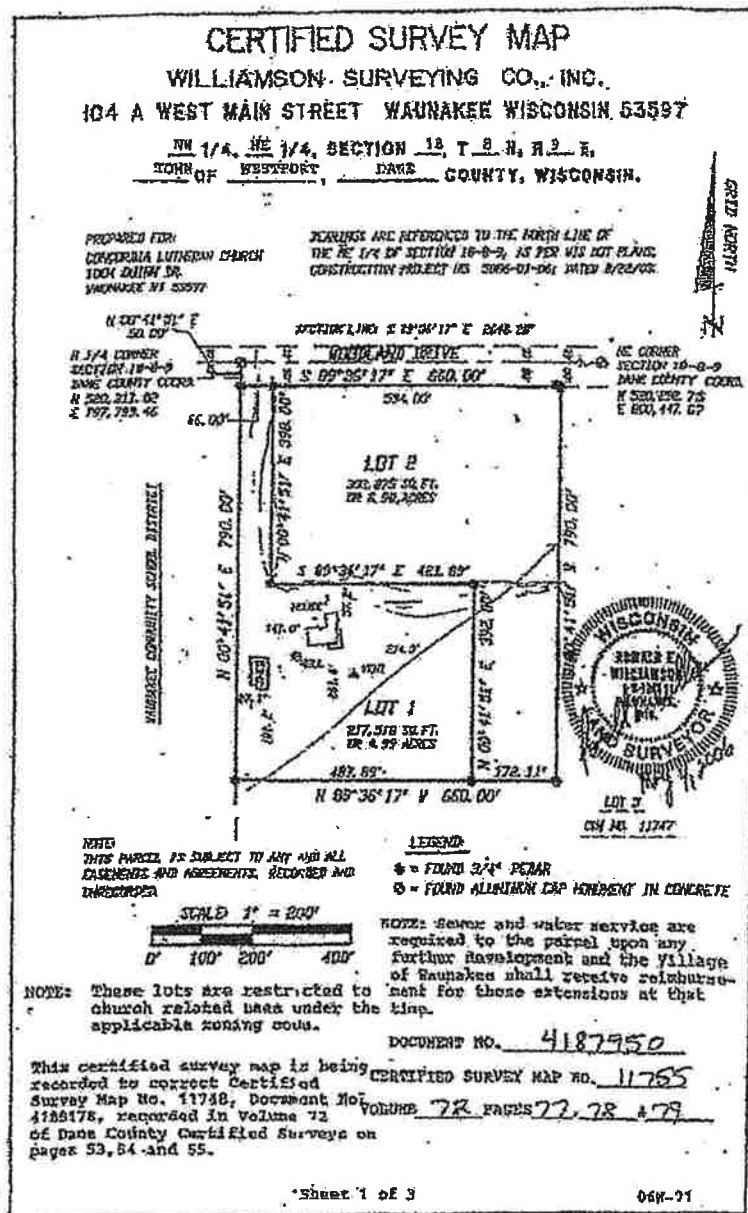
FOR VILLAGE USE ONLY:

DATE RECEIVED: \_\_\_\_\_ FEE PAID: \$ 345.00  
RECEIPT NUMBER: \_\_\_\_\_

# ITEM #2.

The legal description of the subject property is: Lot 1 CSM 11771 C572/121 & 123 - 5/24/2006 F/K/A Lots 1 & 2 of Certified Survey Map No. 11755 as recorded in Vol. 72 of Certified Survey Maps, Page 77, as #4187950, in the office of the Register of Deeds for Dane County, Wisconsin (11.97 Acres).

001399

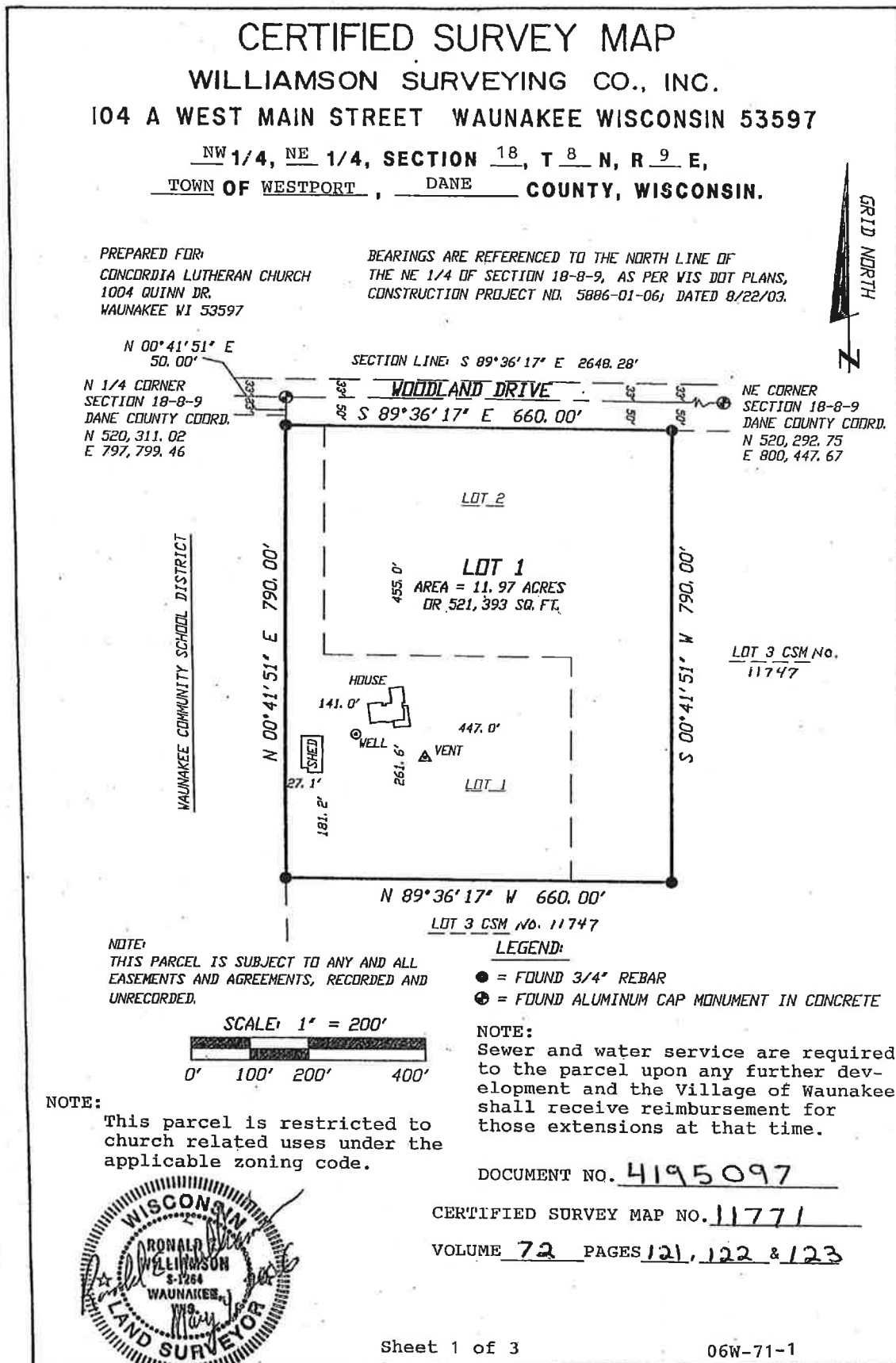




This request for the parcel of land on Woodland Drive, #0809-181-8650-0, is that either a Conditional Use permit, or a full rezoning be obtained in order that a single family home and an outbuilding be permitted to remain on the property. The parcel is currently zoned G-1.

The parcel consists of 11.97 acres of primarily undeveloped land. Approximately half is currently tilled, and a single family home and nearby outbuilding sit on the parcel. The applicant would continue to use this as single-family home site, keeping its use essentially the same. The applicant would eventually remove the existing house and outbuilding and build a new home and outbuilding. The tilled land would probably be turned into a prairie planting. So, the proposed use is nearly identical to the current use.

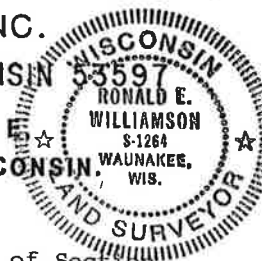
There is currently a well and septic that serves the home, and the use of the private sanitary system and well would be continued rather than hooking into the city water and sewer.



## CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING CO., INC.

104 A WEST MAIN STREET WAUNAKEE WISCONSIN 53597

NW 1/4, NE 1/4, SECTION 18, T 8 N, R 9 E  
TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

## DESCRIPTION:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 18, T8N, R9E, Town of Westport, Dane County, Wisconsin being more particularly described as follows:

All of Lots 1 and 2 of Certified Survey Map No. 11755, Document No. 4187950, recorded in Volume 72 of Dane County Certified Surveys on pages 77, 78 and 79.

## SURVEYOR'S CERTIFICATE

I, Ronald E. Williamson, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County and by the direction of the owner listed below, I have surveyed divided and mapped the property described above and that this certified survey map is a correct representation thereof.

Williamson Surveying Co. Inc.  
by Ronald E. Williamson

Date May 4, 2006

Ronald E. Williamson  
Ronald E. Williamson S-1264  
President

## OWNER'S CERTIFICATE

As owner, The South Wisconsin District of The Lutheran Church-Missouri Synod hereby certify that they caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. They also certify that this certified survey map is required by S.75.17(1)(a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand and seal of said owner on this 16<sup>th</sup> day of May, 2006.

William M. Hoeg  
Representative  
The South Wisconsin District of  
The Lutheran Church-Missouri Synod

STATE OF WISCONSIN) SS  
DANE COUNTY)

Personally came before me this 16<sup>th</sup> day of May, 2006 the named William M. Hoeg to me known to be a representative of The South Wisconsin District of The Lutheran Church-Missouri Synod and acknowledged that he executed the foregoing instrument as such representative of said The South Wisconsin District of The Lutheran Church-Missouri Synod and by its authority.

William A. B. [Signature]  
Notary Public

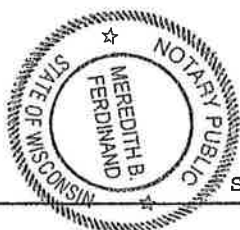
Dane County, Wisconsin

My commission expires 12/16/07

Sheet 2 of 3

06W-71-1

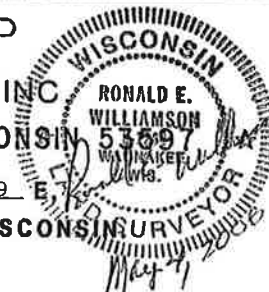
Seal



## CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING CO., INC

104 A WEST MAIN STREET WAUNAKEE WISCONSIN 53897

NW 1/4, NE 1/4, SECTION 18, T 8 N, R 9 E  
TOWN OF WESTPORT, DANE COUNTY, WISCONSIN

Approved for recording per Village Board, Village of Wauankee on  
this 4th day of May, 2006.

Jules R. Helt  
Jules R. Helt, Village Clerk

## TOWN BOARD RESOLUTION:

Resolved that this certified survey map is hereby approved for  
recording this 4th day of May, 2006.

Resolution No. 06-02

Thomas G. Wilson  
Thomas G. Wilson, Town Administrator

Refer to building site information contained in the Dane County  
Soil Survey.

Approved for recording per Dane County Zoning and Land Regulation  
Committee action of May 4, 2006.

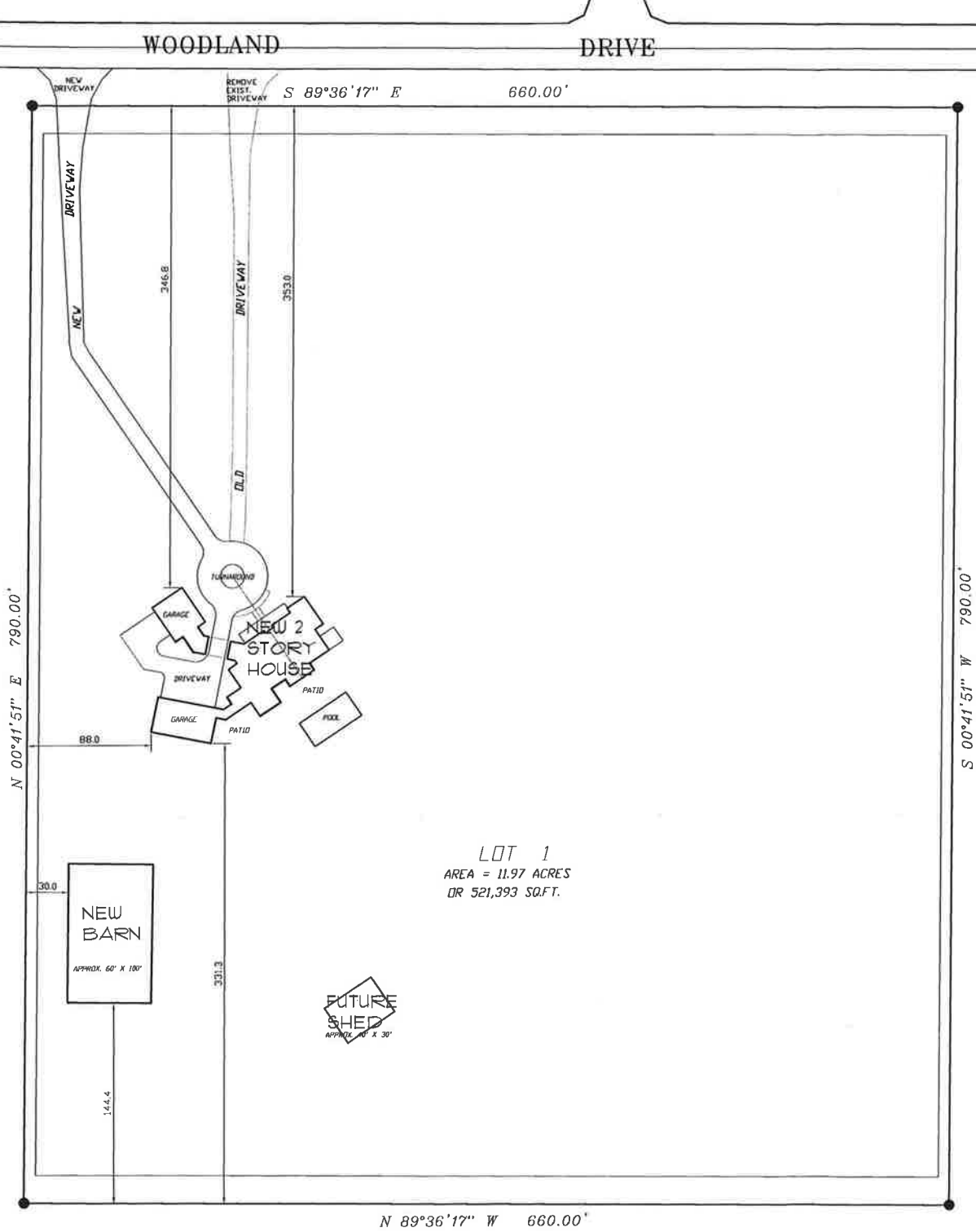
Norbert Scribner  
Norbert Scribner, Representative

Received for recording this 24th day of May, 2006 at 12:41  
o'clock P.M. and recorded in Volume 72 of Dane County Certified  
Surveys on pages 121, 122 and 123.

Jane Licht  
Jane Licht  
Register of Deeds deputy

DOCUMENT NO. 4195097CERTIFIED SURVEY MAP NO. 11771

WAUNAKEE COMMUNITY SCHOOL DISTRICT



LOT 3  
C.S.M. NO. 11747

LEGAL DESCRIPTION

LOT 1 (11.97 ACRES OR 521,393 SQ. FT.) BASED ON CERTIFIED SURVEY MAP #11711 BEING PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 3 EAST, TOWN OF WESTPORT, DANE COUNTY, WISCONSIN.

SETBACKS

FRONT: ASSUMED 20'-0" (T.B.D.)  
SIDES: ASSUMED 8'-0", MIN. (T.B.D.)  
BACK: ASSUMED 20'-0" (T.B.D.)

SITE PLAN

SCALE: 1" = 50'-0"



MICHAEL F. SIMON  
BUILDERS  
EST. 1893

VISION, WAUNAKEE, WI 53597  
608-849-5916

Drawn By: LB  
Scale: AS NOTED  
Date: 03/27/15  
Revised/Comments:

These plans are copyrighted and are subject to copyright protection as on architectural work under Section 102 of the Copyright Act, U.S.C., as amended. No part of this work may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from the copyright owner. This work is not to be used for any purpose other than the specific project and site for which it was prepared. The copyright owner does not warrant the accuracy or completeness of the information contained herein, and the copyright owner is not responsible for any errors or omissions. The copyright owner is not responsible for any consequences arising from the use of these plans. Work of forms representative can legally result in the cessation of such construction or buildings being seized and/or razed.

The Moeller Residence  
Woodland Drive  
Waunakee, WI 53597

Sheet No.

All

ITEM #2.

## ITEM #2.



Village of Waunakee and Town of Westport

### ***Joint Plan Commission***

A special meeting of the Waunakee/Westport Joint Plan Commission was held January 10, 2006, Village Hall, Waunakee, WI.

#### **CALL TO ORDER**

Chairperson Sipsma called the meeting to order at 6:00 p.m.

#### **Members Present:**

Dean Grosskopf, John Van Dinter, Ken Sipsma, Pat McGowan, Phil Willems, George Liegel.

#### **Also Present:**

Kevin Even, Tracy Meinholz, Gary Epping, Dan Freiburger, Jeff Corder, Michael Spahn.

#### **APPROVAL OF MINUTES**

Motion McGowan, second Liegel, to approve the minutes from the December 13, 2005 meeting.  
Motion carried.

#### **PUBLIC HEARING & DISCUSSION/ACTION**

##### **CONCORDIA LUTHERAN CHURCH – REZONE & CSM**

Mr. Even explained that the public hearing was not properly noticed for last months meeting and would actually take place at this meeting.

Mr. Sipsma re-opened the public hearing at 6:02 p.m.

There were no comments from the public

Mr. Sipsma closed the public hearing at 6:04 p.m.

Mr. Even presented a memo prepared by himself and Mr. Wilson of Westport, listing suggested conditions of approval. Mr. Sipsma made a correction to item No. 4 changing it to “no further development without approval of the JPC”. Representatives from the church were present and stated they were agreeable to the conditions, and would work with the current property owners.

Motion by Grosskopf, second McGowan, to recommend approval of the 12 acre rezone from A-I to G-I, and the remaining 62 acres rezoned from County A-I to Village A-I, and approval of the CSM with the following conditions:



1. Require the applicant to submit one CSM for the house and church land or sign an acceptable form of agreement to require the land be combined into one lot within 3 months of purchase of the property.
2. Execution of a "Restrictive Use Agreement" acceptable in form by the Village and Town attorney that would restrict the property to church related uses
3. The remaining land (62 acres) combined into one lot via a CSM acceptable to Village Engineer and Town Attorney
4. Execution of a deed restriction acceptable to the Village Engineer and Town Attorney that would restrict the property to no further development without approval of the JPC
5. Conditioned upon an agreement requiring that sewer and water be connected to the property upon development and that the Village receive reimbursement for sewer and water extensions that were made for the property as part of the Woodland Drive project in 2004
6. That the property be subject to the "0" water runoff policy as previously required by the JPC
7. The property is subject to Town Design review and Village site plan approval
8. That all fees including MMSD and special assessments be paid in full
9. Any necessary highway improvements be made that are recommended by the Village and Town Engineer
10. 100' Right of Way dedication for Woodland Drive.
11. Satisfaction of all standard Town and Village requirements
12. Any other issues added by the Commission at the meeting

Motion carried unanimously.

## **ADJOURN**

Motion Van Dinter, second McGowan, to adjourn the meeting at 6:11 p.m. Motion carried.

Submitted By: Tracy Meinholz, Recording Secretary

Approved: \_\_\_\_\_

## ITEM #2.



Village of Waunakee  
500 W. Main Street  
P.O. Box 100  
Waunakee, WI 53597  
(608) 850-8500  
fax (608) 849-5628

### MEMO

**To:** Joint Plan Commission  
**From:** Kevin Even, P.E.  
**Date:** January 6, 2006  
**RE:** Concordia Lutheran Church Proposal

The following is the staff recommended motion for the Concordia Lutheran Church proposed CSM and Rezone Request.

Motion to recommend approval of the 12 acre rezone from A-I to G-I, and the remaining 62 acres rezoned from County A-I to Village A-I, and approval of the CSM with the following conditions:

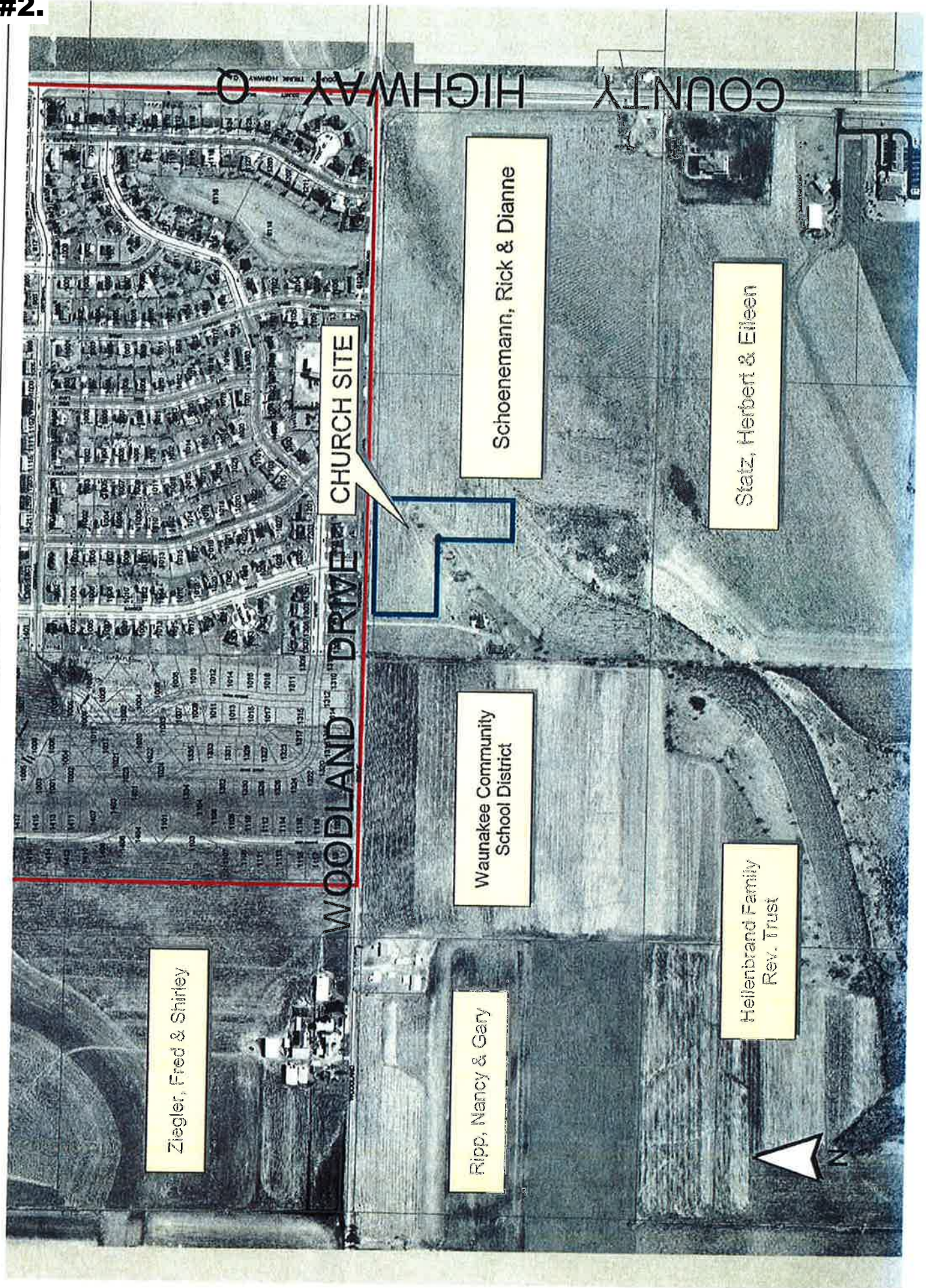
1. Require the applicant to submit one CSM for the house and church land or sign an acceptable form of agreement to require the land be combined into one lot within 3 months of purchase of the property.
2. Execution of a "Restrictive Use Agreement" acceptable in form by the Village and Town attorney that would restrict the property to church related uses
3. The remaining land (62 acres) combined into one lot via a CSM acceptable to Village Engineer and Town Attorney
4. Execution of a deed restriction acceptable to the Village Engineer and Town Attorney that would restrict the property to further development without approval of the JPC
5. Conditioned upon an agreement requiring that sewer and water be connected to the property upon development and that the Village receive reimbursement for sewer and water extensions that were made for the property as part of the Woodland Drive project in 2004



6. That the property be subject to the "0" water runoff policy as previously required by the JPC
7. The property is subject to Town Design review and Village site plan approval
8. That all fees including MMSD and special assessments be paid in full
9. Any necessary highway improvements be made that are recommended by the Village and Town Engineer
10. 100' Right of Way dedication for Woodland Drive.
11. Satisfaction of all standard Town and Village requirements
12. Any other issues added by the Commission at the meeting



# CONCORDIA LUTHERAN CHURCH





**TOWN OF WESTPORT**

As you know, after hearing your concerns and the concerns of our neighbors regarding our 2013 River Road winery proposal, we decided to withdraw the proposed project in August of 2013. We have spent the last couple of years reflecting on these concerns, and believe that our new proposal, with a focus on our small family agricultural setting and proposed business, will be met with community support. We are confident that you will find that our new project, which is very different in size and operation from our prior proposal, epitomizes the spirit of the family agricultural business. By greatly reducing the scale of the project, we have eliminated the need for investors.

Under our new proposal we would like to locate a new agricultural building on our River Road 5.69 acre "agricultural" parcel. The driveway would enter off River Road more than 160 feet away from the nearest property line to the North. The drive would enter into our pine tree line to access a small parking area concealed in the trees. From that point there would be a driveway up to the building for deliveries and pickups. The building would be located just above our pine trees not far from our home. This building would have two levels approximately 40ft x 80ft each. The lower in ground level would house the vineyard, orchard and wine making equipment, and the upper ground level would provide additional storage and an area for people to sample and purchase our products.

We plan to operate this as a small-scale family agricultural business on our vineyard setting with the new building located near our home and surrounded by our fruit crops. Besides our own products, we would like to offer locally made goods such as cheeses, sausages, crackers and breads as well as other items such as nuts, olives and fruits to complement our products.

## ITEM #1.

Aside from the small offerings referenced above, we have no plans of a restaurant on this site. We would anticipate a small retail area for wine and food-related novelty items. Our plans include a quaint outdoor trellis and patio area for enjoying our artisan wines in a unique vineyard setting, making this part of our guests' agricultural experience. Like many vineyards, we plan to offer educational vineyard and winery tours. We anticipate being open to the public daily from 10:00 am to 6:00 pm seasonally with a possible 7:00 pm close on Friday and Saturday during the summer months.

As many of you have seen, we continue to expand our vineyard along River Road as well as our apple, plum, cherry and aronia berry orchards. We currently have over 725 vines many of them 7+ years old. In the near future, we expect to more than triple that amount on our property. This will give us several acres of estate grown grapes, which is more than most of the current Wisconsin wineries have growing on their winery sites. All of these fruits are very hardy for our location and make great juices and wines. We have been cultivating them and slowly expanding since 1990. Through sustainable practice and care we have received an excellent yield from these perennials year after year.

Besides the fruit which will be harvested from our own property a small amount of fruit will come from other local Wisconsin vineyards. Fruit from off-site vineyards and orchards would be brought to our property in bins on pickup trucks and small trailers, similar to what we have done for years. We may complement our local fruit with some out-of-state fruit, and anticipate that this would comprise of 2 to 6 truck deliveries a year. These would arrive during the harvest season.



As you can see, we have taken the feedback from the Town of Westport, the Village of Waunakee, and most importantly, our neighbors very seriously. We have greatly reduced our project to a scope which is in-line with the spirit of a family agricultural business. We are confident that we are now proposing a project that you and our neighbors can enthusiastically support.

Of course, we encourage you to reach out to us with any questions or concerns you continue to have. We are committed to making this project something our community can be proud to support.

Sincerely,

David Korb and Family

Drumlin Ridge Farm Vineyards LLC

Drumlin Ridge Winery

brok@tds.net

608-251-6870 Cell

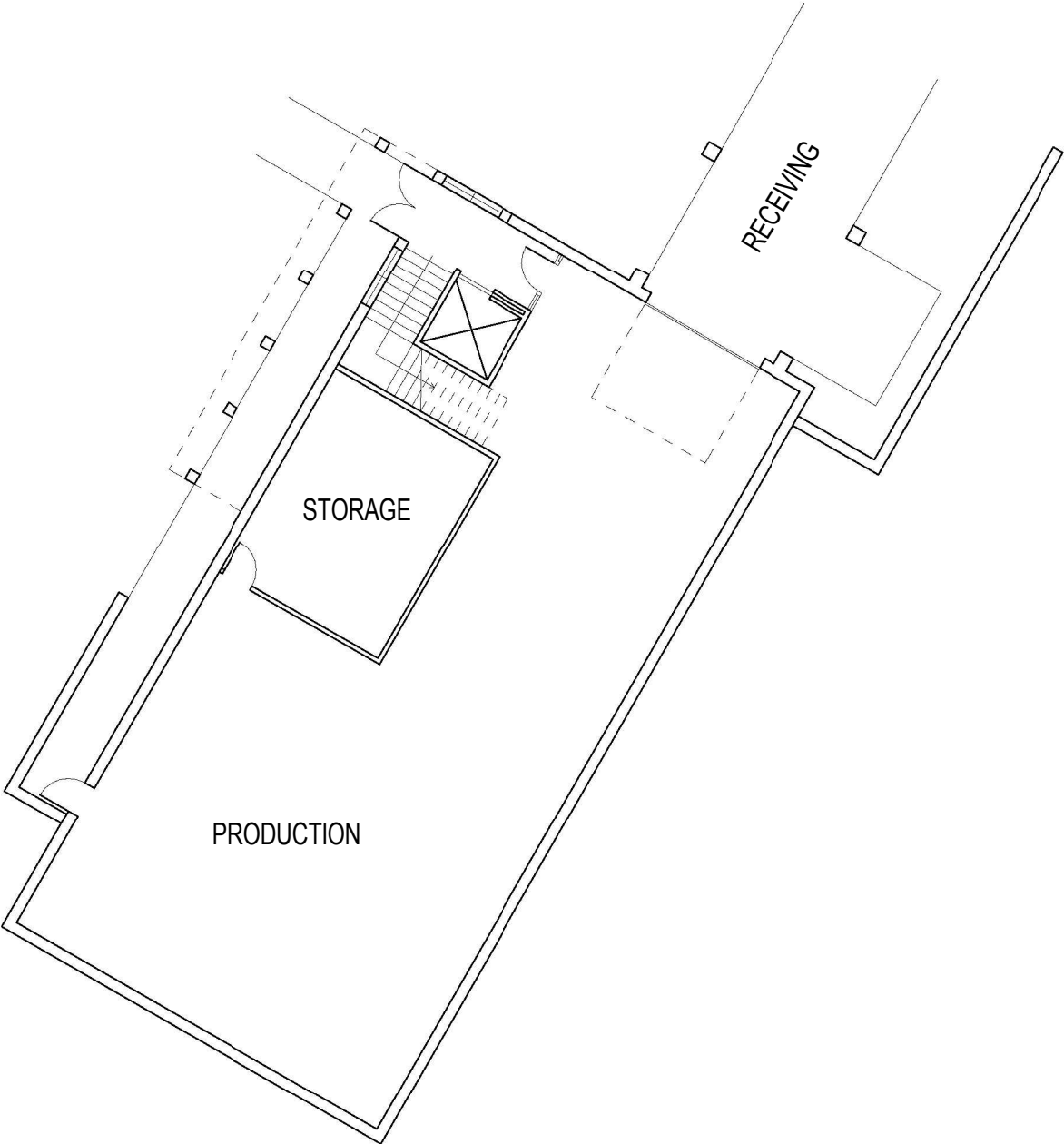
608-849-9466 Home



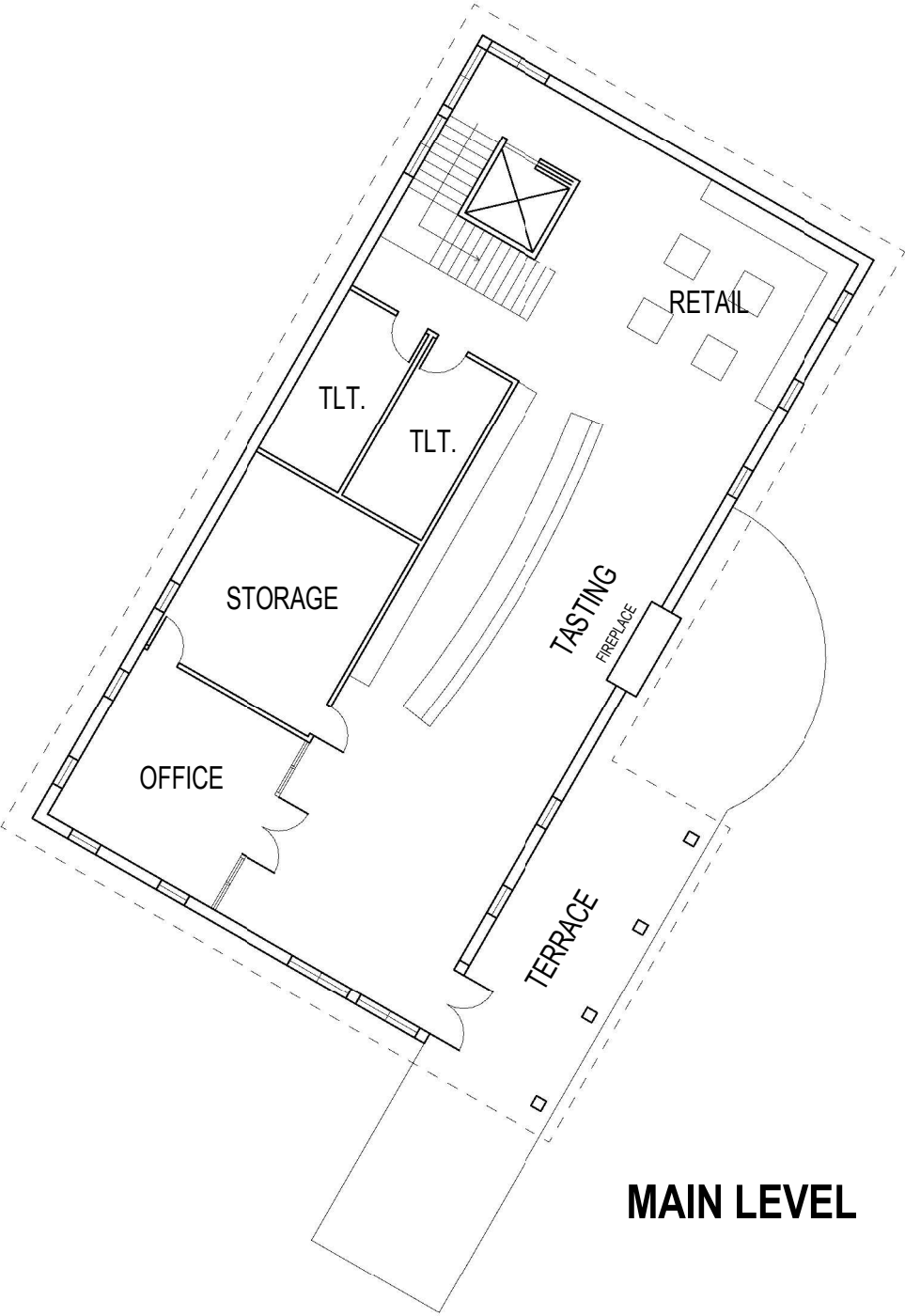


PLUNKETT RAYSICH  
ARCHITECTS, LLP

Drumlin Ridge Farm Vineyards, LLC  
West Port, WI



GROUND LEVEL



MAIN LEVEL



-99-

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View 02

ITEM #1.









# ITEM #1.

## Tracy Meinholz

---

**From:** Tom Wilson <twilson@townofwestport.org>  
**Sent:** Wednesday, April 08, 2015 10:16 AM  
**To:** Kevin Even; Tracy Meinholz  
**Cc:** Michelle; Robert Anderson  
**Subject:** FW: Drumlin Ridge Neighbor Letter update  
**Attachments:** Drumlin Ridge Winery Neighbor Letter draft 3-29-15.docx

Maybe something for the JPC packets, including the email. Thanks.

-----Original Message-----

From: David Korb [<mailto:brok@tds.net>]  
Sent: Wednesday, April 08, 2015 8:31 AM  
To: Tom Wilson  
Cc: William F White (22246)  
Subject: Drumlin Ridge Neighbor Letter update

Tom,

We were out of town from March 23 to the 28th so I waited and mailed the neighbor letter on Saturday the 28th of March. I have attached the letter for your review. Prior to sending out the letter I spoke with our neighbors Dick and Pat Teslaw explaining I would like to bring back my plan in a small family agricultural setting. Pat stated " We never had a problem with small" but Dick standing next to her made no immediate comment. I asked them if it would be alright to meet and show them the project when we return from our trip. So I emailed them on the 28th and received no response. Then that week Pat stopped when I was working in front of our shed. She stated she didn't want me to think they were ignoring me but Dick takes a long time to decide on anything. I ended up showing Pat the proposal of the building plans and gave her a copy as well as a bottle of wine. I also asked Pat if she has ever been to a winery and tasting room, she said she recently visited Fawn Creek in the Dells and enjoyed it. She also stated that Fawn Creek has an outside music stage and would be having a Jazz festival. I told her we have no plans or space for such events.

I also reached out to Mark and Mary Ripp on March 28th with an email prior to them receiving the letter. I asked them if we could get together and I could show them our plans. I also told them I would be planting additional vines along River Road and asked if they had a preference to my planting trees along the lot line as a buffer from past suggestions or leaving it open to the vine rows. Mary stated she and Mark talked and would like to see the Sunsets to the west and prefer no additional trees. She also said they would get back to me on a time to meet after Easter.

I talked with Connie Blau, Dale and Kari Ripp and Bob Maksen they all stated they have no problem and like the plans.

Have you received any calls or comments on the project?

Any questions please let me know.

Thanks,  
David Korb  
Drumlin Ridge Farm Vineyards LLC  
[brok@tds.net](mailto:brok@tds.net)  
608-251-6870 Cell  
608-849-9466 Home



Dear Neighbor,

Thank you for your feedback regarding our prior proposal to the Town of Westport and Village of Waunakee for a winery on our property. We took your concerns very seriously and decided, after the August 2013 meeting, that it was time to re-think our family business. We decided not to proceed with our prior plan and to part ways with the investor. As a result, we have gone back to the agricultural roots that started our passion for winemaking in the first place.

After much consideration, we have decided to pursue a new proposal for an agricultural building on our property, near our home and surrounded by our fruit crops. Under this new plan, the building would be significantly smaller. We anticipate that it will have two levels, approximately 40ft x 80ft each. The lower in ground level would house vineyard, orchard and wine making equipment and the upper ground level would provide additional storage and an area for guests to sample and purchase our products.

In addition we would like to offer a few other locally made products, such as cheeses, sausages, crackers and breads. Aside from these small offerings, we have no plans for a restaurant on this site. We would also like to have a small retail presence with wine and food related novelty items. Our plans include a small outdoor trellis and patio area for enjoying our offerings and our unique vineyard setting, making this part of our guest's agricultural experience. We anticipate that we would be open to the public daily from 10:00 am to 6:00 pm seasonally with a possible 7:00 pm close on Friday and Saturday during the summer months.

As you have likely seen, our family continues to expand our vineyard as well as our apple, plum, cherry and aronia berry orchards. All of these fruits make great healthy juice and wine and have grown well on our property. We have been slowly cultivating them and expanding since 1990.

## ITEM #1.

Most of the fruit needed for our family business would be harvested from our own property, with a small amount of fruit coming from other local Wisconsin vineyards and occasionally supplemental fruit from out-of-state. Fruit from off-site vineyards and orchards would be brought to our property in bins on pick-up trucks and small trailers, similar to what we have done for years. This activity would only occur during the harvest season.

We appreciate your taking the time to read this letter, and wish to extend an invitation to you to call or email with any questions and concerns. We believe that you will see this new and improved articulation of our dream as complementary of our current agricultural use of our property. Most importantly, after great consideration of the concerns expressed regarding our prior plan, we are confident that this new project is one you can enthusiastically support.

Sincerely,

David Korb and Family

Drumlin Ridge Farm Vineyards LLC

brok@tds.net

608-251-6870 Cell

608-849-9466 Home