

Plan Commission

Monday, November 15, 2021

7:00 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

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Webinar ID: 821 2999 7508

1. CALL TO ORDER, ROLL CALL.
2. PUBLIC APPEARANCES.
 - a. This is an opportunity for members of the public to address the Plan Commission. Please remember this is a virtual meeting conducted through the Zoom online meeting platform. Zoom meeting attendees wishing to address the board may do so using the Question and Answer feature within the Zoom online meeting platform. You may state your name, address, and provide your comments to the board for their consideration. Members of the public who are present in person and wish to address the board should fill out a public comment form and turn into the meeting chairperson. Members of the public may speak during public appearances or during their selected agenda item as they designate on the public comment form. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to cassandra.suettinger@mcfarland.wi.us to be included as part of the meeting.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of the October 18, 2021 draft Plan Commission minutes
4. PUBLIC HEARING
 - a. Public hearing on a Conditional Use Permit requested by Kwik Trip to construct a new gasoline station and convenience store at 4015 Terminal Drive, property zoned C-H Commercial Highway.
 - b. Public hearing regarding Ordinance #2021-11: an ordinance to amend the zoning code and related code provisions regarding the requirements for a vision triangle at corner lots.
5. BUSINESS.
 - a. Presentation by Oliva Perry regarding the Dane County Housing Initiative and the Dane County Regional Housing Strategy.
 - b. Presentation and discussion regarding the 2023 Dane County Hazard Mitigation plan and the draft Village of McFarland mitigation worksheets.

6. STAFF REPORTS

- a. Property maintenance report
- b. Directors report

7. SCHEDULE NEXT MEETING DATE.

- a. Monday, December 20, 2021 at 7:00pm.

8. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us

**Working Draft Minutes
Plan Commission
Meeting
October 18, 2021**

Members Present: Scott Peters, Chris St. Clair, Eric Green, Christopher Reynolds, Tammy Olson (arriving at 7:04 pm), Carolyn Clow (arriving at 7:10pm)

Members Absent: Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Karen Knoll, Kong Thao, Patrick Heasty

1. CALL TO ORDER

St. Clair called the meeting to order at 7:00 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Review and possible approval of the September 13, 2021 Plan Commission meeting minutes.

St. Clair moved to approve the September 13, 2021, Plan Commission minutes. Green seconded the motion. Motion carried 4-0 -1 with Peters abstaining.

4. BUSINESS.

- a. Discussion and possible action to make a recommendation to the Village Board regarding a Request for Proposals for an East Side Neighborhood Economic Development & Land Use Plan.

Bremer summarized he has taken comments from Commissioners and put together a revised copy of the RFP as provided in packets. They will go through the draft proposal tonight and see if there are any additional amendments, Commissioners wish to make before making a recommendation.

Bremer reviewed the history of the 2008 plan, and how the economy changed after its approval slowed down the anticipate pace of development. The majority of the development of new single-family homes since 2014 & 2015 are in existing subdivisions not included in the 2008 plan, which were platted during those years. Most of the development planned in the 2008 plan has not occurred. That plan was

adopted into the 2017 Comprehensive Plan. This process is to review and decide how we want to amend the existing plan policies and land use map by taking into consideration how the Village has grown and expanded since 2008. This process will be very comprehensive and likely will be a yearlong process.

St. Clair asked Commissioners for their general thoughts and input into the plan. Commissioners provided their thoughts and general feedback.

Bremer reviewed each section of the draft RFP included in packets with Commissioners, taking feedback and input throughout the discussion. Bremer indicated there would likely be the need for some special meetings as this process moves forward along with some potential joint CDA Plan Commission meetings. Bremer and Commissioners discussed timelines and review process for the project.

St. Clair moved to make a recommendation to the Village Board to proceed with a RFP for an East Side Neighborhood Economic Development & Land Use Plan to include the additional edits and wordsmithing by Bremer and recommendations from the CDA. Seconded by Peters.

Bremer discussed it is likely there will be development proposals received during the RFP process. Once an application is received applicants have the vested right to be reviewed based on the Villages current adopted plan. If that is a concern, the only way it can be addressed is by a Village Board moratorium on development while the plan update is under way. Bremer is not suggesting this option but wanted to make Commissioners aware of the process. Commissioners discussed and concurred they have a good plan and process in place at this time and no reason to not continue as normal through the process. Motion passed 6-0.

5. STAFF REPORTS

- a. Property Maintenance Report – no comments
- b. Director's Report - Bremer reviewed his report as provided in packets

6. SCHEDULE NEXT MEETING DATE.

- a. Monday November 15, 2021 at 7:00 p.m.

7. ADJOURNMENT.

Peters motioned to adjourn, Reynolds seconded the motion. Motion carried 6-0. Meeting adjourned at 8:40 pm.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Monday, November 15, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on a Conditional Use Permit requested by Kwik Trip to construct a new gasoline station and convenience store at 4015 Terminal Drive, property zoned C-H Commercial Highway.

PREVIOUS ACTION:

ISSUE SUMMARY:

SUMMARY OF REQUEST

The Applicant (Kwik Trip, Inc.) is requesting a conditional use permit to build a gas station and convenience store, including accessory carwash, outdoor merchandising of products, and general fleet/truck parking, at 4015 Terminal Drive. Kwik Trip is also seeking approval of an associated site design permit. The November 15 Plan Commission meeting includes a public hearing on the conditional use permit and action on the conditional use permit and site design permit are anticipated for the December 20 Plan Commission meeting. The following staff report includes comments regarding both the conditional use permit and the site design permit as the design of the site and building are integral to the conditional use permit review and any conditions and guarantees the Plan Commission may deem appropriate per Sec. 62-114.

The property is zoned C-H Commercial Highway. "Gas stations and convenience stores" are listed as a conditional use in the C-H District under Sec. 62-71 of the Zoning Code. The applicant has an option to purchase the property from the current owner, contingent upon receiving zoning permit approval from the Village. There is a current tenant, Gordon Food Services (GFS), that has an existing 3-year lease with the current owner that would transfer to the new property owner. The parties are working on potential options to relocate GFS if the sale of the property is completed. If the applications are approved, and depending on the outcome of the GFS leasing arrangements, Kwik Trip would either break ground in Spring of 2023, or upon expiration of the GFS lease. Note, that under Sec. 62-115 *"where the Plan Commission has approved or conditionally approved an application for a conditional use, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless the use is commenced, construction is underway or the current owner possesses a valid building permit under which construction is commenced within six months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently prosecuted. Extension of up to one year each may be granted by the Plan Commission for just cause, if application is made to the Village at least 30 days before the expiration of said permit."* Therefore, in the event of CUP approval, and non-construction within 12 months, Kwik Trip would need to reapply annually to the Plan Commission for a one-year extension.



The intended operations of the site will be similar to that of the existing Kwik Trip location in the Village at 4701 Farwell Street, which includes sale of petroleum products and convenience store foods and merchandise, tobacco, alcohol, lotto, outdoor ice and propane sales. The proposed building will operate on a 24-hour schedule. The project will differ from the Farwell Street location in that the building will be slightly larger (11K SF vs 7K SF) and include a carwash, separate diesel pump station, and limited on-site parking for Kwik Trip fleet vehicles.

EXISTING PROPERTY CONDITIONS

This property is 3.9 acres and is zoned C-H. The existing 14K square foot building was built in 2000 by Ruan Transportation for a semi-trunk maintenance facility, including warehousing and office space. Two outdoor fenced storage areas, one 6,400 square feet and the other at 12,000 square feet, were later added by a subsequent tenant (Stetson Building Products) via a temporary conditional use permit. These outdoor fenced areas have since been removed with temporary relocation planned along the southern lot line. Gordon Food Services (GFS) is the only remaining tenant and operates as a food distributor in the office space. GFS also has several shipping containers parked on the lot.

CONDITIONAL USE PERMIT REVIEW

The packet includes the Applicant's response to Sec. 62-111, Conditional Use Standards, along with their proposed site plan and stormwater management plan. Sec. 62-114 provides that prior to granting of any conditional use, the Plan Commission may stipulate or impose such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use as deemed necessary to promote the public health, safety, and general welfare of the community and to secure compliance with the standards and requirements specified in Sec. 62-111.

The property is zoned C-H Commercial Highway. "Gas stations and convenience stores" are listed as a conditional use in the C-H District under Sec. 62-71 of the Zoning Code. Sec. 62-68(n), Statement of Purpose, C-H, Highway Commercial District, states that this district is *"intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway."* In staff's opinion, the proposed use at this location is consistent with the statement of purpose for the C-H District.

The following are C&ED staff comments related to the Applicant's responses to Sec. 62-111, Conditional Use Standards.

- Sec. 62-111(a), *That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.* Staff notes that the Applicant's response to this standard is supplemented in additional detail under their response to 62-111(j)(1).
- Sec. 62-111(b), *That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner*



substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.

The response to this question just lists the adjacent land uses but does not provide a response as to why the uses, values, and enjoyment of other properties in the neighborhood will not be impaired or diminished by this development. Staff notes that these properties are all within the Beltline Oriented Commercial Subdistrict of the Terminal and Triangle District Plan, are planned for Highway and General Commercial uses in the Village's Comprehensive Plan, and with the exception of the property to the south, are also zoned C-H Commercial Highway. The property to the south is zoned (M-IC) or a more intensive use than Kwik Trip. These facts support the Applicant's opinion that the uses, values and enjoyment of other properties in the neighborhood will not be impaired or diminished by this development. The Applicant could expand further on this response if desired by the Plan Commission.

- Sec. 62-111(c), *That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* Map 5 of the Terminal and Triangle District Plan includes a conceptual site plan for this property and those adjacent properties identified in the Beltline-Oriented Commercial Subdistrict. Map 5 envisioned several new roadways within the subdistrict. One such road would divide the four properties to the south to provide smaller and shallower lots for the purpose of redevelopment into retail and commercial businesses. These properties are currently zoned M-IC Manufacturing Intensive Commercial and planned in the Village's Comprehensive Plan for Highway and General Commercial uses. The northern connection of this conceptual road to Terminal Drive is in the vicinity of the southern driveway and lot line for 4015 Terminal Drive. It is conceivable that the four properties to the south could be redeveloped without the installation of this roadway, and at present, there are no immediate plans to construct this roadway. The construction of this roadway will likely be considered based on future redevelopment proposals and changes in landownership to the four properties south of 4015 Terminal Drive. Given these factors, the Village Staff recommend dedication of an easement along the southern lot line of 4015 Terminal Drive to the Village for future public road and utility improvements. The recommended size of the easement is to be determined, but generally 33 feet wide by 300 feet long should be sufficient. This would account for half the right-of-way for the conceptual roadway shown on Map 5 with the remaining half provided along the northern lot line of 4107 Terminal Drive at a future point in time when redevelopment is considered on this property. If the roadway is constructed in the future, it should be possible to reconstruct the proposed southern driveway for Kwik Trip to come off this new roadway. Kwik Trip's proposed site plan includes 37 feet of green space along the southern lot line, assuming a 32-foot curb to curb roadway, would still leave ~21 feet of green space with 16 feet (half) the roadway on Kwik Trip's side of the shared lot line. Recommend further discussion on this aspect of the project with the Plan Commission. A concept could be created prior to the December 20th meeting to illustrate this potential future roadway overlaid on the Kwik Trip site plan.
- Sec. 62-111(d), *That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.* The staff reports from the Village



Engineer and Fire Inspector include recommended conditions of approval to address that adequate utilities, access roads, drainage and other necessary site improvements are provided. Refer to staff comments under Sec. 62-111(c) regarding the recommended southern easement for future roadway and site access.

- Sec. 62-111(e), *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.* The staff report from the Village Engineer includes a comment related to truck maneuverability on Terminal Drive into the northern driveway that should be addressed by the Applicant to ensure that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Refer to staff comments under Sec. 62-111(c) regarding the recommended southern easement for future roadway and site access
- Sec. 62-111(f), *That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.* There are some portions of the Terminal and Triangle Design Overlay District (Sec. 62-73) that are not met, as detailed in the staff comments under the Site Design Permit. The Plan Commission may waive or alter the design guidelines per Sec. 62-73(c)(3).
- Sec. 62-111(g), *That the proposed use does not violate floodplain regulations governing the site.* No additional staff comments at this time.
- Sec. 62-111(h), *That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.* The Applicant's response to this standard is supplemented in additional detail under their response to 62-111(j)(1).
- Sec. 62-111(i), *That, when applying the standards to any new construction of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.* In addition to the Applicant's response, refer to staff comments above regarding consistency of the use with the statement of purpose for the C-H District.
- Sec. 62-111(j)(1), *The maintenance of safe and healthful conditions.* No additional staff comments at this time.
- Sec. 62-111(j)(2), *The prevention and control of water pollution including sedimentation.* The staff report from the Village Engineer includes recommended conditions of approval regarding stormwater management and erosion control.
- Sec. 62-111(j)(3), *Existing topographic and drainage features and vegetative cover on the site.* The staff report from the Village Engineer includes recommended conditions of approval regarding stormwater management and erosion control.
- Sec. 62-111(j)(4), *The location of the site with respect to floodplains and floodways of rivers and streams.* No additional staff comments at this time.
- Sec. 62-111(j)(5), *The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.* No additional staff comments at this time.
- Sec. 62-111(j)(6), *The location of the site with respect to existing or future access roads.* Refer to staff comments under Sec. 62-111(c) and under Village Plan Reference for comments regarding the location of the site with respect to existing or future access roads.



- Sec. 62-111(j)(7), *The need of the proposed use for a shoreland location.* No additional staff comments at this time.
- Sec. 62-111(j)(8), *Its compatibility with uses on adjacent land.* Same staff comments as addressed under Sec. 62-111(b).
- Sec. 62-111(j)(9), *The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.* No additional staff comments at this time.

SITE DESIGN PERMIT REVIEW

The development request is subject to the site/design review requirements of Sec. 62-310. In addition, the property is subject to Sec. 62-73, Terminal and Triangle Design Overlay District (TTDO). The following are C&ED staff comments related to these Zoning Code provisions.

Sec. 62-310(e) – Site/Design Standards

- Bulk Standards. The proposed site and building meets the bulk standards for a C-H Highway Commercial zoned lot under Sec. 62-72 of the Zoning Code. Staff notes that the current lot coverage is 93%, and will be reduced to 58%, well under the maximum of 70%.
- Grading, Erosion Control and Stormwater Management. Refer to attached Village Engineer staff report for review of recommended conditions of approval regarding site grading, erosion control, and stormwater management.
- Landscaping. The Landscaping Point Calculations as submitted by the Applicant on Sheet L1.1 lists the Street Frontage for Terminal Drive at 517 LF with 103 required points and 180 points provided. Staff measures the Street Frontage for Terminal Drive at 624.5' with 125 points required. Additionally, the submitted Street Frontage by the Applicant lists US Hwy 51 at 467 LF with 93 required points and 95 points provided. Staff measures the Street Frontage for US Hwy 51 at 643.6' with 129 points required. This would lead to a point deficit for the Street Frontage on US Hwy 51. The correction increases the required points for the proposed landscaping plan from 755 to 813 points to be provided. The landscaping plan intends to provide 859 total points. No species of plants used fall under the restricted species of plants. All landscaping has been identified on the map. Refer below for additional landscaping comments related to the Beltline Oriented Design Guidelines.
- Building Relationships. The proposed site plan meets the standards for this section.
- Lighting. The illumination levels slightly exceed the standard maximum of 0.5 footcandles at the property line at both driveway entrances. The exceedance is minimal, a few feet, and considered acceptable as the impact would support safer ingress and egress activities in low light settings. In addition, all proposed light fixtures are full cut-off 90-degree downcast.
- Utility. The proposed development includes several older light poles that are connected via overhead wiring. The proposed development would remove these poles and place utility service underground. Refer to attached Village Engineer staff report for review of recommended condition of approval regarding site utilities.
- Building Design. The proposed plans meet the standards for this section. Refer below



for additional comments related to the design guidelines from the Terminal and Triangle Overlay District.

Sec. 62-73. –Terminal and Triangle Design Overlay District (TTDO)

The packet includes a copy of the design guidelines for the Highway 51 subdistrict and the Beltline Oriented Commercial Subdistrict. The following are staff comments regarding those site and building design guidelines that have not been met, or might be partially met, with the proposed design.

Highway 51 Design Subdistrict:

- Landscape Design Guidelines:
 - #4. Does the project include gateways? Map 4 of the Terminal and Triangle District Plan includes the possible construction of a new McFarland gateway sign at the intersection of Terminal Drive and USH 51. The concept was further recommended in the Village's 2005 Highway 51 Corridor Concept Plan. The Village's existing gateway sign is located approximately 0.6 miles south on the east side of USH 51. In 2022, the Village will be looking to replace the gateway signs on USH 51 to reflect the Village's new brand. Placing a new gateway sign at the corner of Terminal Drive and USH 51 would place it at the limits of the current municipal boundary. Staff has discussed the potential for a gateway sign at this location with the Applicant and they are amenable to exploring this in more detail, including the necessary size of the easement and any existing WisDOT restrictions that may apply to the location of any proposed sign. An easement to the Village's benefit would need to be provided by Kwik Trip. Another alternative could include the possibility of a joint gateway/Kwik Trip monument sign in lieu of the proposed pylon sign on USH 51 due to design concerns with this sign (see below).
- Building & Site Design Guidelines
 - #3. Does the project heavily screen parking areas adjacent to the highway? Staff recommends the installation of one additional swap white oak and 3-5 spruce trees along the portion of the USH 51 frontage adjacent to the proposed fleet parking area. The right-of-way in this location does include tall grass; however, as proposed, there are no trees that would assist in screening the proposed fleet parking area.
 - #7. Does the project include buildings which are at least two-stories in height? The proposed building is one story in height, which is allowed under the Beltline Oriented Commercial Subdistrict. The building design provides for variations in the building massing and height, particularly at the store entrances to help give the appearance of 1.5 story building. The building otherwise meets the building design and materials guidelines for the Beltline Oriented Commercial Subdistrict, including variations in the height and massing of the building to reduce scale and monotony.



Beltline Oriented Commercial Subdistrict:

- Site Design

- #1. Does the project coordinate vehicular and pedestrian circulation with development on adjacent lots? Refer to staff comments related to Map 5 from the Terminal and Triangle District Plan under the Conditional Use and Village Plan Reference reviews, and Village Engineer review letter.
- #2. Does the project include sidewalks? Per Village Engineer staff report, recommend the installation of sidewalks along Terminal Drive with connection to the development site.
- #3. Does the project connect building entries to sidewalks and crosswalks? Refer to prior comment. In addition, there is a raised landscaping bed between the diesel pumps and the northern building entrance. There does not appear to be a pedestrian walkway through this area.
- #8. Does the project include landscaped front yards and parking areas with plantings that reflect the location of this area near wetlands and the lake edge, reflecting the desired nature-based recreation design theme? Recommend consideration of the same type of landscaping and fencing used at the corner of the existing Kwik Trip on Farwell Street. The proposed landscaping plan identifies the two impervious areas along Terminal Drive for bluegrass sod which does not reflect the desired nature-based recreation theme.
- #11. Does the project have a FAR between 0.35 and 1.5? The proposed site has a floor area ratio (FAR) of , not including the canopies. Due to the size of the parcel, this guideline would require a gross building area of 58,756 square feet. Given the unique characteristics of the project, that is unlikely to be achieved. In addition, it should be noted that page 23 of the Terminal and Triangle District Plan, describes "*strive for a floor area ratio (FAR) of between 0.35 and 1.5*", suggesting flexibility with this guideline.
- #12. Is a minimum of 50% of the front building wall at 10' to 30' from Terminal Drive or a minimum of 50% of the front building wall at 30' to 80' from Highway 51 right-of-way (latter not applicable). The proposed building is setback in excess of 200 feet from Terminal Drive. The general intent of this design guideline is to bring the buildings closer to the street to avoid deep setbacks and a greater pedestrian feel. The proposed fuel canopies provide a structural element that is closer to the roadway but still in excess of this design guideline. An alternative site enhancement could be to add decorative fence and brick posts (as discussed under #8) to bring a structural element closer to Terminal Drive while adding aesthetic value to the site location. In addition, the site plan includes a 55' wide drive aisle between the western front yard parking stalls and the fuel canopy, which may be excessive given it does not appear necessary for semi-trucks or delivery vehicles. Consideration could be given to shifting the fuel canopy, building and fleet parking area further west by reducing the width of this drive aisle by 20-25 feet. This could also further reduce the amount of impervious surface on the site and create a larger green space area along USH 51, including on the east side of the fleet parking area.

VILLAGE OF
McFarland

- Map 5 of the Terminal and Triangle Plan also includes a notation on the map that states “*Gas Station – Pumps behind building*”. This statement does not appear elsewhere within the plan, including the site and building design guidelines on page 26 or in Appendix A & B, but is generally consistent with the intent of site design guideline #12.. This map notation reflects the border theme on Map 5 to promote shallower building setbacks along Terminal Drive to provide a more pedestrian-oriented environment while screening more undesirable or less aesthetically pleasing portions of development from streetview. A different alternative might include swapping the location of the building with the western fuel station, while likely rotating the building 90-degrees clockwise so that the two entrances continue to face the fuel stations. This particular parcel has significant frontage along Terminal Drive and USH 51; therefore, screening pumps behind the building from any streetview is more challenging since they would likely be visible from one or the other roadway. It may be possible to arrange the location of the building and pumps to be behind the building so that they are screened from view from Terminal Drive (the prominent local road), while screened from USH 51 through the use of site landscaping. There could be challenges to this approach related to the overall flow of traffic within the site and could come with tradeoffs of having other less desirable building features visible from Terminal Drive, such as rear building loading areas, mechanicals, carwash, etc. The Plan Commission could request Kwik Trip provide alternative site layouts to meet the intent of this guideline if so desired.

- Building Orientation

- #5. Does the project avoid deep setbacks behind large parking lots or vacant lands? Refer to staff comments under Site Design #12.

- Lighting

- #7. Do average illumination levels under gas canopies and mounted to buildings exceed 30 footcandles? The average illumination levels under each canopy are not calculated on Sheet E 1.0 but appear in excess of 30 footcandles. As shown, illumination levels under the fuel canopy range from 18.9 to 53.1 and under the diesel canopy from 30 to 89.5.
- #8. Do illumination levels at lot lines exceed 0.5 footcandles. The illumination levels slightly exceed the standard maximum of 0.5 footcandles at the property line at both driveway entrances. The exceedance is minimal, a few feet, and considered acceptable as the impact would support safer ingress and egress activities in low light settings.

- Parking

- #2. Does the project site parking to the rear or non-street side of the main building? The proposed site plan includes 13 parking stalls in the front yard



along Terminal Drive and additional customer parking stalls adjacent to the west and north sides of the building that are considered in the front (street side) of the building. The proposed site plan also includes 8 fleet parking stalls along USH 51, which are technically within a street yard, but functionally on the side/rear of the main building. Given that the property has significant street frontage screening parking stalls behind the building is challenging.

- Signage

- #1. Does the project locate signage on-building or on-site per the Village's Sign Ordinance.
 - The proposed monument sign along Terminal Drive exceeds the maximum area allowed for signs within nine feet of the right-of-way. Proposed sign is 43.75 square feet, maximum allowed is 40 square feet under Sec. 8-497(d). Sign should be reduced in size to be equal to or less than 40 square feet.
 - The proposed pole sign along USH 51 exceeds the maximum area allowed for signs that are more than 25 feet from the right-of-way. Proposed sign is 118.57 square feet, maximum allowed is 100 square feet under Sec. 8-497(d). Sign should be reduced in size to be equal to or less than 100 square feet.
 - Both the proposed monument and pole sign include the use of electronic message displays. Electronic message units are allowed under the Village's Sign Code; however, page 26 of the Terminal and Triangle District Plan states *"do not permit and remove the following types of signs....changeable message or streaming message signs."*
- #2. Does the project emphasize building visibility from the Beltline rather than sign visibility?
 - The height of the proposed dual post pylon sign along USH 51 is 25 feet, which meets the maximum requirement under Sec. 8-497(d) of the Village's Sign Code. However, as proposed, the sign does exceed the height of the building, which is 23 feet. This suggests an emphasis on the visibility of the sign rather than the building. This could be mitigated by reducing the sign height to 20 feet. In addition, while neither the Village's Sign Code, nor the building and site design checklists in Appendix B, specifically prohibit pylon signs, page 18 of the Terminal and Triangle District Plan states *"do not allow pole mounted signs"*. Another option to improve the aesthetics of the proposed pylon sign is to incorporate the same brick that wraps the structural supports of the fuel canopy poles into the posts of the proposed pylon sign. This would aid in meeting the intent of the design guidelines by using materials that are similar to main building materials. For informational purposes, the adjacent Citgo station has a pole sign that is 27'6" in height and 109 square feet in area.



The property owner obtained a variance from the Board of Zoning Appeals in 2007 to exceed the requirements under Sec. 8-497(d).

Page 26 of the Terminal and Triangle Plan also provides the following specific design guidelines for gas stations and convenience stores that are not included within the design guideline checklists in Appendix B:

- Limit the amount of unrelieved paved area on the site through the use of landscaping and other site design techniques. Staff notes that the current lot coverage is 93%, and will be reduced to 58%, well under the maximum of 70%.
- Design buildings to provide an attractive appearance that is compatible with the surrounding area. Prefabricated buildings are discouraged. Proposed building is not prefabricated.
- Design separate structures (canopy, carwash, cashier's booth, etc.) on the site with consistent materials, architectural details, and design elements for a cohesive project. Canopy structural supports include similar base brick materials to the main building, similar to the design of the existing store on Farwell Street.
- Carefully plan for car wash facilities. The car wash opening should be sited so that it is not directly visible as the primary view from the street. Site design should also address the issues of off-site noise, adequate drainage systems to keep water off public streets and adjacent properties, circulation and vehicle stacking, and placement of vacuums. Carwash is functionally located to minimize streetview from Terminal drive.
- Avoid the use of attention-getting devices such as excessive or regular temporary signage, roof lighting, backlit canopies, banners, pennants, neon building edging, and signage that does not meet the standards in these design guidelines or the Village's Sign Ordinance. The fuel canopy structures include 8" high LED stripe lighting on all four sides similar to the design of the existing store on Farwell Street. Consideration could be given to keeping this accent band unlit or removing it entirely.

Per Sec. 62-73(c)(3) the Plan Commission may waive or alter any of the design guidelines in the Terminal and Triangle District Neighborhood Plan as they apply to a particular development project, but only if all of the following criteria are met:

- a. Such a waiver or alteration is approved by at least a three-quarters vote of Commissioners in attendance.
- b. The waiver or alteration may be attributed to unique characteristics of the project or site rather than general characteristics applicable across various projects or the district.
- c. Supplemental design elements or improvements are incorporated into the project that compensate for the waiver or alteration of the particular guideline.
- d. The design guideline is not also an ordinance requirement included in this Chapter, in which case a variance would also be required under Section 62-366.



OTHER VILLAGE STAFF COMMENTS

Staff reports from the Fire Inspector, Police Chief, and Village Engineer are included in the packet.

PUBLIC COMMENTS

The packet includes public comments received by the Department prior to the publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:

The applicant will be responsible for all costs associated with the development of the property.

The applicant is not seeking any financial assistance from the Village in the development of this property. The property is located within TID #3. The existing land value of the lot is assessed at \$1.028M. Kwik Trip estimates the cost to redevelop the property will be ~\$6M. Kwik Trip estimates that the assessed value of the project upon completion will be ~\$3M, excluding personal property value. This estimate is based off of the estimated fair market value of a similar location in DeForest (7372 North Town Rd) which is situated on a similarly sized 3.87 acre property adjacent to USH 51. Development of the project would create an additional \$2M in property value resulting in ~\$38K in annual tax increment to the TID. If the development was built in 2022, the estimated total tax increment would be ~\$192K prior to closure of the TID. However, the total benefit to the TID depends on when construction is completed.

VILLAGE PLAN REFERENCE:

The property is located within several Village plans as summarized below.

2004 TID #3 Project Plan. The property is located within the boundaries of Tax Increment Finance District #3. This TID was created as an "Industrial"-type district. The TID was created for the purpose of facilitating reinvestment in the redevelopment of underutilized properties in the TID, including both private development incentives and improvements to public roads and utilities.

2005 Terminal and Triangle District Plan. The Terminal and Triangle District Plan serves as a detailed land use guide for public and private investments for lands within and adjacent to TID #3. The proposed development falls within the Beltline-Oriented Commercial Subdistrict as shown on Map 2 Planned Land Uses. Page seven of the plan describes that *"future land uses will focus on commercial service and some retail uses that serve the traveling public, complement existing and planned businesses in the area, and serve McFarland residents with land uses not appropriate or viable for the downtown for Farwell/Highway 51 commercial areas."* Page 21 further describes that *"future land uses in this area should focus on providing services to employees of the emerging ob center and Beltline travelers, as opposed to retail and services that would be appropriate in interior parts of the Village."* The preferred land uses in this subdistrict give examples reflecting commercial uses to support highway activity. The following examples were provided for the given subdistrict: hotel with retreat/conference center, highway and job-oriented retail, sit-down restaurant, financial institution, health clinic, child care center, offices, gas station/convenience store, contractor shops/services, and other retail uses that do not complete with downtown businesses such as those oriented to home products.

In the Director's opinion, the proposed use is consistent with these statements. Page 22 goes on



to state, *"the highly-visible and highly-accessible site immediately south of the Terminal/51 intersection may be most appropriate for a financial institution, or other two-story uses including commercial and/or office uses."* In the Director's opinion, this statement is not a limitation regarding the only uses that should be allowed on the property, but instead, is a description of possible highest and best uses within the list of preferred land uses identified on page 21. Uses of the property are controlled through the Village's Zoning Code, guided by the Comprehensive Plan and Terminal and Triangle District Plan. Page 26 provides specific guidance related to gas stations and convenience stores, specifically noting that *"one or two such establishments in this subdistrict are acceptable."* Note, while approval of the proposed gas station would be in-keeping with having two such establishments in the subdistrict, in the Director's opinion, the purpose of the Terminal and Triangle District Plan is not to regulate the quantity of any specific types of businesses, whether gas stations, banks, restaurants, etc. The plan serves as a land use vision. The specific regulation of land uses is a function of the Zoning Code, which does not have any prohibition on the number of gas stations that can be located in the Village provided the zoning of a property permits the use, either by right (permitted use), or through a conditional use permit (as is the case for the subject property), and associated site design permit.

2010 Redevelopment District Plan #1 (TID #3). This plan includes the same areas that are within TID #3 and was created to provide the Village with a vehicle to allow the Community Development Authority to participate in redevelopment projects under the provisions of Wis. Stats. 66.1333 (blight elimination and slum clearance). Map 6 identified the subject property as blighted due in-part to the lack of screening of truck parking and outdoor storage and bad visual images for entry to the community. The plan carries forward the same redevelopment subdistrict planned land uses as identified in the Terminal and Triangle District Plan.

2017 Comprehensive Plan. The Future Land Use Map identifies the site within the Highway and General Commercial future land use category. Figure 4.1 describes the general description of land uses allowed as "a range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services." Typical Implementing Zoning Districts includes the current C-H Commercial Highway District. The proposed development is consistent with the Future Land Use Map and Figure 4.1. The Comprehensive Plan carries forward the recommendations of the Terminal and Triangle District Plan, including the following General Land Use Policies (page 30, Volume 2):

- Follow the land use recommendations in this Chapter and in more detailed plans for the downtown, Terminal and Triangle Drive area, and east side growth area when making detailed land use decisions, such as annexation, rezoning, subdivision, and utility and road decisions.
- Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.

Note, that consistency with the Village's Comprehensive Plan, or sub-area plans such as the



Terminal and Triangle District Plan, are not a specific requirement of the Village's Conditional Use code, or a requirement under Wis. Stat. 66.1001(3), Comprehensive Planning. Nevertheless, these plans serve to guide the review and approval of development proposals.

ORDINANCE REFERENCE:

Sec. 62-71. – Permitted or conditional uses—Commercial Districts.
Sec. 62-72. – Bulk Standards – Commercial Districts
Sec. 62-73. – Terminal and Triangle Design Overlay (TTDO) District
Sec. 62-111. – Conditional Use Standards
Subdivision IV – Vision Clearance, Parking and Loading Facilities, Screening
Sec. 62.310. – Site Design Review
Appendix B – Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for a public hearing and discussion only. Action on the Conditional Use Permit and Site Design Permit are scheduled for the December 20th meeting. Staff recommends the Plan Commission provide input to the applicant regarding:

1. The sufficiency of the Applicant's responses to the Conditional Use standards of Sec. 62-111 and any desired elaboration or submittal of additional information.
2. Feedback regarding the site design, particularly those items that may not meet the Terminal & Triangle District site design guidelines:
 - a. Obtaining easement along southern property line for potential use of future roadway to serve redevelopment of properties to the south.
 - b. Alternative layouts to bring the building closer to Terminal Drive, screening of pumps behind buildings.
 - c. Landscaping along Terminal Drive, including plantings that reflect the location of this area near wetlands and the lake edge, reflecting the desired nature-based recreation design theme.
 - d. Adding decorative fencing along Terminal Drive similar to existing store on Farwell Street.
 - e. Increasing landscaping on east side of fleet truck parking area.
 - f. Reduction of lighting under gas canopies.
 - g. Removing the lighting on the accent band on the fuel canopies.
 - h. Allowance, height, and design of the proposed pylon sign along USH 51.
 - i. Desire for Village gateway sign at Terminal/USH 51 (signage easement), including potential co-use of sign with Kwik Trip in lieu of pylon sign along USH 51.
 - j. Allowance for electronic message units on both ground signs.

ATTACHMENTS:

1. 11.15.21 - Kwik Trip - CUP - 4015 Terminal Dr -
2. 4015 Terminal Drive - Kwik Trip CUP Submittal_10.04.2021
3. 4015 Terminal Drive - Kwik Trip Site Plan Submittal_10.04.2021
4. 4015 Terminal Drive - Kwik Trip Stormwater Management Plan_10.01.2021



5. Appendix B-Beltline Oriented Commercial Subdistrict-Building and Site Design Checklist-Terminal and Triangle District Plan-11.10.2021
6. 4015 Terminal Drive-Kwik Trip Village Engineer Letter_20211112
7. 4015 Terminal Drive-Kwik Trip Police Department Letter 20211102
8. 4015 Terminal Drive-Kwik Trip Fire Department Position Statement 20211101
9. Map_2_-_Planned_Land_Use_TTD Plan
10. Map_4_-_Highway_51_Design_Subdistrict(1)
11. Pages from Highway_51_Corridor_Concept_Plan
12. Map_5_-_Beltline-Oriented_Commercial_Subdistrict_TTD Plan
13. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
14. Comp Plan, Figure 4.1(page 35)
15. Public Comments 4015 Terminal Drive Kwik Trip

Please publish in the
McFarland Thistle on
October 28, and November 4, 2021

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, November 15, 2021 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A Conditional Use Permit (CUP) requested by Kwik Trip, Inc. for a gasoline station and convenience store, including accessory carwash, outdoor merchandising of products, and general truck parking, at 4015 Terminal Drive, McFarland, WI. Property zoned C-H Commercial Highway.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

COVID-19 RELATED INFORMATION

Due to the COVID-19 Pandemic, the Village recommends and **URGES** all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/82129997508> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 821 2999 7508.

Due to limitations from Dane County Public Health, only 10 non-employees are allowed in the Municipal Center at one time. **If you choose to attend the meeting in-person, the Village CANNOT GUARANTEE you will be allowed a spot inside the building to view the meeting.** Those who wish to provide public comment at the meeting will be ushered in and out of the building to accommodate the 10 person gathering limit.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.



Store Engineering

1813 Kramer Street
La Crosse, WI 54603

www.kwiktrip.com

September 23, 2021

Village of McFarland
Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee Street
McFarland, WI 53558

RE: Kwik Trip #1210

Dear Mr. Bremer,

This letter is intended to accompany the submittal for our application to the Village of McFarland for the requested site development design review and conditional use permit. Please accept this letter as our request to be placed on the next available Planning & Zoning Commission meeting agenda November 15, 2021.

Kwik Trip, Inc., is proposing the construction of a Generation 3 convenience store with single bay carwash, 10 dispenser fueling canopy and a 3-lane diesel canopy. Included in the submittal is the cover letter, site plan application and fee, civil plans, stormwater calculations, building/canopy elevations, and the sign plans (3-11x17 size sets, 1-letter size set, 1 electronic link).

Operations

The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores throughout the mid-west: fresh produce, bakery and dairy, hot and cold food and beverages, fresh meat and groceries, tobacco products, lotto, convenience store merchandise, alcohol, gasoline, diesel, E-85, ice and propane. The outside merchandising of products is being requested next to the store (two ice chests and one propane cage) and underneath the proposed main canopy. To ensure that the freshest products are sold in our stores, we request that daily deliveries be allowed.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, coworkers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

Buildings, Architecture and Site Design

The architectural elements in this state-of-the-art building consist of a full brick cladding, standing seam metal roof, store front aluminum openings and stucco accents. Extensive landscaping, modern storm water facilities, pylon, high rise and wall signage, customer and employee parking, concrete paving with curb and gutter are also included in the overall site design.

Investment in the Village

This project will be a multi-million-dollar investment in the Village of McFarland. Not only in the physical improvements and development of the property, but also an investment of approximately 25 to 30 new permanent jobs in the Village. The projected payroll here is estimated to be approximately \$500,000 annually.

Community Partner

We pride ourselves in being an asset in the communities where we are located. Families can walk or ride their bikes to our stores. Retirees on fixed income can access fresh groceries like milk, eggs, bread and fruit just steps from their car. We take pride in giving back to the communities we serve with charitable donations and by partnering with local non-profits. Kwik Trip would be happy to provide any additional information or answer any questions or concerns the Village of McFarland may have with our submittal. Please feel free to call or email with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'BFry', with a stylized flourish at the end.

Bradford Fry, PE
Project Manager
Store Engineering
bfry@kwiktrip.com
(608) 793-6414

Memorandum

To: Community Development Department
Attn: Andrew Bremer, AICP
Village of McFarland

Date: 10-1-2021

From: Scott Anderson, P.E.

CC: Brad Fry, Kwik Trip

RE: Kwik Trip Store #1210

Please find attached to this memo the submittal package for a new Kwik Trip Store located at the southwest corner of the intersection of Highway 51 and Terminal Drive at address 4015 Terminal Drive in the Village of McFarland. Items attached are the following:

- Plan Commission Application 2021 & Site and Design Plans Checklist
- Cover Letter from Owner
- Overall Floor Plan
- Colored Building and Gas Canopy Elevations
- Alta Survey of Property
- Project Plans that include Landscaping and Lighting Plan
- Site Signage Plans
- Stormwater Management and Erosion Control Plan
- Permit Fees of \$2,370

The legal description of this parcel is as follows:

PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4; THENCE NORTH 88° 54' WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 949.5 FEET TO THE POINT AT BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 3° 18' WEST, 583.0 FEET; THENCE NORTH 88° 54' WEST 637.0 FEET TO THE CENTER LINE OF U.S. HIGHWAY 51; THENCE NORTH 3° 18' EAST ALONG CENTER LINE 583.0 FEET; THENCE SOUTH 88° 54' EAST 637.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LANDS DESCRIBED IN INSTRUMENT RECORDED ON JANUARY 15, 1992 IN VOLUME 17629 OF RECORDS, PAGE 2, AS DOCUMENT NO. 2315975.

The current parcel is zoned C-H Commercial Highway. The proposed Kwik Trip will be a conditional use within this zoning.

If you need anything else to complete your review, please feel free to contact me.

**Village of McFarland
Community & Economic Development Department**

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Kwik Trip, Inc,	Applicant's Agent	Snyder & Associates
	Brad Fry, P.E.	Name	Scott Anderson, P.E.
Address	1813 Kramer Street, P.O. Box 2107	Address	5010 Voges Road
Email	bfry@kwiktrip.com	Email	sandeson@snyder-associates.com
Phone #	608-793-6414	Phone #	608-838-0444 x238
Fax #		Fax #	608-838-0445

Parcel No(s). 071027385005 **Type of Proposal – Please check boxes below that apply**

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☒ Conditional Use	\$370+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$405+	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$405 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☐ Site/Design Review	\$400 + F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☒ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal/request. (Attach additional paper if needed)

4015 Terminal Drive - See attachments for other information

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☒ NO (If "yes" state the nature and the date(s) of the previous application.)

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Village of McFarland Plan Commission 2021 Schedule

Applicant - Owner	Kwik Trip, Inc. Brad Fry, P.E.	Applicant's Agent	Snyder & Associates, Scott Anderson, P.E.
Address	1813 Kramer Street, P.O. Box 2107 La Crosse, WI 54602	Address	5010 Voges Road Madison, WI 53718
Email	bfry@kwiktrip.com	Email	sanderson@snyder-associates.com
Phone #	608-793-6414	Phone #	608-838-0444 x238
Fax #		Fax #	
Project Site Address	4015 Terminal Drive	Parcel No.	071027385005

Conditional Uses

The McFarland zoning code identifies land uses, which are not permitted, permitted, and permitted upon approval of a conditional use permit. Conditional uses are land uses not permitted outright but may be allowed if certain standards and conditions are met and Plan Commission grants approval.

All submitted Plan Commission applications which encompasses a request for a Conditional Use Permit (CUP) must include “substantial evidence”, which identifies specifically how the proposed conditional use meets each of the standards listed below. Substantial evidence is defined as facts and information other than merely personal preferences or speculation directly pertaining to the requirements and conditions the applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

Written responses such as “see plans” are not acceptable. The applicant must identify what specific portion of the project or plans supports the contention that a standard will be met by including for example a detailed description of compliance with any applicable regulations regarding light, dust, particulate emissions, noise, frequency, vibration, traffic, nuisances, odors, visibility, health, safety welfare and the environment. All written responses to CUP standards must be submitted as part of your Plan Commission Application.

Sec. 62-111, Conditional Use Standards

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- b. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- d. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- e. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- f. The conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- g. The proposed use does not violate floodplain regulations governing the site.
- h. That the proposed use will not violate any applicable regulation in the McFarland Municipal Code or any other applicable law or regulation.
- i. That, when applying the standards to any new consecution of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.
- j. In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.
 - 1. The maintenance of safe and healthful conditions.
 - 2. The prevention and control of water pollution including sedimentation.
 - 3. Existing topographic and drainage features and vegetative cover on the site.
 - 4. The location of the site with respect to floodplains and floodways of rivers and streams.
 - 5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - 6. The location of the site with respect to existing or future access roads.
 - 7. The need of the proposed use for a shoreland location. (if applicable)
 - 8. Its compatibility with uses on adjacent land.
 - 9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

Answers to Section 62-111 A thru J

- A** – An operating Kwik Trip convenience store will not be detrimental or endanger the public health, safety, morals, comfort or general welfare. The Village of McFarland currently has an operating Kwik Trip store at 4701 Farwell Street. Kwik Trips abides by all public health and safety codes in every realm of store operation from the dispensing of gasoline to the preparation and sale of food items.
- B** – The use, values, and enjoyment of other properties in the neighborhood will not be impaired or diminished by this development. The adjacent lot to the north is a vacant lot and portions of the highway 51 and Terminal Drive intersection. Land to the east is the highway 51 right of way. Land to the south is Midwest Trailer Sales, an existing business. To the west across Terminal Drive is Line-X, an existing business, one single family home, a Ministry, and a Citgo, an existing gas station.
- C** – The improvement of this parcel will have no effect or impede the normal and orderly development of the surrounding parcels. The parcel is surrounded by public road right of way to the west, north and east. The only adjacent parcel is located directly to the south. This development will not impede any future development of the property to the south.
- D** – The parcel has underground gas, electric, sanitary sewer, and water provided to the site. The proposed Kwik Trip Store will utilize these for services. Given the existing site is bound by public road right of way on three sides, no access roads will be required for the site development of this project. Positive drainage has been provided by the grading plan of the site.
- E** – The proposed driveway locations are in the same locations as the existing driveway locations. Adequate signage, drive lanes, and space for maneuverability onsite will minimize traffic congestion in all public streets.
- F** – This site is located within the Beltline Oriented Commercial Subdistrict. According to this subdistrict a one or two fuel/convenience stores is a preferred land use. The all-brick building that faces Terminal Drive meets and exceeds the Urban Design Features as mentioned in the Beltline Oriented Commercial Subdistrict. The design standards state “landscape design to reflect nature-based recreation theme”. This project will remove over 40,622 square feet of impervious area. This will be converted back to natural landscaping which will promote this theme, increase the quality of stormwater runoff, reduce the urban heat island effect, and provide an aesthetically pleasing entrance to this sub-district.
- G** – The subject property is not located in a floodplain, so floodplain regulations are not applicable.
- H** – The proposed use is a Kwik Trip convenience store. The same use and operating procedures that will fall within all local, state, and federal operations are currently being implemented at Store #766 located in McFarland at 4701 Farwell Street.
- I** – The objectives of the Beltline Oriented Commercial Subdistrict are as quoted in the plan “Future uses in this area should focus on providing services to employees of the emerging job center and Beltline travelers, as opposed to retail and services that would be appropriate in interior parts of

the Village.” A Kwik Trip convenience store directly benefits beltline travelers and job centers in the area with hot fresh convenience food and gasoline for cars and truck fill ups.

J – See Answers Below

1. For the maintenance of safe and healthful conditions: Kwik Trip is committed to the safety of our customers, employees and the traveling public. The construction, operation, and maintenance of our stores are known to be above industry standards.

Security and lighting - Kwik trip provides well lit 24 hour stores with high quality security cameras both inside and outside of the store.

Environmental Monitoring and Response – Kwik Trip uses the most recent technologies in fuel tank and line monitoring equipment to detect any leaks and has 24 on call response in the event of an environmental issue. All fueling monitoring systems are able to be monitored and alarms received at the store level and by our operations support team offsite 24 hours a day.

Safety and Maintenance – Kwik Trip has a 24 hour Operations support team to help stores deal with any issue that may arise, from dispatching for maintenance to working through an emergency situation. The Operations Support at Kwik Trip is able to monitor our security systems as an UL approved monitoring service. Also on staff, is a team of trained regional technicians available to work on store, carwash or fueling systems and equipment to ensure minimal downtime.

2. The project site is the most at risk of sedimentation during the construction phase of the project. The site has an erosion control plan that meets or exceeds Local, County, and WisDNR regulations for discharge of construction site stormwater. When the site is fully developed, the established vegetation and pavement areas will ensure no sedimentation takes place. The full stormwater management and erosion control plan has been submitted for the Village’s review as part of this application.
3. The existing site is 92.6% impervious. The pervious areas are small strips of grass with some trees along the north, east, and west sides of the property. Topographic features of the existing site is flat with drainage provided by a series of storm sewer inlets. These inlets feed to a storm water pump station that pumps the water to the Highway 51 right of way. Additional information can be found in the submitted plan set.
4. The site had an Alta survey performed. This Alta survey confirmed that the project site was not within the floodplain.
5. The erosion potential of the proposed site will be the greatest during the construction phase of the project. This will be mitigated by the erosion control plan that includes rock construction entrances, silt fence, and sedimentation basin. The existing soils of Marshan and Virgil silt loam do not pose a significant erosion threat to the site.

6. The site is at the intersection of Terminal Drive and STH 51. Because of that location, no future access roads are anticipated for this area.
7. Given the land locked location of the existing parcel, there would be no use for a shoreland application.
8. The proposed Kwik Trip Store is compatible with the adjacent land uses. The adjacent land uses include: to the north is a vacant lot and portions of the highway 51 and Terminal Drive intersection. Land to the east is the highway 51 right of way. Land to the south is Midwest Trailer Sales, an existing business. To the west across Terminal Drive is Line-X, an existing business, one single family home, a Ministry, and a Citgo, an existing gas station. These land uses are compatible with a Kwik Trip Store.
9. The amount of liquid waste to be generated and the adequacy of the proposed disposal systems.

Grease from food preparation: The site is equipped with a 1000 gallon grease interceptor located outside of the store. The trap is pumped on a routine timeline of 3-6 months and is adjusted by the operations support team as needed.

Sand/grit from carwash operations: The carwash includes an underground sand trap that allows the majority of sediment to be removed before discharging the water to the sanitary system. The trap is pumped on a 60 day routine schedule.

Site and Design Plans

Check List

Date received: _____

Subject property address: 4015 Terminal Drive

Landowner's name: A-Budget Warehousing Inc

Landowner's address: 4015 Terminal Drive

Landowner's phone/fax: _____

Landowner's email: _____

Agent's name:	<u>Scott Anderson, P.E.</u>
Agent's address:	<u>5010 Voges Road</u> <u>Madison, WI 53718</u>
Agent's phone/fax:	<u>608-838-0444</u>
Agent's email:	_____



A. Title Block that indicates name and address of the current property owner.



B. Name and signature of the designer.

X

C. Date of original plan and latest date of revised plan.

X

D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.

X

E. Existing zoning _____ Proposed rezoning ____yes ____no

X

F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

X

G. All required building setback lines.

X

H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

X

I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

X

J. Existing and proposed site and building signage.

X

K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

X

L. The location of all outdoor storage areas; including proposed screening materials and colors._

X

M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.

X

N. The location and type of any permanently protected green space areas.

NA

O. The location and elevation of any wetlands or floodplains.

- X P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- X Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
 - (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
 - (5) Building height
 - (6) Existing zoning, proposed zoning
 - (7) Number of parking stalls provided and required.
- X R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- X S. Hydrant locations and Fire Department Connection.
- X T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- X V. Existing or proposed easements.
- X W. A legal description of the subject property.

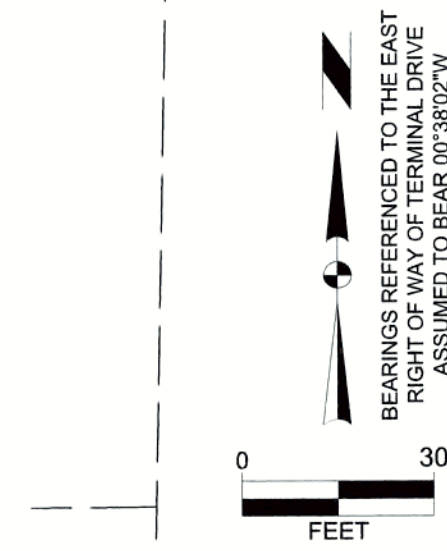
General Comments: _____

Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

ALTA/NSPS LAND TITLE SURVEY

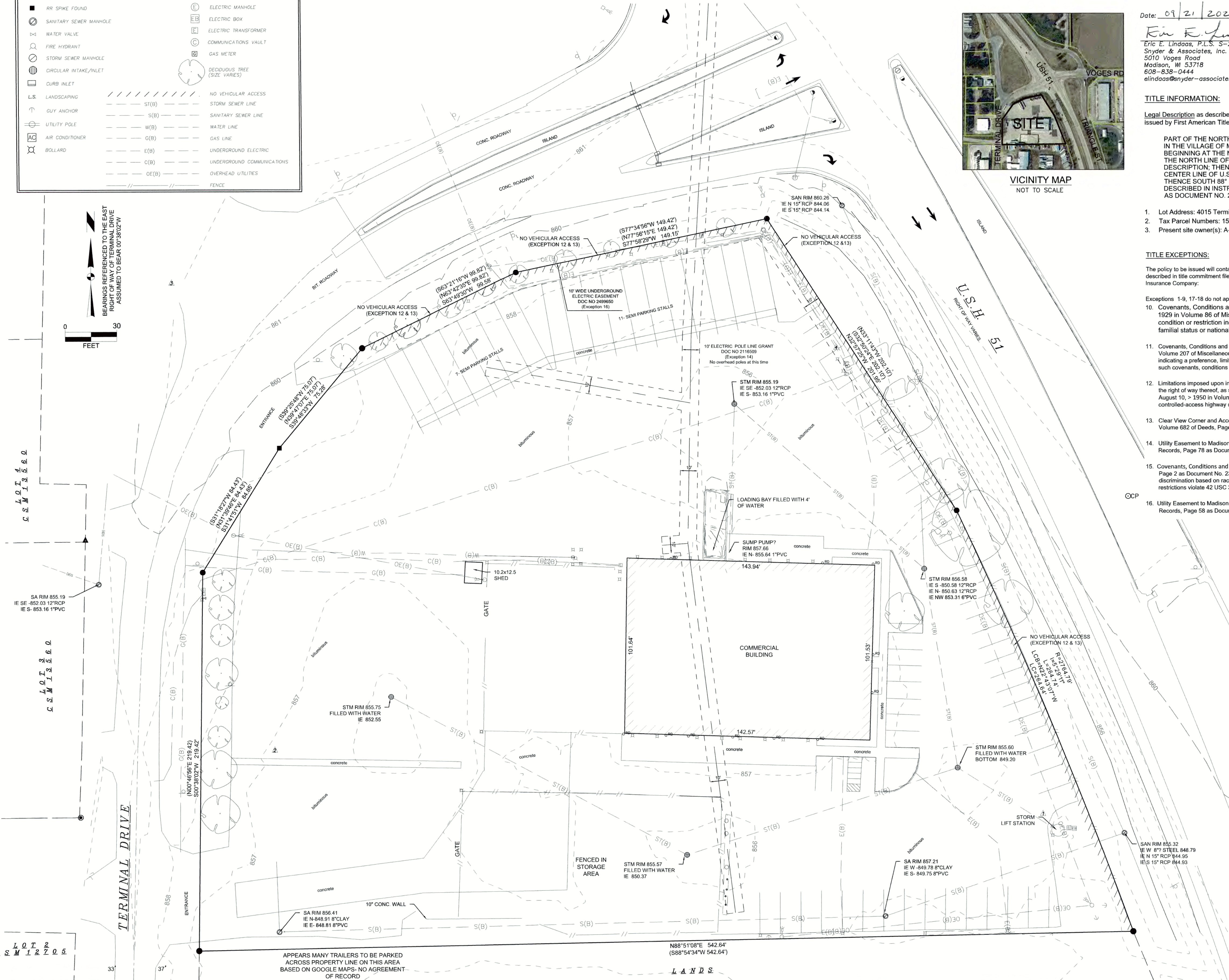
A PARCEL OF LAND BEING GOVERNMENT LOT 4 LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, ALL IN TOWNSHIP 9 NORTH, RANGE 7 EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN.

LEGEND			
3/4" REBAR FOUND	TRAFFIC SIGNAL MANHOLE	NO VEHICULAR ACCESS	
RR SPIKE FOUND	STREET LIGHT	STORM SEWER LINE	
SANITARY SEWER MANHOLE	ELECTRIC MANHOLE	SANITARY SEWER LINE	
WATER VALVE	ELECTRIC BOX	WATER LINE	
FIRE HYDRANT	ELECTRIC TRANSFORMER	GAS LINE	
STORM SEWER MANHOLE	COMMUNICATIONS VAULT	UNDERGROUND ELECTRIC	
CIRCULAR INTAKE/INLET	GAS METER	UNDERGROUND COMMUNICATIONS	
CURB INLET	DECIDUOUS TREE (SIZE VARIES)	OVERHEAD UTILITIES	
LANDSCAPING		FENCE	
GUY ANCHOR			
UTILITY POLE			
AIR CONDITIONER			
BOLLARD			



BEARINGS REFERENCED TO THE EAST
RIGHT OF WAY OF TERMINAL DRIVE
ASSUMED TO BEAR 0°38'02"W

LOT 2
S M I Z Z O S



SURVEYOR CERTIFICATION

To: Kwik Trip, Inc., a Wisconsin Corporation and First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a)(b), 7(a), 8, 9, 11(a)(b), 14, 17, 18, and 20 of Table A thereof. The field work was completed on July 30, 2021.

Date: 07/21/2021
Eric E. Lindoas, P.L.S. S-2919
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
elindoas@snyder-associates.com



TITLE INFORMATION:

Legal Description as described in title commitment file no.: NCS-1074396-MAD, Commitment Date: June 23, 2021 @ 7:30 AM, issued by First American Title Insurance Company:

PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4; THENCE NORTH 88° 54' WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 949.5 FEET TO THE POINT AT BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 3° 18' WEST, 583.0 FEET; THENCE NORTH 88° 54' WEST 637.0 FEET TO THE CENTER LINE OF U.S. HIGHWAY 51; THENCE NORTH 3° 18' EAST ALONG CENTER LINE 583.0 FEET; THENCE SOUTH 88° 54' EAST 637.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LANDS DESCRIBED IN INSTRUMENT RECORDED ON JANUARY 15, 1992 IN VOLUME 17629 OF RECORDS, PAGE 2, AS DOCUMENT NO. 2315975.

- Lot Address: 4015 Terminal Drive, McFarland, WI 53558.
- Tax Parcel Numbers: 154/0710-273-8500-5
- Present site owner(s): A-Budget Warehousing, Inc

TITLE EXCEPTIONS:

The policy to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company as described in title commitment file no.: NCS-1074396-MAD, Commitment Date: June 23, 2021 @ 7:30 AM, issued by First American Title Insurance Company:

- Exceptions 1-9, 17-18 do not apply to this survey or are not plottable.
- Covenants, Conditions and Restrictions as set forth in Conveyance of Lands for Highway Purposes recorded in February 01, 1929 in Volume 86 of Miscellaneous, Page 24 as Document No. 499211 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
 - Covenants, Conditions and Restrictions as set forth in Conveyance of Lands to County Highway Purposes recorded in December 09, 1947 in Volume 207 of Miscellaneous, Page 491 as Document No. 756665 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
 - Limitations imposed upon ingress to and egress from the above described premises to Highway 51 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: August 10, > 1950 in Volume 232 of Miscellaneous, Page 204, as Document No. 802720 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of Wisconsin Statutes. (As shown on survey)
 - Clear View Corner and Access Restrictions as set forth in Warranty Deed dated November 22, 1957 and recorded on August 15, 1958 in Volume 682 of Deeds, Page 422 as Document No. 963564. (As shown on survey)
 - Utility Easement to Madison Gas and Electric Company, dated May 17, 1988, recorded/filled November 30, 1988 in Volume 12244 of Records, Page 78 as Document No. 2116509. (As shown on survey)
 - Covenants, Conditions and Restrictions as set forth in Award of Damages recorded in January 15, 1992 in Volume 17629 of Records, Page 2 as Document No. 2315975 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
 - Utility Easement to Madison Gas and Electric Company, dated September 18, 1992, recorded/filled August 02, 1993 in Volume 23897 of Records, Page 58 as Document No. 2499650. (As shown on survey)

TABLE A:

- ADDRESS OF SURVEYED PROPERTY:
4015 Terminal Drive, McFarland, WI 53558
- FLOOD ZONE CLASSIFICATION
THE FLOODPLAIN DESIGNATION FOR THE SUBJECT PROPERTY IN ZONE X, AREAS IN MINIMAL FLOOD HAZARD, AS DESIGNATED IN THE FLOOD INSURANCE MAP FOR DANE COUNTY, WISCONSIN. COMMUNITY PANEL NUMBER 55025C0441G, EFFECTIVE DATE 01/02/2009.
- GROSS LAND AREA
168,465 S.F. (3.87 ACRES) MORE OR LESS
- ZONING REQUIREMENTS
(a) Per Zoning Letter dated July 6, 2021 received by Andrew Bremer, AICP, Community & Economic Development Director, Village of McFarland:
This site is currently zoned C-H, Commercial Highway.
Front yard (ft) 35
Side yard (ft) 10
Both Sides comb (ft) 20
Rear yard (ft) 30
Building height (ft) 35
- (a) EXTERIOR BUILDING DIMENSIONS:
As labeled on Survey
- SUBSTANTIAL FEATURES OBSERVED:
As mapped on survey.
- PARKING:
52 Standard stalls and 1 handicap stall marked.
18 Trailer stalls marked.
- UTILITIES:
Utilities shown hereon marked from a Diggers Hotline Ticket No. 20212811852, dated 07-07-2021.
- INTERSECTION DISTANCES:
See map. No intersection distances specified by client.
- PROPOSED RIGHT OF WAY CHANGES:
Surveyor contacted Brian Glaszcz, Ayers Associates, 8/4/21, designer for the future USH 51 WISDOT project. Brian said there are no future changes in the right of way.
- FIELD WETLAND DELINEATION:
No delineation flags observed.
- FIELD CONTROL X,Y,Z, (Dane County Coord)
1. Y=469892.49 X=843488.31 Z=856.64 (PK NAIL)
2. Y=469929.22 X=843041.09 Z=856.89 (PK NAIL)
3. Y=470200.24 X=842981.54 Z=860.96 (PK NAIL)
4. Y=470167.35 X=843370.32 Z=857.96 (PK NAIL)

KWIK TRIP - MCFARLAND #1210

ALTA / NSPS

SNYDER & ASSOCIATES, INC. |

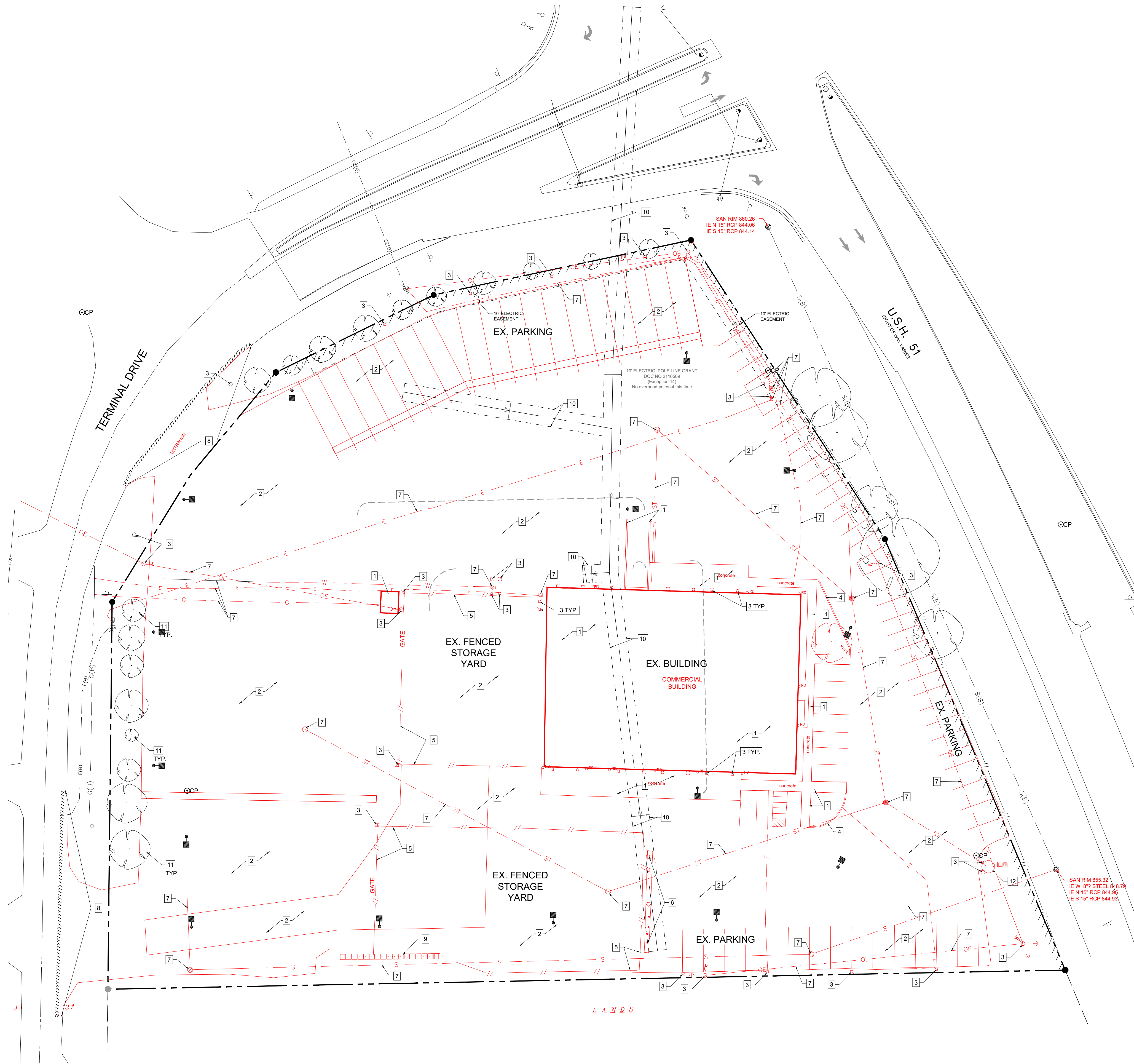


Project No: 121.0694.30

Sheet 1 OF 1

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5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com



PLAN NOTES:

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING WORK ON SITE

CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO COMMENCING WORK ON SITE

EXISTING SITE CONDITIONS BASED ON SURVEY BY:
SNYDER & ASSOCIATES
SURVEYOR: ERIC LINDAAS
PHONE: 608-838-0444
DATED: JULY 10, 2020

CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES PER TOWN, CITY, COUNTY AND STATE SPECIFICATIONS. ALL MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCING WORK ON SITE. ALL MEASURES SHALL BE MAINTAINED UNTIL SITE SOILS ARE STABILIZED. SEE SHEET SWP1- SWP4 FOR MORE INFORMATION

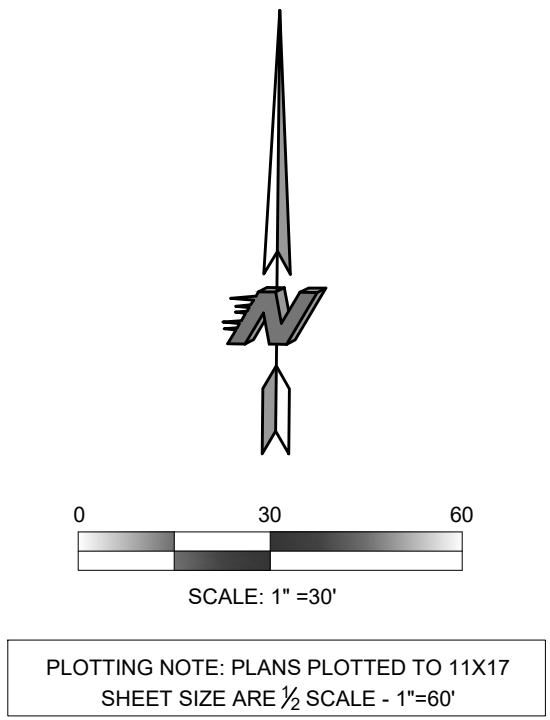
CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND CONSTRUCTION PRIOR TO COMMENCING ANY WORK ON SITE.

ALL DAMAGED ASPHALT ON BROADWAY DRIVE SHALL BE PATCHED TO THE CENTERLINE OF THE ROAD WITH A MINIMUM 10' WIDTH.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. SEE SHEET SWP 1.0 FOR LOCATIONS OF EROSION CONTROL MEASURES.

DEMOLITION KEYNOTES

- 1 EXISTING FOUNDATIONS, CANOPY, BUILDING, FOOTINGS, ASSOCIATED SIDEWALKS, AND PAVEMENT TO BE REMOVED. DISCONNECT EXISTING UTILITY SERVICE LINES PER UTILITY PROVIDERS RECOMMENDATIONS.
- 2 EXISTING GRAVEL, CONCRETE AND BITUMINOUS TO BE REMOVED.
- 3 EXISTING SITE AMENITIES TO BE REMOVED: BOLLARDS, LIGHTING AND SIGNS TO BE REMOVED IN THEIR ENTIRETY INCLUDING CONCRETE BASES. ALSO REMOVE FUEL PUMPS, CONCRETE ISLANDS AND FUEL SUPPLY LINES IN THEIR ENTIRETY.
- 4 EXISTING CURB AND GUTTER TO BE REMOVED
- 5 EXISTING CHAIN LINK FENCE AND POSTS TO BE REMOVED
- 6 EXISTING VEGETATION TO INCLUDE TREES AND SHRUBS TO BE REMOVED
- 7 EXISTING UTILITIES TO BE REMOVED PER THE UTILITY PROVIDER'S RECOMMENDATIONS
- 8 SAWCUT EXISTING PAVEMENT TO ALLOW NEW DRIVEWAY APPROACH TO BE CONSTRUCTED
- 9 EXISTING CONCRETE WALL TO BE REMOVED
- 10 EXISTING ELECTRIC POLE EASEMENT TO BE ABANDONED
- 11 REMOVE AND DISPOSE OF EXISTING TREES
- 12 REMOVE EXISTING STORM SEWER LIFT STATION





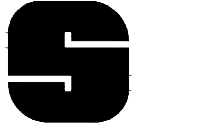
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

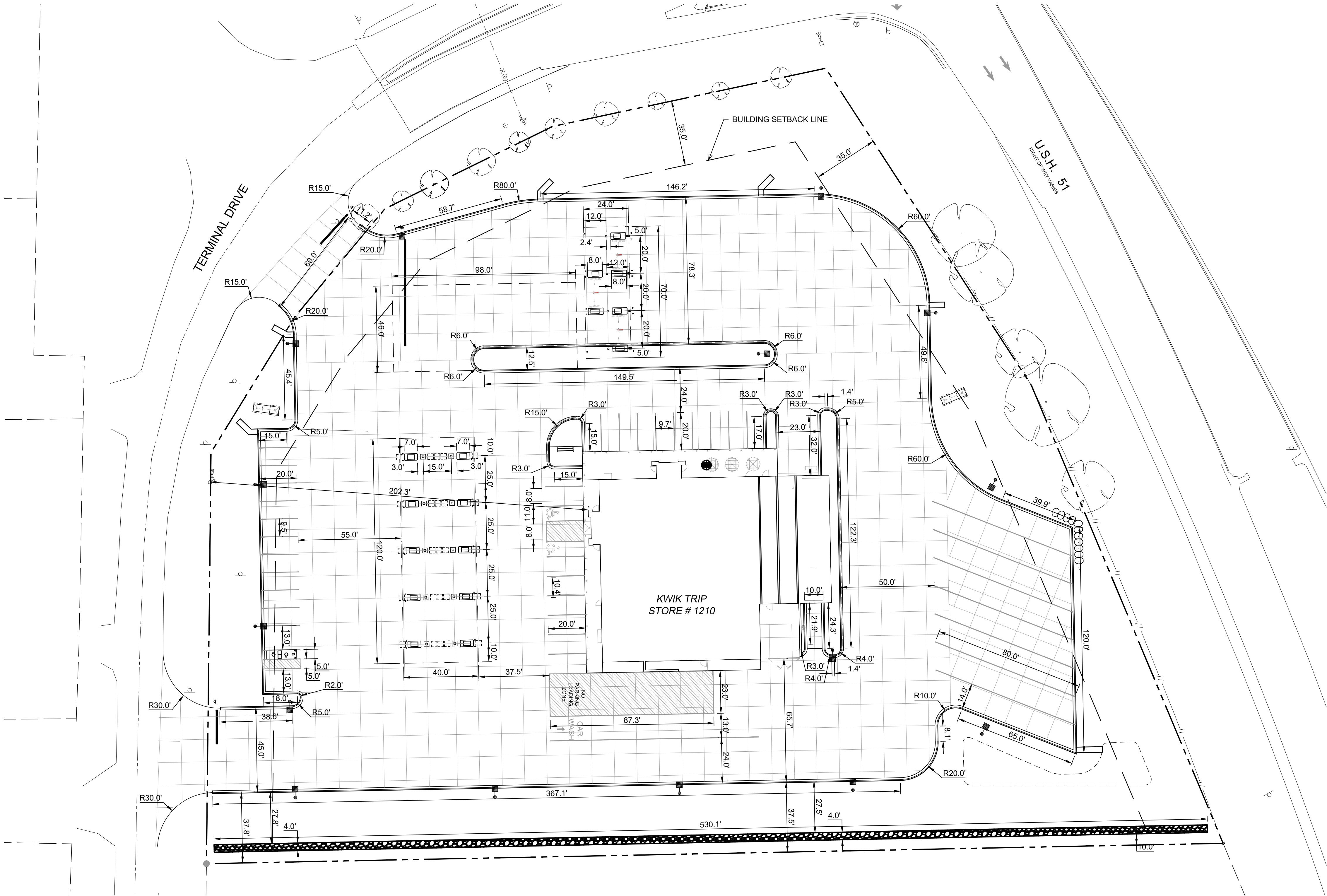
EXISTING SITE PLAN

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	DM 1.0



UTILITY COMPANY INFORMATION

ELECTRICITY - MG&E - 608-252-7373

NATURAL GAS - MG&E - 608-252-7373

PHONE - SPECTRUM- 833-267-6094

COMMUNICATIONS / CABLE - SPECTRUM- 833-267-6094

SANITARY SEWER - VILLAGE OF McFARLAND- 608-838-7287

WATER SERVICE - VILLAGE OF McFARLAND- 608-838-7287

FIRE LANE:

TERMINAL DRIVE WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDING.

NOTE:

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.

RADII ARE FROM FACE OF CURB

DIMENSIONS ARE FROM FACE OF CURB

FLOOD NOTE:

THE FLOODPLAIN DESIGNATION FOR THE SUBJECT PROPERTY IN ZONE X, AREAS IN MINIMAL FLOOD HAZARD, AS DESIGNATED IN THE FLOOD INSURANCE MAP FOR DANE COUNTY, WISCONSIN. COMMUNITY PANEL NUMBER 55025C0441G, EFFECTIVE DATE 01/02/2009..



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

1-800-242-8511

TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

SITE INFORMATION

ZONING DISTRICT: CH - HIGHWAY COMMERCIAL
TOTAL SITE AREA: 167,873 SF / 3.85 ACRES
TOTAL DISTURBED AREA: 155,466 SF / 3.57 ACRES
EXISTING IMPERVIOUS: 155,466 SF (92.61% LOT COVERAGE)
PROPOSED IMPERVIOUS: 114,822 SF (58.0% LOT COVERAGE)
PAVED AREA: 96,215 SF
BUILDING AREA: 11,110 SF
CANOPY AREA: 4,800 SF
SIDEWALK / PICNIC AREA: 2,697 SF

PARKING STALL COUNT

STANDARD PARKING: 31 STALLS
ADA PARKING 2 STALLS WITH LOADING ZONE
TRUCK PARKING 1 UNLOADING STALL

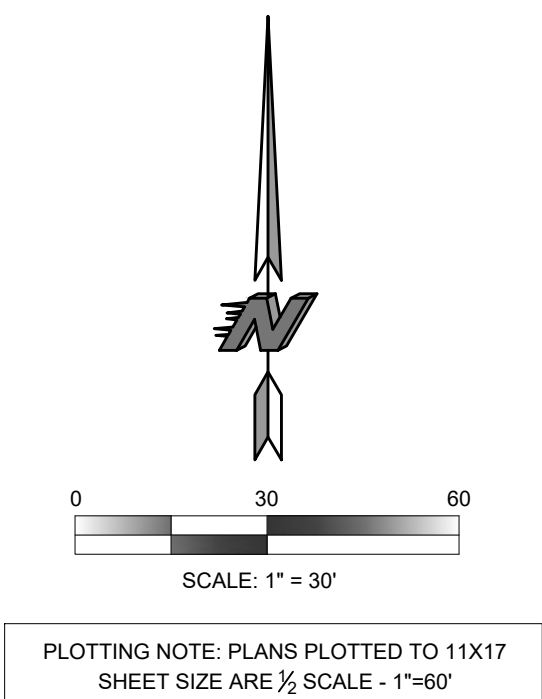
ADA PARKING STALL REQUIREMENTS:
ADA STALLS REQUIRED ON SITE = 2
ADA STALLS SHOWN ON THE PLANS = 2

BUILDING HEIGHTS - 35' MAXIMUM

CONVENIENCE STORE 20'-0"
CANOPY 15'-6"

BUILDING SETBACKS / OFFSETS

FRONT: 35'
REAR: 30'
SIDE: 10'







KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



SNYDER
& ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

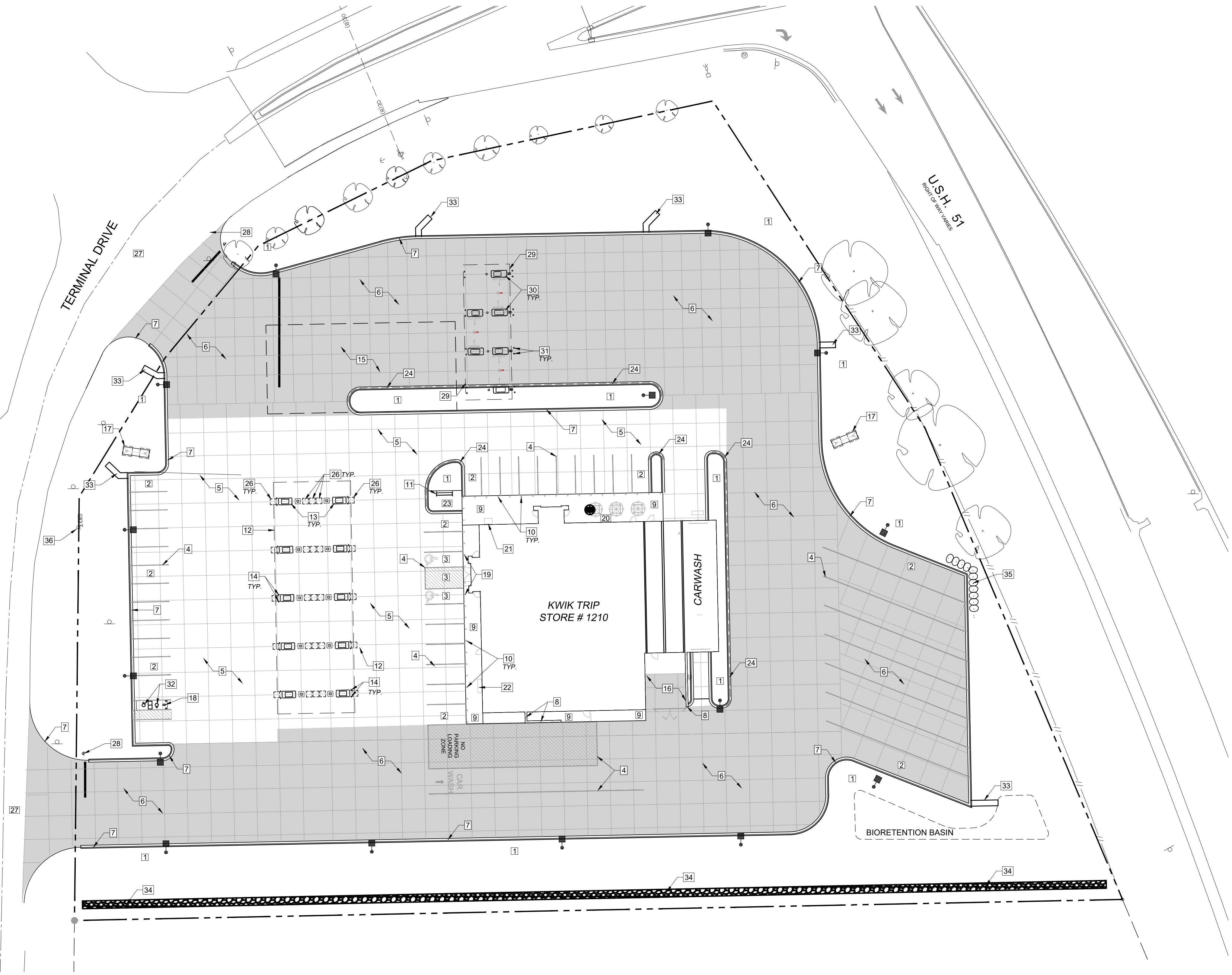
SITE PLAN - LAYOUT

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	SP 1.1



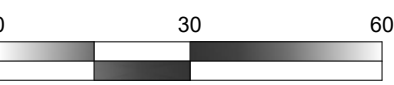
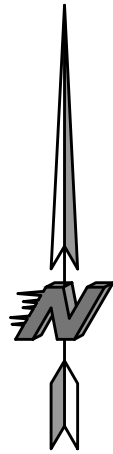
- SITE PLAN KEYNOTES**
- LANDSCAPE AREA. SEE SHEET L1.
ALL GREEN SPACE THAT DOES NOT RECEIVE EROSION MAT SHALL HAVE SOD APPLIED. -33,983 SQ.FT.
 - OFF-STREET PARKING STALLS
STRIPING - 4" WIDE STALL LINES. USE HIGH VISIBILITY YELLOW PAINT.
SPACES PROVIDED
(8) 10'-0" X 20'-0" GENERAL PARKING
(21) 9'-6" X 20'-0" GENERAL PARKING
(2) 13'-0" X 20'-0" VACUUM STATION PARKING
(8) 14'-0" X 80'-0" GENERAL TRUCK PARKING
(2) 8'-0" X 20'-0" ACCESSIBLE PARKING WITH
(1) 11'-0" X 20'-0" LOADING ZONE
(1) 23'-0" X 87'-0" LOADING ZONE
 - A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
 - 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT.
COLOR: YELLOW
PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT
 - 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR 3' O.C.
CONCRETE SEALER: TK-26UV -28,015 SQ.FT.
 - 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR 3' O.C.
CONCRETE SEALER: TK-26UV -68,200 SQ.FT.
 - CONCRETE CURB AND GUTTER PER DETAIL ON SHEET SP 5.0.
 - BRICK SCREENING WALLS. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 6" INTEGRAL CONCRETE CURB/WALK. SEE DETAILS.
CONCRETE SEALER: TK-26UV -2,697 SQ.FT.
 - 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SEE DETAIL ON SHEET SP 5.0.
 - 5 STALL BIKE RACK WITH 5' CLEARANCE. BIKE RACKS WILL BE SARIS CITY RACK SKU2409 5-BIKE FREE STANDING MODEL IN COLOR RED.
 - 40'-0" X 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
 - 3'-6" X 7'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
 - 36" HT BOLLARD. SEE DETAIL ON SHEET SP 5.0.
 - UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
 - EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
 - KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION AND STYLE WITH SIGN PERMIT).
 - *FREE AIR* COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
 - HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT. SEE DETAIL ON SHEET SP 5.0.
 - PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
 - 36"x48" ICE OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
 - 26"x84" LP OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
 - 4" CONCRETE BIKE RACK AREA -180 SQ.FT.
 - REJECT CURB & GUTTER, SEE DETAIL 7 ON SHEET SP 5.0.
 - CONCRETE LIGHT POLE BASE, SEE SHEET E1 FOR DETAIL.
 - OUTDOOR MERCHANDISE AREA. TYPICALLY RESERVED FOR BAGS OF SALT.
 - ALL DAMAGED ASPHALT SHALL BE PATCHED TO THE SATISFACTION OF THE VILLAGE OF McFARLAND.
 - INSTALL STOP SIGNS PER DETAIL ON SHEET SP 5.0
 - 74'-0" X 170'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
 - 3'-6" X 8'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
 - 48" HT BOLLARD, SEE DETAIL ON SHEET SP 5.0.
 - VACUUM STATION, SEE DETAIL ON SHEET SP 5.1.
 - CONCRETE FLUME, SEE DETAIL ON SHEET SP 5.1.
 - ROCK TRENCH WITH DRAINTILE, SEE DETAIL ON SHEET SP 5.1.
 - BOULDER RETAINING WALL, SEE DETAIL ON SHEET SP 5.0.
 - EXISTING FIRE HYDRANT



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2" SCALE - 1"=60'



KWIK TRIP, Inc.
P.O. BOX 2107
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

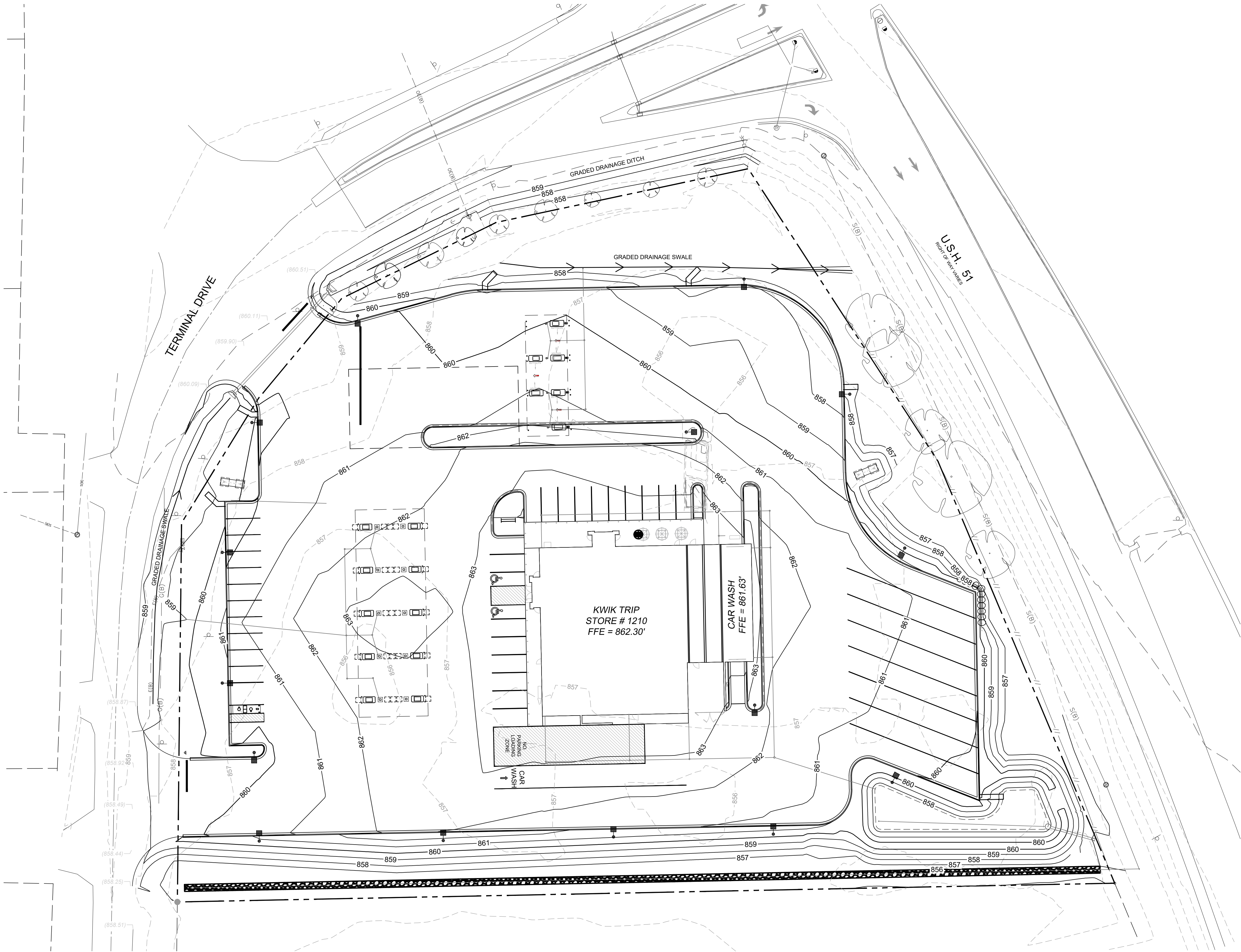
SITE PLAN - KEYNOTE

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	SP 1.2



NOTES:

-ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.

-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDD AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

-REFER TO THE EROSION CONTROL PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.

CONTACT BRAD FRY
KWIK TRIP, INC
P.O. BOX 2107
LA CROSSE, WI 54602
608-793-6414

- CONSTRUCTION SEQUENCE**
- *INSTALL EROSION/SEDIMENT CONTROL MEASURES
 - *INSTALL STORMWATER MANAGEMENT SEDIMENT BASINS
 - *INSTALL STORM SEWER
 - *INSTALL STRUCTURES
 - *INSTALL PAVEMENTS
 - *INSTALL LAWN/ LANDSCAPE
 - *FLUSH STORM SEWER
 - *REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

NOTES:

ENGINEER TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATION AND APPROPRIATE SIGNAGE LOCATION.

PLAN PREPARED FROM ALTA LAND TITLE SURVEY BY:
SNYDER ASSOCIATES
SURVEYOR: ERIC LINAS
PHONE: 608-838-0444
DATED: JULY 10, 2020

CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS.

CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK, AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

REFER TO OWNERS SPECIFICATIONS FOR CURB, APPROACH, AND CONCRETE PROFILES AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS

NOTE FOR GRADING CONTRACTOR:

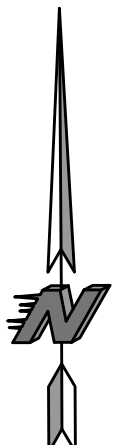
ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.



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WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

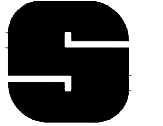


SCALE: 1" = 20'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
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SITE GRADING

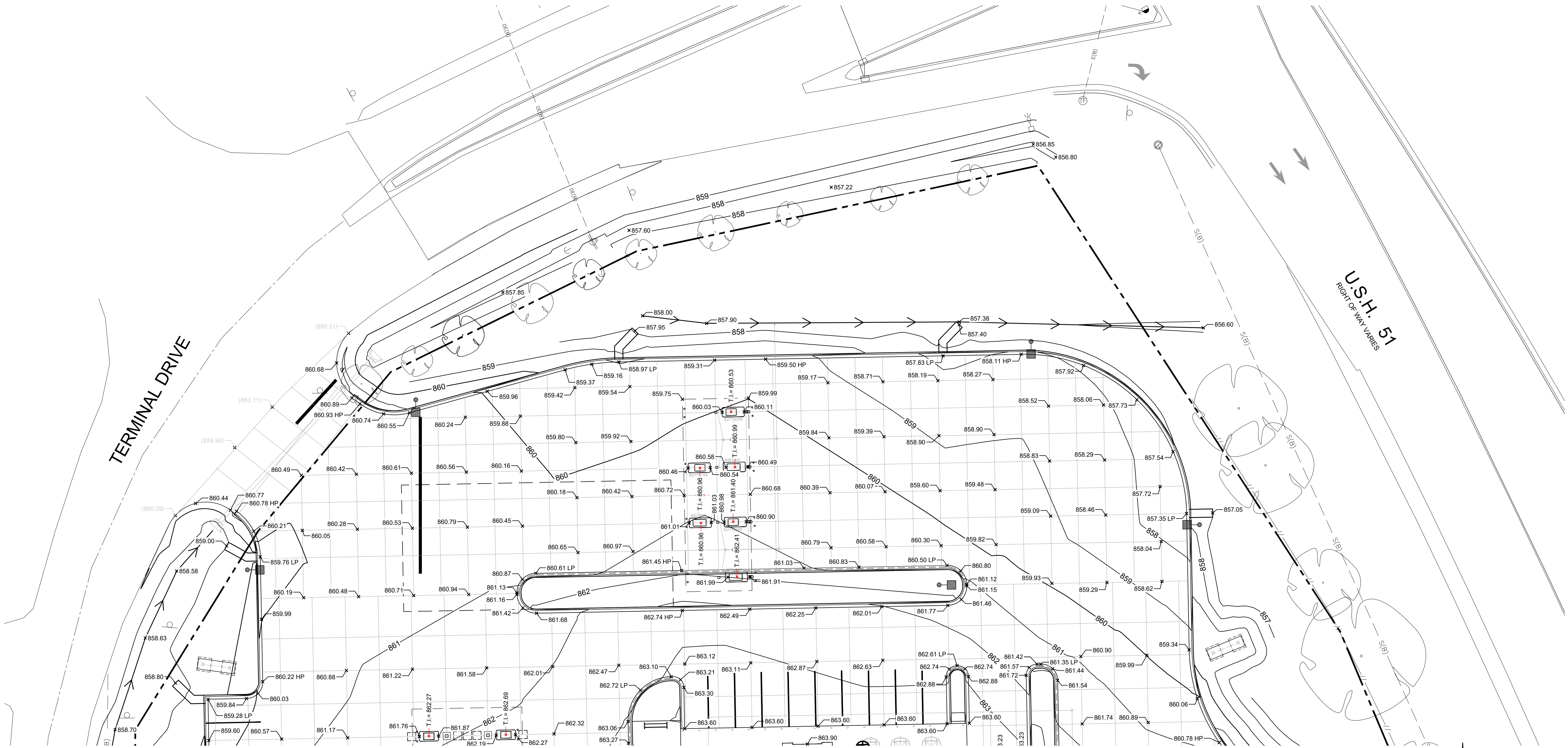
CONVENIENCE STORE #1210

WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

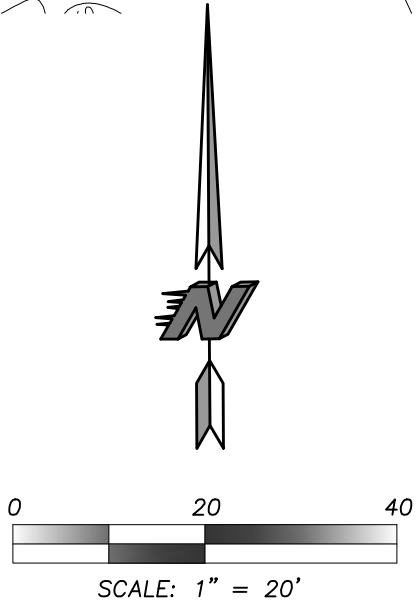
#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	SP 2.0



NOTES:

- HP = HIGH POINT FOR DRAINAGE
LP = LOW POINT FOR DRAINAGE
T/I = TOP OF ISLAND ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
BC = BACK OF CURB
ALL SPOT ELEVATIONS ARE AT THE EDGE OF PAVEMENT (FLAG OF CURB)
HATCHED CURB AND GUTTER DEPICTS REJECT CURB LOCATIONS
ALL LANDSCAPE AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE
CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVEWAYS.
CONTROL JOINT MAXIMUM DISTANCE: SIDEWALKS - 8' O.C., ALL OTHERS 10' O.C.
SAW CUT CONTROL JOINTS SHALL BE A MINIMUM OF 1/4 OF THE CONCRETE THICKNESS.
EXPANSION JOINT MINIMUM DISTANCE: SIDEWALKS - 24' O.C., ALL OTHERS 40' O.C.
DOWEL ALL EXPANSION JOINTS - 24" O.C.



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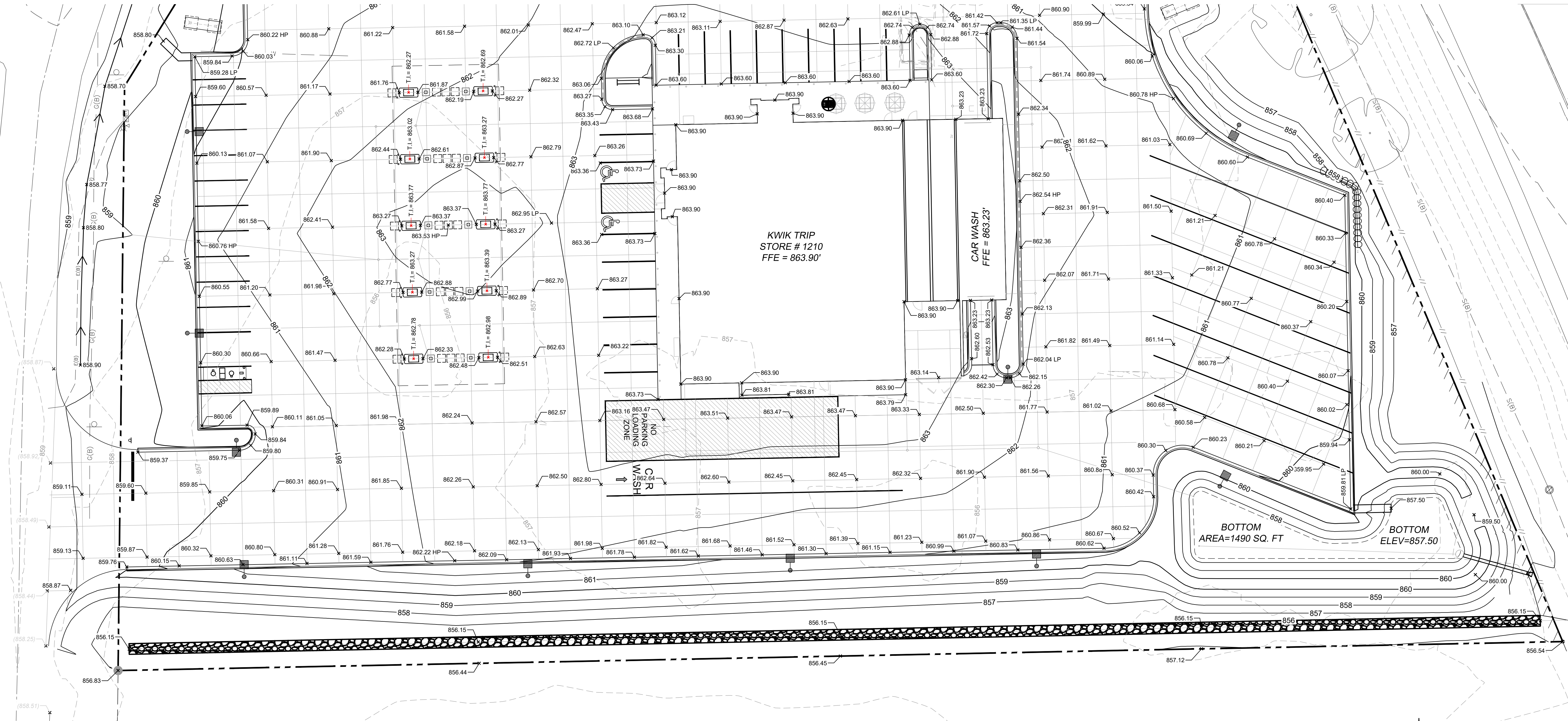
GRADING - SPOT ELEVATIONS

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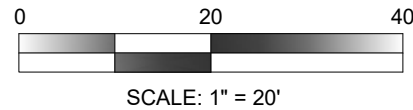
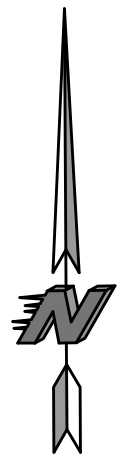
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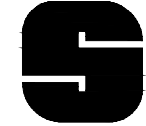
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GRADING - SPOT ELEVATIONS

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

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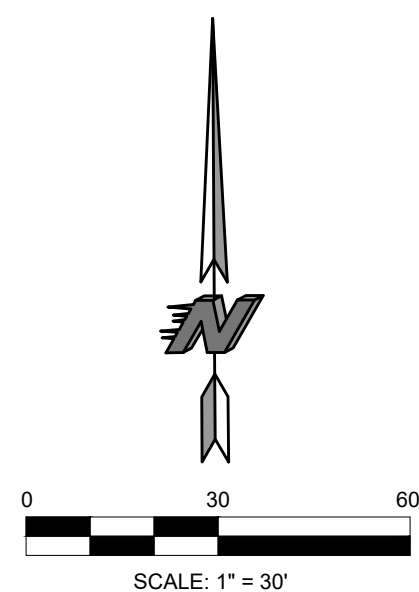
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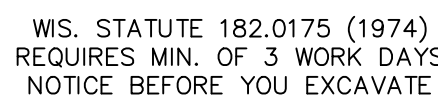
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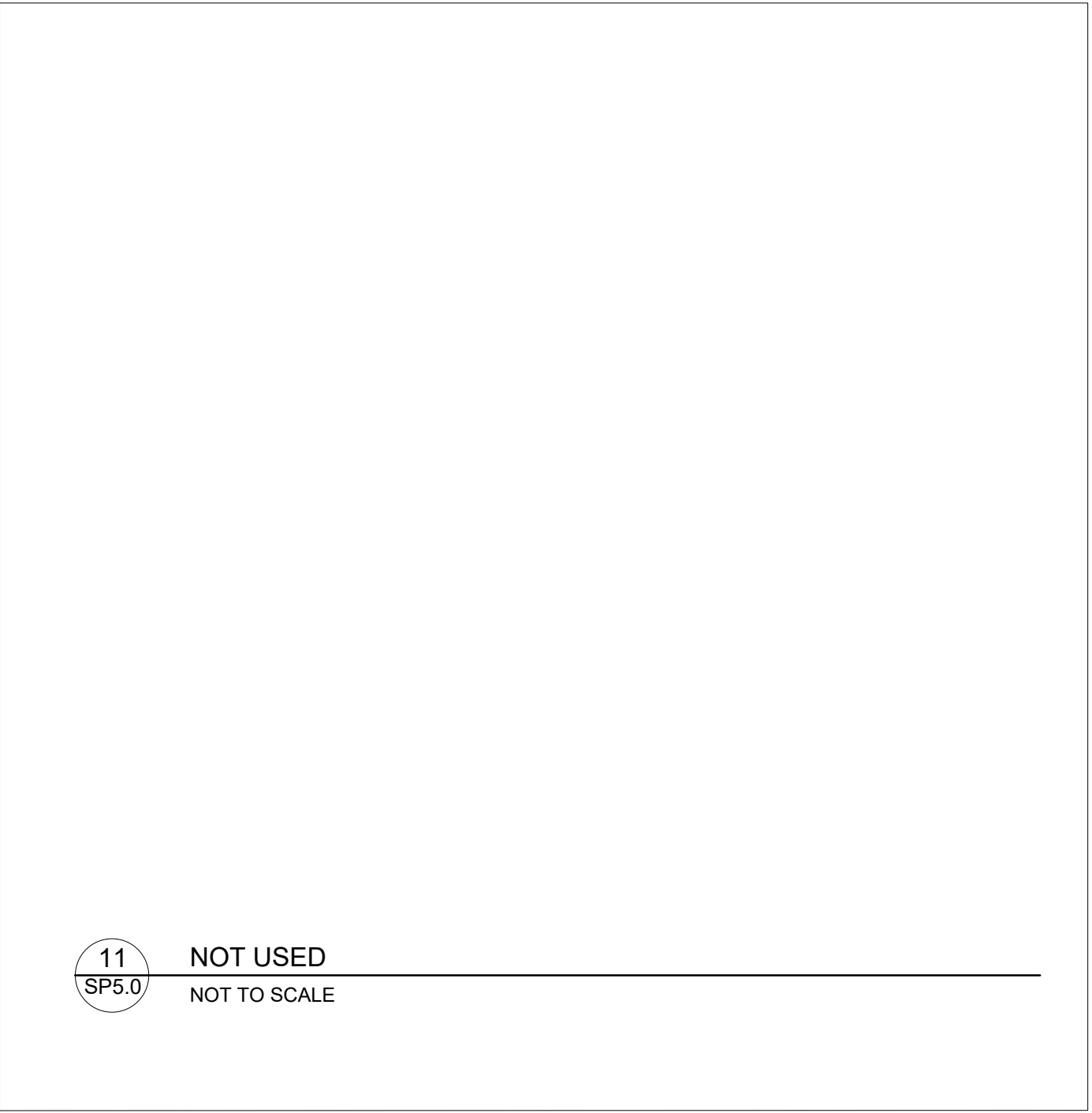
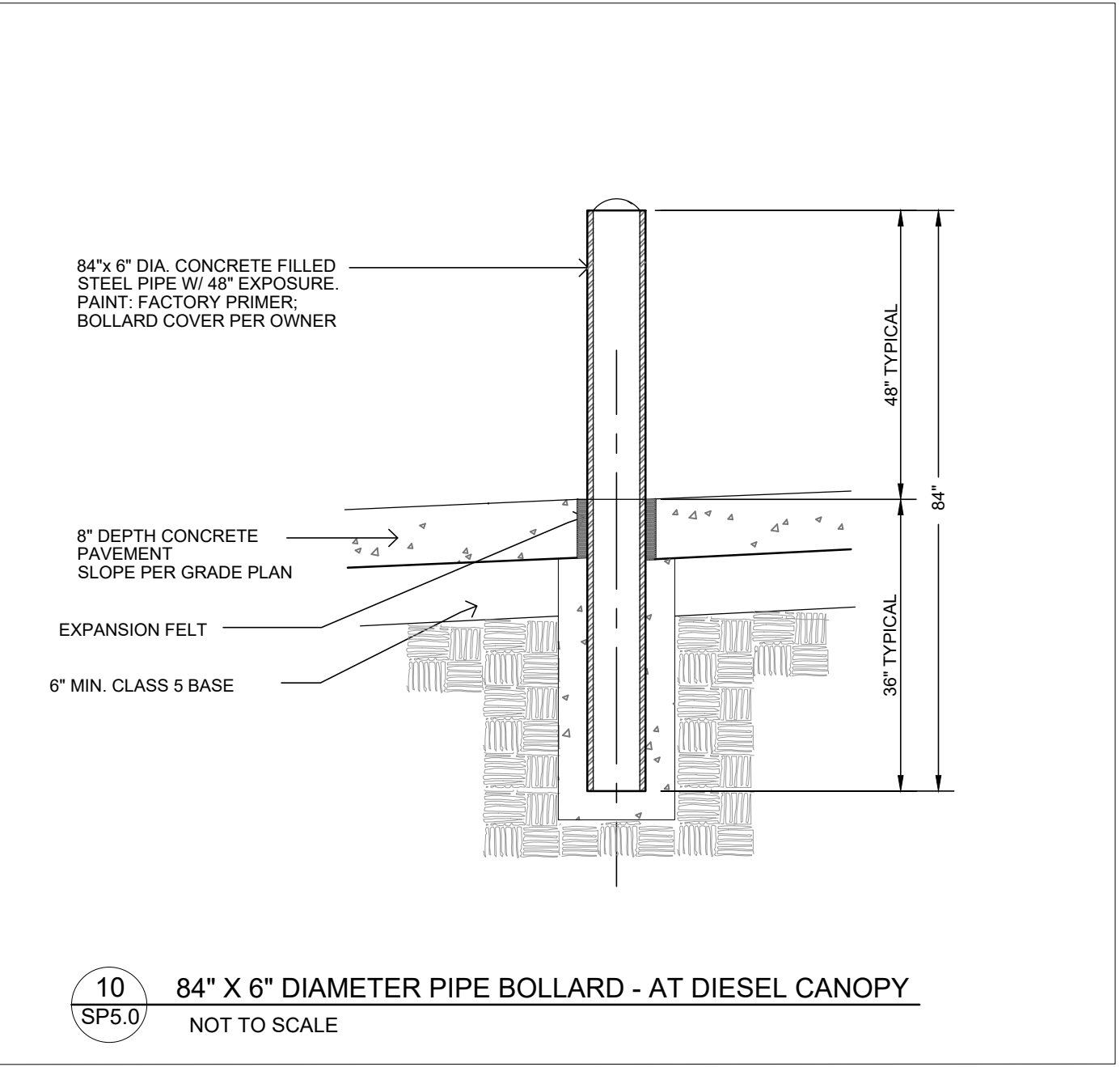
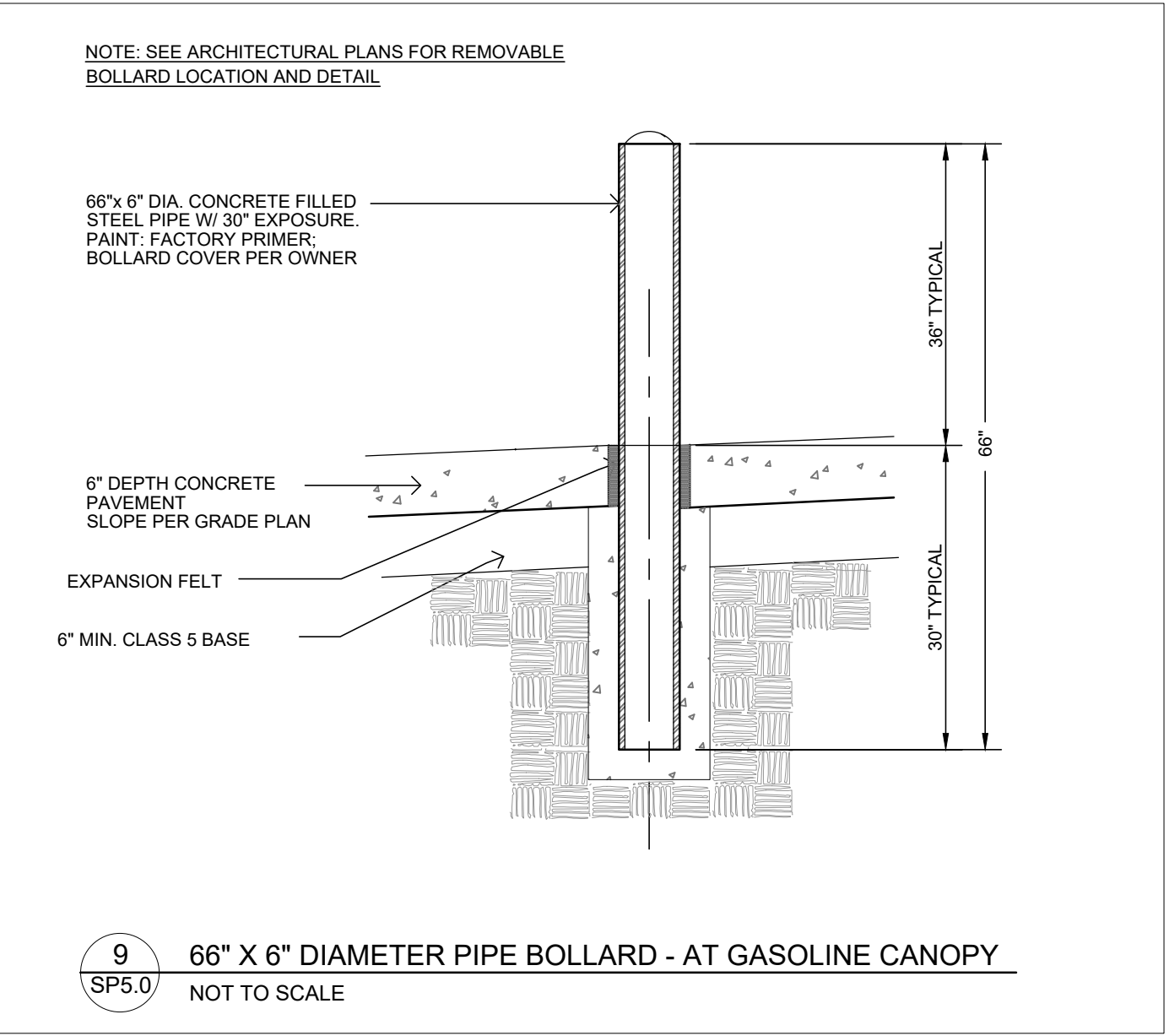
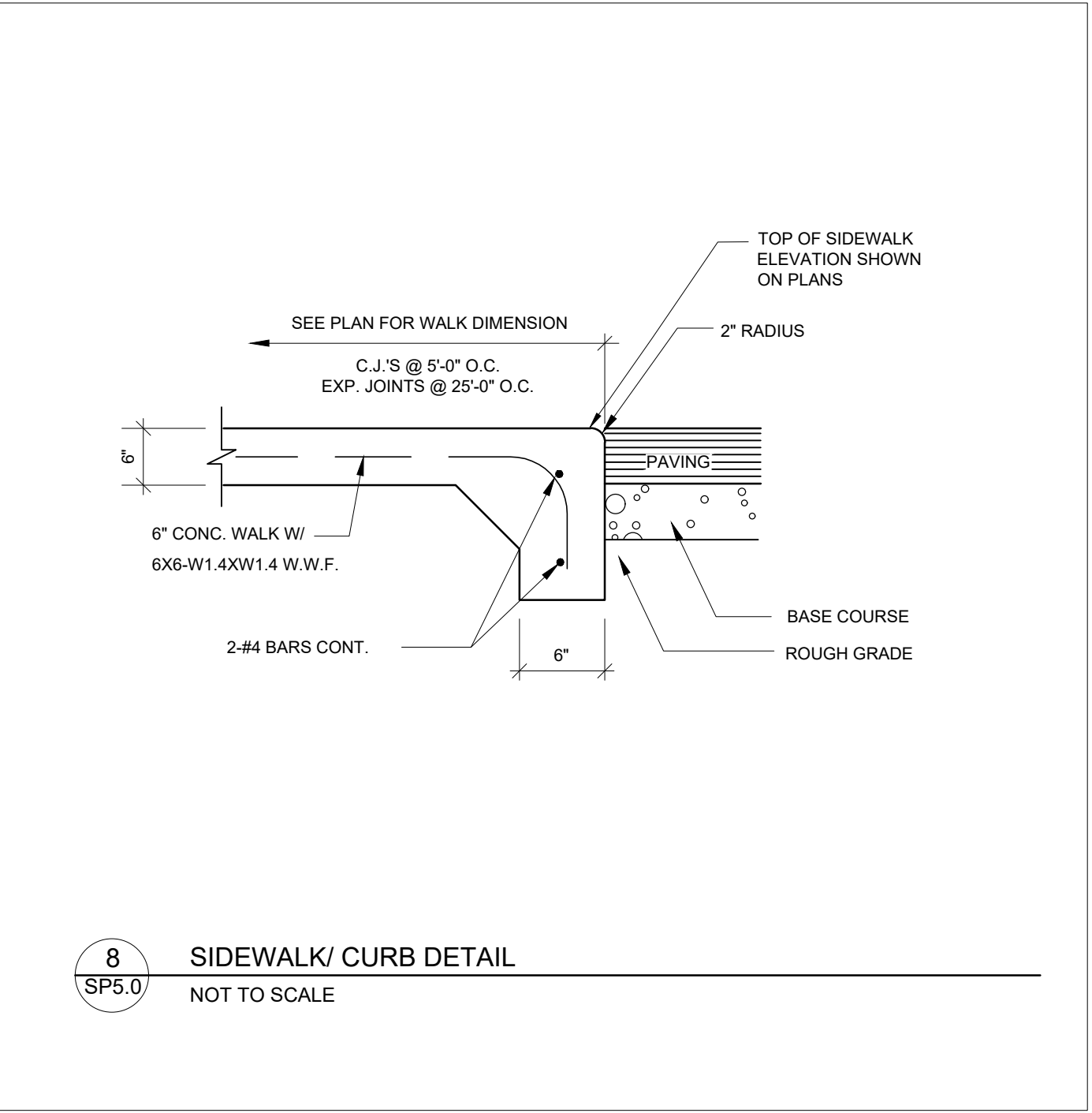
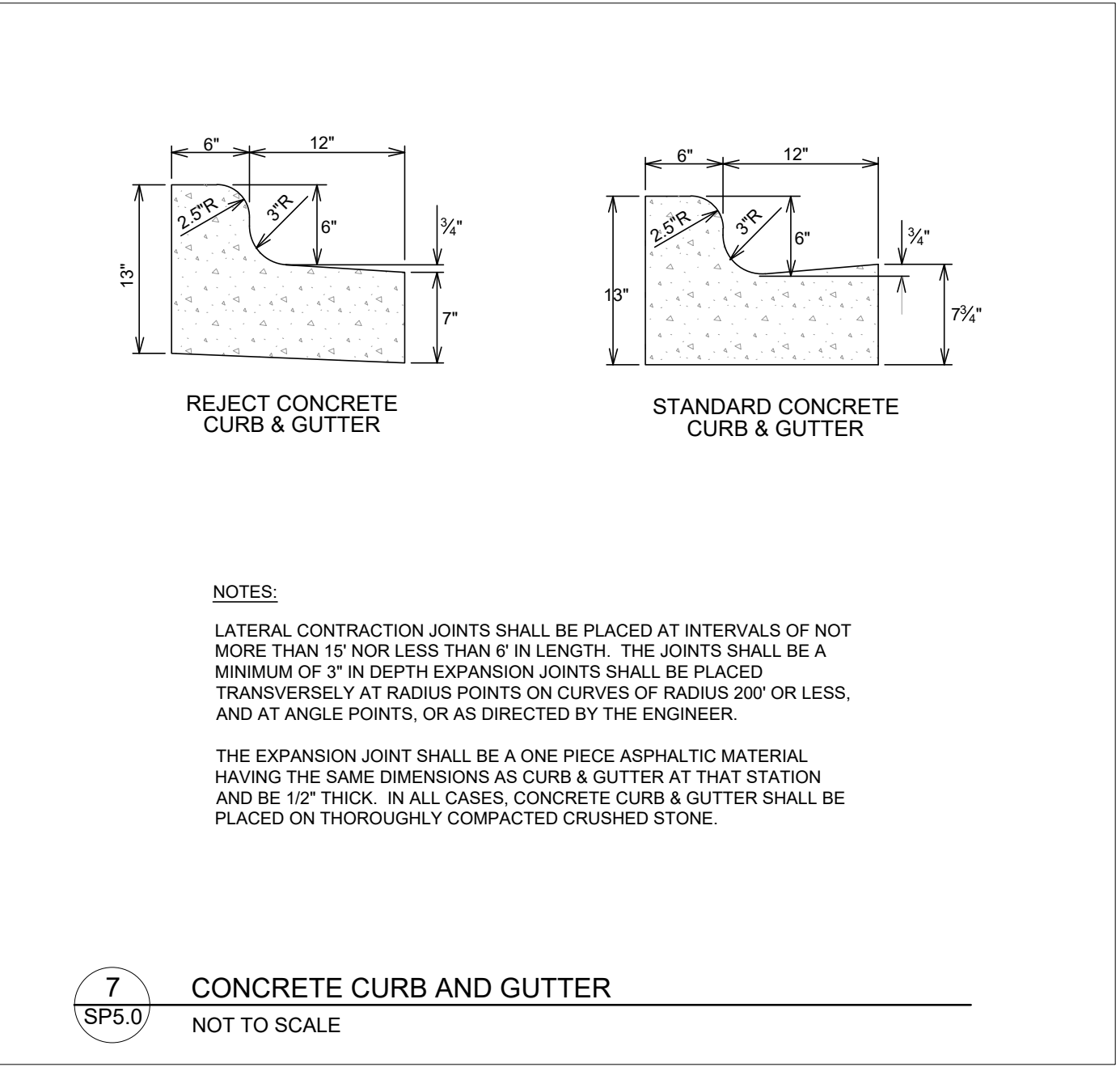
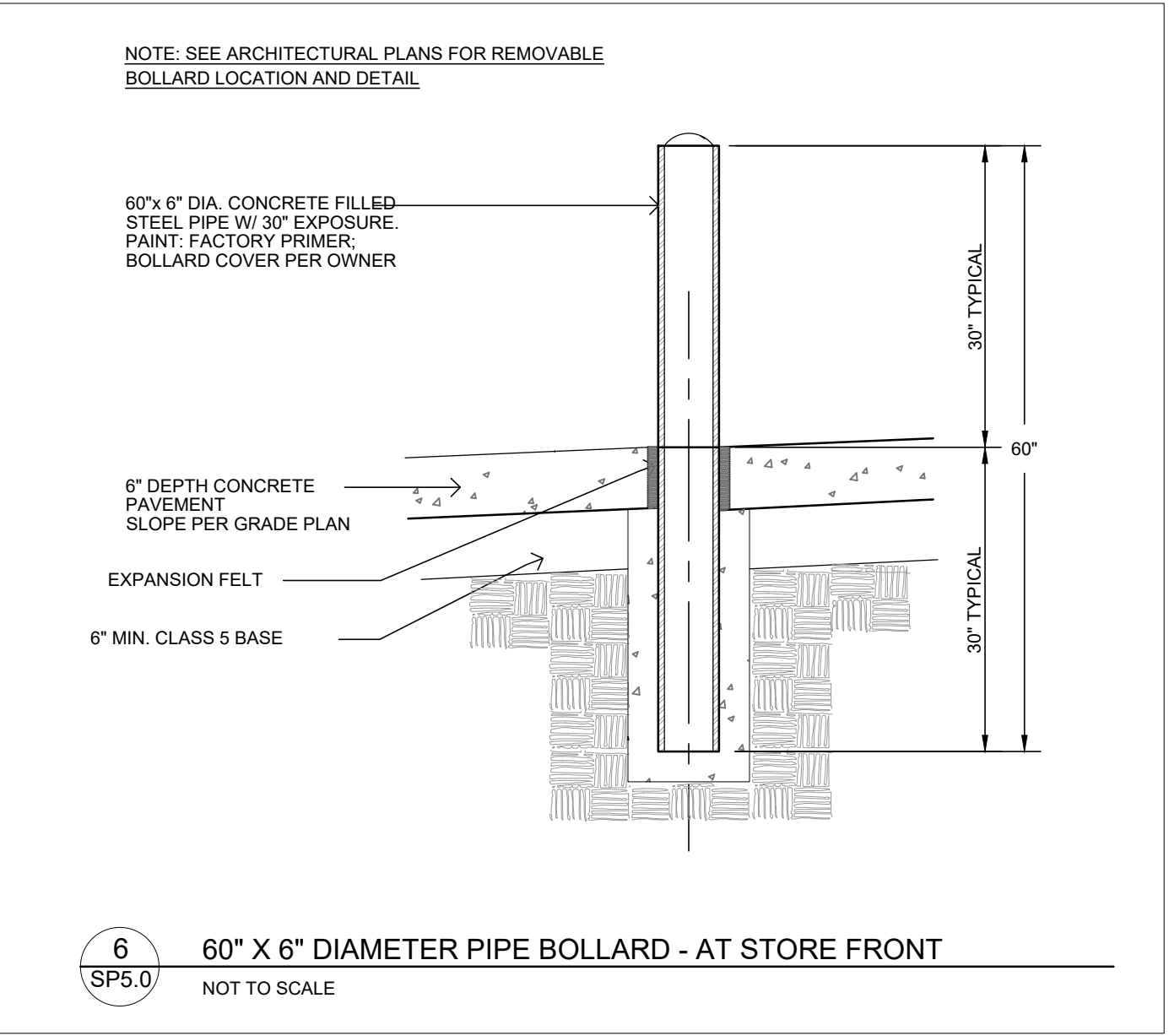
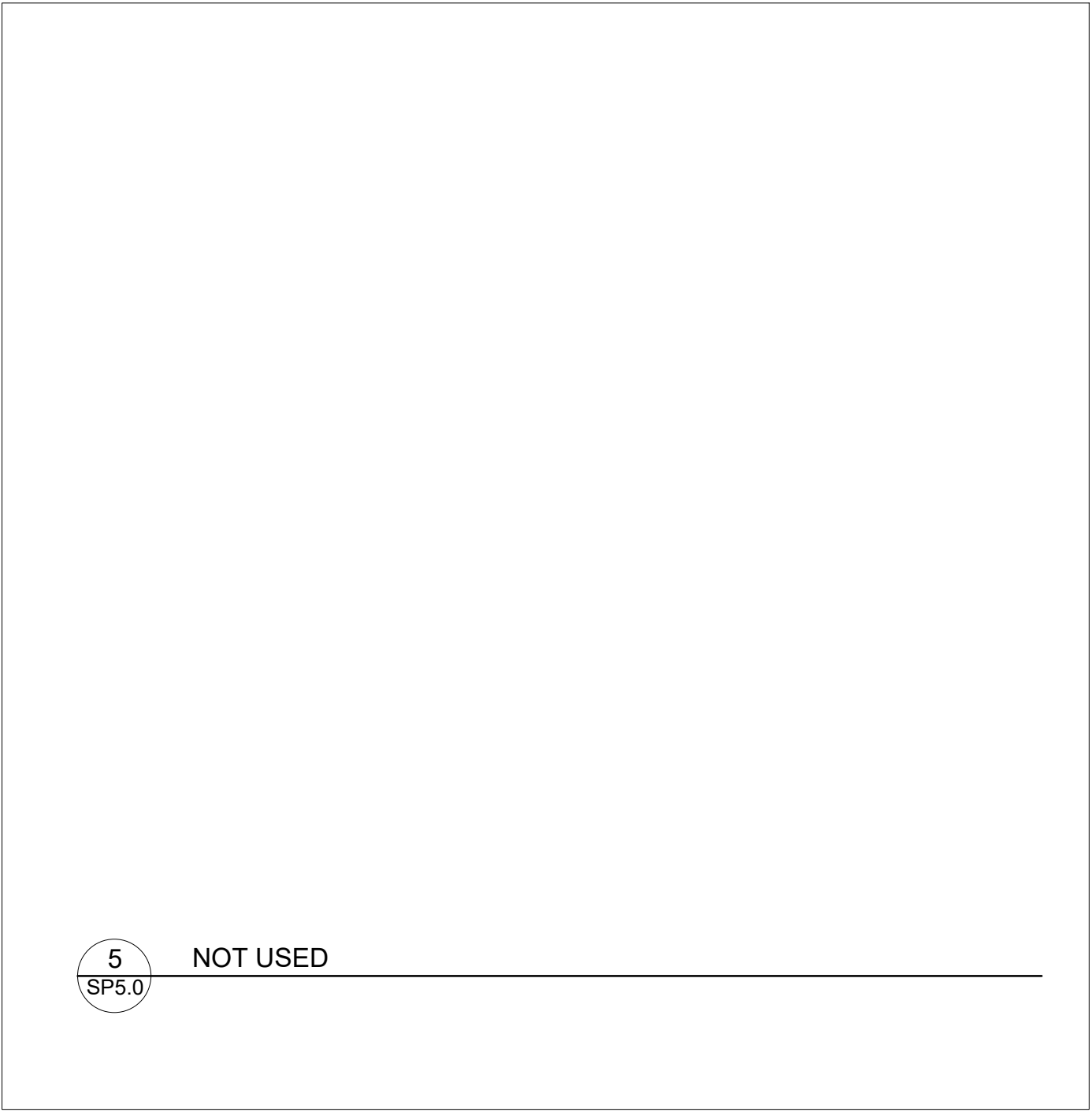
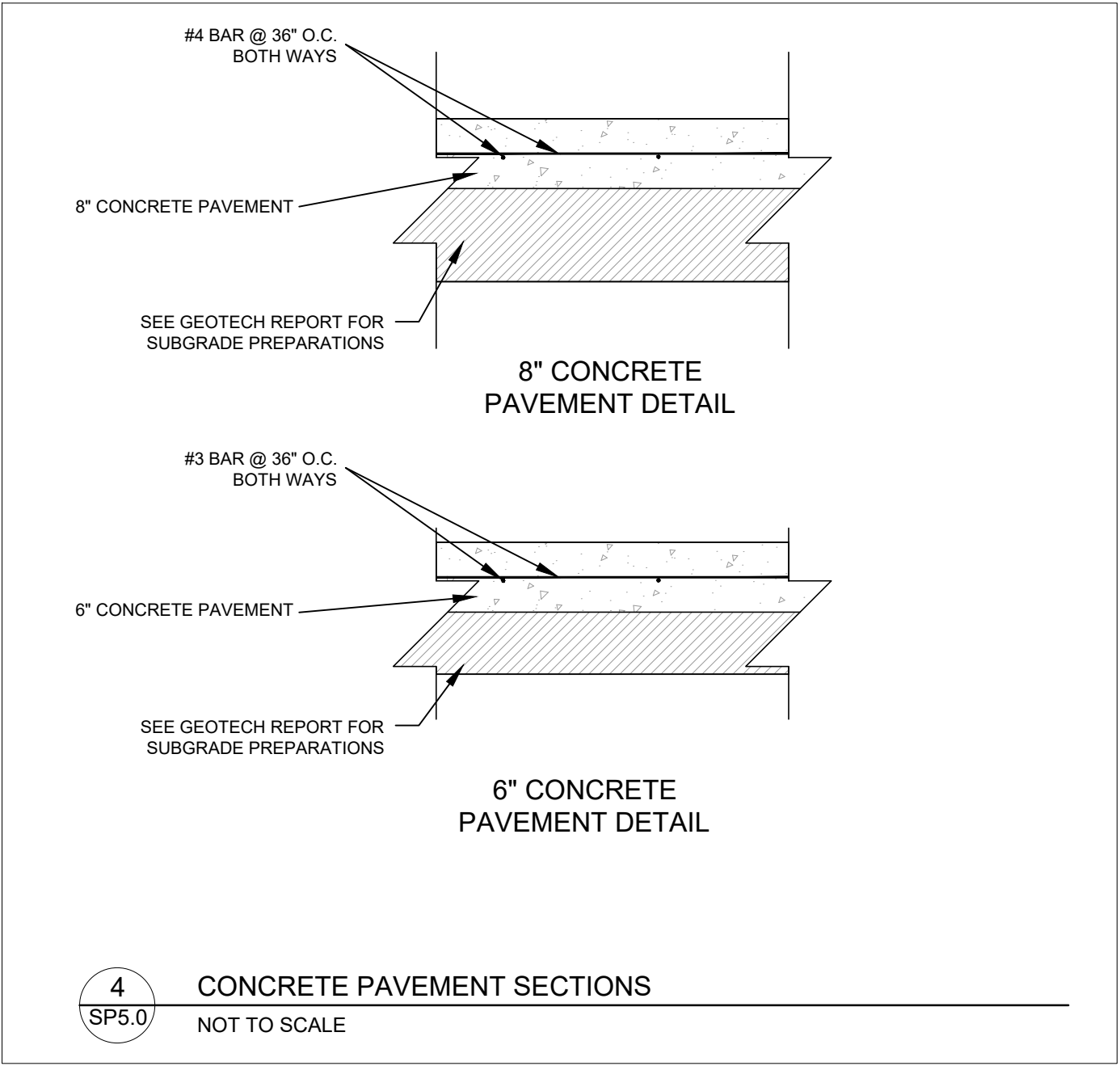
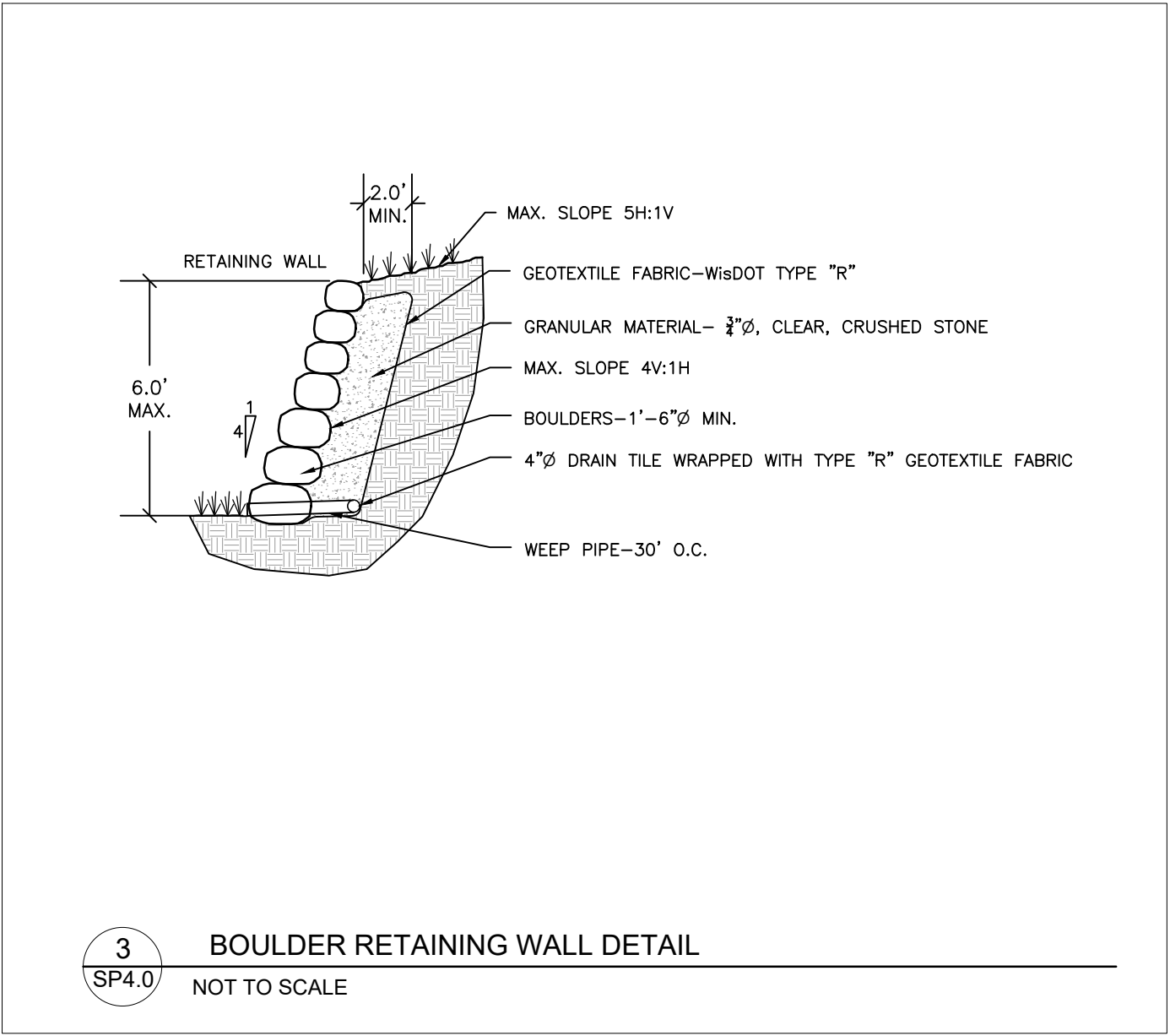
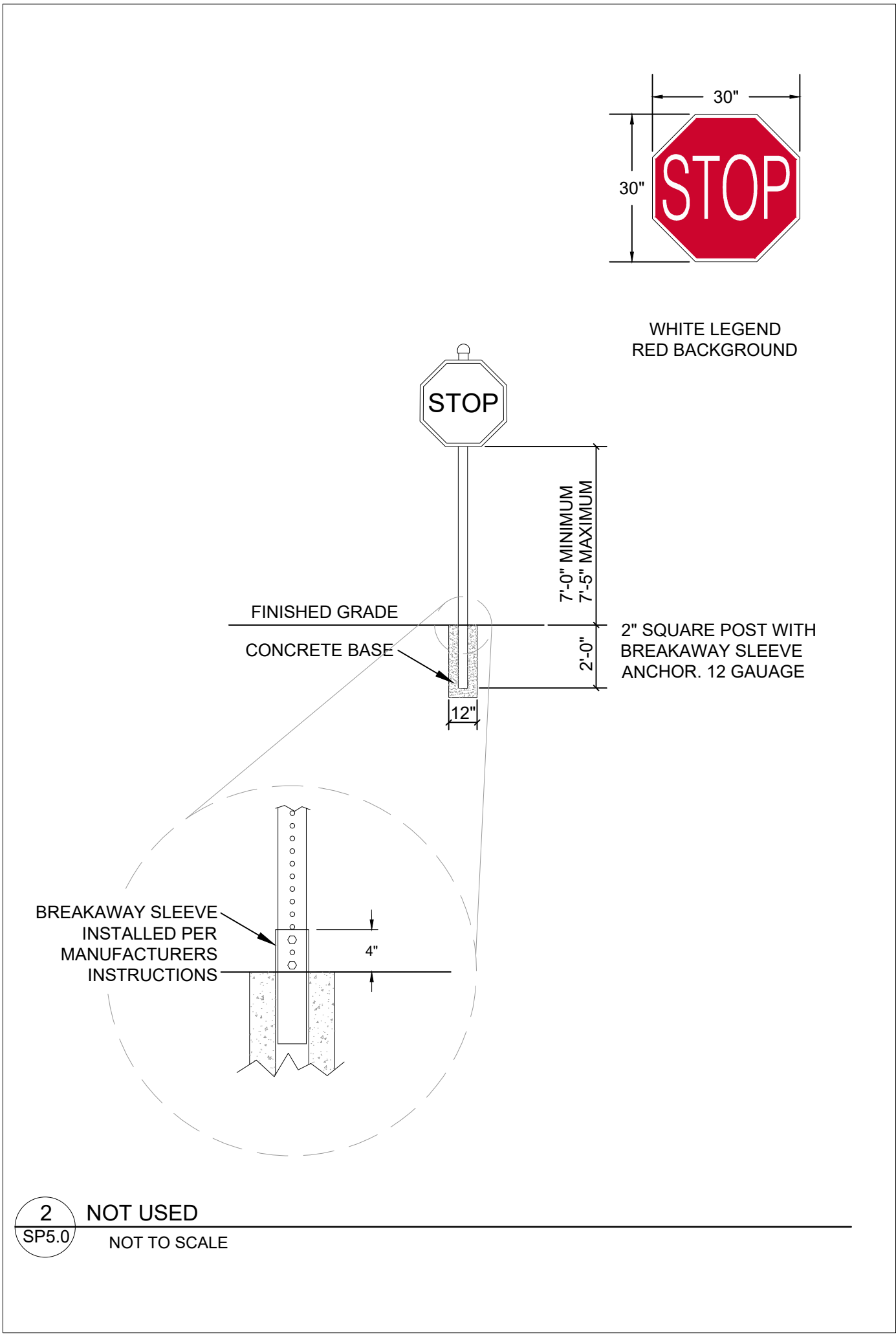
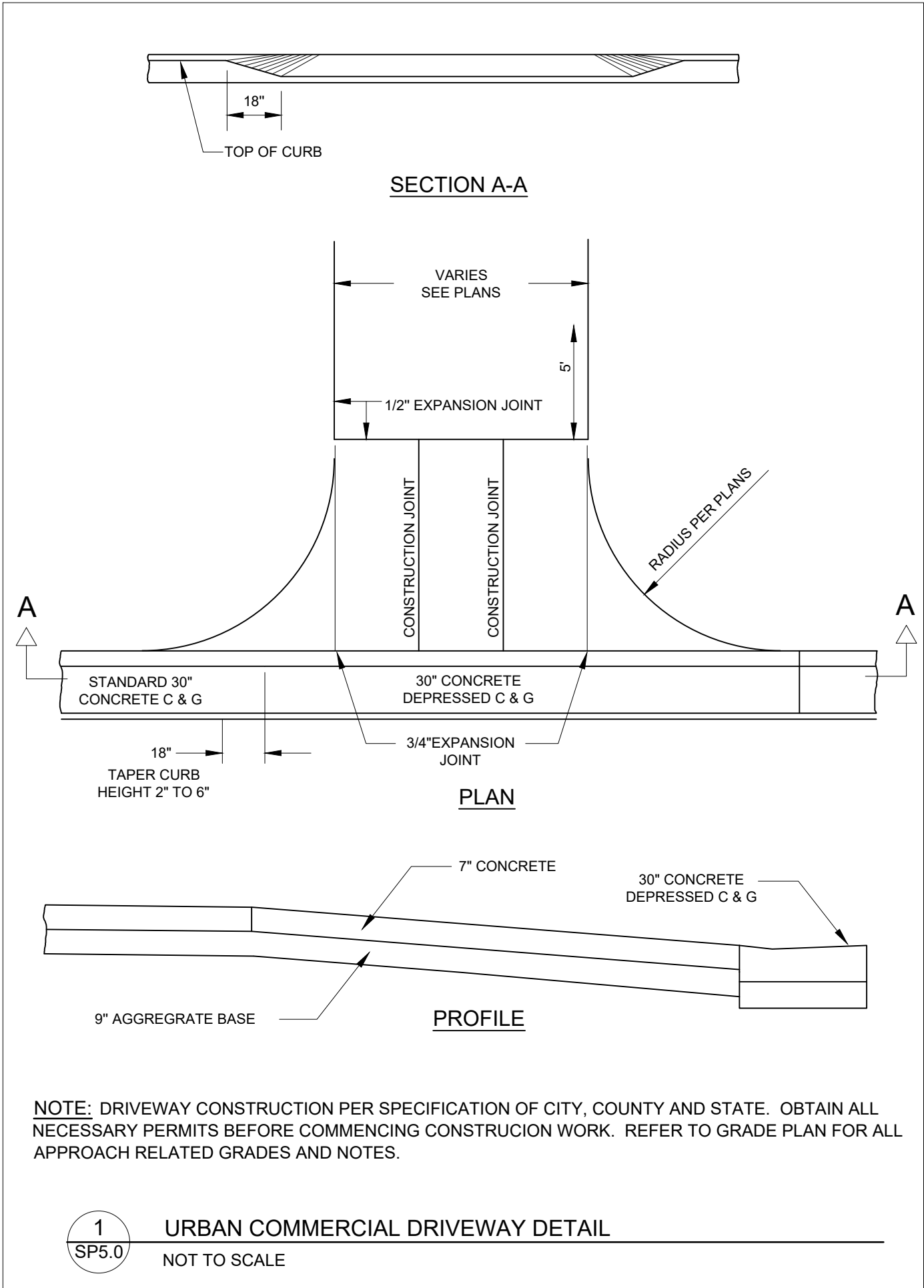
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- UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE REINFORCEMENT HOLES AND CATCHBASINS CONFORMING TO ASTM C478, FURNISHED WITH WATER STOP RUBBER GASKETS AND PRECAST BASES. JOINTS FOR ALL PRECAST REINFORCEMENT HOLE SECTIONS SHALL HAVE CONFINED, RUBBER "O"-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
2. ALL JOINTS AND CONNECTIONS TO CATCHBASINS OR MANHOLES SHALL BE WATERTIGHT. USE RESILIENT RUBBER SALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.
3. INSTALL CATCHBASIN CASTINGS WITH SPECIFIED TOP ELEVATION AT THE FRONT RIM.
4. USE HOPE SOLID WALL PIPE WHEN CALLED OUT ON THE PLANS.
5. PVC PIPE: USE SOLID-CORE, SDR-35, ASTM D3034 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 4 TO 15-INCHES IN DIAMETER. USE SOLID-CORE, SDR-35, ASTM F693 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 18 TO 27-INCHES IN DIAMETER. JOINTS FOR ALL STORM SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST BE USED. USE OF A PRIMER WITH A CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D3231.
6. TESTING: TEST ALL PORTIONS OF STORM SEWER THAT ARE WITHIN 10 FEET OF BUILDINGS, WITHIN 10 FEET OF BURIED WATER LINES, WITHIN 50 FEET OF WATER WELLS, OR THAT PASS THROUGH SOIL OR WATER IDENTIFIED AS BEING CONTAMINATED. TEST ALL FLEXIBLE STORM SEWER LINES FOR DEFLECTION AFTER THE SEWER LINE HAS BEEN INSTALLED AND BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE TEST FAILS, MAKE NECESSARY REPAIRS AND RETEST.
7. INSTALL DETECTABLE UNDERGROUND MARKING TAPE DIRECTLY ABOVE ALL PIPE, POLYETHYLENE, AND OTHER NONCONDUCTIVE UNDERGROUND UTILITIES AT A DEPTH OF 457 MM (18 INCHES) BELOW FINISHED GRADE, UNLESS OTHERWISE INDICATED. BRING THE TAPE TO THE SURFACE AT VARIOUS LOCATIONS IN ORDER TO PROVIDE CONNECTION POINTS FOR LOCATING UNDERGROUND UTILITIES. INSTALL BLUE RHINO TRIVIEW FLEX TEST STATIONS, OR APPROVED EQUAL, WITH BLACK CAPS AT EACH SURFACE LOCATION.
8. TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEVERERSMAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2)(F) OF THE STATUTES.
9. THE MINIMUM DEPTH OF COVER FOR BUILDING AND CANOPY ROOF DRAIN LEADERS WITHOUT INSULATION IS 5 FEET. INSULATE ROOF DRAIN LEADERS AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 1/2" THICK AND CENTERED ON THE PIPE. INSTALL THE INSULATION ON TOP OF INSULATION ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.
10. CLEANOUTS: INSTALL CLEANOUTS ON ALL ROOF DRAINS IN ACCORDANCE WITH S.P.S 382.35 (3)(C1.1). THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET TO PIPES 10-INCHES AND UNDER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.
11. INSTALL ALL PIPE WITH THE ASTM IDENTIFICATION NUMBERS ON THE TOP FOR INSPECTION. COMMENCE PIPE LAYING AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. LAY THE PIPE WITH THE BELL END OR RECEIVING GROOVE END OF THE PIPE POINTING UPWARD, WHEN CONNECTING TO AN EXISTING PIPE. UNCOVER THE EXISTING PIPE IN ORDER TO ALLOW ANY ADJUSTMENTS IN THE PROPOSED LINE AND GRADE BEFORE LAYING ANY PIPE DO NOT LAY PIPES IN WATER OR WHEN THE TRENCH CONDITIONS ARE UNSUITABLE FOR SUCH WORK.



PLOTTING NOTE: PLANS PLOTTED TO 11X17
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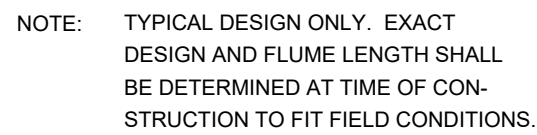




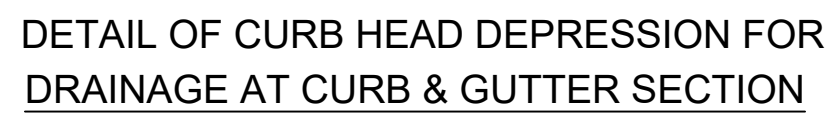
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MISC. DETAILS	CONVENIENCE STORE #1210	
	WITH Gen 3, 3-LANE DIESEL	
	4015 TERMINAL DRIVE	
	McFARLAND, WI 53558	
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DRAWN BY		S. ANDERSON / M. WAHL
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PROJ. NO.		121.0883.30
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SHEET		SP 5.0



3 CONCRETE FLUME DETAIL
SP5.1 NOT TO SCALE



SCALE: NONE



5
SP5.1

"RIGID PIPE" INCLUDES REINFORCED CONCRETE PIPE AND DUCTILE IRON PIPE ONLY. ALL OTHER PIPE MATERIALS SHALL BE CONSIDERED "FLEXIBLE PIPE". THE WET TRENCH AND UNSTABLE TRENCH DETAILS ARE DRAWN SHOWING A "RIGID PIPE" TRENCH INSTALLATION.

6 SANITARY/WATER MAIN BEDDING
SP5.1 NOT TO SCALE

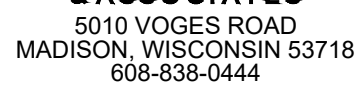


7 SANITARY CLEANOUT
SP5.1 NOT TO SCALE



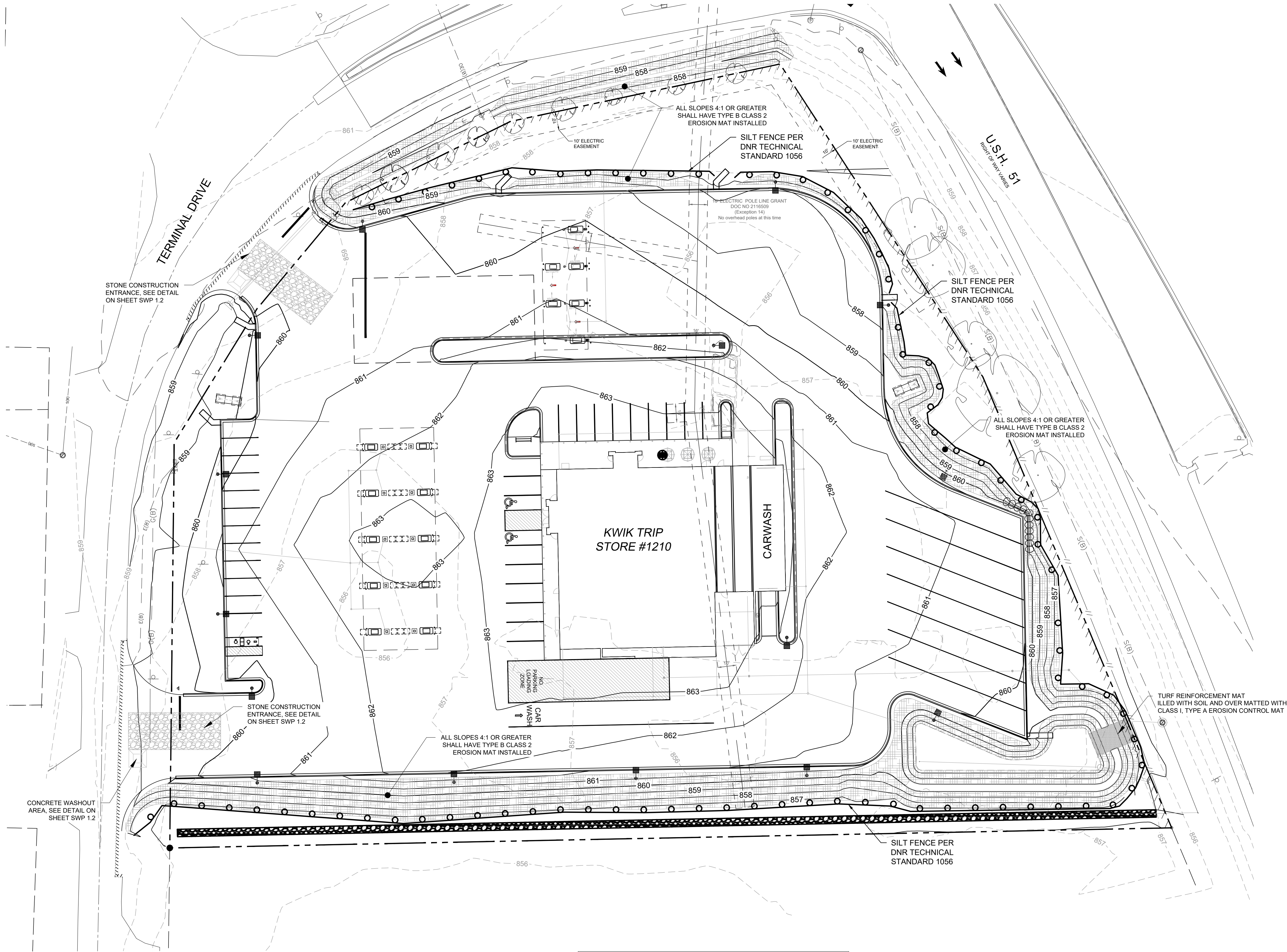
2 AIR / VACUUM STATION DETAIL
SP5.1 NOT TO SCALE

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4015 TERMINAL DRIVE
McFARLAND, WI 53558

[illegible]



CONSTRUCTION SEQUENCE

- *INSTALL EROSION/SEDIMENT CONTROL MEASURES
- *INSTALL STORMWATER MANAGEMENT SEDIMENT BASINS
- *INSTALL STORM SEWER
- *INSTALL STRUCTURES
- *INSTALL PAVEMENTS
- *INSTALL LAWN/ LANDSCAPE
- *FLUSH STORM SEWER
- *REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

PROJECT DATA

SITE AREA DATA 167,873 SQ.FT.
DISTURBED AREA 155,466 SQ.FT.
PRE-CONSTRUCTION IMPERVIOUS AREA 155,466 SQ.FT.
POST-CONSTRUCTION IMPERVIOUS AREA 114,822 SQ.FT.

SOIL DATA:
SURFACE SOIL CONCRETE
W/ GRAVEL BASE OVER FILL

ESTIMATED PRELIMINARY EROSION CONTROL QUANTITIES (ACTUAL QUANTITIES SUBJECT TO CHANGE)	
ITEM	QUANTITY
ROCK CONSTRUCTION ENTRANCE - TEMP	2 EA.
EROSION MAT - PERMANENT	2,240 S.Y.
SILT FENCE - TEMP	1,220 L.F.
TRUF REINFORCEMENT MAT - PERMANENT	32 S.Y.
CONCRETE WASHOUT - TEMP	2 EA.
RIP-RAP - PERMANENT	0 C.Y.
INLET PROTECTION, TYPE A - TEMP	0 EA.
INLET PROTECTION, TYPE D - TEMP	0 EA.
STONE DITCH CHECK - PERMANENT	0 EA.
EROSION CONTROL SOCK - TEMP	0 L.F.

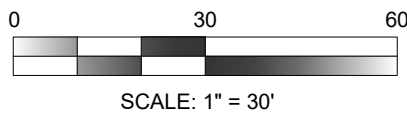
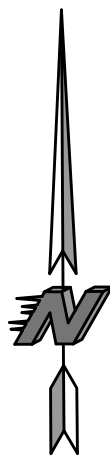
NOTE: FOR MAINTENANCE PURPOSES CONTRACTOR SHALL SUPPLY ALL SUFFICIENT QUANTITIES FOR REPAIR AND REPLACEMENT OF EROSION CONTROL DEVICES THROUGHOUT ALL PHASES OF THE PROJECTS CONSTRUCTION.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2 SCALE - 1"=60'

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**SNYDER
& ASSOCIATES**

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

EROSION CONTROL PLAN

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / M. WAHL

SCALE NOTED

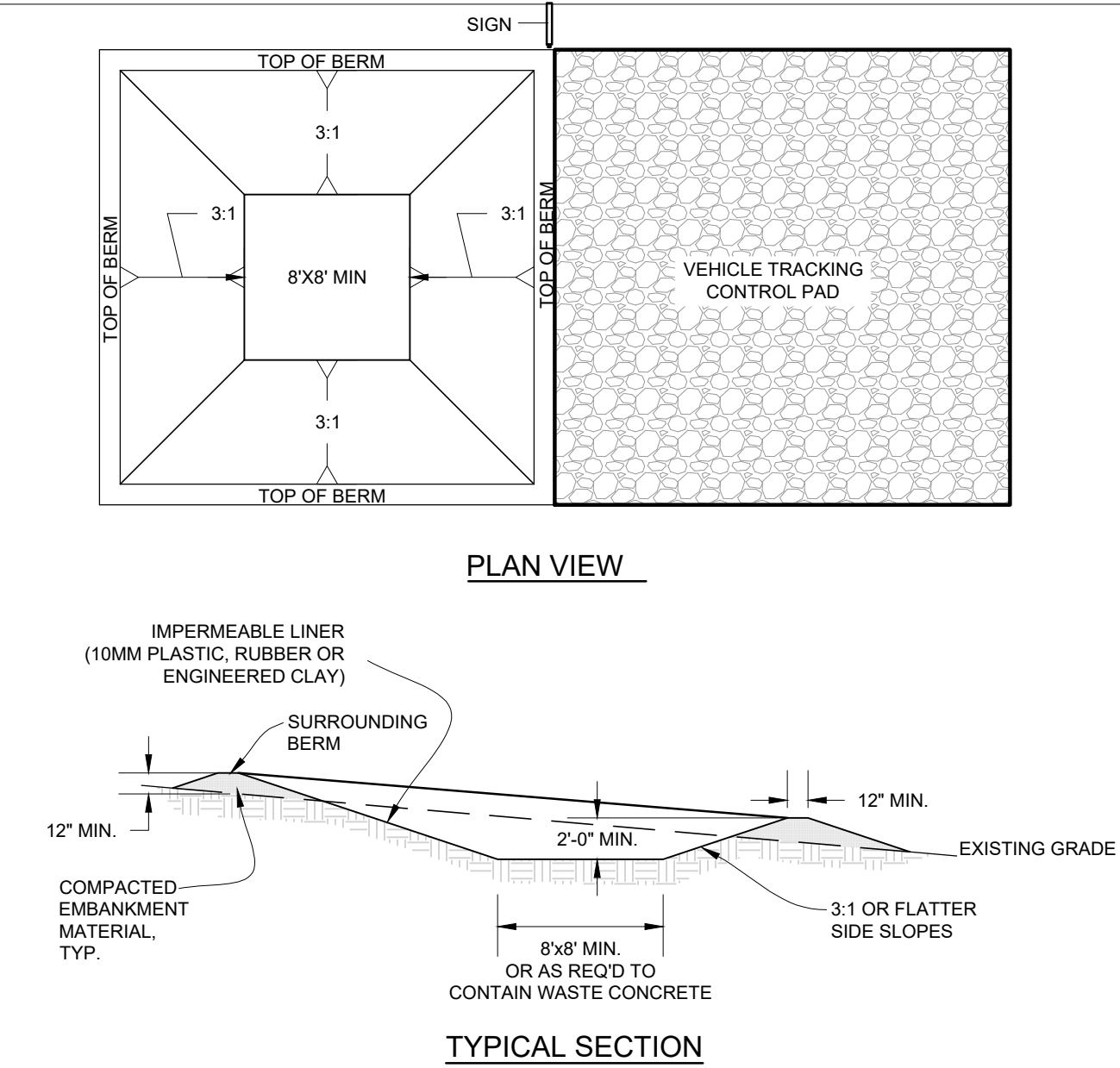
PROJ. NO. 121.0883.30

DATE OCTOBER 4, 2021

SHEET

SWP 1.0

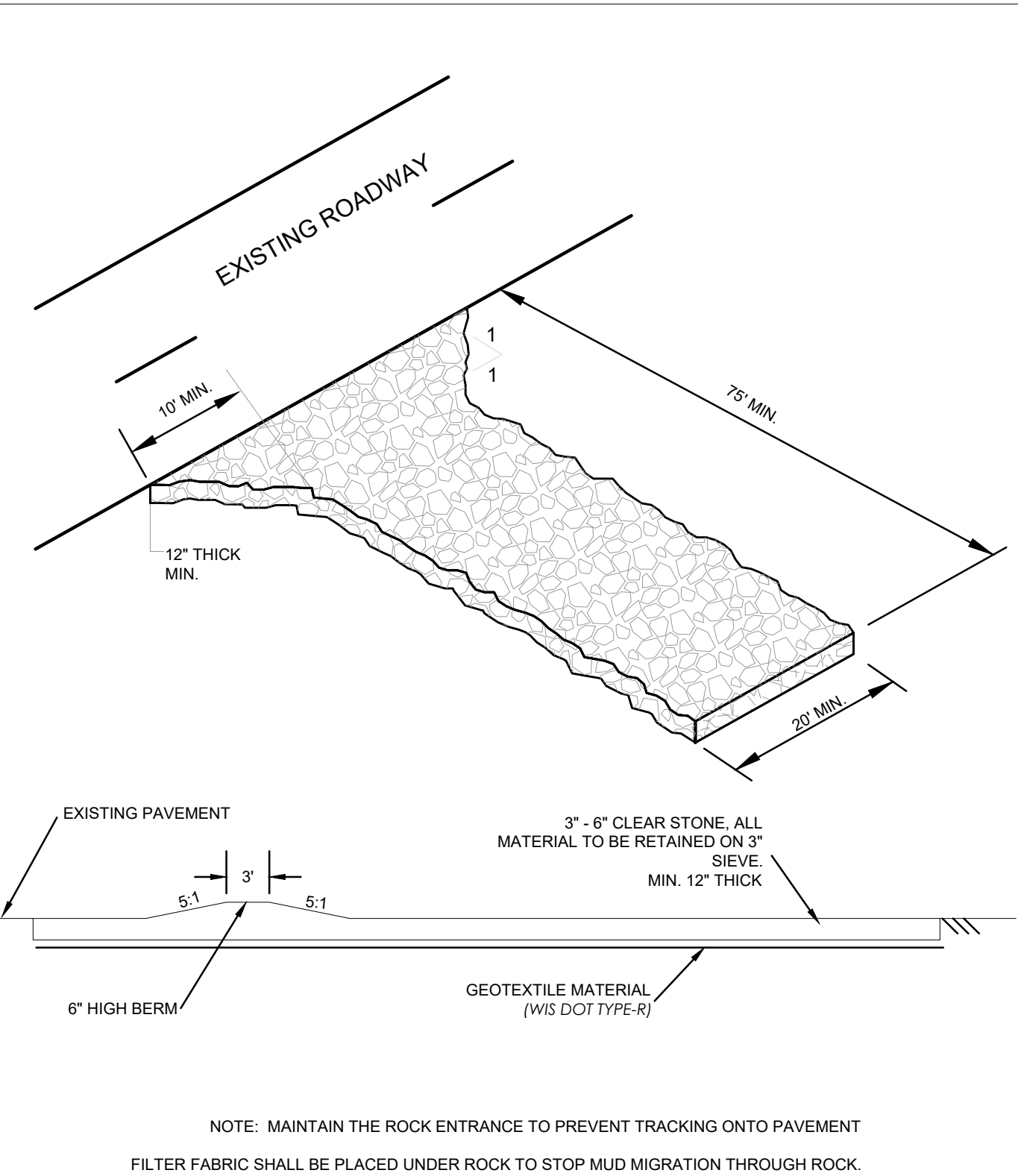
ALL EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED PER WDNR STANDARDS



- CONCRETE WASHOUT AREA INSTALLATION NOTES
- SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
 - THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 - VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 - EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

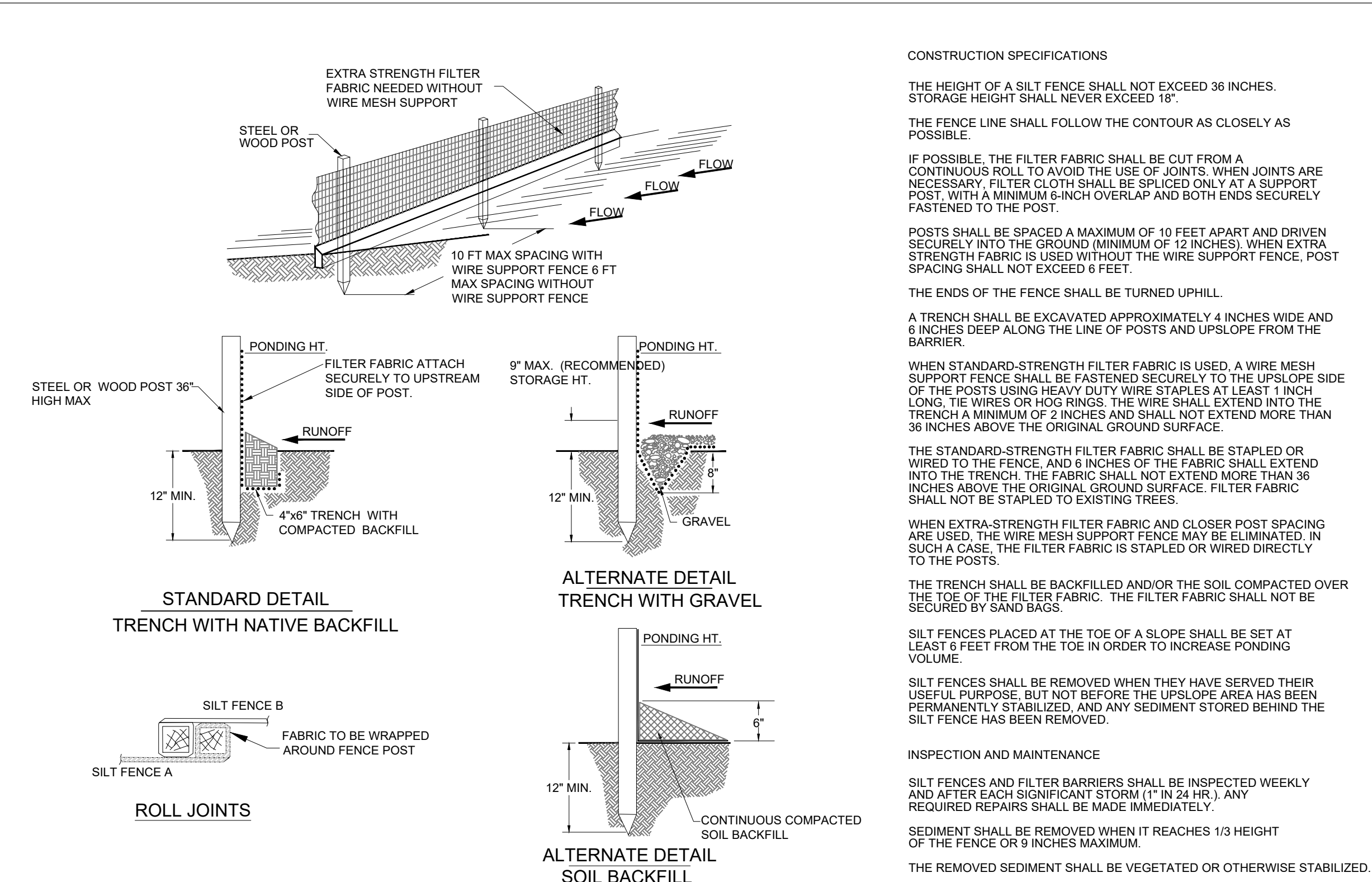
- CONCRETE WASHOUT AREA MAINTENANCE NOTES
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE
 - AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
 - WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
 - INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN-OUT OR COVER WASHOUT AREA PRIOR TO PREDICTED STORM EVENTS TO PREVENT OVER-FLOW.

4 CONCRETE WASHOUT AREA
SWP1.2 NOT TO SCALE



5 CONSTRUCTION ENTRANCE DETAIL
SWP1.2 NOT TO SCALE

1 NOT USED
SWP1.2 NOT TO SCALE



2 SILT FENCE INSTALLATION DETAILS
SWP1.2 NOT TO SCALE

3 NOT USED
SWP1.2 NOT TO SCALE

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EROSION CONTROL DETAILS
CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL
4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

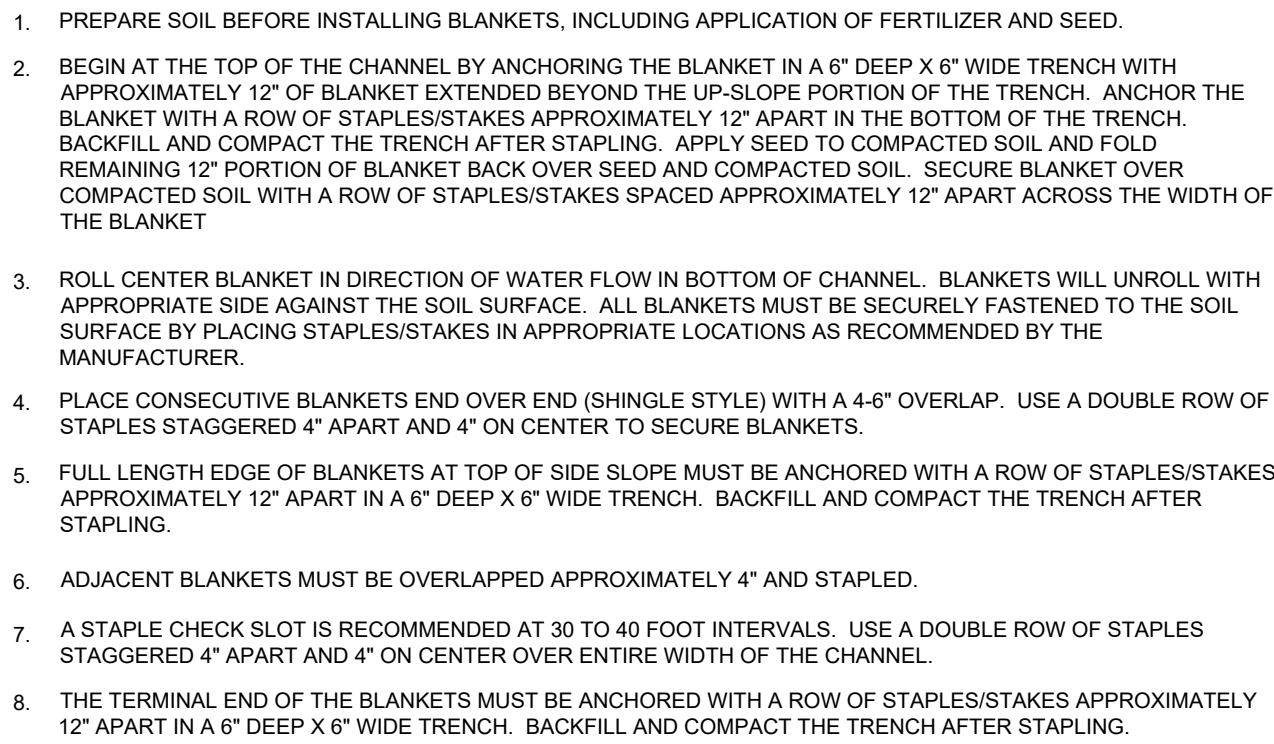
DRAWN BY S. ANDERSON / M. WAHL
SCALE NOTED
PROJ. NO. 121.0883.30
DATE OCTOBER 4, 2021
SHEET SWP 1.2



1. PREPARE SLOPE BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-TO-CELL-SEED DO NOT SEED PREPARED AREA. CELL-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION CONTROL MAT - SLOPE INSTALLATION
SWP1.3 NOT TO SCALE

NOT TO SCALE



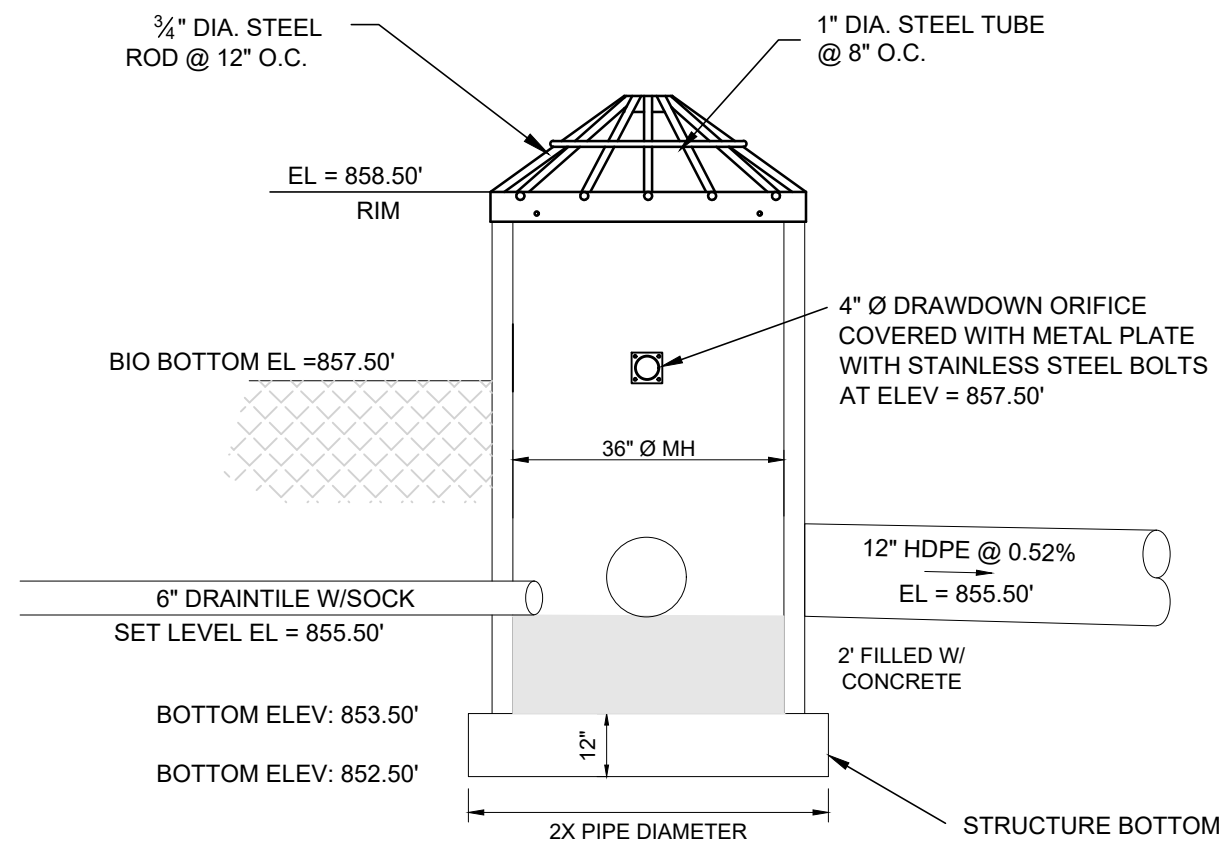
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

3 EROSION CONTROL MAT - CHANNEL INSTALLATION
SWP1.3 NOT TO SCALE

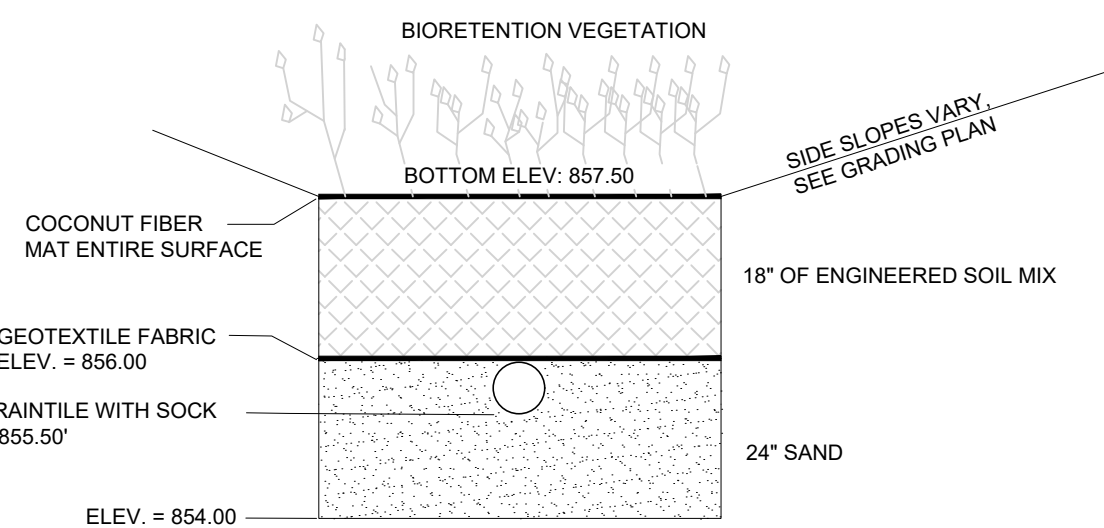
SWP1.3 NOT TO SCALE

4	NOT USED
SWP1.3	NOT TO SCALE

NOT TO SCALE



POND OUTLET STRUCTURE DETAIL



BIORETENTION AREA
CROSS SECTION DETAIL

NOTES:

1. THE BIORETENTION AREA SHALL BE OVER EXCAVATED UNTIL SOILS ARE ENCOUNTERED THAT HAVE A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE OVER EXCAVATION SHALL BE FILLED WITH SAND THAT MEETS WISDNR TECHNICAL STANDARD 1004.

2 BIO-RETENTION DETAILS

SWP1.3 NOT TO SCALE

BIORETENTION NOTES

- BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
- ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
- BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, THREE INCHES OF HARDWOOD MULCH SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.
- FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL, AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER.
- SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTED SUBSTITUTIONS WITH CONSULTANT OR PROJECT ENGINEERS APPROVAL. SUBSTITUTIONS MAY BE MADE.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (E.G. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANT SPECIES SHALL BE SELECTED FROM THE FOLLOWING LIST:
FROBS: MARSH MILKWEED, HEATH ASTER, NEW ENGLAND ASTER, WILD WHITE INDIGO, SPOTTED JOE PYE WEDGE, BONESET PRAIRIE BLAZING STAR, MARSH BLAZING STAR, CARDINAL FLOWER, GREAT BLUE LOBELIA, WILD BERGAMOT, OBEDIENT PLANT, MOUNTAIN MINT, YELLOW CONEFLOWER, BLACK-EYED SOIL, SWEET BLACK-EYED SOIL, OHIO GOLDENROD, SPIDERWORT, BLUE VERVAIN AND IRONWEED.
GRASSES, SEDGES & RUSHES: FRINGED BROME, BLUE JOINT GRASS, BEBB-S SEDGE CRAWFORDS SEDGE, FRINGED SEDGE, COMMON FOX GLOVE, CANADA WILD RYE, VIRGINIA WILD RYE, REED MANNA GRASS, SWITCH GRASS, DARK-GREEN BULLRUSH, WOOD GRASS, INDIAN GRASS, PRAIRIE CORD GRASS.
- ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
- NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. THERE MAY BE A NEED FOR WATERING TO DEVELOP WITHIN ONE YEAR OF PLANTING. ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
- UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
- CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 250 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.
- UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
- FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.

5	NOT USED
SWP1.3	NOT TO SCALE

NOT USED
NOT TO SCALE

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EROSION CONTROL DETAILS

**CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL**

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION
DRAWN BY		S. ANDERSON / M. WAHL
SCALE		NOTED
PROJ. NO.		121.0883.30
DATE		OCTOBER 4, 2021
SHEET		SWP 1.3

GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBTSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
- NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

GENERAL NOTES CONTINUED

- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

GENERAL LANDSCAPE NOTES

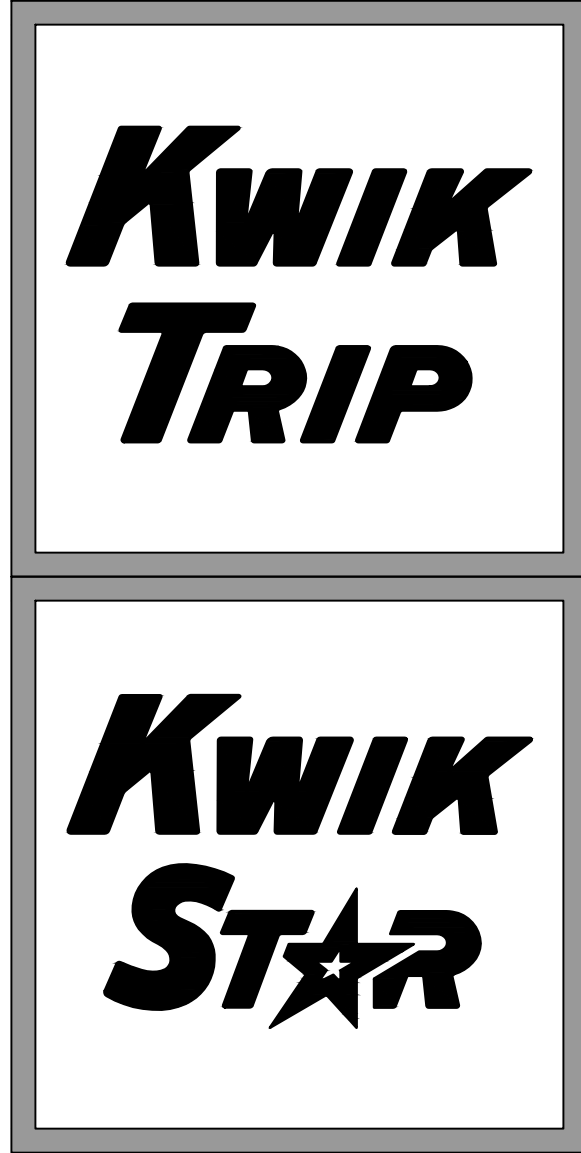
- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

GENERAL LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12".
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNERS REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

BIORETENTION PLANTING NOTES

- BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
- ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
- BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, A COCONUT FIBER MAT SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.
- FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER. TESTING SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
- SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTIONS. WITH CONSULTANT OR PROJECT ENGINEER'S APPROVAL, SUBSTITUTIONS MAY BE MADE.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURINGTHE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
- NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
- UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
- CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL. PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.
- UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
- FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.



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LANDSCAPE NOTES	CONVENIENCE STORE #1210 WITH Gen 3, 3-LANE DIESEL		4015 TERMINAL DRIVE McFARLAND, WI 53558	
	#	DATE		DESCRIPTION
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DRAWN BY		A. MEESSMANN / B. KOWALSKI		
SCALE		NOTED		
PROJ. NO.		121.0883.30		
DATE		October 04, 2021		
SHEET		L1.0		



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

1-800-242-8511

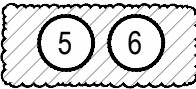
TOLL FREE

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

PLANT SCHEDULE								
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS	POINTS PER PLANT	TOTAL POINTS
CANOPY TREES								
3	SO	Quercus bicolor	SWAMP WHITE OAK	2" Cal. & 6' Tall	60'hx45'w	B&B	40	120
2	HB	Celtis occidentalis	COMMON HACKBERRY	2" Cal. & 6' Tall	50'hx50'w	B&B	40	80
4	TE	Ulmus "Morton Glossy"	TRIUMPH ELM	2" Cal. & 6' Tall	55'h x 45'w	B&B	40	160
LOW DECIDUOUS TREES								
5	PV	Prunus virginiana	CHOKECHERRY	4' Tall	30'h x 20'w	B&B	15	75
MEDIUM DECIDUOUS SHRUBS								
16	AM	Aronia melanocarpa 'Iroquois Beauty'	IROQUOIS BEAUTY ARONIA	24" Ht.	3'h x 5'w	#5 CONT. (6' O.C.)	3	48
24	GP	Dasiphora fruticosa 'Goldfinger'	CINQUEFOIL	24" Ht.	4'h x 5'w	#5 CONT. (4' O.C.)	3	72
24	RC	Cotoneaster horizontalis	ROCK COTONEASTER	24" Ht.	3'h x 5'w	#5 CONT. (6' O.C.)	3	72
20	NB	Physocarpus opulifolius 'Jefam'	AMBER JUBILEE NINEBARK	24" Ht.	4'hx5'w	#5 CONT. (5' O.C.)	3	60
MEDIUM EVERGREEN SHRUBS								
14	MP	Pinus mugo var. pumillo	DWARF MUGO PINE	18" Tall/Wide	4'h x 10w	#5 CONT. (8' O.C.)	5	70
LOW EVERGREEN SHRUBS								
34	JK	Juniperus chinensis 'Kallays Compact'	KALLAY'S COMPACT JUNIPER	12" Ht.	2'h x 6'w	#5 CONT. (6' O.C.)	3	102
ORNAMENTAL GRASSES								
71	SS	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	18" Ht.	48" Ht.	#1 CONT. (6' O.C.)		
61	LB	Schizachyrium scoparium	LITTLE BLUESTEM	18" Ht.	36" Ht.	#1 CONT. (3' O.C.)		

Group A		
Common Name	Botanical Name	Percentage
Joe Pye Weed*	<i>Eupatorium maculatum</i>	16
Symphotrichum novae-angliae*	<i>New England Aster</i>	12
Culver's Root*	<i>Veronicastrum virginicum</i>	10
Cardinal Flower	<i>Lobelia cardinalis</i>	16
Big bluestem	<i>Andropogon gerardii</i>	16
Indian Grass	<i>Sorghastrum nutans</i>	16
Wool Grass	<i>Scirpus cyperinus</i>	14
		100
Group B		
Common Name	Botanical Name	Percentage
Prairie Blazingstar*	<i>Liatris pycnostachya</i>	14
Ohio Goldenrod*	<i>Solidago ohioensis</i>	12
Marsh Milkweed*	<i>Asclepias incarnata</i>	18
Boneset	<i>Eupatorium perfoliatum</i>	12
Switchgrass	<i>Panicum virgatum</i>	16
Canada Wild Rye Grass	<i>Elymus canadensis</i>	14
Fringed Brome Grass	<i>Bromus ciliatus</i>	14
		100
Group C		
Common Name	Botanical Name	Percentage
Mountain Mint*	<i>Pycnanthemum virginianum</i>	15
Echinacea purpurea*	<i>Broad-Leaved Purple Coneflower</i>	15
Butterfly Weed*	<i>Asclepias tuberosa</i>	20
Fox Sedge	<i>Carex vulpinoidea</i>	16
Little Bluestem	<i>Schizachyrium scoparium</i>	20
Dark Green Bulrush	<i>Scipus atrovirens</i>	14
		100

*Plants Favored By Rusty Patched Bumble Bee (*Bombus affinis*)

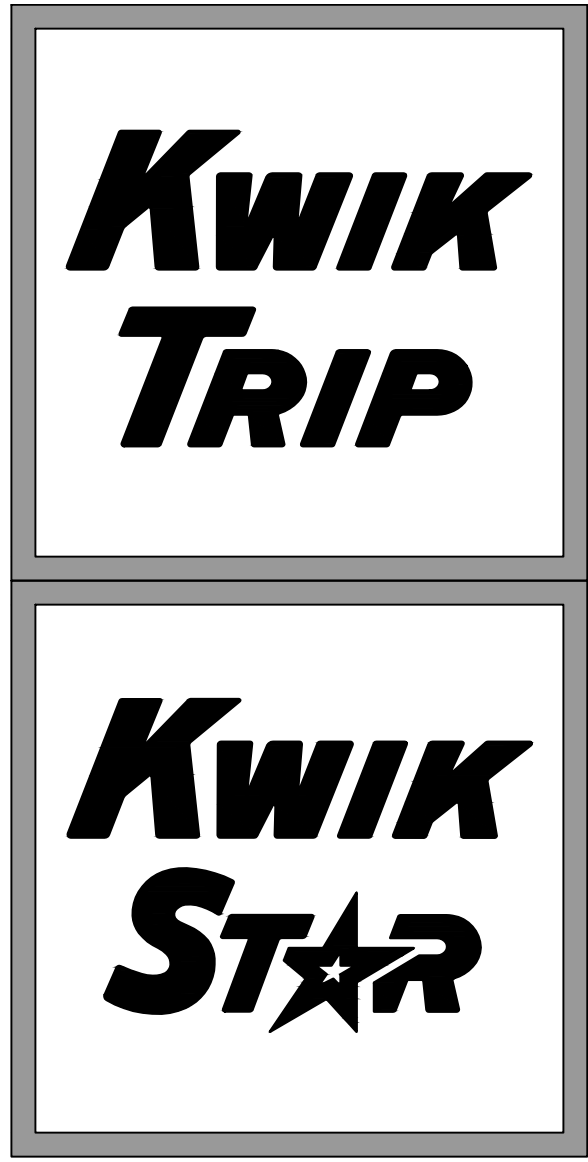


BIORETENTION PLANTING AREA
NOTES:
PLANTS SHALL BE INSTALLED IN THE
BIORETENTION AREA AT A MINIMUM OF ONE
PLANT PER EVERY 12" ON CENTER. REFER TO
BIORETENTION PLANT MIX FOR PLANT TYPES.

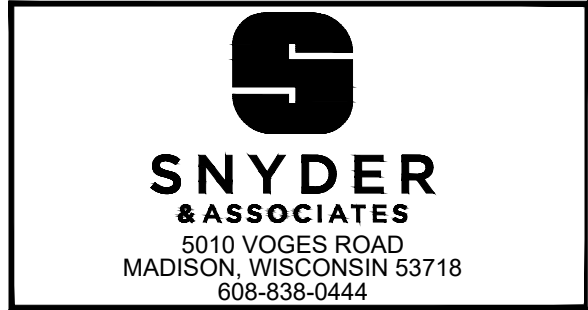
TOTAL AREA = 1,489.74 SF
PLUGS REQUIRED = 1,490 (GROUP A = 35%, GROUP B = 30%, GROUP C = 35%)

VILLAGE OF MCFARLAND LANDSCAPE POINT CALCULATIONS MINIMUM PONITS REQUIRED FOR C-H ZONING DISTRICT			
	SITE MEASUREMENT	POINTS REQUIRED	POINTS PROVIDED
BUILDING FOUNDATION	589 LF	20 PER 100 LF = <u>118</u>	<u>118</u>
GROSS FLOOR AREA	11,110 SF	5 PER 1,000 SF = <u>56</u>	<u>56</u>
STREET FRONTAGE TERMINAL ROAD	517 LF	20 PER 100 LF = <u>103</u>	<u>180</u>
STREET FRONTAGE US HWY 51	467 LF	20 PER 100 LF = <u>93</u>	<u>95</u>
PAVED AREA	96,215 SF	40 PER 10,000 SF = <u>385</u>	<u>410</u>
TOTAL POINTS		<u>755</u>	<u>859</u>

LANDSCAPING REQUIREMENTS
ALL PUBLIC AND PRIVATE OFF-STREET PARKING, OFF-STREET PARKING AREAS THAT SERVE FIVE VEHICLES OR MORE AND ARE CREATED OR RECONSTRUCTED SUBSEQUENT TO THE ADOPTION OF THE ORDINANCE FROM WHICH THIS CHAPTER IS DERIVED SHALL BE PROVIDED WITH ACCESSORY LANDSCAPE AREAS TOTALING NOT LESS THAN TEN PERCENT OF THE SURFACED AREA. (SEE ALSO "VILLAGE OF MCFARLAND LANDSCAPING STANDARDS.)



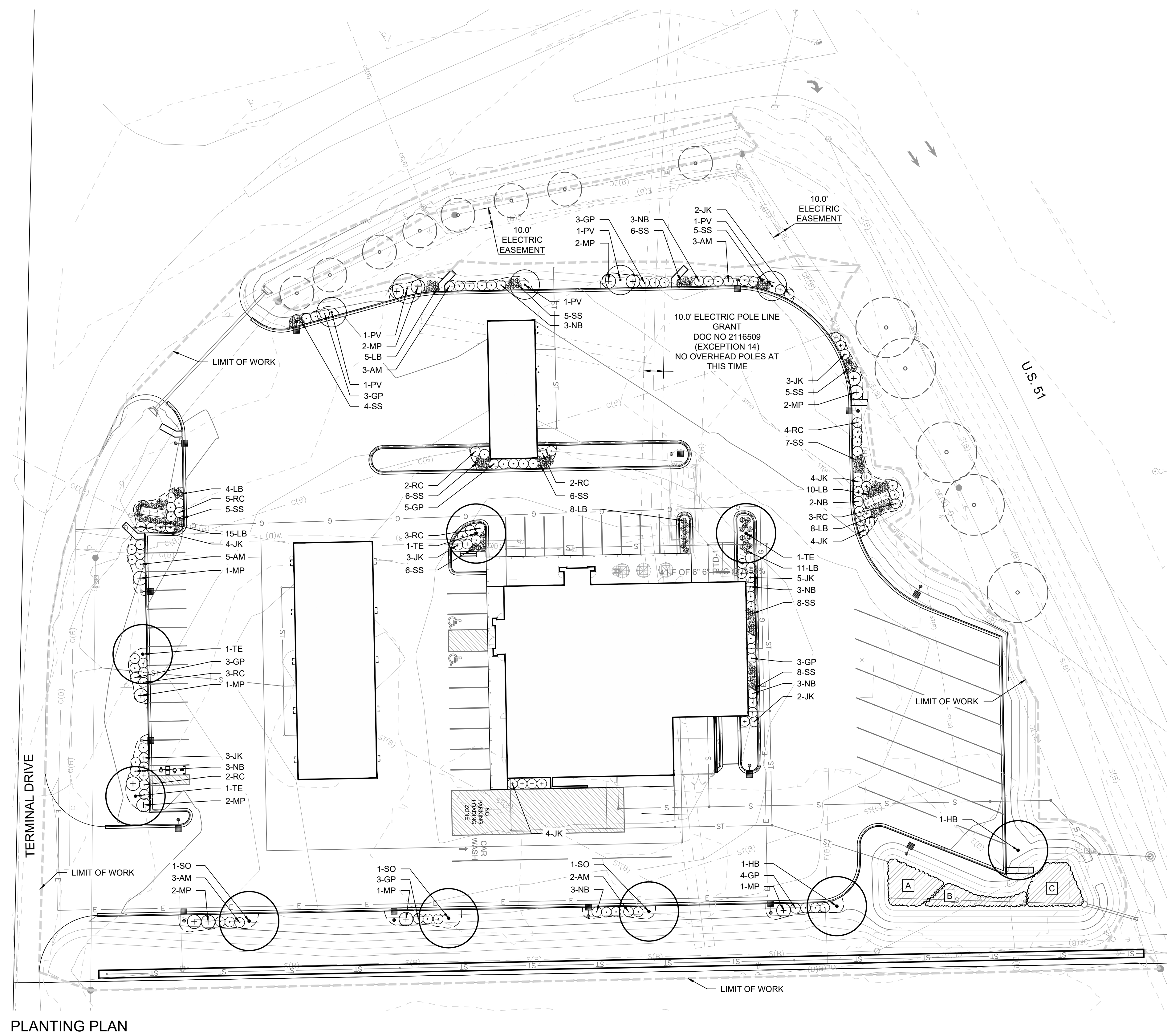
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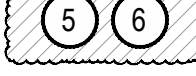
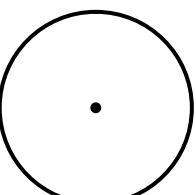
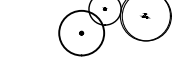
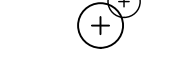
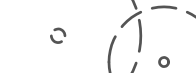
LANDSCAPE NOTES	CONVENIENCE STORE #1210 WITH Gen 3, 3-LANE DIESEL	4015 TERMINAL DRIVE McFARLAND, WI 53558			
			#	DATE	DESCRIPTION
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SCALE		NOTED			
PROJ. NO.		121.0883.30			
DATE		October 04, 2021			
SHEET L1.1					



PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2" SCALE - 1"=30'



LANDSCAPE LEGEND

- | PLANT | QTY | CANOPY | LOW | MED | LOW | MED | LOW | ORN |
|--|-----|--------|-----|-----|-----|-----|-----|-----|
|  <p>SOD (33,983 SF), REFER TO CONSTRUCTION NOTES FOR TYPE</p> | | | | | | | | |
|  <p>SHRUB BED WITH HARDWOOD MULCH (48.73 CY DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE</p> | | | | | | | | |
|  <p>ROCK MULCH (4.01 CY), REFER TO CONSTRUCTION NOTES FOR TYPE.</p> | | | | | | | | |
|  <p>TURF SEED (6,572 SF), REFER TO CONSTRUCTION NOTES FOR TYPE.</p> | | | | | | | | |
|  <p>BIORETENTION PLANTINGS (1,490 SF), REFER TO CONSTRUCTION NOTES.</p> | | | | | | | | |
|  <p>SPADE CUT EDGER (749 LF) AT 4" DEPTH, REFER TO CONSTRUCTION NOTES.</p> | | | | | | | | |
|  <p>LIMIT OF WORK</p> | | | | | | | | |
|  <p>CANOPY TREE</p> | | | | | | | | |
|  <p>LOW DECIDUOUS TREE</p> | | | | | | | | |
|  <p>DECIDUOUS SHRUBS</p> | | | | | | | | |
|  <p>EVERGREEN SHRUBS</p> | | | | | | | | |
|  <p>ORNAMENTAL GRASSES</p> | | | | | | | | |
|  <p>EXISTING TREES TO REMAIN</p> | | | | | | | | |

PLANT SCHEDULE		
QTY	KEY	COMMON NAME
CANOPY TREES		
	SO	SWAMP WHITE OAK
	CO	COMMON HACKBERRY
	TE	TRIUMPH ELM
LOW DECIDUOUS TREES		
	PV	CHOKECHERRY
MEDIUM DECIDUOUS SHRUBS		
	AM	IROQUOIS BEAUTY ARONIA
	GP	CINQUEFOIL
	RC	ROCK COTONEASTER
	NB	AMBER JUBILEE NINEBARK
MEDIUM EVERGREEN SHRUBS		
	MP	DWARF MUGO PINE
LOW EVERGREEN SHRUBS		
	JK	KALLAY'S COMPACT PITZER JUNIPER
ORNAMENTAL GRASSES		
	SS	SHENANDOAH SWITCH GRASS
	LB	LITTLE BLUESTEM

Kwik TRIP



**Kwik
Star**

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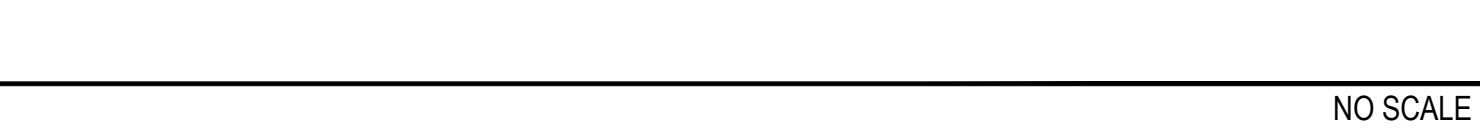
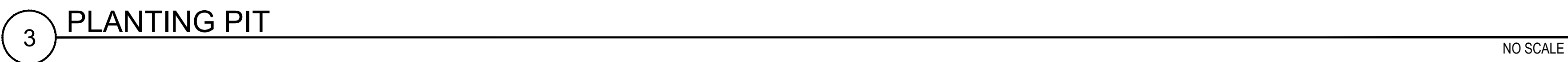
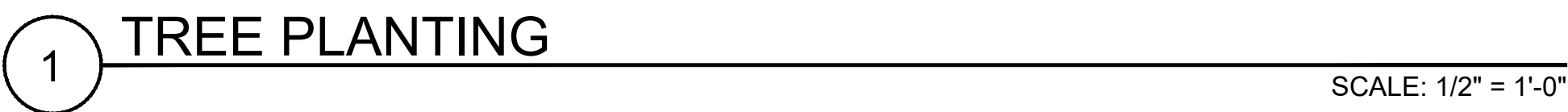


PLANTING PLAN

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

[illegible]

**Kwik
STAR**

S
NYDER
ASSOCIATES
1010 VOGES ROAD
MILWAUKEE, WISCONSIN 53218
608-838-0444

[illegible]

Typical Abbreviations List

A/C	AIR CONDITIONING	GYP BD	GYPSUM BOARD
ACT	ACOUSTICAL CEILING TILE	H&V	HEATING & VENTILATION
AD	AREA DRAIN	HC	HOLLOW CORE
ADJ	ADJUSTABLE	HM	HOLLOW METAL
AFF	ABOVE FINISHED FLOOR	HO	HOLD OPEN ARM
ALT	ALTERNATE	HR	HOURS
ALUM	ALUMINUM	HYD	HYDRANT
AP	ACCESS PANEL	INSUL	INSULATION
APPROX	APPROXIMATE	INT	INTERIOR
@	AT	JT	JOINT
BD	BOARD	JST	JOIST
BRG	BEARING	MBD	MARKER BOARD
BIT	BITUMINOUS	MAS	MASONRY
BLK&B	BLK&BLOCKING	MO	MASONRY OPENING
BR	BRICK	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECH MECHANICAL
BM	BEAM	MTL	METAL
B.O.	BOTTOM OF	MIN	MINIMUM
BOTT.	BOTTOM	NIC	NOT IN CONTRACT
BRG	BEARING	NTS	NOT TO SCALE
BTWN.	BETWEEN	OC	ON CENTER
CAB	CABINET	OD	OUTSIDE DIAMETER
CB	CONCRETE BLOCK	OH	OVERHEAD
CIP	CAST-IN-PLACE	PNT	PAINT
CF	CUBIC FEET	PLAS	PLASTER
CFT	CARPET	PLAM	PLAM PLASTIC LAMINATE
CLG	CEILING	PL	PLATE
CLK	CAULK	PLBG	PLUMBING
CLR	CLEAR	PLYMD	PLYWOOD
CT	CERAMIC TILE	PCT	PORCELAIN CERAMIC TILE
CTR	CENTER	P/C	PRECAST
CO	CLEAN OUT	P/C TERR	PRECAST TERRAZZO
COL	COLUMN	PREFAB	PREFABRICATED
CONC	CONCRETE	PREFIN	PREFINISHED
CMU	CONCRETE MASONRY UNIT	PT	PRESSURE TREATED
CONT	CONTINUOUS	QT	QUARRY TILE
CONST	CONSTRUCTION	REINF	REINFORCING OR REINFORCEMENT
CONTR	CONTRACTOR	REQD	REQUIRED
CJ	CONTROL JOINT	R	RISERS
COORD	COORDINATE	RD	ROOF DRAIN
CRPT	CARPET	RFG	ROOFING
CY	CUBIC YARD	RFS	ROOM FINISH SCHEDULE
DBL	DOUBLE	RM	ROOM
DET	DETAIL	SCHED	SCHEDULE
DIA	DIAMETER	S	SEALED
DIAG	DIAGONAL	SIM	SIMILAR
DIM	DIMENSION	SC	SOLID CORE
DIST	DISTANCE	S.SURF	SOLID SURFACE
DN	DOWN	SPEC	SPECIFICATION
DRS	DOORS	ST	STAIN
DS	DOWNSPOUT	SS	STAINLESS STEEL
EAC	ELECTRIC WATER CHILLER	STRUCT	STRUCTURE OR STRUCTURAL
ELECT	ELECTRICAL	SW	SITE WASTE
EL	ELEVATION	TBD	TACKBOARD
ELEV	ELEVATOR	TEMP	TEMPERED
EP	EPOXY PAINT	TERR T	TERRAZZO TILE
EQUIP	EQUIPMENT	T&G	TONGUE & GROOVE
EXIST	EXISTING	TOP OF	TOP OF
EPS	EXPANDED POLYSTYRENE	TP	TOILET PARTITION
EXP	EXPOSED	TR	TREADS
EXT	EXTERIOR	TYP	TYPICAL
EIFS	EXTERIOR INSULATION FINISH SYSTEM	UNFIN	UNFINISHED
FV	FIELD VERIFY	VB	VAPOR BARRIER
FIN	FINISH	VERT	VERTICALLY
FE	FIRE EXTINGUISHER	VCT	VINYL COMPOSITION TILE
FL	FLOOR	VNC	VINYL MALL COVERING
FD	FLOOR DRAIN	VNB	VINYL BASE
FTG	FOOTING	WVF	WELDED WIRE FABRIC
FDN	FOUNDATION	WDM	WINDOW
GEN	GENERAL	WV	WITH
GC	GENERAL CONTRACTOR	WD	WOOD
GL	GLASS OR GLAZING		
GFCMU	GROUND FACE CMU		

SYMBOL LEGEND

SEG A	MATCH LINE
SEG B	GRID LINE - FACE OF BRICK VENEER & FOUNDATION WALL
F1	GRID LINE - CENTER OF STEEL
CA	

Graphic Symbols

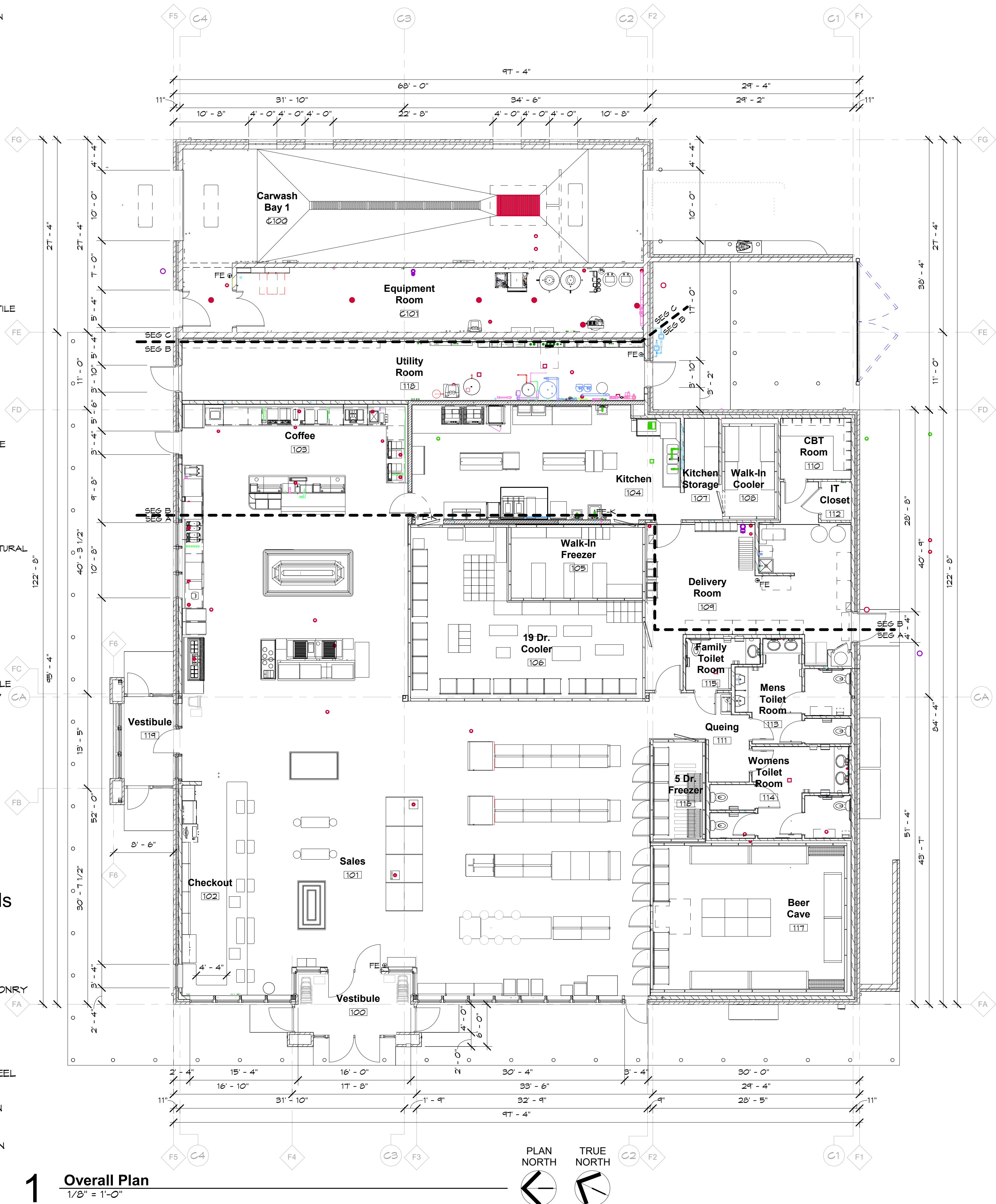
Room name 101	ROOM TAG
1 A101	SECTION CALLOUT
A101	ELEVATION CALLOUT
1 A101	DETAIL CALLOUT
5	DOOR NUMBER
CH	CURTAIN WALL TYPE
A1	WALL TYPE
	VERTICAL WORKING POINT ELEVATION
	REVISION INDICATOR
	GRID LINE - CENTER OF STEEL STUD

Material Symbols

	EARTH
	CONCRETE
	CONCRETE MASONRY UNIT
	FACE BRICK
	SPRAY-FOAM INSULATION
	STRUCTURAL STEEL
	BATT INSULATION
	ROUGH LUMBER
	RIGID INSULATION
	GYPSUM BOARD
	PLYWOOD

1

Overall Plan
1/8" = 1'-0"



THERMAL ENVELOPE NOTES

RETAIL STORE	
AREA	SYSTEM
COLD ATTIC CEILING:	1. R-49 BLOWN FIBERGLASS WITH 4 MIL POLY VAPOR BARRIER AT GYP. BD. SURFACES. PROVIDE DEPTH MARKERS ON TRUSSES
KNEE WALL AT CEILING:	1. R-27 SPRAY FOAM POLYURETHANE (4") APPLY INTUMESCENT COATING @ ALL EXPOSED AREAS.
EXTERIOR WALLS:	1A. TYPICAL EXTERIOR WALLS: 3" UNFACED POLYISOCYANURATE INSUL. (R18.5) WITH VAPOR BARRIER COATING ON ALL INTERIOR GYP. BD. SURFACES 1B. WALLS AT FREEZER AND COOLER: 3" UNFACED POLYISOCYANURATE INSUL. (R18.5) WITH 5/8" DENS SHIELD, BEAD OF SEALANT AT ALL EDGES. NO ADDITIONAL FINISH OR VAPOR BARRIER. NO TAPE OR PAINT. 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.) 5. USE VAPOR BARRIER COATING ON ALL INTERIOR DENS SHIELD SURFACES.
INTERIOR WALLS:	1. NO SOUND INSULATION
ROOF:	1. R-35 TAPERED POLYISOCYANURATE (6" MIN) 2 LAYERS W/ STAGGERED JOINTS.
FOUNDATION PERIMETER:	1. R-10 EXTRUDED RIGID INSULATION (2" THICK). SEE SPEC. CONTINUOUS FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.
HEATED SLAB:	1. R-20 EXTRUDED RIGID INSULATION (4" THICK) SEE SPEC. UNDERSLAB RADIANT FLOOR.

AIR BARRIER

- AIR & VAPOR BARRIER SPRAY @ ALL EXTERIOR WALLS. SEE SPEC & DETAIL
- AIR BARRIER AT KNEE WALL WITHIN TRUSS SPACE, BETWEEN STORE AND ATTIC IS 4" CLOSED CELL SPRAY FOAM OVER GYPSUM BOARD THERMAL BARRIER.
- SEAL ALL UTILITY PENETRATIONS TO AIR BARRIER.
- SEAL ALL WINDOW AND DOOR FRAMES.
- VAPOR BARRIER:
A. GYP. BD. WALLS AND SPRAY FOAM KNEE WALL PAINTED: HALMAN LINSAY 530-1 FOR PERM RATING OF 0.30
B. 4 MIL POLY AT ATTIC CEILING.

FENESTRATION

ZONES 5 & 6	
ALUMINUM WINDOWS:	U = 0.36, SHGC: 0.40
ZONE 7	
ALUMINUM WINDOWS:	U = 0.29, SHGC: 0.45
ALUMINUM DOORS:	U = 0.67, SHGC: 0.35
H.M. INSULATED DOORS:	U = 0.44
ALUMINUM DOORS AND WINDOWS VALUES PER NFRC100 BY TUBELITE FOR T14000 WINDOWS AND NARROW STYLE DOORS.	

THERMAL ENVELOPE NOTES

CAR WASH	
AREA	SYSTEM
COLD ATTIC CEILING:	1. (R-36) BLOWN FIBERGLASS (14") PLUS 2" SPRAY FOAM (R 13.0)
EXTERIOR WALLS:	1. TYPICAL EXTERIOR WALLS: 3" POLYISOCYANURATE INSULATION (R-18.5) AND EPOXY PAINT ON ALL INTERIOR SURFACES 2. PACK ALL DOOR AND WINDOW VOIDS. 3. FOAM ALL PENETRATIONS. 4. SEAL ALL VAPOR BARRIER PENETRATIONS (OUTLETS, LIGHT FIXTURES, ETC.)
INTERIOR WALLS:	1. NO SOUND INSULATION
COMMON WALLS:	1. (R-20) SPRAY FOAM POLYURETHANE (3"). APPLY INTUMESCENT COATING @ ALL EXPOSED AREAS.
ROOF:	1. AT CENTER FLAT ROOF: TPO MEMBRANE ROOFING SYSTEM FULLY ADHERED OVER A MIN. OF 6" TAPERED POLYISOCYANURATE INSUL. (R-35) OVER VAPOR BARRIER OVER 8" CONC. PLANK 2. AT PERIMETER METAL ROOF: R-25 BLOWN IN INSULATION OVER 2" CLOSED-CELL SPRAY FOAM (R-13) 3. PRECAST DECK - CONCRETE SEALANT.
FOUNDATION PERIMETER:	1. R-10 EXTRUDED RIGID INSULATION (2" THICK). SEE SPEC. CONTINUOUS FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.

AIR BARRIER

A. CARWASH AIR BARRIER IS EXTERIOR BRICK VENEER.

FENESTRATION

GLASS BLOCK WINDOWS:	R-1.96, U = 0.51, SHGC: 0.35
FIBERGLASS REIN. PANEL	U = 0.500
DOOR & FRAME:	
OVERHEAD POLYCARBONATE	U = .260 (INCLUDES VINYL & AIR FILMS)
DOORS:	

VANMAGE
ARCHITECTS, INC.
La Crosse, WI 54601
Ph (608) 784-2729
Fax (608) 784-2826

Kwik Trip

Kwik Star

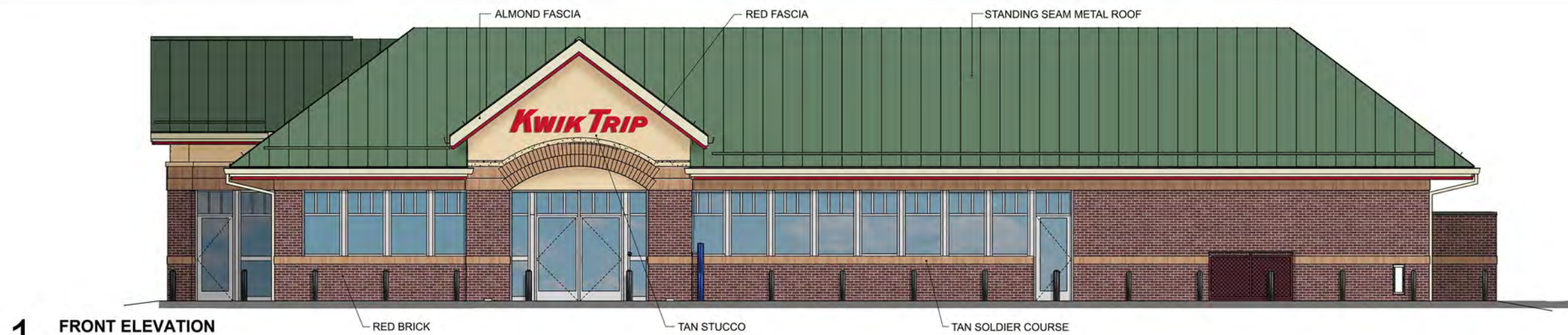
Kwik Trip, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

PROJECT TITLE: Gen 3-LH-1Bay-CW
Kwik Trip, Inc.

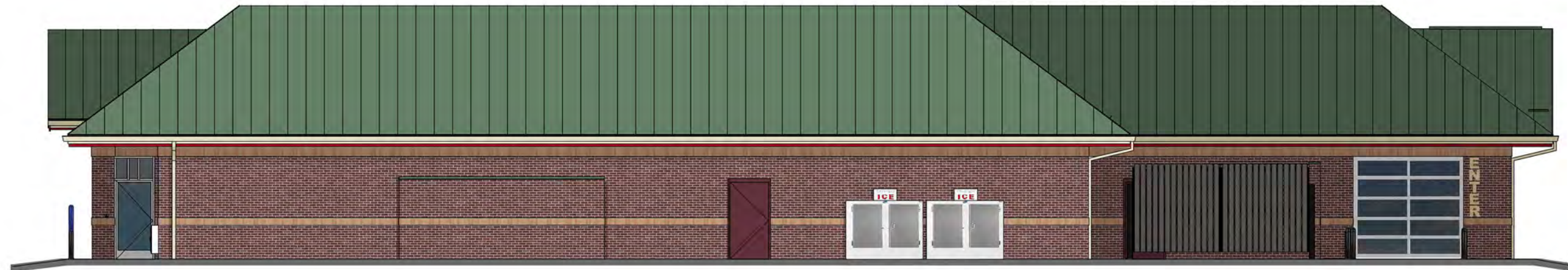
JOB #: 1081.460
DATE: 07.02.2021
DRAWN BY: Author
TYPE: CD Set
REVISIONS
NO. DATE

SHEET TITLE
Overall Floor Plan &
Thermal Envelope
Insulation Values & Notes

SHEET NO.
A000



1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION

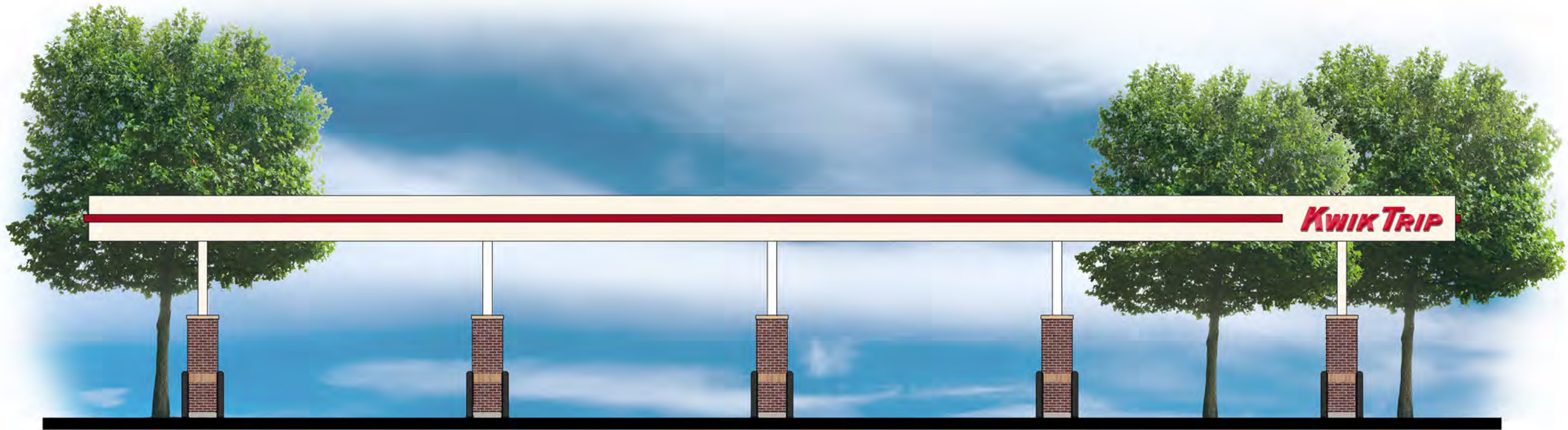


4 LEFT ELEVATION

**Kwik
Trip**

**Kwik
Star**

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1 FRONT ELEVATION

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TRIP**

**Kwik
STAR**

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10 MPD

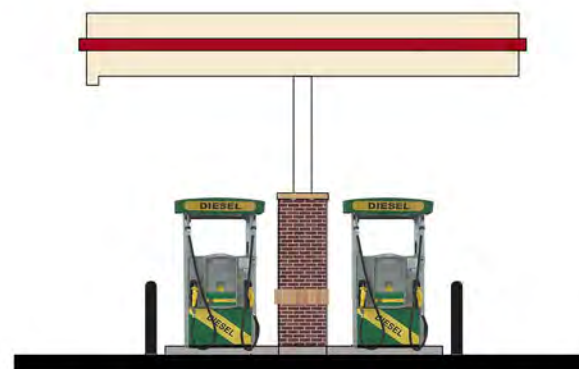


2 SIDE ELEVATION

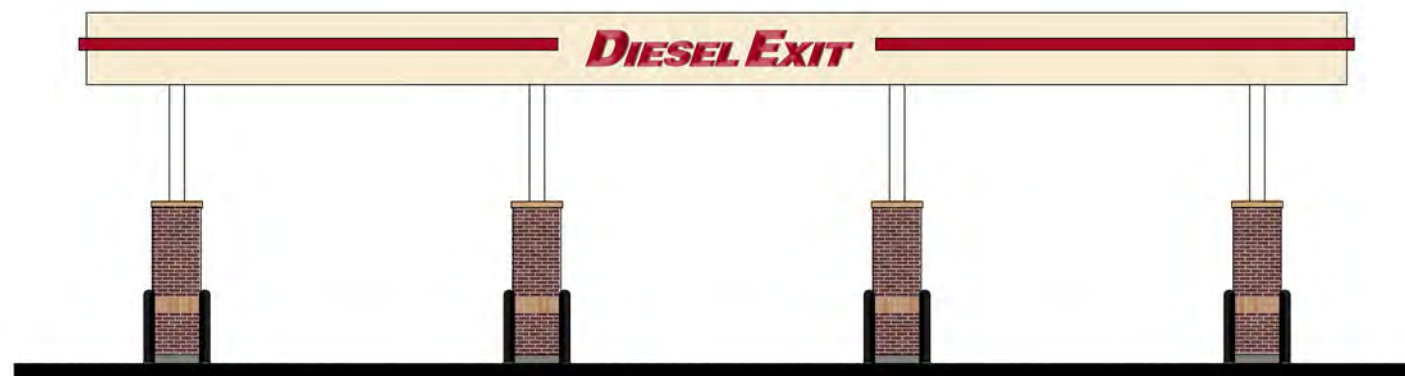
1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION

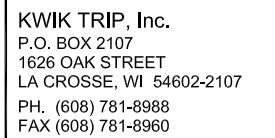
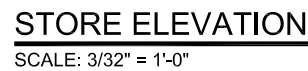
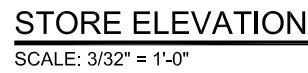


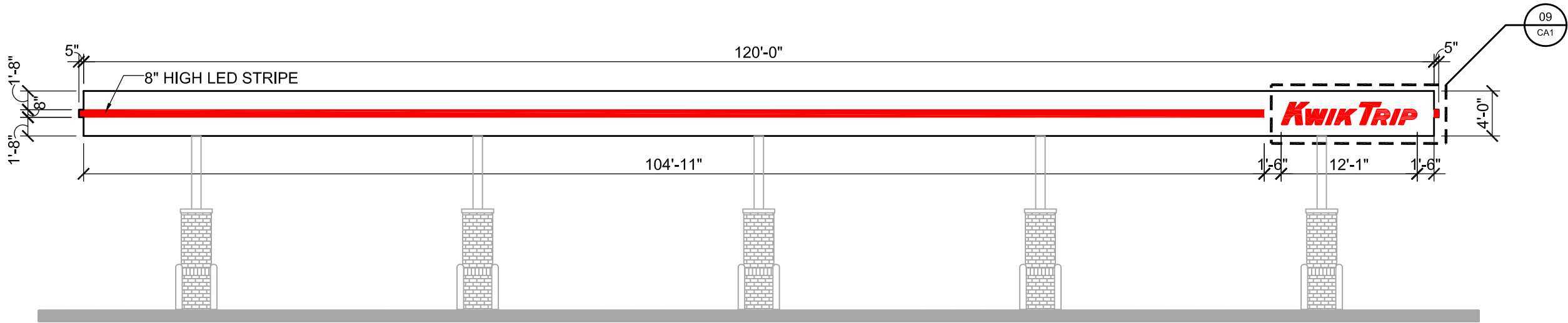
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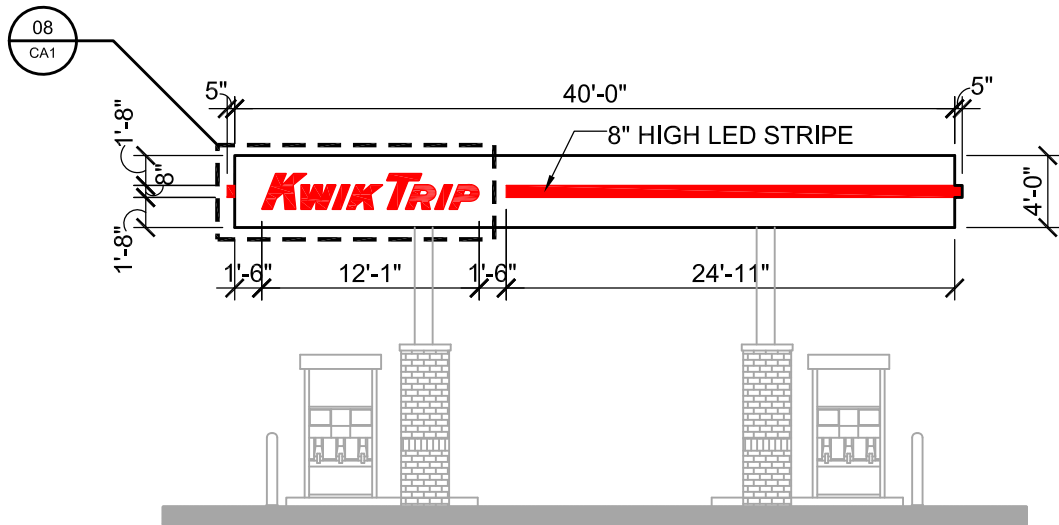
3 LANE DIESEL

[illegible]



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



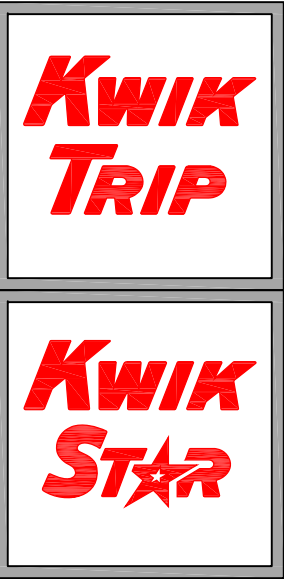
CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



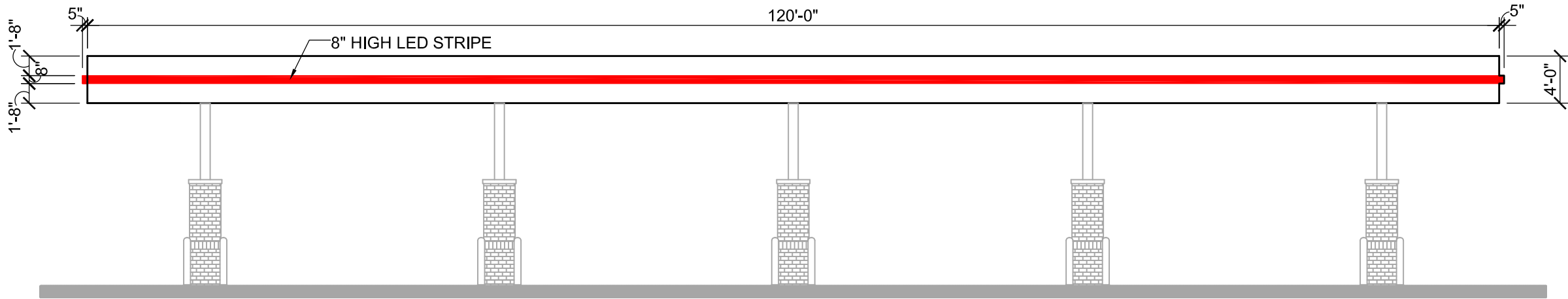
LOGO DETAIL - SIGNS #08 & #09

SCALE: 1/2" = 1'-0"



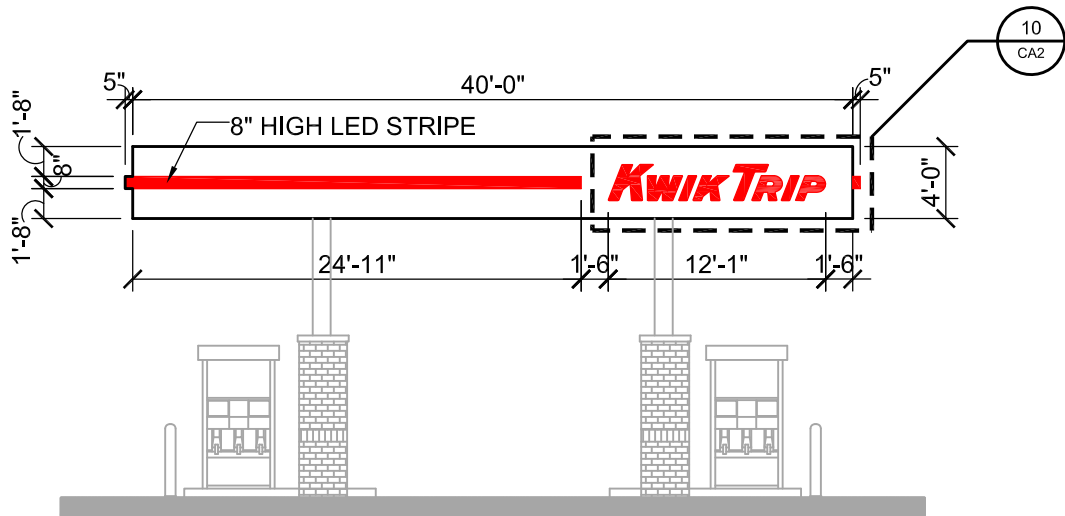
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE		CONVENIENCE STORE #1210 w/ ATTACHED CW & SIDE DIESEL		51 & TERMINAL DRIVE - SWC MCFARLAND, WI	
#	DATE	DESCRIPTION			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2021-09-27			
SHEET		CA1			



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



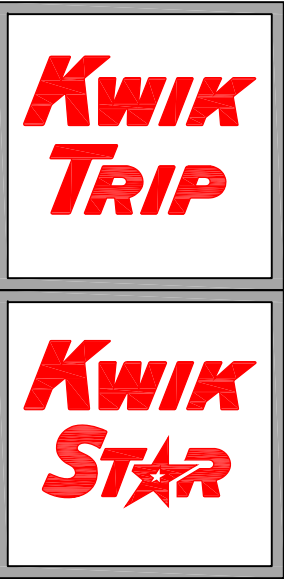
CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



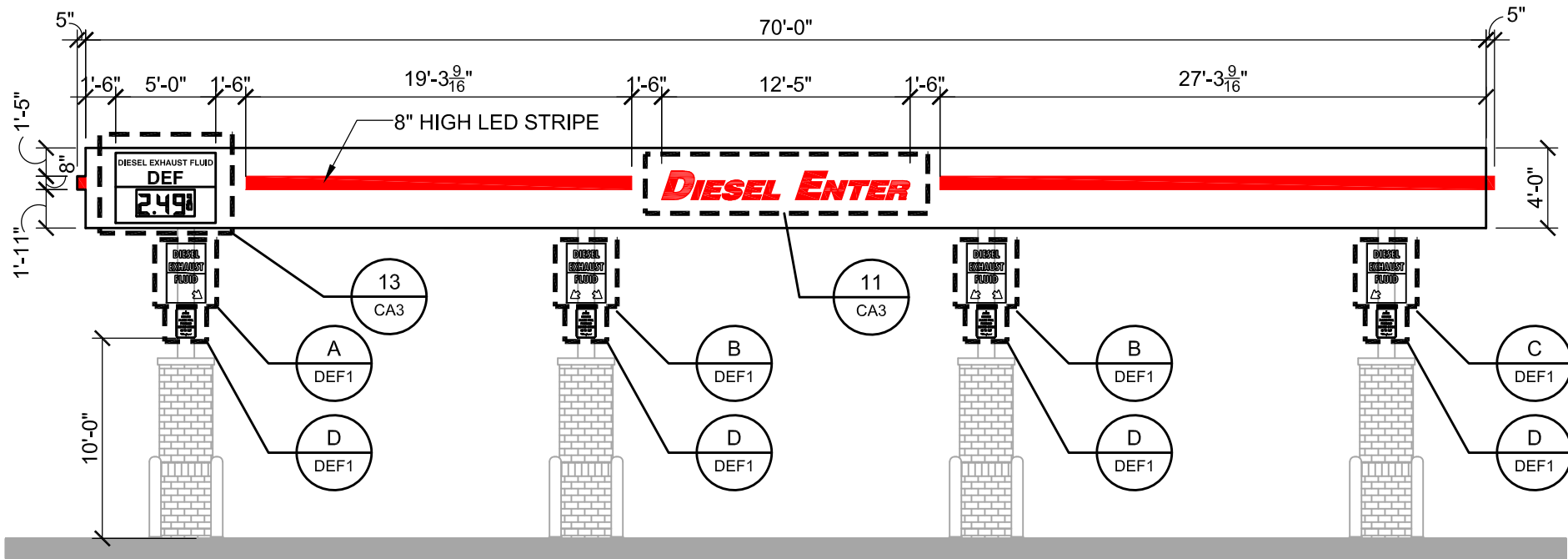
LOGO DETAIL - SIGN #10

SCALE: 1/2" = 1'-0"



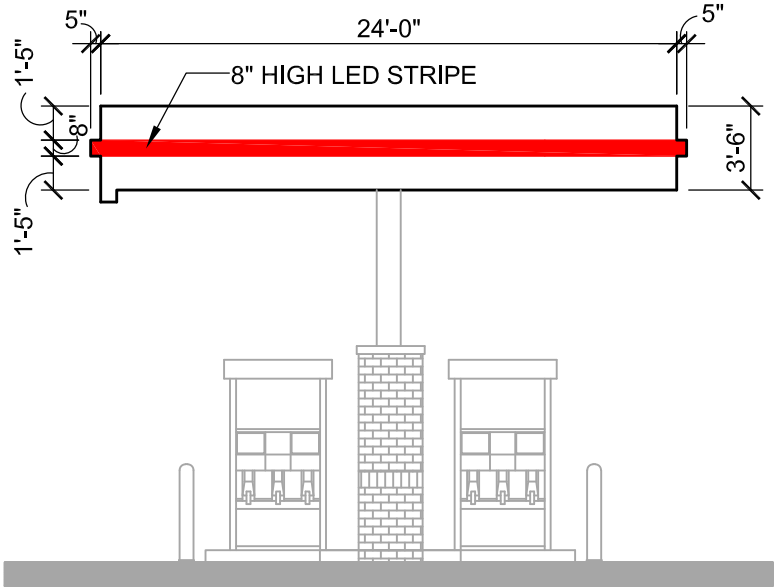
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE	CONVENIENCE STORE #1210 w/ ATTACHED CW & SIDE DIESEL	
	51 & TERMINAL DRIVE - SWC MCFARLAND, WI	
	#	DATE
	DESCRIPTION	
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2021-09-27
SHEET		CA2



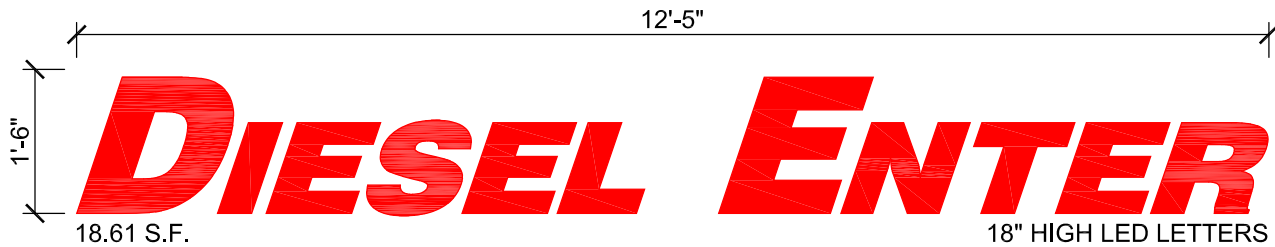
CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



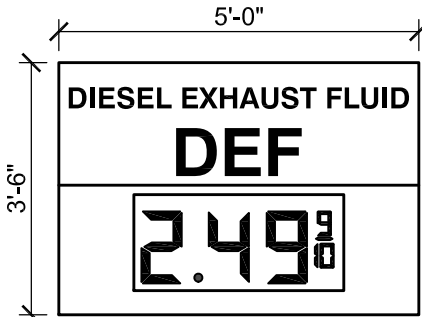
CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



LOGO DETAIL - SIGN #11

SCALE: 1/2" = 1'-0"



DEF DETAIL - SIGN #13

SCALE: 3/8" = 1'-0"

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**Kwik
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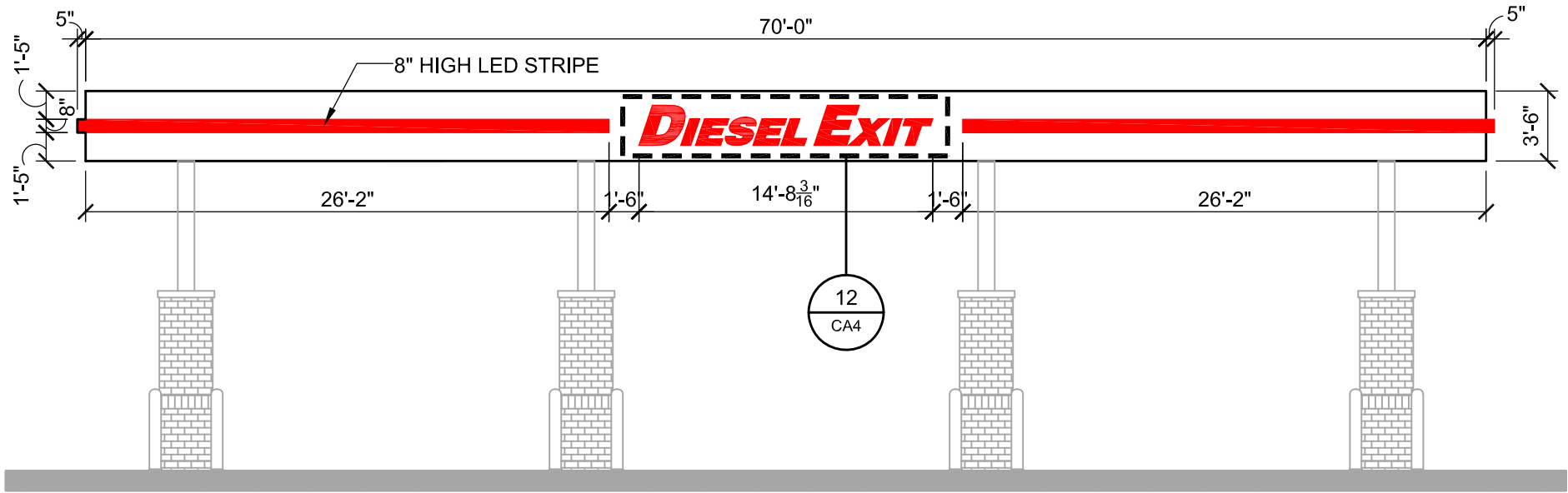
CANOPY SIGNAGE

CONVENIENCE STORE #1210
w/ ATTACHED CW & SIDE DIESEL

51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

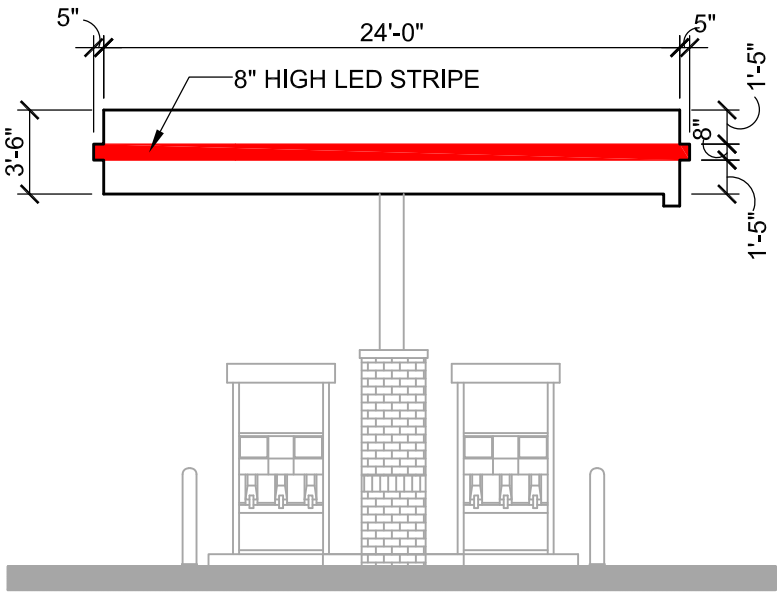
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	CA3



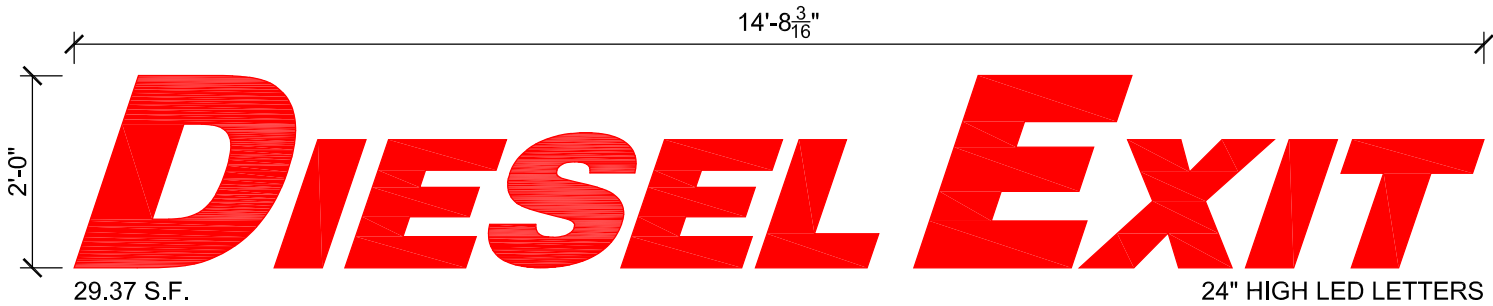
CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



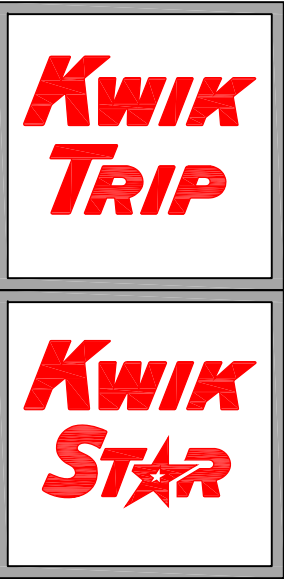
CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



LOGO DETAIL - SIGN #12

SCALE: 1/2" = 1'-0"



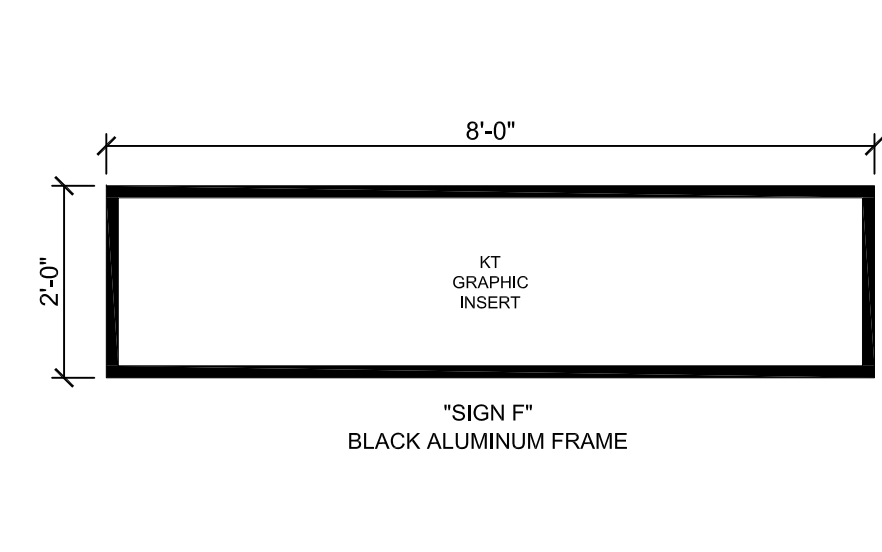
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CANOPY SIGNAGE	CONVENIENCE STORE #1210 w/ ATTACHED CW & SIDE DIESEL	
	51 & TERMINAL DRIVE - SWC MCFARLAND, WI	
	#	DATE
	DESCRIPTION	
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2021-09-27
SHEET		CA4



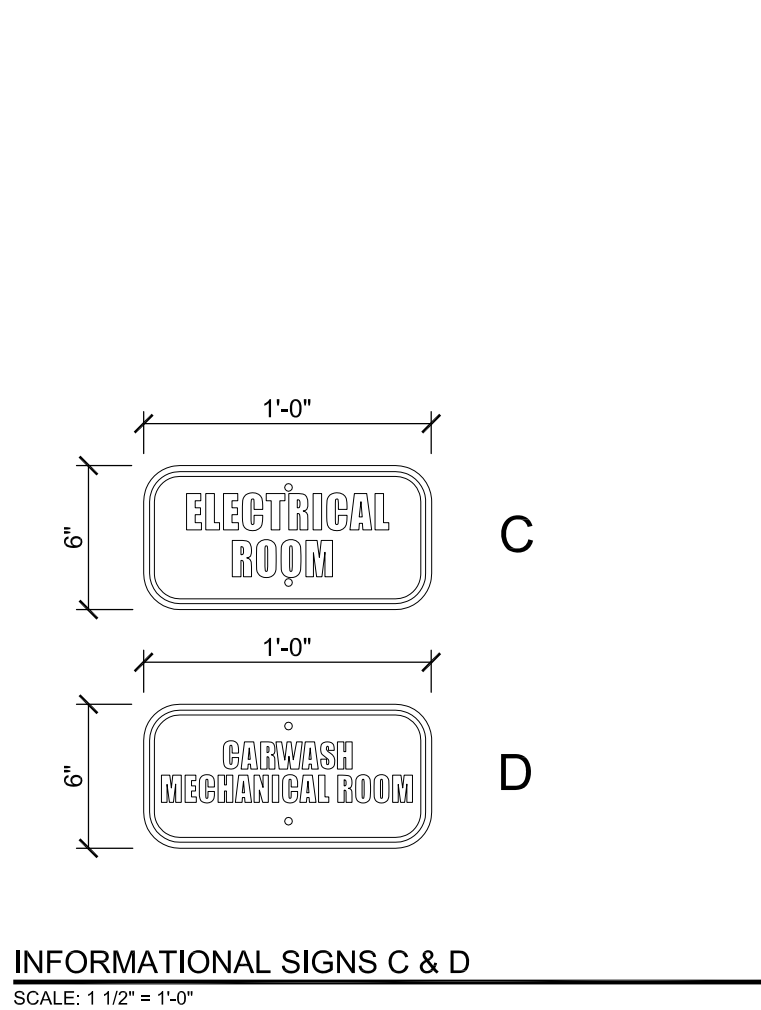
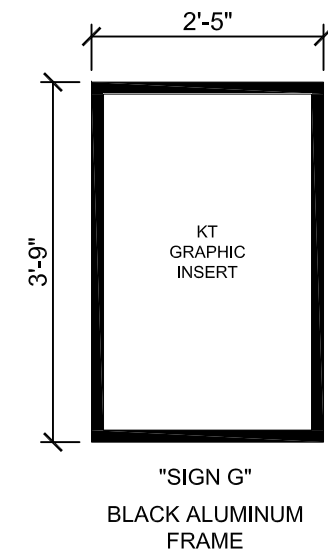
ADDRESS SIGN A

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



INFORMATIONAL SIGNS F & G

SCALE: 1/2" = 1'-0"



INFORMATIONAL SIGNS C & D

SCALE: 1 1/2" = 1'-0"



NON-LIT DIRECTIONAL SIGN
WHITE VINYL ON RED ALUMINUM
1'-0"H X 4'-0"W = 4.0 SQ FT

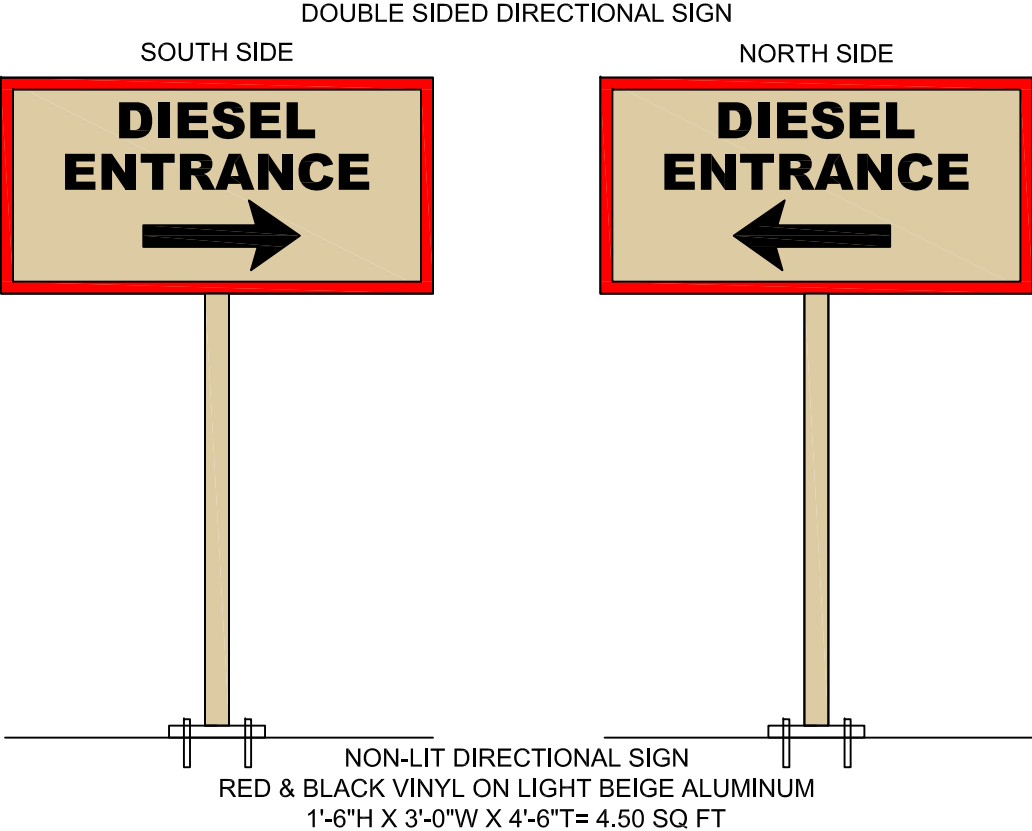
DIRECTIONAL SIGN #02

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

GENERAL SPECIFICATIONS
<i>ROOM SIGNS</i> <i>Qty: 3 total (different copy on each)</i> <i>Size: per art</i> <i>Material: white sign blank</i> <i>Finish: cut vinyl</i> <i>Install along with various signs for same site, crew to give to KT trim guys to install.</i>

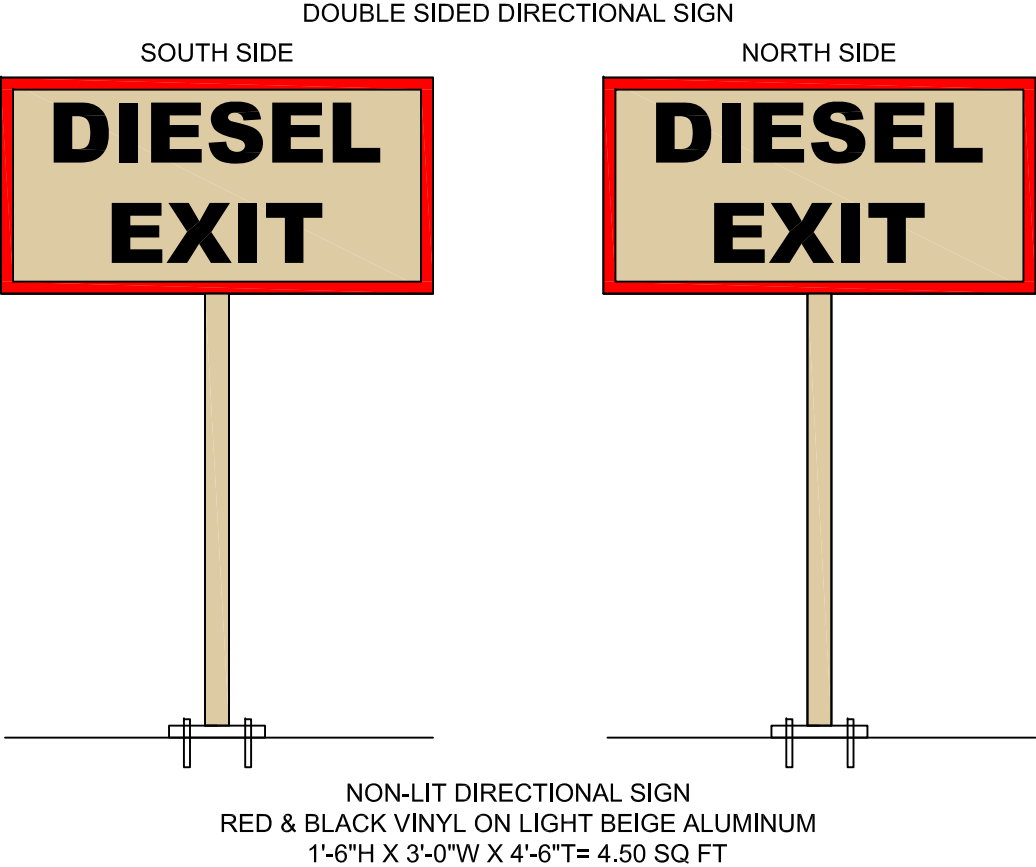
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DIRECTIONAL SIGNAGE	CONVENIENCE STORE #1210 w/ ATTACHED CW & SIDE DIESEL	
	51 & TERMINAL DRIVE - SWC MCFARLAND, WI	
	#	DATE
	DESCRIPTION	
	—	—
	—	—
DRAWN BY KMK		
SCALE MULTIPLE		
PROJ. NO. 0001		
DATE 2021-09-27		
SHEET		



DIRECTIONAL SIGN #14

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



DIRECTIONAL SIGN #15

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

#16 KWIK TRIP FREESTANDING MONUMENT SIGN

SEE ATTACHMENT FROM LA CROSSE SIGN CO

#17 KWIK TRIP FREESTANDING PYLON SIGN

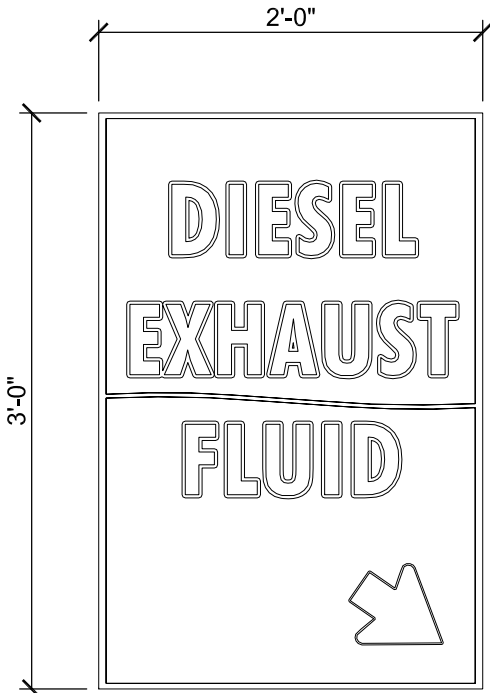
SEE ATTACHMENT FROM LA CROSSE SIGN CO



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DIRECTIONAL SIGNAGE	CONVENIENCE STORE #1210 w/ ATTACHED CW & SIDE DIESEL	51 & TERMINAL DRIVE - SWC MCFARLAND, WI
#	DATE	DESCRIPTION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2021-09-27
SHEET		DS2

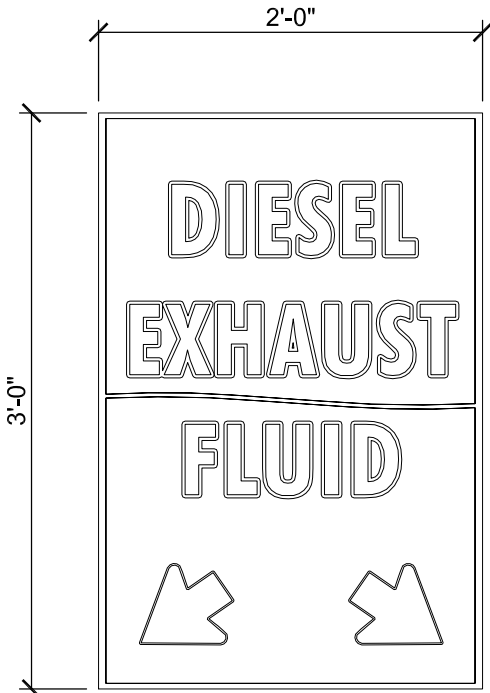
Page 68 of 190



QTY: X

DEF SIGN A

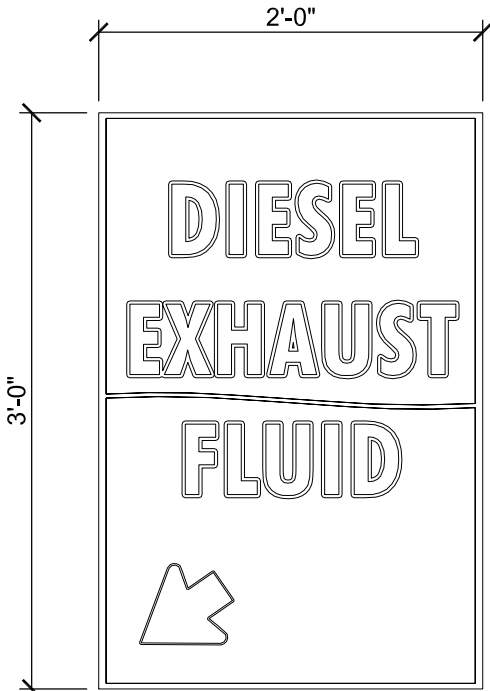
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QTY: X

DEF SIGN B

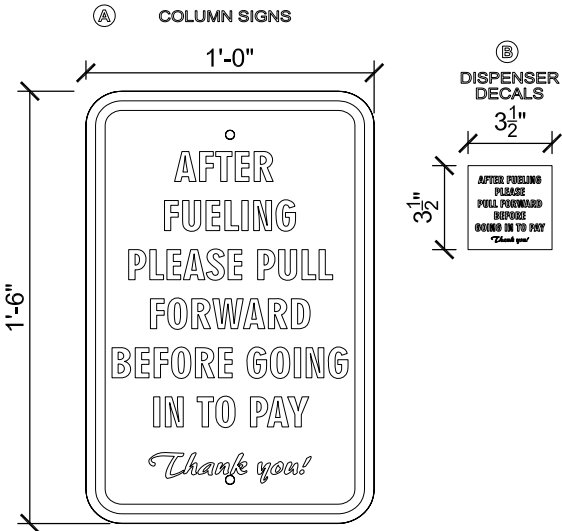
SCALE: 3/4" = 1'-0"



QTY: X

DEF SIGN C

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



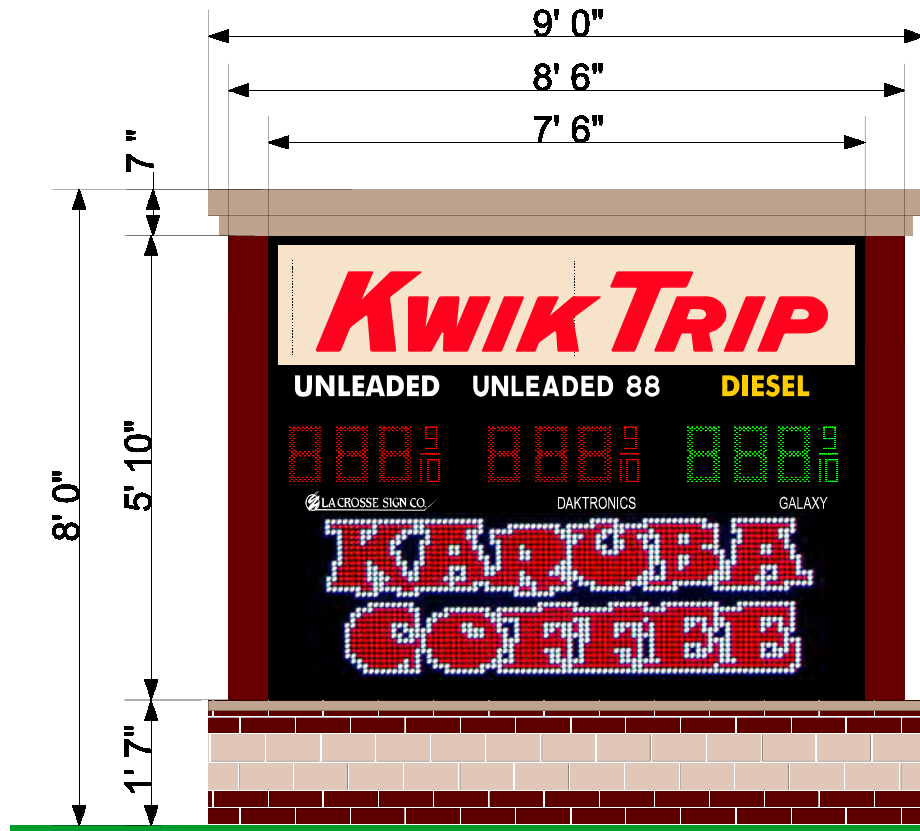
PULL AHEAD SIGN D

SCALE: 1 1/2" = 1'-0"



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DEF / DSL SIGNAGE		CONVENIENCE STORE #1210 w/ ATTACHED CW & SIDE DIESEL		51 & TERMINAL DRIVE - SWC MCFARLAND, WI	
#	DATE	DESCRIPTION			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
—	—	—			
DRAWN BY		KMK			
SCALE		MULTIPLE			
PROJ. NO.		0001			
DATE		2021-09-27			
SHEET		DEF1			



Decorative
Aluminum Caps

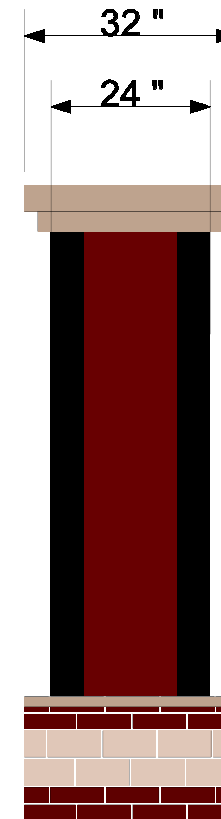
KWIK TRIP Faces
Have Opaque
Background with
Red Acrylic Logo

8" PRICERS
Have Illuminated
Product with Opaque
Background

40x125
15.8mm RGB
Active SF 13.54
Overall SF 17.44

New Brick Base
Base

Overall Sign
SF 43.75



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN

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FILE

COLOR KEY

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2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Danielle Hadley

Sign Type: Monument

Date Created: 1/29/2018

Last Modified:

Scale: 3/8" = 1' 0"

Job Name: Kwik Trip

Job Address:

Salesperson: Cindy Bluske

Job Number:

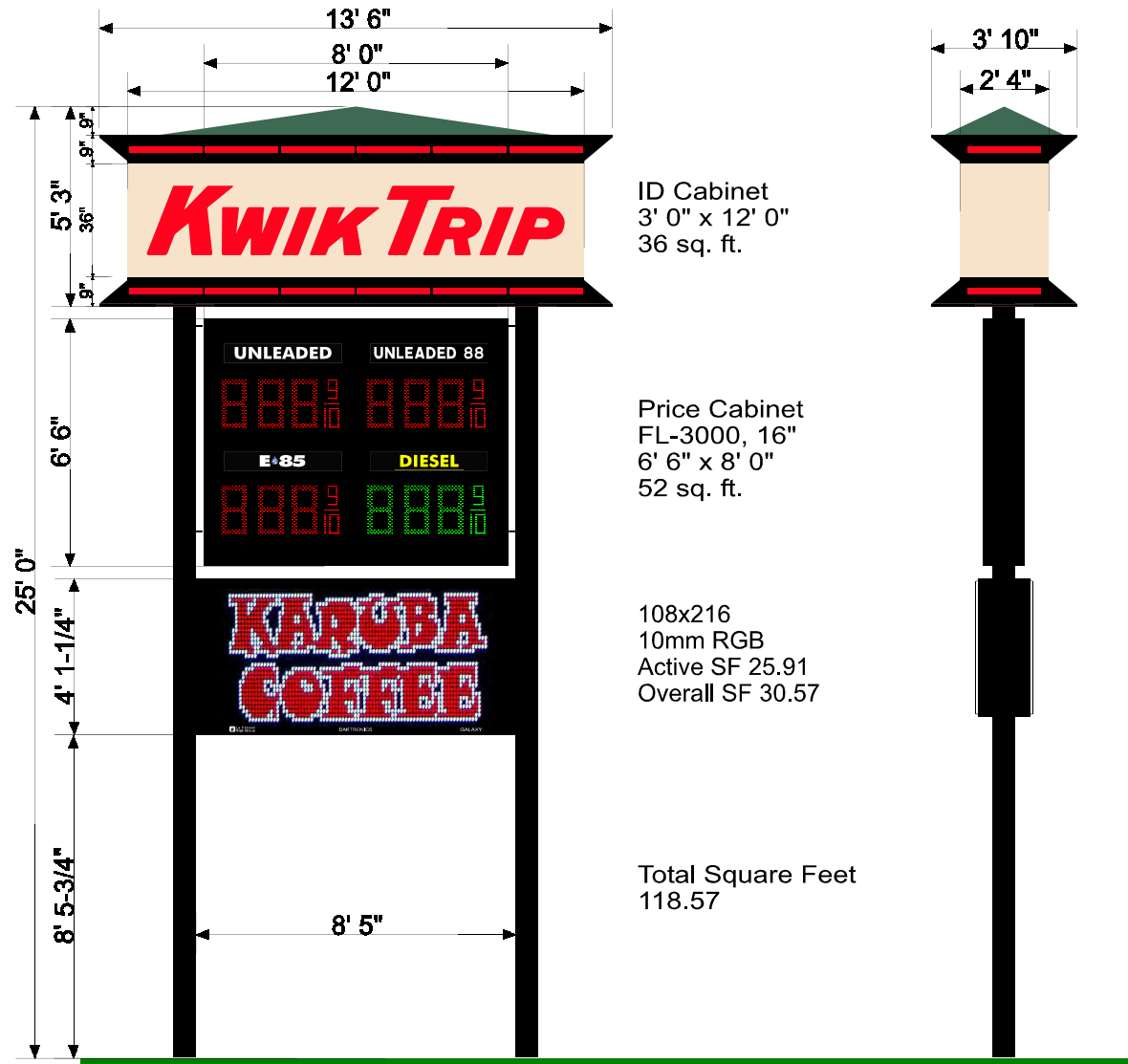
Revision Number:

Job File Location:

- 1 NA 208080 Beige
- 2 Black S/G paint
- 3 PPG NA 208400
- 4 #2283 Red Acrylic
- 5 White of Acrylic
- 6 Red Brick

- 7 Tan Brick
- 8 Red LED
- 9 Green LED
- 10 Black (230-22)
- 11 Yellow (230-015)
- 12 Blue (230-167)

- 13 NA 307880 Hemlock



Approved by: _____ Date: _____ Landlord: _____ Date: _____

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DESIGN

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Drawing by: Danielle Haldey

Sign Type: Pylon

Date Created: 3/7/2019

Last Modified:

Scale: 3/16" = 1' 0"

Job Name: Kwik Trip

Job Address:

Salesperson: Cindy Bluske

Job Number:

Revision Number:

Job File Location:

a NA 208080 Beige

b Black S/G paint

c #2283 Red Acrylic

d White of Acrylic

e Red LED

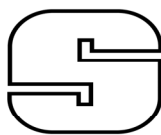
f NA 307880 Hemlock Green

g Green LED

h Black (230-22)

i Yellow (230-015)

j Blue (230-167)



SNYDER & ASSOCIATES
Engineers and Planners

STORMWATER MANAGEMENT AND EROSION CONTROL PLAN

for

KWIK TRIP STORE #1210 SITE REDEVELOPMENT

**4015 Terminal Drive
Village of McFarland
Dane County, Wisconsin**

October 1, 2021

Prepared by:
Snyder & Associates
5010 Voges Road
Madison, WI 53718
Phone: (608) 838-0444

Prepared for:
Kwik Trip, Inc.
1626 Oak Street
P.O. Box 2104
La Crosse, WI 54602-2107
(608) 781-8988

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APPENDICES

- A. SLAMM Sediment Reduction Calculations
- B. Universal Soil Loss Equation for Construction Sites Worksheets
- C. Stormwater Maintenance Provisions
- D. Pipe Sizing
- E. Soil Testing Results

SECTION 1

INTRODUCTION

The purpose of this stormwater management and erosion control plan is to evaluate the impacts of the proposed site redevelopment on stormwater runoff leaving the site.

The project site is located in the N ½ of the SW ¼, Section 27, all in T 07 N, R 10 E, Village of McFarland, Dane County, Wisconsin (See Figure 1).

Currently the site consists of a commercial warehouse with the associated paved and impervious areas. The project will remove the existing commercial building and associated parking areas and other hardscape. We will redevelop the site with a new building, fueling area and parking areas.

The estimated construction start date is **15 April 2022**.

SECTION 2

WISCONSIN NR 151 STORMWATER REQUIREMENTS

2.1 SUSPENDED SOLIDS REMOVAL

Since the project is redevelopment, we are required to provide a reduction of the Total Suspended Solids (TSS) leaving the site. The McFarland Stormwater Ordinance requires a 40% reduction in TSS from the site.

The existing site contains 3.570 acres of parking, buildings and sidewalk areas and 0.285 acres of landscaped areas. If we run this area through WinSLAMM, the site will generate 2275 lbs of TSS. This means we will need to capture 910 lbs of TSS to achieve the required 40% reduction required.

Table 1: Existing Site Total Suspended Solid Reduction Results

	Particulate Solids Yield (lbs.)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	2275	
Outfall Total with Controls	2275	0.00%
Annualized Total After Outfall Controls	2281	

The proposed site reduces the amount of impervious area and only has 2.635 acres of parking, buildings, and sidewalk areas and 1.197 acres of landscaped areas and 0.023 acres of bioretention basins. When we run the redeveloped site through WinSLAMM with no controls it generates 1743 lbs of TSS or a 23% reduction.

This means we will still need to capture another 378 lbs of TSS to meet the 40% reduction from the site. ((2275 – 1743 = 532) (910 – 532 = 378)).

Table 2: Proposed Site w/ no controls - Total Suspended Solid Reduction Results

	Particulate Solids Yield (lbs.)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	1743	
Outfall Total with Controls	1743	0.00%
Annualized Total After Outfall Controls	1748	

As you can see from the WinSLAMM calculations with controls, for the new site we release 1300 lbs of TSS so the means we capture 442 lbs of TSS which greater than the 378 lbs of TSS we still needed to capture. Based on these calculations we meet our TSS removable requirement.

Table 3: Proposed Site w/ controls - Total Suspended Solid Reduction Results

	Particulate Solids Yield (lbs.)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	1742	
Outfall Total with Controls	1300	25.37%
Annualized Total After Outfall Controls	1304	

See the WinSLAMM modeling assumptions in Appendix B for additional information.

All modeling for the post-development scenario assumes the stormwater management facilities are attenuating stormwater, the watershed is completely developed, and all disturbed areas have been stabilized. The Stormwater Basin Details and TSS removal calculations and assumptions can be found in Appendix A.

2.2 STORMWATER DETENTION

Per the Village of McFarland since this redevelop site is not required to reduce peak flows.

2.3 INFILTRATION

Per the Village of McFarland since this site is redevelop, we are not required to provide infiltration. However, we will infiltrate 49,376 cf or 20.82%

2.4 OIL & GREASE CONTROL

Oil and Grease removal from the site will be taken care of with the use of a Bioretention Basin and grassed swales.

2.5 THERMAL CONTROL

This site is not in a thermally sensitive watershed. Based on this information Thermal control is not required for this site.

SECTION 3

EROSION CONTROL

3.1 EROSION CONTROL DEVICES AND PRACTICES

The Universal Soil Loss Equation for Construction Sites was used to calculate the soil loss for the project site. In order to limit soil loss from sheet and rill erosion to 5 tons/acre/year or less, silt fencing, erosion matting, and stone construction drives will be used as erosion control devices during construction. The results from the USLE's have been included in the Appendix B. The location of erosion control devices and details are shown on the Proposed Grading and Erosion Control Sheet.

STONE TRACKING PAD

SILT FENCE

SEDIMENT BASIN (BIORETENTION BASIN DURING CONSTRUCTION)

Other erosion control measures not in the above-mentioned list may be used for the site. Any changes to the stormwater management or erosion control plan shall be submitted and approved by the Village of McFarland.

Inspections of the installed erosion control measures and best management practices must be performed weekly and within 24 hours after a precipitation event 0.5 inches or greater which results in runoff. Weekly written reports of all inspections conducted by or for the permittee must be maintained throughout the period of permit coverage by the Village of McFarland and the State of Wisconsin.

Grass areas that will not be sodded shall receive fertilizer, seed, and mulch. Seed shall be mixture 40 in accordance with section 630 of DOT Specifications and shall be applied at a rate of four pounds per 1,000 square feet. Fertilizer shall meet the requirements that follow nitrogen, not less than 16%; phosphoric acid, not less than 8%; potash, not less than 8%. Fertilizer shall be applied at the rate of seven pounds per 1,000 square feet.

3.2 PROJECT SCHEDULE

The project schedule is approximate and may completely depend on project approvals, contractor efficiency, and weather.

Install Erosion Control & Demolition	April 2022
Start Building Construction	April 2022
Install Underground Utilities	May 2022
Rough Grading of Site	June 2022
Install Gutter, Sidewalk	June 2022
Topsoil Pervious Areas with	July 2022
Seed and Mulch areas to grade	
Continue Building Construction	Summer 2022

Finalize all site grading, landscaping September 2022

3.3 MONITORING AND MAINTENANCE

Upon acceptance of the improvements, the owner of the property will own and maintain the proposed storm sewer structures, piping and the bioretention basin. Appendix C includes a draft of the Maintenance Agreement relating to the stormwater management measures.

FIGURE 1

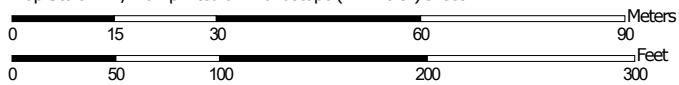
LOCATION OF SITE ON AN AERIAL PHOTO AND SOILS MAP

Soil Map—Dane County, Wisconsin (Kwik Trip #1210)



Soil Map may not be valid at this scale.

Map Scale: 1:1,110 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin

Survey Area Data: Version 20, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2020—Aug 4, 2020

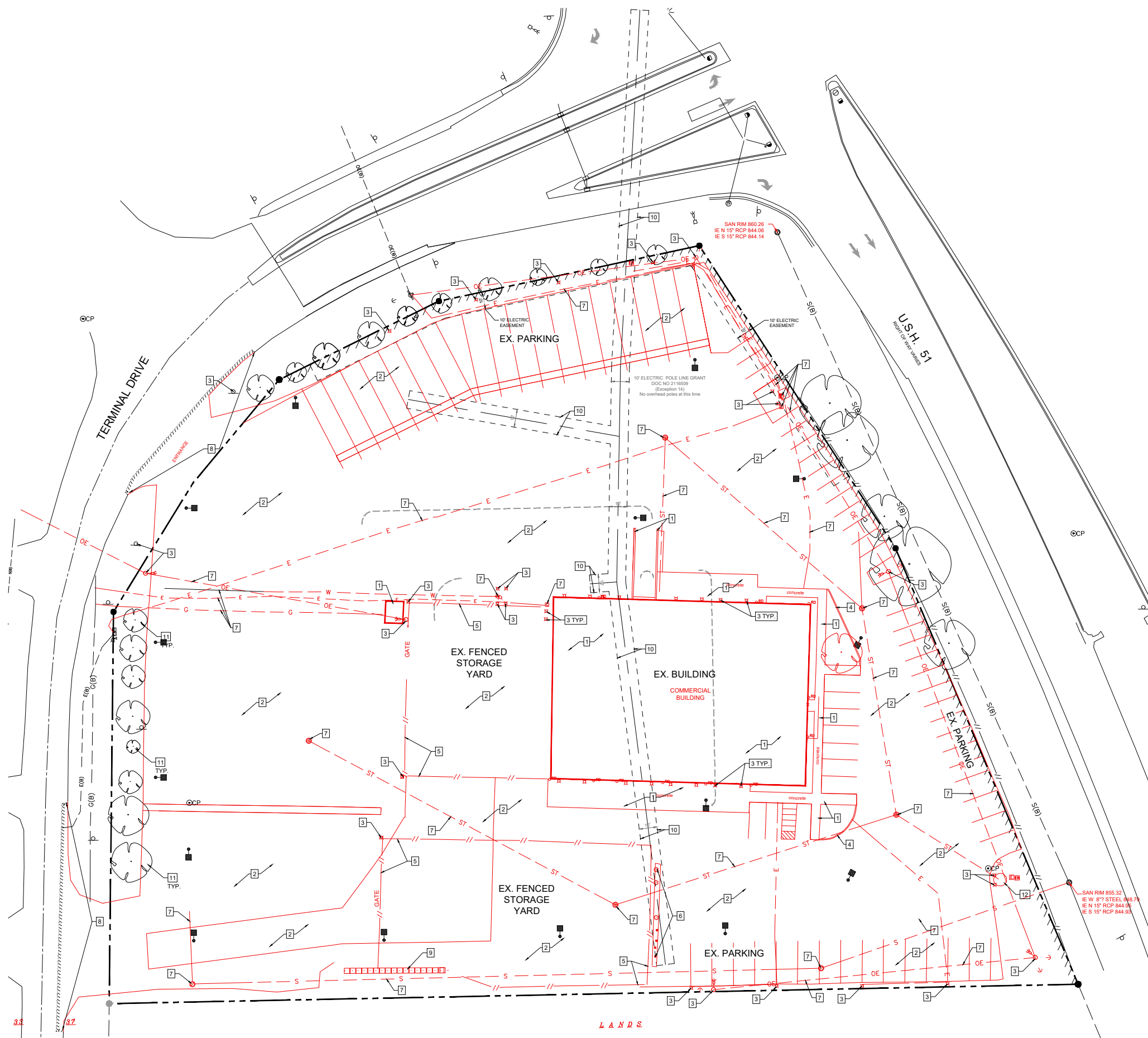
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol		Map Unit Name	Acres in AOI	Percent of AOI
Mc	B/D	Marshan silt loam	1.6	36.5%
VwA	B/D	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	2.7	63.5%
Totals for Area of Interest			4.3	100.0%

FIGURE 2

ENGINEERING PLANS



PLAN NOTES:

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING WORK ON SITE

CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO COMMENCING WORK ON SITE

EXISTING SITE CONDITIONS BASED ON SURVEY BY:
SNYDER & ASSOCIATES
SURVEYOR: ERIC LINDAAS
PHONE: 608-838-0444
DATED: JULY 10, 2020

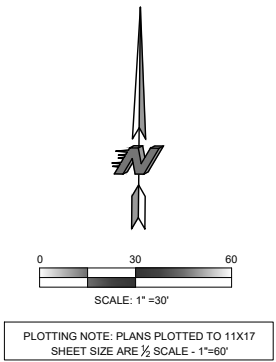
CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES PER TOWN, CITY, COUNTY AND STATE SPECIFICATIONS. ALL MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCING WORK ON SITE. ALL MEASURES SHALL BE MAINTAINED UNTIL SITE SOILS ARE STABILIZED. SEE SHEET SWP1- SWP4 FOR MORE INFORMATION

CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND CONSTRUCTION PRIOR TO COMMENCING ANY WORK ON SITE.

ALL DAMAGED ASPHALT ON BROADWAY DRIVE SHALL BE PATCHED TO THE CENTERLINE OF THE ROAD WITH A MINIMUM 10' WIDTH.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. SEE SHEET SWP 1.0 FOR LOCATIONS OF EROSION CONTROL MEASURES.

- DEMOLITION KEYNOTES**
- 1 EXISTING FOUNDATIONS, CANOPY, BUILDING, FOOTINGS, ASSOCIATED SIDEWALKS, AND PAVEMENT TO BE REMOVED. DISCONNECT EXISTING UTILITY SERVICE LINES PER UTILITY PROVIDERS RECOMMENDATIONS.
 - 2 EXISTING GRAVEL, CONCRETE AND BITUMINOUS TO BE REMOVED.
 - 3 EXISTING SITE AMENITIES TO BE REMOVED: BOLLARDS, LIGHTING AND SIGNS TO BE REMOVED IN THEIR ENTIRETY INCLUDING CONCRETE BASES. ALSO REMOVE FUEL PUMPS, CONCRETE ISLANDS AND FUEL SUPPLY LINES IN THEIR ENTIRETY.
 - 4 EXISTING CURB AND GUTTER TO BE REMOVED
 - 5 EXISTING CHAIN LINK FENCE AND POSTS TO BE REMOVED
 - 6 EXISTING VEGETATION TO INCLUDE TREES AND SHRUBS TO BE REMOVED
 - 7 EXISTING UTILITIES TO BE REMOVED PER THE UTILITY PROVIDER'S RECOMMENDATIONS
 - 8 SAWCUT EXISTING PAVEMENT TO ALLOW NEW DRIVEWAY APPROACH TO BE CONSTRUCTED
 - 9 EXISTING CONCRETE WALL TO BE REMOVED
 - 10 EXISTING ELECTRIC POLE EASEMENT TO BE ABANDONED
 - 11 REMOVE AND DISPOSE OF EXISTING TREES
 - 12 REMOVE EXISTING STORM SEWER LIFT STATION





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TOLL FREE

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REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



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P.O. BOX 2107
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

EXISTING SITE PLAN

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / M. WAHL

SCALE NOTED

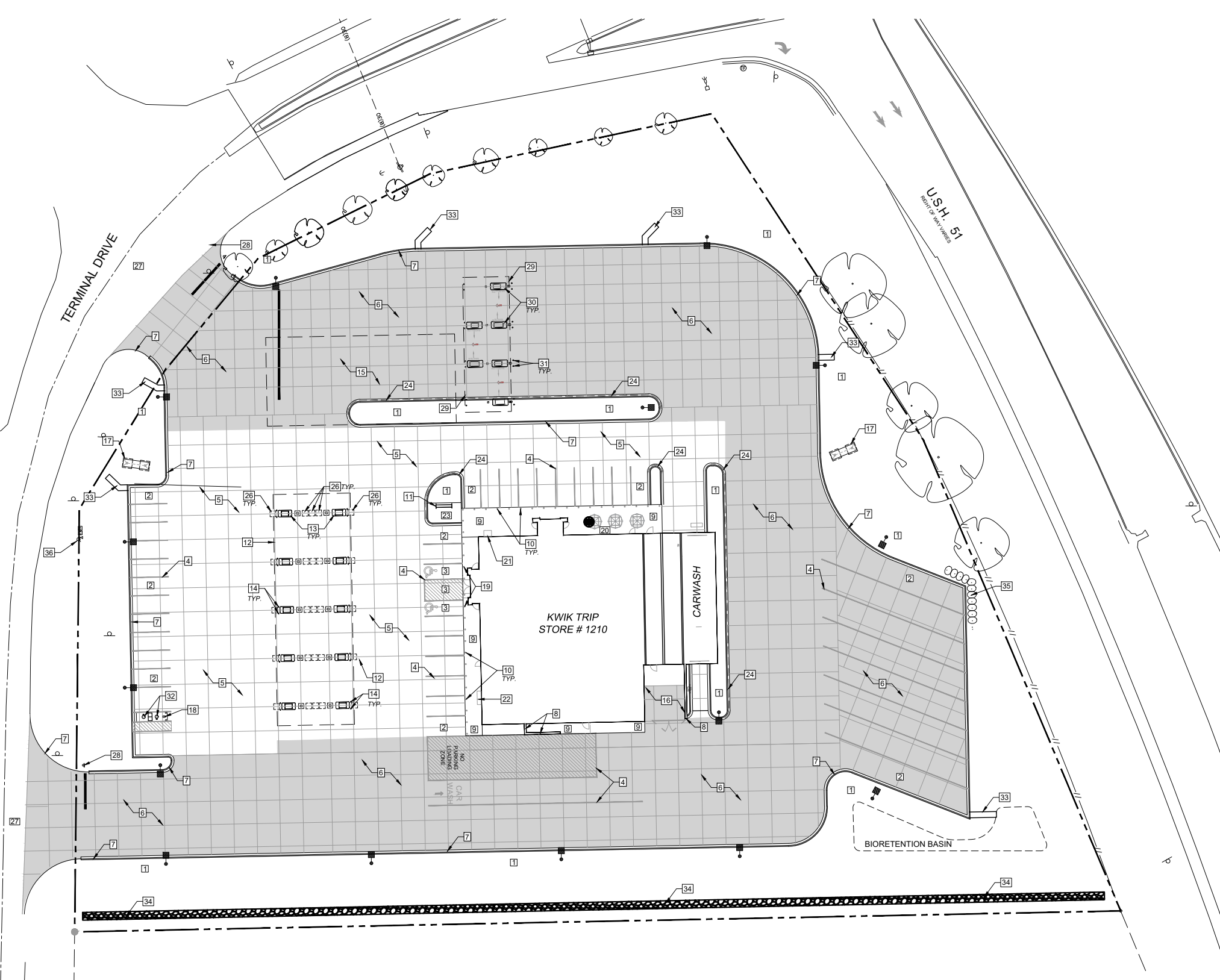
PROJ. NO. 121.0883.30

DATE OCTOBER 4, 2021

SHEET

DM 1.0

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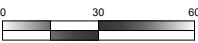
- SITE PLAN KEYNOTES**
- LANDSCAPE AREA. SEE SHEET L1.
ALL GREEN SPACE THAT DOES NOT RECEIVE EROSION MAT SHALL HAVE SOD APPLIED. -33,983 SQ.FT.
 - OFF-STREET PARKING STALLS.
STRIPING - 4" WIDE STALL LINES. USE HIGH VISIBILITY YELLOW PAINT.
SPACES PROVIDED:
(8) 10'-0" X 20'-0" GENERAL PARKING
(21) 9'-6" X 20'-0" GENERAL PARKING
(2) 13'-0" X 20'-0" VACUUM STATION PARKING
(8) 14'-0" X 80'-0" GENERAL TRUCK PARKING
(2) 8'-0" X 20'-0" ACCESSIBLE PARKING WITH
(1) 11'-0" X 20'-0" LOADING ZONE
(1) 23'-0" X 87'-0" LOADING ZONE
 - A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
 - 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT.
COLOR: YELLOW
PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT
 - 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR 3' O.C.
CONCRETE SEALER: TK-26UV -28,015 SQ.FT.
 - 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR 3' O.C.
CONCRETE SEALER: TK-26UV -68,200 SQ.FT.
 - CONCRETE CURB AND GUTTER PER DETAIL ON SHEET SP 5.0.
 - BRICK SCREENING WALLS, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 6" INTEGRAL CONCRETE CURB/WALK. SEE DETAILS.
CONCRETE SEALER: TK-26UV -2,697 SQ.FT.
 - 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SEE DETAIL ON SHEET SP 5.0.
 - 5 STALL BIKE RACK WITH 5' CLEARANCE. BIKE RACKS WILL BE SARIS CITY RACK SKU2409 5-BIKE FREE STANDING MODEL IN COLOR RED.
 - 40'-0" X 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
 - 3'-6" X 7'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
 - 36" HT BOLLARD, SEE DETAIL ON SHEET SP 5.0.
 - UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
 - EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
 - KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION AND STYLE WITH SIGN PERMIT).
 - *FREE AIR* COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
 - HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT, SEE DETAIL ON SHEET SP 5.0.
 - PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
 - 36"x48" ICE OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
 - 26"x84" LP OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
 - 4" CONCRETE BIKE RACK AREA -180 SQ.FT.
 - REJECT CURB & GUTTER, SEE DETAIL 7 ON SHEET SP 5.0.
 - CONCRETE LIGHT POLE BASE, SEE SHEET E1 FOR DETAIL.
 - OUTDOOR MERCHANDISE AREA, TYPICALLY RESERVED FOR BAGS OF SALT.
 - ALL DAMAGED ASPHALT SHALL BE PATCHED TO THE SATISFACTION OF THE VILLAGE OF MCFARLAND.
 - INSTALL STOP SIGNS PER DETAIL ON SHEET SP 5.0.
 - 74'-0" X 170'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
 - 3'-6" X 8'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
 - 48" HT BOLLARD, SEE DETAIL ON SHEET SP 5.0.
 - VACUUM STATION, SEE DETAIL ON SHEET SP 5.1.
 - CONCRETE FLUME, SEE DETAIL ON SHEET SP 5.1.
 - ROCK TRENCH WITH DRAINTILE, SEE DETAIL ON SHEET SP 5.1.
 - BOULDER RETAINING WALL, SEE DETAIL ON SHEET SP 5.0.
 - EXISTING FIRE HYDRANT



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REQUIRES MIN. OF 3 WORK DAYS
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SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2 SCALE - 1"=60'



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PH. (608) 781-8988
FAX (608) 781-8960



SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

SITE PLAN - KEYNOTE

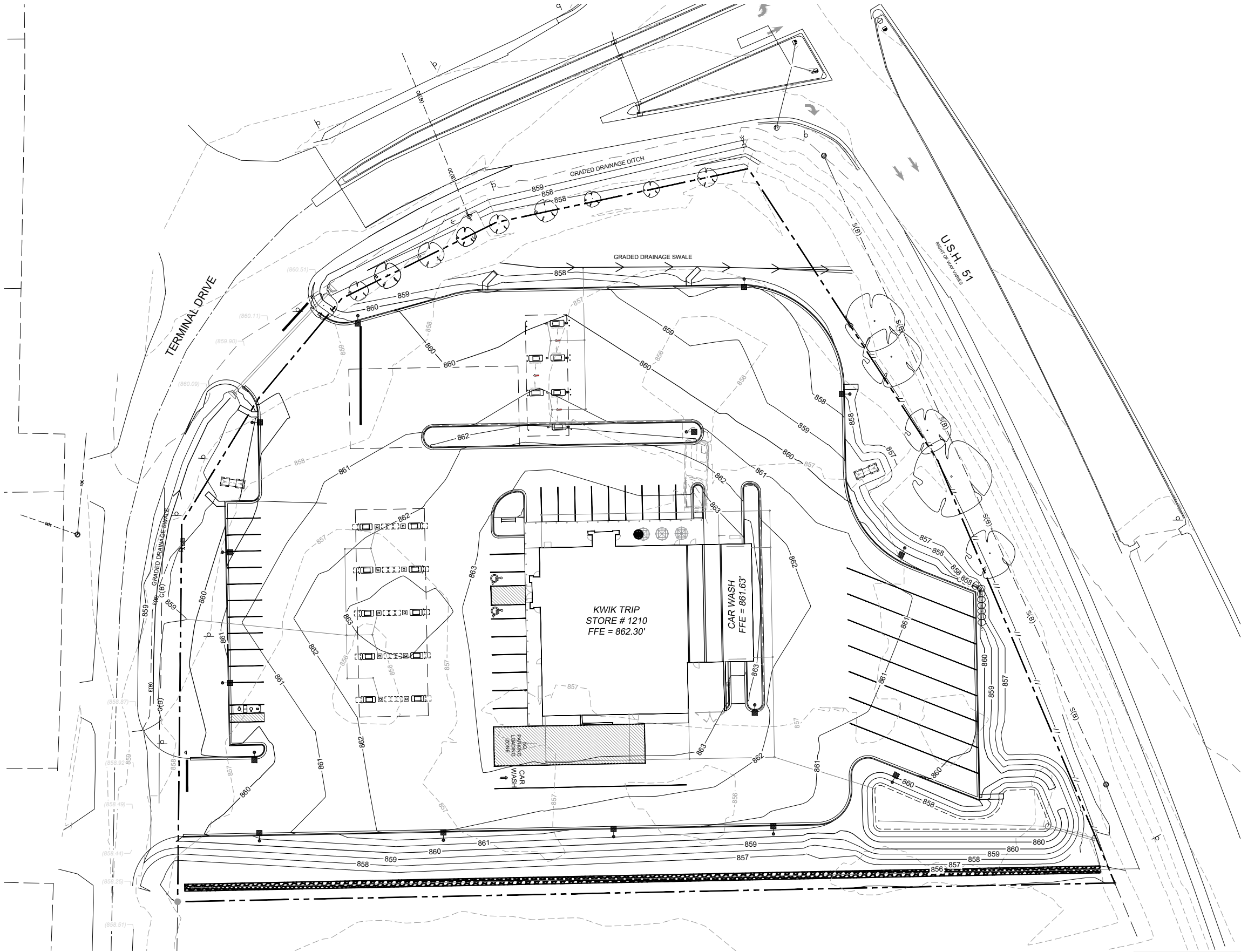
CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
MCFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	SP 1.2

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NOTES:

-ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.

-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDING AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

-REFER TO THE EROSION CONTROL PLAN NOTES AND DETAIL SHEETS FOR MORE INFORMATION.

CONTACT BRAD FRY
KWIK TRIP, INC.
P.O. BOX 2107
LACROSSE, WI 54602
608-793-6414

- CONSTRUCTION SEQUENCE**
- *INSTALL EROSION/SEDIMENT CONTROL MEASURES
 - *INSTALL STORMWATER MANAGEMENT SEDIMENT BASINS
 - *INSTALL STORM SEWER
 - *INSTALL STRUCTURES
 - *INSTALL PAVEMENTS
 - *INSTALL LAWN/ LANDSCAPE
 - *FLUSH STORM SEWER
 - *REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

NOTES:

ENGINEER TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATION AND APPROPRIATE SIGNAGE LOCATION.

PLAN PREPARED FROM ALTA LAND TITLE SURVEY BY:
SNYDER ASSOCIATES
SURVEYOR: ERIC LINAS
PHONE: 608-838-0444
DATED: JULY 10, 2020

CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK NOTIFY THE OWNER OF ANY POTENTIAL CONFLICTS.

CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK, AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

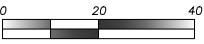
REFER TO OWNERS SPECIFICATIONS FOR CURB, APPROACH, AND CONCRETE PROFILES AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS

NOTE FOR GRADING CONTRACTOR:

ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.


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1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SCALE: 1" = 20'
PLOTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2 SCALE - 1"=40'



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1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



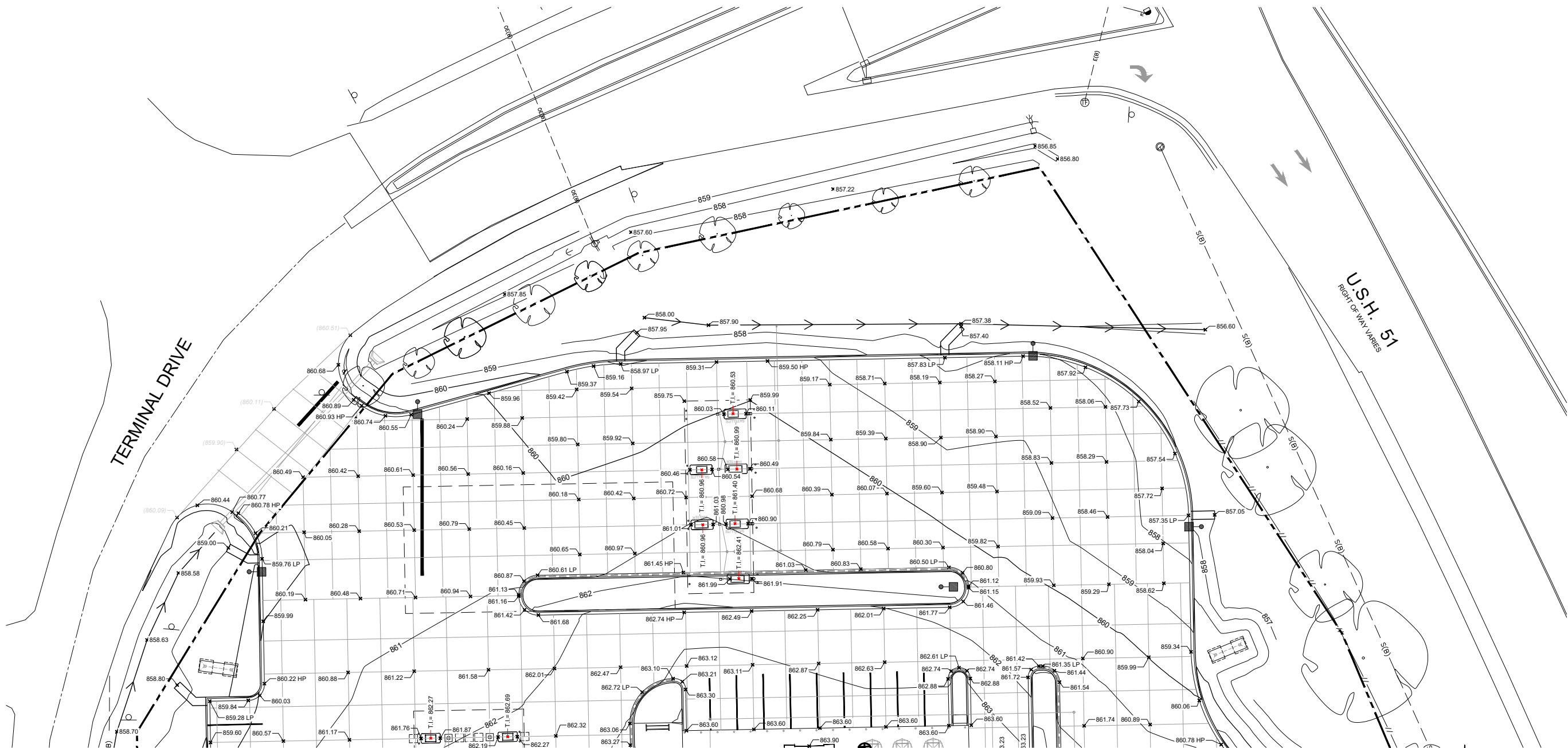
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5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

SITE GRADING
CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL
4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

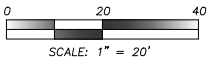
DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	SP 2.0

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NOTES:

HP = HIGH POINT FOR DRAINAGE
LP = LOW POINT FOR DRAINAGE
TI = TOP OF ISLAND ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
BC = BACK OF CURB
ALL SPOT ELEVATIONS ARE AT THE EDGE OF PAVEMENT (FLAG OF CURB)
HATCHED CURB AND GUTTER DEPICTS REJECT CURB LOCATIONS
ALL LANDSCAPE AND SOD AREAS SHALL HAVE POSITIVE DRAINAGE
CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVEWAYS.
CONTROL JOINT MAXIMUM DISTANCE: SIDEWALKS - 8' O.C., ALL OTHERS 10' O.C.
SAW CUT CONTROL JOINTS SHALL BE A MINIMUM OF 1/4 OF THE CONCRETE THICKNESS.
EXPANSION JOINT MINIMUM DISTANCE: SIDEWALKS - 24' O.C., ALL OTHERS 40' O.C.
DOWEL ALL EXPANSION JOINTS - 24" O.C.



PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2 SCALE - 1"=40'



TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

**Kwik
TRIP**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

**S
SNYDER
& ASSOCIATES**
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

GRADING - SPOT ELEVATIONS

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

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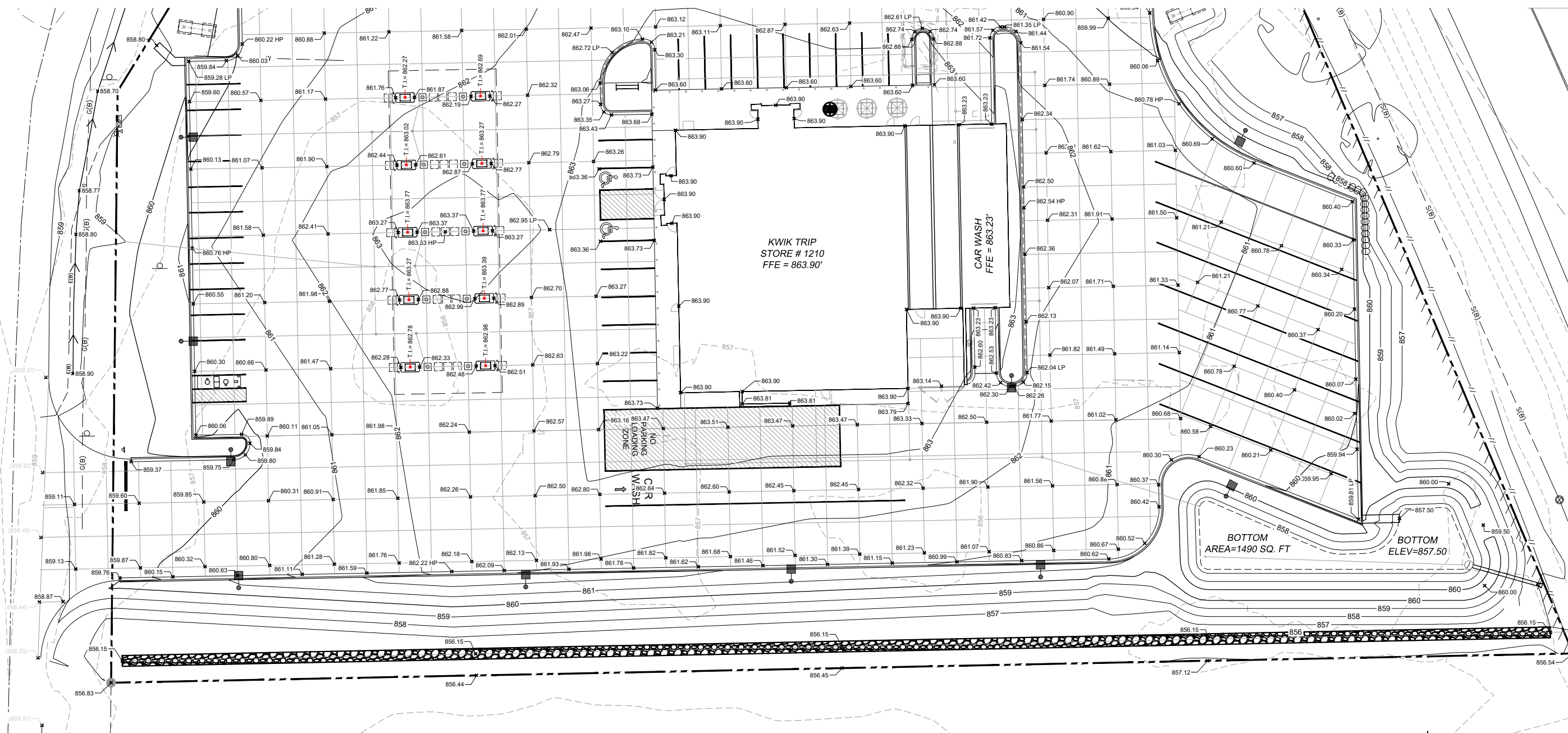
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S
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& ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 537
608-838-0444

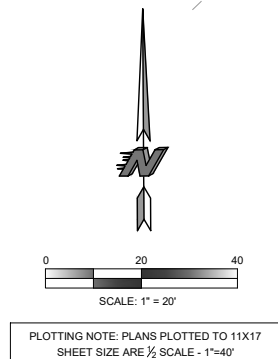
4015 TERMINAL DRIVE
McFARLAND, WI 53558

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SP 2.2
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CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVEWAYS.
CONTROL JOINT MAXIMUM DISTANCE: SIDEWALKS - 8' O.C., ALL OTHERS 10' O.C.
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EXPANSION JOINT MINIMUM DISTANCE: SIDEWALKS - 24' O.C., ALL OTHERS 40' O.C.
DOWEL ALL EXPANSION JOINTS - 24' O.C.

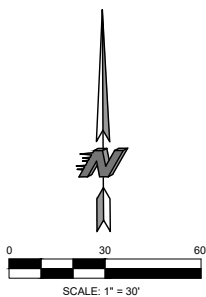




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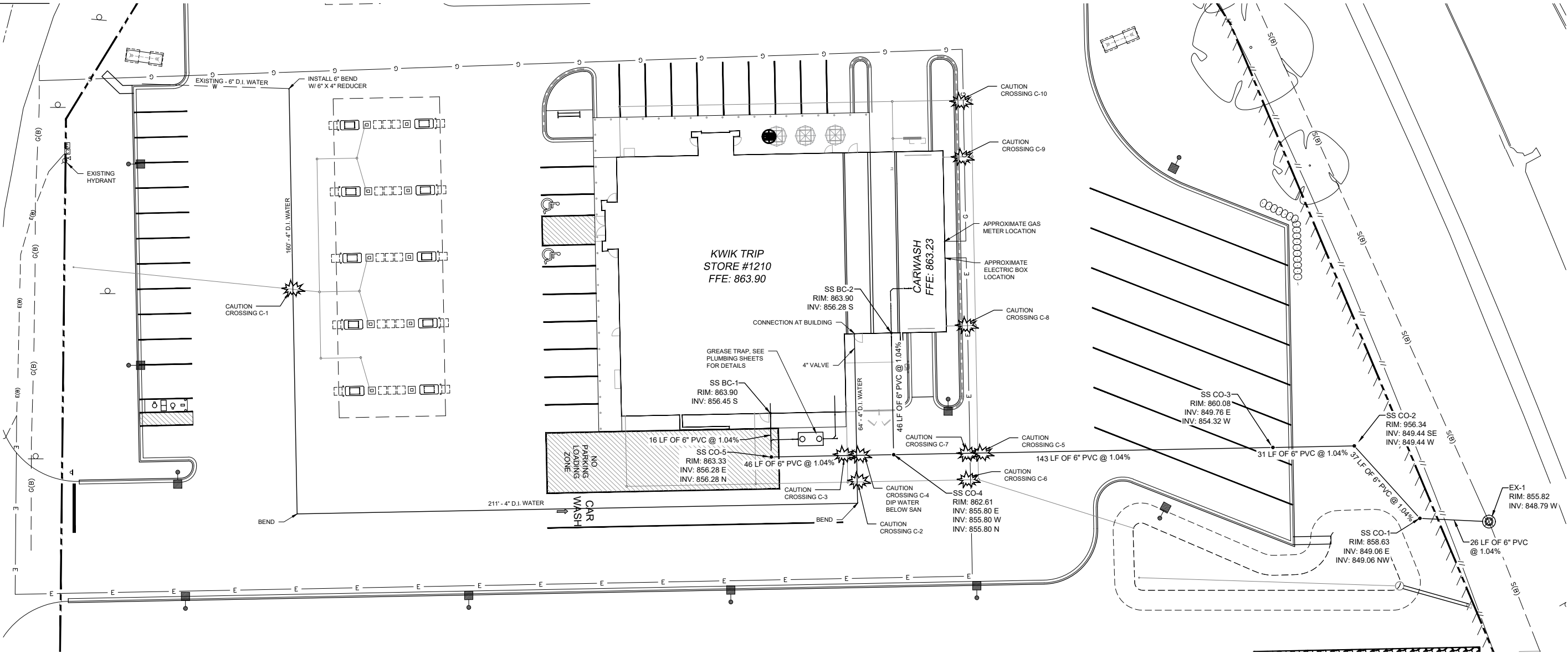
1. UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MANHOLE SECTIONS AND CATCHBASINS CONFORMING TO ASTM C478, FURNISHED WITH WATER STOP RUBBER GASKETS AND PRECAST BASES. JOINTS FOR ALL PRECAST MANHOLE SECTIONS SHALL HAVE CONFINED, RUBBER "O"-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
2. ALL JOINTS AND CONNECTIONS TO CATCHBASINS OR MANHOLES SHALL BE WATERTIGHT. USE RESILIENT RUBBER SEALS. WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.
3. INSTALL CATCHBASIN CASTINGS WITH SPECIFIED TOP ELEVATION AT THE FRONT RIM.
4. USE HOPE SOLID WALL PIPE WHEN CALLED OUT ON THE PLANS.
5. PVC PIPE. USE SOLID-CORE, SDR-35, ASTM D3034 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 4 TO 15-INCHES DIAMETER. USE SOLID-CORE, SDR-35, ASTM F6973 POLYVINYL CHLORIDE (PVC) PIPE FOR DESIGNATED PVC STORM SEWER SERVICES 18 TO 27-INCHES DIAMETER. JOINTS FOR ALL STORM SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST ALSO USE USE OF SOLVENT CEMENT WITH AN APPROPRIATE COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D3231.
6. TESTING. TEST ALL PORTIONS OF STORM SEWER THAT ARE WITHIN 10 FEET OF BUILDINGS, WITHIN 10 FEET OF BURIED WATER LINES, WITHIN 50 FEET OF WATER WELLS, OR THAT PASS THROUGH SOIL OR WATER IDENTIFIED AS BEING CONTAMINATED. TEST ALL FLEXIBLE STORM SEWER LINES FOR DEFLECTION AFTER THE SEWER LINE HAS BEEN INSTALLED AND BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE TEST FAILS, MAKE NECESSARY REPAIRS AND RETEST.
7. INSTALL DETECTABLE UNDERGROUND MARKING TAP DIRECTLY ABOVE ALL PVC, POLYETHYLENE, AND OTHER NONCONDUCTIVE UNDERGROUND UTILITIES AT A DEPTH OF 457 MM (18 INCHES) BELOW FINISHED GRADE. UNLESS OTHERWISE INDICATED. BRING THE TAP TO THE SURFACE AT VARIOUS LOCATIONS IN ORDER TO PROVIDE CONNECTION POINTS FOR LOCATING UNDERGROUND UTILITIES. INSTALL BLUE RHINO TRIVEX TEST STATIONS, OR APPROVED EQUAL, WITH BLACK CAPS AT EACH SURFACE LOCATION.
8. TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2)(R) OF THE STATUTES.
9. THE MINIMUM DEPTH OF COVER FOR BUILDING AND CANOPY ROOF DRAIN LEADERS WITHOUT INSULATION IS 5 FEET. INSULATE ROOF DRAIN LEADERS AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET LONG AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 8 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELLED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.
10. CLEANOUTS: INSTALL CLEANOUTS ON ALL ROOF DRAINS IN ACCORDANCE WITH S P S 382.35 (3)(c)(1). THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 6-INCHES AND UNDER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE. INSTALL A METEOR BOX FRAME AND SOLID LID (NENEAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.
11. INSTALL ALL PIPE WITH THE ASTM IDENTIFICATION NUMBERS ON THE TOP FOR INSPECTION. COMMENCE PIPE LAYING AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. LAY THE PIPE WITH THE BELL END OR RECEIVING GROOVE END OF THE PIPE POINTING UPGRADE. WHEN CONNECTING TO AN EXISTING PIPE, DISCOVER THE EXISTING PIPE IN ORDER TO ALLOW ANY ADJUSTMENTS IN THE PROPOSED LINE AND GRADE TO MATCHING ANY EXISTING PIPE. DO NOT LAY PIPES IN WATER OR WHEN THE TRENCH CONDITIONS ARE UNSUITABLE FOR SUCH WORK.



PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2" SCALE - 1"=60'



WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



WATER DISTRIBUTION SYSTEM:

- BRING ALL SITE UTILITIES TO 5' OUTSIDE OF THE BUILDING LINE WITH THE EXCEPTION OF THE WATER SERVICE. EXTEND WATER SERVICE INTO THE BUILDING AND UP TO THE FLANGE FOR THE WATER METER.
- SEPARATION OF WATER AND SEWER: PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN ALL WATER AND SEWER LINES. PROVIDE A MINIMUM SEPARATION OF 18 INCHES AT ALL WATER LINE AND SEWER LINE CROSSINGS.
- WATERMAIN DEPTH: MAINTAIN 7.0 FEET OF COVER OVER THE TOP OF THE WATER LINES TO THE FINISHED GRADE. VERIFY ELEVATION OF PROPOSED AND EXISTING WATER LINES AT ALL UTILITY CROSSINGS. INSTALL THE WATER LINES AT GREATER DEPTHS IN ORDER TO CLEAR STORM SEWERS, SANITARY SEWERS, OR OTHER UTILITIES AS REQUIRED. INCLUDE COSTS TO LOWER WATER LINES IN THE BASE BID.
- TESTING: PRESSURE TEST AND PERFORM BACTERIOLOGICAL TESTS ON ALL WATER LINES UNDER THE SUPERVISION OF THE CITY OF SUN PRAIRIE. NOTIFY THE CITY AT LEAST 24 WORKING HOURS PRIOR TO ANY TESTING. PRESSURIZE THE WATERLINE TO 1034-KPA (150-PSI) GAUGE PRESSURE (MEASURED AT THE POINT OF LOWEST ELEVATION) BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A SATISFACTORY MANNER. MAINTAIN THE TEST PRESSURE FOR A MINIMUM OF 2 HOURS. DO NOT ADD WATER TO THE WATERMAIN IN ORDER TO MAINTAIN THE REQUIRED PRESSURE DURING THE WATER MAIN PRESSURE TESTING. THE TEST SECTION OF PIPE IS ACCEPTABLE WITH A PRESSURE DROP OF 14 KPA (2 PSI) OR LESS.
- USE MECHANICAL JOINT RESTRAINT DEVICES FOR JOINT RESTRAINT ON ALL WATERMAIN BENDS HAVING A VERTICAL OR HORIZONTAL DEFLECTION OF 22-1/2 DEGREES OR GREATER, ALL VALVES, STUBS, EXTENSIONS, TEES, CROSSES, PLUGS, ALL HYDRANT VALVES, AND ALL HYDRANTS IN ACCORDANCE WITH CITY REQUIREMENTS. USE "SERIES 1100 MEGALUG" MANUFACTURED BY EBAA IRON INC., EASTLAND, TEXAS, OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR RESTRAINT ON DUCTILE IRON PIPE.
- AT ALL VALVE LOCATIONS WHICH REQUIRE A 12" OR SMALLER VALVE, INSTALL GATE VALVES WHICH ARE OF THE COMPRESSION RESILIENT SEATED (CRS) TYPE. USE AMERICAN FLOW CONTROL'S SERIES 2500 DUCTILE IRON RESILIENT WEDGE GATE VALVE, OR APPROVED EQUAL. GATE VALVES SHALL CONFORM TO AWWA C509. INSTALL CAST IRON VALVE BOXES CONFORMING TO ASTM A88 AT EACH VALVE LOCATION. VALVE BOXES SHALL BE THE THREE-PIECE TYPE WITH 5-1/4" SHAFTS. USE TYLER 6860-G WITH NO. 6 BASE, OR EQUIVALENT. VALVE BOXES SHALL HAVE AT LEAST 6" OF ADJUSTMENT ABOVE AND BELOW FINISHED GRADE. DROP COVERS ON VALVE BOXES SHALL BE ROUND AND BEAR THE WORD "WATER" CAST ON THE TOP. USE TYLER 6860-G "STAYPUT" COVERS WITH EXTENDED SKIRT, OR EQUIVALENT.
- USE MUELLER H 10300 OR FORD EM 2 7057, OR APPROVED EQUAL, AT ALL CURB STOP LOCATIONS. STATIONARY ROD IS REQUIRED ON ALL CURB STOPS.
- WATERMAIN AND LATERALS 4" OR LARGER FOR THE SITE SHALL BE CLASS 52 DUCTILE IRON THAT CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, FOR WATER (ANSI/AWWA C151/A21.51 - LATEST REVISION). PIPE SHALL BE CEMENT LINED, PUSH-ON JOINT, AND BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD WELDING. ALL COMPONENTS SHALL CONFORM WITH CITY OF SUN PRAIRE STANDARD SPECIFICATIONS.
- TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THE WISCONSIN STATUTES 182.0175(2R) AND THE WISCONSIN DEPARTMENT OF COMMERCE COMM 82.30(11)(H).
- WHERE EXISTING GAS, ELECTRIC, CABLE, OR TELEPHONE UTILITIES CONFLICT WITH THE WORK, COORDINATE THE ABANDONMENT, RELOCATION, OFFSET, OR SUPPORT OF THE EXISTING UTILITIES WITH THE APPROPRIATE LOCAL UTILITY COMPANIES. COORDINATE NEW GAS METER AND GAS LINE INSTALLATION, ELECTRIC METER AND ELECTRIC SERVICE INSTALLATION, CABLE SERVICE, AND TELEPHONE SERVICE INSTALLATION WITH THE LOCAL UTILITY COMPANIES.
- COORDINATE BUILDING UTILITY CONNECTION LOCATIONS AT 5 FT. OUT FROM THE PROPOSED BUILDING WITH THE WITH THE INTERIOR PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION. VERIFY WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS WITH THE MECHANICAL ENGINEER PRIOR TO CONSTRUCTION.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING UTILITIES ARE SHOWN OR, IF SHOWN, EXIST IN THE LOCATIONS INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE FINAL VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES (INCLUDING WATER AND SEWER LINES AND APPURTENANCES). NOTIFY THE ENGINEER OF ANY DISCREPANCIES

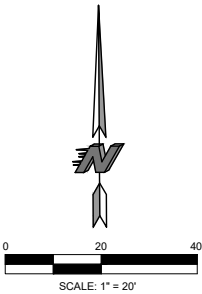
SANITARY SEWER:

- PIPE: USE SOLID-CORE, SDR-35, ASTM D3034 (OR APPROVED EQUAL) POLYVINYL CHLORIDE (PVC) PLASTIC PIPE FOR ALL DESIGNATED PVC SANITARY SEWER SERVICES. JOINTS FOR ALL SANITARY SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321.
- CLEANOUTS: INSTALL CLEANOUTS ON ALL SANITARY SEWER SERVICES. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 4-INCH AND OVER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE. INCLUDE FROST SLEEVES AND CONCRETE FRAME AND PIPE SUPPORT. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.
- TESTING: PRESSURE TEST ALL SANITARY SEWER LINES. TEST ALL FLEXIBLE SANITARY SEWER LINES FOR DEFLECTION AFTER THE SEWER LINE HAS BEEN INSTALLED AND BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE TEST FAILS, MAKE NECESSARY REPAIRS AND RETEST.
- UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES CONFORMING TO ASTM C478, FURNISHED WITH PRECAST BASES. SANITARY SEWER MAINTENANCE HOLES SHALL BE SUPPLIED WITH PRE-FORMED INVERTS AND FLEXIBLE NEOPRENE SLEEVE CONNECTIONS FOR ALL LATERAL LINES 375 MM (15 INCHES) IN DIAMETER OR LESS, UNLESS OTHERWISE INDICATED. JOINTS FOR ALL PRECAST MAINTENANCE HOLE SECTIONS SHALL HAVE CONFINED, RUBBER "O"-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
- INSTALL FLEXIBLE WATERTIGHT FRAME/CHIMNEY SEALS ON ALL SANITARY SEWER MAINTENANCE HOLES. USE EITHER MANUFACTURED MAINTENANCE HOLE FRAME/CHIMNEY SEALS OR ELASTOMERIC WATERPROOFING FRAME/CHIMNEY SEALS.
- USE NEENAH FOUNDRY CO. R-1642 CASTING WITH SELF-SEALING, SOLID, TYPE B LID, OR APPROVED EQUAL, ON ALL SANITARY SEWER MAINTENANCE HOLES. COVERS SHALL BEAR THE "SANITARY SEWER" LABEL.
- THE MINIMUM DEPTH OF COVER FOR SANITARY SEWER WITHOUT INSULATION IS 5 FEET. INSULATE SANITARY SEWER SERVICES AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.
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CRITICAL UTILITY CROSSING TABLE			
CROSSING NUMBER	INVERT OF TOP PIPE	TOP OF BOTTOM PIPE	CLEARANCE
C - 1	ST = 859.41 ±	W = 855.47 ±	3.94'
C - 2	ST = 858.06 ±	W = 856.27 ±	1.79'
C - 3	ST = 858.13 ±	SS = 856.48 ±	1.65'
C - 4	SS = 855.94 ±	W = 854.44 ±	1.50'
C - 5	ST = 857.87 ±	SS = 855.97 ±	1.90'
C - 6	ST = 857.84 ±	E = 856.34 ±	1.50'
C - 7	E = 856.00 ±	SS = 855.00 ±	1.00'
C - 8	ST = 858.13 ±	E = 851.13 ±	1.00'
C - 9	ST = 858.46 ±	G = 857.46 ±	1.00'
C - 10	ST = 858.57 ±	G = 857.57 ±	1.00'

NOTE:
CONTRACTOR SHALL MAINTAIN APPROPRIATE SEPARATION PER WISCONSIN STANDARDS BETWEEN UTILITIES.

SS = SANITARY SEWER
ST = STORM SEWER
W = WATER LINE
G = NATURAL GAS
E = BURIED ELECTRIC



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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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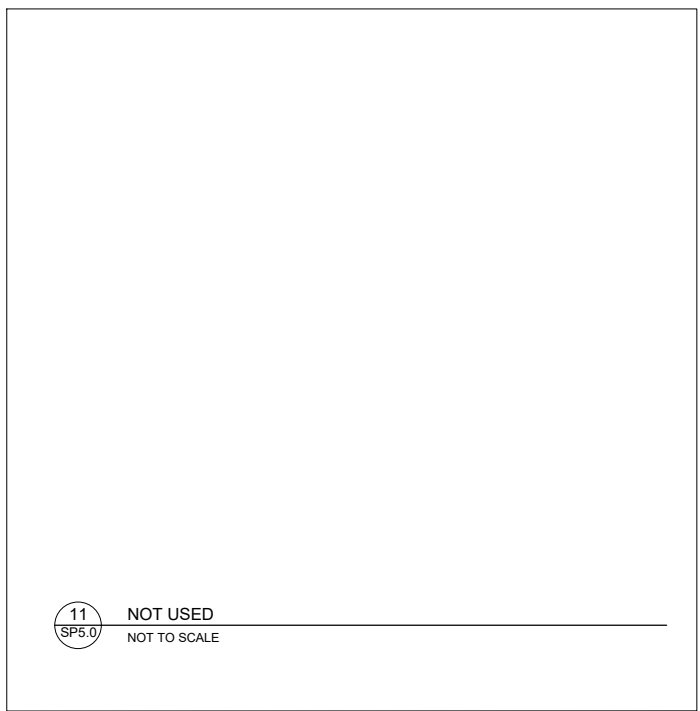
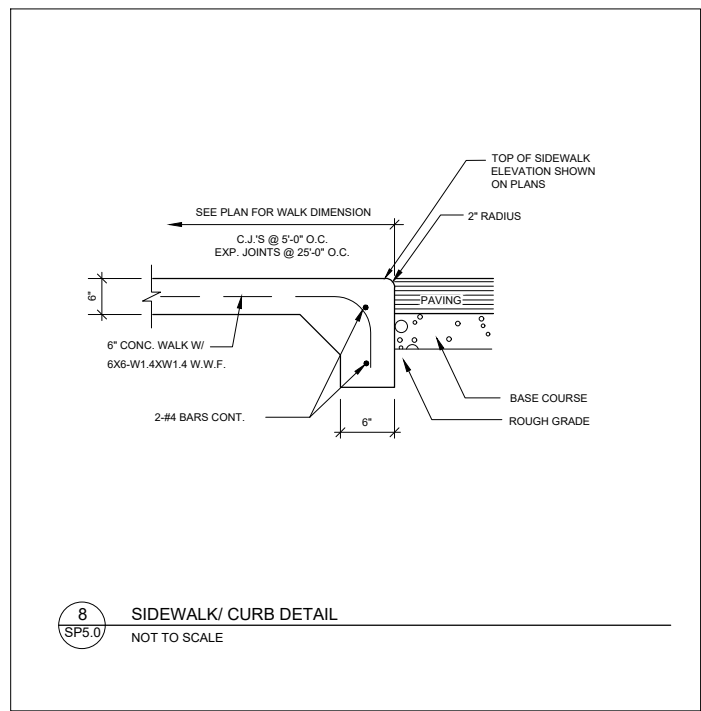
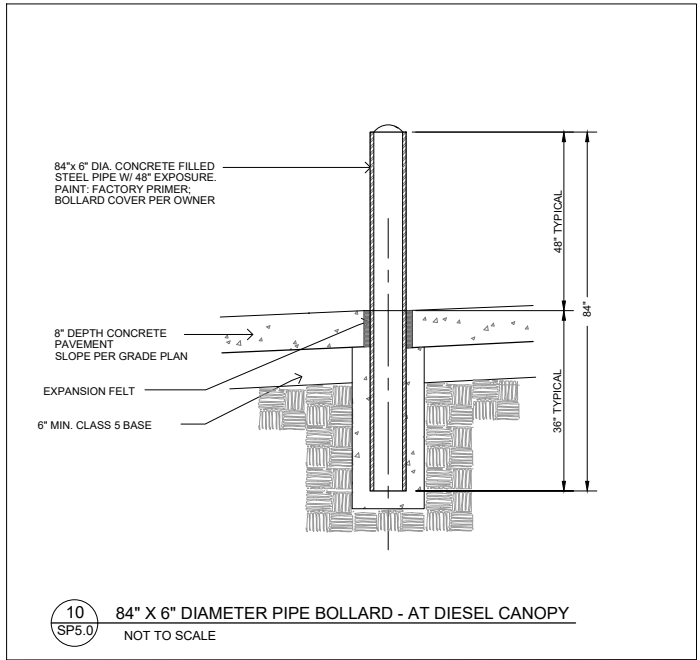
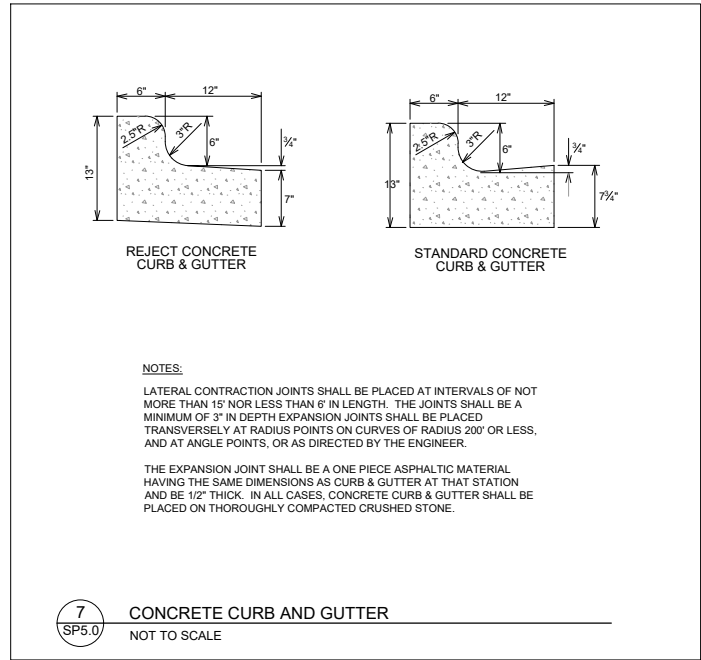
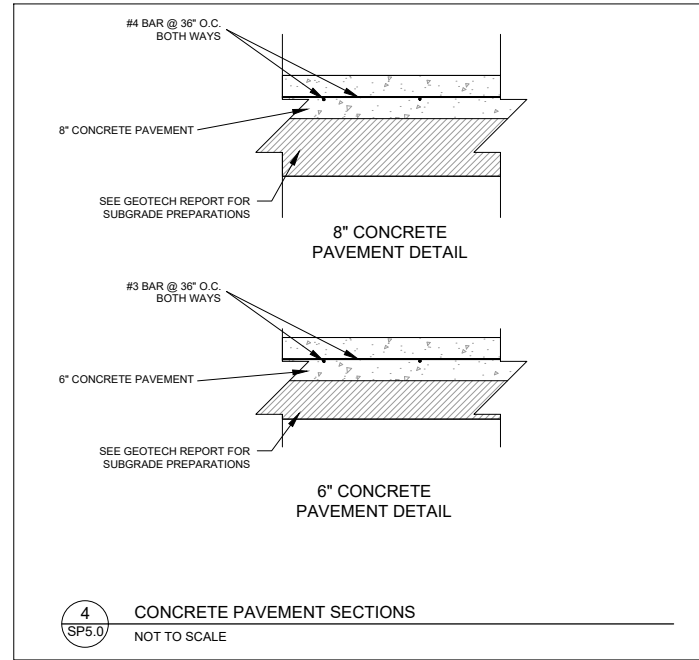
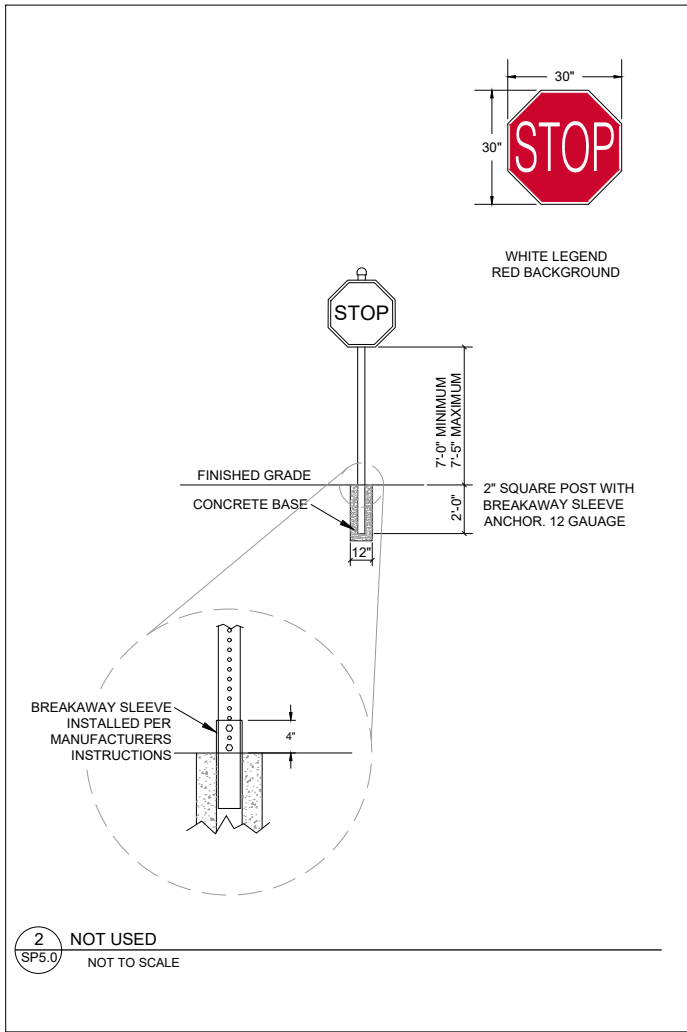
UTILITY PLAN

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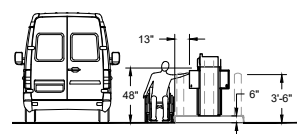
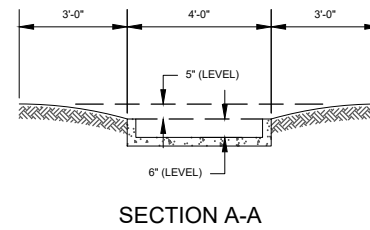
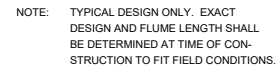
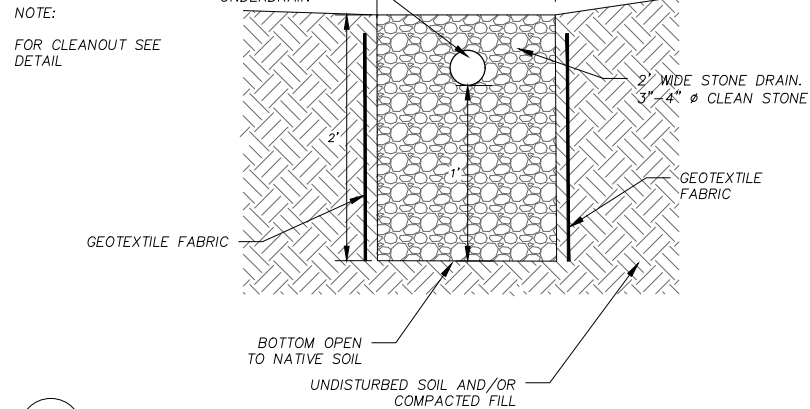
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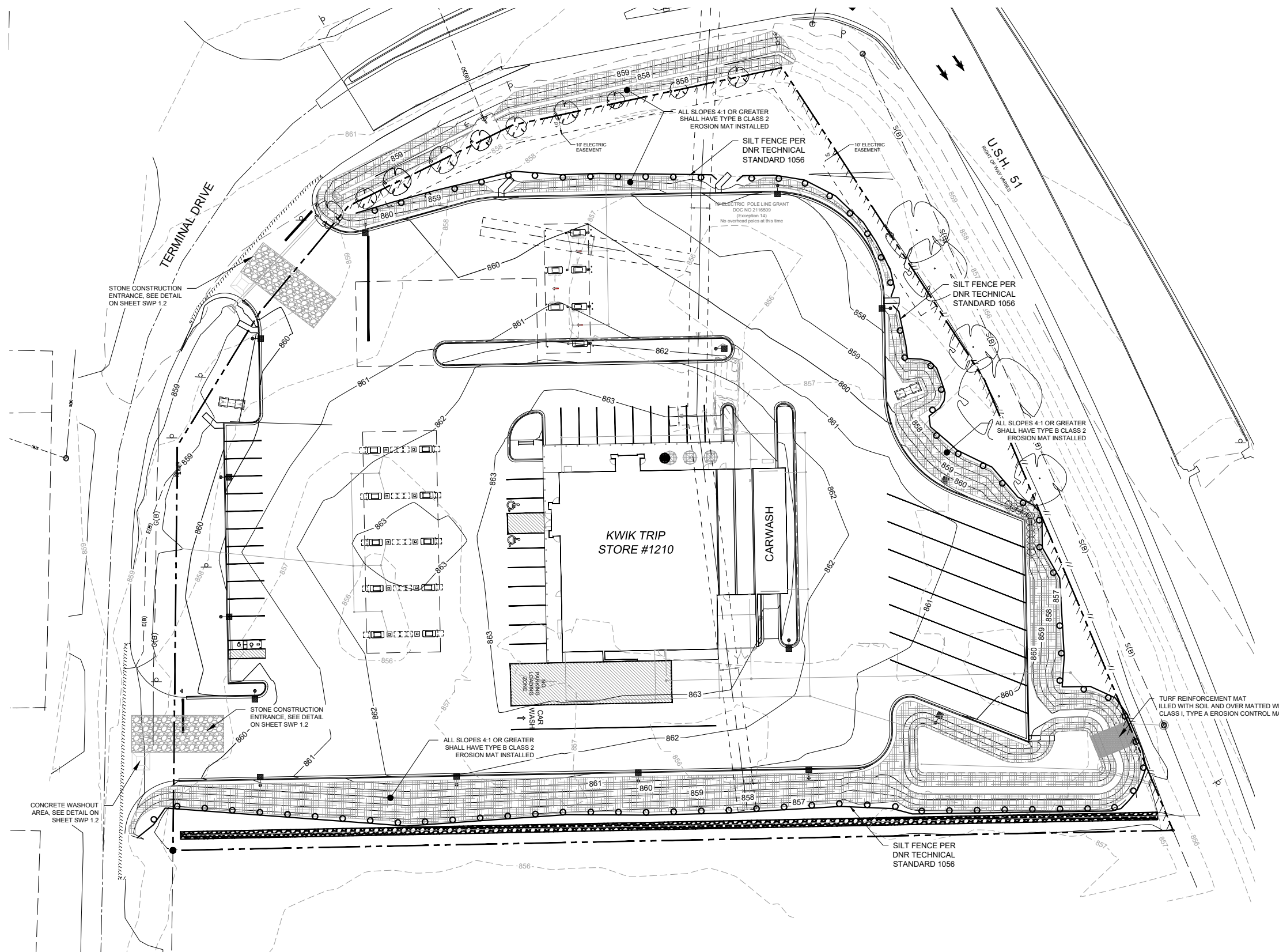


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5010 VOGES ROAD
MADISON, WISCONSIN 53711
608-838-0444

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

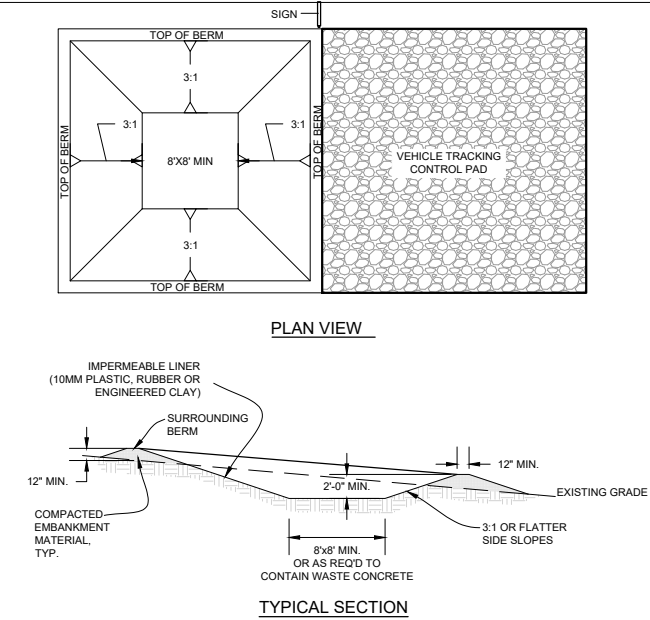
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SWP 1.0
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PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2" SCALE - 1"=60'

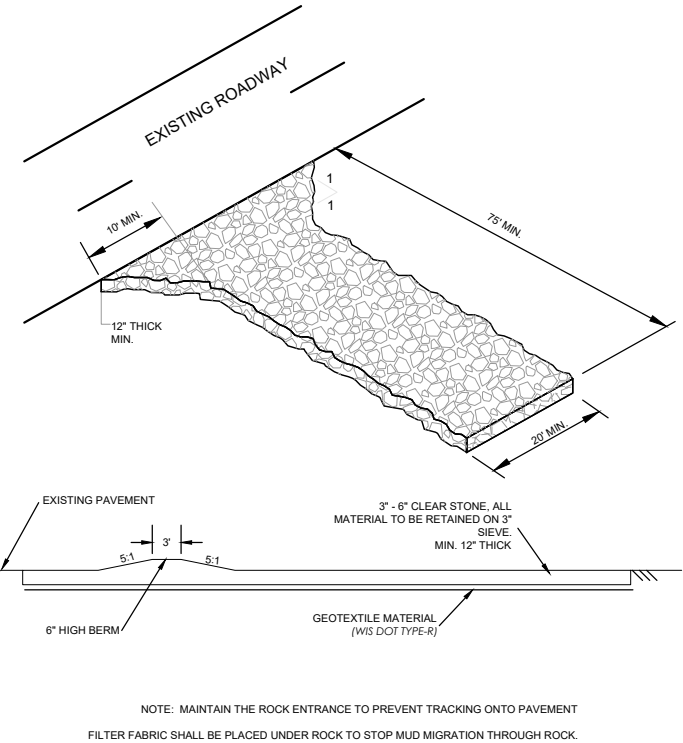
ALL EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED PER WDNR STANDARDS



- CONCRETE WASHOUT AREA INSTALLATION NOTES
- SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
 - THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 - VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 - EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

- CONCRETE WASHOUT AREA MAINTENANCE NOTES
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE
 - AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
 - WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
 - INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN-OUT OR COVER WASHOUT AREA PRIOR TO PREDICTED STORM EVENTS TO PREVENT OVER-FLOW.

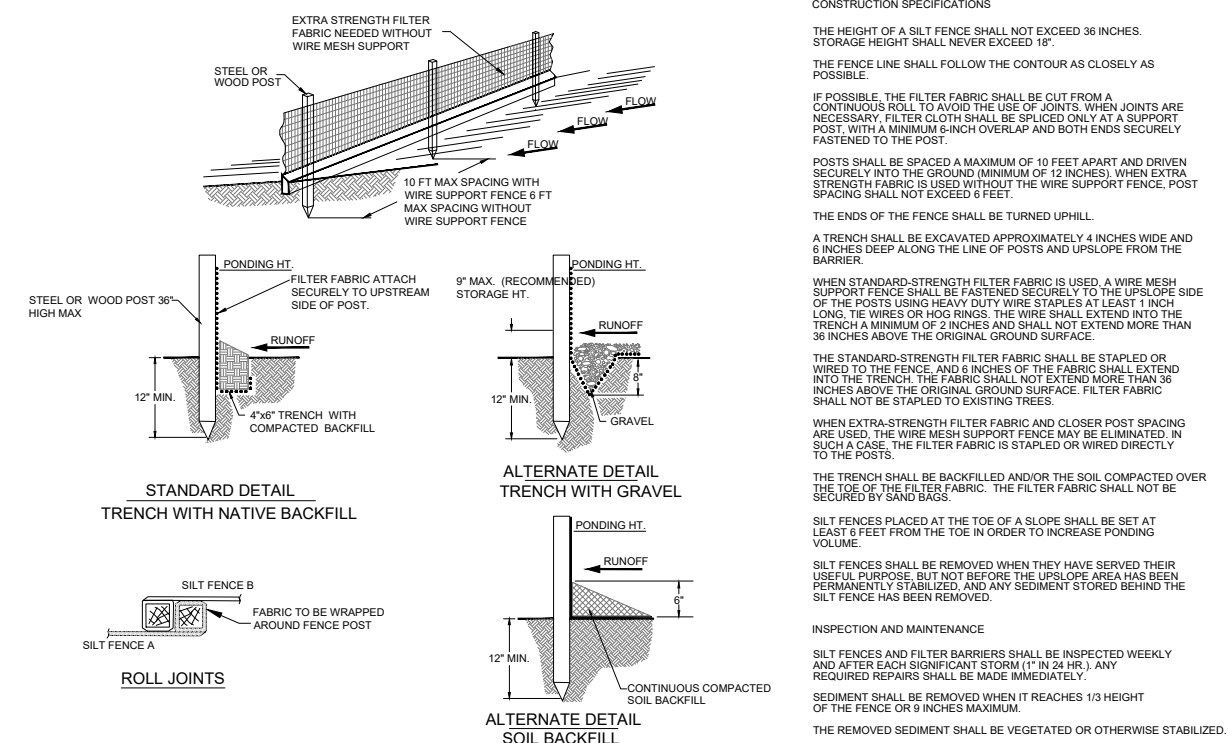
4 CONCRETE WASHOUT AREA
SWP1.2 NOT TO SCALE



NOTE: MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT
FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.

5 CONSTRUCTION ENTRANCE DETAIL
SWP1.2 NOT TO SCALE

1 NOT USED
SWP1.2 NOT TO SCALE



2 SILT FENCE INSTALLATION DETAILS
SWP1.2 NOT TO SCALE

3 NOT USED
SWP1.2 NOT TO SCALE

**Kwik
Trip**

**Kwik
Star**

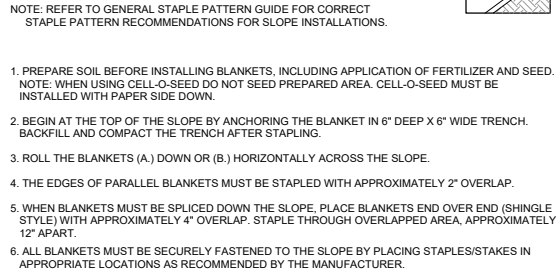
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
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**S
SNYDER
& ASSOCIATES**
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

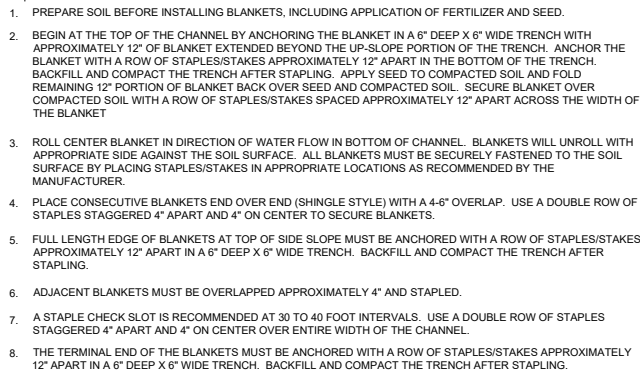
EROSION CONTROL DETAILS
CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL
4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / M. WAHL
SCALE NOTED
PROJ. NO. 121.0883.30
DATE OCTOBER 4, 2021
SHEET



3 EROSION CONTROL MAT - CHANNEL INSTALLATION
SWP1.3 NOT TO SCALE



NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

- BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
- ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
- BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, THREE INCHES OF HARDWOOD MULCH SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.
- FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL, AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER.
- SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTIONS. WITH CONSULTANT OR PROJECT ENGINEERS APPROVAL, SUBSTITUTIONS MAY BE MADE.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANT SPECIES SHALL BE SELECTED FROM THE FOLLOWING LIST:
FROBS: MARSH MILKWEED, HEATH ASTER, NEW ENGLAND ASTER, WILD WHITE INDIGO, SPOTTED JOE PYE WED, BONESET PRairie BLAZING STAR, MARSH BLAZING STAR, CARDINAL FLOWER, GREAT BLUE LOBELIA, WILD BERGAMOT, OBEDIENT PLANT, MOUNTAIN MINT, YELLOW CONEFLOWER, BLACK-EYED SUSAN, SWEET BLACK-EYED SUSAN, OHIO GOLDENROD, SPIDERWORT, BLUE VERVAIN AND IRONWEED.
GRASSES, SEDGES & RUSHES: FRINGED BROME, BLUE JOINT GRASS, BEBB'S SEDGE CRAWFORD'S SEDGE FRINGED SEDGE, COMMON FOX SEDGE, CANADA WILD RYE, VIRGINIA WILD RYE, REED MANNA GRASS, SWITCH GRASS, DARK-GREEN BULLRUSH, WOOD GRASS, INDIAN GRASS, PRAIRIE CORN GRASS.
- ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
- NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL CAPPING. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
- UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
- CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-4 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.
- UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
- FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.



NOTES:

1. THE BIORETENTION AREA SHALL BE OVER EXCAVATED UNTIL SOILS ARE ENCOUNTERED THAT HAVE A MINIMUM INFILTRATION RATE OF 0.5 INCHES PER HOUR. THE OVER EXCAVATION SHALL BE FILLED WITH SAND THAT MEETS WISDNR TECHNICAL STANDARD 1004.

BIORETENTION AREA
CROSS SECTION DETAIL

SWP 1.3
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GENERAL NOTES

1.

DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2.

VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4.

GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5.

CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6.

THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9.

UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
10.

ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
11.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
13.

SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
14.

NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
15.

COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, AND MANUFACTURER'S RECOMMENDATIONS.
17.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
18.

THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
19.

MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
20.

THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
21.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.

GENERAL NOTES CONTINUED

22.

THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
23.

THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
24.

THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
25.

LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

GENERAL LANDSCAPE NOTES

1.

UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2.

NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3.

THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
4.

ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5.

MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
6.

ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
7.

TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
8.

LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9.

PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
10.

ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
11.

ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
12.

CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
13.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
14.

THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
15.

THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
16.

THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
17.

LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

GENERAL LANDSCAPE NOTES

18.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
19.

PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12".
20.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.
21.

TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
22.

THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23.

ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24.

ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
25.

ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26.

ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27.

EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
28.

WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29.

PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
30.

THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
31.

ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

BIORETENTION PLANTING NOTES

1.

BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
2.

ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
3.

BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE. ONCE THE ENGINEERED SOIL IS PLACED, A COCONUT FIBER MAT SHALL BE ADDED ON TOP OF THE ENGINEERED SOIL.
4.

FIELD INFILTRATION TESTING: IMMEDIATELY AFTER ROUGH GRADING OF STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES, PROVIDE FIELD INFILTRATION TESTING CONDUCTED BY A THIRD-PARTY TESTING AGENCY TO VERIFY INFILTRATION RATES FOR ALL STORMWATER BIOINFILTRATION AND INFILTRATION DEVICES. DETERMINE INFILTRATION RATES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) SITE EVALUATION FOR STORMWATER INFILTRATION, STANDARD 1002. FREQUENCY OF TESTING SHALL BE 1 TEST PER 5000 SQUARE FEET OF SURFACE AREA OF THE STORMWATER INFILTRATION DEVICE MEASURED AT THE DESIGN HIGH WATER LEVEL AND AT LEAST ONE TEST PER DEVICE. FURNISH A REPORT OF THE TEST RESULTS TO ARCHITECT/ENGINEER. TESTING SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
5.

SPECIFIC SPECIES OR CONTAINER SIZE SUGGESTED SUBSTITUTIONS SHALL BE PRESENTED TO CONSULTANT ALONG WITH THE REASONS FOR THE SUGGESTIONS. WITH CONSULTANT OR PROJECT ENGINEER'S APPROVAL, SUBSTITUTIONS MAY BE MADE.
6.

LIVE PLANTS CAN BE PLANTED IN THE FIELD DURINGTHE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
7.

ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
8.

NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
9.

PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
10.

UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
11.

CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL. PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE PLANTED.
12.

UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
13.

FINAL PLANTING AREA SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED SHALL CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.

Kwik Trip

Kwik Star

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SNYDER

& ASSOCIATES

6010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

LANDSCAPE NOTES

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFarland, WI 53558

#	DATE	DESCRIPTION
—	—	—
—	—	—
—	—	—
—	—	—
—	—	—

DRAWN BY

A. MEESSMANN / B. KOWALSKI

SCALE

NOTED

PROJ. NO.

121.0883.30

DATE

October 04, 2021

SHEET

L1.0

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

Page 101 of 190

PLANT SCHEDULE								
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS	POINTS PER PLANT	TOTAL POINTS
CANOPY TREES								
3	SO	Quercus bicolor	SWAMP WHITE OAK	2" Cal. & 6' Tall	60'hx45'w	B&B	40	120
2	HB	Celtis occidentalis	COMMON HACKBERRY	2" Cal. & 6' Tall	50'hx50'w	B&B	40	80
4	TE	Ulmus "Morton Glossy"	TRIUMPH ELM	2" Cal. & 6' Tall	55'h x 45'w	B&B	40	160
LOW DECIDUOUS TREES								
5	PV	Prunus virginiana	CHOKECHERRY	4' Tall	30'h x 20'w	B&B	15	75
MEDIUM DECIDUOUS SHRUBS								
16	AM	Aronia melanocarpa 'Iroquois Beauty'	IROQUOIS BEAUTY ARONIA	24" Ht.	3'h x 5'w	#5 CONT. (6' O.C.)	3	48
24	GP	Dasiphora fruticosa 'Goldfinger'	CINQUEFOIL	24" Ht.	4'h x 5'w	#5 CONT. (4' O.C.)	3	72
24	RC	Cotoneaster horizontalis	ROCK COTONEASTER	24" Ht.	3'h x 5'w	#5 CONT. (6' O.C.)	3	72
20	NB	Physocarpus opulifolius 'Jefam'	AMBER JUBILEE NINEBARK	24" Ht.	4'hx5'w	#5 CONT. (5' O.C.)	3	60
MEDIUM EVERGREEN SHRUBS								
14	MP	Pinus mugo var. pumilio	DWARF MUGO PINE	18" Tall/Wide	4'h x 10w	#5 CONT. (6' O.C.)	5	70
LOW EVERGREEN SHRUBS								
34	JK	Juniperus chinensis 'Kallays Compact'	KALLAY'S COMPACT JUNIPER	12" Ht.	2'h x 6'w	#5 CONT. (6' O.C.)	3	102
ORNAMENTAL GRASSES								
71	SS	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	18" Ht.	48" Ht.	#1 CONT. (6' O.C.)		
61	LB	Schizachyrium scoparium	LITTLE BLUESTEM	18" Ht.	36" Ht.	#1 CONT. (3' O.C.)		

Group A		
Common Name	Botanical Name	Percentage
Joe Pye Weed*	Eupatorium maculatum	16
Symphytrichum novae-angliae*	New England Aster	12
Culver's Root*	Veronicastrum virginicum	10
Cardinal Flower	Lobelia cardinalis	16
Big bluestem	Andropogon gerardii	16
Indian Grass	Sorghastrum nutans	16
Weal Grass	Scirpus cyperinus	14
		100

Group B		
Common Name	Botanical Name	Percentage
Prarie Blazingstar*	Liatris pycnostachya	14
Ohio Goldenrod*	Solidago ohioensis	12
Marsh Milkweed*	Aschepias incarnata	18
Boneset	Eupatorium perfoliatum	12
Switchgrass	Panicum virgatum	16
Canada Wild Rye Grass	Elymus canadensis	14
Fringed Brome Grass	Bromus ciliatus	14
		100

Group C		
Common Name	Botanical Name	Percentage
Mountain Mint*	Pycnanthemum virginianum	15
Echinacea purpurea*	Broad-Leaved Purple Coneflower	15
Butterfly Weed*	Aschepias tuberosa	20
Fox Sedge	Carex vulpinoidea	16
Little Bluestem	Schizachyrium scoparium	20
Dark Green Bulrush	Scirpus atrovirens	14
		100

*Plants Favored By Rusty Patched Bumble Bee : *Bombus affinis* :



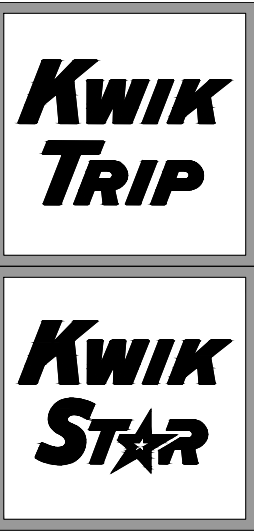
BIORETENTION PLANTING AREA
NOTES:
PLANTS SHALL BE INSTALLED IN THE
BIORETENTION AREA AT A MINIMUM OF ONE
PLANT PER EVERY 12" ON CENTER. REFER TO
BIORETENTION PLANT MIX FOR PLANT TYPES.

TOTAL AREA = 1,489.74 SF
PLUGS REQUIRED = 1,490 (GROUP A = 35%, GROUP B = 30%, GROUP C = 35%)

VILLAGE OF MCFARLAND LANDSCAPE POINT CALCULATIONS MINIMUM PONITS REQUIRED FOR C-H ZONING DISTRICT			
SITE MEASUREMENT		POINTS REQUIRED	POINTS PROVIDED
BUILDING FOUNDATION	589 LF	20 PER 100 LF = <u>118</u>	<u>118</u>
GROSS FLOOR AREA	11,110 SF	5 PER 1,000 SF = <u>56</u>	<u>56</u>
STREET FRONTAGE TERMINAL ROAD	517 LF	20 PER 100 LF = <u>103</u>	<u>180</u>
STREET FRONTAGE US HWY 51	467 LF	20 PER 100 LF = <u>93</u>	<u>95</u>
PAVED AREA	96,215 SF	40 PER 10,000 SF = <u>385</u>	<u>410</u>
TOTAL POINTS		<u>755</u>	<u>859</u>

LANDSCAPING REQUIREMENTS

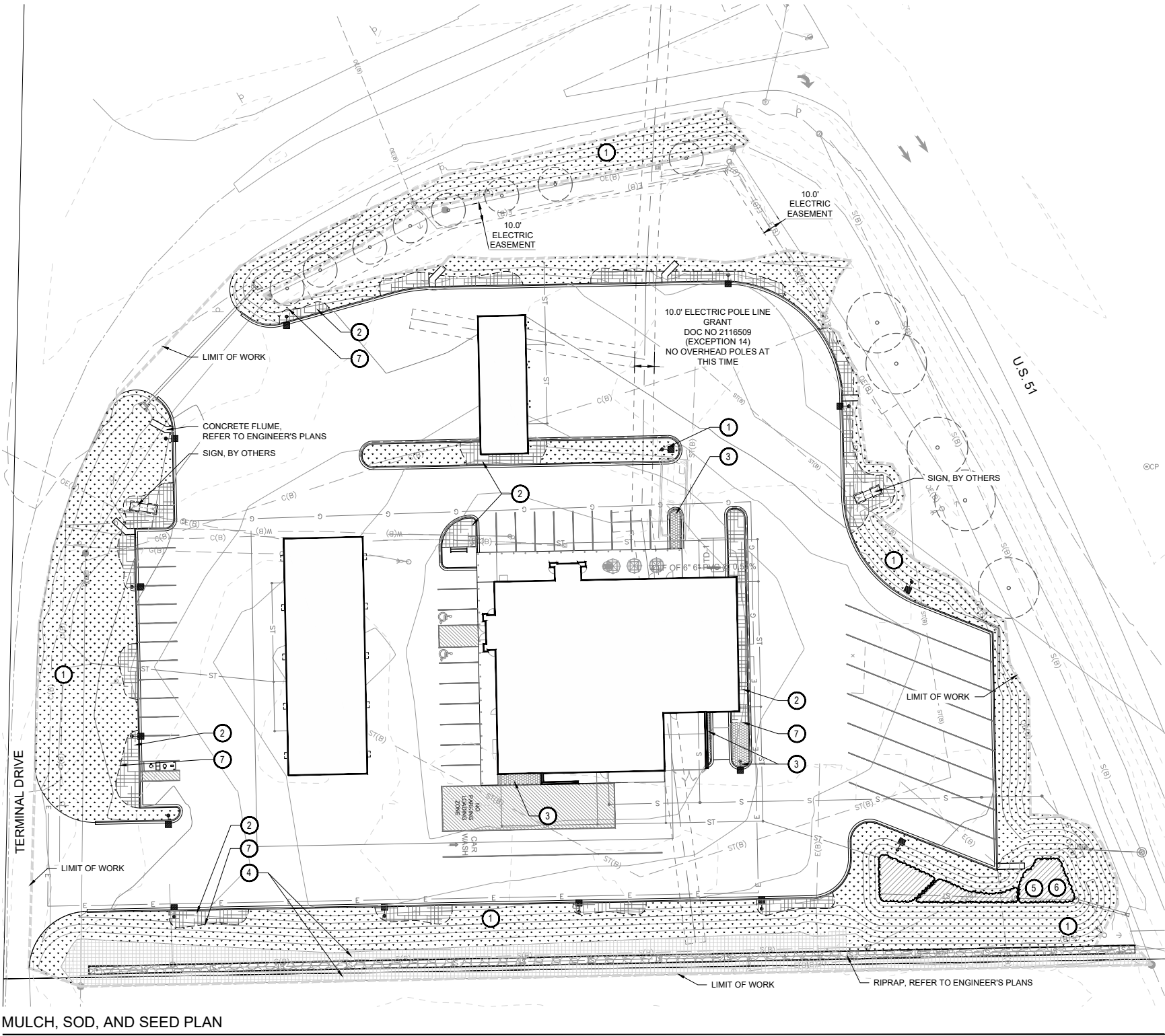
ALL PUBLIC AND PRIVATE OFF-STREET PARKING, OFF-STREET PARKING AREAS THAT SERVE FIVE VEHICLES OR MORE AND ARE CREATED OR RECONSTRUCTED SUBSEQUENT TO THE ADOPTION OF THE ORDINANCE FROM WHICH THIS CHAPTER IS DERIVED SHALL BE PROVIDED WITH ACCESSORY LANDSCAPE AREAS TOTALING NOT LESS THAN TEN PERCENT OF THE SURFACED AREA. (SEE ALSO "VILLAGE OF MCFARLAND LANDSCAPING STANDARDS.")



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FAX (608) 781-8960



LANDSCAPE NOTES	CONVENIENCE STORE #1210 WITH Gen 3, 3-LANE DIESEL	4015 TERMINAL DRIVE McFARLAND, WI 53558			
			#	DATE	DESCRIPTION
DRAWN BY: A. MEESSMANN / B. KOWALSKI					
SCALE: NOTED					
PROJ. NO. 121.0883.30					
DATE: October 04, 2021					
SHEET L1.1					



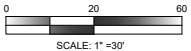
MULCH, SOD, AND SEED PLAN

LANDSCAPE LEGEND

- 1 SOD (33,983 SF), REFER TO CONSTRUCTION NOTES FOR TYPE
- 2 SHRUB BED WITH HARDWOOD MULCH (48.73 CY DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- 3 ROCK MULCH (4.01 CY), REFER TO CONSTRUCTION NOTES FOR TYPE
- 4 TURF SEED (6,572 SF), REFER TO CONSTRUCTION NOTES FOR TYPE
- 5 6 BIORETENTION PLANTINGS (1,490 SF), REFER TO CONSTRUCTION NOTES
- SPADE CUT EDGER (749 LF) AT 4" DEPTH, REFER TO CONSTRUCTION NOTES
- LIMIT OF WORK
- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREES TO REMAIN

LANDSCAPE CONSTRUCTION NOTES

- BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
- PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONG TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEOTEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB. MULCH PROVIDED BY KELENY TOP SOIL (608.833.4835) OR APPROVED EQUAL.
- ROCK MULCH SHALL BE "CANADIAN PEBBLES" AT A 3" DEPTH PROVIDED BY MADISON BLOCK & STONE (608.249.5633) OR APPROVED EQUAL.
- "SPEEDY GREEN" TURF SEED PROVIDED BY DEER CREEK SEED CO. (877.247.3736) OR APPROVED EQUAL.
- BIORETENTION PLANTINGS SHALL BE SOURCED FROM AGRECOL (608.223.3571) OR APPROVED EQUAL. REFER TO PLANT SCHEDULE FOR MIX.
- BIORETENTION PLANTINGS SHALL BE INSTALLED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD CODE 1004 (BIORETENTION FOR INFILTRATION).
- MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB. REFER TO DETAIL 2/L3.0
- REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.



PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE 1/2" SCALE - 1"=30'

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MULCH, SOD, AND SEED PLAN

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

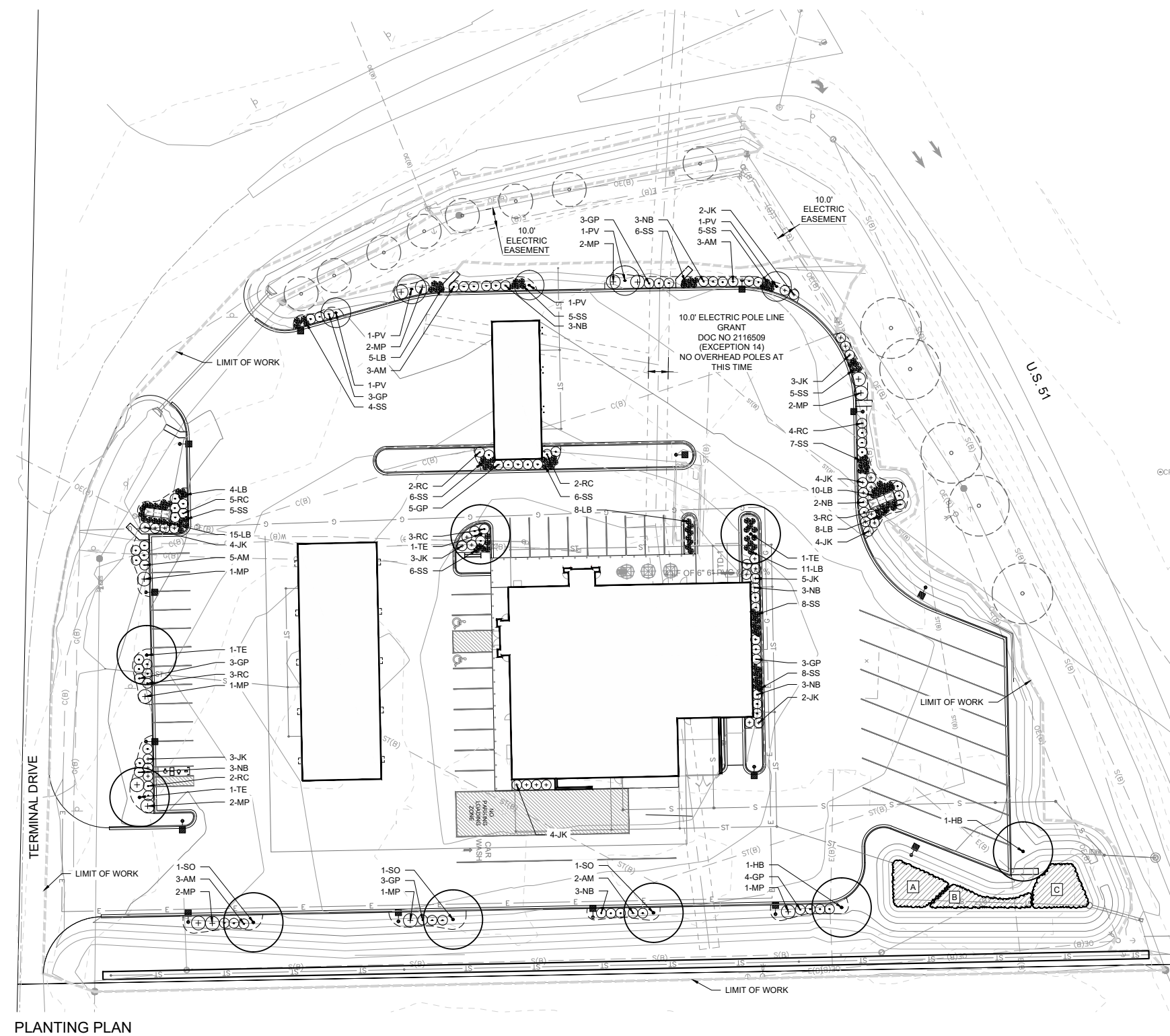
DRAWN BY A. MEESSMANN / B. KOWALSKI

SCALE NOTED

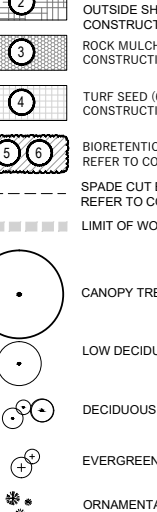
PROJ. NO. 121.0883.30

DATE October 04, 2021

SHEET L 2.0



LANDSCAPE LEGEND

- 
1. SOD (33,983 SF), REFER TO CONSTRUCTION NOTES FOR TYPE
2. SHRUB BED WITH HARDWOOD MULCH (48.73 CY)
DOES NOT INCLUDE STAND-ALONG TREES
OUTSIDE SHRUB BED AREAS), REFER TO
CONSTRUCTION NOTES FOR TYPE
3. ROCK MULCH (4.01 CY), REFER TO
CONSTRUCTION NOTES FOR TYPE.
4. TURF SEED (6,572 SF), REFER TO
CONSTRUCTION NOTES FOR TYPE.
5. BIORETENTION PLANTINGS (1,490 SF),
REFER TO CONSTRUCTION NOTES.
6. SPADE CUT EDGER (749 LF) AT 4" DEPTH,
REFER TO CONSTRUCTION NOTES.
- LIMIT OF WORK
7. CANOPY TREE
8. LOW DECIDUOUS TREE
9. DECIDUOUS SHRUBS
10. EVERGREEN SHRUBS
11. ORNAMENTAL GRASSES
12. EXISTING TREES TO REMAIN

PLANT SCHEDULE		
QTY	KEY	COMMON NAME
CANOPY TREES		
	SO	SWAMP WHITE OAK
	CO	COMMON HACKBERRY
	TE	TRIUMPH ELM
LOW DECIDUOUS TREES		
	PV	CHOKECHERRY
MEDIUM DECIDUOUS SHRUBS		
	AM	IROQUOIS BEAUTY ARONIA
	GP	CINQUEFOIL
	RC	ROCK COTONEASTER
	NB	AMBER JUBILEE NINEBARK
MEDIUM EVERGREEN SHRUBS		
	MP	DWARF MUGO PINE
LOW EVERGREEN SHRUBS		
	JK	KALLAY'S COMPACT PFITZER JUNIPER
ORNAMENTAL GRASSES		
	SS	SHENANDOAH SWITCH GRASS
	LB	LITTLE BLUESTEM

KWIK TRIP

**Kwik
STAR**

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LA CROSSE, WI 54602-2107
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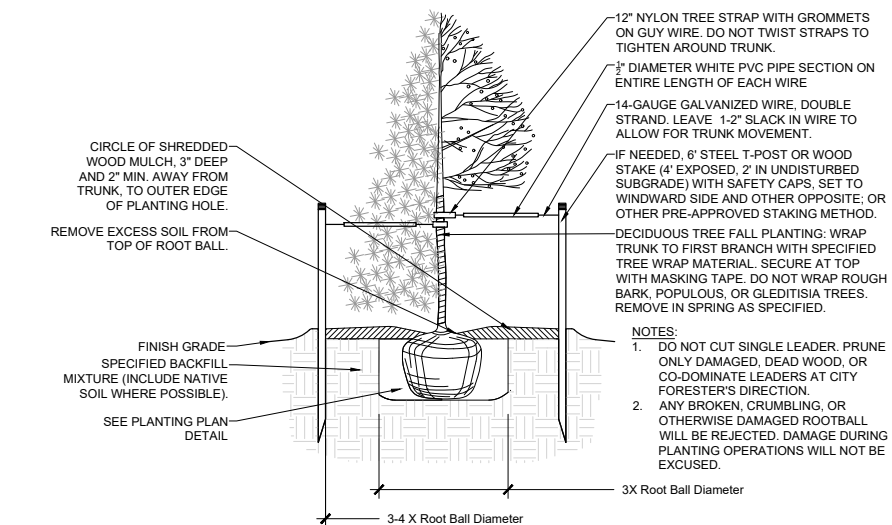


PLANTING PLAN

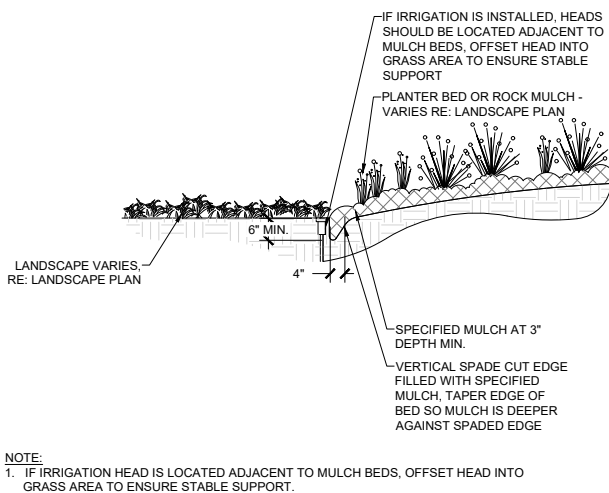
CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
MCFARLAND, WI 53558

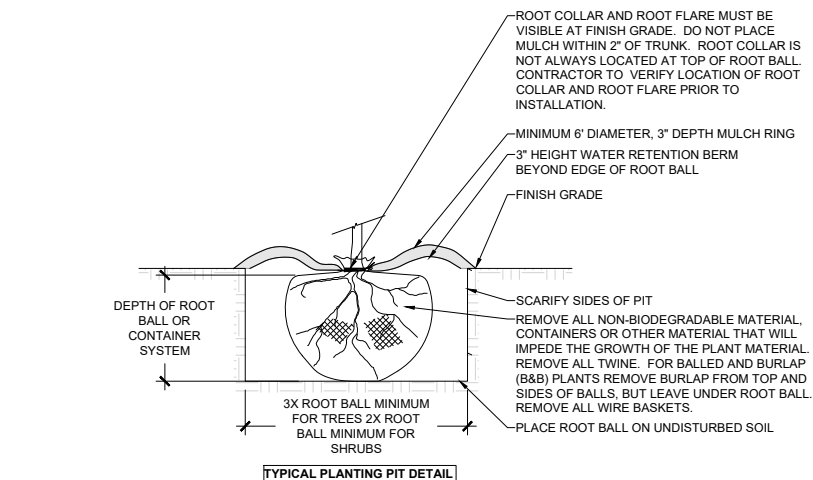
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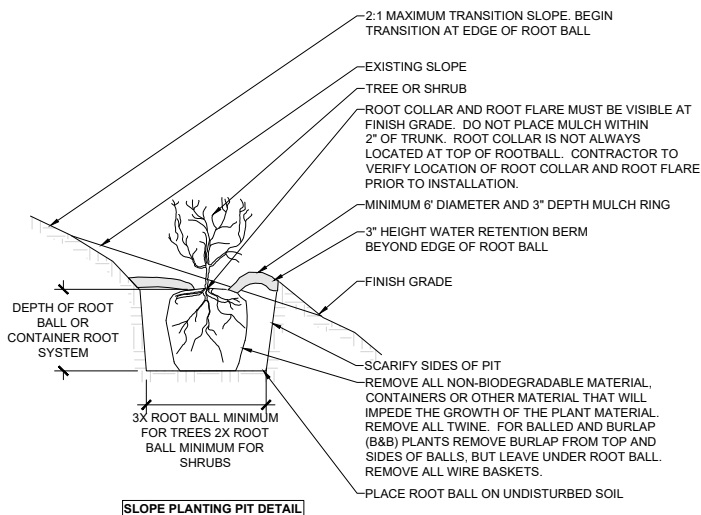
1 TREE PLANTING SCALE: 1/2" = 1'-0"



2 SPADE CUT EDGE SCALE: 1/2" = 1'-0"



3 PLANTING PIT NO SCALE



**Kwik
TRIP**

**Kwik
Star**

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**SNYDER
ASSOCIATES**
6010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

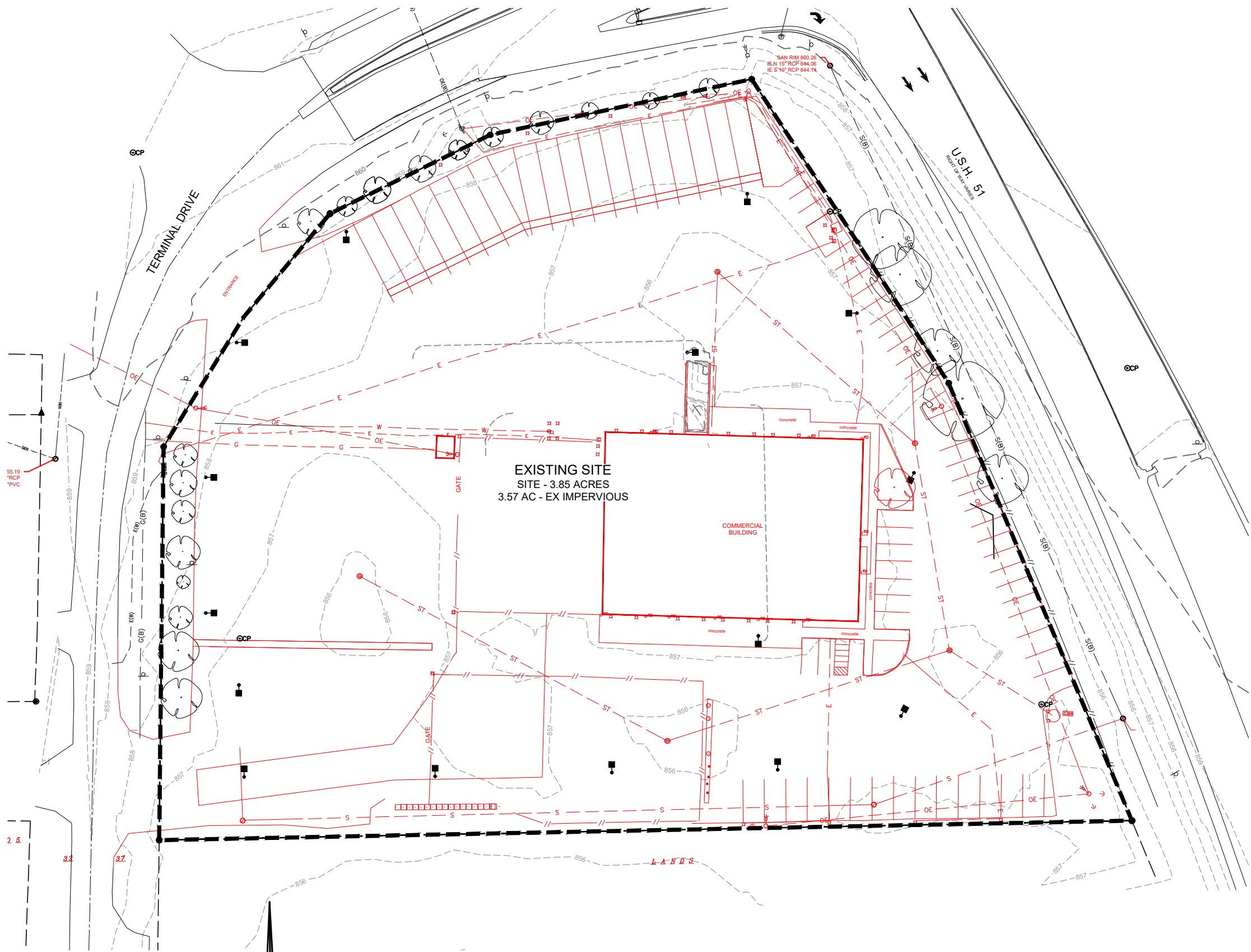
LANDSCAPE DETAILS
CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL
4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	A. MEESSMANN / B. KOWALSKI
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	October 04, 2021
SHEET	L 3.0

APPENDIX A

WINSLAMM SEDIMENT REDUCTION CALCULATIONS





TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

1-800-242-8511

TOLL FREE

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



0 30 60

SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE 1/2 SCALE - 1"=60'



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SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

EXISTING DRAINAGE MAP

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	1 OF 1

Page 108 of 100

SLAMM DATA FILES FOR EXISTING DEVELOPED SITE

Current File Data

SLAMM Data File Name:
V:\Projects\2021\121.0883.30\Design\StormwaterModels\WINSLAMM\Existing Site.mdb

Site Descript:

Edit Seed: -42

Edit Rain File: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Edit Start Date: 01/01/81 ☐ Winter Season Range
Edit End Date: 12/31/81 Start of Winter (mm/dd) End of Winter (mm/dd)

Edit Pollutant Probability Distribution File: C:\WinSLAMM Files\WI_GE003.ppd

Edit Runoff Coefficient File: C:\WinSLAMM Files\WI_SL06 Dec06.rsv

Edit Particulate Solids Concentration File: C:\WinSLAMM Files\WI_AVG01.psc

Edit Street Delivery File (Select LU)
☒ Residential LU ☐ Other Urban LU
☐ Institutional LU ☐ Freeways
☐ Commercial LU
☐ Industrial LU
Change all Street Delivery Files to Match the Current File

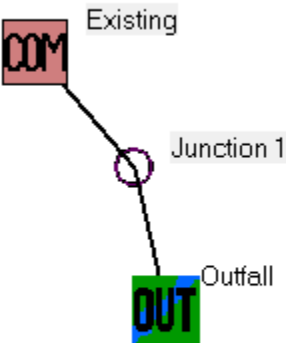
Edit Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

☐ Use Cost Estimation Option Select Cost Data File

Replace Default Values with these Current File Data Values Use Default Values Replace all Source Area Particle Size Distribution Files with the Source Area PSD and Peak to Average Flow Ratio File Listed Above

Cancel Continue

EXISTING SITE DIAGRAM



EXISTING SLAMM SOURCE AREA INPUTS

Land Use:					
Existing					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.337			
	Parking	3.140		--	--
	Driveways/Sidewalks	0.093			
	Streets	0.000			
	Landscaped Areas	0.285			
	Other Areas	0.000			

EXISTING SITE OUTPUT DATA

Land Uses	Junctions	Control Practices	Outfall												
File Name: V:\Projects\2021\121.0883.30\Design\StormwaterModels\WINSLAMM\Existing Site.mdb															
Outfall Output Summary															
	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction									
Total of All Land Uses without Controls	303996		0.68	119.9	2275										
Outfall Total with Controls	303997	0.00 %	0.68	119.9	2275	0.00 %									
Current File Output: Annualized Total After Outfall Controls															
	304832	Years in Model Run:	1.00		2281										
Print Output Summary to .csv File Print Output Summary to Text File Print Output Summary to Printer Total Area Modeled (ac) 3.855															
Total Control Practice Costs Capital Cost: N/A Land Cost: N/A Annual Maintenance Cost: N/A Present Value of All Costs: N/A Annualized Value of All Costs: N/A				Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model) <table style="width: 100%;"> <thead> <tr> <th></th> <th>Calculated Rv</th> <th>Approximate Urban Stream Classification</th> </tr> </thead> <tbody> <tr> <td>Without Controls</td> <td>0.68</td> <td>Poor</td> </tr> <tr> <td>With Controls</td> <td>0.68</td> <td>Poor</td> </tr> </tbody> </table>				Calculated Rv	Approximate Urban Stream Classification	Without Controls	0.68	Poor	With Controls	0.68	Poor
	Calculated Rv	Approximate Urban Stream Classification													
Without Controls	0.68	Poor													
With Controls	0.68	Poor													
Perform Outfall Flow Duration Curve Calculations															

SLAMM DATA FILES FOR PROPOSED REDEVELOPMENT WITH NO CONTROLS

Current File Data

SLAMM Data File Name:
V:\Projects\2021\121.0883.30\Design\StormwaterModels\WINSLAMM\TSS No Controls.mdb

Site Descript:

Edit Seed:

Edit Rain File: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Edit Start Date: ☐ Winter Season Range
Edit End Date: Start of Winter (mm/dd) End of Winter (mm/dd)

Edit Pollutant Probability Distribution File: C:\WinSLAMM Files\WI_GE003.ppd

Edit Runoff Coefficient File: C:\WinSLAMM Files\WI_SL06 Dec06.rvx

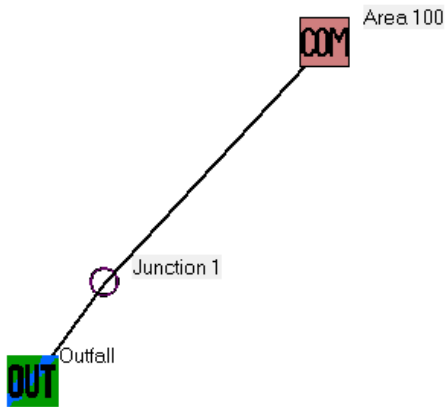
Edit Particulate Solids Concentration File: C:\WinSLAMM Files\10.1 WI_AVG01.pscx

Edit Street Delivery File (Select LU)
☒ Residential LU ☐ Other Urban LU
☐ Institutional LU ☐ Freeways
☐ Commercial LU
☐ Industrial LU

Edit Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

☐ Use Cost Estimation Option

PROPOSED SITE DIAGRAM

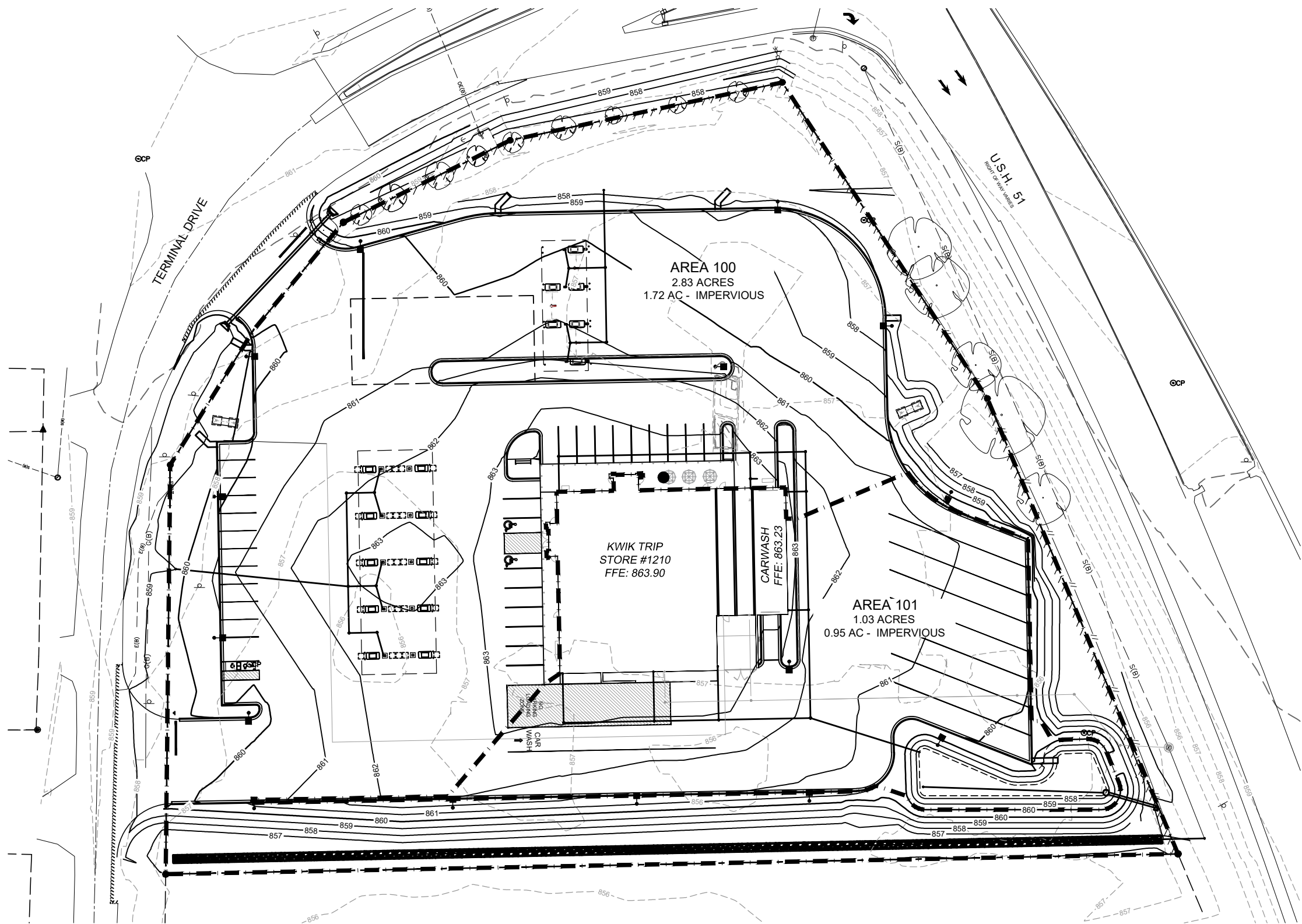


PROPOSED SLAMM SOURCE AREA INPUTS

Land Use:					
Area 100					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.364			
	Parking	2.209		--	--
	Driveways/Sidewalks	0.062			
	Streets	0.000			
	Landscaped Areas	1.197			
	Other Areas	0.023			

SLAMM OUTPUT

Land Uses	Junctions	Control Practices	Outfall
File Name: V:\Projects\2021\121.0883.30\Design\StormwaterModels\WINSLAMM\TSS No Controls.mdb			
Outfall Output Summary			
	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)
Total of All Land Uses without Controls	236025		0.53
Outfall Total with Controls	236027	0.00 %	0.53
Current File Output: Annualized Total After Outfall Controls	236675	Years in Model Run:	1.00
			1748
Print Output Summary to .csv File Print Output Summary to Text File Print Output Summary to Printer			
Total Area Modeled (ac)		3.855	
Total Control Practice Costs			
Capital Cost	N/A		
Land Cost	N/A		
Annual Maintenance Cost	N/A		
Present Value of All Costs	N/A		
Annualized Value of All Costs	N/A		
Perform Outfall Flow Duration Curve Calculations			
Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model)			
	Calculated Rv	Approximate Urban Stream Classification	
Without Controls	0.53	Poor	
With Controls	0.53	Poor	





TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

1-800-242-8511

TOLL FREE

WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



0 30 60

SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17

SHEET SIZE ARE 1/2 SCALE - 1"=60'



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

PROPOSED DRAINAGE MAP

CONVENIENCE STORE #1210

WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE

McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	1 OF 1

Page 113 of 100

SLAMM DATA FILES FOR PROPOSED REDEVELOPMENT WITH CONTROLS

Current File Data

SLAMM Data File Name:
Y:\Projects\2021\121.0883.30\Design\StormwaterModels\WINSLAMM\TSS With Controls.mdb

Site Descript:

Edit Seed:

Edit Rain File:

Edit Start Date: ☐ Winter Season Range
Edit End Date: Start of Winter (mm/dd) End of Winter (mm/dd)

Edit Pollutant Probability Distribution File: ☐

Edit Runoff Coefficient File:

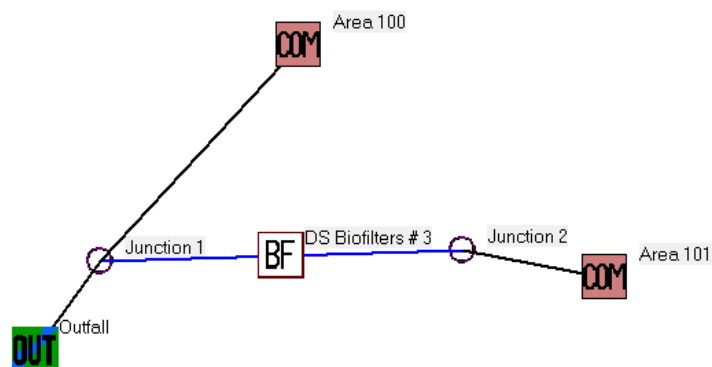
Edit Particulate Solids Concentration File:

Edit Street Delivery File (Select LU)
☒ Residential LU ☐ Other Urban LU
☐ Institutional LU ☐ Freeways
☐ Commercial LU
☐ Industrial LU

Edit Source Area PSD and Peak to Average Flow Ratio File:

Use Cost
☐ Estimation Option

PROPOSED SITE DIAGRAM



PROPOSED SLAMM SOURCE AREA INPUTS

Area 100 – Not Captured

Land Use:					
Area 100					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.110			
	Parking	1.572		--	--
	Driveways/Sidewalks	0.037			
	Streets	0.000			
	Landscaped Areas	1.107			
	Other Areas	0.000			

Area 101 –Captured Area

Land Use:					
Area 101					
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.254			
	Parking	0.637			
	Driveways/Sidewalks	0.025			
	Streets	0.000			
	Landscaped Areas	0.079			
	Other Areas	0.034			

PROPOSED BIORETENTION BASIN INPUTS

Biofiltration Control Device
X

Drainage System Control Practice

Device Properties	Biofilter Number 1
Top Area (sf)	3553
Bottom Area (sf)	1480
Total Depth (ft)	6.50
Typical Width (ft) (Cost est. only)	10.00
Native Soil Infiltration Rate (in/hr)	0.500
Native Soil Infiltration Rate COV	N/A
Infil. Rate Fraction-Bottom (0.001-1)	1.000
Infil. Rate Fraction-Sides (0.001-1)	0.010
Rock Filled Depth (ft)	2.00
Rock Fill Porosity (0-1)	0.33
Engineered Media Type	Media Data
Engineered Media Infiltration Rate	3.60
Engineered Media Infiltration Rate COV	N/A
Engineered Media Depth (ft)	1.50
Engineered Media Porosity (0-1)	0.13
Percent solids reduction due to Engineered Media (0-100)	80.00
Inflow Hydrograph Peak to Average Flow Ratio	3.80
Number of Devices in Source Area or Upstream Drainage System	1

☐ Activate Pipe or Box Storage ☐ Pipe ☐ Box

Diameter (ft)	
Length (ft)	
Within Biofilter (check if Yes)	☐
Perforated (check if Yes)	☐
Bottom Elevation (ft above datum)	
Discharge Orifice Diameter (ft)	

Select Native Soil Infiltration Rate

☐ Sand - 8 in/hr
☐ Loamy sand - 2.5 in/hr
☐ Sandy loam - 1.0 in/hr
☐ Loam - 0.5 in/hr
☐ Silt loam - 0.3 in/hr
☐ Sandy silt loam - 0.2 in/hr

☐ Clay loam - 0.1 in/hr
☐ Silty clay loam - 0.05 in/hr
☐ Sandy clay - 0.05 in/hr
☐ Silty clay - 0.04 in/hr
☐ Clay - 0.02 in/hr
☐ Rain Barrel/Cistern - 0.00 in/hr

Add
Sharp Crested Weir

Weir Length (ft)	
Height from datum to bottom of weir opening (ft)	

Remove
Broad Crested Weir-Req'd

Weir crest length (ft)	10.00
Weir crest width (ft)	6.00
Height from datum to bottom of weir opening (ft)	6.00

Remove
Vertical Stand Pipe

Pipe diameter (ft)	3.00
Height above datum (ft)	4.50

Add
Surface Discharge Pipe

Pipe Diameter (ft)	
Invert elevation above datum (ft)	
Number of pipes at invert elev.	

Remove
Drain Tile/Underdrain

Pipe Diameter (ft)	0.50
Invert elevation above datum (ft)	1.50
Number of pipes at invert elev.	1

Add
Other Outlet

Stage Number	Stage (ft)	Other Outflow Rate (cfs)
1		
2		
3		
4		
5		
6		

Remove
Evapotranspiration

Soil porosity (saturation moisture content, 0-1)	0.270
Soil field moisture capacity (0-1)	0.221
Permanent wilting point (0-1)	0.033
Supplemental irrigation used?	☐
Fraction of available capacity when irrigation starts (0-1)	0.000
Fraction of available capacity when irrigation stops (0-1)	0.000
Fraction of biofilter that is vegetated	
Plant type	Shrubs
Root depth (ft)	2.0
ET Crop Adjustment Factor	0.50

Evaporation
Remove

Month	Evapotranspiration (in/day)	Evaporation (in/day)
Jan	0.00	0.00
Feb	0.00	0.00
Mar	0.00	0.00
Apr	0.11	0.00
May	0.15	0.00
Jun	0.16	0.00
Jul	0.16	0.00
Aug	0.13	0.00
Sep	0.11	0.00
Oct	0.08	0.00
Nov	0.04	0.00
Dec	0.00	0.00

Plant Types
Refresh Schematic

	1	2	3	4
Fraction of biofilter that is vegetated	1.00	0.00	0.00	0.00
Plant type	Shrubs			
Root depth (ft)	2.0	0.0	0.0	0.0
ET Crop Adjustment Factor	0.50	0.00	0.00	0.00

Estimated Surface Drain Time = 3.33 hrs.

Control Practice #: 1

CP Index #: 1

Use Random Number Generation to Account for Infiltration Rate Uncertainty
Copy Biofilter Data

Paste Biofilter Data

Press 'F1' for Help

Delete
Cancel
Continue

Biofilter Geometry Schematic

SLAMM OUTPUT

Land Uses	Junctions	Control Practices	Outfalls									
File Name: V:\Projects\2021\121.0883.30\Design\StormwaterModels\WINSLAMM\TSS With Controls.mdb												
Outfall Output Summary												
	Runoff Volume (cu. ft)	Percent Runoff Reduction	Runoff Coefficient (Pv)									
Total of All Land Uses without Controls	237212		0.53									
Outfall Total with Controls	187836	20.82 %	0.42									
		Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)									
		117.6	1742									
		110.9	1300									
			Percent Particulate Solids Reduction									
			25.37 %									
Current File Output: Annualized Total After Outfall Controls 188352 Years in Model Run: 1.00 1304 												
Print Output Summary to .csv File Print Output Summary to Text File Print Output Summary to Printer Total Area Modeled (ac) 3.855												
Total Control Practice Costs		Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model)										
Capital Cost	N/A											
Land Cost	N/A											
Annual Maintenance Cost	N/A											
Present Value of All Costs	N/A											
Annualized Value of All Costs	N/A											
Perform Outfall Flow Duration Curve Calculations		<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Calculated Rv</th> <th style="text-align: center;">Approximate Urban Stream Classification</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Without Controls</td> <td style="text-align: center;">0.53</td> <td style="text-align: center;">Poor</td> </tr> <tr> <td style="text-align: center;">With Controls</td> <td style="text-align: center;">0.42</td> <td style="text-align: center;">Poor</td> </tr> </tbody> </table>			Calculated Rv	Approximate Urban Stream Classification	Without Controls	0.53	Poor	With Controls	0.42	Poor
	Calculated Rv	Approximate Urban Stream Classification										
Without Controls	0.53	Poor										
With Controls	0.42	Poor										

We meet our TSS reduction requirement

Land Uses			Junctions			Control Practices				
Runoff Volume			Part. Solids Yield (lbs)				Part. Solids Conc. (mg/L)			
Data File: V:\Projects\2021\121.0883.30										
Rain File: WisReg - Madison WI 1981.RA										
Date: 09-27-21 Time: 2:46:32 PM										
Site Description:										
Col. #:	2	18	19	27	28	29	30	31	32	33
Control Practice No.	Control Practice Type	Maximum Stage (ft)	Hydraulic Volume Out (cf)	Maximum Surface Ponding Time (hrs)	Maximum Subsurface Ponding Time (hrs)	Volume Infiltrated (cf)	Underdrain Discharge Vol. (cf)	Evapo-Transpir. Vol. (cf)	Minimum Soil Moist. (frac)	Surface Discharge Bypass Vol. (cf)
1	Biofilter	4.59	32867	12.9	17.75	48433.58	29194	1617.98		7129.61

APPENDIX B

UNIVERSAL SOIL LOSS EQUATION FOR CONSTRUCTION
SITES



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: Kwik Trip Store #1210

Project: 4015 Terminal Drive, McFarland, WI

Date: 10/01/21

County: Dane

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	04/15/22	06/30/22	32.3%	150	Silt Loam	0.43	1.3%	180	0.18	1.00	3.8	1.130	Silt Fence	2.5
Seed with Mulch or E	06/30/22	08/30/22	40.7%	150	Silt Loam	0.43	1.3%	180	0.18	0.10	0.5	1.130	Silt Fence	0.3
End	08/30/22	----	----	----	-----	----	1.3%	180	0.18	-----	-----	0.000	Silt Fence	0.0
		----	----	----	-----	----	1.3%	180	0.18	-----	-----	0.000		0.0
		----	----	----	-----	----	1.3%	0	-----	-----	-----	0.000		0.0
		----	----	----	-----	----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL											4.2		TOTAL	2.9
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15 and 8/7-8/29 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	
Date	

APPENDIX C

STORMWATER MAINTENANCE PROVISIONS

AGREEMENT FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

RECITALS:

- A. Kwik Trip LLC, is the owner of property in the Village of McFarland, County of Dane, State of Wisconsin, more particularly described on Exhibit A attached hereto ("Property").
- B. The Village requires Owner to record this Agreement regarding maintenance of stormwater management measures to be located on the Property. Owner agrees to maintain the stormwater management measures and to grant to the Village the rights set forth below.

NOW, THEREFORE, in consideration of the agreement herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the owner agrees as follows:

1. Maintenance. Owner and its successors and assigns shall be responsible to repair and maintain the stormwater management measures located on the Property in good condition and in working order and such that the measures comply with approved plans on file with the Village of Waunakee. Said maintenance shall be at the Owner's sole cost and expense. Owner will conduct such maintenance or repair work in accordance with all applicable laws, codes, regulations, and similar requirements. Specific maintenance task are more particularly described on Exhibit A.
2. Easement to Village. If Owner fails to maintain the stormwater management measures as required in Section 1, then Village shall have the right, after providing Owner with written notice of the maintenance issue ("Maintenance Notice") and thirty (30) days to comply with the Village's maintenance request, to enter the Property in order to conduct the maintenance specified in the Maintenance Notice. Village will conduct such maintenance work in accordance with all applicable laws, codes, regulations, and similar requirements and will not unreasonably interfere with Owner's use of the Property. All costs and expenses incurred by the Village in conducting such maintenance may be charged to the owner of the Property by placing the amount on the tax roll for the Property as a special assessment in accordance with Section 66.0703, Wis. Stats. and applicable portions of the Village of Waunakee Ordinances.
3. Term/Termination. The term of this Agreement shall commence on the date that this Agreement is recorded with the Register of Deeds Office, Wisconsin, and except as otherwise herein specifically provided, shall continue in perpetuity. Notwithstanding the foregoing, this Agreement may be terminated by recording with the Register of Deeds Office for Dane County, Wisconsin, a written instrument of termination signed by the Village and all of the then-owners of the Property.
4. Miscellaneous.
 - (a) Notices. Any notice, request or demand required or permitted under this Agreement shall be in writing and shall be deemed given when personally served or three (3) days after the same has been deposited with the United States Post Office, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to Owner: Kwik Trip LLC
P.O. Box 2107
1626 Oak Street
LaCrosse, WI 54602

If to Village: Village of McFarland
5915 Milwaukee Street
McFarland, Wisconsin 53558

Any party may change its address for the receipt of notice by written notice to the other.

This space is reserved for recording data

Return to:

Village of McFarland
5915 Milwaukee Street
McFarland, Wisconsin 53558

Parcel Number(s):

0710-273-8500-5

- (b) Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.
- (c) Amendments or Further Agreements to be in Writing. This Agreement may not be modified in whole or in part unless such agreement is in writing and signed by all parties bound hereby.
- (d) Covenants Running with the Land. All of the easements, restrictions, covenants and agreements set forth in this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.
- (e) Partial Invalidity. If any provisions, or portions thereof, of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other persons or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

X _____
Village of McFarland - Staff Signature

Print or type name

State of WI, County of _____; Subscribed and sworn
before me on _____ by
the above named person(s).

Notary Public

Print or type name: _____

My Commission Expires: _____

X _____
Owner Signature

Print or type name

State of WI, County of _____; Subscribed and sworn
before me on _____ by
the above named person(s).

Notary Public

Print or type name: _____

My Commission Expires: _____

DRAFTED BY: Louis A. Olson
Snyder and Associates
5010 Voges Road
Madison, WI 53718

EXHIBIT A

Specific Maintenance Requirements for Bioretention Basin

Kwik Trip LLC – Store #1210

Located in the N ½ of the SW ¼ of Section 27, Township 7 North, Range 10 East,
Village of McFarland, Dane County, Wisconsin

Outlets and Stormwater Piping

The Owner shall maintain the outlets and stormwater piping located in the bioretention basins in accordance with the plans approved by the Village Engineer. All components of the stormwater system shall be inspected at least semiannually in early spring and early autumn. Repairs will be made whenever the performance of a stormwater control structure is compromised.

Infiltration Basin:

Bottom Area – 1,480 s.f.

Bottom Elev. – 857.50

Outlet Structure – The outlet structure is located at the southeasterly side of the infiltration basin. It consists of a 36" dia outfall structure with a rim elevation of 858.50. Water flows from the outfall structure to the east through a 12" HDPE Stormwater pipe with an invert elevation of 855.50 and flows to an outlet elevation of 855.35.

Infiltration Basin Maintenance Provisions:

Owner shall install a Rain Garden/Bioretention System in accordance with plans approved by the Village Engineer. Infiltration basin shall also be installed in accordance with WDNR Conservation Practice Standard #1003.

Any alterations to approved Infiltration basin shall be approved by the Village Engineer.

Visual Inspection of the infiltration area and shall be performed, at a minimum, annually. Maintenance on the infiltration area shall be required when system shows standing water beyond 72 hours of rain event.

Cleaning shall consist of removal of sediment, two (2) foot undercut, undercut replacement with material consisting of 50% native soils and 50% sand and restoration in-kind.

Restoration of plant material shall be by plantings approved in the original design. Any alterations to approved infiltration area shall follow Wisconsin DNR technical standards.

Inspect soil and repair eroded areas and remove litter and debris monthly.

Snow shall not be dumped directly into the basin area.

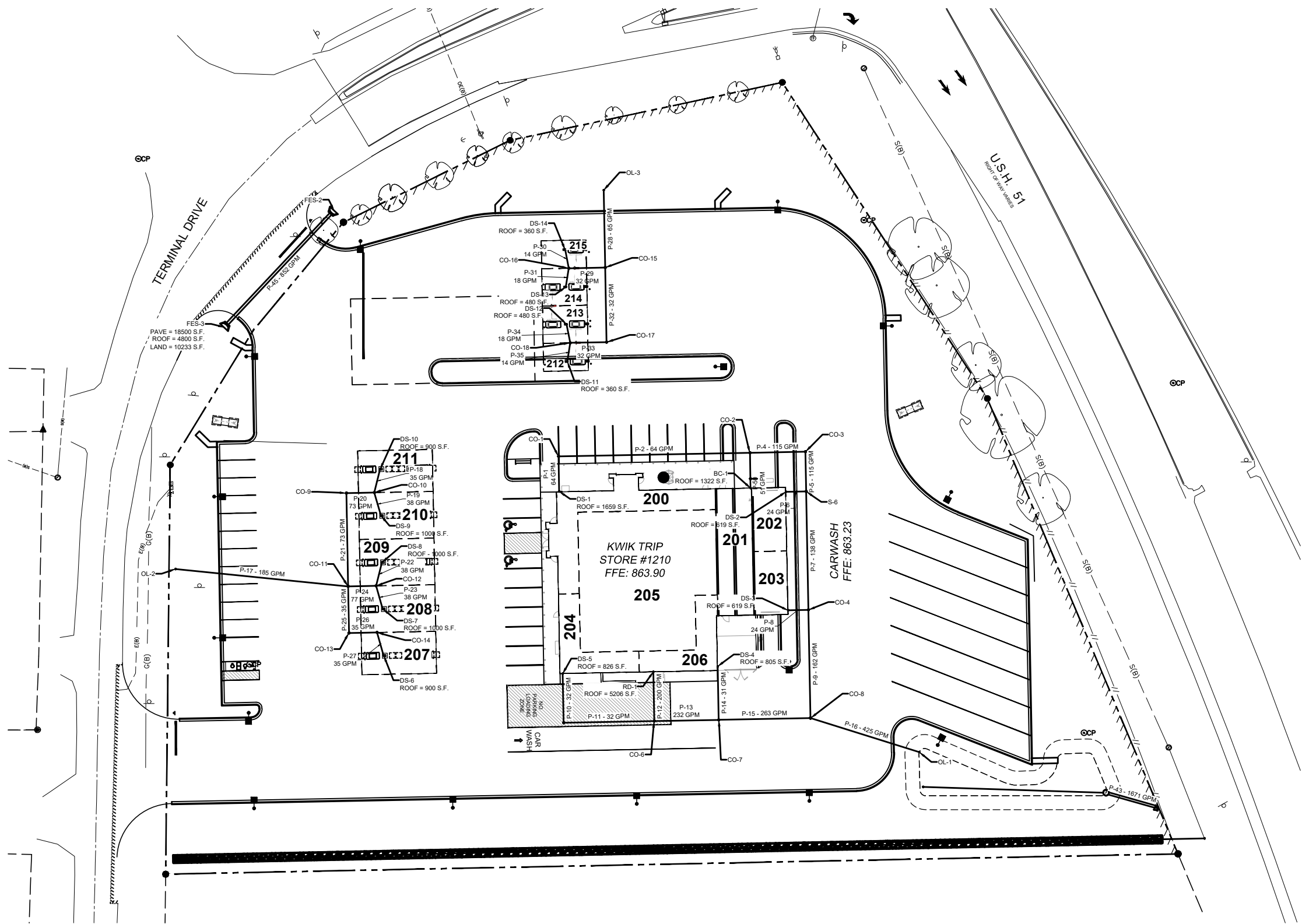
Signature of Authorized Representative

(Print Name)

Date

APPENDIX D

PIPE SIZING





TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

1-800-242-8511

TOLL FREE

WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



0 30 60

SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE 1/2" SCALE - 1"=60'



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



SNYDER & ASSOCIATES
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

PROPOSED PIPE SIZING MAP

CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	1 OF 1

Page 125 of 100

Department of Commerce Storm Sewer Sizing - 10 year

Project: McFarland - Kwik Trip #1210

FN: 121.0883.30

Date: 10/1/2021

Rev:

Pipe	Pavement Area (sf)	Pavement Flow (gpm)	Roof Area (sf)	Roof Flow (gpm)	Grass Area (sf)	Grass Flow (gpm)	Exist Flow (gpm)	TOTAL FLOW	Pipe Size (in)	Slope (in/ft)	Pipe Capacity (gpm)	Notes
		0		0		0		0				
P-1 (Area 200)		0	1,659	64		0		64	6	1/16	240	
P-2		0		0		0	64	64	6	1/16	240	
		0		0		0		0				
P-3 (Area 201)		0	1,322	51		0		51	6	1/16	240	
P-4		0		0		0	115	115	6	1/16	240	
P-5		0		0		0	115	115	6	1/16	240	
		0		0				0				
P-6 (Area 202)		0	619	24		0		24	6	1/16	240	
P-7		0		0		0	138	138	6	1/16	240	
		0		0		0		0				
P-8 (Area 203)		0	619	24		0		24	6	1/16	240	
P-9		0		0		0	162	162	6	1/16	240	
		0		0		0		0				
P-10 (Area 204)		0	826	32		0		32	6	1/16	240	
P-11		0		0		0	32	32	6	1/16	240	
		0		0		0		0				
P-12 (Area 205)		0	5,206	200		0		200	6	1/16	240	
P-13		0		0		0	232	232	8	1/16	510	
		0		0		0		0				
P-14 (Area 206)		0	805	31		0		31	6	1/16	240	
P-15		0		0		0	263	263	8	1/16	510	
		0		0		0		0				
P-16		0		0		0	425	425	8	1/16	510	
		0		0		0		0				
		0		0		0		0				
P-19 (Area 210)		0	1,000	38		0		38	4	1/16	80	
P-18 (Area 211)		0	900	35		0		35	4	1/16	80	
P-20		0		0		0	73	73	6	1/16	240	
P-21		0		0		0	73	73	6	1/16	240	
		0		0		0		0				
P-27 (Area 207)		0	900	35		0		35	4	1/16	80	
P-26		0		0		0	35	35	6	1/16	240	
P-25		0		0		0	35	35	6	1/16	240	
		0		0		0		0				
P-23 (Area 208)		0	1,000	38		0		38	4	1/16	80	
P-22 (Area 209)		0	1,000	38		0		38	4	1/16	80	
P-24		0		0		0	77	77	6	1/16	240	
		0		0		0		0				
P-17		0		0		0	185	185	6	1/16	240	
		0		0		0		0				

Pipe	Pavement Area (sf)	Pavement Flow (gpm)	Roof Area (sf)	Roof Flow (gpm)	Grass Area (sf)	Grass Flow (gpm)	Exist Flow (gpm)	TOTAL FLOW	Pipe Size (in)	Slope (in/ft)	Capacity (gpm)	Notes
		0		0		0		0				
P-35 (Area 212)		0	360	14		0		14	4	1/16	80	
P-34 (Area 213)		0	480	18		0		18	4	1/16	80	
P-33		0		0		0	32	32	6	1/16	240	
P-32		0		0		0	32	32	6	1/16	240	
		0		0		0		0				
P-31 (Area 214)		0	480	18		0		18	4	1/16	80	
P-30 (Area 215)		0	360	14		0		14	4	1/16	80	
P-29		0		0		0	32	32	6	1/16	240	
		0		0		0		0				
P-28		0		0		0	65	65	6	1/16	240	
		0		0		0		0				
		0		0		0		0				
P-43	Basin Outlet			0		0		1,671	12	1/16	1,480	
		0		0		0		0				
		0		0		0		0				
P-45 (Culvert)	18500	569	4,800	185	10,233	98		852	12	1/16	1,480	
		0		0		0		0				
		0		0		0		0				

APPENDIX E

SOIL TESTING RESULTS

APPENDIX B: BUILDING AND SITE DESIGN CHECKLIST

Highway 51 Design Subdistrict		
Guidelines	Yes	No
Landscape Design Guidelines		
1. For projects in the Beltline Oriented Commercial Subdistrict, does the project include plantings that are typically located near a wetland (swamp white oak, linden, river birch, honeylocust)?	✓	
2. For projects in all other subdistricts, does the project include plantings that reflect pre-settlement, oak savanna vegetation (prairie grasses, aster, black-eyed susan, oak, hickory, red cedar)?	NA	
3. For industrial and storage uses does the project include screening from Highway 51?	NA	
4. Does the project include gateways?		✗
Building & Site Design Guidelines		
1. Does the project preserve existing on-site vegetation, especially large trees, wood lots, and remnant wetlands and prairies?	✓	
2. Does the project orient and locate service and storage areas to minimize visibility from Highway 51?	✓	
3. Does the project heavily screen parking areas adjacent to the highway?		✗
4. Does the project screen rooftop mechanicals and utilities through roof parapets and other treatments?	✓	
5. Are mechanicals and utilities shown on the project's site plan?	✓	
6. Does the project use wall-mounted signs?	✓	
7. Does the project include buildings which are at least two-stories in height?		✗
8. Does the project include buildings which are compatible with the desired gateway character of the Village?	✓	
9. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides (particularly on all facades adjoining public streets)?	✓	
10. Does the project include loading docks or overhead doors on street-facing facades?		✓
11. Does the project screen loading docks or overhead doors on other facades?	✓	
12. Does the project provide overhangs for pedestrian shelter?	✓	

Beltline Oriented Commercial Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project coordinate vehicular and pedestrian circulation with development on adjacent lots?		✗
2. Does the project include sidewalks?		✗
3. Does the project connect building entries to sidewalks and crosswalks?		✗
4. Does the project provide bicycle parking?	✓	
5. Does the project locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them?	✓	
6. Does the project minimize curb cuts and access points to public streets and coordinate with the recommended street pattern?	✓	
7. Does the project construct parking areas and landscaped islands with curbs and gutters at edges?	✓	
8. Does the project include landscaped front yards and parking areas with plantings that reflect the location of this area near wetlands and the lake edge, reflecting the desired nature-based recreation design theme?		✗
9. Does the project convey storm water to on-site or in district infiltration areas?	✓	
10. Does the project preserve woods and lake views?	NA	
11. Does the project have a FAR between 0.35 and 1.5? .07		✗
12. Is a minimum of 50% of the front building wall at 10' to 30' from Terminal Drive or a minimum of 50% of the front building wall at 30' to 80' from Highway 51 right-of-way? NA		✗
Building Design & Materials		
1. Does the project include buildings which are between one and four stories in height?	✓	
2. Does the project create prominent building profiles?	✓	
3. Does the project include buildings which are compatible with the desired gateway character of the Village?	✓	
4. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides (particularly on all facades adjoining public streets)?	✓	
5. Does the project include loading docks or overhead doors on street-facing facades?		✓
6. Does the project screen loading docks or overhead doors on other facades?		✓
7. Does the project provide overhangs for pedestrian shelter?	✓	
8. Does the project include buildings which are compatible in height and scale to surrounding buildings, or provide appropriate transitions?	✓	
9. Does the project screen rooftop mechanical equipment?	✓	
10. Does the project vary building facades by using different but complementary colors, material arrangements, wall setbacks, roof lines, and/or windows?	✓	
11. Does the project include large buildings? If so, are techniques used to reduce apparent scale and monotony?	NA	
12. Does the project include multiple buildings? If so, is each building designed to create a visual relationship among all buildings?	NA	
13. Does the project use high-quality natural building wall materials, such as stone, brick and glass?	✓	

Guidelines	Yes	No
Building Orientation		
1. Does the project consider and placement and orientation of surrounding buildings and streets for cohesion between sites and an attractive street scene?	✓	
2. Does the project orient building facades parallel to the primary abutting street, with entrances and storefronts oriented toward that street?	✓	
3. Does the project make public entrances clearly identifiable and accessible?	✓	
4. Does the project site buildings to allow for safe and connected pedestrian and vehicular circulation?	✓	
5. Does the project avoid deep setbacks behind large parking lots or vacant land?		✗
6. Does the project avoid linear, “strip commercial” development patterns?	✓	
Lighting		
1. Does the project include pedestrian scale lighting in front of buildings to not exceed 15 feet in height?	✓	
2. Does the project include parking lot lighting to not exceed 25 feet in height?	✓	
3. Are all exterior light fixtures at least three feet from all lot lines and within landscaped islands or outside parking lot edges?	✓	
4. Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures? LED		✓
5. Does the project use ninety-degree down-cast, cutoff fixtures for all lighting?	✓	
6. Do average illumination levels in parking lots exceed 5 footcandles?		✓
7. Do average illumination levels under gas canopies and mounted to buildings exceed 30 footcandles?	✗	✗
8. Do illumination levels at lot lines exceed 0.5 footcandles?		✗
Parking		
1. Does the project rely on on-street parking?		✓
2. Does the project site parking to the rear or non-street side of the main building?		✗
3. Does the project share parking between adjacent buildings?	NA	
4. Does the project divide larger parking lots into pods, each not containing more than 100 spaces?	NA	
5. Does the project provide landscaped islands, each a minimum of 200 square feet, and at a minimum rate of one island for every 12 parking spaces (24 for double rows)?	✓	
6. Does the project encourage safe pedestrian walkways through the parking lot to the building?		✗
7. Does the project include paved parking areas?	✓	
Signage		
1. Does the project locate signage on-building or on-site per the Village’s Sign Ordinance?		✗
2. Does the project emphasize building visibility from the Beltline rather than sign visibility?		✗
3. Does the project integrate signage location, shape, and size with building design?	✓	
4. Does the project use durable base materials for monument signs that are similar to main building materials, and place landscaping near the base? Refer to staff report for pole sign	✓	
5. Does the project encourage combining signage onto one ground mounted sign where there is more than one business on a lot, rather than having a separate ground mounted sign for each business?	NA	
6. Does the project screen external spot or flood lighting of signs from direct view from public streets, driveways, or adjacent properties, and to avoid light spill-over into the night sky?	NA	

November 12, 2021

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: 4015 Terminal Drive / Kwik Trip Plan Submittal Review

Dear Andrew:

We have received the proposed plans dated October 4, 2021, and included in the October 14, 2021 Site Plan Submittal for a proposed gas station/convenience store re-development at the southwest corner of USH 51 and Terminal Drive. The submittal has been reviewed from a public works perspective. Our comments are listed below, organized by document/sheet:

Stormwater Management/Erosion Control Plan

A bio-retention basin in the southeast corner of the site is proposed to address the TSS removal required by Village ordinance. Because the site is redevelopment, infiltration and runoff rate control are not required.

The bio-retention basin is shown to be installed directly over an existing private sewer line. This line is believed to be clay pipe, which is susceptible to infiltration. The line should be re-routed to go around the basin or lined with cured-in-place materials.

Construction Plans

General – There are some typos referring to City of Sun Prairie that should be corrected.

Sheet SP 1.1 – Past discussion and concept plans for this area envision curb and sidewalk for Terminal Drive. This is also the case for the upcoming Village project for the 2022 project on the south end of Terminal Drive. We recommend including sidewalk and curb and gutter along the Terminal Drive frontage of this site as part of the Kwik Trip project.

Sheet SP 1.0 – The inbound turning movement coming from the north shows a truck needing to leave the existing Terminal Drive pavement to enter the northern driveway. The access should be modified to allow entrance using the existing street footprint.

Sheet SP 2.0 – There are several storm sewer discharge points on to USH 51 right-of-way. DOT usually requires review and approval for these. Approval (or confirmation that none is needed) should be provided.

Sheet SP 3.1 – The existing water service will be re-used, and extended. The fire chief should confirm the location/count of internal hydrants is sufficient.

Village maps and the landscaping plan sheet show an existing private sanitary sewer on the south side of the site that is not shown on SP 3.1. We believe it to be currently used by both the current site (4015 Terminal) and the adjacent site (4107 Terminal). This should be investigated to make sure service is maintained for all parties, in addition to the previous comments related to the bio-retention basin.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland (5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)

Mr. Matthew Schuenke, Administrator, Village of McFarland (5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)

BRB:brb

J:\JOB#S\McFarland\MC-190-M6 4015 Terminal Drive - Kwik Trip\Admin\Review Letter 1.docx

VILLAGE OF McFarland

Police Department

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | www.mcfarland.wi.us/police

Aaron P. Chapin | Chief of Police

DATE: November 2, 2021

TO: Andrew Bremer – Community and Economic Development Director

FROM: Aaron P. Chapin, Chief of Police

REFERENCE: Recommendation of Approval

I have reviewed the plans for 4015 Terminal Dr and do not have any issues with the plan as presented.

Respectfully,



Aaron P. Chapin
Chief of Police



McFarland Fire & Rescue Department

5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110

(608) 838-3278 • Fax: (608) 838-3619

Emergency: 911

November 1, 2021

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: Proposed Kwik Trip at 4015 Terminal Drive

Dear Andrew,

I have reviewed to proposed development plans for the new Kwik Trip facility at 4015 Terminal Drive. Currently, there is a secondary fire hydrant that was not shown on the current building on page DM 1.0.

On page SP-1.2, it shows an existing fire hydrant within the right-of-way on Terminal Drive. However, per Section 26-176 of the McFarland Municipal Code, a second fire hydrant will be required to comply according to the provided proposals. With the location of the fire hydrant on Terminal Drive, without a secondary fire hydrant, the distance a fire truck would have to travel to the nearest corner of the building is 346 feet, thus exceeding the 300 feet listed within our ordinance. Therefore, the location of the second fire hydrant must comply with Section 26-177 of the McFarland Municipal Code.

Currently, the proposal does not indicate any conflicts with the International Fire Code-2015 (IFC), Appendix D for fire department access.

The following will also be required for conditional approval:

1. All new commercial properties will need a Knox Box to be installed.
2. McFarland Fire & Rescue is a Delegated Agency of the Department of Safety and Professional Services (DSPS). Therefore, all fire protection systems plans (fire alarm and sprinkler or hood systems) shall be submitted for approval to the McFarland Fire & Rescue along with a completed application and corresponding fees.
3. A Fire Prevention Inspection will take place upon building construction completion and building occupancy permit issued

McFarland Fire & Rescue would request electronic floor plans of the building if available.

The McFarland Fire & Rescue would like to offer to have a meeting with the project engineers and project developer to address any issues in regards to the fire protection systems and fire hydrant requirements. The goal would be to attempt to achieve an agreement that addresses the fire department's concerns yet allows the developer to meet their project objectives.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

A handwritten signature in black ink that reads "Mitchell Sutter". The signature is written in a cursive, flowing style.

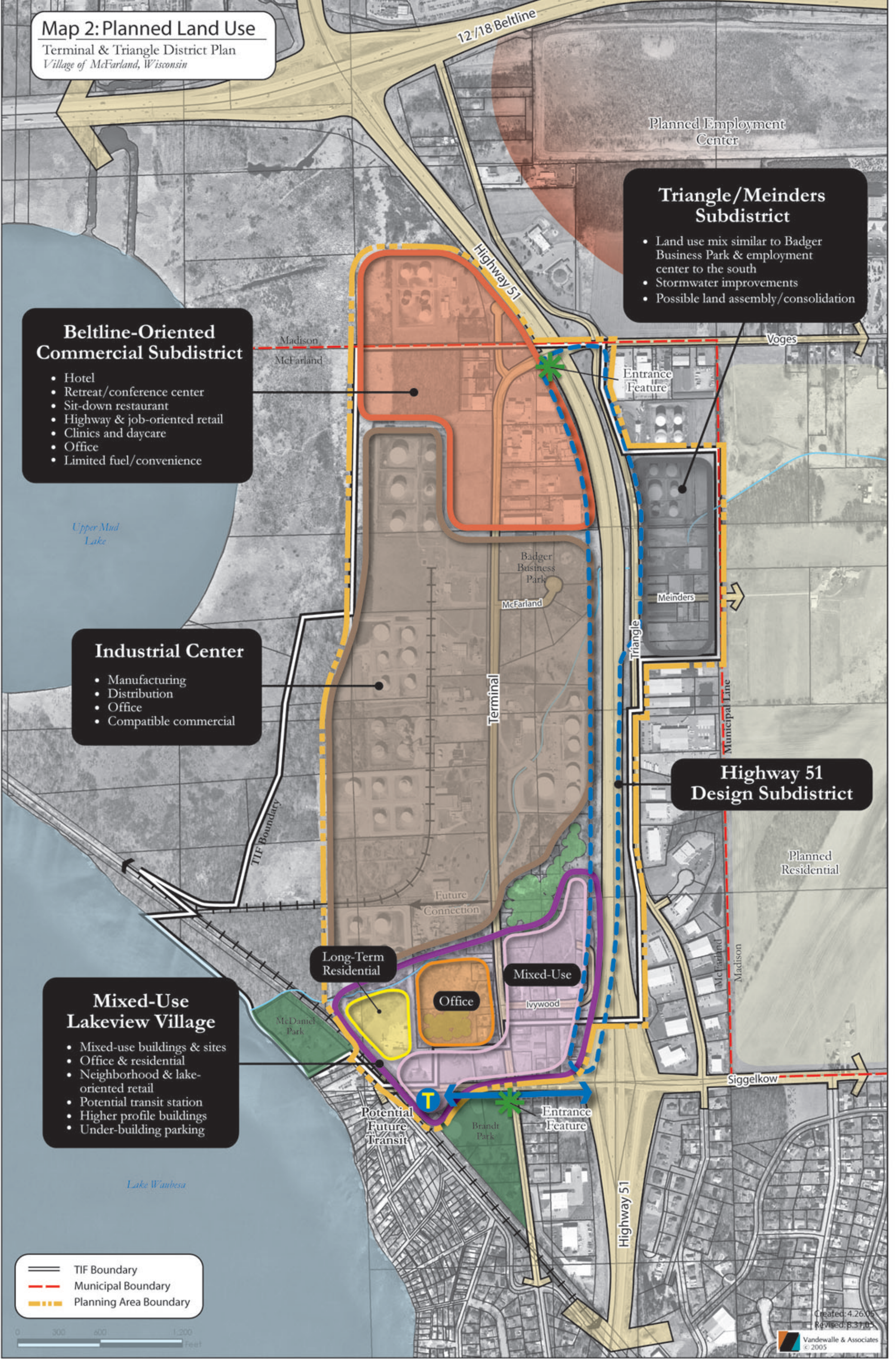
Mitchell Sutter

Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

Map 2: Planned Land Use

Terminal & Triangle District Plan
Village of McFarland, Wisconsin



Planned Employment Center

Triangle/Meinders Subdistrict

- Land use mix similar to Badger Business Park & employment center to the south
- Stormwater improvements
- Possible land assembly/consolidation

Beltline-Oriented Commercial Subdistrict

- Hotel
- Retreat/conference center
- Sit-down restaurant
- Highway & job-oriented retail
- Clinics and daycare
- Office
- Limited fuel/convenience

Industrial Center

- Manufacturing
- Distribution
- Office
- Compatible commercial

Highway 51 Design Subdistrict

Mixed-Use Lakeview Village

- Mixed-use buildings & sites
- Office & residential
- Neighborhood & lake-oriented retail
- Potential transit station
- Higher profile buildings
- Under-building parking

- TIF Boundary
- - - Municipal Boundary
- ... Planning Area Boundary

0 300 600 1,200 Feet

Created: 4.26.05
Revised: 8.31.05
Vandewalle & Associates
© 2005

Map 4: Highway 51 Design Subdistrict

Terminal & Triangle District Plan
Village of McFarland, Wisconsin

Wetland Edge

- Complement existing wetland vegetation
- Plants found near wetlands
- Swamp white oak, linden, river birch

Terminal Drive Gateway

- Village of McFarland entrance feature & sign
- Terminal Drive entrance sign
- Ornamental landscaping

Evergreen Screen

- Screen fuel storage areas with evergreens
- Trees include pine and spruce

Prairie Plantings

- Oak savanna vegetation
- Majority of plants should be native grasses and perennials
- Limited oak, hickory and musclewood

Evergreen Screen

- Screen fuel storage areas with evergreens
- Trees include pine and spruce

Prairie Plantings

- Oak savanna vegetation
- Majority of plants should be native grasses and perennials
- Limited oak, hickory and musclewood

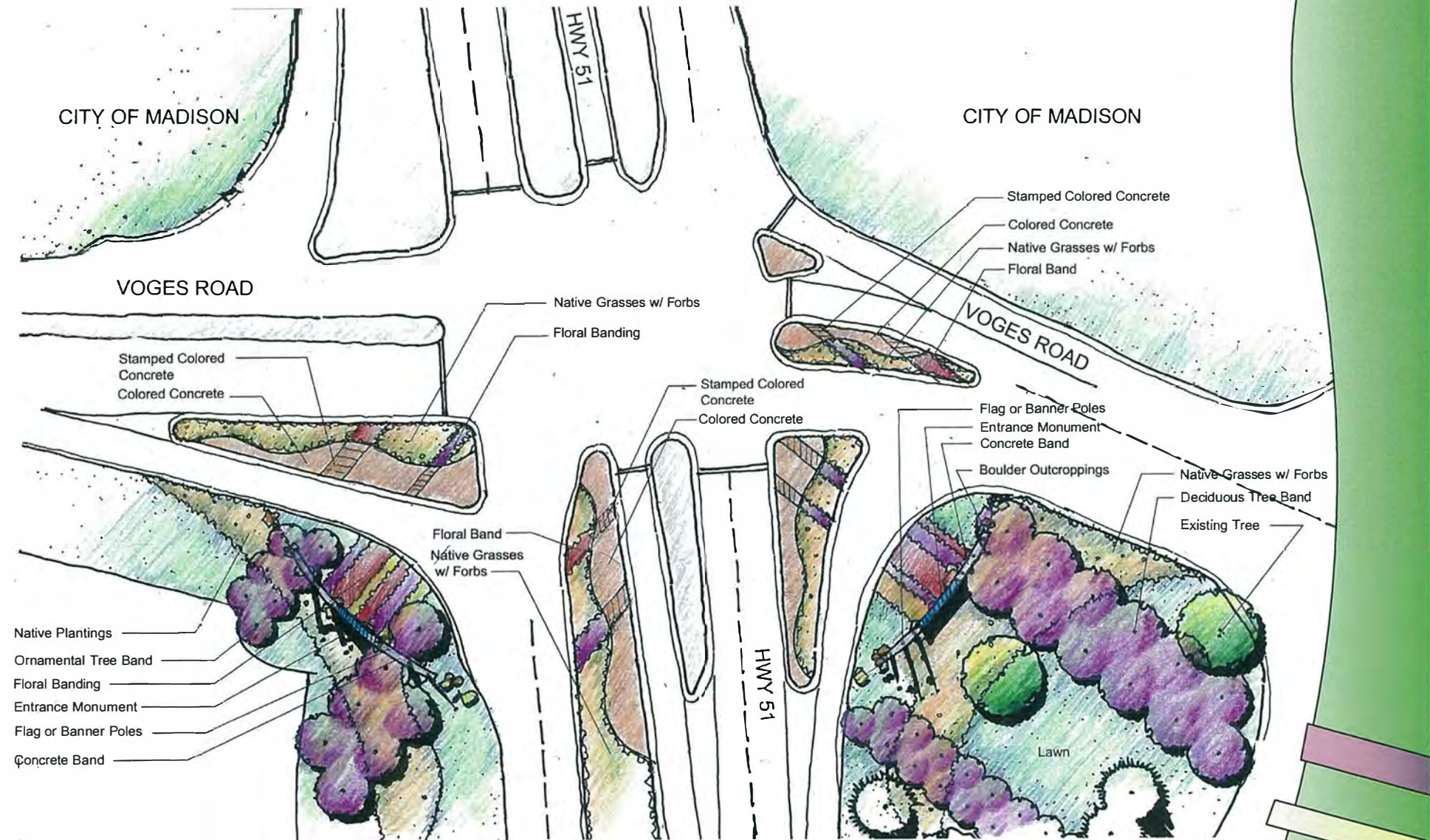
Lakeview Gateway

- Lakeview district entrance sign
- Ornamental landscaping

TIF Boundary
Municipal Boundary

0 300 600 1,200 Feet

Created: 4/26/05



Map 5: Beltline-Oriented Commercial Subdistrict

Terminal & Triangle District Plan
Village of McFarland, Wisconsin

Legend

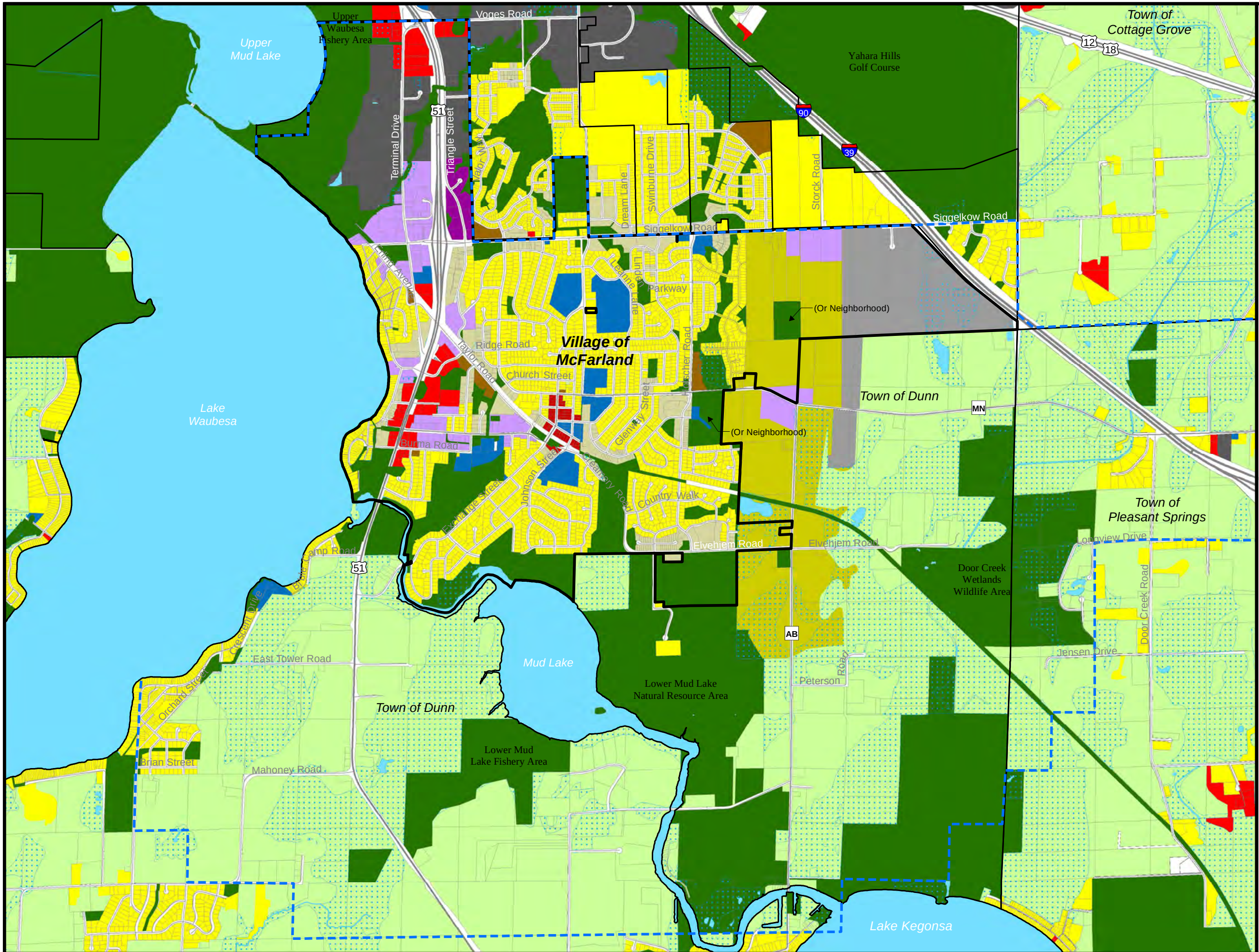
- Commercial - Retail, service or office
- Hotel
- Medical Clinic/Corporate Office
- Parking
- Existing Buildings
- Existing trees
- Proposed trees



COMPREHENSIVE PLAN

0 500 1,000 2,000
Feet

Data Sources: Village of McFarland,
Dane County LIO, WDNR, and CARPC



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a “neighborhood” zoning district)	1. Unless the developer is following the Village’s East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.
Downtown	Mapped within the historic Downtown area of the Village, generally aligning with the Village’s TID #4 boundary. Land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses.	C-C Central Commercial PD-I Planned Development-Infill R-3 General Residence (limited use)	1. Follow the recommendations of more detailed plans for the Downtown area, such as the TID #4 Project Plan, the Downtown Strategic Market Analysis and Opportunities Assessment, the Downtown Plan (1999), and the Village Center Master Plan. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans. 2. Preserve the architectural and historic character of the Downtown with the application of such detailed plans, design standards there and in the zoning ordinance, and incentives where practical. 3. Arrange uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. 4. Retain and expand governmental facilities in the Downtown area to reinforce public commitment and enhance activity, perhaps including a new family-oriented recreational facility and/or municipal campus expansion.
Highway and General Commercial	A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.	C-H Highway Commercial C-G General Commercial PD, PD-I Planned Development	1. Rezone sites designated for Highway and General Commercial use on Map 6 only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require larger-scale commercial developments to address traffic, environmental, and neighborhood impacts, including neighborhood-sensitive recommendations in areas adjacent to existing single family uses using the standards in Figure 4-2 and the zoning code.

Andrew Bremer

From: Fredric DeVillers <fred@forward-development.com>
Sent: Sunday, November 7, 2021 8:03 PM
To: Community Development
Subject: Kwik Trip CUP at 4015 Terminal Drive - DO NOT SUPPORT

McFarland Plan Commission:

I'm writing to voice my opinion to NOT support the Conditional Use Permit for the proposed Kwik Trip gasoline station and convenience store at 4014 Terminal Drive. There are 5 or 6 other Kwik Trips within a mile or two of this location, so there is no need for another. More importantly, is that a wonderful local small business, the Citgo Station at 4004 Terminal Drive, should be protected from undue predatory corporate competition. I respectfully request that you not support the CUP for the proposed Kwik Trip and allow the current business owners continue to serve all of us well.

Thanks,
Fred

Strive to make each path you encounter better than prior to your crossing.

The information contained in this communication, including any attachments or website links, may be confidential and is intended only for the sole use of the intended recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please return it to the sender immediately and delete the original message and any copy of it from your computer system. If you have any questions concerning this message, please contact the sender.



Think Green. Print this email only if you absolutely need to. Thanks!

Andrew Bremer

From: Buck Hogoboom <info@bukslgd.com>
Sent: Saturday, October 30, 2021 10:42 AM
To: Community Development
Subject: 4015 Terminal dr Kwik Trip CUP

Dear Village of McFarland,

You are not a village if there is a monopoly controlling our behavior, we are victims.

Please consider spending this time and energy to actually help your community and business owners, versus fueling the corporate manipulation.

Be a helper.

Sincerely,
Buck Hogoboom
Never a dull day.

From: [Craig and Susan Wendricks](#)
To: [Community Development](#)
Subject: Proposed Kwik Trip
Date: Friday, November 12, 2021 12:40:13 PM

Dear Sir or Madam -

I am in support of the Kwik Trip proposed at 4015 Terminal Drive, McFarland. In fact, before learning that Kwik Trip was planning to build in the Voges/Stoughton Road/Terminal Drive area, I emailed them to let them know this area would be the perfect location for a Kwik Trip.

I support a Kwik Trip in this area for many reasons. I live between Voges Road and Marsh Road. I take Stoughton Road to the Beltline to work Monday through Friday. It would be very convenient to have a gas station with a convenience store and car wash in this area. Currently, for gas, I either have to go into McFarland to the Kwik Trip to get gas (out of my way) or into Monona to the Kwik Trip to get gas (out of my way). Having a KT in the Voges/Stoughton Road/Terminal Drive area would allow me to get gas on my way to/from work, without having to go out of my way. It would just be convenient for me and I know for many others.

There are many other reasons to allow KT to build in this area:

- 1) Kwik Trip gas stations/convenience stores are always very clean; people stop just to use their bathroom because they know it will be clean and fully stocked.
- 2) Employment opportunities, part-time and full-time, with flexible hours, good pay and good benefits.
- 3) KT always attracts drivers/customers. With a KT in this location, Beltline drivers would go to the KT to get gas and other things, and if there are signs for shopping/eating in McFarland, the businesses in McFarland will benefit from the KT customers.
- 4) In 2021, KT was ranked #79 in Glassdoor's 2021 U.S. Best Places to Work - keep in mind, KT has locations in Wisconsin, Minnesota and Iowa (Kwik Star) so to be #79 when only in three States is something that speaks for itself.
- 5) KT offers fundraising programs to support the schools - A Car Wash card, Scrip Gift card, Healthy Concessions Products and Pizza Concessions.
- 6) Did you know that the food KT sells in its convenience stores are from Wisconsin?
- 7) KT is a Wisconsin family owned business.

Please vote YES to having a KT in the Voges/Stoughton Road/Terminal Drive area. McFarland won't be sorry!

Susan Wendricks

McFarland
SUMMARY SHEET

MEETING DATE: Monday, November 15, 2021

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing regarding Ordinance #2021-11: an ordinance to amend the zoning code and related code provisions regarding the requirements for a vision triangle at corner lots.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The packet includes a copy of Ordinance 2021-11 that addresses several revisions to the Municipal Code of Ordinances related to vegetation in vision triangles and public right-of-way.

Staff has provided a tracked changes version of the Ordinance to better illustrate how each of the applicable codes would change. The need for this ordinance amendment arose from a recent complaint of an obstruction within the right-of-way that limited vision on a corner lot. In the course of addressing this matter, Village staff recognized some deficiencies within the existing Municipal Code of Ordinances that were problematic or could be adjusted for best practice. For example:

1. Section 62-169 and Section 59-27(c) currently state: *On a corner lot, no structure, screening or embankment of any kind shall be erected, placed, maintained or grown between the heights of three feet and ten feet above the curb level or its equivalent within the triangular space formed by two intersecting **street lines** or their projections and the line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.* The term "street lines" is not a defined term in the Municipal Code. This could be interpreted as the edge of the curb/street pavement or a property line, lot line, or right-of-way line. If the intent is to mean the "property line", "lot line", or "right-of-way line" the use of any of these defined lines can be problematic for two reasons:
 - a. Accurately finding the location of these lines within the field likely requires a survey of the property, at a cost to either the property owner or the Village, whereas measuring from the intersection of curbs/edge of pavement can be more easily accommodated by Village staff and the property owner without the need for a professional surveyor.
 - b. The location of these property lines is not uniform across every corner lot within the Village in relation to the location of the curb/edge of roadway, location of stop bars, etc. Therefore, at some intersections, the vision triangle, if measured at the lot line, could be for an area that is behind the stop bar or



not significantly within the drivers expected field of view. The packet includes an image of a corner lot to help illustrate this point.

2. In terms of additional changes to how the vision triangle is measured, the proposed Ordinance would provide a tiered system based on the functional classification of the roadway (alley, local, or collector/arterial). This change recognizes that roadways that have higher volumes of traffic, or typically might experience vehicles at higher speeds, could benefit from a wider vision triangle.

The essential purpose of Ordinance 2021-11 is to provide a better process for designing and measuring a vision triangle so that when it needs to be enforced there is less ambiguity than under the current ordinance. The proposed Ordinance was drafted by the Village Attorney with input from Village staff. Given the changes impact multiple portions of the Municipal Code, several committees will review and provide a recommendation to the Village Board. The review process includes:

1. November 9, 2021, Joint Public Works and Public Utilities Committee recommendation
2. November 10, 2021, Public Safety Committee recommendation
3. November 15, 2021, Public Hearing with Plan Commission
4. December 20, 2021, Plan Commission recommendation
5. January 10, 2022, Village Board adoption

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

Section 62-4 (156)

Section 62-169

Section 59-27

Section 59-59

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for a public hearing only. Action on a recommendation to the Village Board will occur at the December 20th Plan Commission meeting.

ATTACHMENTS:

1. 11.15.21 - Ord. 2021-11 - Vision triangle amendment
2. Ordinance 2021-11 Vision Triangle Redline 10-27-21
3. Vision Triangle Ordinance Redline Accepted 10-27-21
4. Sample Intersection Image
5. Sauer Public Comments

Please publish in the
McFarland Thistle on
October 28, 2021 and November 4, 2021

**VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, November 15, 2021 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Ordinance No. 2021-11, An Ordinance to Amend the Zoning Code and Related Code Provisions Regarding the Requirements for a Vision Triangle at Corner Lots and Driveways in the Village of McFarland, WI.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

COVID-19 RELATED INFORMATION

Due to the COVID-19 Pandemic, the Village recommends and **URGES** all residents to view the meeting that evening live on the Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com and those who wish to participate and provide public comment do so via Zoom (the Village's virtual meeting software). You can join the Zoom Webinar by visiting <https://us02web.zoom.us/j/82129997508> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 821 2999 7508.

Due to limitations from Dane County Public Health, only 10 non-employees are allowed in the Municipal Center at one time. **If you choose to attend the meeting in-person, the Village CANNOT GUARANTEE you will be allowed a spot inside the building to view the meeting.** Those who wish to provide public comment at the meeting will be ushered in and out of the building to accommodate the 10 person gathering limit.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to community.development@mcfarland.wi.us or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Thursday prior to the meeting date.

ORDINANCE 2021-11

AN ORDINANCE TO AMEND THE ZONING CODE AND RELATED CODE PROVISIONS REGARDING THE REQUIREMENTS FOR A VISION TRIANGLE AT CORNER LOTS

Purpose: To amend the Zoning Code and related Code provisions to revise the requirements that a vision triangle be maintained at corner lots.

Sponsor: Community & Economic Development Director Andrew Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the Zoning Code requires that a vision triangle be maintained for traffic safety purposes; and

WHEREAS, the current regulations regarding vision triangles are in need of clarification; and

WHEREAS, the Village Board finds that amending the Zoning Code and related provisions of the Code with respect to vision triangles is in the public interest.

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-4(156) is amended to read as follows:

(156) *~~Vision clearance triangle. An unoccupied triangular space at the street corner of a corner lot that is bounded by the street lines and a setback line connecting points specified by measurement from the corner on each street line.~~*

A vision triangle is the triangular area located at the street corner formed by connecting the point of intersection of the curbs of the intersecting streets, or the point of intersection of the asphalt edges of the streets if no curb is present, with two other points located a distance away from the point of intersection along the line of the intersecting curb, or the asphalt edge of the street if no curb is present.

On collector and arterial streets (as defined under Section 56-139(e), and as determined by the Village Engineer), the distance away from the point of intersection to the point along that collector or arterial street is 35 feet. For all other public and private streets, the distance away from the point of intersection to the point along that street is 30 feet.

For alleys, a vision triangle is the triangular area formed by connecting the point of intersection of the side edge of the alley and the street curb, or asphalt edge of the street if no curb is present, to a point along the line of the intersecting street curb, or the asphalt edge of the street if no curb is present, 25 feet away from the point of intersection, and to another point 15 feet away from the point of intersection along the side edge of the alley.

2. Section 62-169. – Vision clearance, is amended to reflect the following:

~~On a corner lot, n~~No structure, screening, vegetation or embankment of any kind shall be erected, placed, maintained or grown between the heights of three feet and ten feet above the adjacent curb, level or its equivalent if no curb is present, within ~~the a vision triangle. ular space formed by two intersecting street lines or their projections and the line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance~~ This prohibition does not apply to mailboxes, natural landscaping permitted adjacent to mailboxes under Section 59-59(c)(1), Village approved street trees, traffic and other government signs, and government utilities. This section is not a limitation on the Village's authority to prohibit and regulate any other visual obstruction to a street or alley, which regulations include, but are not limited to, those provisions set forth under Section 59-27.

3. Section 59-27.- Trees and shrubbery obstructing view at intersection or view of traffic signs, is amended to read as follows:
- (a) Notwithstanding any other provision of this Article, no person shall maintain, plant or permit to remain on any private or public premises situated at the intersection of two or more streets or alleys in the Village any hedge, tree, shrub or other growth that may obstruct the view of the operator of any motor vehicle or pedestrian approaching such intersection. These restrictions apply to all areas in the Village, including those areas outside of a vision triangle, as defined in Section 62-4(156).
 - (b) It is unlawful for any person to plant, cause to grow, allow to grow or maintain any trees, bushes, shrubbery or vegetation of any kind that is an obstruction to the clear and complete vision of any traffic sign or driveway approach to a street in the Village. It shall be the duty of every owner of such tree, bush, shrubbery or vegetation to remove such obstruction.
 - (c) ~~In the case of corner lots, n~~No vegetation shall be ~~grown or permitted to grow~~ between the heights of three feet and ten feet above the adjacent curb, level or its equivalent if no curb is present, within ~~the a vision triangle, as defined in Section 62-4(156), unless otherwise authorized by the Village. ular space formed by two intersecting street lines or their projections and the line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.~~

(d) If the Village Forester determines that a property, or property owner, is not in compliance with this Section, then the Village Forester may, by written notice, order the owner or occupant of the property, or other responsible person, to remove or trim the tree, shrub, or other vegetation, and to take such other action to comply with this Section. If such owner or occupant fails, within ten days of posting or mailing of the notice, to comply with the order, then the Village Forester and/or Director of Public Works may order Village employees to trim the vegetation or otherwise remove the obstruction. The cost of trimming vegetation and removing the obstruction shall be levied and collected as a special charge upon the property pursuant to Wis. Stats. § 66.0627. Notwithstanding the foregoing, if the Village Forester determines that the vegetation or other obstruction is so great as to require immediate mitigation, no notice is required and the Village may take immediate action to mitigate the hazard and levy a special charge upon the property for the cost of such action.

~~Any shrub, tree or other plant that obstructs the view at an intersection or the view of a traffic sign shall be deemed to be dangerous to public travel and the Village Forester may order, by written notice, the owner or occupant of any private place or premises on which there stands a tree or shrub that unreasonably interferes with or encroaches upon the street or sidewalk, to take such steps as are necessary to remove such interference. If such owner or occupant fails, within ten days of receipt of notice, to take such necessary steps, the Village Forester and/or Director of Public Works shall order Village employees to remove the interference. The cost of removing the interference shall be levied and collected as a special charge upon the property pursuant to Wis. Stats. § 66.0627 upon which or in front of which such tree or shrub stands.~~

~~(d)~~(e) Any person who is an owner, occupant, firm or corporation failing to obey the written notice of the Village Forester as specified in Subsection (d) of this Section shall, upon conviction thereof, be subject to a forfeiture as established in Section 1-16.

4. Section 59-59(c)(2) is amended to read as follows:

No natural landscaping shall be higher than three feet in height or higher is prohibited above the adjacent curb, or its equivalent if no curb is present, within the vision clearance areatriangle, set forth defined in Section 62-169 Section 62-4(169) except as provided in Section 59-59(c)(1). of the Municipal Code.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the ____ day of _____, 2021.

APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-
Treasurer

ORDINANCE 2021 – 11	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Clow -	Wreh -
Brassington -	Flaherty -
Nelson -	St. Clair -
Rupert -	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

ORDINANCE 2021-11

AN ORDINANCE TO AMEND THE ZONING CODE AND RELATED CODE PROVISIONS REGARDING THE REQUIREMENTS FOR A VISION TRIANGLE AT CORNER LOTS

Purpose: To amend the Zoning Code and related Code provisions to revise the requirements that a vision triangle be maintained at corner lots.

Sponsor: Community & Economic Development Director Andrew Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the Zoning Code requires that a vision triangle be maintained for traffic safety purposes; and

WHEREAS, the current regulations regarding vision triangles are in need of clarification; and

WHEREAS, the Village Board finds that amending the Zoning Code and related provisions of the Code with respect to vision triangles is in the public interest.

NOW, THEREFORE, the Village Board of the Village of McFarland, does ordain as follows:

1. Section 62-4(156) is amended to read as follows:

(156) *Vision triangle.*

A vision triangle is the triangular area located at the street corner formed by connecting the point of intersection of the curbs of the intersecting streets, or the point of intersection of the asphalt edges of the streets if no curb is present, with two other points located a distance away from the point of intersection along the line of the intersecting curb, or the asphalt edge of the street if no curb is present.

On collector and arterial streets (as defined under Section 56-139(e), and as determined by the Village Engineer), the distance away from the point of intersection to the point along that collector or arterial street is 35 feet. For all other public and private streets, the distance away from the point of intersection to the point along that street is 30 feet.

For alleys, a vision triangle is the triangular area formed by connecting the point of intersection of the side edge of the alley and the street curb, or asphalt edge of the street if no curb is present, to a point along the line of the intersecting street curb, or the asphalt edge of the street if no curb is present, 25 feet away from the point of intersection, and to another point 15 feet away from the point of intersection along the side edge of the alley.

2. Section 62-169. – Vision clearance, is amended to reflect the following:

No structure, screening, vegetation or embankment of any kind shall be erected, placed, maintained or grown between the heights of three feet and ten feet above the adjacent curb, or its equivalent if no curb is present, within a vision triangle. This prohibition does not apply to mailboxes, natural landscaping permitted adjacent to mailboxes under Section 59-59(c)(1), Village approved street trees, traffic and other government signs, and government utilities. This section is not a limitation on the Village's authority to prohibit and regulate any other visual obstruction to a street or alley, which regulations include, but are not limited to, those provisions set forth under Section 59-27.

3. Section 59-27.- Trees and shrubbery obstructing view at intersection or view of traffic signs, is amended to read as follows:

- (a) Notwithstanding any other provision of this Article, no person shall maintain, plant or permit to remain on any private or public premises situated at the intersection of two or more streets or alleys in the Village any hedge, tree, shrub or other growth that may obstruct the view of the operator of any motor vehicle or pedestrian approaching such intersection. These restrictions apply to all areas in the Village, including those areas outside of a vision triangle, as defined in Section 62-4(156).
- (b) It is unlawful for any person to plant, cause to grow, allow to grow or maintain any trees, bushes, shrubbery or vegetation of any kind that is an obstruction to the clear and complete vision of any traffic sign or driveway approach to a street in the Village. It shall be the duty of every owner of such tree, bush, shrubbery or vegetation to remove such obstruction.
- (c) No vegetation shall be between the heights of three feet and ten feet above the adjacent curb, or its equivalent if no curb is present, within a vision triangle, as defined in Section 62-4(156), unless otherwise authorized by the Village.
- (d) If the Village Forester determines that a property, or property owner, is not in compliance with this Section, then the Village Forester may, by written notice, order the owner or occupant of the property, or other responsible person, to remove or trim the tree, shrub, or other vegetation, and to take such other action to comply with this Section. If such owner or occupant fails, within ten days of posting or mailing of the notice, to comply with the order, then the Village Forester and/or Director of Public Works may order Village

employees to trim the vegetation or otherwise remove the obstruction. The cost of trimming vegetation and removing the obstruction shall be levied and collected as a special charge upon the property pursuant to Wis. Stats. § 66.0627. Notwithstanding the foregoing, if the Village Forester determines that the vegetation or other obstruction is so great as to require immediate mitigation, no notice is required and the Village may take immediate action to mitigate the hazard and levy a special charge upon the property for the cost of such action.

- (e) Any person who is an owner, occupant, firm or corporation failing to obey the written notice of the Village Forester as specified in Subsection (d) of this Section shall, upon conviction thereof, be subject to a forfeiture as established in Section 1-16.

4. Section 59-59(c)(2) is amended to read as follows:

No natural landscaping shall be higher than three feet above the adjacent curb, or its equivalent if no curb is present, within a vision triangle, defined in Section 62-4(169) except as provided in Section 59-59(c)(1).

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the ____ day of _____, 2021.

APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-Treasurer

ORDINANCE 2021 –11	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Clow -	Wreh -
Brassington -	Flaherty -
Nelson -	St. Clair -
Rupert -	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	



****Original email from resident Judy Sauer with Staff Responses below in red****

From: judy sauer <heyjude@write.me>

Sent: Tuesday, November 9, 2021 9:38 AM

To: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>

Subject: Re: Vision Triangles

Good Morning, Matt. Thanks for keeping me informed of the code change process. I hope to be able to listen in on the meeting tonight. Below are a few thoughts that you can share with the committee. Again, thank you for moving the stop sign and stop line at the corner. It helps drivers know how far forward they need to stop for a clear view at this non-standard intersection.

Judy Sauer

Comments on ORDINANCE TO AMEND THE ZONING CODE AND RELATED CODE PROVISIONS REGARDING THE REQUIREMENTS FOR A VISION TRIANGLE AT CORNER LOTS

-

Thanks for the opportunity to comment on the proposed ordinance changes. These are general comments since we were only given one day to review. **STAFF RESPONSE: Note, the draft changes will be on tonight Public Works meeting, tomorrow's Public Safety meeting, Monday Nov. 15th Plan Commission meeting (public hearing) and the December 20th Plan Commission meeting, before going to the Village Board in January. So, there is time to provide additional comments.**

The definition of the vision triangle in Section 62-4(156) looks good and greatly clarifies what a vision triangle is and how to determine it.

However, some of the wording of the remaining changes is still somewhat unclear and confusing, with what looks like some contradictions among ordinances. Below are a few examples.

In Section 62-169. – Vision clearance, the proposed change says, "...No structure, screening, vegetation or embankment of any kind shall be erected, placed, maintained or grown between the heights of three feet and ten feet above the adjacent curb level, or its equivalent if no curb is present, within a vision triangle." That is clear and makes sense but in Section 59-59(c)(2) it says "No natural landscaping shall be higher than three feet above the adjacent curb, or its equivalent if no curb is present, within a vision clearance triangle, defined in Section 62-4(169) except as provided in Section 59-59(c)(1)". It seems the first ordinance change would allow a tree with all branches trimmed between 3-10 feet where the second ordinance change would not allow any tree higher than 3 feet. **STAFF RESPONSE: "Natural landscape" is a defined term under Sec. 59-59(b) that does not include trees. Sec. 59-59(b) "Natural landscape includes wild plants native to Wisconsin and similar ornamental plantings designed, purposely cultivated and managed to exceed eight inches in height, but shall not include woody plants such as trees**

and shrubs. Natural landscapes further shall not include lawn-grasses in excess of eight inches in height or noxious weeds or grasses identified in Section 20-25 of the Municipal Code.”

In Section 62-169. – Vision clearance, it would be helpful to cite the code for the definition of what “natural landscaping” is (Section 59-59(b)). **STAFF RESPONSE:** I’ll discuss with the Village Attorney. Probably wouldn’t define it in Section 62-169 but could include a definition in Sec. 62-4 where the rest of the Zoning Code definitions are found.

In Section 59-27(a). It says “Trees and shrubbery obstructing view at intersection or view of traffic signs, is amended to read as follows: (a) Notwithstanding any other provision of this Article, no person shall maintain, plant or permit to remain on any private or public premises situated at the intersection of two or more streets or alleys in the Village any hedge, tree, shrub or other growth that may obstruct the view of the operator of any motor vehicle or pedestrian approaching such intersection.” It is not clear how this differs from Section 62-4(156) other than it applies to the whole village not just vision triangles. Is the redundancy necessary to make different codes understandable? It actually seems more confusing to have the similar but slightly different code in different places. **STAFF RESPONSE:** A key distinction is that there could be a view of a traffic sign that is obstructed by vegetation that is not located within the vision triangle. That could be a mid-block traffic sign or vegetation outside the vision triangle that blocks the view of a traffic sign at the corner for an approaching vehicle.

In Section 59-27(d) the time frame of 10 days for responding to an order to remove vegetation is too short. Many people go on 2 or more weeks of vacation and could come back to find their vegetation removed and a bill from the Village without even knowing that they were in violation. Older residents may have to hire someone to remove vegetation and it could take longer than 10 days to get a contractor to come and do the work. At the least, a certified letter should be sent ensuring the owner is aware of the problem before action is taken. **STAFF RESPONSE:** To clarify, the proposed ordinance would not change the current 10 day requirement. However, to your larger point, we can discuss whether an adjustment to the timeframe is desired.

There also should be an appeal process for a “vegetation removal order” for the owner to follow before any action is taken. At least the owner would have the chance to ask questions and understand what their responsibility is before action is taken. **STAFF RESPONSE:** There is an existing appeal process under [Sec. 59-32](#). There is no proposed changes to this section so it does not appear in Ordinance 2021-11.

It would be helpful to define what “vegetation or other obstruction is so great as to require immediate mitigation” that the Village does not have to give notice to the owner and can take immediate action. Again, the owner should be given the opportunity to know what the problem is and correct it rather

than the Village just coming in, doing the work, and then charging the owner for it. This power seems like it ignores personal property rights and could be abused. **STAFF RESPONSE:** Another item I can discuss with the Village Attorney; however, likely some staff discretion is necessary here. I think an example where immediate action might be necessary is a downed tree that is blocking view of the of a sign.

In Section 59-27(e). This section seems to be worded oddly and could be clearer. Who decides on what the penalty is? From Section 1-16 it sounds like it is a judicial process? **STAFF RESPONSE:** The provision under Sec. 1-16 are set by the Village Board.

In Section 59-59(c)(2) seems to be in conflict with the other ordinances above. This ordinance states that no vegetation over 3 feet is allowed, where the other ordinances state no vegetation can obstruct vision within 3-10 feet. This ordinance seems like it wouldn't allow trees while the others would allow trees as long as there was no visual obstruction between 3-10 feet. **STAFF RESPONSE:** Refer to my comment above about the definition of natural landscape.

A couple of other random thoughts regarding safety at intersections. We have regularly seen cars parked very close to corners obstructing the view at intersections. This seems to be a real safety issue. Shouldn't "No parking here to corner" signs be erected or the curbs be painted yellow at the corners to prevent parking too close to intersections? **STAFF RESPONSE:** Many of the curbs in the Village are painted yellow for this purpose. There may be some that aren't or the painting has worn away. The use of signs is generally limited to higher traffic or commercial areas. I'll defer to Public Works for this item.

Also of concern is that the ordinances be implemented equally and fairly among all village corner owners. We were told that enforcement of vision triangles was only done if someone complains about it. If this is truly a safety issue, which it is, then it should be enforced systematically and fairly by the Village among all village corner owners. **STAFF RESPONSE:** Concerns regarding vision triangle obstructions can arise from resident calls but they do also arise directly from Village staff in the course of performing job duties.

A final comment. What would be very helpful would be an administrative summary clearly stating in plain understandable English what the proposed changes are and how it will affect the citizens living on corner lots in the Village. It took us more than 2 hours of looking up Code to understand what is being proposed. Most citizens don't have that sort of time to help improve the Ordinances under which we live. Hope these comments help improve the ordinance changes. Thanks again for the opportunity to comment. **STAFF RESPONSE:** Please refer to the staff report in the [meeting packet](#) for tonight's meeting.

Sent: Monday, November 08, 2021 at 11:38 AM
From: "Matt Schuenke" <Matt.Schuenke@mcfarland.wi.us>
To: "Matt Schuenke" <Matt.Schuenke@mcfarland.wi.us>
Cc: "Carolyn Clow" <Carolyn.Clow@mcfarland.wi.us>, "Andrew Bremer" <andrew.bremer@mcfarland.wi.us>
Subject: Vision Triangles

Good morning,

I wanted to share with you that the changes to the code for Vision Triangles have been distributed to the Public Works and Public Safety Committee for review. The Public Works Committee is meeting jointly with the Public Utilities Committee on Tuesday, November 9th at 6:00 pm via Zoom. The Public Safety Committee is meeting on Wednesday, November 10th at 6:30 pm also via Zoom. In both meetings we will be introducing the code changes for feedback. Additionally, a Public Hearing is scheduled with the Plan Commission on November 15th beginning at 7:00 pm. There are some changes to the Zoning Code that are required. The soonest the Plan Commission can begin the discussion on changes would take place at their meeting on December 20th as only the Public Hearing will be addressed in November. Final action by the Village Board at this point is not anticipated until after the first of the year. Just wanted to share with you the various steps in the process to consider these revisions, and below I provided links to the meetings as well as the changes proposed.

[Click on this link to view the proposed code changes.](#)

[Click on this link to view the Agenda/Packet](#) for the November 9th Public Works Committee meeting. [Here is the Zoom link](#) for that meeting.

[Click on this link to view the Agenda/Packet](#) for the November 10th Public Safety Committee meeting. [Here is the Zoom link](#) for that meeting.

The next agenda for the Plan Commission meeting on November 15th will be released on Friday this week. However, [here is the Zoom link](#) for that meeting.

Let me know if you have any questions.

Thanks,

Matt

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Monday, November 15, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Presentation by Oliva Perry regarding the Dane County Housing Initiative and the Dane County Regional Housing Strategy.

PREVIOUS ACTION:

ISSUE SUMMARY:

Olivia Perry is a Senior Planner with the Dane County Planning & Development Department. Olivia is attending the Plan Commission meeting to provide an overview of affordable housing, the [Dane County Housing Initiative](#) and an overview of the County's Regional Housing Strategy.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

None

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Monday, November 15, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Kong Thao, Intern

AGENDA ITEM: Presentation and discussion regarding the 2023 Dane County Hazard Mitigation plan and the draft Village of McFarland mitigation worksheets.

PREVIOUS ACTION:

ISSUE SUMMARY:

Dane County is in the process of updating the 2018 Natural Hazard Mitigation Plan (NHMP). These plans are significant in presenting steps and procedures that communities will take to assess the threat of various natural hazards impacting their area. Most important are the strategies for how to best limit the loss of life and property when disasters occur. In addition to alleviating damage, natural hazard mitigation plans help communities continue mitigation efforts by qualifying them for preventative and recovery project grants from the federal government, pending Federal Emergency Management Agency (FEMA) approval.

This multi-jurisdictional plan, as overseen by Dane County, addresses the need for hazard mitigation and includes each participating jurisdiction's plans in the event of a disaster. To produce a useful and updated hazard mitigation plan that is representative of the Village of McFarland and meets the needs of Dane County as well as the requirements of the Disaster Mitigation Act 2000 (DMA), essential information was collected during the planning process.

For FEMA approval, the multi-jurisdictional NHMP requires that each jurisdiction seeking approval participates in the planning process. The following are participatory activities that McFarland is actively engaged in.-

- ~~Identified a primary and alternate contact for local planning development and coordination.~~
- ~~Participated in all mandatory countywide planning meetings.~~
- ~~Compiled data to develop a hazard profile and vulnerability assessment based on local conditions.~~
- ~~Developed a problem statement, based on the risk assessment.~~
- ~~Developed local mitigation strategies to address the specific risks by identifying goals and proceedings.~~

The last steps are still required for approval to conduct at least one public meeting for review of



the draft plans and later adopt a final draft. The predicted occurrence of this action will happen in early 2022 depending on when FEMA approves the plans submitted by the multi-jurisdiction.

The packet includes McFarland's draft submittals to Dane County Hazard Mitigation Plan update including Worksheet #1: Hazard Identification and Ranking, Worksheet #2: Historic Hazard Event, Worksheet #3: Vulnerability Assessment, Worksheet #4: Community Capability Assessment, Municipal Problem Statement Worksheet, Municipal Mitigation Strategy Worksheet.

Our speakers today are John McLellan, the Population Protection Planner from Dane County Emergency Management, and Sara Husen, the Project Assistant on the Natural Hazard Mitigation Plan. Together, they are the ones leading the Dane County Hazard Mitigation Planning process.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

Comprehensive Plan, Chapter 2 – Natural and Agricultural Resources: 4. Pursue Local Opportunities to Mitigate and Adapt to Climate Change. *“The Village will participate in County hazard mitigation planning and implementation and consider other efforts like the stormwater projects identified in Figure 7-1 to increase the community’s resilience to flooding.”* Figure 7-1 states the proposed timeframe to be between *“2017, and every 5 years thereafter”*

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is only for discussion. No action is required at this time. As part of the approval process by FEMA, a public notice or meeting is required to offer an opportunity to comment on McFarland's draft plans and worksheets. The County will also be hosting public information meetings regarding county-wide mitigation strategies.

ATTACHMENTS:

1. 2023 Dane County Natural Hazard Mitigation Plan - Submittal Summary

Dane County Local Hazard Mitigation Plan

Worksheet #1: Hazard Identification and Ranking

The hazard identification and ranking process is a means to quantify and compare the characteristic of each of the hazards and identify those that are most significant for planning purposes. Use the following to guide the completion of worksheet #1 on the following page.

1. *Attributes of the hazard itself.* These are factors related to the natural occurrence of each hazard, without any consideration of potential impacts.
 - Area of Impact – does the event occur in isolated areas, affecting only a single unit of government, a wider area, affecting multiple units of government, or a regional, affecting the entire County or many counties?
 - Past History, Probability of Future Occurrence – based on what you know about changing climactic conditions, recent trends, or projections, how likely is it that an extreme event, or a more extreme event, will occur in the future?
 - Short-Term Time Factors – to what extent is the event predictable in the short term? Is there enough warning time to allow people to act to protect themselves and their property?
2. *Direct impacts on people and property.* These are rankings of the short-term, immediate effects of each hazard, based on future projections.
 - Impact on General Structures - to what extent could an extreme event impact the buildings and infrastructure of the County?
 - Impact on Critical Facilities – to what extent could critical facilities be impacted? The impact on critical facilities is an important measure of the extent to which the essential functions of government and the local economy could be disrupted.
 - Impact on At-Risk Populations – to what extent could people with special needs be impacted? This is an important measure of the immediate human needs that would be created in the initial response to the event.
3. *Indirect or secondary impacts.* The potential for long-term, far reaching impacts of each event are difficult to quantify, however, these broad categories were used:
 - Social Impact – to what extent could the hazard disrupt individual lives and the social structure of the community?
 - Economic Impact – to what extent could business and industry be disrupted?
 - Severity of Other Associated Secondary Hazards – does the hazard have the capacity to create other, secondary hazards and how severe could those secondary hazards be? For example, an ice storm causing a long-term, wide-area power outage.

Using your planning team’s combined experience and perspective, rank each category on a scale of either 0 to 5 or 1 to 5.
A ranking of zero (0) means “no concern.” A ranking of five (5) means “highest concern.”

Name of Jurisdiction:										
Hazard	Hazard Attributes			Impact Attributes						Total of Row Values
				Primary Impact (Short Term - Life and Property)			Secondary Impact (Long Term – Community Impacts)			
	Area of Impact	Past History, Probability of Future Occurrence	Short Term Time Factors	Impact on General Structures	Impact on Critical Facilities	Impact on At-Risk Populations	Social Impact	Economic Impact	Severity Of Other Associated Secondary Hazards	
	(1-5)	(1-5)	(1-5)	(0-5)	(0-5)	(0-5)	(0-5)	(0-5)	(0-5)	
Dam/Levee	4	2	3	1	0	1	1	1	1	14
Extreme Cold	5	3	3	1	3	5	3	3	3	29
Extreme Heat	5	3	3	1	1	5	3	3	3	27
Drought	5	2	1	0	0	1	1	2	3	15
Expansive soils	1	1	4	3	3	1	1	1	2	17
Flood	5	5	3	1	0	1	3	3	3	24
Fog	5	5	3	0	0	1	0	1	2	17
Hail Storm	5	3	3	5	3	1	2	3	3	28
Landslide	1	1	3	1	0	1	1	1	1	10
Lightning	1	5	5	1	1	1	1	1	3	19
Tornado	5	5	5	5	5	5	3	5	5	43
Wildfire	1	1	1	1	1	3	1	1	1	11
Windstorm	3	3	5	3	3	4	3	3	3	30
Winter Storm	5	3	3	2	2	4	3	4	3	29

Email one copy of the completed set of worksheets and documentation to mclellan@countyofdane.com AND husen.sara@countyofdane.com.

Previous Hazard Events

Through the Data Collection Guide, the Village of McFarland noted specific historic hazard events to include in the community profile. These events have been incorporated into the appropriate hazard chapters in the base plan. These events had a particular impact on the community beyond the impacts and events recorded in the Dane County Hazard Mitigation Plan. This is not a comprehensive summary of past incidents, as the hazard profiles collected in the main Mitigation Plan include other events that may have historically impacted the jurisdiction. The events noted by this jurisdiction in the Data Collection Guide include:

Flood: June 7-8 & 12th, 2008, Summer 2018

High lake levels and localized stormwater runoff created flooding in and around waterfront properties in low lying areas in the Village of McFarland. The event damaged private properties to the estimated amount of \$150,000 and caused localized short-term road closures. There were no deaths or injuries reported, but there was reported damage to property. Businesses were economically affected due to the reduced access to lake and recreational areas. The Village of McFarland did not receive FEMA funds to help recover from the hazard. The Village of McFarland planning members felt such an event had a high likelihood to occur again.

Drought: 2012 and 2013

The Village reported experiencing severe drought in 2012 and 2013.

Winter Storm: February 5-6, 2008; December 2009; February 1-3, 2011

The Village of McFarland experienced severe winter storms during the times listed above. These correspond with county-wide events.

Asset Inventory

Assets include the people, property, and critical facilities within the Village of McFarland that are exposed to hazards in general. Inventories of property, essential infrastructure, and natural, cultural or historic resources help provide a comprehensive picture of the community and provide a method of assessing exposure to hazards by establishing the improved and total values, capacities and populations for these assets. It also forms the basis for estimating potential losses, where possible.

COVID-19 Pandemic January 2020 - 2021

Officially declared on April 4th, 2020, DR-4520-WI, those impacted by the pandemic include the people, local businesses, and many service and interpersonal type jobs. Agencies were forced to restructure their services, shrink their workforce, and implement preventative measures surrounding health and safety protocols due to the nature of the pandemic. As experienced nationally, those with the capabilities, transitioned from in-person jobs to remote, while others were laid-off. The combined total from FEMA financial assistance for Individual Assistance and Public Assistance funding was \$74.2 million¹.

¹ FEMA – DR-4520, www.fema.gov/disaster/4520

Dane County Local Hazard Mitigation Plan Worksheet #2: Historic Hazard Event

Please **complete a separate Worksheet #2 for each significant hazard event** your jurisdiction has experienced. Provide as much detail as possible and attach any supporting documentation (e.g. photocopies, newspaper articles, or other original sources) as you feel necessary.

Name of Jurisdiction:	Village of McFarland
Type of event	Local Flooding
Date	August-September of 2018
Location	Village of McFarland areas adjacent to natural waterways
Nature and magnitude of event	Area received significant rainfall in one storm followed by continued storms
Injuries / Deaths	None
Describe damage to private property	Local business flooded 2-3 inches; homes received water entering requiring pumping, and others had up to 12" of flooding, 2-3 cars were flooded
Describe damage to infrastructure	6-12" Culvert was washed out
Crop damage	None
Known business/economic impacts	One business remained closed for two months
Identify road/school/other infrastructure closures	One road remained closed for about 1 month, and 2-3 roads were intermediately closed
Other damage	N/A
Describe losses covered by insurance	Limited to unknown
Federal/state disaster relief funding received	Unknown
Opinion on likelihood of occurring again	If a similar event or sustained rain, more than likely similar concerns exist
Source of information	Incident reports and staff involved in the response
Comments	
Prepared by:	Name: Chris Dennis Phone: 608-838-3278 Email: chris.dennis@mcfarland.wi.us
Email one copy of the completed set of worksheets and documentation to mclellan@countyofdane.com AND husen.sara@countyofdane.com.	

Dane County Local Hazard Mitigation Plan

Worksheet #3: Vulnerability Assessment

The purpose of this worksheet is to assess the vulnerable buildings, populations, critical facilities, infrastructure, and other important assets in your community by using the best available data to complete this worksheet. Use the table on the next page to compile a detailed inventory of specific assets at risk including critical facilities and infrastructure; natural, cultural, and historical assets; and economic assets as defined below. Examples can include hospitals, fire stations, or historic buildings. Attach supporting documentation, such as photographs, reports, or plans if possible. In the hazard specific column of the asset inventory table, indicate if there is a specific hazard to which the asset is at risk, such as flood, lightning, etc.

For the purposes of this plan, please use the following guidance:

- **Critical Facilities** – Physical structures that, if damaged or destroyed, compromise public health or safety, or are disproportionately vulnerable to natural disasters discussed in the plan, or house populations that are disproportionately vulnerable to natural disasters. These are grouped into the following categories:
- **Essential Infrastructure** – Includes public and private utility facilities that are vital to maintaining or restoring normal services to hazard areas before, during, and after a hazard event: Airports, roads, bridges, communications facilities and towers, correctional facilities, electrical generation/distribution facilities, media outlets, national guard, natural gas supply, public safety (911) communications centers, public safety facilities (police, fire, EMS), public works garages, town/village/city halls, wastewater facilities, water utilities, cooling facilities.
- **Vulnerable Facilities (includes facilities that serve at-risk populations, historic, and/or economic assets)** – Childcare centers, community based residential facilities, community centers, campsites, healthcare facilities, hospitals, nursing homes, historic properties, manufactured homes, long term care facilities, schools, special needs housing.
- **Hazardous Materials Facilities** – Structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic, and/or water-reactive materials.
- **Natural Assets** – Natural resource assets may include wetlands, threatened and endangered species, or other environmentally sensitive areas. Natural resources can be important in mitigating hazards, such as wetland protection for reducing stormwater runoff and floodwater storage and infiltration.

ASSET INVENTORY of jurisdiction:				
Name of Asset	Type*	Replacement value (\$)	Occupancy/ capacity	Hazard Specific issues
All Village Roads	EI	\$41 million	N/A	Extreme Heat, Expansive Soils, Flood, Tornado, Winter Storm
Hwy 51 Bridge – WSOR Railroad	EI	Owned by DOT, \$6.5 million	N/A	Expansive Soil, Flood, Landslide, Windstorm
Hwy 51 Bridge – Yahara River	EI	Owned by DOT, \$2.5 million	N/A	Expansive Soil, Flood, Landslide, Windstorm
Terminal Drive Bridge	EI	\$2.0 million	N/A	Expansive Soil, Flood, Landslide, Windstorm
Lake Edge Road Bridge	EI	\$250k	N/A	Expansive Soil, Flood, Landslide, Windstorm
Burma Road Bridge	EI	\$650k	N/A	Expansive Soil, Flood, Landslide, Windstorm
Burma Road Water Tower	EI	\$1.75 million	N/A	Tornado
Holscher Road Water Tower	EI	\$1.75 million	N/A	Tornado
Public Works Facility 5115 Terminal Drive	EI	\$6.34 million	N/A	Tornado, Expansive Soil, Flood, Hailstorm, Wildfire
Municipal Center	EI	\$9.88 million	N/A	Tornado, Extreme Cold, Hailstorm
McFarland Public Library – Youth Center	EI	\$544k	N/A	Tornado, Extreme Cold, Hailstorm
McFarland E.D. Locke Public Library	EI	\$6.34 million	N/A	Tornado, Extreme Cold, Hailstorm
Alliant Energy Substation (near 3457 Siggelkow Road)	EI	Owned by Alliant Energy	N/A	Tornado, Extreme Cold, Expansive Soils, Hailstorm, Wildfire
ANR Pipeline Pumping Station	EI	\$872k	N/A	Tornado, Extreme Cold, Expansive Soils, Hailstorm, Wildfire
Sanitary Sewer Lift Station #1: 5107 Erling Ave	EI	\$173k	N/A	Tornado, Expansive soils
Sanitary Sewer Lift Station #2: 6407 Pheasant Run	EI	\$393k	N/A	Tornado, Expansive soils
Sanitary Sewer Lift Station #3: 6623 Meredith Way	EI	\$173k	N/A	Tornado, Expansive soils
Sanitary Sewer Lift Station #4: 4704 Terminal Drive	EI	\$225k	N/A	Tornado, Expansive soils
Sanitary Sewer Lift Station #5: 5107 Holscher Road	EI	\$535k	N/A	Tornado, Expansive soils
Water Tower #1 – Burma Road	EI	\$1.6 million	N/A	Tornado, Expansive soils, Hailstorm

ASSET INVENTORY of jurisdiction:				
Water Tower #2 – Holscher Road	EI	\$2.22 million	N/A	Tornado, Expansive soils, Hailstorm
Well #1: 5412 Long Street	EI	\$1.8 million	N/A	Tornado, Hailstorm, Winter Storm
Well #3: 5001 North Autumn Lane	EI	\$2.2 million	N/A	Tornado, Hailstorm, Winter Storm
Well #4: 5703 Bird Song Court	EI	\$2.2 million	N/A	Tornado, Hailstorm, Winter Storm
Waterways and Wetlands In and Around Community	NA	N/A	N/A	Expansive Soils, Flood, Extreme Cold, Drought, Tornado,
American Eagle Propane	HM	\$477k	N/A	Tornado, Hailstorm, Flood
ARC Terminals	HM	\$995k	N/A	Tornado, Hailstorm, Flood
ATC- Cottage Grove Site	HM	\$62.4k	N/A	Tornado, Hailstorm, Expansive Soils
CHS Petroleum Terminal	HM	\$1.2 million	N/A	Tornado, Hailstorm, Windstorm
Citgo Petroleum	HM	\$446k	N/A	Tornado, Hailstorm, Windstorm
Entwhistle Metal Fab Inc	HM	\$837k	N/A	Tornado, Hailstorm, Windstorm
Flint Hills Resources Pine Bend LLC	HM	\$1.77 million	N/A	Tornado, Hailstorm, Windstorm
Hightrack LLC DBA: Midwest Refrigerated Services Inc	HM	\$11.76 million	N/A	Tornado, Hailstorm
Klemm Tank Lines	HM	\$242k	N/A	Tornado, Hailstorm
Kwik Trip #766	HM	\$1.59 million	N/A	Tornado, Hailstorm
BP Gas Station	HM	\$510k		
U.S. Oil	HM	\$2.78 million	N/A	Tornado, Hailstorm
Venture Fuels LLC	HM	\$365k	N/A	Tornado, Hailstorm
Ginger Bread House (Farwell)	VF	\$743k	100	Tornado, Hailstorm
Ginger Bread House (Larson)	VF	\$1.56 million	150	Tornado, Hailstorm
McFarland Conrad Elvehjem Primary School ²	VF	\$20.1 million	574	Tornado, Hailstorm
Waubesa Intermediate School	VF	\$20.4 million	582	Tornado, Hailstorm
Indian Mound Middle School	VF	\$25.0 million	631	Tornado, Hailstorm, Wildfire
McFarland High School	VF	\$62.8 million	911	Tornado, Hailstorm

² NOTE: Conrad Elvehjem and McFarland Primary School were separate buildings in 2017 and they are now combined to be CEPS

ASSET INVENTORY of jurisdiction:				
Homestead Apartments	VF	\$1.75 million	98 units	Tornado, Hailstorm
Williamstown Bay Apartments	VF	\$1.29 million	40 units	Tornado, Hailstorm
The Cottage Apartments	VF	\$1.74 million	48 units	Tornado, Hailstorm
Prairie Stone Condos	VF	\$17.20 million	42 units	Tornado, Hailstorm
McFarland Villa	VF	\$1.87 million	35 units	Tornado, Hailstorm
Skaalen Village	VF	N/A	57 units	Tornado, Hailstorm
Mariannes Elder House	VF	\$312k	10	Tornado, Hailstorm,
Brandt Park Shelter	VF	\$389k	N/A	Extreme Cold, Tornado, Hailstorm, Flooding
Lewis Park Shelter	VF	\$771k	N/A	Dam/Levee, Extreme Cold, Tornado, Hailstorm, Expansive soils
William McFarland Park – Soccer Building	VF	\$486k	N/A	Tornado, Hailstorm,

*TYPE = EI: Essential Infrastructure
 VF: Vulnerable Facilities
 HM: Hazardous Materials Facilities
 NA: Natural Assets

**Due to the limitation of locations being privately owned, the boxes filled in green received their values from the sum of Land Value and Improved Value through Access Dane in September 2021.

Additional Vulnerability Questions																		
Number of repetitive loss properties (flooding)	According to FEMA Policy and Claim Statistics for Flood Insurance, the community has 11 flood insurance policies, with a total coverage amount of \$2,694,000. There has been one loss claim, which was closed without payment. No repetitive losses have been reported.																	
Average depth of 100-year floodplain	The floodplain base elevation shows an average depth of 847 feet according to the NFIP Panel 0443H.																	
Describe any hazard-related concerns or issues regarding the vulnerability of special needs populations, such as the elderly, disabled, or low-income.	Lack of access to resources/supports, financial issues, transportation, food insecurity, caregiver, internet are common among senior housing homes such as Homestead, Williamstown Bay, Cottages. Similarly, at-risk residents are conscious of any chemical or breathing hazards, mobility issues, need for adaptive equipment/oxygen, potential language barriers, cognitive and dementia type issues, medication needs.																	
Describe growth and development trends and future growth areas and how they relate to hazard areas and vulnerability concerns/issues.	The following table is a continuation of the 2017 Mitigation Plan and shows the growth from 2015 through to 2019. The data includes the Village of McFarland's growth in Population and number of housing units derived from American Census Survey data. To accommodate for future growth, the Village is guided by the East Side Neighborhood Growth Plan adopted in 2008. A revised version to this plan is currently in progress as the Village continues to maintain its strong themes for sustainability. The Village is dedicated to the preservation of natural resources and green spaces in future projects to support reduce the vulnerability of hazards related areas. <table border="1"> <thead> <tr> <th>2015 Population</th> <th>2019 Population</th> <th>Percent Change (%) 2015-2019</th> <th>2015 # of Housing Units</th> <th>2019 # of Housing Units</th> <th>Percent Change (%) 2015-2019</th> </tr> </thead> <tbody> <tr> <td>7,946</td> <td>8,650</td> <td>8.1%</td> <td>3,327</td> <td>3,450</td> <td>3.6%</td> </tr> </tbody> </table>						2015 Population	2019 Population	Percent Change (%) 2015-2019	2015 # of Housing Units	2019 # of Housing Units	Percent Change (%) 2015-2019	7,946	8,650	8.1%	3,327	3,450	3.6%
2015 Population	2019 Population	Percent Change (%) 2015-2019	2015 # of Housing Units	2019 # of Housing Units	Percent Change (%) 2015-2019													
7,946	8,650	8.1%	3,327	3,450	3.6%													
If this is an <i>update</i> to your community's attachment to the 2018 plan, describe how vulnerability has changed (or not) as a result of implementing successful mitigation actions.	Since the flooding in 2018, the Village of McFarland has increased its efforts to support a more reliable and efficient stormwater system. One project by the Village's Public Works extends an open channel ditch to run between Taylor Road and Farwell Street to alleviate water flow. The concrete bottom is dedicated to avoiding potential flooding within Village boundaries. Additionally, maintenance has become less problematic in this area.																	
Email one copy of the completed set of worksheets and documentation to mcellan@countyofdane.com AND husen.sara@countyofdane.com.																		

Dane County Local Hazard Mitigation Plan
Worksheet #4: Community Capability Assessment

Name of Jurisdiction:

Capabilities are the programs and policies (Regulatory, Administrative/Technical, and Fiscal) currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. Please complete this worksheet and provide supporting documentation if available.

Regulatory

The following planning and land management tools are typically used by local jurisdictions to implement hazard mitigation activities. Please indicate what your jurisdiction has in place. If your jurisdiction does not have this capability or authority, please indicate if a higher level of government has the authority. Also use the comments column to indicate how we can obtain a copy of the plan or document (i.e. available on the web (include address) or Email).

Regulatory Tools (ordinances, codes, plans)	Yes/No	Comments
Existing Natural Hazard Mitigation Plan	No	Participate in Dane County Hazard Mitigation Plan
General or Comprehensive plan	Yes	Last updated 2017
Zoning ordinance	Yes	
Subdivision ordinance	Yes	
Growth management ordinance	Yes	Code only for East Side Neighborhood Growth Plan 2008
Shoreland / wetland zoning ordinance	Yes	
Floodplain zoning ordinance	Yes	
FEMA / NFIP Community Rating System	No	Participate in NFIP Community Rating System
Other special purpose ordinance (stormwater, steep slope, wildfire)	Yes	
Building code	Yes	
Fire department ISO rating	4	
Climate change Impact program	No	
Erosion or sediment control program	Yes	
Stormwater management program	Yes	
Site plan review requirements	Yes	
Capital improvements plan	Yes	
Economic development plan	Yes	For certain areas, such as Tax Increment Finance Districts
Local emergency operations plan	Yes	
Other special plans	Yes	Park Master Plans, Downtown Master Plan
Flood insurance study or other engineering study for streams	Yes	FEMA Report
Elevation certificates (for floodplain development)	Yes	Part of Flood Plan Mapping
Climate Action Plan	Yes	McFarland Sustainability Plan, 2021
Other		

Administrative/Technical

Identify the technical and personnel resources responsible for activities related to hazard mitigation/loss prevention within your jurisdiction. For smaller jurisdictions without local staff resources, if there are public resources at the next higher level of government that can provide technical assistance, please indicate this in the comments column.

Personnel Resources	Yes/No	Department/Position	Comments
Planner/engineer with knowledge of land development/land management practices	Yes	Community Development Director & Village Engineer	Contracted service through an engineering firm
Engineer/professional trained in construction practices related to buildings and/or infrastructure	Yes	Community Development Director, Building Inspector and Fire Inspector	Community Development Department/Building Inspector
Planner/engineer/scientist with an understanding of natural hazards	Yes	McFarland Emergency Management/Director	Staff specific depending on department
Personnel skilled in GIS	Yes	Community Development Director & Building Inspector	Dane County Land Information Office & CARPC
Full time building official	Yes	Building Inspector	
Personnel skilled in Climate resilience	No		Dane County Office of Energy and Climate Change
Floodplain manager	Yes	Community Development Director	
Emergency manager	Yes	Fire Chief, Police Chief	
Real estate acquisition personnel	No		
Grant writer	Yes	Staff specific depending on department	
Other personnel	Yes	Dane County Land Information Office	Dane County 911 Center
GIS Data Resources (Hazard areas, critical facilities, land use, building footprints, etc.)		McFarland Emergency Management/Director, Building Inspector	
Warning Systems/Services (Reverse 9-11, cable override, outdoor warning signals)	Yes	Do use Dane County Land Information	Community Development Department/Building Inspector
Other		McFarland Emergency Management/Director	Staff specific depending on department

Fiscal

Identify whether your jurisdiction has access to or is eligible to use the following financial resources for hazard mitigation.

Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
Community Development Block Grants	No	Access through Dane County
Capital improvements project funding	Yes	
Authority to levy taxes for specific purposes	Yes	
Dedicated funding for land, easement or conservation easement acquisition	Yes	Park improvement fund
Fees for water, stormwater, sewer, gas, or electric services	Yes	
Impact fees for new development	Yes	
Incur debt through general obligation bonds	Yes	
Incur debt through special tax bonds	No	
Incur debt through private activities	No	
Withhold spending in hazard prone areas	No	
Other	Yes	Special Assessment on properties

Additional Capabilities Questions	
Does your community have any hazard-related certifications, such as Storm Ready certification or Firewise Communities certification?	The Village conducts aggressive fire and building code inspections. These inspections include terminal fuel storage facility inspections and cooperative response plans.
Describe any past or ongoing public education or information programs, such as for responsible water use, fire safety, household preparedness, climate change adaption and resilience preparedness, or environmental education.	The Village of McFarland provides regular information for the public via website, Village newsletters and educational programs on water usage, fire safety and emergency preparedness. The community also sponsors an Earth Day event, wetland preservation and urban forest programs.
Describe any other past or ongoing projects or programs designed to reduce disaster losses. These may include projects to protect critical facilities.	The Village of McFarland is finalizing their plans on the new Public Safety Center. This facility will house the Fire & Rescue, Municipal Court, and Police Departments within a shared use facility, vacating the existing space in the Municipal Center. The facility itself is estimated at 58,000 square feet and will be a net-zero energy facility using geothermal heating, ventilation, and air conditioning (HVAC) and solar panels. This means the facility will produce more energy than it consumes.

Attach additional information as warranted.

Email one copy of the completed set of worksheets and documentation to
mclellan@countyofdane.com **AND** husen.sara@countyofdane.com.

Municipal Problem Statement Worksheet

Sept. 2021

- Use this worksheet to develop a problem statement for your municipality.
- Use a separate worksheet for each problem statement.
- **By TH Sept. 23**, submit all *problem statement worksheets* in MS WORD format to mclellan@countyofdane.com and husen.sara@countyofdane.com .

Municipality	Village of McFarland
Natural Hazard	Tornado, Extreme Cold/Winter storm
Describe conditions associated with this hazard and identify where and when problem(s) occur	
<i>Describe what happens</i>	The Village of McFarland is geographically bordered by two bodies of water, providing a natural deterrent against tornados. However, in mostly flat farmlands, areas situated away from bodies of water do not receive this deterrent. The potential for extreme wind or tornado related damage is more likely to locations further away. In the Midwest region, snowfall and cold temperatures are a common occurrence. Much like every municipality in southern Wisconsin, the Village of McFarland battles with varying amounts of snowfalls and plummeting temperatures during the winter seasons. In 2008, the Madison Area recorded over 100 inches in snowfall with depths as high as 15 inches. During this record year, extreme snowstorms and cold temperatures combined created disaster situations for residents. Large snowfall in a short period of time makes driving conditions slippery and dangerous. Winter conditions are further worsened when repeated snowfall increasingly narrow roadway conditions. Mostly affecting residential streets, unmoved cars can either get stuck due to plow trucks encasing them in snow or struggle trying to start.
<i>Location(s)</i>	Several streets and neighborhood roads have been identified as locations of increased hazard concerning flooding. These are Valley Drive at Cook and North Cook Streets, Creamery Road at the connection between the conservancies South Court at Lake Waubesa and on private properties on Sleepy Hollow Road. Although they are not directly related to the natural hazards identified, the locations listed could still prove problematic in situations concerning

Municipality	Village of McFarland
Natural Hazard	Tornado, Extreme Cold/Winter storm
<i>Time frame associated with the occurrence</i>	The time frame in which a tornado occurs can spans mere minutes. Typically, they only occur in singularity. The behaviors of tornados and the direction is unclear as some tornados have been known to hop around. In extreme cases for winter storms, snowstorms can span over several hours or can be an intense volume of snowfall with heavy wind in a short period of time. The danger in extreme cold relates closely to the time frame associated with the hazard. Persisting over several days, cold temperatures can create detrimental issues the longer it continues. Additionally, the combination of snowstorms and extreme cold are likely to have multiple recurrences.
Describe the risks from this hazard to persons, facilities, finances, and ancillary activities	
<i>Impacts on persons</i>	Tornadoes can have a devastating impact on a person's life, their properties, and the community, including the potential for complete loss of life and property. Windstorms are a secondary weather condition often associated with storm events that can also produce tornados creating a similar degree of issues. Those not safely confined indoors, preferably in a windowless room, are at greater risk of injury and other life-threatening situations. Extreme cold can lead to icy roadway and slippery sidewalk conditions. Icy sidewalks increase the risk for fall among pedestrians leading to increased injuries. Recently plowed and salted wet roads can suddenly turn into slippery icy conditions, endangering the lives of residents. Extreme cold can also lead to furnace or electrical outages impacting heating of buildings. Children walking to school, individuals walking for leisure or community to work or services, are at greater risk of losing body heat, frost bit, and hypothermia if not properly dressed. Physical changes impact normal conditions when a winter storm hits. Potholes on the road surfaces are worsened from snow removal techniques. Roads are narrowed from compacted snow being pushed to the curbs. Car owners choosing to park in the streets are at greater risk for snow related damages. More issues arise when plow trucks must maneuver around parked cars in the street following a snowstorm. In some cases, these cars must be dug out.

Municipality	Village of McFarland
Natural Hazard	Tornado, Extreme Cold/Winter storm
<i>Impacts on facilities (include locations as appropriate)</i>	The occurrence of a tornado can lead to damages on properties and municipal infrastructure. Losses can include damages to water towers affecting water use, down powerlines leading to loss of electricity, and damages to bridges and road overpasses leading to road closures. Additionally, vehicle damages, fallen trees, and various airborne debris can lead to those items crashing into things. Winter storms can create issues relating to the mechanical and infrastructure damages. Mechanical issues can arise from melting snow which refreezing over, affecting all. This can be particularly troublesome for roadway conditions as well when drivers observe potholes grow in diameter. Intense snowfall can create problems to building infrastructures with the increased weight from the snowfall. As previously mentioned for impacts on persons, extreme cold can lead to furnace or electrical outages impacting heating of buildings. This can encourage refreezing processes and negate the use of salt on the roads.
<i>Financial impacts</i>	The financial impact varies depending on the severity of the damages incurred. Financially, municipalities could experience direct costs associated with damage to its facilities or equipment and increases in staff wages and materials related to responding to the natural hazard.
<i>Secondary / ancillary impacts</i>	Secondary or ancillary impacts to the municipality may include decreases in municipal property values and property tax revenue from damage to properties in the Village. Temporary or permanent closure of businesses, schools, or civic organizations within the community. Increases in the maintenance or replacement costs of Village equipment.
Identify what a desired outcome looks like	
The objective goal would be to create strategies that best prevent or mitigate the impacts resulting from natural hazards. This can be achieved through an assortment of strategies that include improved emergency management communications and response preparedness, while also building more resilient and sustainable buildings, infrastructure, and land uses. Ideally, accurate weather forecasting helps municipalities to best prepare for extreme weather-related conditions. Being informed and receiving the correct information through various forms of communication best prepares residents of the incoming events.	
Describe why it is important to address this problem	

Municipality	Village of McFarland
Natural Hazard	Tornado, Extreme Cold/Winter storm
The importance of disaster preparedness and natural hazard mitigation is to prevent loss of life, property, and to reduce future costs associated with the hazard. The development of a recovery plan addresses a reactive answer to disasters recovery, after they have occurred. By improving existing mitigation strategies and creating resilient infrastructure before disasters strike, municipalities can better prevent loss of life, property, and reduce post-disaster recovery costs.	

Municipal Mitigation Strategy Worksheet

Sept. 2021

- Use this worksheet to develop a mitigation strategy for your municipality.
- Use a separate worksheet for each mitigation strategy.
- **By TH Oct. 21**, submit all *mitigation strategy worksheets* in MS WORD format to mclellan@countyofdane.com and husen.sara@countyofdane.com .

Municipality	Village of McFarland	
Mitigation Strategy Name	Critical Facilities Protection for Uninterrupted Services	
Mitigation strategy goal		
Highlight the applicable strategic category	Prevention	Natural Resource Protection
	Property Protection	Critical Facilities Protection
	Public Education & Awareness	Structural Project

Describe the overall improvements to the community including the purpose for and the desired outcome from implementing this strategy

It is the intended purpose of the Village of McFarland to develop strategies that optimally support the safety and resilience of the community. The continued operation of critical facilities within the Village, such as the Public Works building or the Municipal Center, are vital to the recovery efforts in the aftermath of a disaster. With routine building inspections and maintenances practices, the Village can be confident its structural buildings are effective in dealing with matters related to natural hazards and mitigation efforts. Commonly associated with the Village of McFarland and its region, as indicated in the problem statement, the south-central Wisconsin region is susceptible to tornados and extreme winter weathers such as winter storms and extreme cold.

The desired outcome would be to reduce recovery costs and maintain uninterrupted operation through any extreme weather-related condition, while meeting the demands of the community's access to water, electricity, sewer, and other municipal services. With emergency management, effective communication and preparedness leads to increased flow of services. This starts with having the infrastructure that are well equipped to handle extreme situations that might otherwise result in temporary loss of critical services.

The following information references several McFarland adopted plans and projects, highlighting existing practices in preventative action and protection towards critical infrastructure. These tactics not only help to regulate development but are sustainable as well.

Public Safety Center

In 2021/2022 the Village is constructing a new Public Safety Center to relocate McFarland's Fire & Rescue, Municipal Court and Police Center from the existing Municipal Center. Located at the southeast corner of Holscher Road and Broadhead Street, the building will be an estimated 58,000 square feet. A key component in this buildings design is its net-zero energy feature, utilizing geothermal heating, ventilation, and air conditioning (HVAC) and solar panels to meet its energy needs.

The Public Safety Center has been designed to provide a more reliable facility with a backup generator sized to allow the building to function year-round. In contrast, the current Municipal Center does not offer generator power for hot water, heating, or cooling. The Public Safety Center will also be equipped with a portable generator inlet to allow a portable generator to replace the permanent generator if it fails. The Public Safety Center will also house a new Emergency Operations Center and offer a more secure location for the critical component of the Village Government during a disaster.

Public Works Solar Panel Installation

In December 2020, the Public Works installed solar panels to this building's roof to support its energy use and to make the facility more

Municipality	Village of McFarland
Mitigation Strategy Name	Critical Facilities Protection for Uninterrupted Services
	resilient to power outages. Since that time, it has generated over 18MWh of energy, this is over 28,700lb of CO2 emission saved and 217 trees planted. McFarland Sustainability Plan 2021 The Sustainability Plan was adopted in the summer of 2021 with the assistance from the Ad-Hoc Sustainability Committee. Sustainability is a whole systems approach which works to balance and incorporate the three “E’s,” which are commonly identified as environmental, equity, and economy. The McFarland Sustainability Plan’s guiding principles addresses natural resource protection and prevention strategies as described below: 1. Reduce dependence on fossil fuels and extracted underground metals and minerals. 2. Reduce dependence on chemicals and other manufactured substances that can accumulate in nature. 3. Reduce dependence on activities that harm life-sustaining ecosystems. 4. Reduce barriers to achieving present and future human needs equitably and efficiently. Relevant plan actions include: • Conducting energy audits of all municipal facilities to identify potential energy efficiency improvements. This strategy would include the potential installation of on-site renewable energy systems to make critical municipal facilities and infrastructure more resilient to energy outages from natural hazard events. Village of McFarland Comprehensive Plan McFarland Comprehensive Plan, Chapter 7, Utilities and Community Facilities – Policies for Utilities and Community Facilities: 7. Invest in sustainable buildings and infrastructure to reduce costs, promote stewardship, and protect the environment 9. Complete regular maintenance of utilities and community facilities in accordance with best practices and requirements.
Define the steps to achieving this mitigation strategy	

Municipality	Village of McFarland
Mitigation Strategy Name	Critical Facilities Protection for Uninterrupted Services
1. Routine Building Inspection and Maintenance a. <i>Responsible Party</i> – Public Works b. <i>Funding source</i> –Municipal Budget, Capital Improvement c. <i>Completion date</i> – Ongoing	
2. Routine Fire Prevention Inspections a. <i>Responsible Party</i> – Fire Inspector and Fire Department b. <i>Funding source</i> – Municipal Budget c. <i>Completion date</i> – Ongoing	
3. Review/Approval of Building Addition & Alternation under Code Regulation a. <i>Responsible Party</i> – Community & Economic Development Department and Building Inspector b. <i>Funding source</i> – Municipal Budget, Capital Improvement Funds c. <i>Completion date</i> – Ongoing	
4. a. <i>Responsible Party</i> – b. <i>Funding source</i> – c. <i>Completion date</i> –	
5. a. <i>Responsible Party</i> – b. <i>Funding source</i> – c. <i>Completion date</i> –	

Municipal Mitigation Strategy Worksheet

Sept. 2021

- Use this worksheet to develop a mitigation strategy for your municipality.
- Use a separate worksheet for each mitigation strategy.
- **By TH Oct. 21**, submit all *mitigation strategy worksheets* in MS WORD format to mclellan@countyofdane.com and husen.sara@countyofdane.com.

Municipality	Village of McFarland	
Mitigation Strategy Name	South Court Floodwall Project	
Mitigation strategy goal		
<i>Highlight the applicable strategic category</i>	Prevention X	Natural Resource Protection
	Property Protection X	Critical Facilities Protection
	Public Education & Awareness	Structural Project X
<i>Describe the overall improvements to the community including the purpose for and the desired outcome from implementing this strategy</i>	This potential future project would involve the raising of South Court (north end at Lake Edge Road) along with the construction of a sump pit to aid in the diversion of storm water to prevent possible flooding from adjacent Lake Waubesa.	
Define the steps to achieving this mitigation strategy		
1. Design a. <i>Responsible Party</i> – Village of McFarland b. <i>Funding source</i> – Tax Levy and/or Capital Expense c. <i>Completion date</i> – Unknown at this time as this is a <i>possible</i> future project		
2. Construction a. <i>Responsible Party</i> – Village of McFarland b. <i>Funding source</i> – Tax Levy and/or Capital Expense c. <i>Completion date</i> – Unknown at this time as this is a <i>possible</i> future project		

Municipality	Village of McFarland
Mitigation Strategy Name	South Court Floodwall Project
3. a. <i>Responsible Party</i> – b. <i>Funding source</i> – c. <i>Completion date</i> –	
4. a. <i>Responsible Party</i> – b. <i>Funding source</i> – c. <i>Completion date</i> –	
5. a. <i>Responsible Party</i> – b. <i>Funding source</i> – c. <i>Completion date</i> –	

Memorandum

To: McFarland Plan Commission
From: Karen Knoll, Property Maintenance Officer
Date: November 11, 2021

Re: October Property Maintenance Report

Date	Address	Owner	Complaint Type	Complaint Comments	Status
10.1.21	5705 Leanne Lane	Mita	Lawn/Weeds	lawn & dead tree	Ticket Issued/Mowed by Public Works
10.4.21	5702 Milwaukee Street	Leeder	Junk/Debris	junk, debris, weeds	Letter Sent
10.4.21	5902 Leanne Lane	Gallagher	Vehicle Improperly Parked	boat on lawn, excessive vehicles	Resolved
10.5.21	5512 Red Oak Trail	Kemna	Vehicle Improperly Parked	trailer on lawn	Resolved
10.6.21	5912 Juniper Ridge	Boucher	Junk/Debris	mattress on lawn, debris, weeds	Letter Sent
10.6.21	5602 Red Oak	Duda	Work w/o Permit	driveway extension	Resolved
10.6.21	5909 Juniper Ridge	Stoller	Other Property Maintenance	Trees over sidewalk	Resolved
10.7.21	6107 South Court	Zirbel/Gray	Vehicle Improperly Parked	boat on lawn	Resolved
10.7.21	6116 Overlook	Kapanius	Work w/o Permit	fence installation no permit	Resolved
10.7.21	6113 South Court	Doster	Vehicle Improperly Parked	boat on lawn	Resolved
10.7.21	5008 Card Avenue	Baumann	Work w/o Permit	new driveway no permit	Letter Sent
10.8.21	5106 Terminal Drive	Urso Properties Inc	Chickens	chickens & vehicle on lawn	Resolved
10.12.21	5706 Wisconsin	Frisch	Other Property Maintenance	non running vehicles	Letter Sent
10.18.21	6403 Crestwood Circle	Dodge	Other Property Maintenance	dirt bottom/side to pool	Ticket Issued
10.18.21	6404 Crestwood Circle	Bradley	Other Property Maintenance	non running vehicles	Letter Sent
10.18.21	6329 Lani Lane	Vang/Yang	Work w/o Permit	residing home - no permit	Letter Sent
10.18.21	6119 Johnson Street	Deyoe	Junk/Debris	junk, debris etc. on property	Letter Sent
10.20.21	6212 Rivercrest	Cook	Vehicle Improperly Parked	excess vehicles, junk outside	Monitoring
10.22.21	5117 Linden Parkway	Maly	Junk/Debris	junk at curb	Letter Sent
10.22.21	5405 Marsh Woods Road	Jablonski	Vehicle Improperly Parked	boat on lawn	Resolved
10.22.21	5910 Spartan Drive	Spartan Drive LLC	Junk/Debris	couch by dumpster	Letter Sent
10.25.21	6116 South Court	Shegonee	Other Property Maintenance	accessory structure & car on lawn	Monitoring
10.25.21	5109 Lewis Lane	Morrison	Vehicle Improperly Parked	boat on lawn	Resolved
10.25.21	6102/04 Rivercrest	Frydenlund	Vehicle Improperly Parked	trailer on lawn	Resolved
10.25.21	4814 Burma Road	Beecher	Vehicle Improperly Parked	car on lawn, debris in yard	Letter Sent
10.25.21	6403 Crestwood Circle	Dodge	Other Property Maintenance	dirt bottom/side to pool	Ticket Issued
10.25.21	5503 Alben Avenue	Torbleau	Other Property Maintenance	down trees, debris, weeds, kayaks	Ticket Issued

Memorandum

To: McFarland Plan Commission

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: November 12, 2021

Re: **October 2021, Community & Economic Development Department Highlights**

The following is a summary of new construction activity for the month and YTD, including permit numbers and associated revenues.

YTD New Construction Building Permits

	2020	6-Year	4-Year	2-Year	2021
Building Permits (new construction)	Actual	Average	Average	Average	Actual YTD
SF (Total Units)	50	52	62	58	15
Duplex (Total Units)	2	10	14	8	0
MF (Total Units)	100	34	42	64	104
Total Res. Units	152	96	117	130	119
Commercial	2	3	3	2	0

* As of 10/31, 83% through calendar year

51 total building permits issued in the month with three new home construction permits and 49 multi-family units permitted (Northpointe Development). The year started with 17 vacant SF lots in the active east-side subdivisions (excluding Rosewood Fields), there are 7 remaining.

YTD Department Revenues

Account	2020	6-Year	4-Year	2-Year	2021	2021	YTD % of
	Actual	Average	Average	Average	Budget	Actual YTD	Budget
44300-101 Building Permit	\$ 107,880	\$ 86,912	\$ 108,271	\$ 107,597	\$ 100,000	\$ 28,940	29%
44300-102 HVAC Permit	\$ 35,771	\$ 31,876	\$ 39,038	\$ 33,402	\$ 42,500	\$ 15,619	37%
44300-103 Plumbing Permit	\$ 34,745	\$ 33,641	\$ 40,767	\$ 36,058	\$ 42,500	\$ 18,502	44%
44300-104 Electrical Permit	\$ 50,335	\$ 42,755	\$ 52,062	\$ 48,718	\$ 48,000	\$ 25,604	53%
44300-105 Sprinkler Fee	\$ 6,210	\$ 3,197	\$ 4,776	\$ 4,466	\$ 7,750	\$ 6,920	89%
44300-106 Fire Alarm Inspection Fee	\$ 2,465	\$ 2,485	\$ 3,728	\$ 3,490	\$ 5,000	\$ 1,870	37%
44300-108 CD Occupancy Inspection Fee	\$ 9,535	\$ 8,148	\$ 9,496	\$ 8,993	\$ 9,000	\$ 3,940	44%
44900-000 Misc. CD Permit Fees (fence, sig	\$ 136,217	\$ 125,238	\$ 156,972	\$ 120,464	\$ 75,000	\$ 121,126	162%
46800-000 Community Development Fees (	\$ 22,556	\$ 11,887	\$ 12,530	\$ 16,166	\$ 12,500	\$ 7,047	56%
47210-000 City - Building Inspection	\$ -	\$ 18,696	\$ 10,159	\$ -	\$ -	\$ -	0%
Total Revenue	\$ 405,713	\$ 364,834	\$ 437,798	\$ 379,353	\$ 342,250	\$ 229,568	67.1%

* As of 10/31, 83% through calendar year

Total C&ED deposits for the month were \$12,150.02.

Summary of Department Activities:

- Committee/Commission/Board restructuring planning.
- Continuation of 2022 Department Budget.
- Continued refinement of McFarland Park and Community Park Master Plans.
- Economic development planning and development meetings for various properties in TID #3, 4, & 5.
- Development of Ordinance 2021-11 regarding updates to vision triangle regulations.
- Coordination with Dane County regarding Village updates to the Dane County Hazard Mitigation Plan.
- Village Board action on prior month C&ED related applications/projects:
 - Northpointe Development partial park impact fee waiver approved. Ground breaking ceremony November 16th at 11AM.
- Status update of larger development projects previously approved:
 - 4900 Larson Beach Road (Taylor Pointe Apt). Working on exterior siding, interior finishes and site landscaping.
 - Rosewood Fields (Veridian, CTH AB). Construction of site utilities, roads and sidewalks complete. Connection to CTH AB and trail will start soon. Anticipate construction of homes may begin in November.
 - Public Safety Center. Building permits obtained and construction commenced.
- Public Meetings, Webinars & Conferences attended by Department Director:
 - October 6th, Joint CDA and Village Board meeting
 - October 7th, Landmarks Commission meeting
 - October 7th, Village Board meeting
 - October 11th, Village Board meeting
 - October 14th, Village Board meeting
 - October 18th, Plan Commission meeting
 - October 19th, Chamber Board meeting
 - October 22, APA-WI Affordable Housing Webinar
 - October 25th, Village Board meeting
 - October 26th, Joint School & Village Board meeting

Look ahead to potential December 1st CDA Agenda Items:

- 4908 Terminal Drive (Waubesa Village Phase 4) Development Agreement
- Continued discussion on potential revisions to the TIF Development Incentives Policy Manual

Look ahead to potential December 20th, PC Agenda Items:

- 4015 Terminal Drive. Action on Conditional Use Permit and Site Design Permit from Kwik Trip to develop a new gas station and convenience store.
- Action on Ordinance 2021-11, amending the Zoning and Municipal Code regarding the requirements for a vision triangle at corner lots and driveways.
- Parcel 071035480011 (Siggelkow Road). Action on Site Design Permit by Wisconsin Power & Light/Alliant Energy to add additional equipment to existing substation.
- 4908 Terminal Drive (Waubesa Village Phase 4). Action on prior CSM to combine lots 4908 & 4902 Terminal Drive with Waubesa Village Phases 1-3 (parcel 071034240551). Action postponed from July 19, 2021 meeting.