VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

Plan Commission

Monday, December 20, 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:
https://us02web.zoom.us/j/86949373193

Or by Telephone: +1 (312) 626-6799
Webinar ID: 869 4937 3193
Press *9 to raise/lower hand | Press *6 to mute/unmute

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 November 15, 2021 Plan Commission meeting draft minutes

4. BUSINESS.
   a. Discussion and possible recommendation to the Village Board 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.

   b. Discussion and possible action on a Certified Survey Map (CSM) requested by the Waubesa Village LLC to combine Lot 1 of CSM 14104 (4604, 4606, and 4608 Siggelkow Road), Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI, to create one parcel. The properties are currently zoned PD Planned Development District.

   c. Discussion and possible action on a Site Design Review Permit submitted by Wisconsin Power & Light Co. for the addition of new equipment to their existing electric distribution substation located at 3451

Siggelkow Road, McFarland, WI.

d. Discussion and possible action on a Conditional Use Permit requested by Kwik Trip to construct a new 24-hour per day gasoline station and convenience store at 4015 Terminal Drive, property zoned C-H Commercial Highway.

e. Discussion and possible action on a Site Design Review Permit submitted by Kwik Trip for a new gasoline station, convenience store and car wash at 4015 Terminal Drive, McFarland, WI.

f. Discussion and possible recommendation to the Village Board regarding updates to the Community Development permit fees.

5. STAFF REPORTS

   a. Property Maintence Report

   b. Director's Report

6. SCHEDULE NEXT MEETING DATE.

   a. Tuesday January 18, 2022 at 7:00 p.m.

7. 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

COMMENTS TO PLAN COMMISSION MEETING

BUSINESS ITEM NO. 4(b)

December 20, 2021

To: Plan Commission Committee and
Village Board of Directors

From: Carol Springman

Subject: Deny Combining Parcels for Waubesa Village LLC PUD

Today I was described as someone "with an ax to grind" by an apparent Village representative, although he did not publicly identify himself as such. I accept that description only to the extent it is defined as someone with a strong position who is compelled to address an issue. While this will likely be my last direct communication with the Village committees about the tank farms and safe construction issue, I assure you that further efforts will continue to take place outside of this forum.

As you know, I, on behalf of myself and other residents of Parkview Apartments, have made multiple attempts over the last six months to get the Village to acknowledge that approving construction of residential apartments within a very small geographical area that is home to almost 90 active above-ground storage tanks filled with known hazardous chemicals without first conducting a qualified safety analysis is, let's say, potentially problematic. I almost laugh now at my naiveté in believing that I just had to bring the federal Acceptable Separation Distance and National Fire Protection Association's scientific findings on safe construction to its attention and how I thought that would be enough to persuade the Village to take action to first ensure people's safety over getting more taxes. Yes, almost laughable if it isn't so serious … at least to some people but apparently nobody within the Village administration.

I am not going to reiterate all the facts and points set out in our submissions and public comments made in the last six months. You've either read these documents and/or heard our comments or not. Our request for the Village to use public funds to retain a qualified, expert firm to look at this area and safe development is not unreasonable, especially when your own engineering firms have advised you that there are safety issues with developing this area.

Clearly, there must be a very good reason that other localities housing tank farms, e.g., Chicago, IL, Superior, WI, etc., do not permit <u>any</u> development near those areas. I'm sure they want tax money, too. Yet, McFarland is all systems go. In the meanwhile, I will continue to "grind the ax" so that at the very least, future residents of these Village-approved apartment buildings will have a record of who to hold accountable.

Today, for the foregoing reasons, I request that the Plan Commission deny the request by Waubesa Village LLC to combine the Siggelkow Road and Terminal Drive parcels into one PUD.

Carol Springman
Parkview Apartments

Working Draft Minutes
Plan Commission
Meeting
November 15, 2021

Members Present: Scott Peters, Eric Green, Christopher Reynolds, Carolyn Clow, Peter Bloechl-Anderson

Members Absent: Chris St. Clair, Tammy Olson

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

1. CALL TO ORDER

   Clow 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 October 18, 2021 Plan Commission meeting minutes.

      Clow moved to approve the October 18, 2021, Plan Commission minutes. Reynolds seconded the motion. Motion carried 5-0.

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.

      Clow opened the public hearing at 7:07 p.m.

      Troy Mleziwa –Kwik Trip Real Estate, LaCrosse, WI
      Brad Fry, Director of Retail construction for Kwik Trip, LaCrosse, WI

      Fry indicated they are proposing the newest footprint, which is the Generation III store to be located at the intersection of Terminal Drive and U.S. Hwy 51, it is the design they have been building most recently. They feel it offers them the ability to diversify their uses and offerings to the community. Fry indicated they view themselves as a small grocery store. The store would be approximately 9100 sq.ft. Fry reviewed the layout of the proposal with Commissioners from the proposal as

included in packets. Fry went over the access points for autos, and semi-trailers, they are also proposing adding diesel vehicle parking stalls on the east along with car parking on the west. Fry reviewed the site design along with the signage, canopies, landscape plan and design of the building as included in packets. Construction would possibly start fall of 2022 or spring of 2023 depending on the current owner and lessee of the site.

Mleziwa advised Kwik Trip has been in McFarland for a few years at their current site. They view this as an opportunity to redevelop the Terminal Triangle District, and feel their proposal would increase the greenspace of the site and this would provide services they currently are not able to provide at their current site.

Reynolds inquired about this being a truck stop rest area for the use of the eight stalls proposed, is this going to be short-term parking or more of a long-term parking for trucks. Mleziwa felt it was an opportunity for both use of the store and those who need overnight parking, they do not feel this would be a truck stop facility, as they do not provide showers, lounge or facilities for truck drivers. They would probably have some overnight parking along with those parking short term to shop. Reynolds inquired on the security to monitor the overnight parking locations. Fry replied they would have state of the art camera monitoring systems installed on site; the co-workers along with a camera system would monitor it, along with recording. The proposed facility would be open 24 hours a day.

Clow inquired on the additional amenities offered at this site that are not offered at the current location, and what do they expect will happen with the current location. Mleziwa advised there would be a carwash integrated into the building footprint, trailered or longer vehicles to fuel. Fry indicated inside they will have expanded food service offerings, a sit-down area both inside and outside areas for eating the food items purchased in the store. Reynolds inquired if there was any direct access to Hwy. 51. Fry replied there would be no direct access to Hwy. 51 from this facility.

Bruce Gabert – 5211 N. Autumn Lane – Spoke in opposition to the project
Robert Kowalke – 3388 Swinborne Drive – Spoke in opposition to the project
Dakota Wernet - 4716 Dale Street, #4, McFarland – Spoke in opposition to the project.
Gurmail Mangat - 4702 Dustin Lane – spoke in opposition to the project
Todd Waller – 800 W. Broadway, Suite 400, Monona – indicated he has been the representative of the property at 4015 Terminal Drive for 15 years– spoke in favor of the proposal.

Concerns included vehicle traffic, pedestrian traffic, public safety, traffic accessing the area, congestion of traffic already in the area, current issues with tanker traffic already in the area backing up traffic so you are unable to get onto Hwy. 51 from this interchange, increased traffic on Terminal Drive. Has a traffic count been done

and will one be done based on increased traffic if this built, what will keep traffic from cutting through areas, the vision triangle at the driveways. Currently McFarland has four gas stations, already a gas station near this location (Citgo), potential pushing out of a minority family owned business (Citgo), loss of jobs and income for a family business (Citgo), allowing a monopoly in the area on service stations. A store such as this is better suited for the interstate rather than a small interchange, public safety issues with a 24-hour store and overnight parking and the issues that come with overnight/truck stop like parking.

Knoll read emails received into record from:
Buck Hogoboom – in opposition
Grant and Lori LaPlant – McFarland - in opposition
Susan Wendricks - Madison – in favor
Ryan Losby - McFarland – in favor
Renea Dettman - McFarland – in opposition
Andrea Anderson- McFarland – in opposition
Richard DeYoung - Fitchburg – in favor
Fredric DeVillers – in opposition, who later submitted an email rescinding his opposition

Mleziwa responded to some of the concerns brought up at the meeting. Fry also responded to questions and concerns.

Bremer indicated a traffic study is not required under Village ordinances; however, the Plan Commission can require one to be completed if deemed necessary under the conditional use approval process. The timing of the traffic lighting controls at Highway 51 is determined by the DOT. Bremer inquired if Commissioners had any questions or responses to the submission or to staff comments. Commissioners commented on their views on the submission and indicated if they had any questions or concerns. Clow asked of Bremer to follow up with the DOT to see what their process is for determining if something different needs to happen with the lights, and if it would affect in any way the construction process, as the control of that intersection in the DOT's responsibility. Clow indicated there is a DOT U.S. 51 Corridor Public Information meeting on Thursday November 18th at the Municipal Center and from 4:00 – 6:00 p.m. pertaining to Hwy. 51 from Stoughton to McFarland.

Clow indicated this item will be on the December 20, 2021 Plan Commission meeting. Clow closed the public hearing at 8:05 p.m.

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.

Clow opened the public hearing at 8:07 p.m.

Bremer indicated this item came up as staff felt there were areas that needed to be clarified in the code. Street line is not a clear description nor a defined term in the municipal code. Bremer summarized the submitted proposal and code changes as included in packets. This ordinance change proposal was reviewed at the recent Public Works and Public Utilities and the Public Safety meetings, who all recommended approval with some minor changes. All committee recommendations will go to the Village Board at their January 10, 2022 meeting. Bremer discussed the proposal with Commissioners.

Clow closed the public hearing at 8:17 p.m.

5. BUSINESS

a. Presentation by Oliva Parry regarding the Dane County Housing Initiative and the Dane County Regional Housing Strategy.

Olivia Parry, Senior Planner from the Dane County Planning and Development Department gave a presentation on the Dane County Housing Initiative covering affordable and workforce housing along with market rate and workforce affordable housing. Parry also reviewed the County's upcoming Regional Housing Strategy project. Parry shared her presentation with Commissioners. (Let the record show the presentation was recorded and is available for future viewing as part of the meeting).

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

Bremer summarized Thao has been working for the Village on several worksheets related to the Dane County Hazard Mitigation Plan update. Sara Husen and John McLellan are here from the county to give an overview. Husen gave a presentation on the Dane County Emergency Plan covering what is mitigation, what has been accomplished, and what will be coming in the future. Husen shared her presentation with Commissioners. McLellan summarized the process and moving forwards the resolution and adoption, FEMA requires plans be adopted by resolution. This is a collaborative effort between Dane County and over 30 municipalities (Let the record show the presentation was recorded and is available for future viewing as part of the meeting).

Thao summarized it was a very straightforward process and if anyone is in need of information they can email him and he would be able to assist them.

6. STAFF REPORTS

a. Property Maintenance Report – no comments

b. Director's Report - Bremer reviewed his report as provided in packets.

7. SCHEDULE NEXT MEETING DATE.

   a. Monday December 20, 2021 at 7:00 p.m.

8. ADJOURNMENT.

   Clow motioned to adjourn, Reynolds seconded the motion. Motion carried 5-0. Meeting adjourned at 9:20 p.m.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, December 20, 2021**

SECTION: **Business**

DEPARTMENT: **Public Works**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and possible recommendation to the Village Board 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:
November 9, 2021, Joint Public Works and Public Utilities Committee recommendation
November 10, 2021, Public Safety Committee recommendation
November 15, 2021, Public Hearing with Plan Commission

ISSUE SUMMARY:
The packet includes a revised 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

Based on input gathered from the first three meetings on the above list, a few additional changes were added to the ordinance within the packet. These include:

1. Section 62-4. Being consistent in defining roadways by standard functional classification terms. The revised ordinance defines collector/arterial streets (35 feet), local streets (30 feet), private streets (25 feet) and alleys (20 feet). This is in keeping with a tiered system of reducing the measurement distance based on likely traffic/vehicle speeds on each type of roadway.
2. Strike “its equivalent” and replace with “edge of asphalt”. This was a change requested by PW/PU to be consistent with the terminology used at the end of the first paragraph under Section 62-4. This change impacted a few paragraphs, Sec. 62-169, Sec. 59-27(c), and Sec. 59-59(c)(2) .
3. Defining measurement occurs from the top of the adjacent curb. Prior draft ordinance did not specify if the measurement was from top of curb or curb gutter. Revisons to Sec. 62-169, Sec. 59-27(c), and Sec. 59-59(c)(2).

FINANCIAL/BUDGET IMPACT:
None.

VILLAGE OF
McFarland

VILLAGE PLAN REFERENCE:
None.

ORDINANCE REFERENCE:
Section 62-4 (156)
Section 62-169
Section 59-27
Section 59-59

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommend adoption of Ordinance 2021-11 by the Village Board as presented.

ATTACHMENTS:
1. Ordinance 2021-11 Vision Triangle Ordinance Redline Accepted 12-15-21
2. Ordinance 2021-11 Vision Triangle Ordinance Redline 12-15-21
3. Sample Intersection Image
4. Sauer Public Comments

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, the distance away from the point of intersection to the point along that collector or arterial street is 35 feet. For local streets, the distance away from the point of intersection to the point along that street is 30 feet. For private streets, the distance away from the point of intersection to the point along that street is 25 feet. For alleys, the distance away from the point of intersection to the point along that alley is 20 feet. The functional classification of streets and alleys shall be determined by the Village Engineer consistent with the definitions provided under Section 56-2.

2. Section 62-169. – Vision clearance, is amended to read as follows:

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 top of the adjacent curb, or edge of asphalt 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 top of the adjacent curb, or edge of asphalt 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 top of the adjacent curb, or edge of asphalt 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 _____, 2022.

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 ~~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~~local streets, the distance away from the point of intersection to the point along that street is 30 feet. For private streets, the distance away from the point of intersection to the point along that street

is 25 feet. For alleys, the distance away from the point of intersection to the point along that alley is 20 feet. The functional classification of streets and alleys shall be determined by the Village Engineer ~~in accordance~~consistent with the definitions provided under Section 56-2.

~~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 top of the adjacent curb, ~~level~~ or ~~its equivalent~~edge of asphalt 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 top of the adjacent curb, ~~level~~ or edge of asphalt~~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 ~~N~~natural landscaping shall be higher than three feet ~~in height or higher is prohibited~~above the top of the adjacent curb~~-~~, or edge of asphalt~~its equivalent~~ if no curb is present, within ~~the~~ a vision ~~clearance area~~triangle, ~~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~~2022.

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:	

Property Line
Vision Triangle area from property line
Vision Triangle area from intersecting curbs
Property Line
Example of how the vision triangle, when measured from a property line includes land behind the stop bar
30'
25'
43.4'
35.8'
25'
30'

****Original email from resident Judy Sauer with Staff Responses below in red****
From: judy sauer <heyjude@writeme.com>
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, December 20, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and possible action on a Certified Survey Map (CSM) requested by the Waubesa Village LLC to combine Lot 1 of CSM 14104 (4604, 4606, and 4608 Siggelkow Road), Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI, to create one parcel. The properties are currently zoned PD Planned Development District.**

PREVIOUS ACTION:

June 21, 2021, Plan Commission held a public hearing on the CSM request.
July 19, 2021, Plan Commission postponed action on the CSM request pending Village Board approval of Ordinance 2021-07 to rezone the proposed development to the Planned Development District.
July 26, 2021, Village Board approved Ordinance 2021-07, conditioned on Village Board approval of a Real Estate Acquisition and Development Agreement.
December 13, 2021, Village Board approved Resolution 2021-25, a Real Estate Acquisition and Development Agreement.

ISSUE SUMMARY:

As part of the development plans for Waubesa Village Phase 4, the Applicant is proposing combining Lot 1 of CSM 14104 (existing Waubesa Village Phases 1-3; 4604, 4606, and 4608 Siggelkow Road), Outlot 20 of Assessor's Plat No. 4 – Township of Blooming Grove (4908 Terminal Drive), and Lot 1 of CSM 7449 (4902 Terminal Drive), McFarland, WI, to create one parcel. Action on this CSM request was postponed at the July 19th, 2021 Plan Commission meeting pending Village Board approval of Ordinance 2021-07 to rezone the proposed development to the Planned Development District. The Village Board approved Ordinance 2021-07 on July 26, 2021, including conditions for approval of a Real Estate Acquisition and Development Agreement by the Village Board and approval of a CSM by the Plan Commission. On December 13, 2021, the Village Board approved the Real Estate Acquisition and Development Agreement. Additional background on the development proposal can be found within the July 19th, 2021 Plan Commission packet on the Village's website under Agendas, Minutes & Packets.

The July 19, 2021 Plan Commission staff report included three recommended conditions of approval for the CSM:

1. Approval of Ordinance 2021-07 by the Village Board (completed).
2. Approval of a Real Estate Acquisition and Development Agreement by the Village Board (completed).
3. Revising the CSM to include a 42-foot right-of-way from the center line of Terminal Drive across the entire frontage of the proposed CSM. The revised CSM in the packet, Sheet 2 of 5, addresses this staff recommendation.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommend approval of the Certified Survey Map (CSM) requested by Waubesa Village LLC as presented.

ATTACHMENTS:
1. 4902 and 4908 Terminal Drive_Waubesa Village_CSM_10-29-21

Village of McFarland
Community & Economic Development Department

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Waubesa Village, LLC	Applicant's Agent	Ryan Quam
		Name	Received
Address	4604 Siggelkow Road, Suite A McFarland, WI 53558	Address	APR 06 2021
Email	rquam@quamengineering.com	Email	Village of McFarland
Phone #	608-838-7750	Phone #	
Fax #		Fax #	

Parcel No(s). 154/0710-342-4122-7
154/0710-342-4100-3 **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)

The site is located at 4902 and 4908 Terminal Drive. 4902 Terminal is lot 1 of CSM 7449 and zoned "X4 - Exempt". 4908 Terminal is Lot 20 of Assessors Plat 4 Blooming Grove and zoned "G1-Residential". The application request is for a PDD to allow for a 27 unit apartment building (phase 4 of Waubesa Village).

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

Schedule: The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Three (3) copies** of all materials, **one (1) copy must be 8 ½ x 11, two (2) copies to be 11 x 17 and one (1) electronic copy** (*only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2021 Schedule

*Submittal Deadline Noon on:	For Scheduled 2021 Meeting date of:
December 8 (2020)	January Tuesday Jan. 19
January 5	February 15
February 2	March 15
March 9	April 19
April 6	May 17
May 11	June 21
June 8	July 19
July 7	August 16
August 10	September 20
September 7	October 18
October 5	November 15
November 2	December 20 (Pending)
December 7	(Pending) Tuesday, Jan. 18, 2022

*** Submittal deadline:**

- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.**
- **I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X _____ 4-5-2021

Signature of Applicant/Agent Date

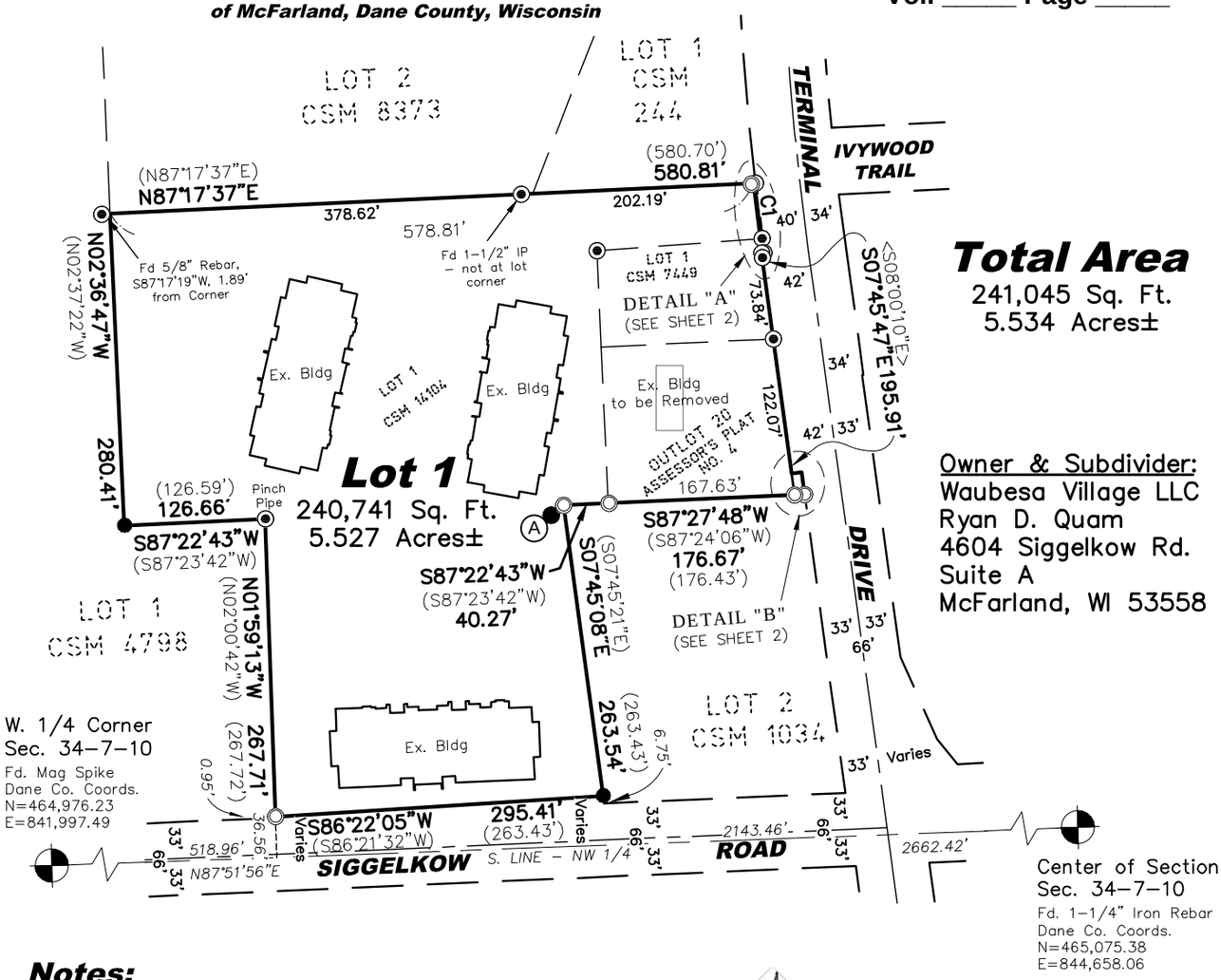
DANE COUNTY
CERTIFIED SURVEY MAP # _____

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin



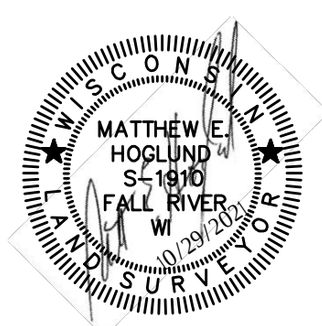
Total Area

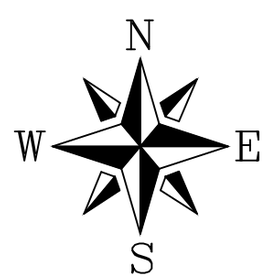
241,045 Sq. Ft.
5.534 Acres±

<u>Owner & Subdivider:</u>
Waubesa Village LLC
Ryan D. Quam
4604 Siggelkow Rd.
Suite A
McFarland, WI 53558

Notes:

1. See Sheet 2 for Details "A" and "B".
2. See Sheet 2 for Curve Data.
3. This CSM was done without benefit of a Title Report and may not depict all matters of title that affect the property shown hereon.





Bearings are referenced to the South line of the Northwest 1/4 of Section 34, which is measured to bear North 87°51'56" East on the Dane County Coordinate System - NAD 83 (2011).

LEGEND

⊙	Found 1" Iron Pipe, Unless Noted
●	Found 3/4" Rebar
◎	3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
(303.63')	Record Data per CSM 14104
[303.63']	Record Data per CSM 8373
{303.63'}	Record Data per CSM 244
<303.63'>	Record Data per CSM 7449
———	Boundary Line
—— ——	Existing R/W Line
— —— —	Platted Lot Line
—— – – ——	Section Line

(A) Also a Fd. 1-1/2" I.P. lies S61°28'55"W, 1.46' from corner

GRAPHIC SCALE

0 75 150 300

(IN FEET)

QUAM ENGINEERING, LLC
4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # RQ-02-15

SHEET 1 OF 5

DANE COUNTY
CERTIFIED SURVEY MAP # _____

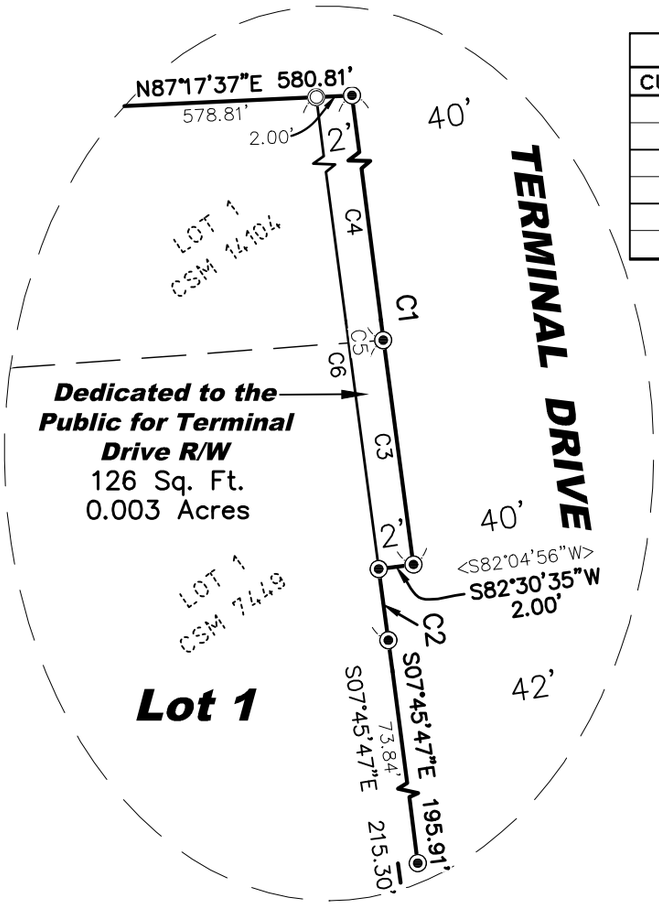
Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin

C.S.M. No. _____

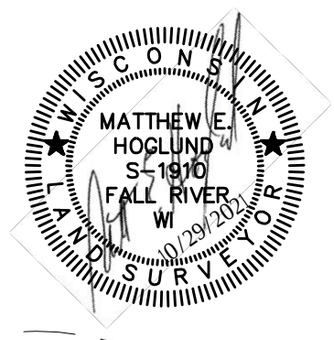
Doc. No. _____

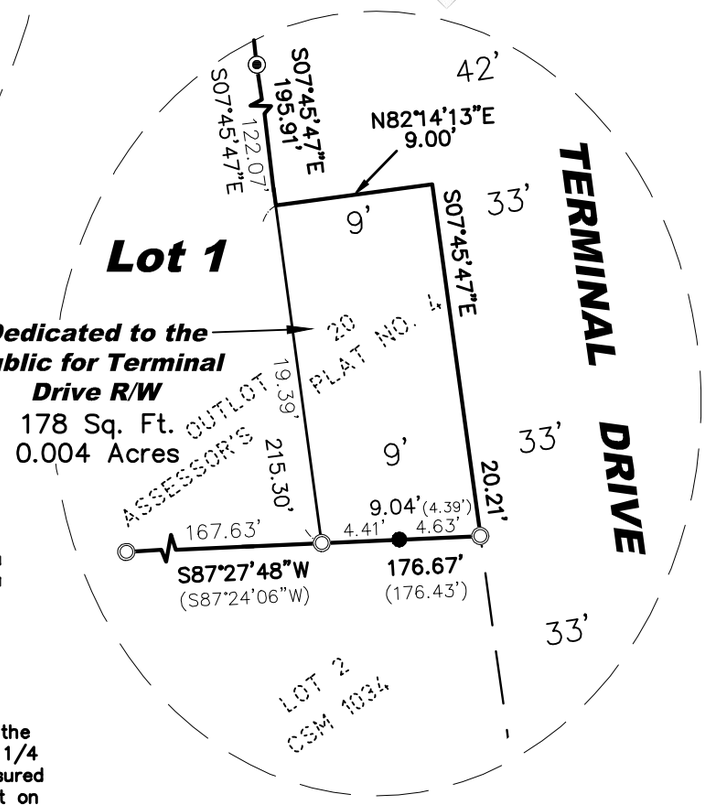
Vol. _____ Page _____

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	2905.00'	01°14'35"	63.03'	S07°03'40"E - 63.03'
C2	2907.00'	00°04'50"	4.09'	S07°43'22"E - 4.09'
C3	2905.00'	00°15'14"	12.88'	S07°33'20"E - 12.88'
C4	2905.00'	00°59'21"	50.15'	S06°56'02"E - 50.15'
C5	2907.00'	01°14'44"	63.20'	S07°03'35"E - 63.20'
C6	2907.00'	01°19'34"	67.29'	S07°06'00"E - 67.29'

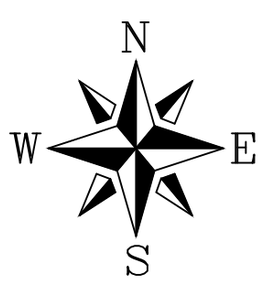


DETAIL "A"
SCALE: 1"=10'





DETAIL "B"
SCALE: 1"=10'



Bearings are referenced to the South line of the Northwest 1/4 of Section 34, which is measured to bear North 87°51'56" East on the Dane County Coordinate System – NAD 83 (2011).

LEGEND

⊙	Found 1" Iron Pipe, Unless Noted
●	Found 3/4" Rebar
◎	3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
(303.63')	Record Data per CSM 14104
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<303.63'>	Record Data per CSM 7449
———	Boundary Line
—— ——	Existing R/W Line
— —— —	Platted Lot Line
—— – – ——	Section Line

GRAPHIC SCALE

0 5 10 20

(IN FEET)

QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD – SUITE A McFARLAND, WI 53558

608-838-7750 www.quamengineering.com

Project # RQ-02-15

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP #_____

Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Registered Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey being:

Lot 1 of Dane County Certified Survey Map No. 14104, recorded in Volume 95 of Certified Survey Maps on Pages 54 through 56 as Document No. 5192757 of Dane County Records.

Outlot 20 of Assessor's Plat No. 4 - Town of Blooming Grove, recorded in Volume 13 of Plats on Pages 15 and 16 as Document No. 777053 of Dane County Records.

Lot 1 of Dane County Certified Survey Map No. 7449, recorded in Volume 38 of Certified Survey Maps on Pages 214 through 216 as Document No. 2602577 of Dane County Records.

all being located in the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, containing 241,045 square feet or 5.534 acres, more or less.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Ryan D. Quam of Waubesa Village LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of McFarland Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 29th day of October, 2021.

WISCONSIN MATTHEW E. HOGLUND S-1910 FALL RIVER WI LAND SURVEYOR

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910

VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:

This land division is hereby approved by the Plan Commission of the

Village of McFarland on this ____ day of _____, 2021.

_____
Cassandra Suettinger, Clerk, Village of McFarland

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET 3 OF 5

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP #_____

Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin

OWNERS CERTIFICATE:

Waubesa Village LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Waubesa Village LLC, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of McFarland

IN WITNESS WHEREOF, the said ouffiou Waubesa Village LLC has caused these presents to be signed by Ryan D, Quam, Managing Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of: _____ _____

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of _____, 20___, Ryan D. Quam, Managing Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be a partner of said Limited Liability Company and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

WISCONSIN
MATTHEW E. HOGLUND
S-1910
FALL RIVER, WI
10/29/2021
LAND SURVEYOR

VILLAGE OF McFARLAND BOARD CERTIFICATE:

Resolved, that this Certified Survey Map is hereby approved and dedications accepted by the Village Board of the Village of McFarland

Dated this ___ day of _____, 2021.

_____
Cassandra Suettinger, Clerk, Village of McFarland

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ___ day of _____, 20___, at _____ o'clock __M. and

recorded in Volume _____of Certified Survey Maps on Pages _____

as Document No. _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

SHEET 4 OF 5

Drawn By: MEH
Project # RQ-02-15

DANE COUNTY
CERTIFIED SURVEY MAP #_____

Lot 1 of Certified Survey Map No. 14104, Outlot 20 of Assessor's Plat No. 4 - Township of Blooming Grove, and Lot 1 of Certified Survey Map No. 7449, all being located in the SW 1/4 of the NW 1/4 of Section 34, T7N., R10E., Village of McFarland, Dane County, Wisconsin

CONSENT OF CORPORATE MORTGAGEE:

State Bank of Cross Plains, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Waubesa Village LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of:

_____ _____ (Corporate Seal)

_____ , Date: _____
By: President

_____ , Date: _____
By: Secretary (Cashier)

STATE OF WISCONSIN)
_____COUNTY) SS

Personally came before me this ___ day of _____, 20___, _____, its President, and countersigned by _____, its Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

CONSENT OF CORPORATE MORTGAGEE:

Village of McFarland, a _____ duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Waubesa Village LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____, day of _____, 20__.

In the presence of:

_____ _____ (Corporate Seal)

_____ , Date: _____
By: Title

_____ , Date: _____
By: Title

WISCONSIN
MATTHEW E. HOGLUND
S-1910
FALL RIVER, WI
10/29/2021
LAND SURVEYOR

STATE OF WISCONSIN)
_____COUNTY) SS

Personally came before me this ___ day of _____, 20___, _____, its _____, and countersigned by _____, its _____ of the above named _____, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____of said _____, and acknowledged that they executed the foregoing instrument as such officers as the deed of said _____, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET 5 OF 5

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, December 20, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director, Kong Thao, Intern**

AGENDA ITEM: **Discussion and possible action on a Site Design Review Permit submitted by Wisconsin Power & Light Co. for the addition of new equipment to their existing electric distribution substation located at 3451 Siggelkow Road, McFarland, WI.**

PREVIOUS ACTION:

ISSUE SUMMARY:

Summary of Request

The Applicant (Alliant Energy/Wisconsin Power and Light Co) is requesting approval of a site design review permit to build additions to the existing electrical substation at 3451 Siggelkow Road. The purpose for these additions is to modernize the existing WP&L McFarland Electric Distribution Substation to serve additional needs created by a Dane County solar energy project in the City of Madison. The scope of the work will be mostly contained in the existing fenced area. The additions to the property will include two metal control buildings (15' x 44', 660 sq.ft.) placed near the west lot line, several circuit breakers, safety switches, transformers, security lights, and additional electrical equipment. The request also includes the limited expansion of the fenced area to accommodate one of the new switch gear buildings. The proposed site plan will include additional overhead electrical wires to be added to the property. No extension of paved area is being proposed as part of the additions being made.

Existing Property Conditions

The property is currently zoned A-1 Agriculture-Transition and is approximately 5 acres. Utility lines and pumping stations, and similar substations, are a permitted use in the A-1 District. The existing property has six switch stands, a power transformer and an existing building. There are multiple above-ground electrical wires connecting to the site from an electrical pole standing on the south lot line. The existing building is planned to be replaced with the two control buildings. The adjacent property to the west is a single-family residential home, also zoned A-1. The shared lot line is screened by an existing tree line. There is a small break in this tree line closer towards Siggelkow Road, however, this opening reveals only an accessory building, not the residential home. This tree line includes a mix of pines, cedars and spruces which provide year-round screening. All remaining adjacent lots to the north, east and south of the property are zoned A-1 Exclusive Agriculture (Dane County). These areas are vacant as they are mostly farmlands and corn fields. The Hope Rod & Gun Club has a driveway easement agreement with the Applicant on this property running along the length of the east lot line, which is not impacted by this project. The eastern property line also includes a dense line

of deciduous trees.

Site Design Permit Review
The development request is subject to the site/design review requirements of Sec. 62-310(e).

- Bulk Standards. The proposed site and buildings meet the bulk standards for the A-1 Agriculture Transition District zoned lot under Sec. 62-72 of the Zoning Code. Noting, per Sec. 62-70. – Bulk Standards, there is no minimum front yard setback for areas zoned A-1; however, the existing fence is approximately 160 feet from the front lot line at its closest point, so the proposed improvements are sited well back from the front lot line. In addition, the existing fence is approximately 45 from the west side lot line, with the two proposed control buildings approximately 50 feet from the side lot line, well above the minimum requirements for an accessory structure.
- Grading, Erosion Control and Stormwater Management. The Village Engineer has reviewed these aspects of the development request and has recommended approval as submitted.
- Landscaping. There are no prescribed minimum landscaping points for development within the A-1 District. However, Sec. 62-(310)(e)(6)(b) for Building Design states, "*Mechanical elements on the roof or ground shall be screened from the view of adjacent properties and roadways.*" In Staff's opinion, it would be within the spirit of the Zoning Code to consider additional landscaping in order to improving screening of the substation and new accessory control buildings. To best determine the appropriate minimum landscaping points for this project, Staff recommends using the minimum points for the C-G Commercial General District, as the Village's Comprehensive Plan, Future Land Use Map, identifies the property as Mixed Use/Flex Commercial. The following table is a summary based off the information submitted for the proposed addition and C-G minimum landscaping point calculations.

Village of McFarland
Landscaping Point Calculation
Minimum Points Required for C-G Zoning District

	Site Measurements	Points calculation	Minimum points required
Building Foundation	237 ft	40 pts per 100 ft	95
Gross Floor Area (S.F)	1,320	10 pts per 1,000 sq. ft.	13
Street Frontage	no additional street frontage	40 pts per 100 ft	0
Paved Area	no additional paved areas	80 pts per 10,000 sq. ft.	0

The total points required for the two new control buildings is 108 points. Given the western and eastern side lot lines already contain dense landscaping, Staff recommends placement of new landscaping within the front yard between the existing stormwater basin and the front lot line to

aid in screening the substation from streetview. Recommended plant species are medium to tall evergreen trees to provide year around screening. A minimum of five evergreen trees is recommended to meet the landscaping point requirements, but this area could accommodate more. See attached Proposed Landscaping Addition_12.15.2021 for suggested placement. As part of the construction for the two control buildings, the project will require the limited expansion of the fenced area to accommodate one of the buildings. The existing and proposed chain-linked fence meets the fence standards under Article VII. - Sec. 8-369(cr), at a height of 8 feet for security fences.

- Building Relationship. The proposed site plan meets the standards for this section.
- Lighting. The project includes three security lights inside the fence directed towards the center of the property and one light pole at the fence entrance. The photo metric plan does not indicate lighting levels in excess of 0.5 footcandles at the property edge and all fixtures are shown as 90-degree downcast.
- Utility Service. Given the nature of the existing and proposed use, overhead wiring is acceptable vs. underground service. There are no sanitary sewer or water utility services as part of this project.
- Building Design. The Applicant has provided a sample image of the control enclosure. These are metal buildings on concrete slabs with colors that are intended to be harmonious with surrounding open spaces. These structures are more similar to an accessory structure than a principal structure. Per Sec. 62-227(c) for Accessory uses, buildings, or structures, and their placement, the proposed buildings must meet the standards for placement on the lot. Below are the standards relating to percentage of required rear yard occupied, height restriction, temporary storage, and temporary offices.

1. The proposed buildings do not occupy more than 40 percent of the area of the required rear yard. The lot measures 5 acres and the total gross area for both buildings footprints combine measure 1,320 sq. ft.
2. The proposed buildings do not exceed the limit of 15 feet in height. The proposed height for both buildings will be 13’4.5”.
3. The proposed buildings are not intended to be used as temporary storage building.
4. The proposed buildings do not fit the description for a temporary office.

Other Village Staff Comments
Staff reports from the Fire Inspector, Police Chief, and Village Engineer are included in the packet. There are no recommended conditions of approval from these staff members.

Public Comments
The Department did not receive any public comments regarding this application prior to the publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:
The applicant will be responsible for all costs associated with the additions proposed for the property.

VILLAGE OF
McFarland

VILLAGE PLAN REFERENCE:

The Village's Comprehensive Plan, Future Land Use map, identifies this property as Mixed Use/Flex Commercial. The East Side Neighborhood Growth Area Plan shows the property as its existing use, a substation. The areas surrounding the substation include Traditional Residential, Multi-Unit Residential and Parks & Open Space

ORDINANCE REFERENCE:

Sec. 8-369. – Fences and Hedges - Standards
Sec. 62-65. – A-1 Agriculture-Transition District
Sec. 62-68. – Statement of Purpose
Sec. 62-70. – Bulk standard – Residential Districts
Sec. 62-72. – Bulk standard – Commercial Districts
Sec. 62-227 – Accessory uses, buildings, or structures
Sec. 62-310. – Site/Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the site design review permit as submitted by Wisconsin Power & Light, conditioned on providing a minimum of five medium to tall evergreen tree species within the front yard between the front lot line and the existing fence.

ATTACHMENTS:

1. McFarland Fire & Rescue Ltr_3451 Siggelkow Road_11.18.21
2. Proposed Landscaping Addition_12.15.2021
3. 3451 Siggelkow Road Streetview
4. McFarland Police Dept Ltr_3451 Siggelkow Road_12.09.21
5. McFarland Village Engineer Ltr_3451 Siggelkow Road_12.10.21
6. 3451 Siggelkow Road - Alliant Energy WPL Site Plan Submittal - 10.28.2021

McFarland Fire & Rescue Department
5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110
(608) 838-3278 • Fax: (608) 838-3619
Emergency: 911

November 18, 2021

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

RE: Alliant Energy/WPL Electrical Sub-Station at 3541 Siggelkow Road

Dear Andrew,

I have reviewed the submitted development plans and application by Alliant Energy/Wisconsin Power and Light for the electrical substation at 3541 Siggelkow Road in the Village of McFarland.

At this time, the proposal does not show any indication there would be any conflicts with the International Fire Code-2015 (IFC), Appendix D. The McFarland Fire & Rescue Department recommend approval of the Alliant Energy Electrical Sub-station at 3541 Siggelkow Road in the Village of McFarland.

The site will be required to install a Knox Box key vault on the property because of a building being sited within the gated area of the property per local ordinance section 26-146.

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,

Mitchell Sutter

Mitchell Sutter
Fire Inspector/Public Education Specialist

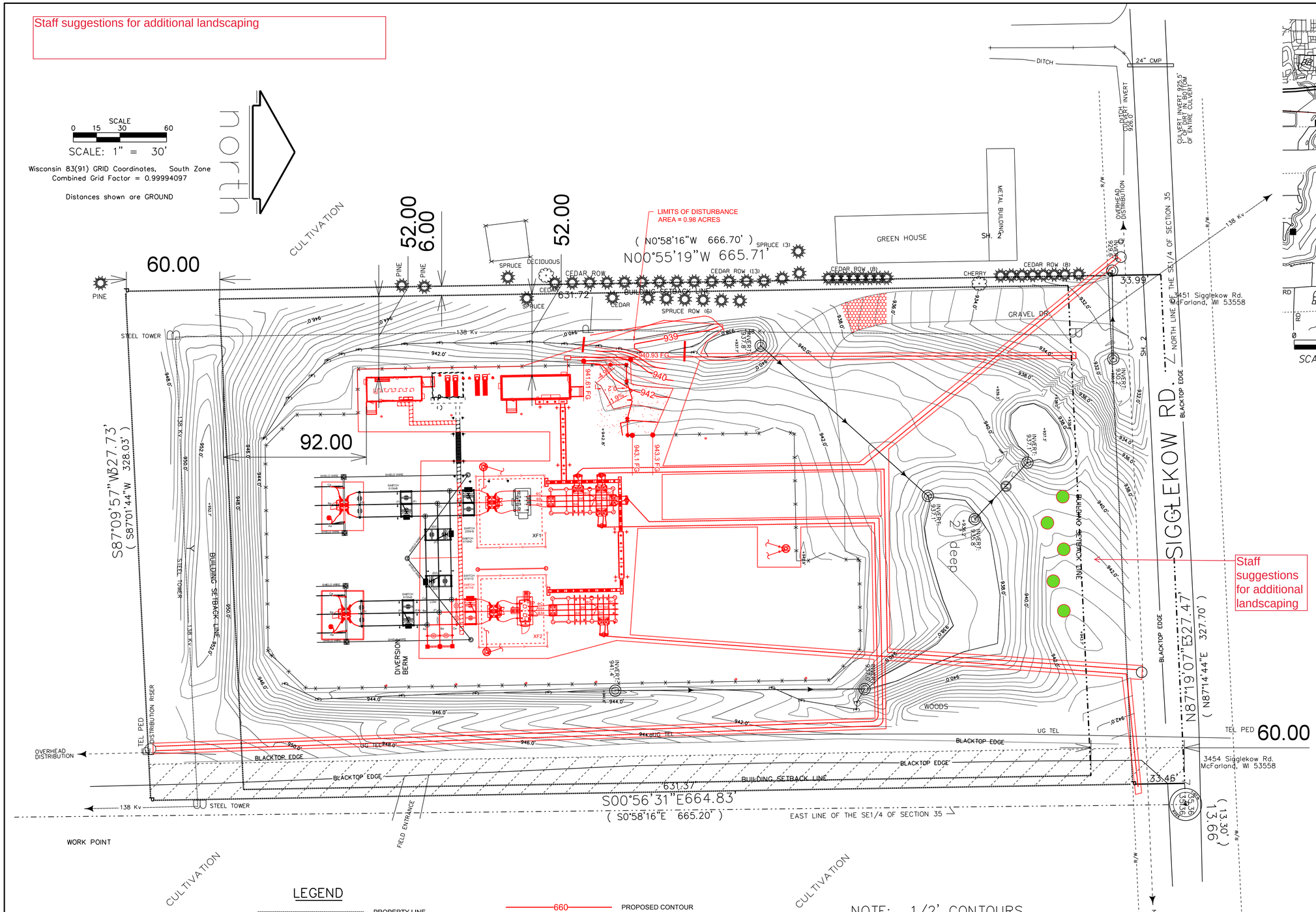
Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

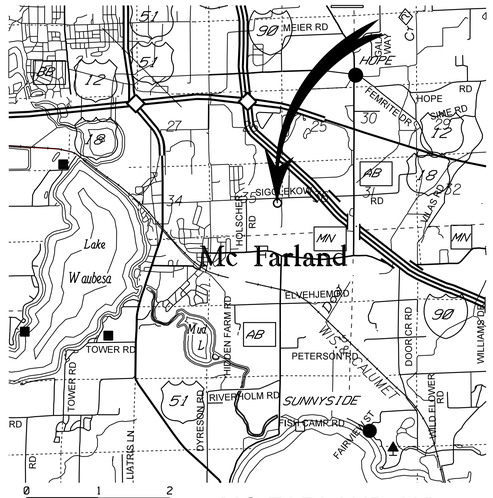
Staff suggestions for additional landscaping

SCALE
0 15 30 60
SCALE: 1" = 30'

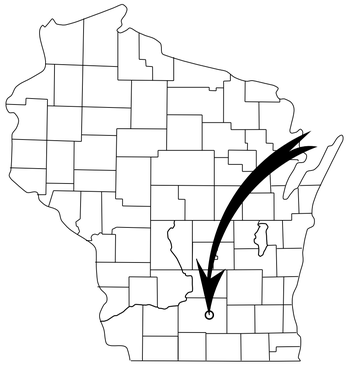
Wisconsin 83(91) GRID Coordinates, South Zone
Combined Grid Factor = 0.99994097

Distances shown are GROUND





MC FARLAND, WI



DANE COUNTY, WISCONSIN

LEGEND

- PROPERTY LINE
- 23.21' EASEMENT GRANTED TO HOPE ROD AND GUN CLUB
- EXISTING CULVERT
- OVERHEAD TRANSMISSION LINE
- 963' — EXISTING GROUND CONTOUR
- EXISTING GRAVEL EDGE
- 660 — PROPOSED CONTOUR
- PROPOSED ½' CONTOUR
- PROPOSED GRAVEL BASE
- PROPOSED FENCELINE
- CONSTRUCTION LIMITS
- PROPOSED SILT FENCE
- 930.3 FG — PROPOSED PAD SPOT ELEVATION

CLASSIFIED: CONFIDENTIAL PCII
Date: 10-29-2021

NO.	DATE	REVISION	BY	CHK'D	APV'D
1	07-21-2021	SS REBUILD (WR# 4238447) AND SOLAR ADDITION (WR# 4238448) - IFR	ECI-BNE	ECI-MRH	ECI-RMM
0	07-24-2004	ORIGINAL ISSUE	PEN		

CONFIDENTIAL
These documents are for the use of Alliant Energy. Alliant Energy disclaims all warranties, both expressed and implied. Use by anyone other than Alliant Energy is at their own risk.

Alliant Energy

WISCONSIN POWER AND LIGHT COMPANY

McFARLAND SUBSTATION — McFARLAND, WI

SITE PLAN

PART OF THE NE1/4 OF THE SE1/4, SECTION 35, T7N, R10E,
VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

SCALE: 1" = 30'

DWG. NO. 16086-02-01

TB.V8.01.03
Plotted: 08-NOV-2021
File: C:\Users\bnerwin\Electrical Consultants, Inc\ALT-242 McFarland - General\100 CADD\110 Working\16086-02-01.dgn

3451 Siggelkow Road Streetview

VILLAGE OF McFarland Police Department

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

Date: December 9, 2021

To: Andrew Bremer & Plan Commission

From Lt. Jeremy Job

Re: Alliant Energy & WPL Substation

Andrew Bremer & Plan Commission,

I have reviewed the proposal submitted by Alliant Energy & WPL for addition of equipment at the existing substation on the south side of Siggelkow Rd near Stork Rd. Based on the plan design and proposal, the Village of McFarland Police Department does not have any specific concerns with this request from the aspect of the Police Department.

Thank you,

Jeremy Job

Lt. Jeremy Job
McFarland Police Department

VILLAGE OF McFarland Police Department

TOWN & COUNTRY
ENGINEERING, INC.

December 10, 2021

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

Subject: Alliant Energy/WPL Siggelkow Road Site Submittal Review

Dear Andrew:

We have received the site plan included in the October 28, 2021 Submittal for work at their existing electrical substation at 3541 Siggelkow Road.

We have no concerns for the existing and continued use of the property as presented.

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)*

BRB:sai
J:\JOB#S\McFarland\MC-00-00\Correspondence\2021\Alliant Siggelkow Road Site Review letter.docx

Alliant Energy
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

1-800-ALLIANT (800-255-4268)
alliantenergy.com

October 28, 2021

Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

RE: Site Plan Permit Application
Wisconsin Power and Light
McFarland Electric Substation

Andrew,

Alliant Energy / Wisconsin Power and Light Company (WP&L) is respectfully requesting the review and approval of a site plan permit for the addition of new electrical equipment in the existing electric distribution substation located at 3541 Siggelkow Road, in the Village of McFarland.

I have included the following:

- Completed Site Plan Checklist Form
- Plan Commission Application
- Plan Sheets
- Applicable Fees

I can be reached at the number or email address below if you have questions about the application materials.

Thank you,

Jerry Lund

Jerry Lund, Real Estate and ROW Consultant
Alliant Energy – Wisconsin Power and Light Company
4902 North Biltmore Lane
Madison, WI 53718
Office. 608-458-6221
Cell. 608-695-0427
Email. jeromelund@alliantenergy.com

Enclosures

Exhibit A

WP&L McFarland Electric Substation – Project Summary

Village of McFarland, Dane County, Wisconsin

Address: 3541 Siggelkow Road

Legal Description:

All that part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 7 North, Range 10 East, of the 4th P.M., Dane County, Wisconsin, more particularly described as: Commencing at the East Quarter Corner of said Section 35 as established for the master control map of the City of Madison Planning Commission; thence South 87° 14' 44" West, along the centerline of Sigglekow Road and the East-West Quarter Line of said Section 35, a distance of 13.30 feet to point of beginning; thence South 0° 58' 16" East, a distance of 665.20 feet to an iron pipe; thence South 87° 01' 44" West, a distance of 328.03 feet to an iron pipe; thence North 0° 58' 16" West, a distance of 666.70 feet to aforesaid East-West Quarter Line said Section 35; thence North 87° 14' 44" East, along said East-West Quarter Line a distance of 327.70 feet to point of beginning. Subject to the use of the north 33.00 feet for road purposes.

Zoning: A-1, Agricultural

Project Description:

The proposed modernization of the existing WP&L McFarland Electric Distribution Substation is required due to the construction by Dane County of a large solar energy project in the City of Madison off of CR AB and Meier Road.

The addition of the Dane County solar energy project will require the installation of new transformers and switching equipment at the McFarland Substation. The majority of the work will be contained in the existing fenced area. The addition of two metal control buildings will required the limited expansion of the fenced area to accommodate one of the new switch gear building.

The design of the substation is in accordance with industry, state, and local requirements. The new substation area will be enclosed with an 8-foot-high perimeter security fence, as is the current facility. No noticeable noise is created by the substation and lighting is minimal.

Essentially no additional traffic or audible noise will arise from this installation. The neighboring land uses are vacant agricultural uses and rural residential sites.

Adequate services including utilities and stormwater drainage already exist at the site. Erosion controls have all been accounted for in the proposed use and will be completed in accordance with Dane County and WisDNR and local ordinances to properly manage drainage from the site.

The facility is not staffed so minimal vehicular traffic will access the site for periodic routine inspections and maintenance. The existing facility is set back approximately 200 feet from Siggelkow Road. Adequate parking for staff is provided within the fenced substation area.

This use meets all applicable regulations and is a permitted use as outlined in the Village of McFarland zoning code and complies with Wisconsin Statutes and industry standards.

Village of McFarland
Community & Economic Development Department

Plan Commission Application – 2021

~Application must be completed in full~

Applicant - Owner	Wisconsin Power and Light Co	Applicant's Agent	Alliant Real Estate
		Name	Jerome Lund
Address	4902 N Blitmore Ln Madison WI 53718	Address	4902 N Biltmore Ln Madison WI 53718
Email	jeromelund@alliantenergy.com	Email	jeromelund@alliantenergy.com
Phone #	608-458-6221	Phone #	608-458-6221
Fax #		Fax #	

Parcel No(s). 050-7011-8001-0 **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)

See attached Exhibit A

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

Schedule: The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Three (3) copies** of all materials, **one (1) copy must be 8 ½ x 11, two (2) copies to be 11 x 17 and one (1) electronic copy** (*only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2021 Schedule

*Submittal Deadline Noon on:	For Scheduled 2021 Meeting date of:
December 8 (2020)	January Tuesday Jan. 19
January 5	February 15
February 2	March 15
March 9	April 19
April 6	May 17
May 11	June 21
June 8	July 19
July 7	August 16
August 10	September 20
September 7	October 18
October 5	November 15
November 2	December 20 (Pending)
December 7	(Pending) Tuesday, Jan. 18, 2022

*** Submittal deadline:**

- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.**
- **I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X *Jerry Lund* 10-28-21

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: _____

Subject property address: 3451 Sigglekow Rd
McFarland, WI 53558

Landowner's name: Wisconsin Power and Light Company

Landowner's address: 4902 N Biltore Lane
Madison, WI 53718

Landowner's phone/fax: 608-458-6221

Landowner's email: JeromeLund@alliantenergy.com

Agent's name: Jerome Lund

Agent's address: 4902 N Biltmore Ln
Madison WI 53718

Agent's phone/fax: 608-458-6221

Agent's email: jeromelund@alliantenergy.com

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

_____ B. Name and signature of the designer.

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

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

_____ E. Existing zoning A-1 Proposed rezoning _____yes x no

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

_____ G. All required building setback lines.

_____ 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.

_____ 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.

_____ J. Existing and proposed site and building signage.

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

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

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

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

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

_____ P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.

_____ 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.

_____ R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.

_____ S. Hydrant locations and Fire Department Connection.

_____ T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

_____ U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

_____ V. Existing or proposed easements.

_____ W. A legal description of the subject property.

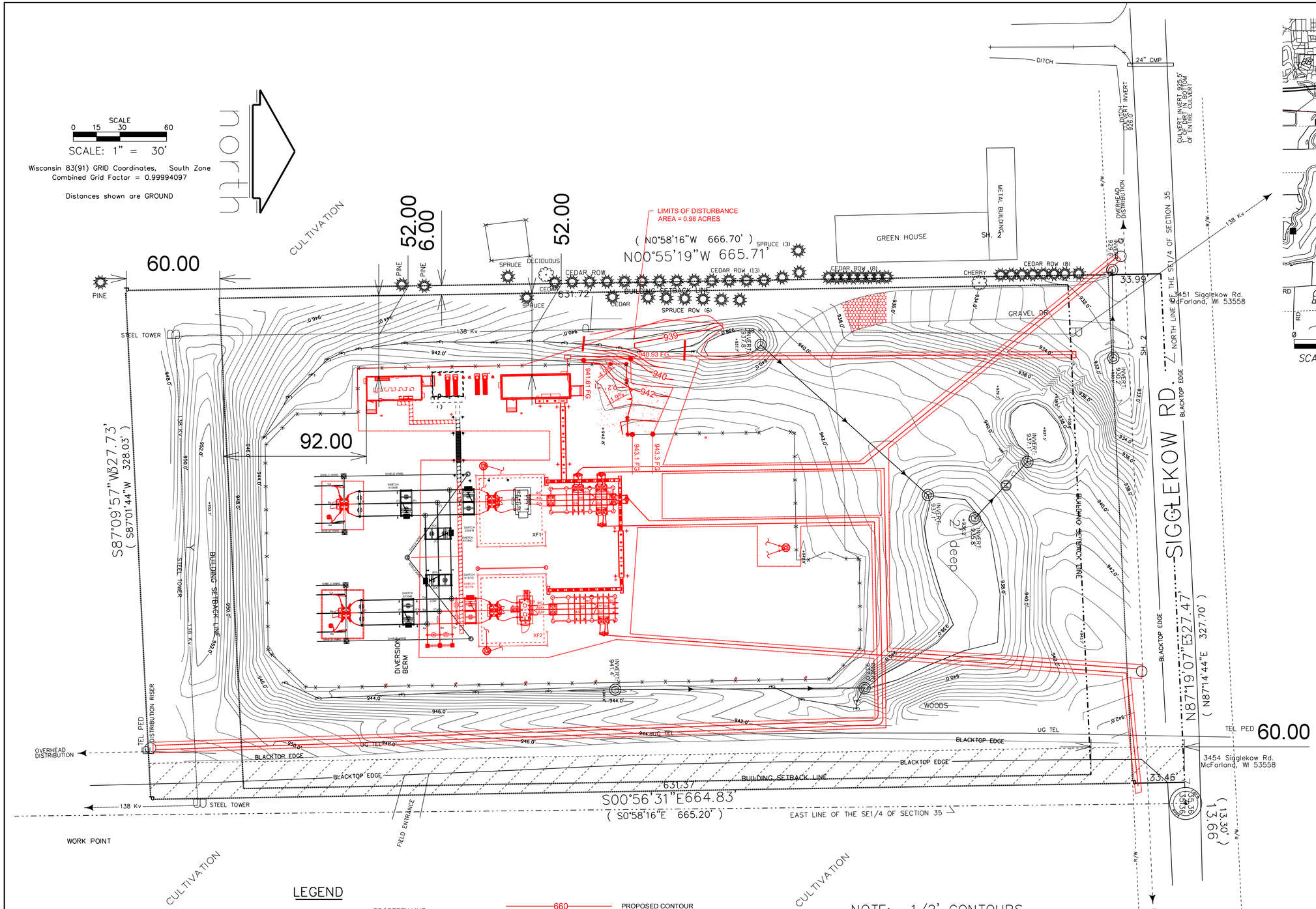
General Comments: See attached Exhibit A

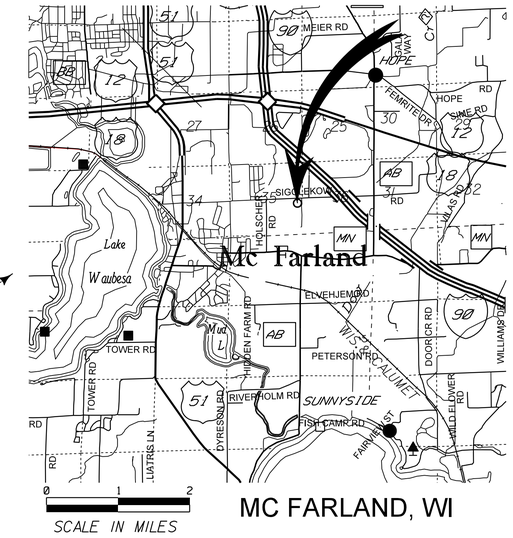
Note: In addition to Site and Design Permit approval, a building permit from the Village Building Inspector is required prior to the start of construction of any building, fence, or sign.

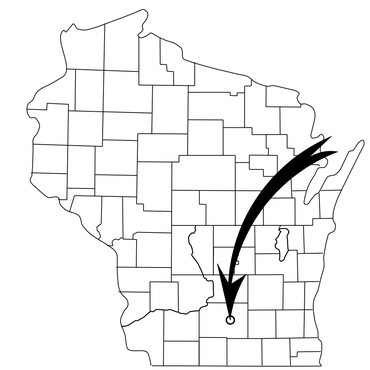
SCALE
0 15 30 60
SCALE: 1" = 30'

Wisconsin 83(91) GRID Coordinates, South Zone
Combined Grid Factor = 0.99994097

Distances shown are GROUND







DANE COUNTY, WISCONSIN

LEGEND

- PROPERTY LINE
- 23.21' EASEMENT GRANTED TO HOPE ROD AND GUN CLUB
- EXISTING CULVERT
- OVERHEAD TRANSMISSION LINE
- 963' EXISTING GROUND CONTOUR
- EXISTING GRAVEL EDGE
- 660 PROPOSED CONTOUR
- PROPOSED ½' CONTOUR
- PROPOSED GRAVEL BASE
- PROPOSED FENCELINE
- CONSTRUCTION LIMITS
- PROPOSED SILT FENCE
- 930.3 FG PROPOSED PAD SPOT ELEVATION

NOTE: 1/2' CONTOURS

CLASSIFIED:
CONFIDENTIAL PCII
Date: 10-29-2021

NO.	DATE	REVISION	BY	CHK'D	APV'D
1	07-21-2021	SS REBUILD (WR# 4238447) AND SOLAR ADDITION (WR# 4238448) - IFR	ECH/BNE	ECH-MR	ECH-RMM
0	07-24-2004	ORIGINAL ISSUE	PEN		

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Alliant Energy

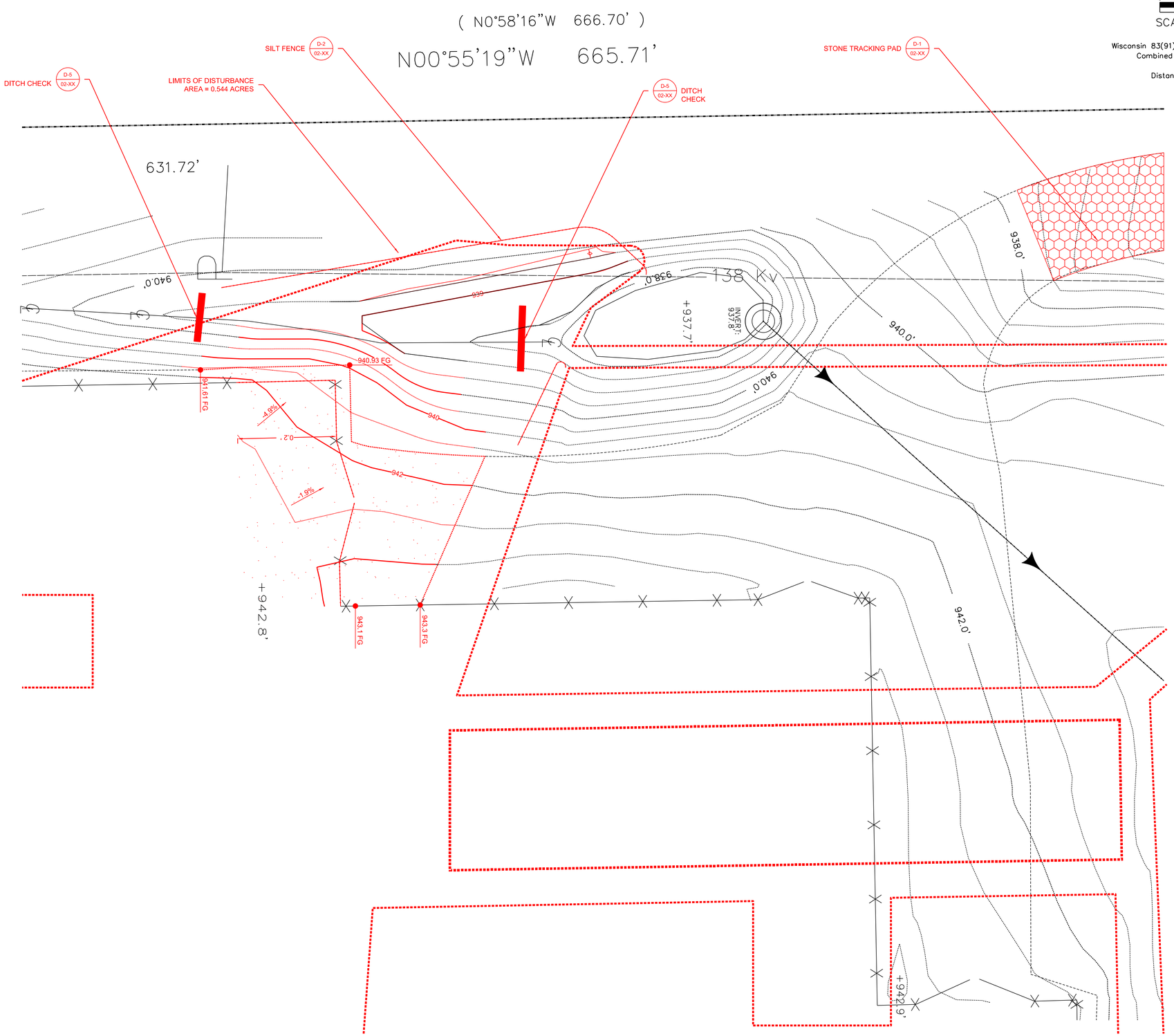
WISCONSIN POWER AND LIGHT COMPANY

McFARLAND SUBSTATION — McFARLAND, WI

SITE PLAN
PART OF THE NE1/4 OF THE SE1/4, SECTION 35, T7N, R10E,
VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

SCALE: 1" = 30'
DWG. NO. 16086-02-01

TB:V8.01.03
Plotted: 08-NOV-2021
File: C:\Users\bnerwin\Electrical Consultants, Inc\ALT-242 McFarland - General\100 CADD\110 Working\16086-02-01.dgn



SCALE
0 15 10 20
SCALE: 1" = 10'

Wisconsin 83(91) GRID Coordinates, South Zone
Combined Grid Factor = 0.99994097

Distances shown are GROUND

north

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING CULVERT
- OVERHEAD TRANSMISSION LINE
- 963' EXISTING GROUND CONTOUR
- EXISTING GRAVEL EDGE
- 660 PROPOSED CONTOUR
- PROPOSED 1/2' CONTOUR
- PROPOSED GRAVEL BASE
- PROPOSED FENCELINE
- CONSTRUCTION LIMITS
- PROPOSED SILT FENCE
- 930.3 FG PROPOSED PAD SPOT ELEVATION

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES WITHIN AND NEAR THE CONSTRUCTION LIMITS.
2. CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALLIANT ENERGY CONSTRUCTION SPECIFICATIONS NUMBER 0146, WPL SUBSTATION SITE PREPARATION, ISSUED 07/27/2009.
3. THE BASE COURSE FOR BOTH THE SUBSTATION PAD AND DRIVEWAY SHALL BE NO LESS THAN 6 INCHES COMPACTED THICKNESS. THE CRUSHED STONE SHALL CONFORM WITH WISDOT STANDARD SPECIFICATION SECTION 305, 1-1/4 IN.
4. THE SURFACE COURSE FOR THE DRIVEWAY SHALL BE NO LESS THAN 6 INCHES COMPACTED THICKNESS. THE CRUSHED STONE SHALL CONFORM WITH WISDOT STANDARD SPECIFICATION SECTION 305, 3/4 IN.
5. THE SURFACE COURSE FOR THE SUBSTATION PAD SHALL BE NO LESS THAN 6 INCHES COMPACTED THICKNESS. THE CRUSHED STONE SHALL CONFORM WITH WPL SUBSTATION SITE PREPARATION SPECIFICATION SECTION 31.F.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN SITE IS FULLY STABILIZED.
7. GRADES SHOWN ON THIS SHEET ARE FINAL GRADES.

EROSION CONTROL NOTES

1. INSTALL STONE TRACKING PAD, DITCH CHECK, AND SILT FENCE PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
2. STONE TRACKING PAD SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. ALL OTHER EROSION CONTROL MEASURES WILL BE MAINTAINED BY OTHERS IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
3. NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED OUTSIDE THE PROPERTY LIMITS.
4. TEMPORARY SEED AND PERIMETER CONTROLS SHALL BE APPLIED TO ANY SOIL STOCKPILES AND SIDE SLOPES THAT REMAIN IN PLACE FOR MORE THAN 7 DAYS.
5. SEDIMENT TRACKED ONTO SIGGLEKOW ROAD SHALL BE REMOVED AT THE END OF EACH WORKING DAY.
6. EROSION CONTROL MEASURES SHOWN ON THE PLAN SHALL BE CONSIDERED MINIMUMS. ADDITIONAL EROSION CONTROL MEASURES REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
7. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5 INCHES WITHIN 24 HOURS. REPAIR TO EROSION CONTROL MEASURES SHALL OCCUR WITHIN 24 HOURS OF INSPECTION. MAINTAIN AN ON-SITE WRITTEN REPORT OF ALL INSPECTIONS FOR THE DURATION OF THE PROJECT.
8. EROSION CONTROL FEATURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS SUFFICIENTLY ESTABLISHED, AS DETERMINED BY ALLIANT ENERGY OR THE DESIGNATED AGENT.
9. EROSION THAT OCCURS AFTER FINAL GRADING AND RESTORATION (BUT PRIOR TO ESTABLISHMENT OF VEGETATION) MUST BE REPAIRED AND RESTORED IN A TIMELY MANNER

CONSTRUCTION SEQUENCE

1. INSTALL STONE TRACKING PAD, DITCH CHECKS, AND SILT FENCE.
2. STRIP, STOCKPILE, OR HAUL OFF GRAVEL.
3. ROUGH GRADE SITE TO SUBGRADE.
4. RESTORE REMAINING SITE WITH THE EXCEPTION OF THE SUBSTATION PAD WHICH WILL BE GRADED TO THE SUBBASE ONLY.
5. COMPLETE BELOW GRADE WORK INTERIOR TO THE SUBSTATION FENCE AND PLACE SUBSTATION PAD AGGREGATE.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN SITE IS FULLY STABILIZED.
7. CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALLIANT ENERGY CONSTRUCTION SPECIFICATIONS.

NOT FOR CONSTRUCTION

CLASSIFIED:
CONFIDENTIAL PCII
Date: 10-29-2021

NOTE: 1/2' CONTOURS

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	07-21-2021	SS REBUILD (WR# 4238447) AND SOLAR ADDITION (WR# 4238448) - IFR	ECB-BNE	ECA-AMP	ECA-RMM

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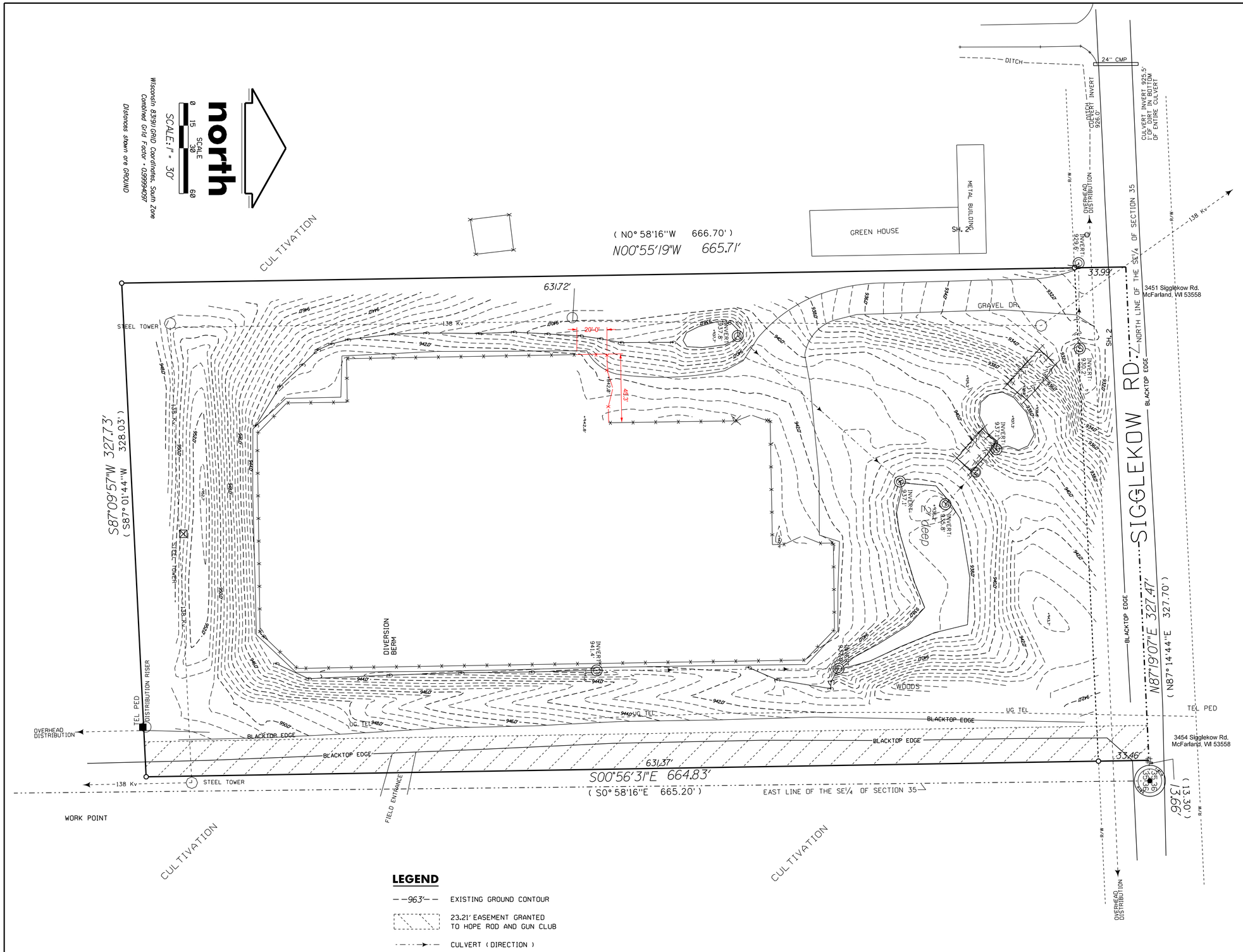
WISCONSIN POWER AND LIGHT COMPANY

McFARLAND SUBSTATION — McFARLAND, WI

GRADING AND EROSION CONTROL PLAN
PART OF THE NE1/4 OF THE SE1/4, SECTION 35, T7N, R10E,
VILLAGE OF MCFARLAND, DANE COUNTY, WI

SCALE: 1" = 10'

DWG. NO. 16086-02-03



NOTE: 1/2' CONTOURS

NO.	DATE	REVISION	BY	CHK'D	APV'D
1	07-02-2008	UPDATED FROM 6-20-08 SURVEY	PEN		
●	07-24-2007	ORIGINAL ISSUE	PEN		

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WISCONSIN POWER AND LIGHT COMPANY

MCFARLAND SUBSTATION — MCFARLAND, WI

AS-BUILT CONTOURS

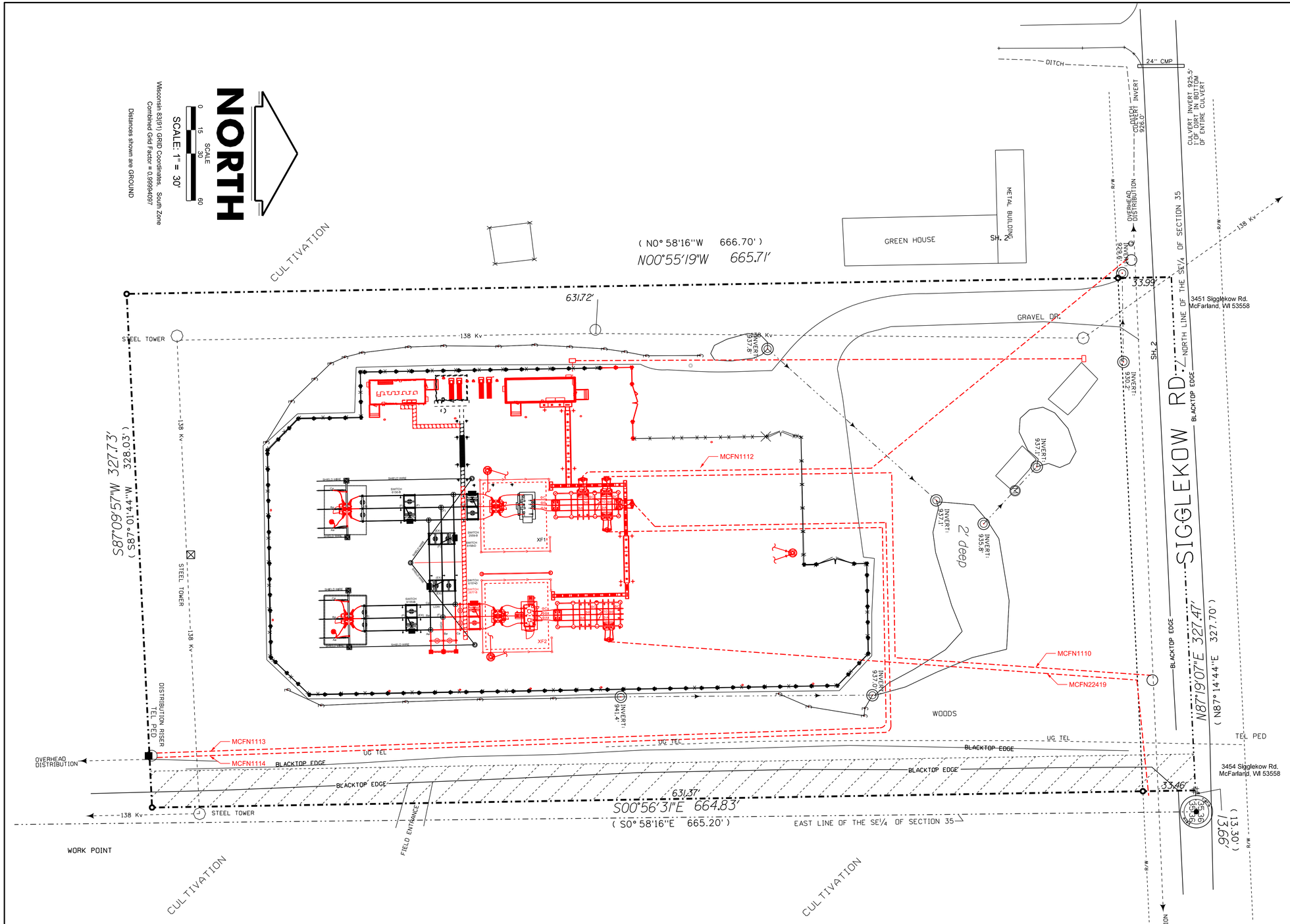
Scale: 1"=30'

DWG. NO. 16086-02-04

CLASSIFIED: CONFIDENTIAL PCII

Date: 10-29-2021

Plotted: 22-OCT-2021
File: C:\Users\bnerwin\Electrical Consultants, Inc\ALT-242 McFarland - General\100 CADD\120 Conceptual\121 Permitting\16086-02-04.dgn



LEGEND

- 23.21' EASEMENT GRANTED TO HOPE ROD AND GUN CLUB
- CULVERT (DIRECTION)
- 6" FEEDER CONDUIT

CLASSIFIED: CONFIDENTIAL PCII
Date: 10-29-2021

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	07-21-2021	SS REBUILD (WR#238447) AND SOLAR ADDITION (WR#4238448) - IFR	ECH-BNE	ECI-AMH	ECH-RMM

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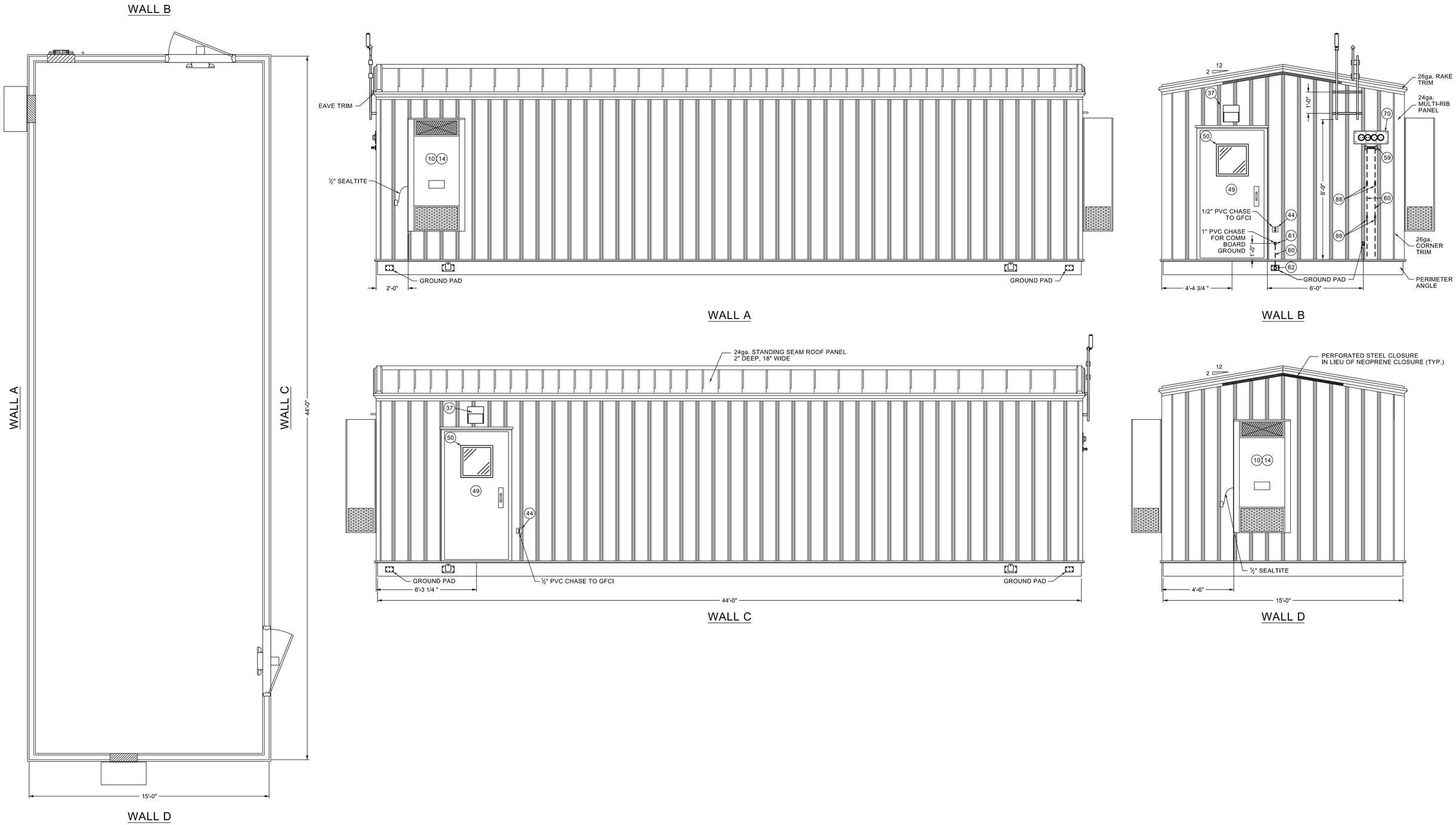
McFARLAND SUBSTATION — McFARLAND, WI

FEEDER EXIT PLAN

SCALE: 1" = 30'

DWG. NO. 16086-02-05

TB.V8.01.03
Plotted: 04-NOV-2021
File: C:\Users\bnerwin\Electrical Consultants, Inc\ALT-242 McFarland - General\100 CADD\110 Working\16086-02-05.dgn



CLASSIFIED:
CONFIDENTIAL PCII
Date: 10-29-2021

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	07-21-2021	SS REBUILD (WR#4238447) AND SOLAR ADDITION (WR#4238448) - IFR	ECI-BNE	ECI-MHI	ECI-RMM

SEED FILE: STND-05-03-LARGE
REV: 7 DATE: 5/17/2019

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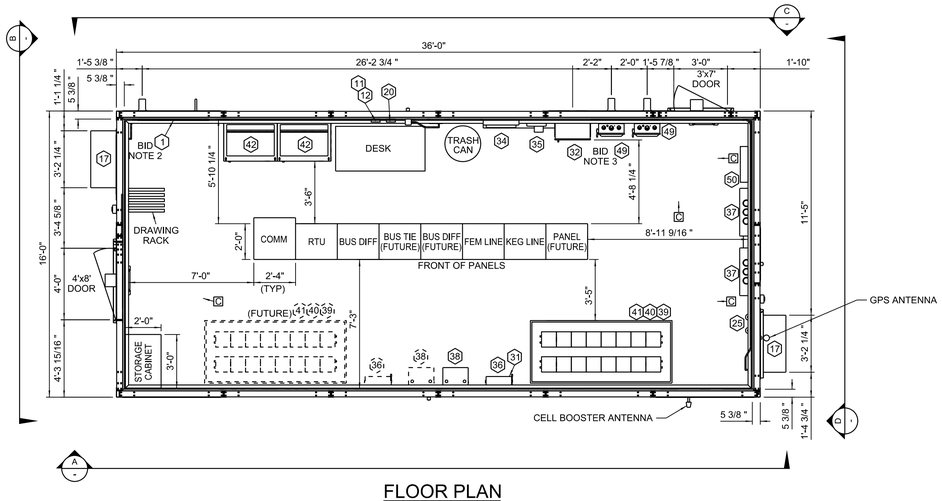
McFARLAND SUBSTATION — McFARLAND, WI

15' X 44' X 10'-6" CONTROL ENCLOSURE
EXTERIOR ELEVATION VIEWS
ALLIANT ENERGY CONTROL BUILDING

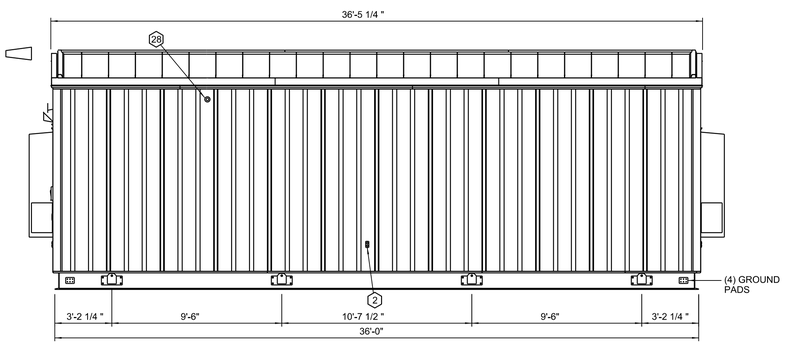
SCALE: 3/8" = 1'-0"

DWG. NO. 16086-05-07

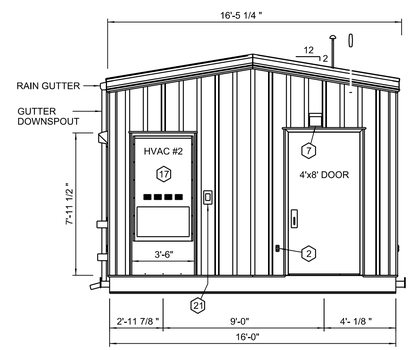
TB.V8.01.03
Plotted: 22-OCT-2021
File: C:\Users\bnerwin\Electrical Consultants, Inc\ALT-242 McFarland - General\100 CADD\120 Conceptual\121 Permitting\16086-05-07.dgn



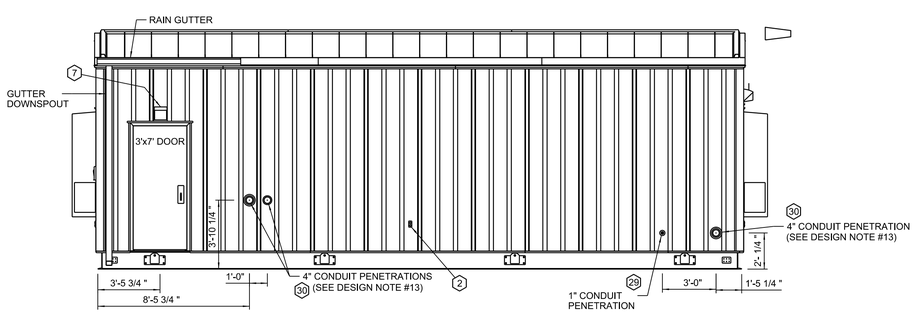
FLOOR PLAN



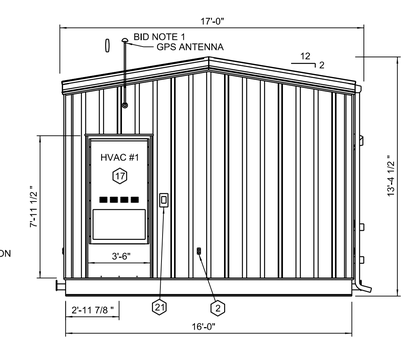
EXTERIOR WALL ELEVATION A
SCALE: AS NOTED



EXTERIOR WALL ELEVATION B
SCALE: AS NOTED



EXTERIOR WALL ELEVATION C
SCALE: AS NOTED



EXTERIOR WALL ELEVATION D
SCALE: AS NOTED

CLASSIFIED:
CONFIDENTIAL PCII
Date: 10-29-2021

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	07-21-2021	SS REBUILD (WR#238447) AND SOLAR ADDITION (WR#4238448) - IFR	ECI-BNE	ECI-AMH	ECI-RMM

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WISCONSIN POWER AND LIGHT COMPANY

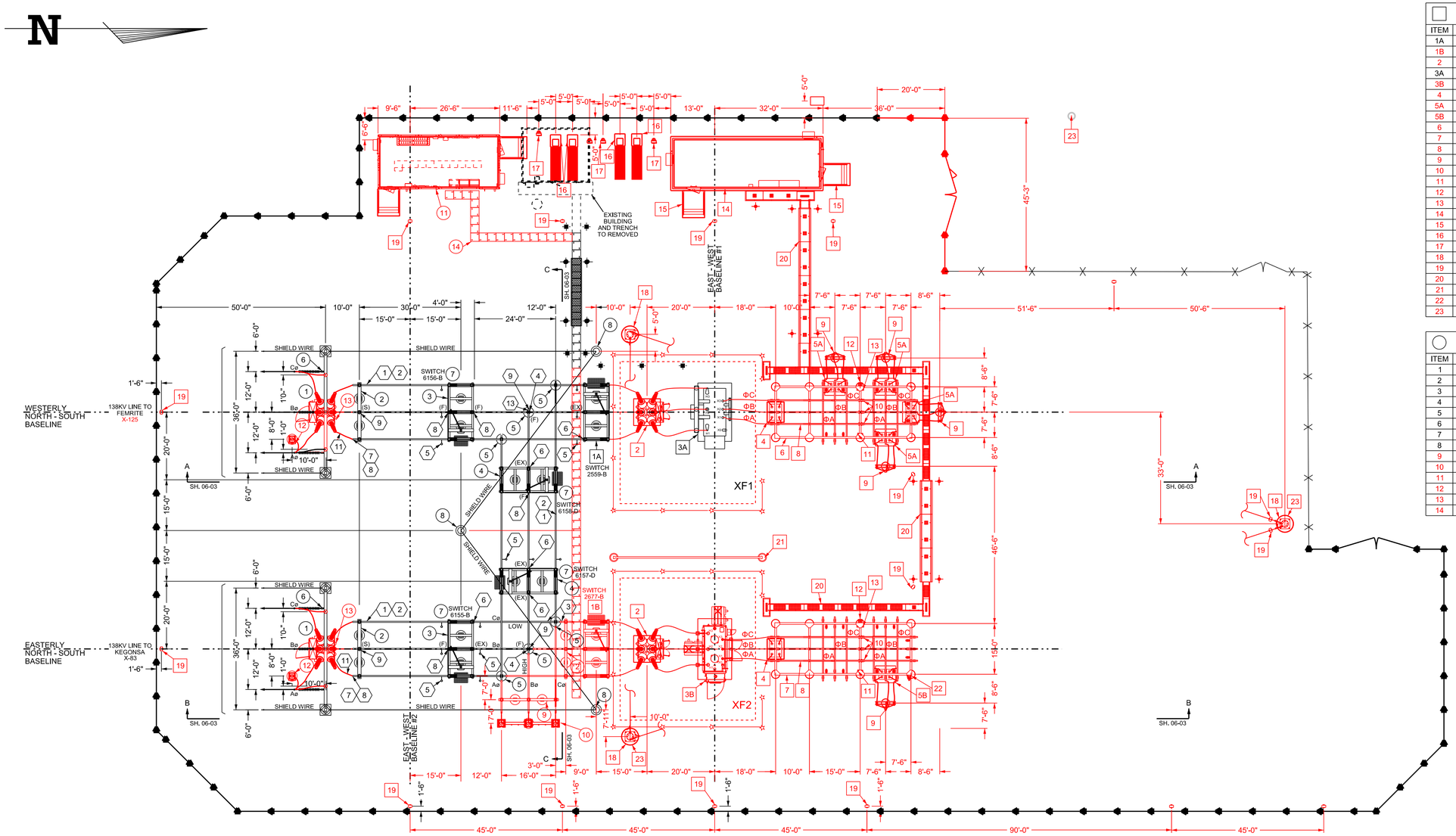
McFARLAND SUBSTATION — McFARLAND, WI

16"X36" CONTROL HOUSE
FLOOR PLAN, EXTERIOR ELEVATION, SECTION
ATC CONTROL BUILDING

SCALE: 1/4"=1'-0

DWG. NO. 16086-05-14A

TB.V8.01.03
Plotted: 20-OCT-2021
File: C:\Users\bnerwin\Electrical Consultants, Inc\ALT-242 McFarland - General\100 CADD\120 Conceptual\121 Permitting\16086-05-14A.dgn



EQUIPMENT SCHEDULE			
ITEM	DESCRIPTION	DRAWING	QUANTITY
1A	138kV 3Φ LOW SWITCH STAND	16086-08-12	1
1B	138kV 3Φ LOW SWITCH STAND	16086-08-??	1
2	HIGH SIDE CIRCUIT BREAKER	16086-08-??	2
3A	POWER TRANSFORMER	16086-08-11	1
3B	POWER TRANSFORMER	16086-08-??	1
4	MAIN CIRCUIT BREAKER	16086-08-??	2
5A	FEEDER CIRCUIT BREAKER (1200A)	16086-08-??	4
5B	FEEDER CIRCUIT BREAKER (2000A)	16086-08-??	1
6	DISTRIBUTION BOX STRUCTURE (BUS #1)	16086-08-??	1
7	DISTRIBUTION BOX STRUCTURE (BUS #2)	16086-08-??	1
8	BUS WORK	16086-08-??	-
9	FEEDER EXIT TERMINATION STRUCTURE (600A)	16086-08-??	5
10	VOLTAGE TRANSFORMER	16086-08-??	6
11	VT JUNCTION BOX	16086-08-??	2
12	PRIMARY RISER WITH CT	16086-08-??	2
13	BUS DIFFERENTIAL JUNCTION BOX	16086-08-??	2
14	CONTROL ENCLOSURE	16086-08-??	1
15	STAIRS	16086-08-??	2
16	PADMOUNT TRANSFORMER	16086-08-??	4
17	SAFETY SWITCH	16086-08-??	4
18	STATIC MAST	16086-08-??	3
19	MAINTENANCE FLOODLIGHT	16086-08-03	14
20	CONTROL TRENCH	16086-08-??	-
21	FIREWALL	16086-08-??	1
22	FEEDER VOLTAGE TRANSFORMER	16086-08-??	1
23	SECURITY LIGHT	16086-08-??	3

ATC EQUIPMENT SCHEDULE			
ITEM	DESCRIPTION	DRAWING	QUANTITY
1	138KV DEADEND STRUCTURE	16086-08-14	2
2	138KV 3Φ LOW BUS SUPPORT STAND	16086-08-13	3
3	138KV LOW SWITCH STAND	16086-08-12	2
4	138KV HIGH SWITCH STAND	16086-08-12	2
5	138KV 1Φ LOW BUS SUPPORT STAND	16086-08-13	6
6	SWITCH, 138KV, 3000A, CENTER BREAK WITH WHIPS	-	2
7	SWITCH, 138KV, 3000A, VERTICAL BREAK	-	4
8	STATIC POLE	16086-08-13	3
9	138kV 3Φ HIGH BUS SUPPORT	-	1
10	138kV 3Φ LOW VT STAND	-	1
11	CONTROL ENCLOSURE	??	1
12	138kV 1Φ LOW VT STAND	??	2
13	138kV CIRCUIT BREAKER	??	2
14	CABLE TRENCH	-	-

CLASSIFIED:
CONFIDENTIAL PCII
Date: 10-29-2021

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
5	07-21-2021	SS REBUILD [WR#4238447 AND SOLAR ADDITION [WR#4238448] IFR	ECI-JSS	ECI-RMM	AE-???
4	08/29/2017	FIELD REVISIONS [W.R. #ENGRING] AS BUILT	DEB	CJS	CJS
3	07/14/06	AS BUILT WR#3264940 UPGRADE SUBSTATION	UEI	DLD	RDN
2	02/01/95	SCANNED	DA		
1	01/28/91		WHS		KLB
0	07/15/71	ORIGINAL ISSUE	GH		HORACK

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McFARLAND SUBSTATION — McFARLAND, WI

SUBSTATION PLAN VIEW

SCALE: 1/16" = 1'-0"

DWG. NO. 16086-06-01

TB.V8.01.03
Plotted: 04-NOV-2021
File: C:\Users\bnerwin\Electrical Consultants, Inc\ALT-242 McFarland - General\100 CADD\130 IFR\139A IFP\16086-06-01.dgn

COMMON FOOT-CANDLE LIGHT LEVELS

Activity	Category	Illuminance Range Lux	Illuminance Range Footcandles	Visual Plane Reference
Public spaces with dark surroundings	A	20-30-50	2-3-5	General lighting throughout spaces
Simple orientation for short, temporary visits	B	50-75-100	5-7.5-10	
Working spaces where visual tasks are only occasionally performed	C	100-150-200	10-15-20	
Performance of visual tasks of high contrast or large size	D	200-300-500	20-30-50	

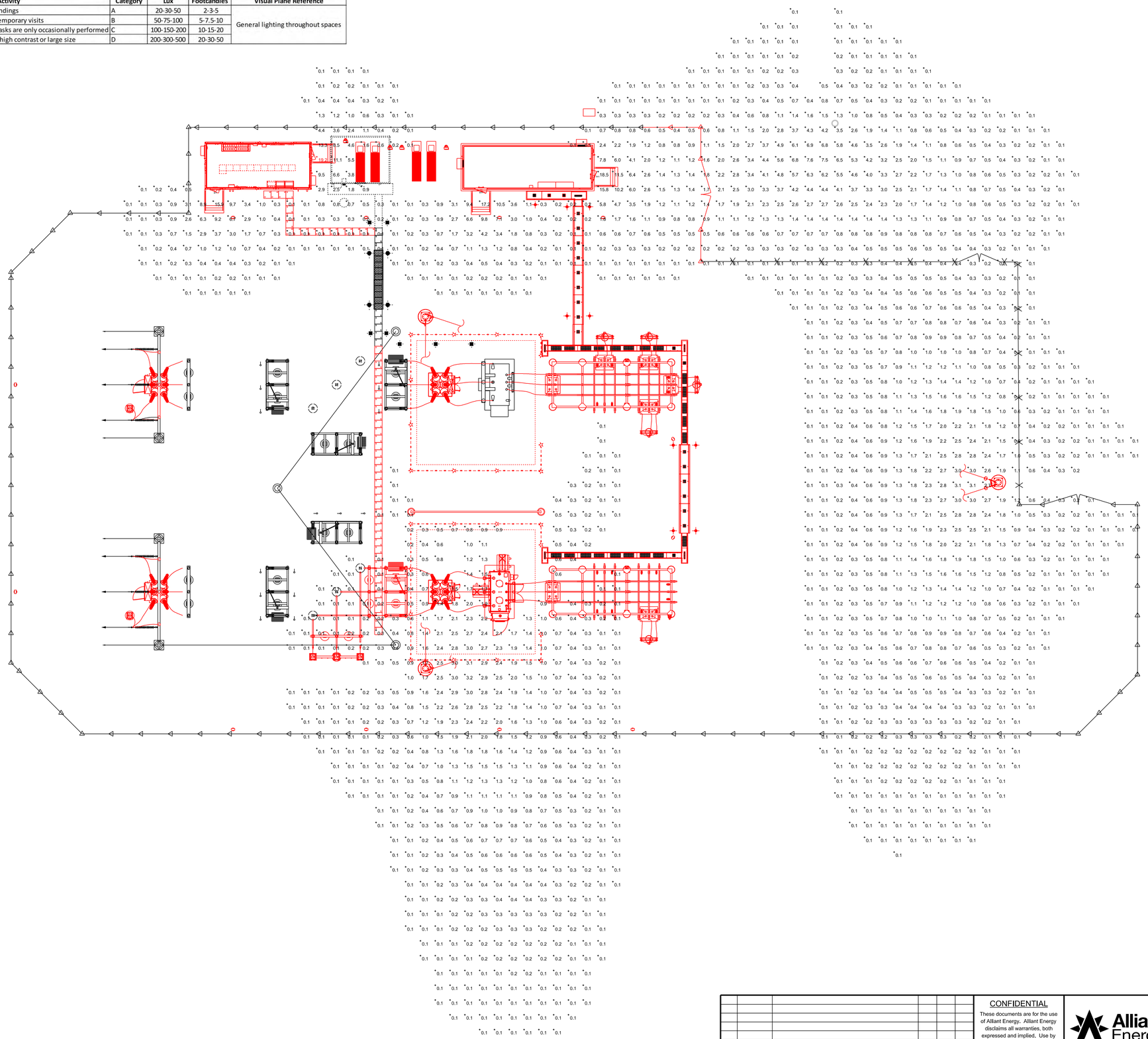
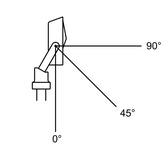


TABLE A
AVERAGE LUMINAIRE

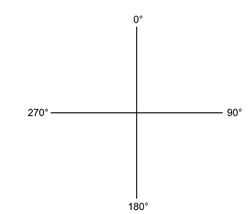
HEIGHT	AVERAGE ILLUMINATION (fc)	MAXIMUM ILLUMINATION (fc)
0 FT	0.2	19.2



TILT

TABLE B
LUMINAIRE LOCATIONS

NO.	LABEL	MH	ORIENTATION	TILT
1	SL	32.00	90.00	0.00
2	SL	32.00	270.00	0.00
3	SL	20.58	180.00	0.00
4	B	8.50	180.00	0.00
5	B	8.50	90.00	0.00
6	B	8.50	90.00	0.00



ORIENTATION

CLASSIFIED:
CONFIDENTIAL PCII
Date: 10-29-2021

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	10-28-21	ORIGINAL ISSUE	MJV	DLH	ECI

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WISCONSIN POWER AND LIGHT COMPANY

McFARLAND SUBSTATION — McFARLAND, WI

LIGHTING STUDY
DUSK TO DAWN LIGHTS

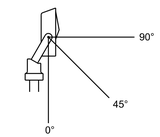
SCALE: 1/16" = 1'-0"

DWG. NO. 16086-06-01A

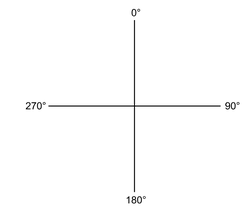
TB.V8.01.03
Plotted: 29-OCT-2021
File: C:\Users\MJVerheyden\Electrical Consultants, Inc\ALT-242 McFarland - Documents\General\300 Design\310 Electrical\315 Lighting\6086-06-01 Dusk-Dawn Lighting-mjv.dgn

COMMON FOOT-CANDLE LIGHT LEVELS

Activity	Category	Illuminance Range Lux	Illuminance Range Footcandles	Visual Plane Reference
Public spaces with dark surroundings	A	20-30-50	2-3-5	General lighting throughout spaces
Simple orientation for short, temporary visits	B	50-75-100	5-7.5-10	
Working spaces where visual tasks are only occasionally performed	C	100-150-200	10-15-20	
Performance of visual tasks of high contrast or large size	D	200-300-500	20-30-50	



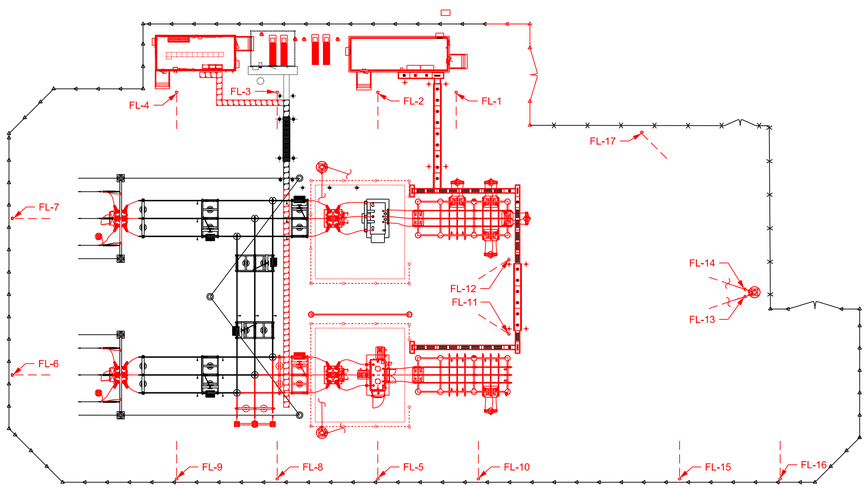
TILT



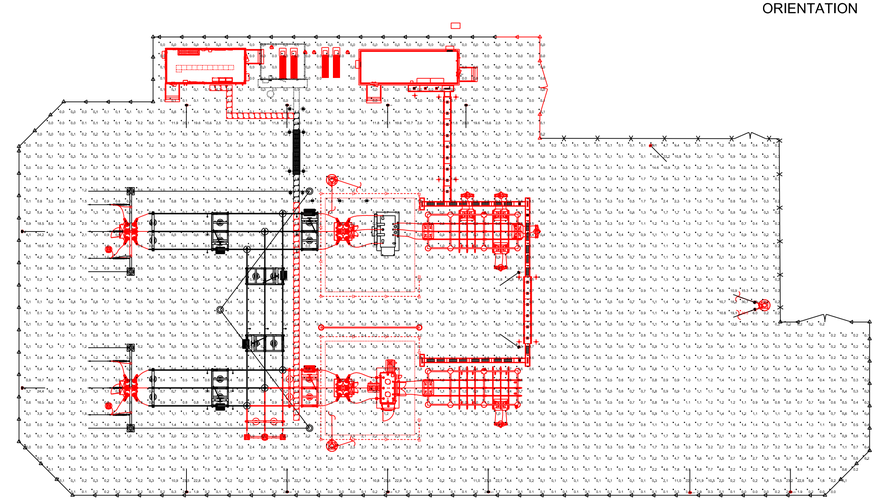
ORIENTATION

TABLE A
LUMINAIRE LOCATIONS

LABLE	TILT ANGLE	ORIENTATION
FL-1	90°	180°
FL-2	90°	180°
FL-3	90°	180°
FL-4	90°	180°
FL-5	90°	0°
FL-6	90°	90°
FL-7	90°	90°
FL-8	90°	0°
FL-9	90°	0°
FL-10	90°	0°
FL-11	90°	305°
FL-12	90°	235°
FL-13	90°	250°
FL-14	90°	290°
FL-15	90°	0°
FL-16	90°	0°
FL-17	90°	135°



1 LIGHTING PLAN
LIGHT ORIENTATIONS



2 LIGHTING PLAN
GROUND LEVEL - 0FT HEIGHT

CLASSIFIED:
CONFIDENTIAL PCII
Date: 10-29-2021

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	10-29-21	SS REBUILD [WR#4238447] AND SOLAR ADDITION [WR#4238448] IFR	ECI-MJV	ECI-RMM	AE-777

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McFARLAND SUBSTATION — McFARLAND, WI

SUBSTATION PLAN VIEW
LIGHTING PLANS

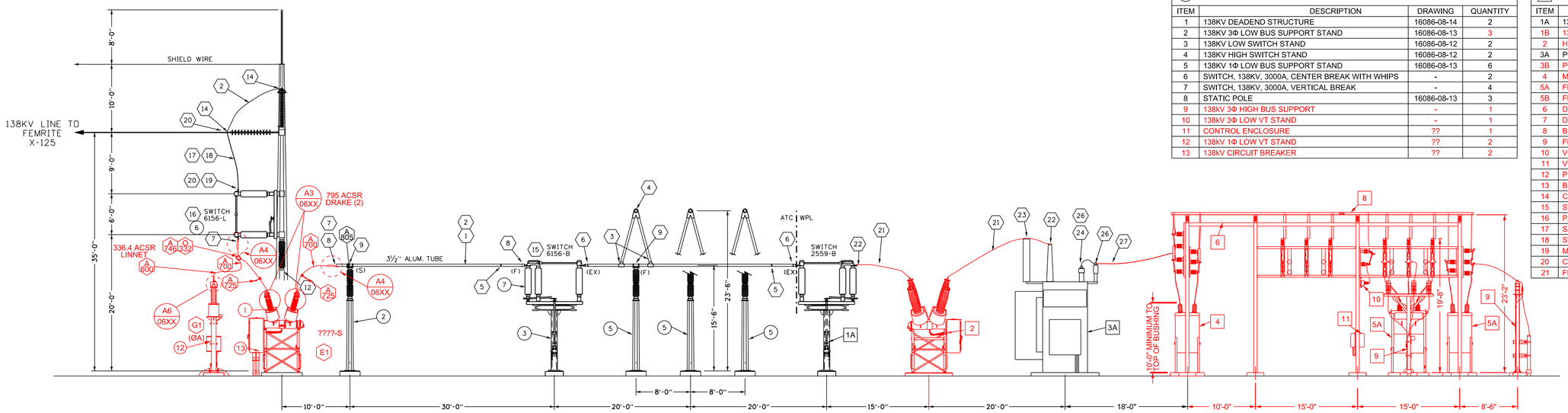
SCALE: N.T.S.

DWG. NO. 16086-06-01B

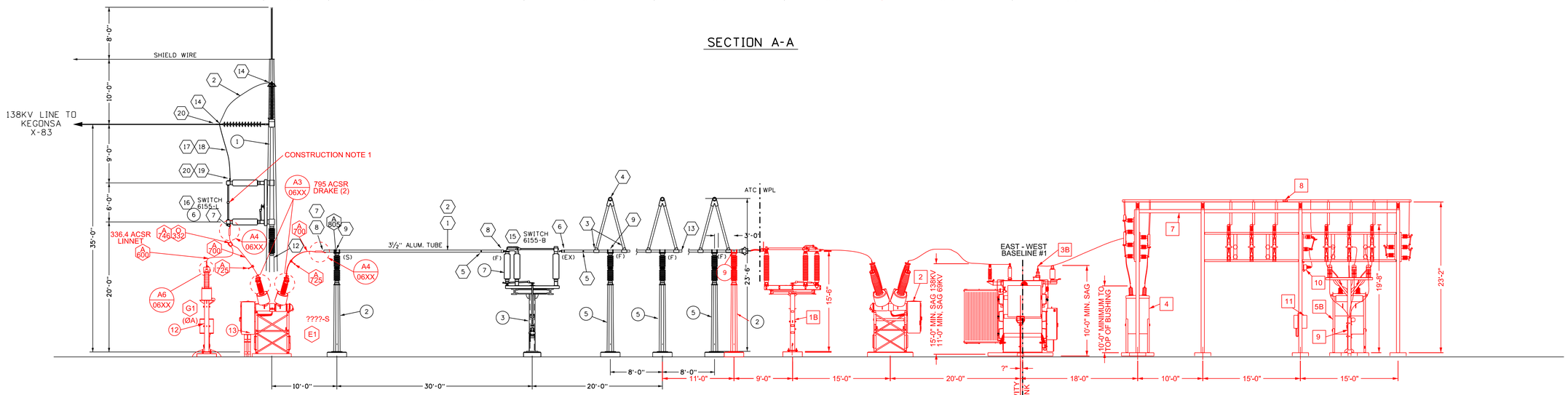
TB.V8.01.03
Plotted: 29-OCT-2021
File: C:\Users\MJVerheyden\Electrical Consultants, Inc\ALT-242 McFarland - Documents\General\100 CADD\110 Working\16086-06-01B.dgn

ATC EQUIPMENT SCHEDULE			
ITEM	DESCRIPTION	DRAWING	QUANTITY
1	138KV DEADEND STRUCTURE	16086-08-14	2
2	138KV 3Φ LOW BUS SUPPORT STAND	16086-08-13	3
3	138KV LOW SWITCH STAND	16086-08-12	2
4	138KV HIGH SWITCH STAND	16086-08-12	2
5	138KV 1Φ LOW BUS SUPPORT STAND	16086-08-13	6
6	SWITCH, 138KV, 3000A, CENTER BREAK WITH WHIPS	-	2
7	SWITCH, 138KV, 3000A, VERTICAL BREAK	-	4
8	STATIC POLE	16086-08-13	3
9	138kV 3Φ HIGH BUS SUPPORT	-	1
10	138kV 3Φ LOW VT STAND	-	1
11	CONTROL ENCLOSURE	??	1
12	138kV 1Φ LOW VT STAND	??	2
13	138kV CIRCUIT BREAKER	??	2

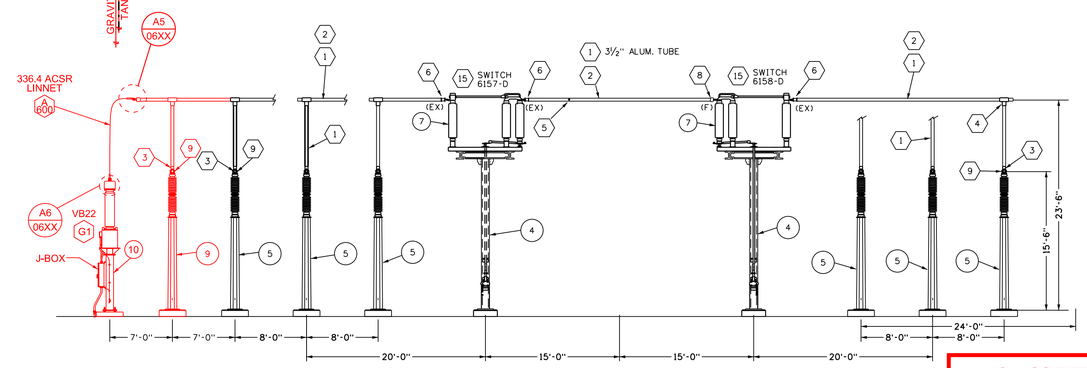
EQUIPMENT SCHEDULE			
ITEM	DESCRIPTION	DRAWING	QUANTITY
1A	138kV 3Φ LOW SWITCH STAND	16086-08-12	1
1B	138kV 3Φ LOW SWITCH STAND	16086-08-??	1
2	HIGH SIDE CIRCUIT BREAKER	16086-08-??	2
3A	POWER TRANSFORMER	16086-08-11	1
3B	POWER TRANSFORMER	16086-08-??	1
4	MAIN CIRCUIT BREAKER	16086-08-??	2
5A	FEEDER CIRCUIT BREAKER (1200A)	16086-08-??	4
5B	FEEDER CIRCUIT BREAKER (2000A)	16086-08-??	1
6	DISTRIBUTION BOX STRUCTURE (BUS #1)	16086-08-??	1
7	DISTRIBUTION BOX STRUCTURE (BUS #2)	16086-08-??	1
8	BUS WORK	16086-08-??	-
9	FEEDER EXIT TERMINATION STRUCTURE (600A)	16086-08-??	5
10	VOLTAGE TRANSFORMER	16086-08-??	6
11	VT JUNCTION BOX	16086-08-??	2
12	PRIMARY RISER WITH CT	16086-08-??	2
13	BUS DIFFERENTIAL JUNCTION BOX	16086-08-??	2
14	CONTROL ENCLOSURE	16086-08-??	1
15	STAIRS	16086-08-??	2
16	PADMOUNT TRANSFORMER	16086-08-??	4
17	SAFETY SWITCH	16086-08-??	4
18	STATIC MAST	16086-08-??	3
19	MAINTENANCE FLOODLIGHT	16086-08-03	14
20	CONTROL TRENCH	16086-08-??	-
21	FIREWALL	16086-08-??	1



SECTION A-A



SECTION B-B



SECTION C-C

CLASSIFIED: CONFIDENTIAL PCII

Date: 10-29-2021

WISCONSIN POWER AND LIGHT COMPANY

ND.	DATE	REVISION	BY	CHK'D	APV'D
2	07-21-2021	SS REBUILD (WR#4238447 AND SOLAR ADDITION (WR#4238448) IFR	ECI-BNE	ECI-AMH	ECI-RMW
1	08/29/2017	FIELD REVISIONS (W.R. #ENGRING) AS BUILT	DEB	CJS	CJS
•	07-14-06	ORIGINAL ISSUE	UEI	DLD	RDN

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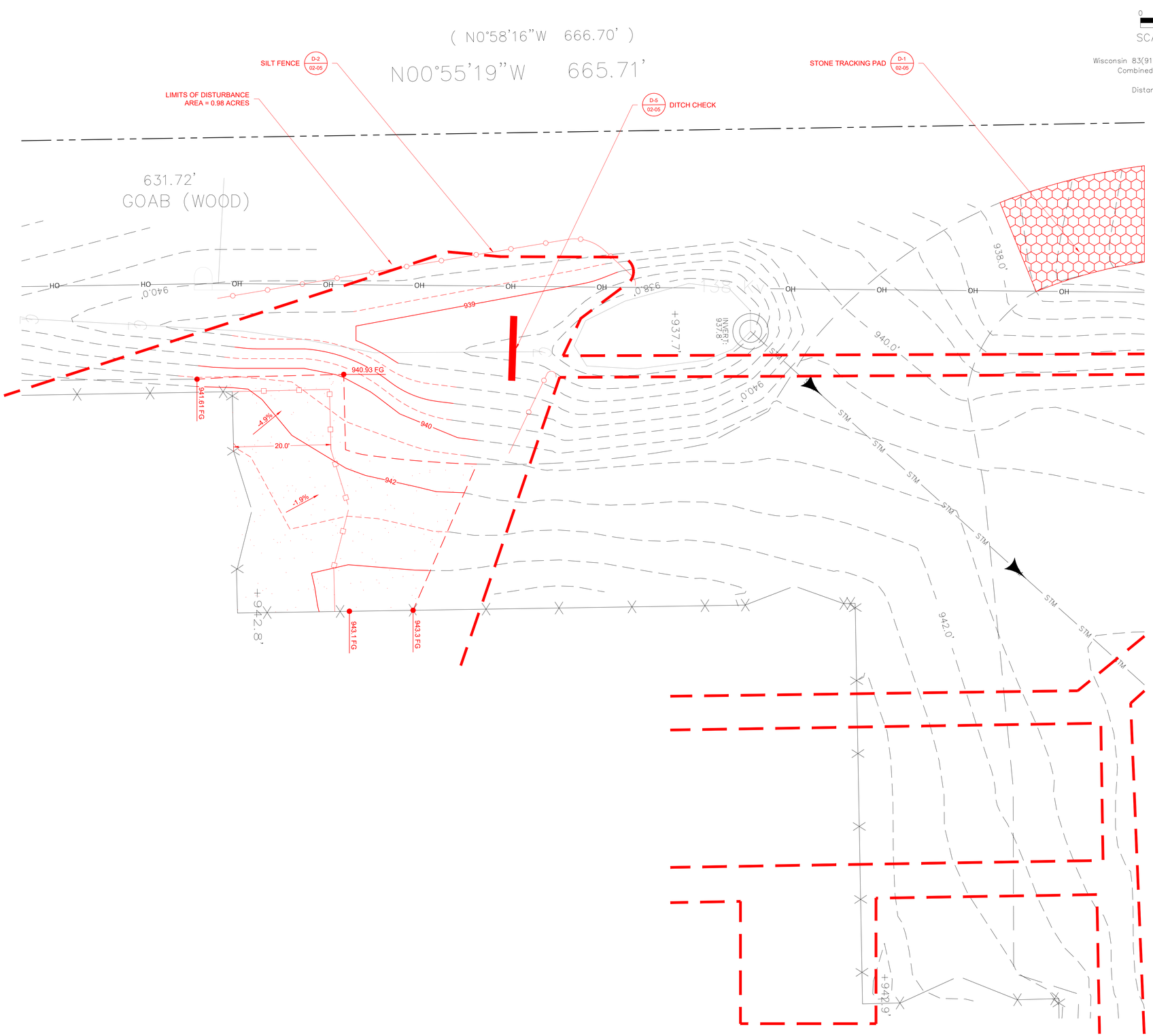
McFARLAND SUBSTATION — McFARLAND, WI

ELECTRICAL SECTIONS - 138KV

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

DWG. NO. 16086-06-03

TB:VB.01.01
Plotted: 22-OCT-2021
File: C:\Users\bnerwin\ElectricalConsultants, Inc\ALT-242 McFarland - General\100 CADD\120 Conceptual\121 Permitting\16086-06-03.dgn



SCALE

0 15 10 20

SCALE: 1" = 10'

Wisconsin 83(91) GRID Coordinates, South Zone
Combined Grid Factor = 0.99994097

Distances shown are GROUND

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING CULVERT
- OVERHEAD TRANSMISSION LINE
- EXISTING GROUND CONTOUR
- EXISTING GRAVEL EDGE
- PROPOSED CONTOUR
- PROPOSED 1/2' CONTOUR
- PROPOSED GRAVEL BASE
- PROPOSED FENCELINE
- CONSTRUCTION LIMITS
- PROPOSED SILT FENCE
- PROPOSED PAD SPOT ELEVATION

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES WITHIN AND NEAR THE CONSTRUCTION LIMITS.
2. CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALLIANT ENERGY CONSTRUCTION SPECIFICATIONS NUMBER 0146, WPL SUBSTATION SITE PREPARATION, ISSUED 07/27/2009.
3. THE BASE COURSE FOR BOTH THE SUBSTATION PAD AND DRIVEWAY SHALL BE NO LESS THAN 6 INCHES COMPACTED THICKNESS. THE CRUSHED STONE SHALL CONFORM WITH WISDOT STANDARD SPECIFICATION SECTION 305, 1-1/4 IN.
4. THE SURFACE COURSE FOR THE DRIVEWAY SHALL BE NO LESS THAN 6 INCHES COMPACTED THICKNESS. THE CRUSHED STONE SHALL CONFORM WITH WISDOT STANDARD SPECIFICATION SECTION 305, 3/4 IN.
5. THE SURFACE COURSE FOR THE SUBSTATION PAD SHALL BE NO LESS THAN 6 INCHES COMPACTED THICKNESS. THE CRUSHED STONE SHALL CONFORM WITH WPL SUBSTATION SITE PREPARATION SPECIFICATION SECTION 31.F.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN SITE IS FULLY STABILIZED.
7. GRADES SHOWN ON THIS SHEET ARE FINAL GRADES.

EROSION CONTROL NOTES

1. INSTALL STONE TRACKING PAD, DITCH CHECK, AND SILT FENCE PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
2. STONE TRACKING PAD SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. ALL OTHER EROSION CONTROL MEASURES WILL BE MAINTAINED BY OTHERS IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
3. NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED OUTSIDE THE PROPERTY LIMITS.
4. TEMPORARY SEED AND PERIMETER CONTROLS SHALL BE APPLIED TO ANY SOIL STOCKPILES AND SIDE SLOPES THAT REMAIN IN PLACE FOR MORE THAN 7 DAYS.
5. SEDIMENT TRACKED ONTO SIGGLEKOW ROAD SHALL BE REMOVED AT THE END OF EACH WORKING DAY.
6. EROSION CONTROL MEASURES SHOWN ON THE PLAN SHALL BE CONSIDERED MINIMUMS. ADDITIONAL EROSION CONTROL MEASURES REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
7. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL EVENT EXCEEDING 0.5 INCHES WITHIN 24 HOURS. REPAIR TO EROSION CONTROL MEASURES SHALL OCCUR WITHIN 24 HOURS OF INSPECTION. MAINTAIN AN ON-SITE WRITTEN REPORT OF ALL INSPECTIONS FOR THE DURATION OF THE PROJECT.
8. EROSION CONTROL FEATURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS SUFFICIENTLY ESTABLISHED, AS DETERMINED BY ALLIANT ENERGY OR THE DESIGNATED AGENT.
9. EROSION THAT OCCURS AFTER FINAL GRADING AND RESTORATION (BUT PRIOR TO ESTABLISHMENT OF VEGETATION) MUST BE REPAIRED AND RESTORED IN A TIMELY MANNER

CONSTRUCTION SEQUENCE

1. INSTALL STONE TRACKING PAD, DITCH CHECKS, AND SILT FENCE.
2. STRIP, STOCKPILE, OR HAUL OFF GRAVEL.
3. ROUGH GRADE SITE TO SUBGRADE.
4. RESTORE REMAINING SITE WITH THE EXCEPTION OF THE SUBSTATION PAD WHICH WILL BE GRADED TO THE SUBBASE ONLY.
5. COMPLETE BELOW GRADE WORK INTERIOR TO THE SUBSTATION FENCE AND PLACE SUBSTATION PAD AGGREGATE.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN SITE IS FULLY STABILIZED.
7. CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALLIANT ENERGY CONSTRUCTION SPECIFICATIONS.

NOT FOR CONSTRUCTION

NOTE: 1/2' CONTOURS

NO.	DATE	REVISION	BY	CHK'D	APV'D
1	07-02-2008	UPDATED FROM 6-20-08 SURVEY	PEN		
0	07-24-2004	ORIGINAL ISSUE	PEN		

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WISCONSIN POWER AND LIGHT COMPANY

MCFARLAND SUBSTATION — MCFARLAND, WI

GRADING AND EROSION CONTROL PLAN
PART OF THE NE1/4 OF THE SE1/4, SECTION 35, T7N, R10E,
VILLAGE OF MCFARLAND, DANE COUNTY, WI

SCALE: 1" = 10'

DWG. NO. 16086-02-03

Plotted: 11/8/2021
File: P:\1312 EGI - ATC West Portfolio\1312-118 McFarland SS\Drawings\Construction\16086-02-03 Grading and Erosion Control Plan.dwg

Sample Control Enclosure

Fence Expansion Area View to North

Fence Expansion Area View to South

Substation Site View to South From Siggelkow Rd

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, December 20, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and possible action on a Conditional Use Permit requested by Kwik Trip to construct a new 24-hour per day gasoline station and convenience store at 4015 Terminal Drive, property zoned C-H Commercial Highway.**

PREVIOUS ACTION:
November 15, 2021 Plan Commission Public Hearing on the CUP.

ISSUE SUMMARY:
SUMMARY OF ACTIVITIES SINCE THE NOVEMBER 15, 2021 PUBLIC HEARING
At the November 15, 2021 public hearing, the Plan Commission requested Staff reach out to the WisDOT regarding their process for determining whether any adjustments may be necessary to the intersection or traffic light timing controls at Terminal Drive and USH 51 due specifically to the development proposal. The US 51 / Voges signal is part of a coordinated signal system with the US 51 / Madison Beltline traffic signals. A coordinated signal system is a series of traffic signals that are connected (or "coordinated") to maximize traffic flow and promote safer operations along a corridor (in this case, US 51). Coordinated signal systems are typically adjusted based on time of day to accommodate the different traffic patterns seen throughout the day. What this means is that any recommended adjustment or change to the traffic signal phasing or timing at this location would need to be reviewed to make sure it wouldn't disrupt traffic flow elsewhere.

WisDOT's response was to direct the Village/Kwik Trip to complete an Initial Review (IR). An IR is a short memorandum summarizing the proposed development and is used by WisDOT to determine if a traffic impact analysis (TIA) is recommended, and if so, the potential scope of the TIA (e.g. full or abbreviated). As part of due diligence for their project, WisDOT previously informed Kwik Trip that an IR was not necessary. However, given the inquiry of the Plan Commission, WisDOT provided Staff with directions to submit an IR. Staff engaged Lee Gibbs of CBS Squared to complete the IR. Lee is a consultant professional traffic engineer for the Village and has completed similar projects for the Village. The IR has been submitted to WisDOT and Staff are awaiting an official response. The costs of the IR, and any recommended TIA, are reimbursable expenses paid by the Applicant as part of their development project. Kwik Trip has no objection to the completion of the IR and a TIA if recommended. In addition, Kwik Trip has indicated that they would accept, as a condition of approval, their responsibility for any improvements to the western leg of the intersection (Terminal Drive) recommended as part of the TIA due to their development proposal. Kwik Trip is seeking approval of the CUP

and site/design permit at the December Plan Commission meeting in order to meet their closing deadline.

SUMMARY OF REQUEST

The Applicant (Kwik Trip, Inc.) is requesting a conditional use permit to build a 24-hour per day 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 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 and customer semi-trucks.

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 400 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. Kwik Trip has indicated to Staff acceptance of providing the easement to the Village as a condition of approval.

- 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.

<u>Highway 51 Design Subdistrict:</u>

- 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 providing an easement to the Village as a condition of approval. Whether the Village desires to have a gateway sign at this location, in lieu of the existing location or another alternative, is yet to be determined. However, by providing the Village with an easement the Village will have the option to consider a sign at this location if so desired. 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.

<u>Beltline Oriented Commercial Subdistrict:</u>

- 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.
    - 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. Kwik Trip has indicated that they feel the current site layout is most optimal for safe functional movement of vehicles and semi-trucks on the property. 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 Deign #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 then 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. However, the base elevation of the sign is three feet lower than that of the building. Therefore, the sign will be roughly at the same peak elevation as the building. 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"*. It is unclear whether this was intended to encompass only mono-pole signs and/or dual post 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.

ITEMS FOR PLAN COMMISSION CONSIDERATION

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 dual post 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.

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 retinal 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:

Recommend approval of a conditional use permit requested by Kwik Trip to construct a 24-hour per day gasoline and convenience store at 4015 Terminal Drive as submitted, with the following conditions of approval:

1. Applicant to meet the recommended conditions of approval from the Village Engineer's staff report dated November 12, 2021.
2. Applicant to meet the recommended conditions of approval from the Village Fire Inspector staff report dated November 1, 2021.
3. Applicant to reimburse the Village for costs associated with the completion of a WisDOT Initial Review (IR) and subsequent Traffic Impact Analysis (TIA) necessitated by their proposed development. Applicant to be responsible for the costs of any improvements to the western leg of the intersection (Terminal Drive & USH 51) recommended as part of the TIA due to their development proposal. Applicant to work in good faith with the Village on completion of the TIA and completion of any recommended improvements to the western leg of the intersection.
4. Applicant to provide to the Village, at no cost, a public road and utility easement along the southern side lot line of approximately 33 feet wide by 400 feet long.
5. Applicant to provide to the Village, at no cost, an easement to place a Village gateway sign, and associated landscaping features, at the corner of Terminal Drive and USH 51, including associated electrical easement to serve the sign. Applicant to work in good faith with the Village to determine the final placement and easement area based on the

signage design of the Village. Costs for construction and installation of the gateway sign to be a Village expense.

6. Applicant to revise the landscaping plan to:
    a. Include a minimum of one swamp white oak and four spruce trees, or similar species, on the east side of the proposed fleet parking area along USH 51.
    b. Include a minimum of four swamp white oaks, or similar species, in the sod area located between the diesel canopy and the curve along Terminal Drive.
    c. Include a decorative brick and black iron fence along the Terminal Drive frontage similar to the same feature located at Kwik Trip's Farwell Street location at the intersection of Farwell and USH 51.
    d. Include a sidewalk connection through the proposed landscape island adjacent to the diesel canopy.
7. Applicant to revise the lighting and photometric plan to meet average illumination levels under gas canopies and mounted to buildings not to exceed 30 footcandles.
8. Applicant to revise the signage plan to:
    a. Reduce the size of the proposed monument sign along Terminal Drive to no more than 40 square feet.
    b. Reduce the size of the proposed dual post pylon sign along USH 51 to no more than 100 square feet.
    c. Wrap the bases of each post of the dual post pylon sign along USH 51 with brick similar to the pylon supports for the gas canopies.

Applicant to submit updated site plans addressing the conditions of approval to the Community Development Director for review and acceptance by appropriate Village staff.

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 Landscape (color)
5. 4015 Terminal Drive Kwik Trip Rendering
6. 4015 Terminal Drive - Kwik Trip Stormwater Management Plan_10.01.2021
7. Appendix B-Beltline Oriented Commercial Subdistrict-Building and Site Design Checklist-Terminal and Triangle District Plan-11.10.2021
8. 4015 Terminal Drive-Kwik Trip Village Engineer Letter_20211112
9. 4015 Terminal Drive-Kwik Trip Police Department Letter 20211102
10. 4015 Terminal Drive-Kwik Trip Fire Department Position Statement 20211101
11. IR_McFarland Kwik Trip
12. Map_2_-_Planned_Land_Use_TTD Plan
13. Map_4_-_Highway_51_Design_Subdistrict(1)
14. Pages from Highway_51_Corridor_Concept_Plan
15. Map_5_-_Beltline-Oriented_Commercial_Subdistrict_TTD Plan
16. McFarland_Comprehensive_Plan_-_Future_Land_Use_Map
17. Comp Plan, Figure 4.1(page 35)
18. Public Comments 4015 Terminal Drive Kwik Trip

VILLAGE OF
McFarland

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.

KWIK TRIP INC.

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,

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 if 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

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

+ = 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.

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

Schedule: The Village of McFarland Plan Commission normally conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Three (3) copies** of all materials, **one (1) copy must be 8 ½ x 11, two (2) copies to be 11 x 17 and one (1) electronic copy** (*only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2021 Schedule

*Submittal Deadline Noon on:	For Scheduled 2021 Meeting date of:
December 8 (2020)	January Tuesday Jan. 19
January 5	February 15
February 2	March 15
March 9	April 19
April 6	May 17
May 11	June 21
June 8	July 19
July 7	August 16
August 10	September 20
September 7	October 18
October 5	November 15
November 2	December 20 (Pending)
December 7	(Pending) Tuesday, Jan. 18, 2022

*** Submittal deadline:**

- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.**
- **I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X _____ 2021-09-30

Signature of Applicant/Agent Date

VILLAGE OF McFarland
Community & Economic Development

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 an 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: Scott Anderson, P.E.

Agent's address: 5010 Voges Road
Madison, WI 53718

Agent's phone/fax: 608-838-0444

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.

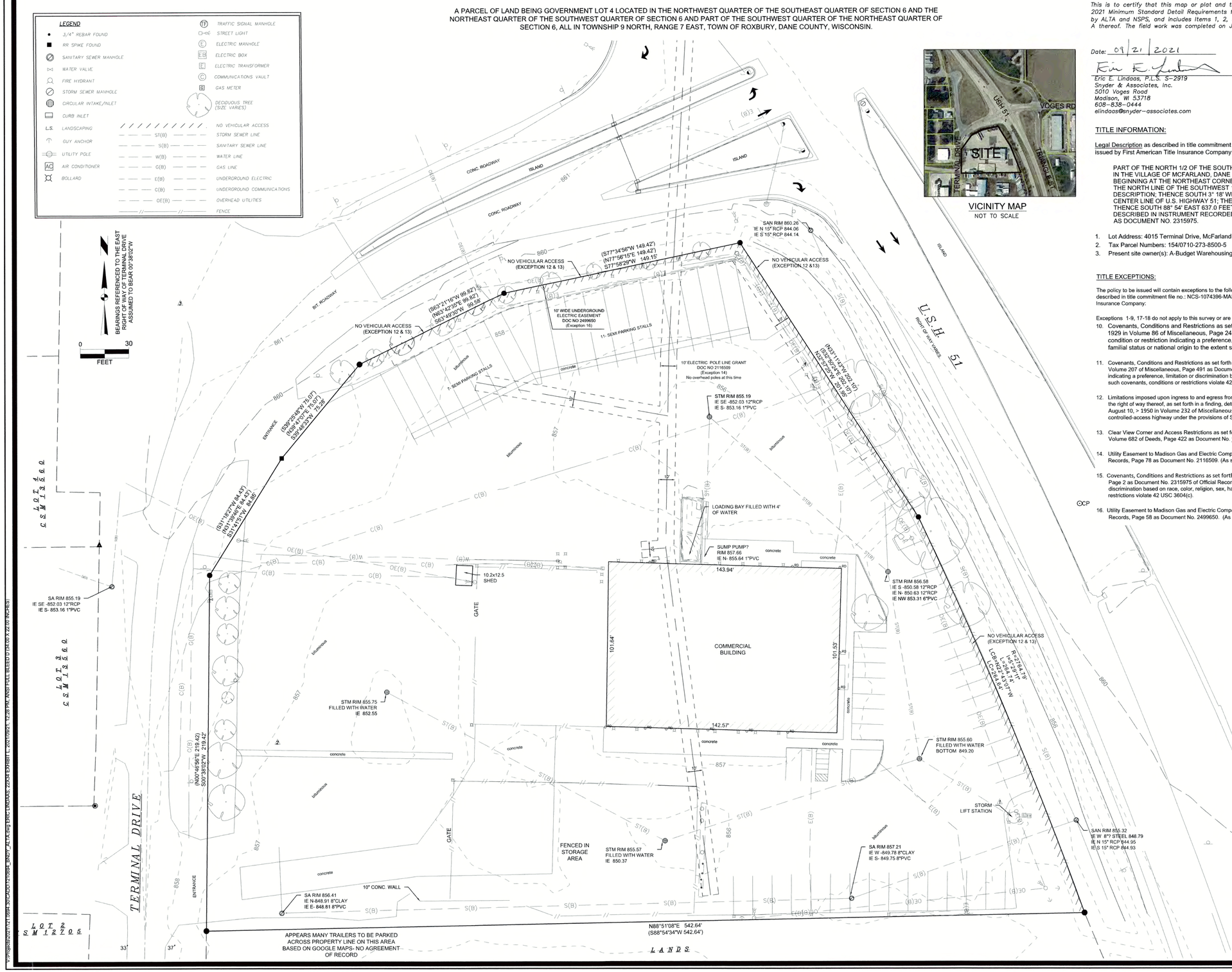
x W. A legal description of the subject property.

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.



VICINITY MAP
NOT TO SCALE

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: 09/21/2021

Eric E. Lindaas, P.L.S. S-2919
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
elindaas@snyder-associates.com

WISCONSIN ERIC E LINDAAS S-2919 McFARLAND WI LAND SURVEYOR

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.

1. Lot Address: 4015 Terminal Drive, McFarland, WI 53558.
2. Tax Parcel Numbers: 154/0710-273-8500-5
3. 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.

10. 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).

11. 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).

12. 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 Statues. (As shown on survey)

13. 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)

14. Utility Easement to Madison Gas and Electric Company, dated May 17, 1988, recorded/filed November 30, 1988 in Volume 12244 of Records, Page 78 as Document No. 2116509. (As shown on survey)

15. 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).

16. Utility Easement to Madison Gas and Electric Company, dated September 18, 1992, recorded/filed August 02, 1993 in Volume 23897 of Records, Page 58 as Document No. 2499650. (As shown on survey)

TABLE A:

2. ADDRESS OF SURVEYED PROPERTY:
   4015 Terminal Drive, McFarland, WI 53558
3. 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.
4. GROSS LAND AREA
   168,465 S.F. (3.87 ACRES) MORE OR LESS
6. 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

7. (a) EXTERIOR BUILDING DIMENSIONS:
   As labeled on Survey
8. SUBSTANTIAL FEATURES OBSERVED:
   As mapped on survey.
9. PARKING:
   52 Standard stalls and 1 handicap stall marked.
   18 Trailer stalls marked.
11. UTILITIES:
   Utilities shown hereon marked from a Diggers Hotline Ticket No. 20212811852, dated 07-07-2021.
14. INTERSECTION DISTANCES:
   See map. No intersection distances specified by client.
17. 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.
18. FIELD WETLAND DELINEATION:
   No delineation flags observed.
22. 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)

MARK	REVISION	DATE	BY
2	BOUNDARY UPDATE	09-21-21	EEL
1	COMMENTS	08-13-21	EEL

Engineer: ENGR | Checked By: EEL | Scale: 1" = 30
Technician: JMW | Date: 07-28-21 | T-R-S: T7N-R9W-S5

Project No: 121.0694.30

Sheet 1 OF 1

KWIK TRIP - MCFARLAND #1210

ALTA / NSPS

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

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

SNYDER & ASSOCIATES

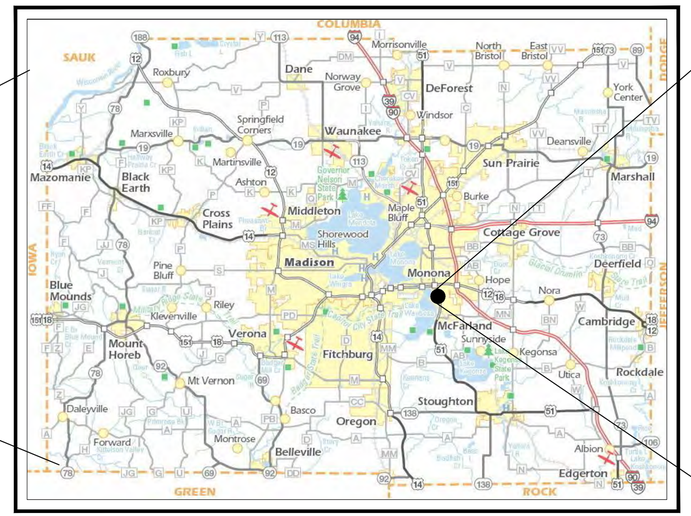
Project No: 121.0694.30

Sheet 1 OF 1

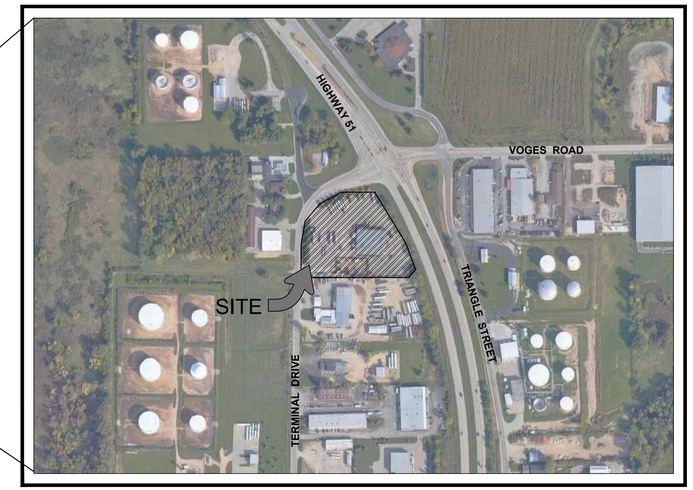
KWIK TRIP CONVENIENCE STORE # 1210

SECTION 6, TOWNSHIP 9N, RANGE 7E

REGIONAL



DANE COUNTY



SITE LOCATION MAP

CITY OF McFARLAND,
DANE COUNTY, WISCONSIN

SHEET #	SHEET TITLE
T 1.0	TITLE SHEET
DM 1.0	EXISTING SITE & DEMOLITION PLAN
SP 1.0	SITE TURNING MOVEMENT
SP 1.1	SITE PLAN - LAYOUT
SP 1.2	SITE PLAN - KEYNOTE
SP 2.0	SITE GRADING
SP 2.1	GRADING PLAN - SPOT ELEVATIONS
SP 2.2	GRADING PLAN - SPOT ELEVATIONS
SP 2.3	ACCESSIBLE PLAN
SP 3.0	STORM SEWER PLAN
SP 3.1	UTILITY PLAN
SP 5.0 - 5.1	MISC. DETAILS
SWP 1.0	EROSION CONTROL PLAN
SWP 1.1	EROSION CONTROL NOTES
SWP 1.2 -1.3	EROSION CONTROL DETAILS
L 1.0 - 1.1	LANDSCAPING NOTES
L 2.0 - 2.1	MULCH, SEEDING, AND PLANTING PLAN
L 3.0	LANDSCAPE DETAILS
E1	LIGHTING PLAN

BENCHMARK

BENCHMARK # 1
PK NAIL IN PAVEMENT ON
TERMINAL DRIVE NW OF SITE
ELEV. = 860.96

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

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

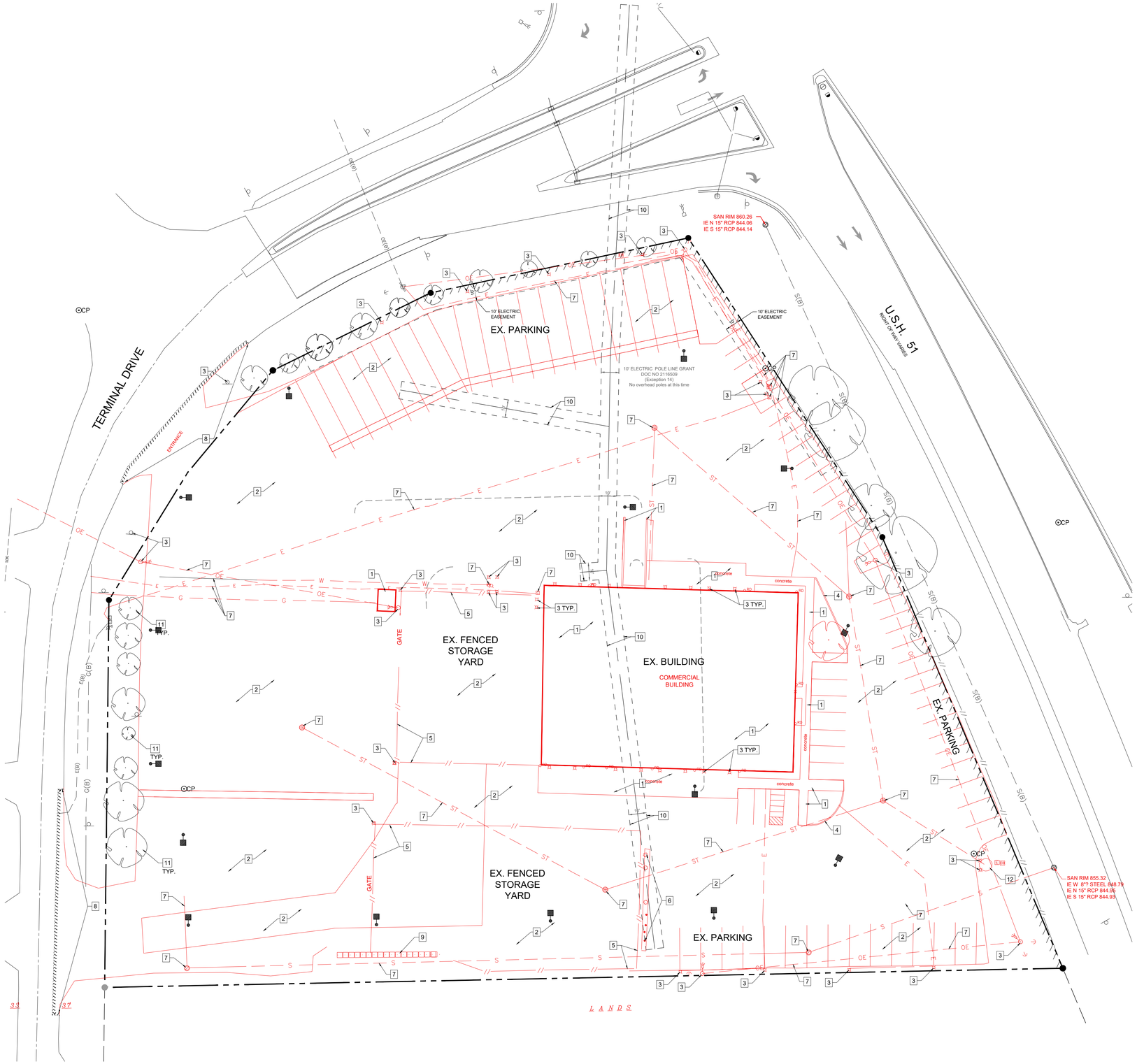
TITLE SHEET

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	T 1.0



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

0 30 60
SCALE: 1" =30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE ½ SCALE - 1"=60'

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EXISTING SITE PLAN

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

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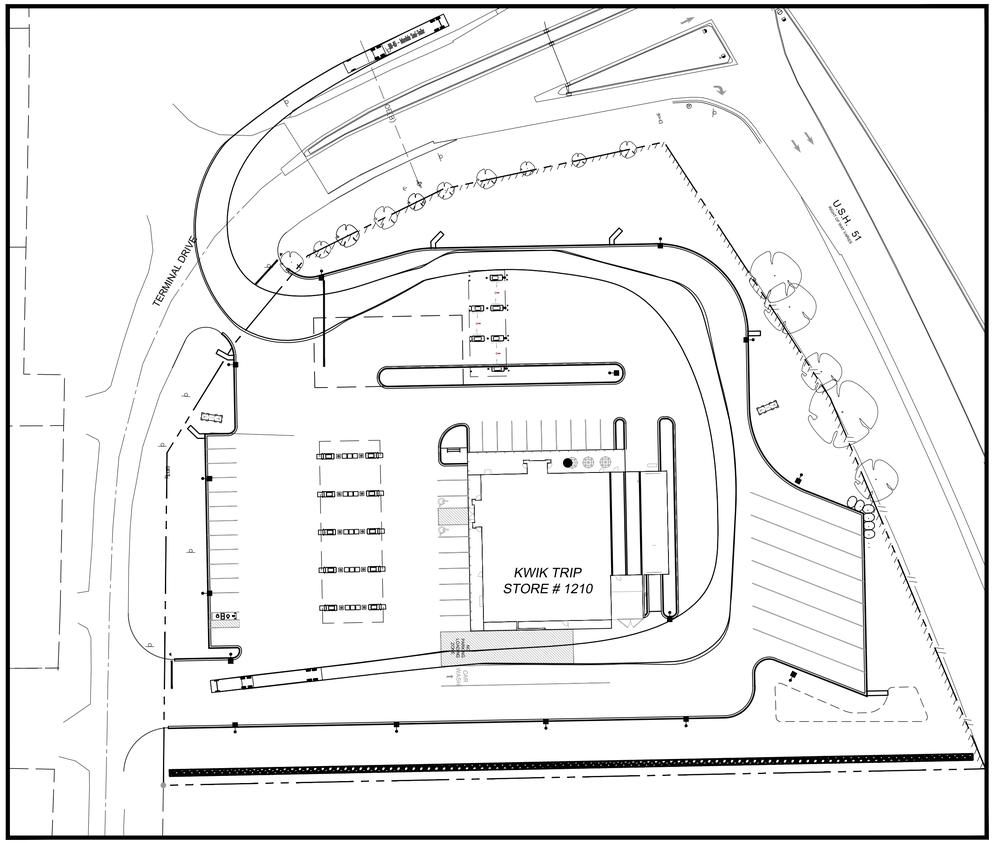
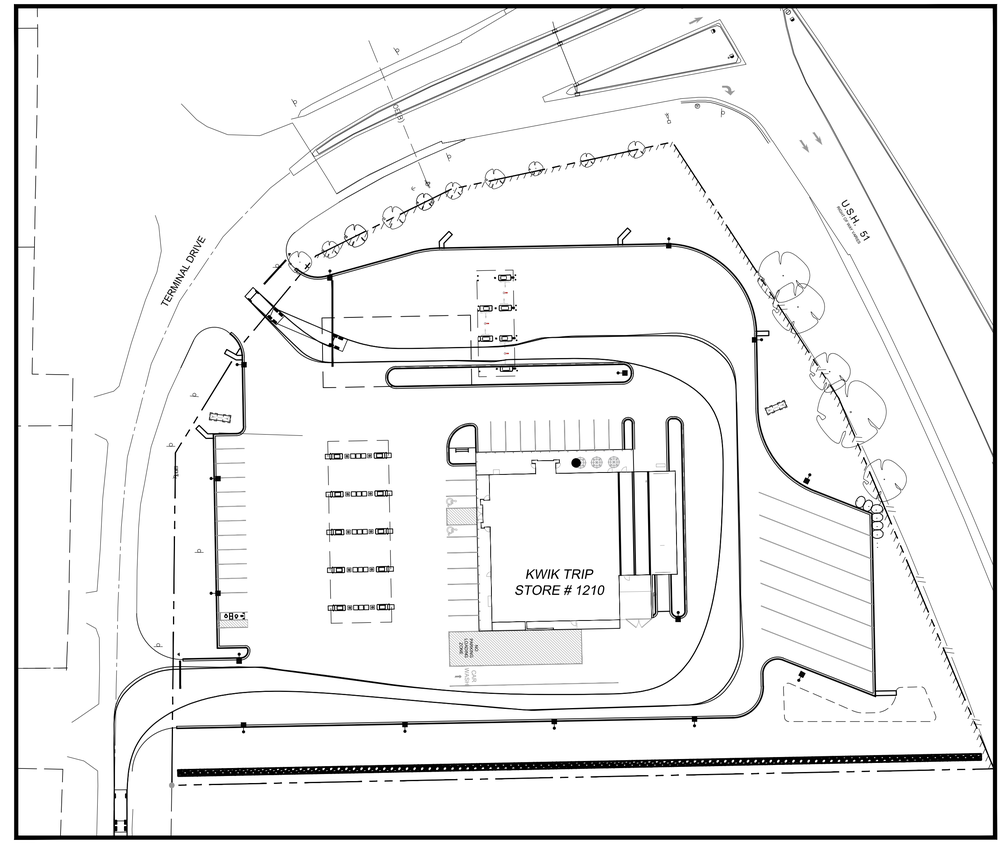


TRUCK ROUTE FOR STORE DELIVERY

SCALE: NOT TO SCALE



TRUCK ROUTE FOR FUEL DELIVERY
AND DIESEL FUEL CUSTOMERS

SCALE: NOT TO SCALE

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SITE TURNING MOVEMENT

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

4015 TERMINAL DRIVE
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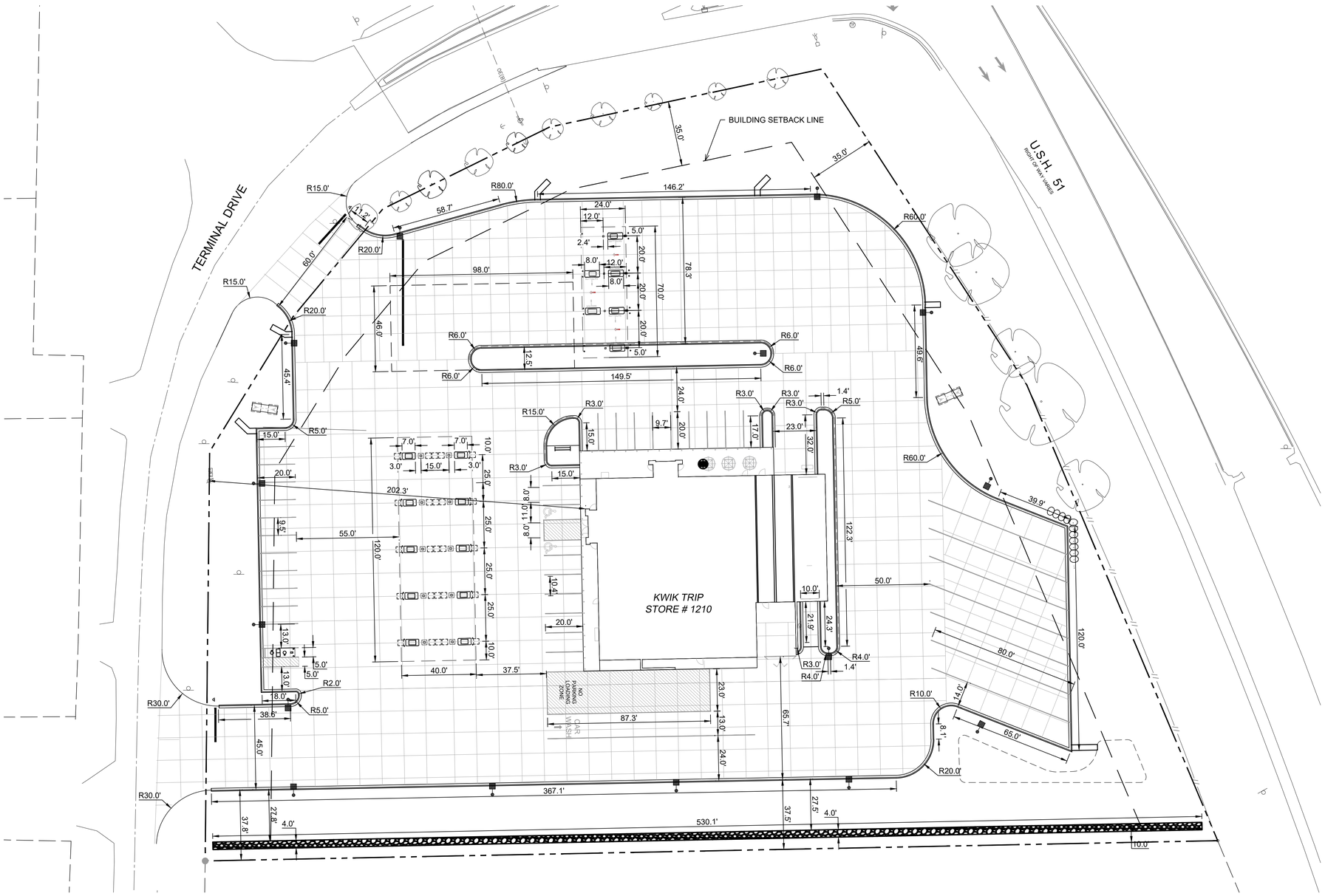

SITE INFORMATION

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'

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..

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SITE PLAN - LAYOUT

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

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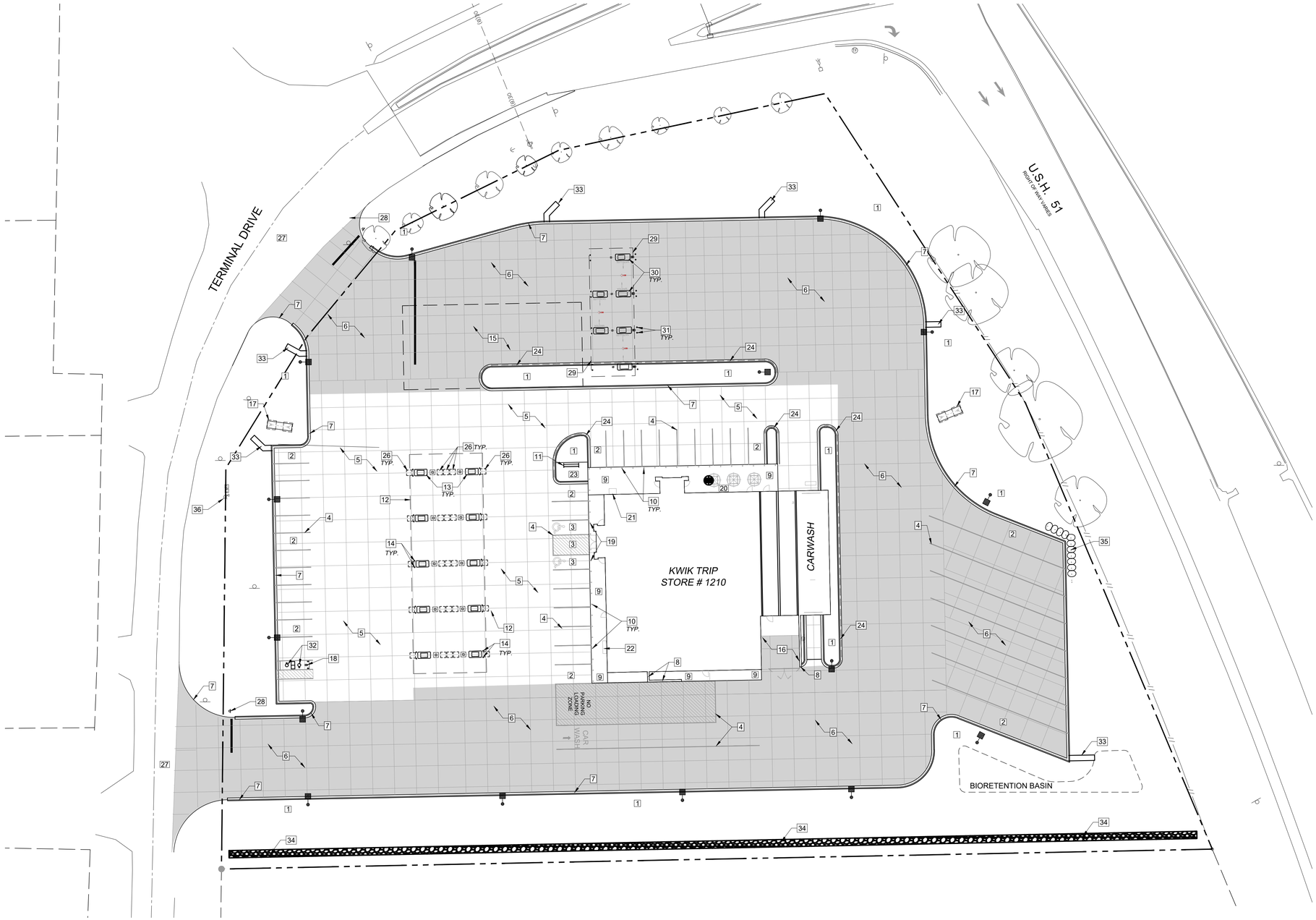

SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
   ALL GREEN SPACE THAT DOES NOT RECEIVE EROSION MAT SHALL HAVE SOD APPLIED. - 33,983 SQ.FT.
2. 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
3. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
4. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: YELLOW
   PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT.
5. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR 3' O.C.
   CONCRETE SEALER: TK-26UV - 28,015 SQ.FT.
6. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR 3' O.C.
   CONCRETE SEALER: TK-26UV - 68,200 SQ.FT.
7. CONCRETE CURB AND GUTTER PER DETAIL ON SHEET SP 5.0.
8. BRICK SCREENING WALLS, SEE ARCHITECTURAL PLANS FOR DETAILS.
9. 6" INTEGRAL CONCRETE CURB/ WALK. SEE DETAILS.
   CONCRETE SEALER: TK-26UV - 2,697 SQ.FT.
10. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SEE DETAIL ON SHEET SP 5.0.
11. 5 STALL BIKE RACK WITH 5' CLEARANCE. BIKE RACKS WILL BE SARIS CITY RACK SKU2409 5-BIKE FREE STANDING MODEL IN COLOR RED.
12. 40'-0"x 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
13. 3'-6" X 7'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
14. 36" HT BOLLARD, SEE DETAIL ON SHEET SP 5.0.
15. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
16. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
17. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION AND STYLE WITH SIGN PERMIT).
18. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
19. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT, SEE DETAIL ON SHEET SP 5.0.
20. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
21. 36"x48" ICE OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
22. 26"x84" LP OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
23. 4" CONCRETE BIKE RACK AREA - 180 SQ.FT.
24. REJECT CURB & GUTTER, SEE DETAIL 7 ON SHEET SP 5.0.
25. CONCRETE LIGHT POLE BASE, SEE SHEET E1 FOR DETAIL.
26. OUTDOOR MERCHANDISE AREA, TYPICALLY RESERVED FOR BAGS OF SALT.
27. ALL DAMAGED ASPHALT SHALL BE PATCHED TO THE SATISFACTION OF THE VILLAGE OF McFARLAND.
28. INSTALL STOP SIGNS PER DETAIL ON SHEET SP 5.0
29. 74'-0"x 170'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
30. 3'-6" X 8'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
31. 48" HT BOLLARD, SEE DETAIL ON SHEET SP 5.0.
32. VACUUM STATION, SEE DETAIL ON SHEET SP 5.1.
33. CONCRETE FLUME, SEE DETAIL ON SHEET SP 5.1.
34. ROCK TRENCH WITH DRAINTILE, SEE DETAIL ON SHEET SP 5.1.
35. BOULDER RETAINING WALL, SEE DETAIL ON SHEET SP 5.0.
36. EXISTING FIRE HYDRANT

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SNYDER & ASSOCIATES
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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
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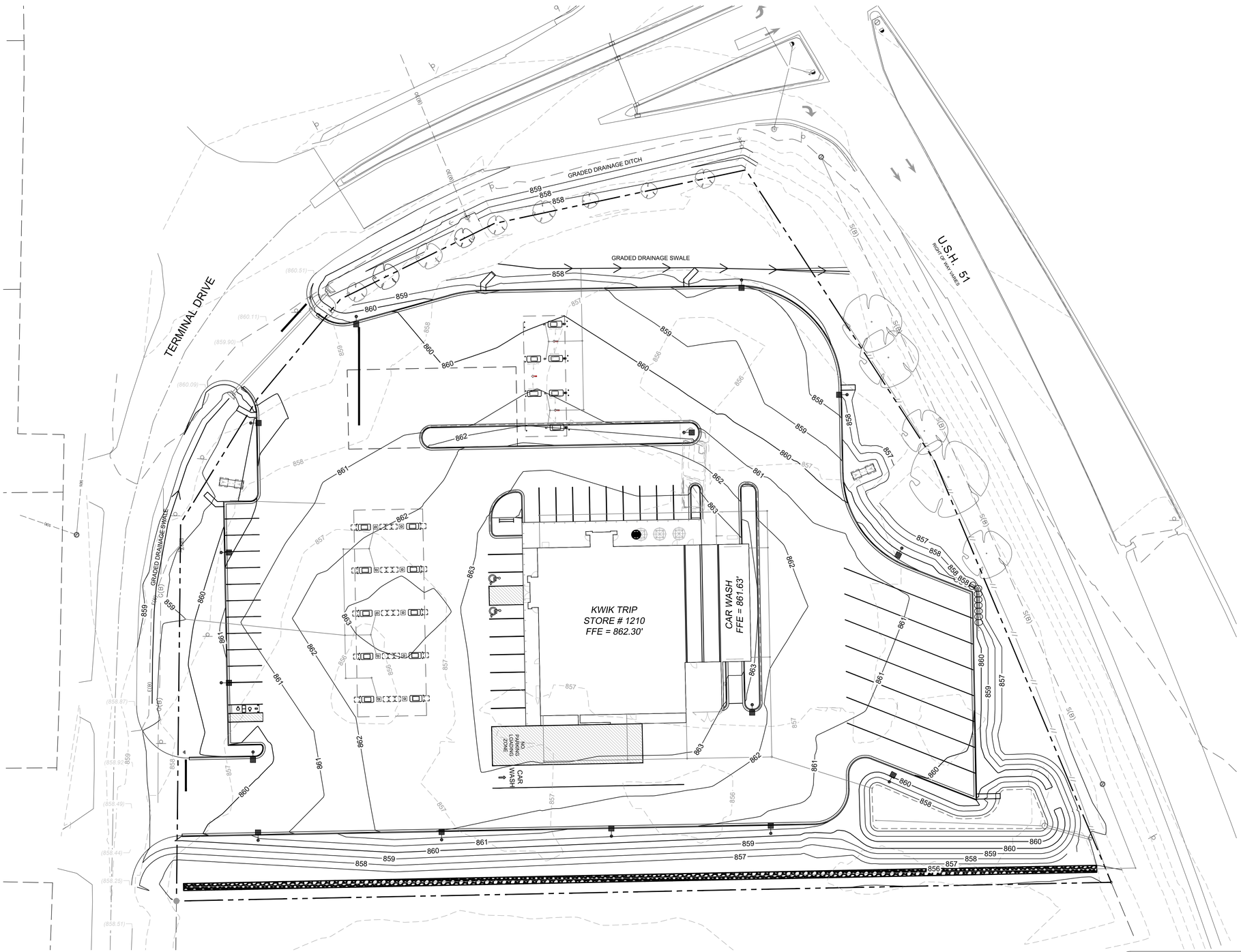
SHEET	SP 1.2



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. SEEDED 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
P0 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 LINAAS
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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SITE GRADING

CONVENIENCE STORE #1210
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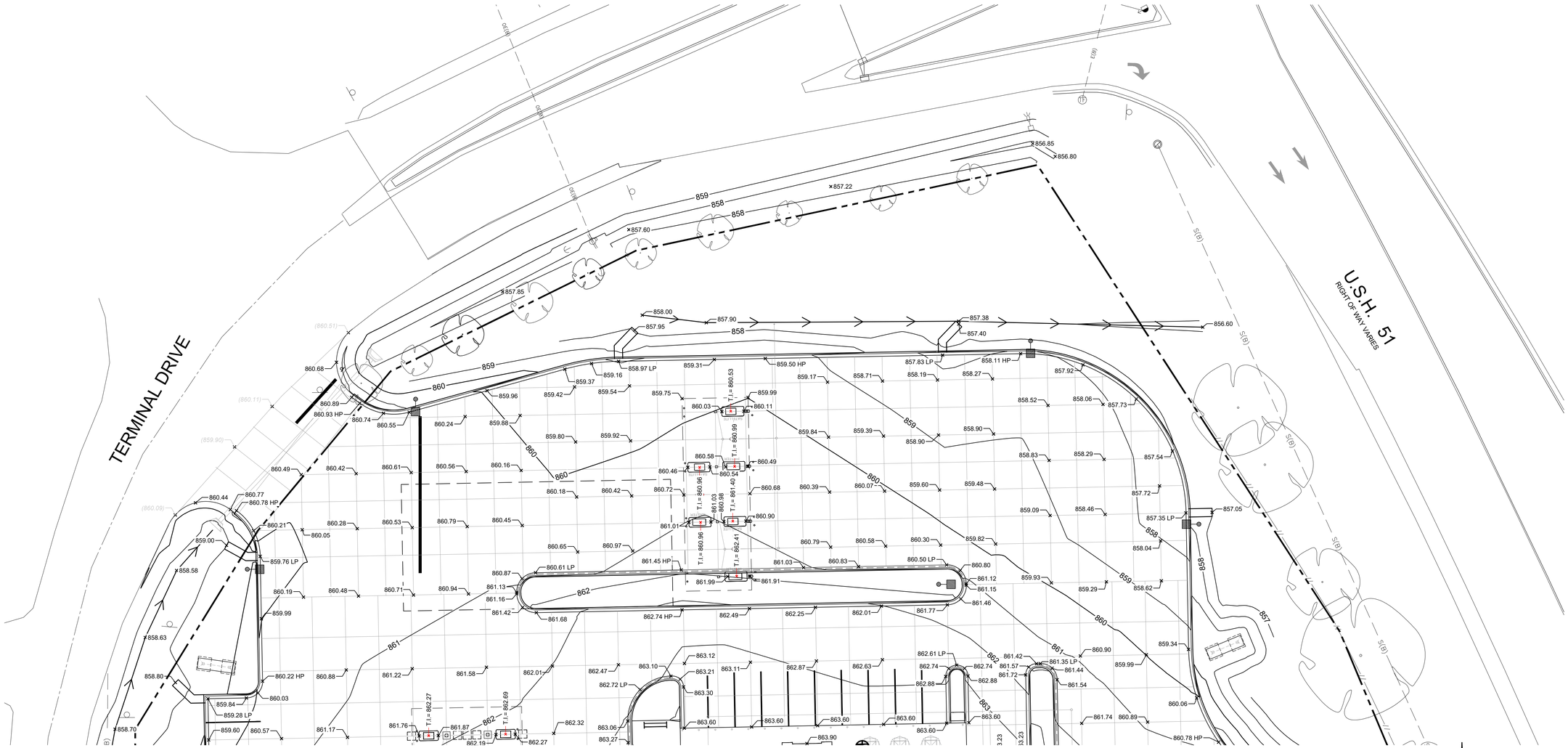

NOTES:

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 ¼ OF THE CONCRETE THICKNESS.
EXPANSION JOINT MINIMUM DISTANCE: SIDEWALKS - 24' O.C., ALL OTHERS 40' O.C.
DOWEL ALL EXPANSION JOINTS - 24" O.C.

0 20 40

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GRADING - SPOT ELEVATIONS

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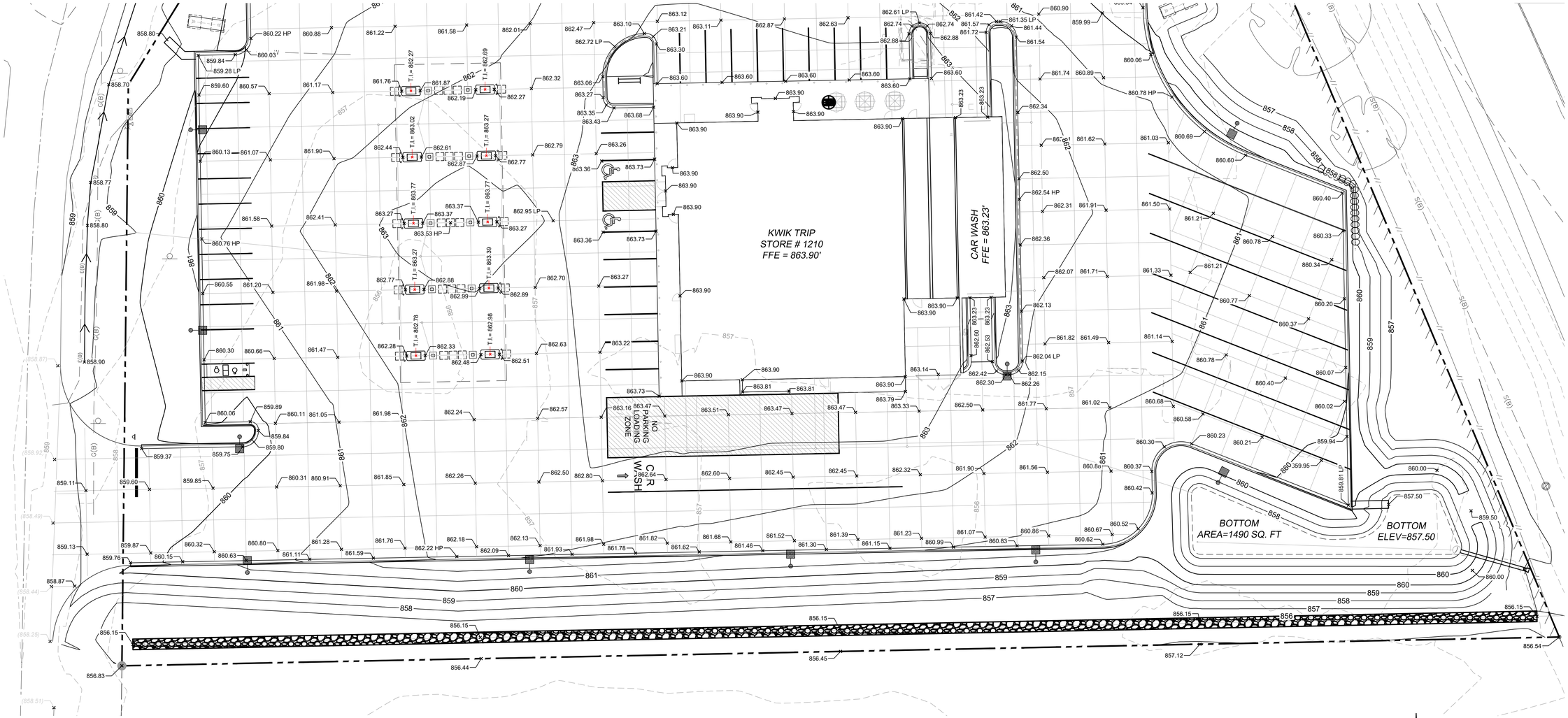

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0 20 40
SCALE: 1" = 20'

PLOTTING NOTE: PLANS PLOTTED TO 11X17
SHEET SIZE ARE ½ SCALE - 1"=40'

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

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

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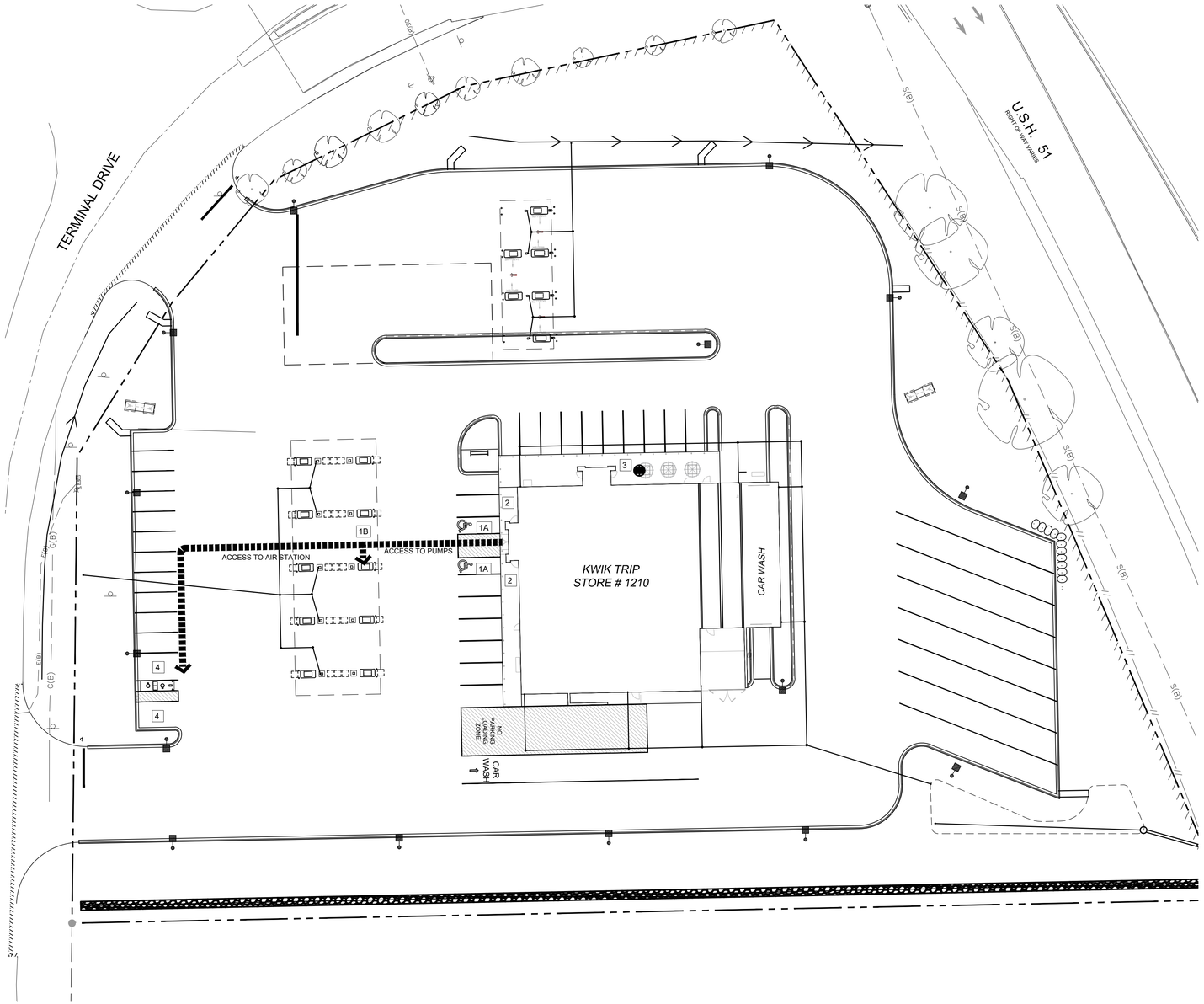
GRADING - SPOT ELEVATIONS

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 2.2



PLAN KEYNOTES

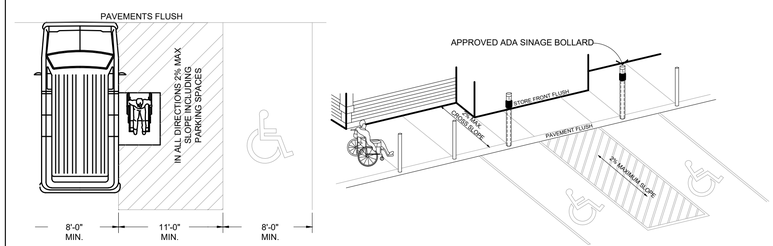
1. ACCESSIBLE STALLS

   A. STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY BLUE PAINT.
   SPACES PROVIDED:

   (2) 8'-0"x 20'-0" ACCESSIBLE PARKING WITH (1) 11'-0"x 20'-0" LOADING ZONE (MIN.)

   B. ACCESSIBLE FUELING POINT AND DISPENSER AND VALET. VALET AND KEY PAD ON PUMP SHALL CONFORM TO ADA REACH DIMENSIONS AS SHOWN IN DETAIL.

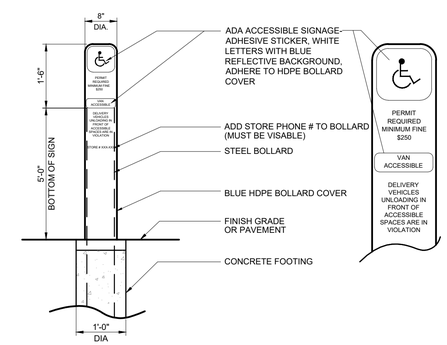
2. PAVEMENTS FLUSH FOR ACCESSIBILITY INTO BUILDING.
3. PICNIC TABLE WITH ACCESSIBLE PLACEMENT
4. ACCESSIBLE ROUTE TO AIR STATION



PLAN VIEW

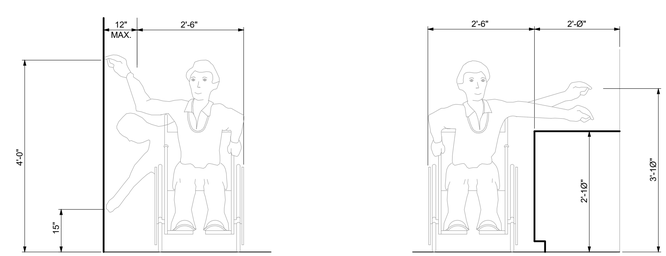
1 / SP2.2 VAN ACCESSIBLE PARKING

NOT TO SCALE



2 / SP2.2 ADA BOLLARD SIGNAGE

NOT TO SCALE



HIGH AND LOW - SIDE REACH LIMITS

MAXIMUM SIDE REACH OVER OBSTRUCTION

3 / SP2.2 ACCESSIBLE REACH DIMENSIONS

NOT TO SCALE

NOTES FOR CONVENIENCE STORE ACCESSIBLITY

AT LEAST 1 MPD(MULTI PRODUCT DISPENSER) COVERING ALL GRADES OF FUEL MUST BE ACCESSIBLE IN A 30"X48" CLEAR LEVEL FLOOR AREA(CLF).

ALL PUMP CONTROLS SHALL BE < 48"(2010 STANDARD). WINDOW WASHER, PAPER TOWEL DISPENSER, LITERATURE, FIRE EXTINGUISHER, EMERGENCY FUEL STOPS, ETC. BE ACCESSIBLE 30"X48" CLF SPACE AND WITHIN A FORWARD OR SIDE APPROACH REACH RANGE.

PROVIDE ISA(INDUSTRY STANDARD ARCHITECTURE) AT EACH ACCESSIBLE FUEL POSITION ON FACE OF PUMP.

PROVIDE ISA AT EACH ACCESSIBLE FUELING POSITION VISIBLE TO APPROACHING VEHICLES.

PROVIDE A SIGN AT EACH ACCESSIBLE FUELING POSITION WITH STORE TELEPHONE NUMBER, ADVISING AVAILABLE FUELING ASSISTANCE.

ANY PAY FUNCTION- i.e. AIR/VACUUM etc. ARE REQUIRED TO HAVE AN ACCESSIBLE ROUTE TO STORE ENTRANCE. CONTROLS SHALL BE ACCESSIBLE 30"X48" CLF SPACE AND WITHIN A FORWARD OR SIDE APPROACH REACH RANGE.

NOTES:

-REFER TO THE DOCUMENT FROM THE DEPARTMENT OF JUSTICE ON "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". CONTRACTOR SHALL REFERENCE CURRENT A.D.A. GUIDELINES AND LOCAL REGULATIONS FOR SITE ACCESSIBILITY. IN ALL CASES THE MINIMUM REQUIREMENTS SHALL BE PROVIDED ON SITE TO ENSURE COMPLIANCE TO ALL REGULATIONS.

- KWIK TRIP STANDARD ENTRANCE DOOR IS AUTOMATIC SLIDING DOOR SYSTEM DESIGNED TO COMPLY WITH ALL ACCESS CODES AND LAWS. ENTRANCE DOORS FOR ACCESSIBLE ROUTES WILL HAVE A MINIMUM CLEAR OPENING OF 32"

-STORE FRONTS WILL PROVIDE FLUSH PAVEMENTS ALONG ACCESSIBLE ROUTES WITH PROTECTIVE SECURITY BOLLARDS INDICATED AND SPACED BETWEEN PARKING SURFACES AND BUILDING WALK PER PLAN.

-NO OBJECTS OR DISPLAYS SHOULD PROTRUDE INTO THE MINIMUM CLEAR SPACE OF THE ACCESSIBLE ROUTES TO THE STORE ENTRANCE. THIS WILL INCLUDE SEASONAL DISPLAY VENDING AREAS AS WELL AS OTHER OUTDOOR STORAGE UNITS FOR PROPANE AND ICE, ETC.

-PER A.D.A GUIDELINES- CLEAR WIDTH OF ACCESSIBLE ROUTES SHALL BE 36" AND PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24".

- ACCESS ISLES SERVING WHEEL CHAIR LIFTS OR CHAIR ACCESS FROM VEHICLES ARE REQUIRED TO BE NEARLY LEVEL IN ALL DIRECTIONS TO PROVIDE SAFE TRANSFER OF WHEELCHAIRS TO AND FROM VEHICLES. THE EXCEPTION WOULD BE FOR DRAINAGE. MAXIMUM SLOPE FOR THE ACCESS ISLE IS 1:48. NO CURB RAMPS SHALL BE A PART OF THE ACCESS ISLE.

-IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH THE DESIGNATION OF 1 "VAN ACCESSIBLE' IN EVERY 8 ACCESSIBLE SPACES ON SITE.

0 30 60

SCALE: 1" = 30'

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ACCESSIBLE PLAN

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
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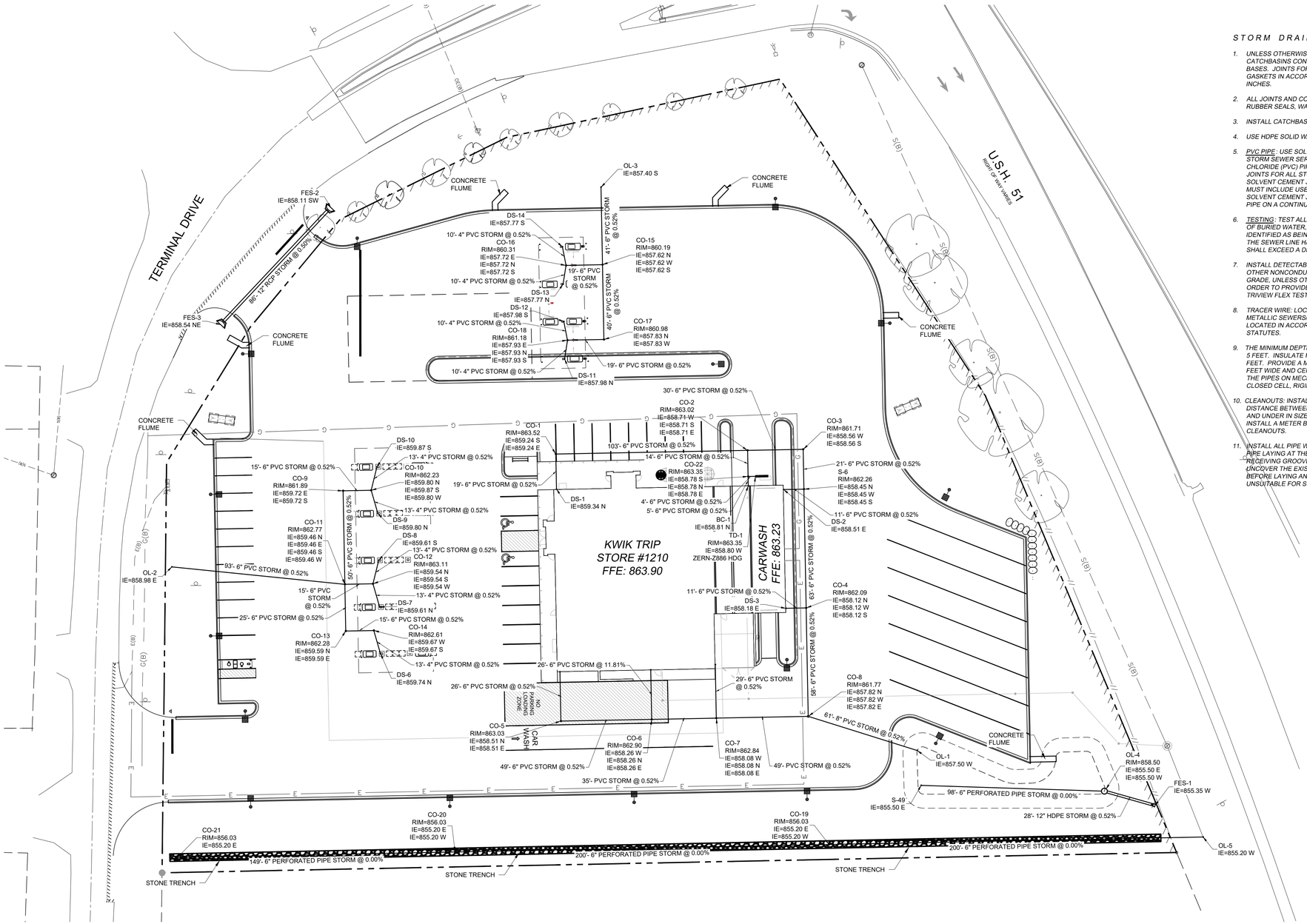

STORM DRAINAGE:

1. UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES AND CATCHBASINS CONFORMING TO ASTM C478, FURNISHED WITH WATER STOP RUBBER GASKETS AND PRECAST BASES. 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.
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 HDPE 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 F679 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 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.
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 PVC, 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 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(2R) 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 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.
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 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 UPGRADE. 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.

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STORM SEWER PLAN

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

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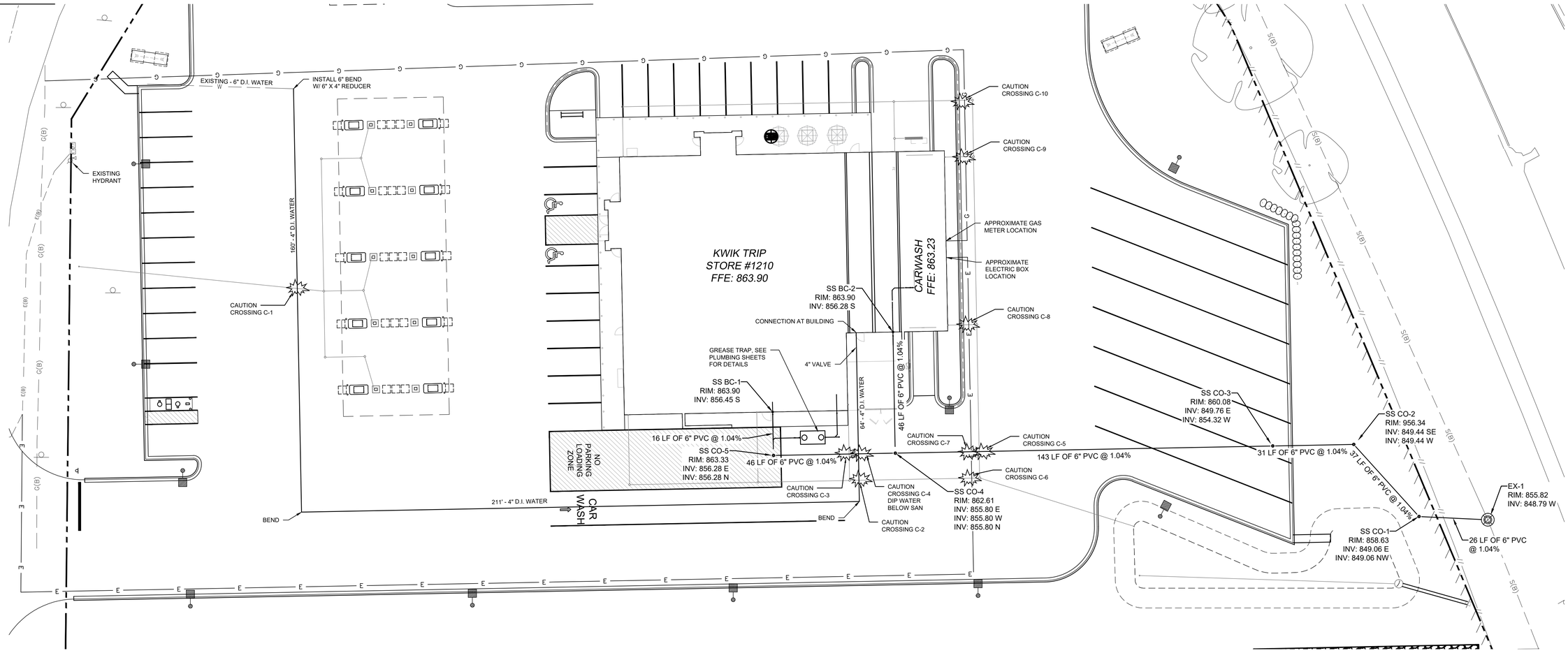

W A T E R D I S T R I B U T I O N S Y S T E M :

1. *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.*

2. *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.*

3. *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.*

4. *TESTING: PRESSURE TEST AND PERFORM BACTERIOLOGICAL TESTS ON ALL WATER LINES UNDER THE SUPERVISION OF THE CITY OF SUN PRAIRE. 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.*

5. *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.*

6. *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 A48 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.*

7. *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.*

8. *WATERMAIN AND LATERALS 4" OR LARGE 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.*

9. *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).*

10. *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.*

11. *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.*

12. *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*

S A N I T A R Y S E W E R :

1. *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.*

2. *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.*

3. *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.*

4. *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.*

5. *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.*

6. *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.*

7. *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

0 20 40
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UTILITY PLAN

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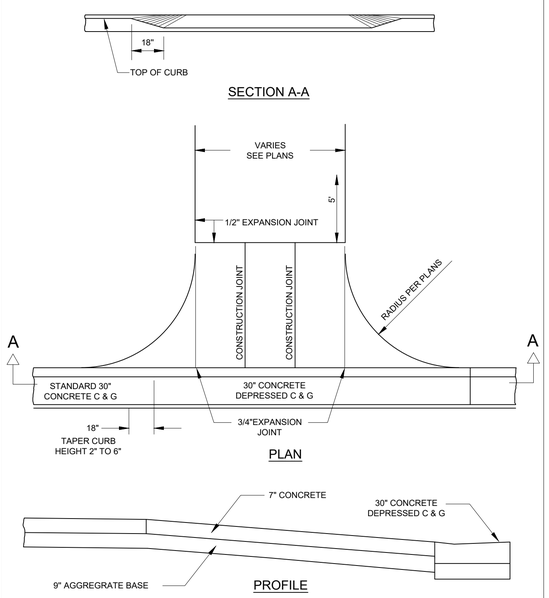
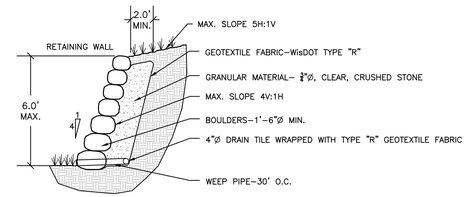
DATE	OCTOBER 4, 2021
SHEET	SP 3.1



NOTE: DRIVEWAY CONSTRUCTION PER SPECIFICATION OF CITY, COUNTY AND STATE. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING CONSTRUCION WORK. REFER TO GRADE PLAN FOR ALL APPROACH RELATED GRADES AND NOTES.

1 / SP5.0 URBAN COMMERCIAL DRIVEWAY DETAIL

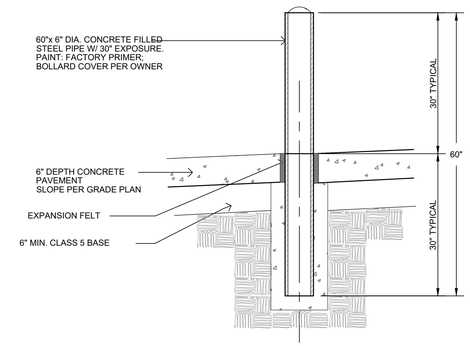
NOT TO SCALE



3 / SP4.0 BOULDER RETAINING WALL DETAIL

NOT TO SCALE

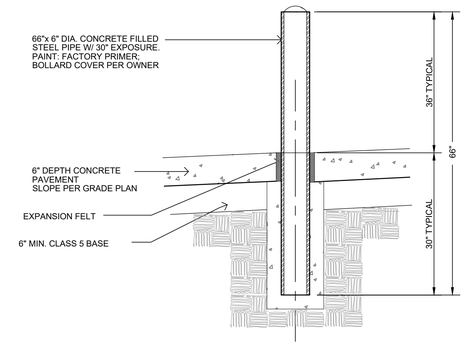
NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL



6 / SP5.0 60" X 6" DIAMETER PIPE BOLLARD - AT STORE FRONT

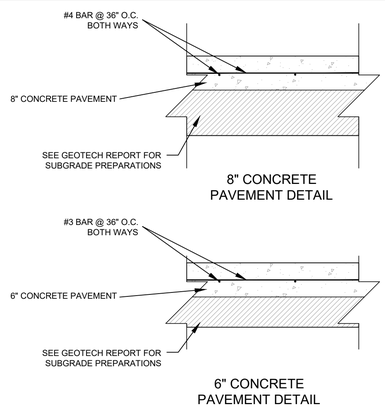
NOT TO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL



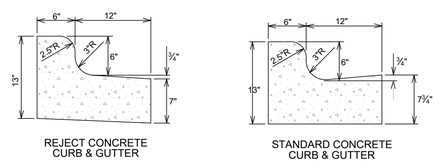
9 / SP5.0 66" X 6" DIAMETER PIPE BOLLARD - AT GASOLINE CANOPY

NOT TO SCALE



4 / SP5.0 CONCRETE PAVEMENT SECTIONS

NOT TO SCALE



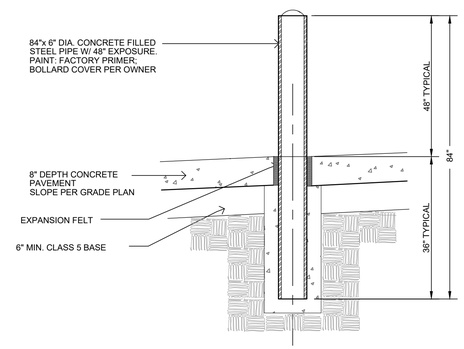
NOTES:

LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.

THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

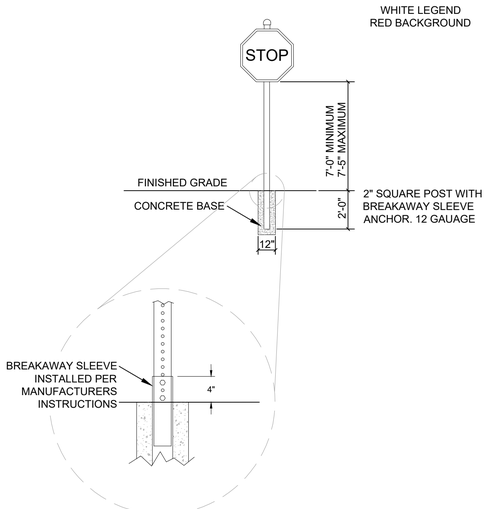
7 / SP5.0 CONCRETE CURB AND GUTTER

NOT TO SCALE



10 / SP5.0 84" X 6" DIAMETER PIPE BOLLARD - AT DIESEL CANOPY

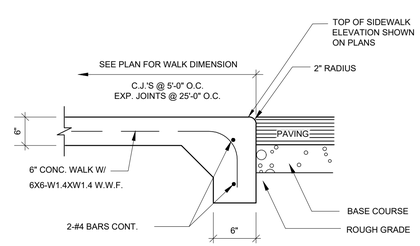
NOT TO SCALE



2 / SP5.0 NOT USED

NOT TO SCALE

5 / SP5.0 NOT USED



8 / SP5.0 SIDEWALK/ CURB DETAIL

NOT TO SCALE

11 / SP5.0 NOT USED

NOT TO SCALE

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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

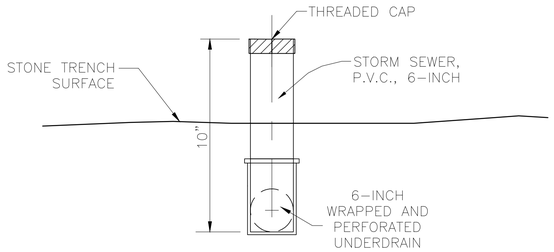
MISC. DETAILS

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

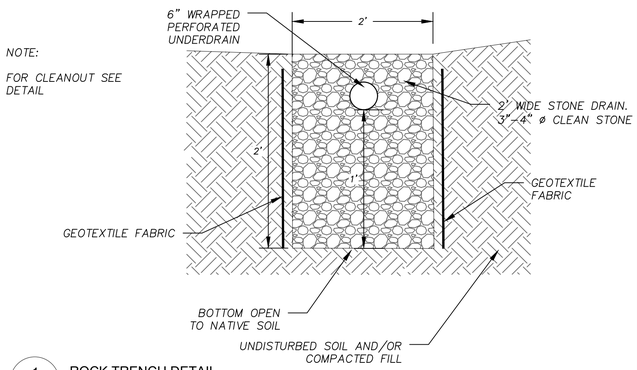
4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

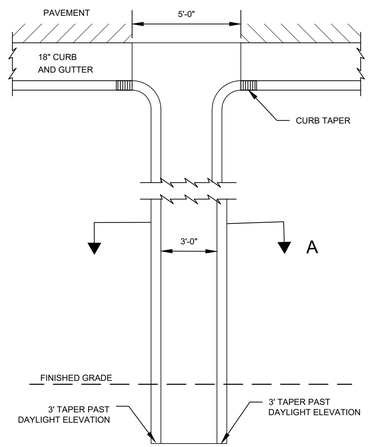
DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	SP 5.0



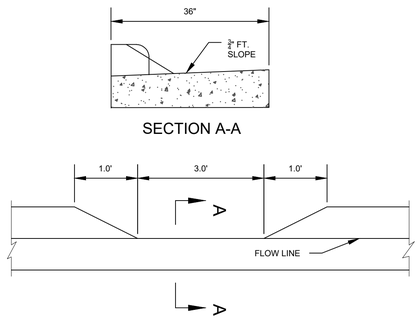
CLEAN OUT
CROSS SECTION DETAIL



1 / SP 5.1 ROCK TRENCH DETAIL
NOT TO SCALE

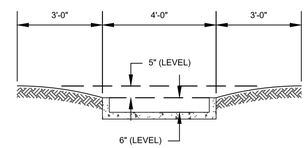


NOTE: TYPICAL DESIGN ONLY. EXACT DESIGN AND FLUME LENGTH SHALL BE DETERMINED AT TIME OF CONSTRUCTION TO FIT FIELD CONDITIONS.



DETAIL OF CURB HEAD DEPRESSION FOR DRAINAGE AT CURB & GUTTER SECTION

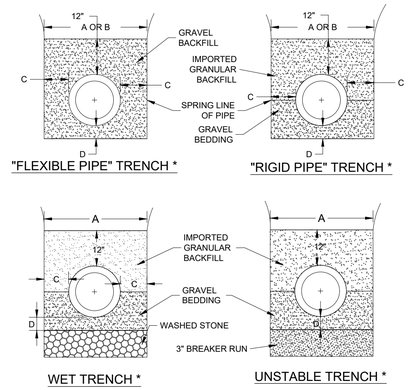
SCALE: NONE



SECTION A-A

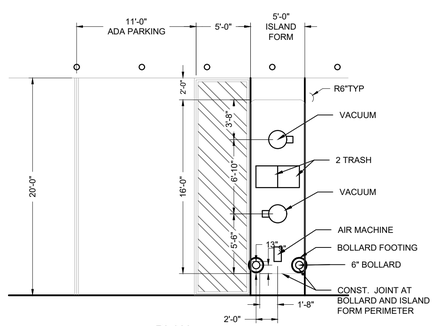
3 / SP5.1 CONCRETE FLUME DETAIL
NOT TO SCALE

DIMENSIONS:
A: OUTSIDE DIAMETER OF PIPE PLUS 24" (MAXIMUM)
B: FOR ROCK, OUTSIDE DIAMETER OF PIPE PLUS 18" (MAXIMUM)
C: MINIMUM - 6"
D: 4" BELOW BARREL AND 3" BELOW BELL; IN ROCK, 6" BELOW BARREL

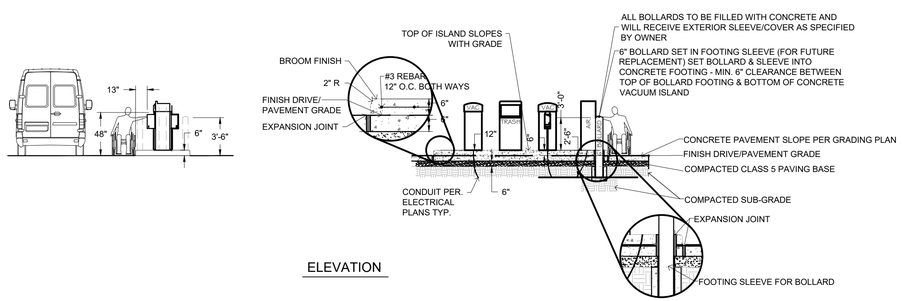


"RIGID PIPE" INCLUDES REINFORCED CONCRETE PIPE AND DUCTILE IRON PIPE ONLY. ALL OTHER PIPE MATERIALS SHALL BE CONSIDERED "FLEXIBLE PIPE". THE WET TRENCH AND UNSTABLE TRENCH DETAILS ARE DRAWN SHOWING A "RIGID PIPE" TRENCH INSTALLATION.

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



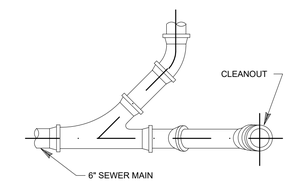
PLAN



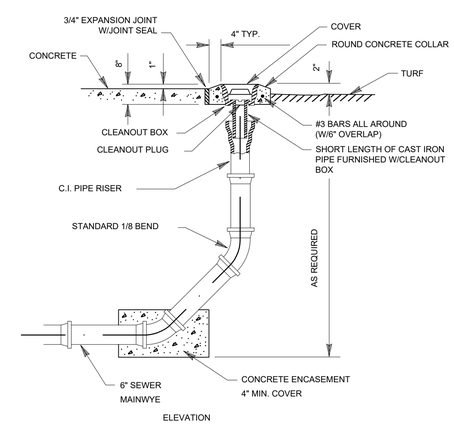
ELEVATION

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

5 / SP5.1 NOT USED
NOT TO SCALE



PLAN



ELEVATION

7 / SP5.1 SANITARY CLEANOUT
NOT TO SCALE

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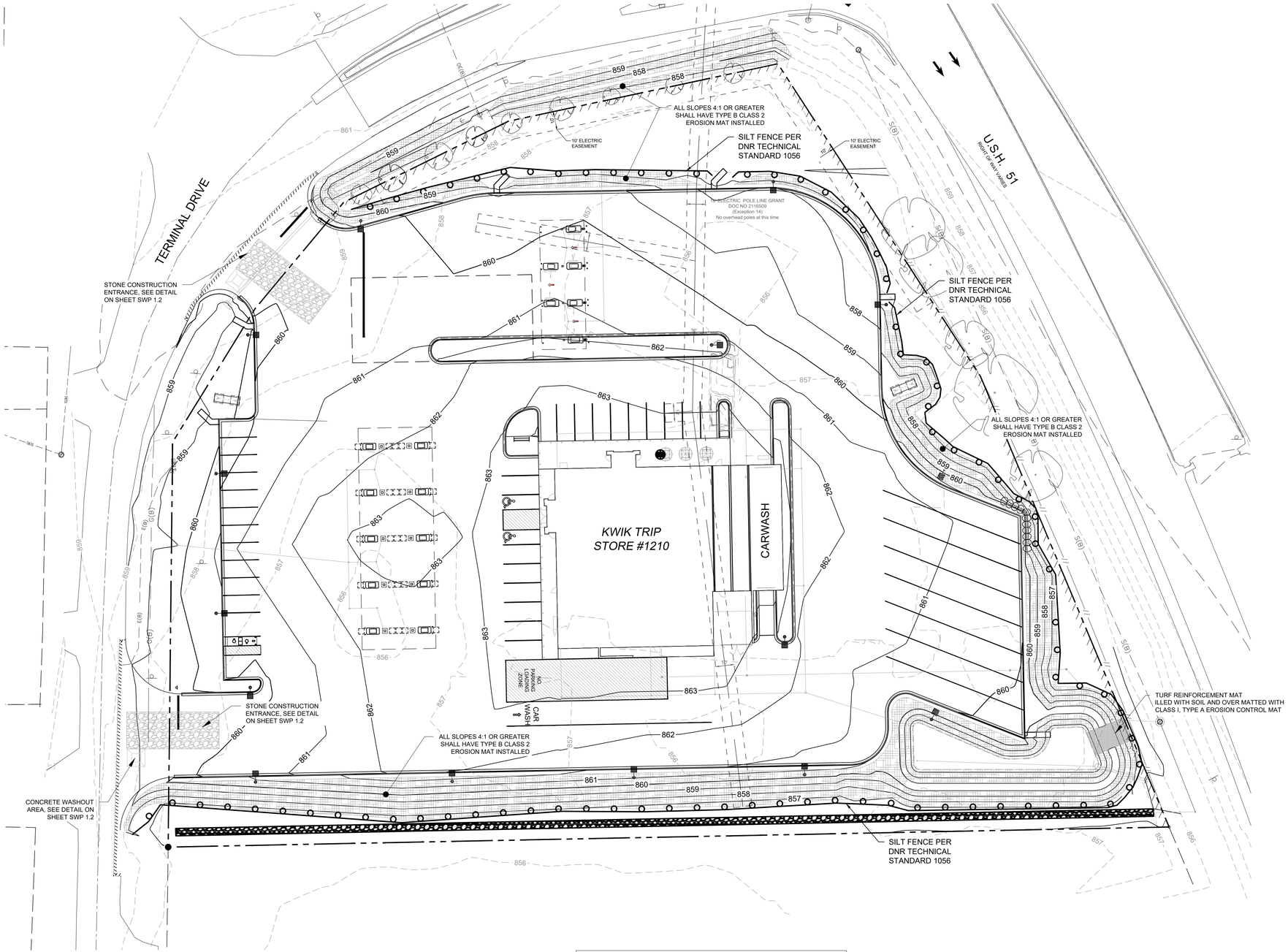
MISC. DETAILS

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	SP 5.1



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

0 30 60
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=60'

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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

GENERAL STORMWATER POLLUTION PREVENTION:

APPLY FOR AND OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP): THE SWPPP INCLUDES THIS NARRATIVE, PLAN SHEETS SP3, SP3.1 AND SP3.2, AND THE STORMWATER MANAGEMENT CALCULATIONS. KEEP A COPY OF THE SWPPP, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS AT THE SITE DURING THE CONSTRUCTION. DURING THE CONSTRUCTION PROCESS THE SWPPP WILL HAVE TO BE AMENDED FOR ALL CHANGES PERFORMED BY THE CONTRACTOR, THE OWNER SHALL BE AWARE OF THE AMENDMENTS PRIOR TO CHANGES MADE TO THE SWPPP PLAN. ALL NOTES, PHOTOGRAPHS, RECORDED DATES, SKETCHES, REFERENCES, AND DIAGRAMS WILL HAVE TO BE RECORDED AND MADE AVAILABLE AS PART OF THE SWPPP PERMIT.

INDIVIDUAL(S) PREPARING THE SWPPP FOR THE PROJECT, OVERSEEING IMPLEMENTATION OF THE SWPPP, REVISING AND AMENDING THE SWPPP, AND AT LEAST ONE INDIVIDUAL ON THE PROJECT PERFORMING INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIRS OF BMP'S MUST BE TRAINED. THE TRAINING MUST BE DONE BY A LOCAL, STATE, FEDERAL AGENCIES; PROFESSIONAL ORGANIZATION; OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT STORMWATER MANAGEMENT.

RESPONSIBLE PARTIES: THE CONTRACTOR MUST DESIGNATE A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION.

THE OWNER IS RESPONSIBLE FOR IDENTIFYING WHO WILL HAVE RESPONSIBILITY FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEMS.

OWNER CONTACT:

NAME: BRAD FRY

COMPANY: KWIK TRIP INC.

ADDRESS: KWIK TRIP, INC. - STORE ENGINEERING
1626 OAK STREET, P.O. BOX 2107
LA CROSSE, WI 54602

TELEPHONE: (608) 793-6414

SITE INVESTIGATION, INSTALLATION, IMPLEMENTATION:

PRIOR TO ANY WORK, CONTRACTOR SHALL VISIT THE SITE, DOCUMENT EXISTING CONDITIONS AS NECESSARY(PHOTOS, NOTES, ETC) AND NOTE EXISTING DRAINAGE PATTERNS ON AND OFF SITE THAT ARE RELATED TO THE PROJECT. THESE NOTES SHALL BE PART OF THE SWPP.

INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SILT FENCE, ROCK CONSTRUCTION ENTRANCE(S), EROSION CONTROL BERMS, ROCK FILTERS, SILT SACKS, ROCK /EARTH BERMS, AND SEDIMENTATION BASINS. PROTECT ALL RECEIVING WATERS, CATCH BASINS, DITCHES, INLETS ETC. IN AND AROUND THE SITE. ALL PROTECTIVE AND PREVENTATIVE MEASURES MUST BE IN PLACE AND INSPECTED PRIOR TO BEGINNING SITE CLEARING, GRADING, OR OTHER LAND-DISTURBING ACTIVITY.

PRIOR TO BEGINNING SITE CLEARING AND GRADING, PROTECT ALL STORM SEWER INLETS THAT RECEIVE RUNOFF FROM DISTURBED AREAS. IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERING THE DOWNSTREAM STORM SEWER SYSTEM, SEAL ALL STORM SEWER INLETS THAT ARE NOT NEEDED FOR SITE DRAINAGE DURING CONSTRUCTION. PROTECT ALL OTHER STORM SEWER INLETS BY INSTALLING SEDIMENT CONTROL DEVICES, SUCH AS SILT SACKS, OR ROCKED FILTRATION LOGS/WIERS. STRAW BALES OR FABRIC UNDER THE GRATES ARE NOT ACCEPTABLE FORMS OF INLET PROTECTION. PROTECT NEW STORM SEWER INLETS AS THEY ARE COMPLETED. MAINTAIN STORM SEWER INLET PROTECTION IN PLACE UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLETS ARE STABILIZED.

BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE WHEN AT ALL POSSIBLE CONTRACTOR SHALL DESIGNATE ONLY ONE ACCESS POINT FOR VEHICLES ENTERING AND EXITING THE SITE. THE ROCK ON THE ENTRANCE WILL HAVE TO BE INSPECTED DAILY AND REPLACED OR ROCK SUPPLEMENTED BY THE CONTRACTOR WHEN OVER 50% OF THE VOIDS IN THE ROCK ARE FILLED. A CLEANING STATION SHOULD BE MADE AVAILABLE TO DRIVERS AND VISIBLY SIGNED AS SUCH. PROVIDE SHOVELS, BROOMS AND/OR HOSE WITH A WASH OUT AREA SO SOILS CAN BE REMOVED FROM VEHICLES ON SITE.

AVOID ENTIRE REMOVAL OF TREES AND SURFACE VEGETATION ALL AT ONCE WHENEVER POSSIBLE AS THIS LIMITS THE AMOUNT OF SITE SUSCEPTIBLE TO EROSION. SCHEDULE CONSTRUCTION ZONES AND NOTE THIS ON THE SWPP PLAN IN ORDER TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL AT ANY GIVEN TIME. UTILIZE VEGETATION REMOVED BY ON SITE GRINDING AND MULCHING AND USING THIS MATERIAL TO PROTECT THE SOIL FROM EROSION.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, COMPLETE PERMANENT OR TEMPORARY STABILIZATION AGAINST EROSION DUE TO RAIN, WIND, AND RUNNING WATER WITHIN 7 CALENDAR DAYS ON ALL DISTURBED OR GRADED AREAS. THIS REQUIREMENT DOES NOT APPLY TO THOSE AREAS THAT ARE CURRENTLY BEING USED FOR MATERIAL STORAGE ON A DAILY BASIS OR FOR THOSE AREAS ON WHICH GRADING, SITE BUILDING, OR OTHER CONSTRUCTION ACTIVITIES ARE ACTIVELY UNDERWAY. PROVIDE TEMPORARY COVER ON ALL STACKED TOPSOIL PILES, AND OTHER AREAS OF STOCKPILED EXCAVATED MATERIAL IN ORDER TO PREVENT SOIL EROSION AND RAPID RUNOFF DURING THE CONSTRUCTION PERIOD. STOCKPILES CAN BE MULCHED,COVERED WITH POLY OR FABRIC, AND OR SEEDED DURING PROLONGED EXPOSURE. PROLONGED PERIODS OF OPEN, BARE EARTH WITHOUT GRASS COVER WILL NOT BE PERMITTED. STABILIZE ALL DISTURBED GREENSPACE AREAS WITH A MINIMUM OF 4" TOPSOIL IMMEDIATELY AFTER FINAL SUBGRADE COMPLETION. SEED AND MULCH, OR SOD AND PROTECT THESE AREAS WITHIN 48 HOURS AFTER COMPLETION OF FINAL GRADING WORK (WEATHER PERMITTING). STABILIZE ALL DISTURBED AREAS TO BE PAVED USING EARLY APPLICATION OF GRAVEL BASE. STABILIZE THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT CONVEYS WATER FROM THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE CONSTRUCTION SITE, WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR WITHIN 200 FEET FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZE TEMPORARY OR PERMANENT DRAINAGE DITCHES WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. PROTECT OUTFALLS MINIMUM OF 200FEET DOWN STREAM AND TO THE SIDE OF THE DISCHARGE POINT. ADDITIONAL SETTLING "POTS" ACHIEVED BY FILTER LOGS OR FILTERED STICK BALES STAKED IN THE CHANNEL WILL DISSIPATE THE WATER ENERGY. PROVIDE PIPE OUTLETS WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

RECEIVING WATERS - IT IS THE CONTRACTORS RESPONSIBILITY TO INSPECT THE SITE DISCHARGE POINT AS WELL AS DOWNSTREAM TO THE RECEIVING BODY OF WATER(POND, LAKE, STREAM, ETC.) ON A REGULAR BASIS INCLUDING AFTER EACH STORM EVENT AND DOCUMENT IF ANY DIFFERENCES OR CHANGES IN NORMAL IN DISCHARGE AND IF MATERIAL IS LEAVING THE CONSTRUCTION SITE. IF SO IT SHALL BE DOCUMENTED AND REMOVED IMMEDIATELY.

NOTE: ALL EROSION AND SEDIMENT CONTROL DEVICES WILL BE CHECKED BY THE CONTRACTOR AFTER EACH STORM EVENT AND BE MAINTAINED, OR IMPROVED UPON AFTER EVERY STORM EVENT TO ENSURE ADEQUATE PERFORMANCE.

POLLUTION CONTROL:

DESIGNATE A CONCRETE WASH-OUT AND TRUCK WASH AREA:
MAKE IT VISIBLE IN THE FIELD TO VEHICLE OPERATORS AND NOTE THIS ON THE SWPP PLAN.

WHEN WASHOUTS OCCUR ON THE SITE, CONCRETE WASHOUT WATER MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES MAY NOT TOUCH THE GROUND AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS.

ON SITES WHERE CONCRETE WASHOUT AREAS ARE NOT FEASIBLE AS SHOWN ON THE DETAIL SHEET, ABOVE GROUND METHODS AND/OR OFF-SITE METHODS CAN BE UTILIZED AS APPROVED BY OWNER.

CONCRETE WASHOUT MAY BE PROVIDED OFF-SITE BY CONCRETE CONTRACTOR OR CONCRETE SUPPLIER, AT AN APPROVED WASHOUT DISPOSAL AREA. CONCRETE SUPPLIER MAY PROVIDE CONCRETE WASHOUT AREAS ON-BOARD THEIR TRANSPORTS FOR DISPOSAL OFF-SITE. CONCRETE CONTRACTOR SHALL VERIFY WITH SUPPLIER IN REGARDS TO PROVIDED CONCRETE WASHOUT AREAS ON AND OFF-SITE, AS NECESSARY.

LIMIT EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES TO A DEFINED AREA PREFERABLY BEFORE THE CONSTRUCTION ACCESS/EXIT POINT. WASH VEHICLESONLY ON AN AREA STABILIZED WITH STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. CONTAIN RUNOFF AND PROPERLY DISPOSE OF WASTE. ENGINE DEGREASING IS PROHIBITED.

SOLID WASTE: PROPERLY DISPOSE OF COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS, AND OTHER WASTES IN COMPLIANCE WITH STATE REQUIREMENTS.

HAZARDOUS MATERIALS: PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE DEBRIS, CLEANING WASTES, OIL, GASOLINE, PAINT, WASTEWATER, TOXIC MATERIALS, AND HAZARDOUS MATERIALS) OFF-SITE. DO NOT ALLOW WASTE AND UNUSED BUILDING MATERIALS TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM. PROPERLY STORE OIL, GASOLINE, PAINT, AND OTHER HAZARDOUS MATERIALS IN ORDER TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE. INCLUDE SECONDARY CONTAINMENT. RESTRICT ACCESS TO STORAGE AREAS IN ORDER TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS MUST BE IN COMPLIANCE WITH REGULATIONS.

MACHINERY: AND MECHANIZED EQUIPMENT THAT LEAKS WASTE SHALL HAVE A PROTECTIVE BARRIER OR CONTAINMENT UNDER THE DEVICE ADEQUATE TO CONTAIN THE WASTE. PROPERLY DISPOSE OF THE WASTE.

EMERGENCY SPILL STATION: CONTRACTOR SHALL LOCATE AND SIGN AN EMERGENCY SPILL STATION THAT HAS NECESSARY CONTAINMENT OR CLEANUP DEVICES FOR ALL WORKERS TO ACCESS.

EROSION CONTROL:

APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

CONTRACTOR SHALL UTILIZE COARSELY GROUND WOOD AND TREE MULCHES TO COVER EXPOSED SOILS. MULCHES SHALL BE SPORED ON SITE TO SUPPLEMENT AND USE IN PROBLEM AREAS DURING ALL PHASES OF THE CONSTRUCTION PROJECT.

CONTRACTOR SHALL USES STAR TACK OR OTHER ORGANIC SUBSTANCES IN SITUATIONS TO PREVENT SOIL FROM ERODING AWAY BY WIND OR RAIN.

WHENEVER POSSIBLE CONTRACTOR SHALL GRADE AREAS OF SOIL TO LIMIT POTENTIAL OF EROSION, TO INCLUDE TRACKING PERPENDICULAR TO FALL LINE OF GRADES AS WELL AS DIVERTING WATER FLOWS FROM PROBLEMATIC AREAS ON THE SITE.

SEEDING, FIBER BLANKETS, POLY/TARPS OR COVER MULCHES, DISKED MULCHES AND COMPOST CAN BE USED TO COVER TEMPORARILY EXPOSED AREAS FROM WIND AND RAIN. OTHER METHODS BY THE CONTRACTOR SHALL BE DOCUMENTED IN THE SWPP.

SEDIMENT CONTROL:

ALL INLET PROTECTION SHALL BE TYPE - D AND ON THE WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL)

SILT FENCE:
INSTALL AND MAINTAIN PER WIDNR CONSERVATION PRACTICE STANDARD 1056.

INSTALL SILT FENCE ALONG THE CONTOUR (ON A LEVEL HORIZONTAL PLANE) WITH THE ENDS TURNED UP (J-HOOKS) IN ORDER TO HELP POND WATER BEHIND THE FENCE. INSTALL THE SILT FENCE ON THE UPHILL SIDE OF THE SUPPORT POSTS. PROVIDE A POST SPACING OF 1.2 M (4 FEET) OR LESS. DRIVE POSTS AT LEAST 0.6 M (2 FEET) INTO THE GROUND. ANCHOR THE SILT FENCE FABRIC IN A TRENCH AT LEAST 152 MM (6 INCHES) DEEP AND 152 MM (6 INCHES) WIDE DUG ON THE UPSLOPE SIDE OF THE SUPPORT POSTS. LAY THE FABRIC IN THE TRENCH AND THEN BACKFILL AND COMPACT WITH A VIBRATORY PLATE COMPACTOR. MAKE ANY SPLICES IN THE FABRIC AT A FENCE POST. AT SPLICES, OVERLAP THE FABRIC AT LEAST 152 MM (6 INCHES), FOLD IT OVER, AND SECURELY FASTEN IT TO THE FENCE POST. SILT FENCE SUPPORTING POSTS SHALL BE 51 MM (2 INCH) SQUARE OR LARGER HARDWOOD, PINE, OR STANDARD T- OR U-SECTION STEEL POSTS. T- OR U-SECTION STEEL POSTS SHALL WEIGH NOT LESS THAN 1.8602 KG PER METER (1.25 LB PER LINEAL FOOT). POSTS SHALL HAVE A MINIMUM LENGTH OF 1524 MM (5 FEET). POSTS SHALL HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC AND PREVENT SLIPPAGE. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF WIDOT STANDARD SPECIFICATION 628 FOR PREASSEMBLED SILT FENCE, FURNISHED IN A CONTINUOUS ROLL IN ORDER TO AVOID SPLICES. GEOTEXTILE FABRIC SHALL BE UNIFORM IN TEXTURE AND APPEARANCE AND HAVE NO DEFECTS, FLAWS, OR TEARS. THE FABRIC SHALL CONTAIN SUFFICIENT ULTRAVIOLET (UV) RAY INHIBITOR AND STABILIZERS TO PROVIDE A MINIMUM TWO-YEAR SERVICE LIFE OUTDOORS. FABRIC COLOR SHALL BE INTERNATIONAL ORANGE. IN HIGH TRAFFIC AREAS CONTRACTOR SHALL REINFORCE SILT FENCE WITH WIRE FENCING AND METAL POSTS. EXTREME CIRCUMSTANCES WILL REQUIRE TEMPORARY CONCRETE MEDIAN SECTIONS TO SUPPORT MATERIAL BACKING OF STOCK PILED SOIL OR FILLED EARTH.

INSTALL SILTFENCE, OR OTHER EFFECTIVE SEDIMENT CONTROLS, AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SUCH THAT THE DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8 M (25 FEET) FROM THE TOE OF THE PILE TO A ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT FENCE BARRIERS AROUND THE PILES. DURING STREET REPAIR, CONTINUOUSLY COVER SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8 M (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARPS, AND PROTECT STORM SEWER INLETS WITH SILT SACKS OR STAKED SILTFENCE. DO NOT STOCK PILE SOIL OR MATERIAL NEAR CATCH BASINS OR DRAINAGE WAYS.

STONE TRACKING PAD (TEMPORARY ROCK CONSTRUCTION ENTRANCE:
INSTALL AND MAINTAIN PER WIDNR CONSERVATION PRACTICE STANDARD 1057. USE 3INCH TO 6" DIAMETER ROCK. PLACE THE AGGREGATE IN A LAYER AT LEAST 300 MM (12 INCHES) THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 15 M (50 FEET) INTO THE CONSTRUCTION ZONE. USE A WIDOT TYPE R PERMEABLE GEOTEXTILE FABRIC MATERIAL BENEATH THE AGGREGATE IN ORDER TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW. MAINTAIN THE ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED ROADWAYS. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS REQUIRED. CLOSE ENTRANCES NOT PROTECTED BY TEMPORARY ROCK CONSTRUCTION ENTRANCES TO ALL CONSTRUCTION TRAFFIC.

TEMPORARY SEDIMENT BASINS
IN THE CONSTRUCTION PROCESS OR IF NOTED ON THE PLAN THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASIN(S). AS PER GENERAL RULE THE SEDIMENT BASIN SHALL BE SIZED APPROPRIATELY TO A CAPACITY RELATED TO THE DRAINAGE AREA ON A RATIO OF 3,600 CUBIC FEET PER ACRE OF DRAINAGE ZONE ENTERING THE BASIN. BASINS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT, MATERIAL REMOVED AND STABILIZED. IF CHANGES TO THE BASIN ARE MADE, DOCUMENT AND AMEND THE SWPP PLAN.

DEWATERING:

IF DEWATERING IS REQUIRED AND SUMP PUMPS ARE USED, ALL PUMPED WATER MUST BE DISCHARGED THROUGH AN EROSION CONTROL FACILITY (TEMPORARY SEDIMENTATION BASIN, GRIT CHAMBER, SAND FILTER, UPFLOW CHAMBER, HYDRO-CYCLONE, SWIRL CONCENTRATOR, DEWATERING BAG OR OTHER APPROPRIATE FACILITY) PRIOR TO LEAVING THE CONSTRUCTION SITE. PROPER ENERGY DISSIPATION MUST BE PROVIDED AT THE OUTLET OF THE PUMP SYSTEM. DISCHARGE CLEAR WATER ONLY. TO ACHIEVE BETTER SEPARATIONS OF THE MATERIAL SUSPENDED IN THE WATER A BIODEGRADABLE NOT TOXIC FLOCCULANT AGENT MAY BE REQUIRED.

IF DEWATERING IS REQUIRED AND SUMP PUMPS ARE USED, ALL PUMPED WATER MUST BE DISCHARGED THROUGH AN EROSION CONTROL FACILITY (TEMPORARY SEDIMENTATION BASIN, GRIT CHAMBER, SAND FILTER, UPFLOW CHAMBER, HYDRO-CYCLONE, SWIRL CONCENTRATOR, DEWATERING BAG OR OTHER APPROPRIATE FACILITY) PRIOR TO LEAVING THE CONSTRUCTION SITE. PROPER ENERGY DISSIPATION MUST BE PROVIDED AT THE OUTLET OF THE PUMP SYSTEM. DISCHARGE CLEAR WATER ONLY. TO ACHIEVE BETTER SEPARATIONS OF THE MATERIAL SUSPENDED IN THE WATER A BIODEGRADABLE NOT TOXIC FLOCCULANT AGENT MAY BE REQUIRED.

PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

INSPECTIONS-MAINTENANCE-DAILY RECORD-AMEND THE SWPP PLAN:

CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES, STABILIZED AREAS, AND INFILTRATION AREAS ON A DAILY BASIS UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, INSPECT AT LEAST ON A WEEKLY BASIS UNTIL VEGETATIVE COVER IS ESTABLISHED. INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES, STABILIZED AREAS, AND INFILTRATION AREAS WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. REMOVE ACCUMULATED SEDIMENT DEPOSITS FROM BEHIND EROSION AND SEDIMENT CONTROL DEVICES AS NEEDED. DO NOT ALLOW SEDIMENT TO ACCUMULATE TO A DEPTH OF MORE THAN ONE-THIRD OF THE HEIGHT OF THE EROSION AND SEDIMENT CONTROL DEVICES. IMMEDIATELY REPLACE DETERIORATED, DAMAGED, ROTTED, OR MISSING EROSION CONTROL DEVICES. DOCUMENT INSPECTIONS AND DATES OF RAINFALL EVENTS. MAINTAIN A WRITTEN LOG OF ALL INSPECTION, MAINTENANCE, AND REPAIR ACTIVITIES RELATED TO EROSION AND SEDIMENT CONTROL FACILITIES. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24 HOURS AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

ALL INSPECTIONS AND MAINTENANCE ACTIVITIES MUST BE RECORDED IN WRITING DAILY IN A DETAILED RECORD(NOTES, PHOTOGRAPHS, SKETCHES, ETC, AND KEPT WITH THE SWPPP BY THE CONTRACTOR.

CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO ADJACENT PROPERTY, PAVEMENT AREAS, SIDEWALKS, STREETS, AND ALLEYS. REMOVAL SHALL BE ON A DAILY BASIS THROUGHOUT THE DURATION OF THE CONSTRUCTION AND/OR AS DIRECTED BY THE VILLAGE. CLEAN PAVED ROADWAYS BY SHOVELING OR WET-SWEEPING. DO NOT DRY SWEEP. IF NECESSARY, SCRAPE PAVED SURFACES IN ORDER TO LOOSEN COMPACTED SEDIMENT MATERIAL PRIOR TO SWEEPING. HAUL SEDIMENT MATERIAL TO A SUITABLE DISPOSAL AREA. STREET WASHING IS ALLOWED ONLY AFTER SEDIMENT HAS BEEN REMOVED BY SHOVELING OR SWEEPING.

ALL SOIL HAULED FROM THE SITE SHALL BE ACCOUNTED FOR AND DOCUMENTED IN THE SWPP BY THE CONTRACTOR. ITS FINAL DESTINATION AND HOW THE SOIL HAS BEEN STORED AND STABILIZED.

CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED (HARD-SURFACED AREAS PAVED AND VEGETATION ESTABLISHED IN GREENSPACE). REPAIR ANY RUTTING, GULLY FORMATION, OR WASHOUTS AFTER FINAL ESTABLISHMENT OF PERMANENT STABILIZATION, REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, AND NONBIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AND ANY ACCUMULATED SEDIMENTS. DISPOSE-OF OFF SITE. RESTORE PERMANENT SEDIMENTATION BASINS TO THEIR DESIGN CONDITION IMMEDIATELY FOLLOWING STABILIZATION OF THE SITE.

CONTRACTOR SHALL CLEAN SEDIMENTATION BASINS, STORM SEWER CATCH BASINS, DITCHES, AND OTHER DRAINAGE FACILITIES AS REQUIRED IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 OF THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

CONTRACTOR SHALL INSPECT INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS ACCUMULATING. REMOVE SEDIMENT IMMEDIATELY ENSURING SUBSOILS ARE NOT COMPACTED BY MACHINERY.

EVERY VEHICLE SHALL NOT TRACK MATERIAL OFF-SITE. CLEAN THE WHEELS OF CONSTRUCTION VEHICLES IN ORDER TO REMOVE SOILS BEFORE THE VEHICLES LEAVE THE CONSTRUCTION SITE. WASH VEHICLES ONLY ON AN AREA STABILIZED WITH STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

CONTRACTOR SHALL REINFORCE EROSION CONTROL FACILITIES IN AREAS WHERE CONCENTRATED FLOWS OCCUR (SUCH AS SWALES, DITCHES, AND AREAS IN FRONT OF CULVERTS AND CATCH BASINS) BY BACKING THEM WITH SNOW FENCE, WIRE MESH, OR STIFF PLASTIC MESH REINFORCEMENT UNTIL PAVING AND TURF ESTABLISHMENT OPERATIONS HAVE BEEN COMPLETED. POSTS FOR THE REINFORCING FENCE SHALL BE 100 MM (4 INCH) DIAMETER WOOD POSTS, OR STANDARD STEEL FENCE POSTS WEIGHING NOT LESS THAN 0.59 KG (1.3 LBS) PER LINEAL FOOT, WITH A MINIMUM LENGTH OF 762 MM (30 INCHES) PLUS BURIAL DEPTH. SPACE POSTS FOR THE REINFORCING FENCE AT INTERVALS OF 3 M (10 FEET) OR LESS. DRIVE POSTS FOR THE REINFORCING FENCE AT LEAST 0.6 M (2 FEET) INTO THE GROUND.

GENERAL SOIL STABILIZATION:

ESTABLISHMENT OF LAWN, PRAIRIE/WILDFLOWER AND/OR PLANT BED AREAS WILL BE NOTED ON THE LANDSCAPE PLAN

TO ENSURE STABILIZATION OF SOILS, RESTAKING OF SOD WHERE APPLICABLE, PROPER WATERING AND MULCH MAINTENANCE WILL BE REQUIRED. INSPECT SEEDED OR SODDED AREAS ON A TIMELY DAY-TO-DAY BASIS. IN THE EVENT OF A SEEDING FAILURE, RESEED AND REMULCH THE AREAS WHERE THE ORIGINAL SEED HAS FAILED TO GROW AND PERFORM ADDITIONAL WATERING AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER. SPECIAL MAINTENANCE PROVISIONS FOR WILD AND PRAIRIE GRASS SEEDED AREAS AS NOTED IN THE LANDSCAPE PLAN. PROMPTLY REPLACE ALL SOD THAT DRIES OUT TO THE POINT WHERE IT IS PRESUMED DEAD AND ALL SOD THAT HAS BEEN DAMAGED, DISPLACED, WEAKENED, OR HEAVILY INFESTED WITH WEEDS AT NO ADDITIONAL COST TO THE OWNER. .

IN AREAS TO BE TEMPORARILY SEEDED, USE INTRODUCED SEED MIXTURE EQUIVALENT TO WIDOT #10 OR #20. APPLY SEED MIXTURE PER WIDOT 630.3.3.5. INCORPORATE A FERTILIZER (SLOW RELEASE TYPE WITH 10 WEEK RESIDUAL) CONSISTING OF 23-0-30 (%N-P-K) INTO THE SOIL AT AN APPLICATION RATE OF 224 KG PER HECTARE (200 LBS PER ACRE) BY DISKING PRIOR TO SEEDING. IN PROBLEMATIC AREAS IT MAY BE NECESSARY TO USE A LOW PHOSPHORUS ORGANIC FERTILIZER IN CASES WHERE SEEDS MAY NOT GERMINATE. IF THIS IS THE CASE, SEED AND FERTILIZER SHALL BE DISKED INTO THE SURFACE AND MULCHED PROPERLY TO ENSURE GERMINATION AND UPTAKE OF THE PHOSPHORUS BY THE SEED.

TO ENSURE ADEQUATE GERMINATION OF THE SEED THE WORK WILL BE PERFORMED AS FOLLOWS:
SPRING- FROM APRIL 1 THROUGH MAY 15.
FALL- FROM AUGUST 15 TO SEPTEMBER 20.
AFTER SEPTEMBER 20, WAIT UNTIL OCTOBER 30 TO PERFORM DORMANT SEEDING. DORMANT SEEDING WILL ONLY BE ALLOWED IF THE MAXIMUM SOIL TEMPERATURE AT A DEPTH OF 25 MM (1 INCH) DOES NOT EXCEED 4.44 DEGREES C (40 DEGREES F) IN ORDER TO PREVENT GERMINATION.

IN SEEDED AREAS WITH SLOPES STEEPER THAN 3:1 AND LENGTHS LESS THAN 15 METERS (50 FEET), INSTALL BIODEGRADABLE EROSION CONTROL BLANKETS UNIFORMLY OVER THE SOIL SURFACE BY HAND WITHIN 24 HOURS AFTER SEEDING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. USE WIDOT URBAN TYPE B OR OWNER APPROVED EQUAL.

IN AREAS WHERE IRRIGATION IS TO BE INSTALLED, CONTRACTOR SHALL WORK IN ZONES TO FINISH GRADE AND INSTALL THE SYSTEM IN ZONES. NOTE- EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SOILS HAVE BEEN STABILIZED WITH SOD OR SEEDED AREAS THAT EXHIBIT MINIMUM OF 70% LAWN VEGETATIVE COVERAGE. IF SILT FENCE HAS TO BE REMOVED TO INSTALL THE IRRIGATION SYSTEM, IT SHALL BE REINSTALLED AT THE END OF EACH WORK DAY OR USE BIO ROLLS TO PROVIDE PROTECTION DURING THE INSTALLATION PROCESS UNTIL LAWN AREAS HAVE SOD AND/OR PLANT BEDS ARE MULCHED.

IN AREAS TO BE SODDED, SILT FENCE CAN BE REMOVED SHORT TERM FOR WORKING, BUT EXPOSED SOIL AREAS SHALL BE SODDED OR EROSION CONTROL MEASURES SHALL BE REINSTALLED AT THE END OF EACH WORK DAY.

NOTE: THE PROJECT'S LANDSCAPE PLAN IS PART OF THE SWPP FOR SOIL STABILIZATION. REFERENCES SHALL BE MADE TO THE APPROVED LANDSCAPE PLAN. AMENDMENTS TO THE LANDSCAPE PLAN SHALL BE APPROVED BY THE OWNER AND DOCUMENTED AS PART OF THE SWPP

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

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

EROSION CONTROL NOTES

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

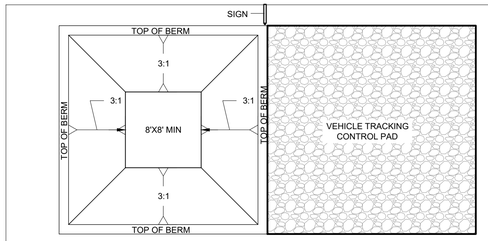
#	DATE	DESCRIPTION

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

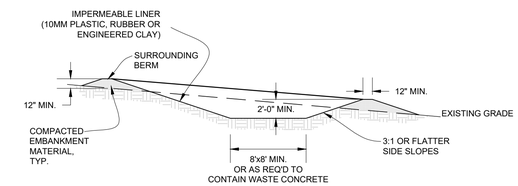
ALL EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED PER WDNR STANDARDS

1 SWP1.2 NOT USED

NOT TO SCALE



PLAN VIEW



TYPICAL SECTION

CONCRETE WASHOUT AREA INSTALLATION NOTES

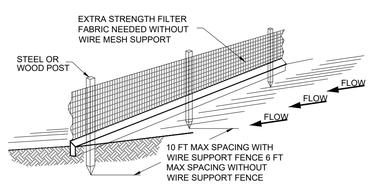
1. SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
4. 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.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

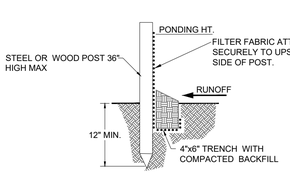
CONCRETE WASHOUT AREA MAINTENANCE NOTES

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

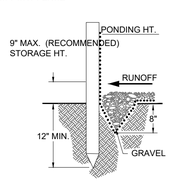
4 SWP1.2 CONCRETE WASHOUT AREA

NOT TO SCALE

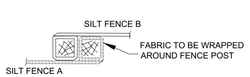




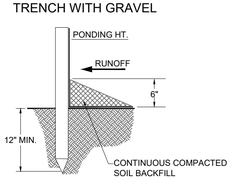
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL



ALTERNATE DETAIL
TRENCH WITH GRAVEL



ROLL JOINTS



ALTERNATE DETAIL
SOIL BACKFILL

CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18".

THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.

THE ENDS OF THE FENCE SHALL BE TURNED UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND/OR THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC. THE FILTER FABRIC SHALL NOT BE SECURED BY SAND BAGS.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

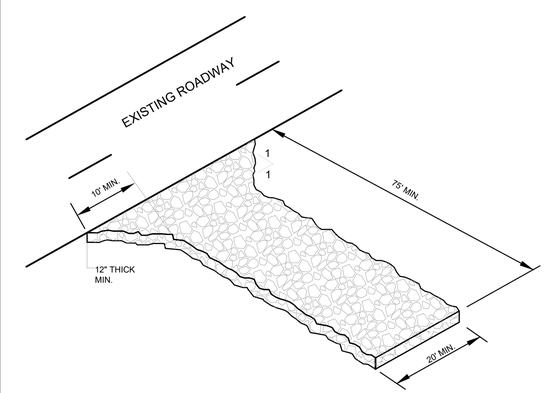
THE REMOVED SEDIMENT SHALL BE VEGETATED OR OTHERWISE STABILIZED.

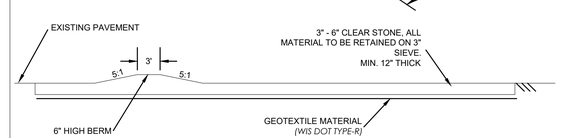
2 SWP1.2 SILT FENCE INSTALLATION DETAILS

NOT TO SCALE

3 SWP1.2 NOT USED

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 SWP1.2 CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

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

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

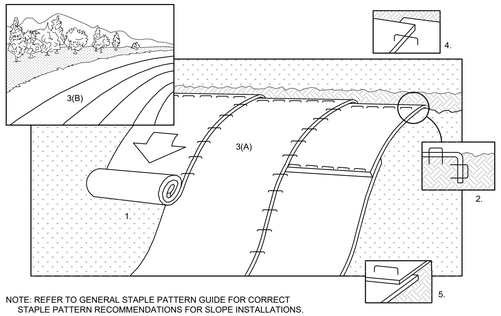
EROSION CONTROL DETAILS

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	SWP 1.2

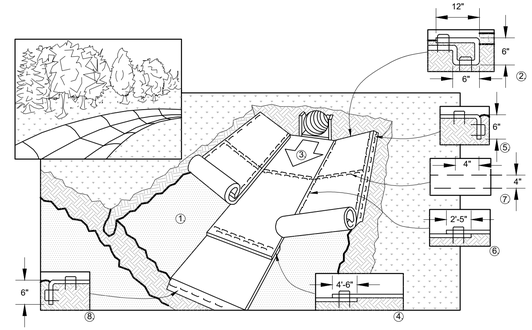


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-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 / SWP1.3 EROSION CONTROL MAT - SLOPE INSTALLATION

NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

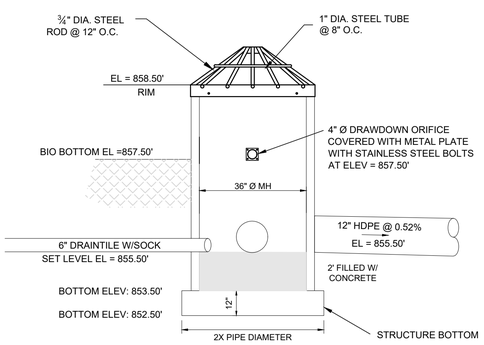
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

3 / SWP1.3 EROSION CONTROL MAT - CHANNEL INSTALLATION

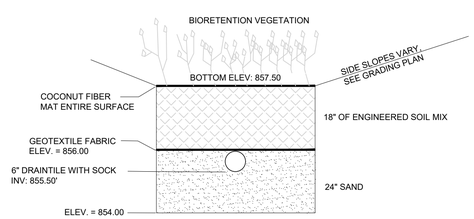
NOT TO SCALE

4 / SWP1.3 NOT USED

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 / SWP1.3 BIO-RETENTION DETAILS

NOT TO SCALE

BIORETENTION 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, THREE INCHES OF HARDWOOD MULCH 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.
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. PLANT SPECIES SHALL BE SELECTED FROM THE FOLLOWING LIST:
   FRORS: MARSH MILKWEED, HEATH ASTER, NEW ENGLAND ASTER, WILD WHITE INDIGO, SPOTTED JOE PYE WEED, 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, WOOL GRASS, INDIAN GRASS, PRAIRIE CORD GRASS.
8. 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.
9. 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.
10. PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
11. UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
12. 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.
13. UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
14. 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 / SWP1.3 NOT USED

NOT TO SCALE

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

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	SWP 1.3

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.

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

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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

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. (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.)		

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 = 118	118
GROSS FLOOR AREA	11,110 SF	5 PER 1,000 SF = 56	56
STREET FRONTAGE TERMINAL ROAD	517 LF	20 PER 100 LF = 103	180
STREET FRONTAGE US HWY 51	467 LF	20 PER 100 LF = 93	95
PAVED AREA	96,215 SF	40 PER 10,000 SF = 385	410
TOTAL POINTS		755	859

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.)

Group A

Common Name	Botanical Name	Percentage
Joe Pye Weed*	*Eupatorium maculatum*	16
Symphyotrichum 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
Wool Grass	*Scirpus cyperinus*	14
		100

Group B

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

Group C

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

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

5 6 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%)

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P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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LANDSCAPE NOTES

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

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DRAWN BY	A. MEESSMANN / B. KOWALSKI
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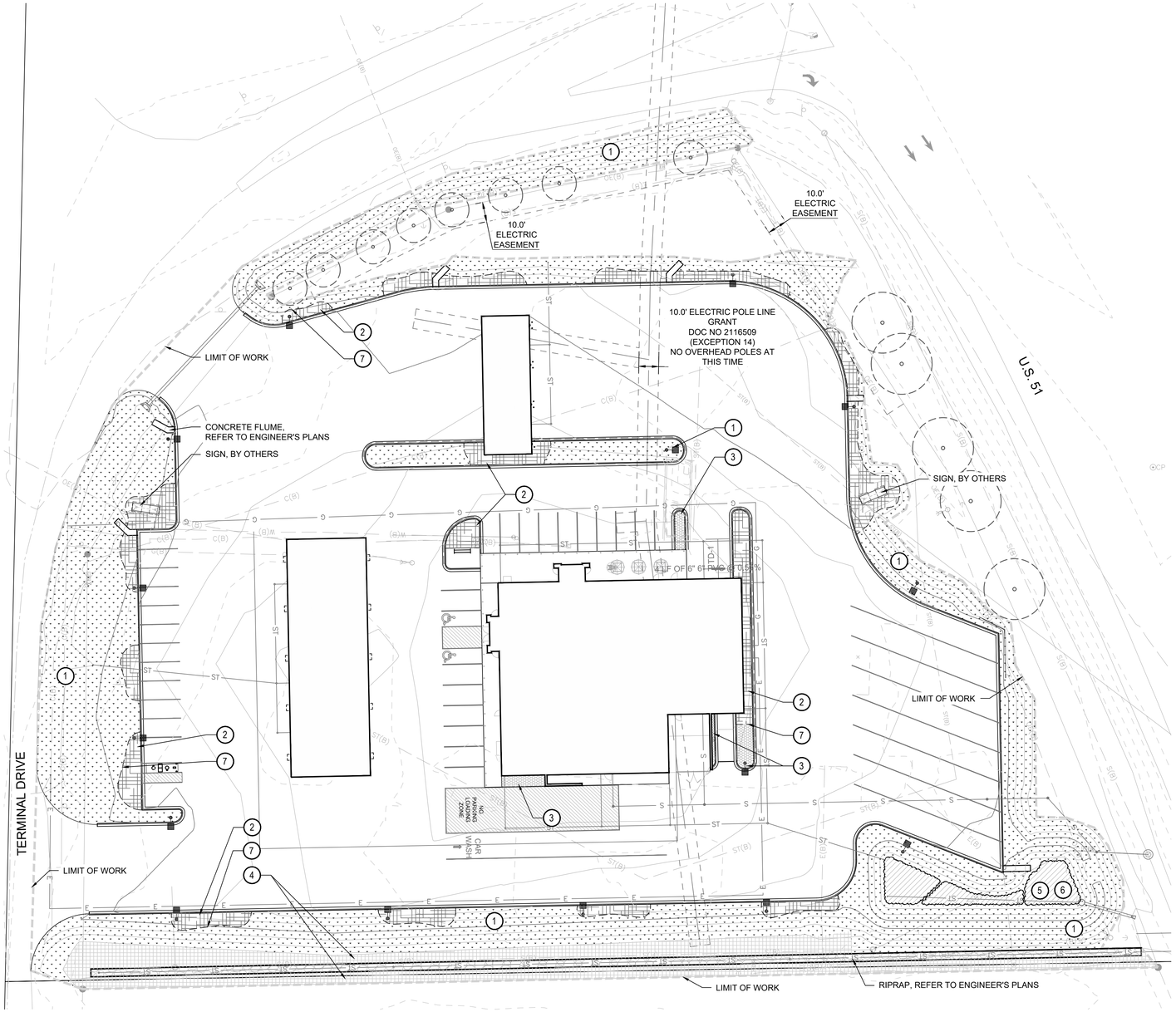

MULCH, SOD, AND SEED PLAN

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

1. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE 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 GROUNDCOVER 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.
3. ROCK MULCH SHALL BE "CANADIAN PEBBLES" AT A 3" DEPTH PROVIDED BY MADISON BLOCK & STONE (608.249.5633) OR APPROVED EQUAL.
4. "SPEEDY GREEN" TURF SEED PROVIDED BY DEER CREEK SEED CO. (877.247.3736) OR APPROVED EQUAL.
5. BIORETENTION PLANTINGS SHALL BE SOURCED FROM AGRECOL (608.223.3571) OR APPROVED EQUAL. REFER TO PLANT SCHEDULE FOR MIX.
6. BIORETENTION PLANTINGS SHALL BE INSTALLED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD CODE 1004 (BIORETENTION FOR INFILTRATION).
7. 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
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

0 20 60
SCALE: 1" =30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=30'

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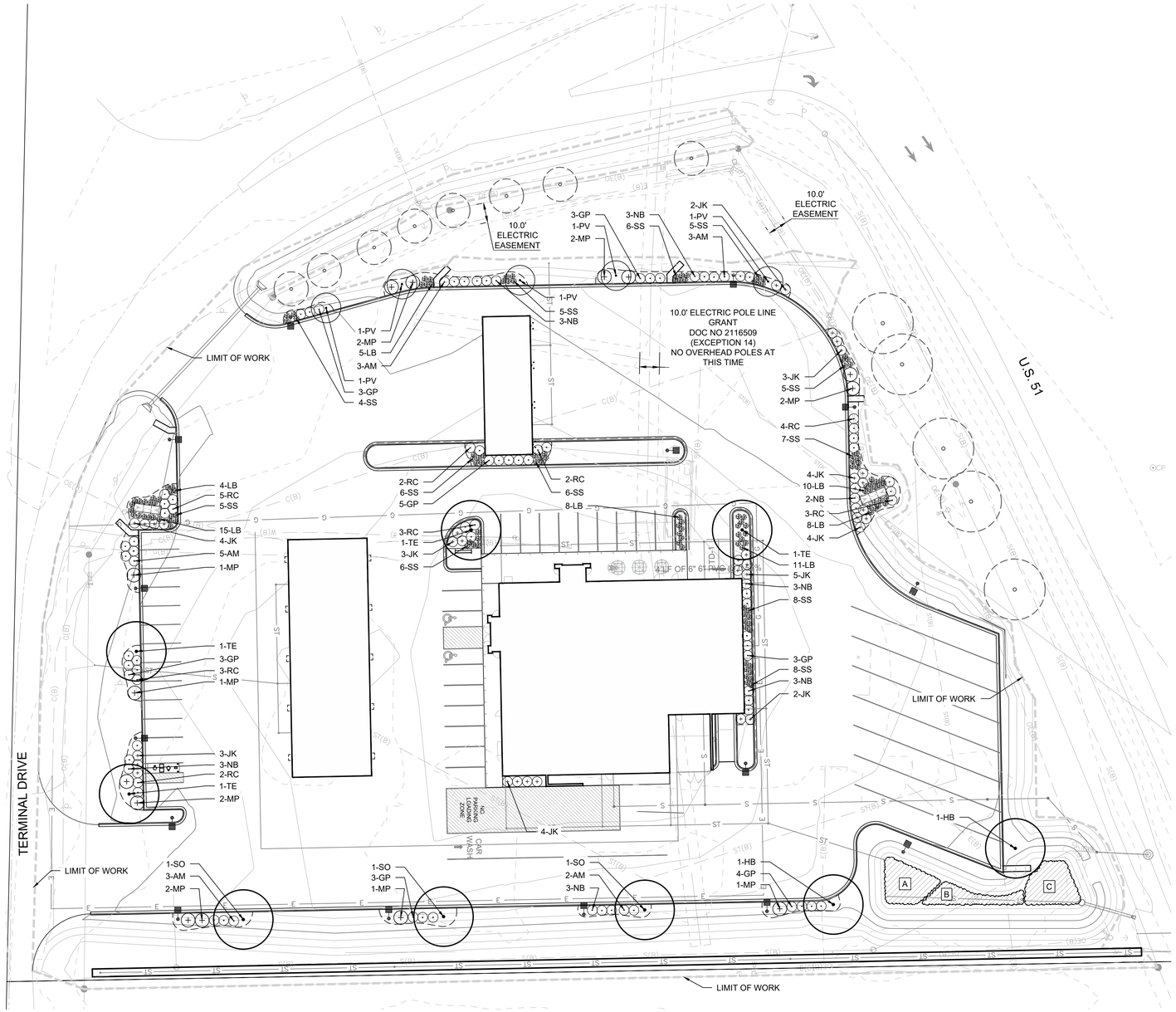

PLANTING PLAN

LANDSCAPE LEGEND

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- LIMIT OF WORK
- CANOPY TREE
- LOW DECIDUOUS TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- 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

LANDSCAPE CONSTRUCTION NOTES

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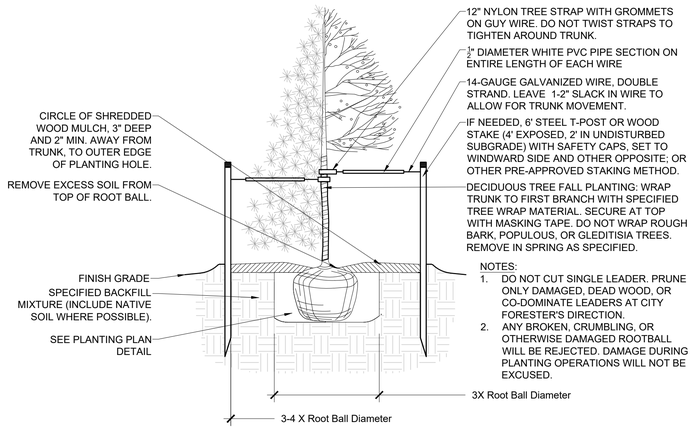
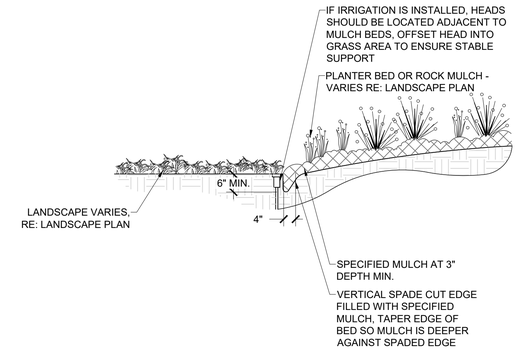


NOTES:
1. DO NOT CUT SINGLE LEADER. PRUNE ONLY DAMAGED, DEAD WOOD, OR CO-DOMINATE LEADERS AT CITY FORESTER'S DIRECTION.
2. ANY BROKEN, CRUMBLING, OR OTHERWISE DAMAGED ROOTBALL WILL BE REJECTED. DAMAGE DURING PLANTING OPERATIONS WILL NOT BE EXCUSED.

1 TREE PLANTING

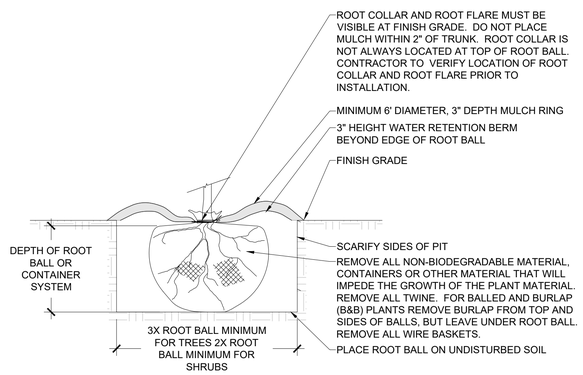
SCALE: 1/2" = 1'-0"



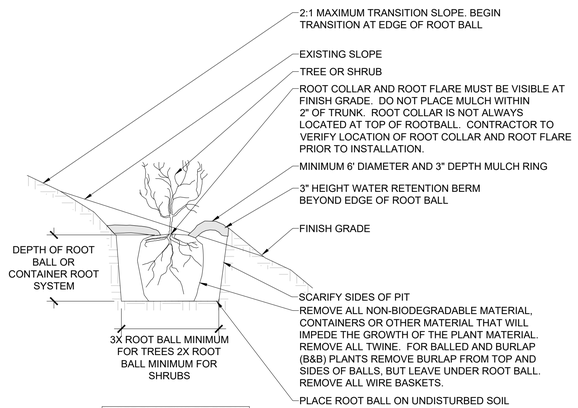
NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

2 SPADE CUT EDGE

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



TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL

3 PLANTING PIT

NO SCALE

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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

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

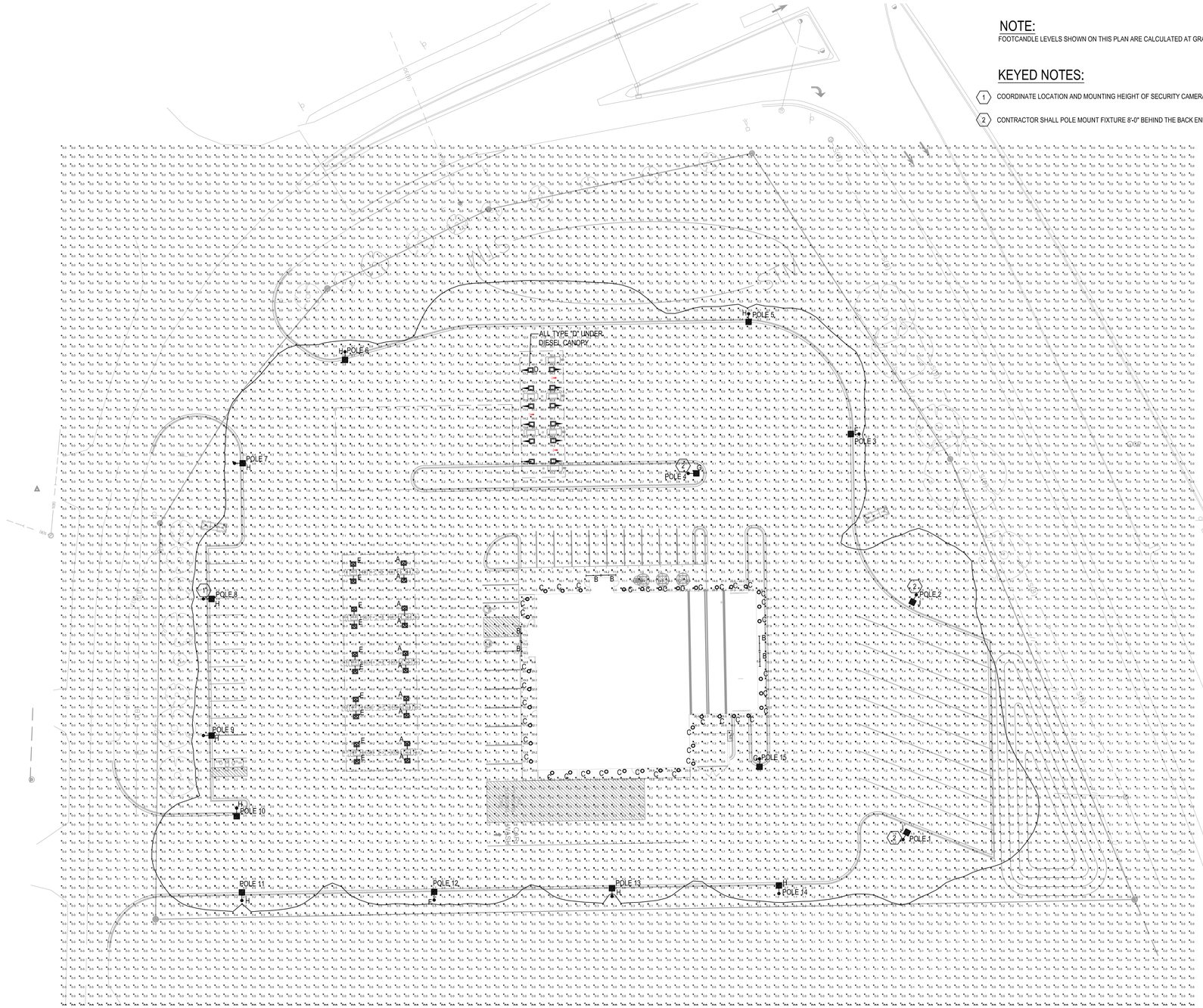
LANDSCAPE DETAILS

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



PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

NOTE:

FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.

KEYED NOTES:

1. COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
2. CONTRACTOR SHALL POLE MOUNT FIXTURE 8'-0" BEHIND THE BACK END OF CURB.

CALCULATION STATISTICS

AVERAGE: 3.0
MAXIMUM: 89.5
MINIMUM: 0.0

FIXTURE QUANTITIES

A - 10
B - 6
C - 40
D - 12
E - 10
F - 2
G - 2
H - 9
J - 2

PROVIDE (13) 15' POLES AND (2) 27' POLES.

FIXTURE SYMBOLS:

A, D & E — LED LIGHT MOUNTED UNDER FUEL CANOPIES

B — LED STRIP LIGHT MOUNTED IN GABLE

C — RECESSED LED DOWNLIGHT

F, G, H & J — POLE MOUNTED LED FIXTURE

FIXTURE TYPES:

A - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT
MOUNTED UNDER GAS CANOPY
MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING AT STORE FRONT.

B - LED STRIP LIGHT MOUNTED IN GABLE
LITHONIA -TZL1N-L96-10000LM-FST-MVOLT

C - RECESSED LED DOWNLIGHT
GOTHAM EVO-35/30-8AR-WD-120-TRW

D - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-BLK
MOUNTED UNDER DIESEL CANOPY
MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

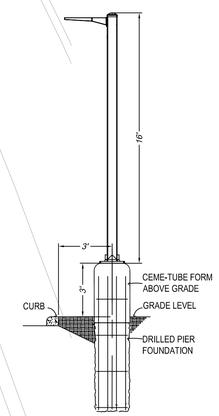
E - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT
MOUNTED UNDER GAS CANOPY

F - LSI LIGHTING: MRS-LED-12L-SIL-3-UNV-50-70CRI-WHT-IL

G - LSI LIGHTING: MRS-LED-12L-SIL-FT-UNV-50-70CRI-WHT

H - LSI LIGHTING: MRS-LED-12L-SIL-FT-UNV-50-70CRI-WHT-IL

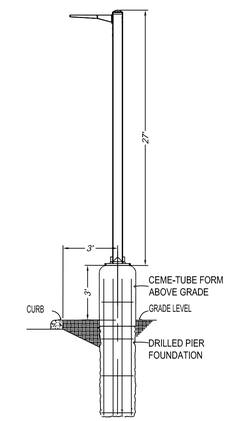
J - LSI LIGHTING: MRM-LED-12L-SIL-FT-UNV-50-70CRI-WHT



LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

DETAIL APPLIES TO POLES 3 THRU 15



LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

DETAIL APPLIES TO POLES 1 & 2

2021-0195.43

GRAEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

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

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608-838-0444

PHOTOMETRIC SITE PLAN

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	DLC
SCALE	NOTED
PROJ. NO.	121.0866.30
DATE	SEPTEMBER 30, 2021
SHEET	E 1.0

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
BLKG	BLOCKING	MO	MASONRY OPENING
BR	BRICK	MAX	MAXIMUM
BLDG	BUILDING	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
CPT	CARPET	PLAM	PLASTIC LAMINATE
CLG	CEILING	PL	PLATE
CLK	CAULK	PLBG	PLUMBING
CLR	CLEAR	PLYWD	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		
CJ	CONTROL JOINT	REQ'D	REQUIRED
COORD	COORDINATE	R	RISERS
CRPT	CARPET	RD	ROOF DRAIN
CY	CUBIC YARD	RFG	ROOFING
DBL	DOUBLE	RFS	ROOM FINISH SCHEDULE
DET	DETAIL	RM	ROOM
DIA	DIAMETER	SCHED	SCHEDULE
DIAG	DIAGONAL	S	SEALED
DIM	DIMENSION	SIM	SIMILAR
DIST	DISTANCE	SC	SOLID CORE
DN	DOWN	S.SURF	SOLID SURFACE
DRS	DOORS	SPEC	SPECIFICATION
DS	DOWNSPOUT	ST	STAIN
E/WC	ELECTRIC WATER CHILLER	SS	STAINLESS STEEL
ELECT	ELECTRICAL	STRUCT	STRUCTURE OR STRUCTURAL
EL	ELEVATION	SW	SITE WASTE
ELEV	ELEVATOR	TBD	TACKBOARD
EP	EPOXY PAINT	TEMP	TEMPERED
EQUIP	EQUIPMENT	TERR T	TERRAZZO TILE
EXIST	EXISTING	T&G	TONGUE & GROOVE
EPS	EXPANDED POLYSTYRENE	T/	TOP OF
EXP	EXPOSED	TP	TOILET PARTITION
EXT	EXTERIOR	TR	TREADS
EIFS	EXTERIOR INSULATION FINISH SYSTEM	TYP	TYPICAL
		UNFIN	UNFINISHED
FV	FIELD VERIFY	VB	VAPOR BARRIER
FIN	FINISH	VERT	VERTICALLY
FE	FIRE EXTINGUISHER	VCT	VINYL COMPOSITION TILE
FL	FLOOR	VWC	VINYL WALL COVERING
FD	FLOOR DRAIN	VB	VINYL BASE
FTG	FOOTING	WWF	WELDED WIRE FABRIC
FDN	FOUNDATION	WDW	WINDOW
GEN	GENERAL	W/	WITH
GC	GENERAL CONTRACTOR	WD	WOOD
GL	GLASS OR GLAZING		
GFCMU	GROUND FACE CMU		

SYMBOL LEGEND

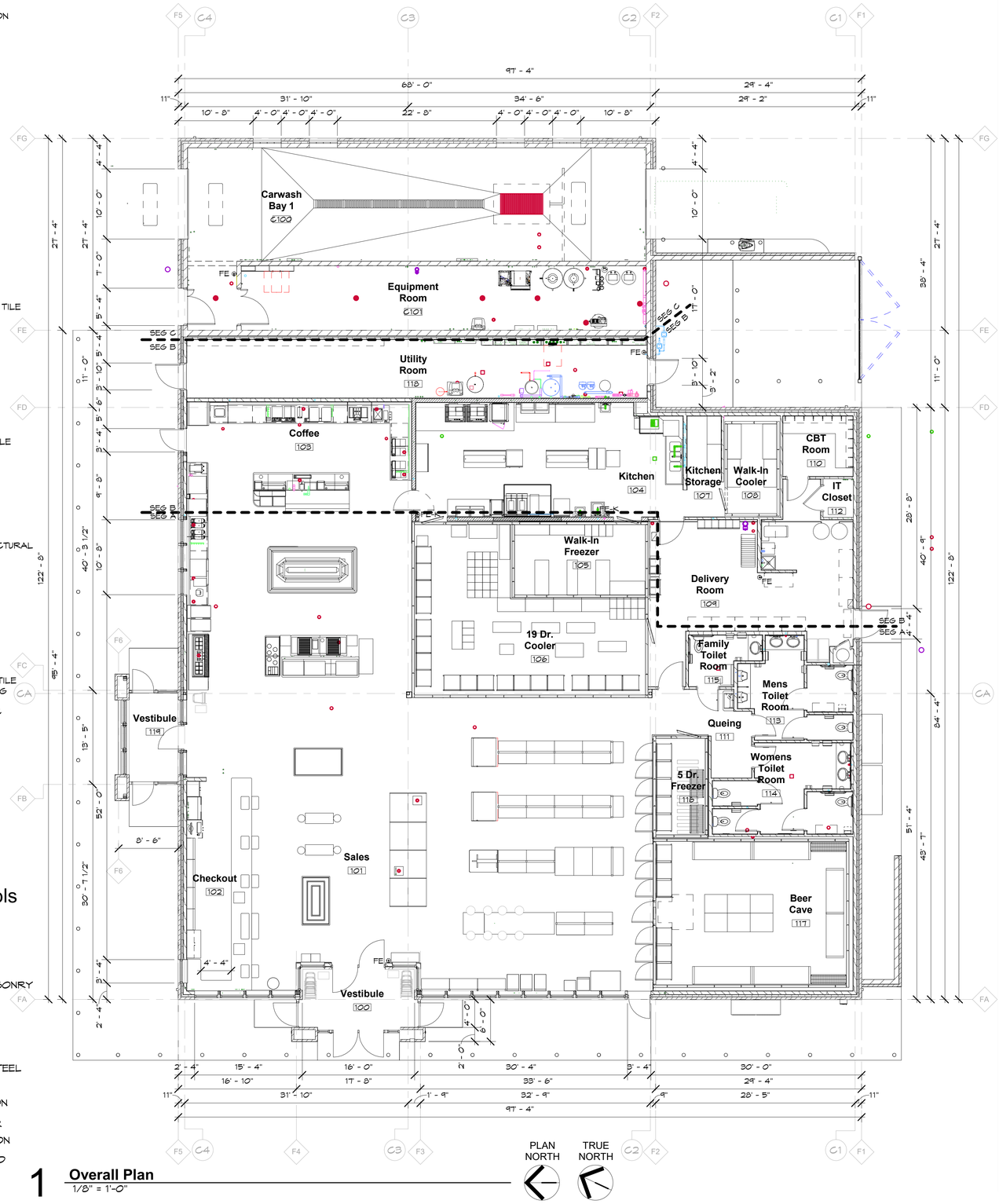
- SEG A / SEG B — MATCH LINE
- F1 — GRID LINE - FACE OF BRICK VENEER & FOUNDATION WALL
- CA — GRID LINE - CENTER OF STEEL

Graphic Symbols

- Room name / 101 — ROOM TAG
- 1 / A101 — SECTION CALLOUT
- A101 — ELEVATION CALLOUT
- 1 / A101 — DETAIL CALLOUT
- 0 — DOOR NUMBER
- CW- — CURTAIN WALL TYPE
- A1 — WALL TYPE
- VERTICAL WORKING POINT ELEVATION
- 1 — REVISION INDICATOR
- 0 — 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 TAPPERED 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

1. AIR & VAPOR BARRIER SPRAY @ ALL EXTERIOR WALLS. SEE SPEC & DETAIL
2. AIR BARRIER AT KNEE WALL WITHIN TRUSS SPACE, BETWEEN STORE AND ATTIC IS 4" CLOSED CELL SPRAY FOAM OVER GYPSUM BOARD THERMAL BARRIER.
3. SEAL ALL UTILITY PENETRATIONS TO AIR BARRIER.
4. SEAL ALL WINDOW AND DOOR FRAMES.
5. 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 POLYISOSANUATE 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 DOOR & FRAME: U = 0.500
OVERHEAD POLYCARBONATE DOORS: U = .260 (INCLUDES VINYL & AIR FILMS)

VANTAGE ARCHITECTS INC
750 N. Third Street
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.

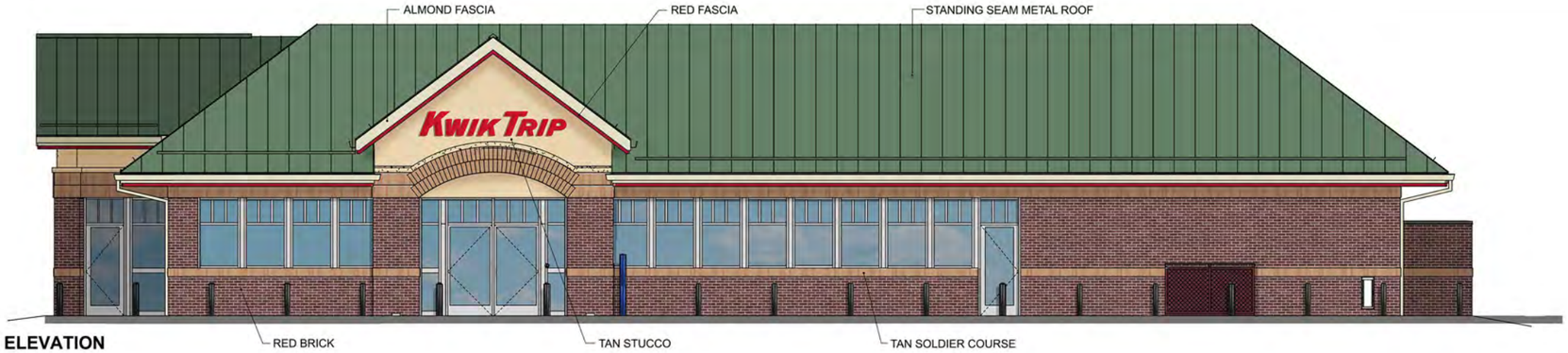
JOB #:	1081.460
DATE:	07.02.2021
DRAWN BY:	Author
TYPE:	CD Set

REVISIONS

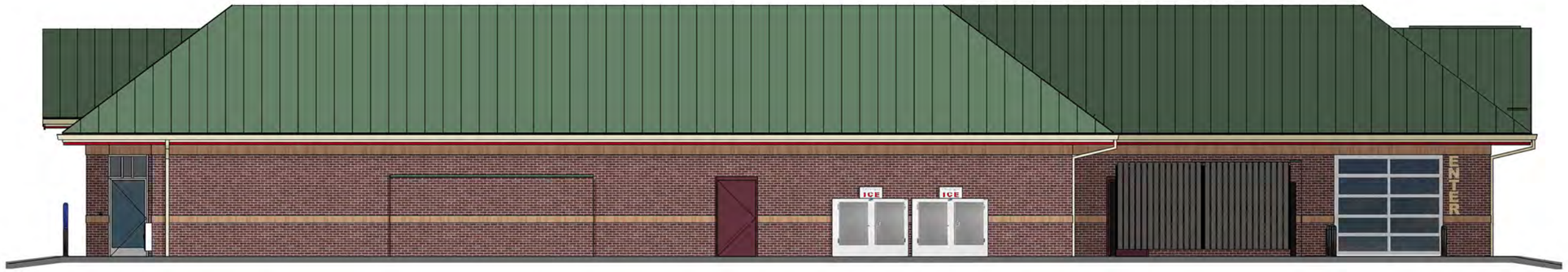
NO.	DATE

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

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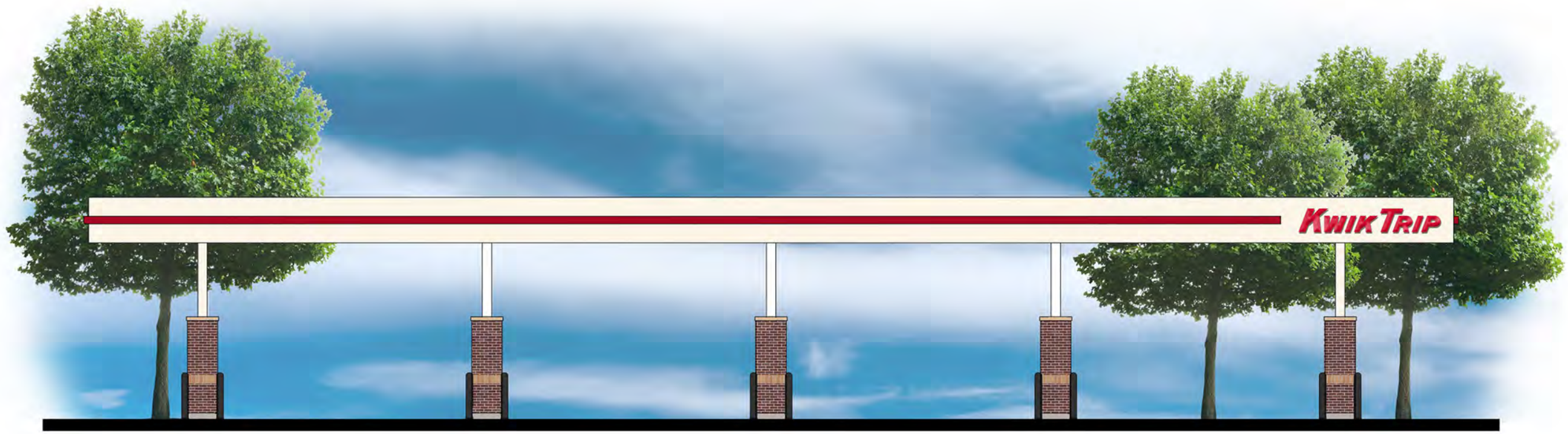

1 FRONT ELEVATION

2 SIDE ELEVATION

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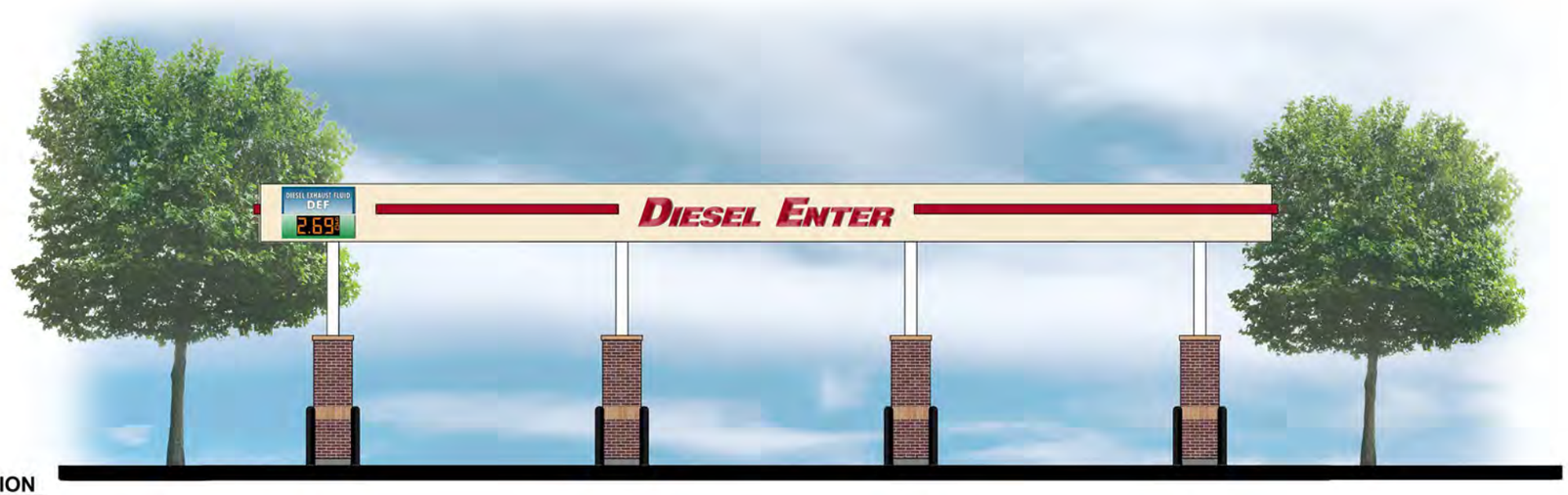
10 MPD



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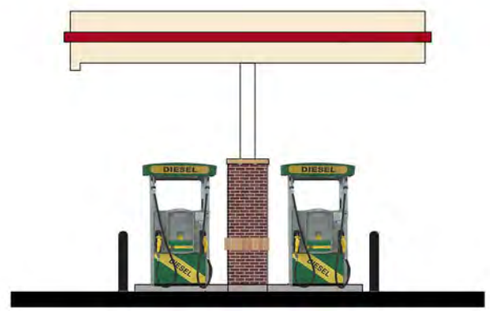
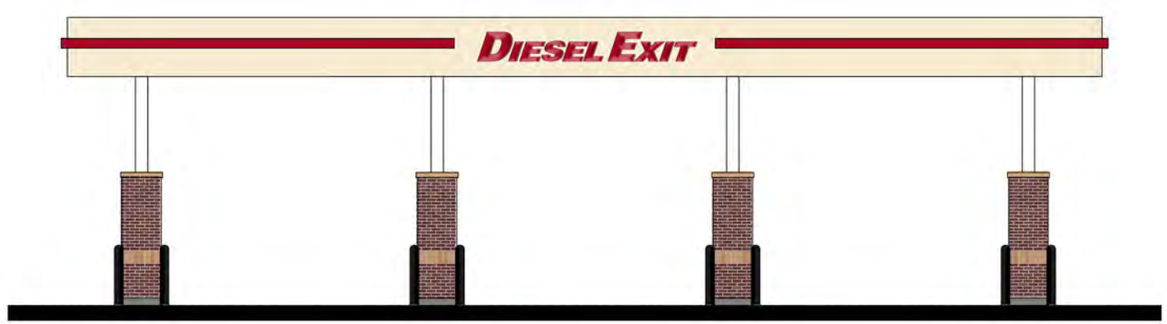


2 SIDE ELEVATION



3 REAR ELEVATION

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KWIK STAR

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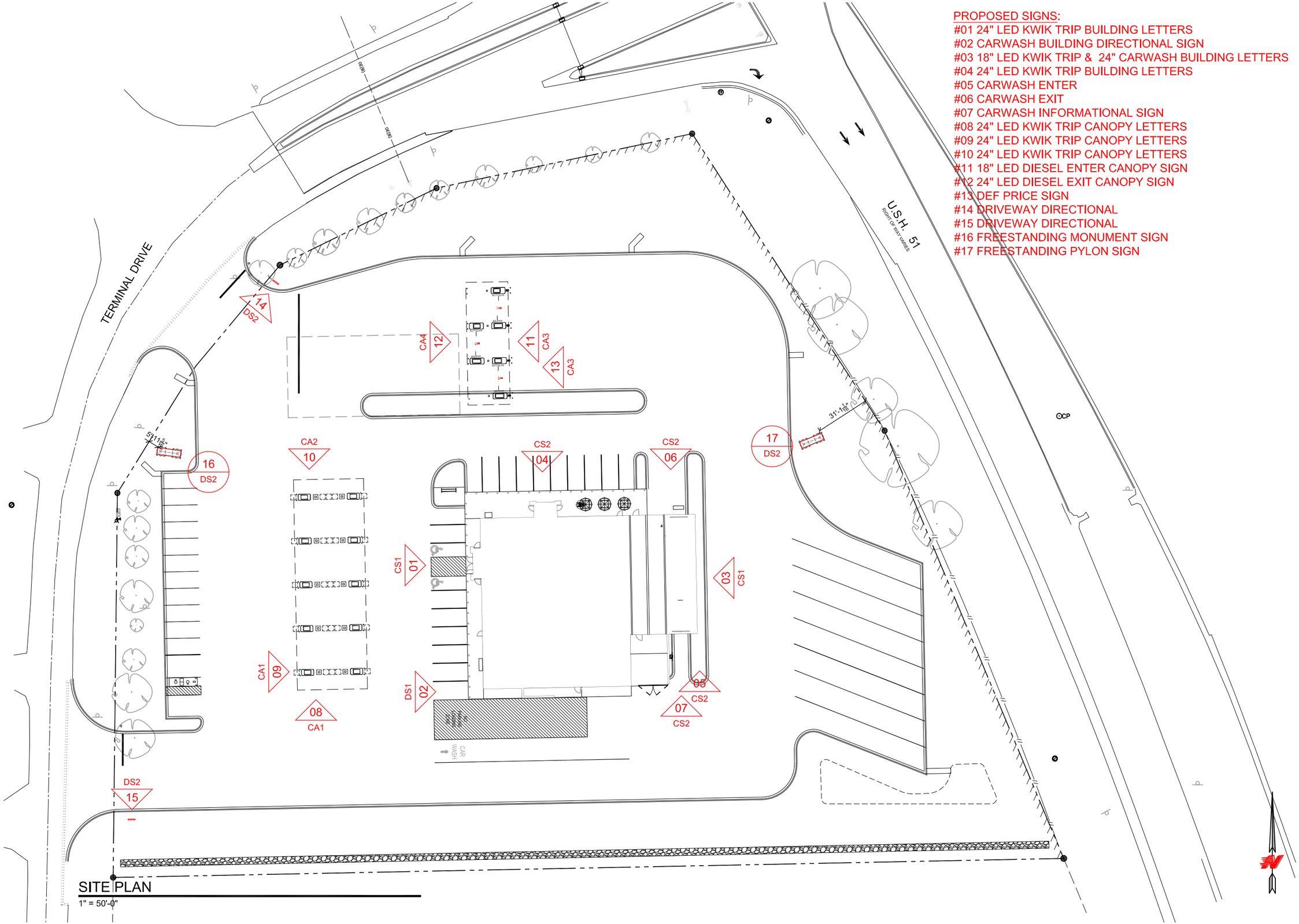
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

3 LANE DIESEL

PROPOSED SIGNS:
#01 24" LED KWIK TRIP BUILDING LETTERS
#02 CARWASH BUILDING DIRECTIONAL SIGN
#03 18" LED KWIK TRIP & 24" CARWASH BUILDING LETTERS
#04 24" LED KWIK TRIP BUILDING LETTERS
#05 CARWASH ENTER
#06 CARWASH EXIT
#07 CARWASH INFORMATIONAL SIGN
#08 24" LED KWIK TRIP CANOPY LETTERS
#09 24" LED KWIK TRIP CANOPY LETTERS
#10 24" LED KWIK TRIP CANOPY LETTERS
#11 18" LED DIESEL ENTER CANOPY SIGN
#12 24" LED DIESEL EXIT CANOPY SIGN
#13 DEF PRICE SIGN
#14 DRIVEWAY DIRECTIONAL
#15 DRIVEWAY DIRECTIONAL
#16 FREESTANDING MONUMENT SIGN
#17 FREESTANDING PYLON SIGN



SITE PLAN
1" = 50'-0"

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

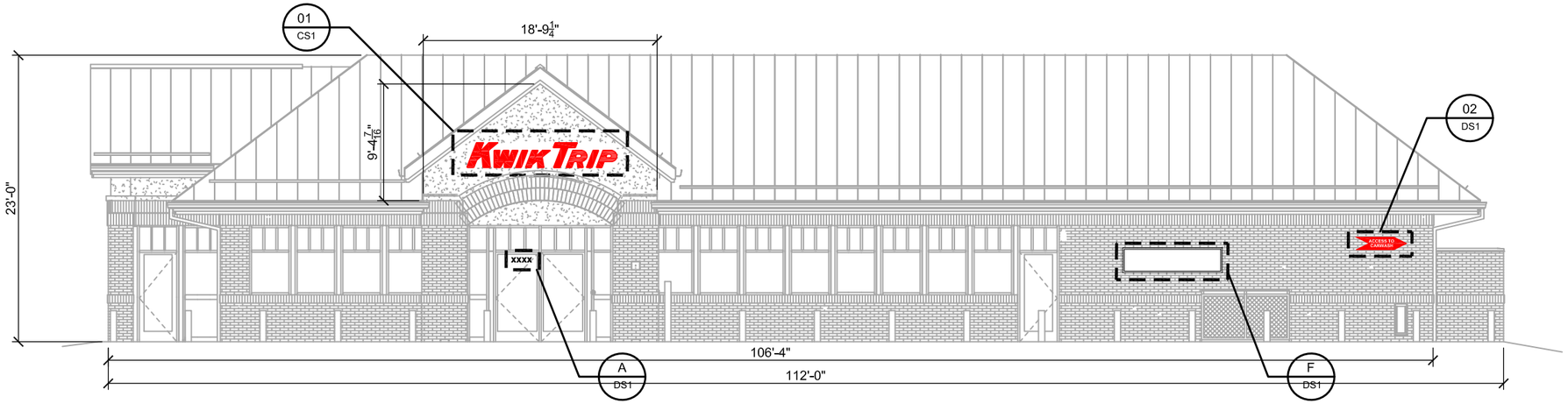
SITE PLAN

CONVENIENCE STORE #1210
w/ ATTACHED CW & SIDE DIESEL

51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

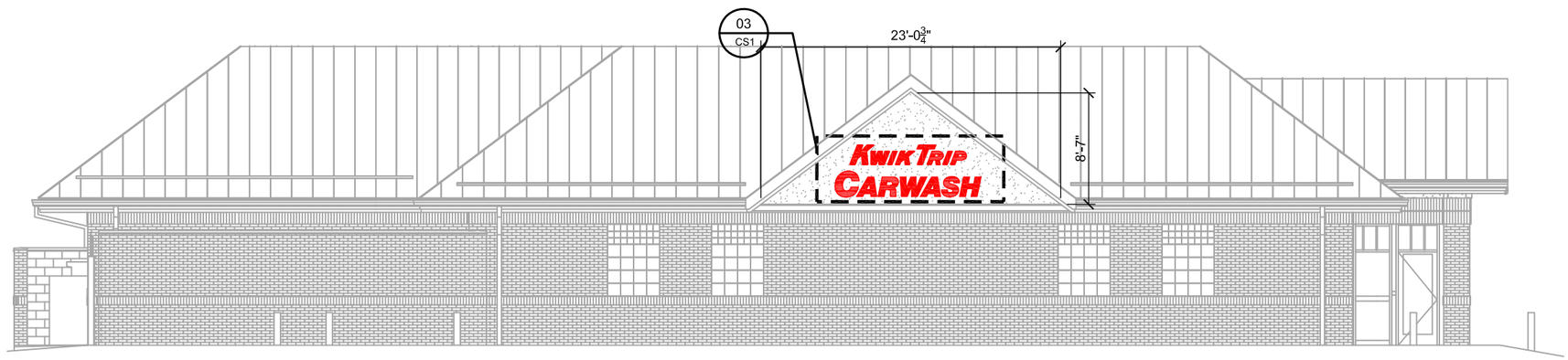
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	SP1



STORE ELEVATION

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

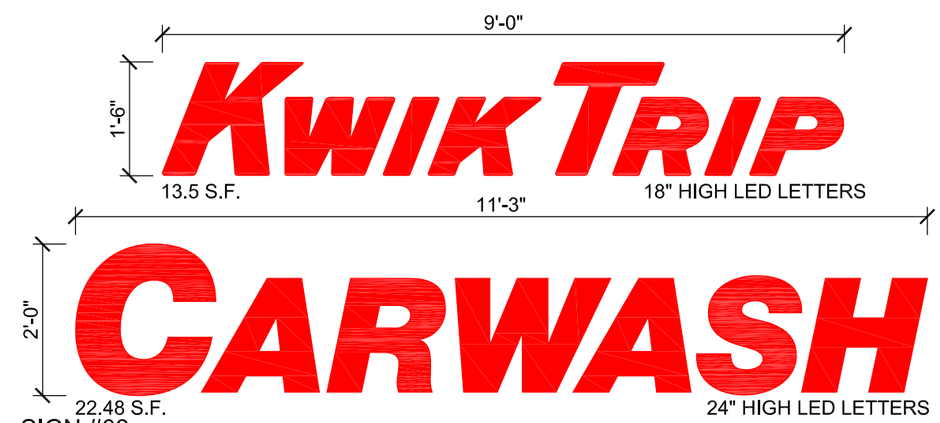


STORE ELEVATION

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

LOGO DETAIL - SIGN #01

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



LOGO DETAIL - SIGN #03

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

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

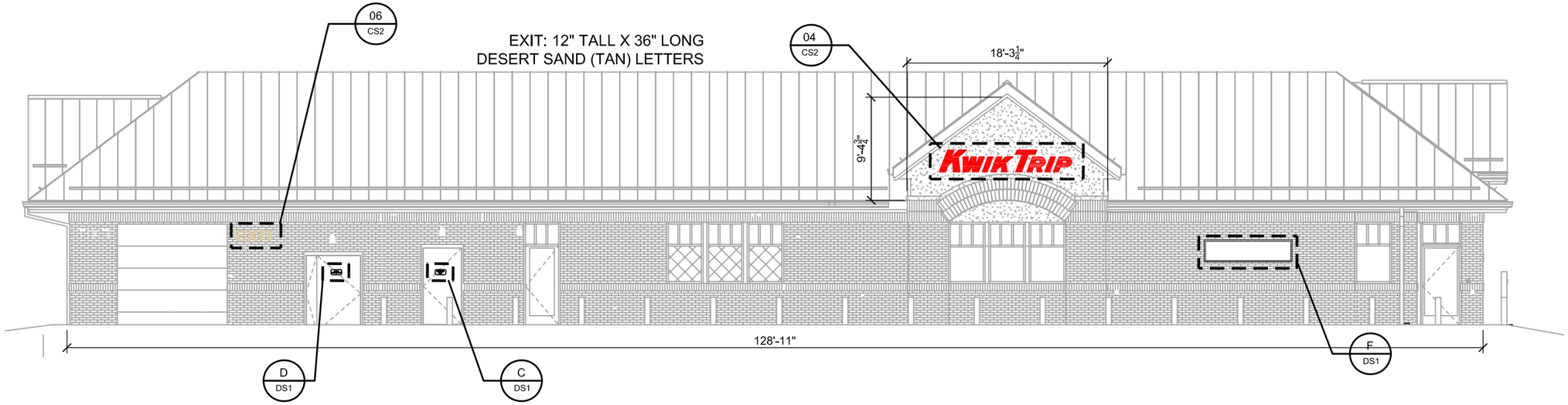
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1210
w/ ATTACHED CW & SIDE DIESEL

51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

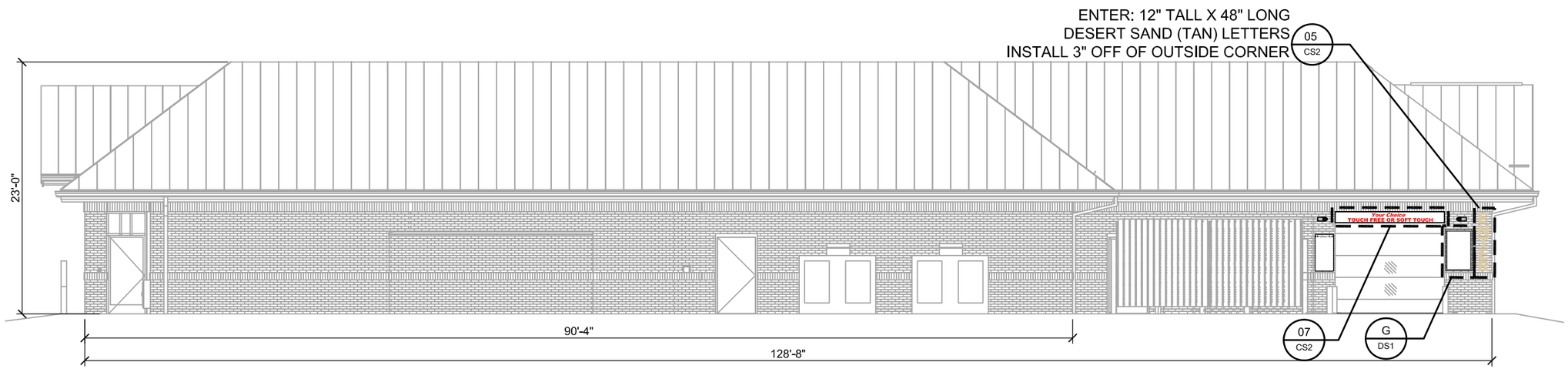
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	CS1



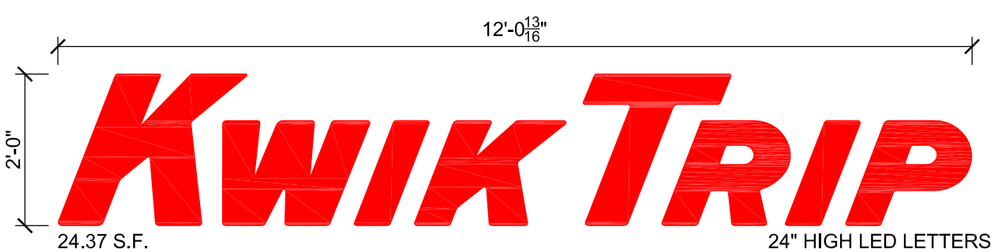
STORE ELEVATION

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



STORE ELEVATION

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



LOGO DETAIL - SIGN #04

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

Your Choice
TOUCH FREE OR SOFT TOUCH

NON-LIT INFORMATIONAL SIGN
RED VINYL ON WHITE ALUMINUM
1'-0"H X 10'-0"W = 10.0 SQ FT

INFORMATIONAL SIGN #07

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

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

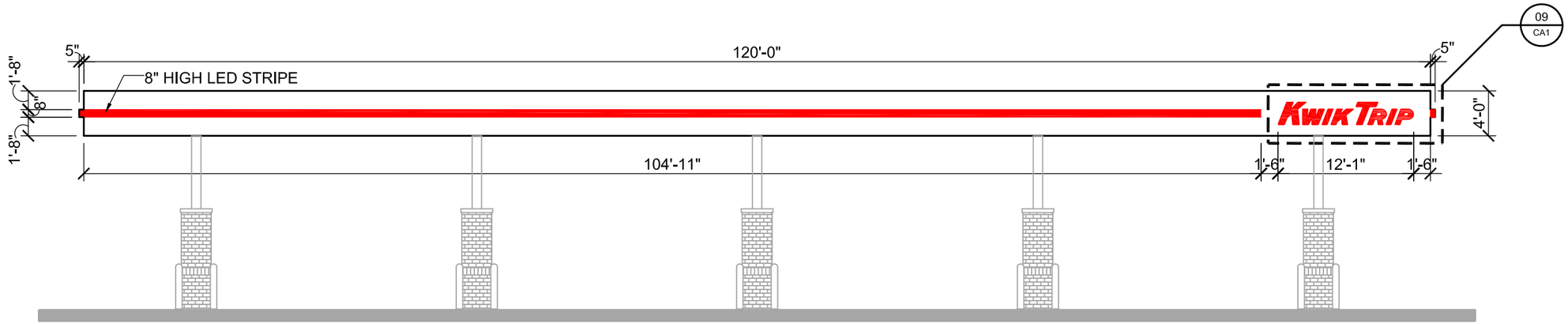
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1210
w/ ATTACHED CW & SIDE DIESEL

51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

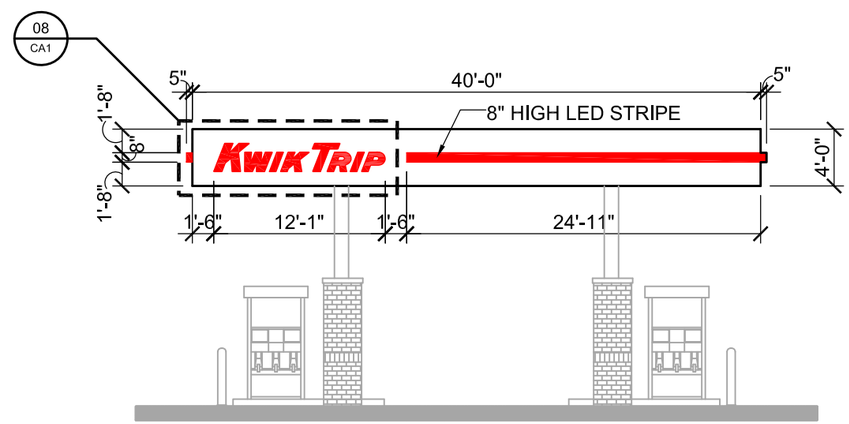
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	CS2



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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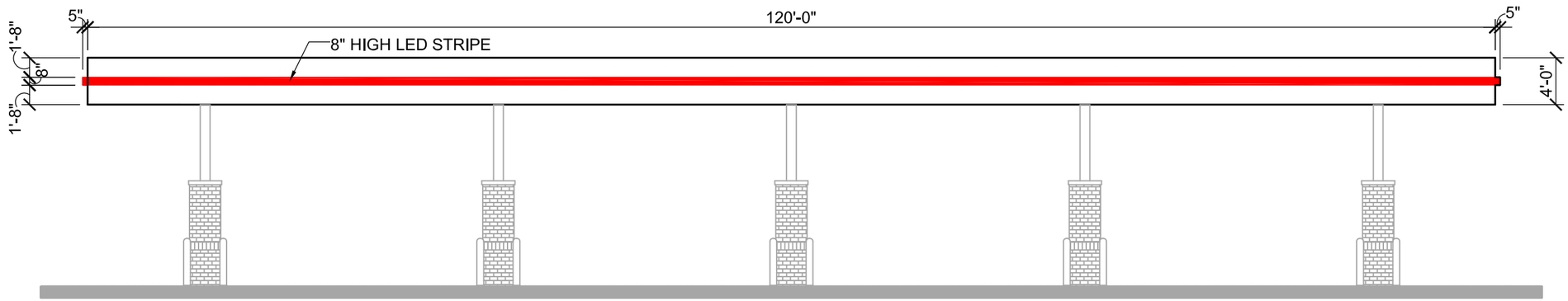
CANOPY SIGNAGE

CONVENIENCE STORE #1210
w/ ATTACHED CW & SIDE DIESEL

51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

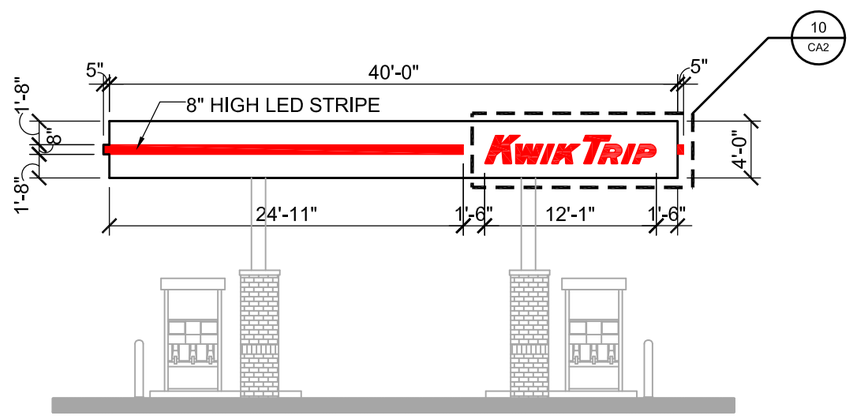
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	CA1



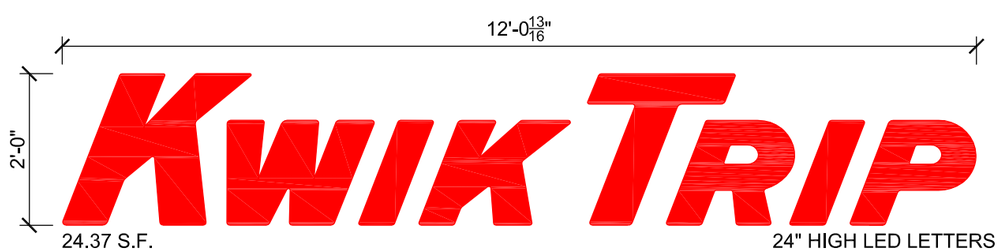
CANOPY ELEVATION

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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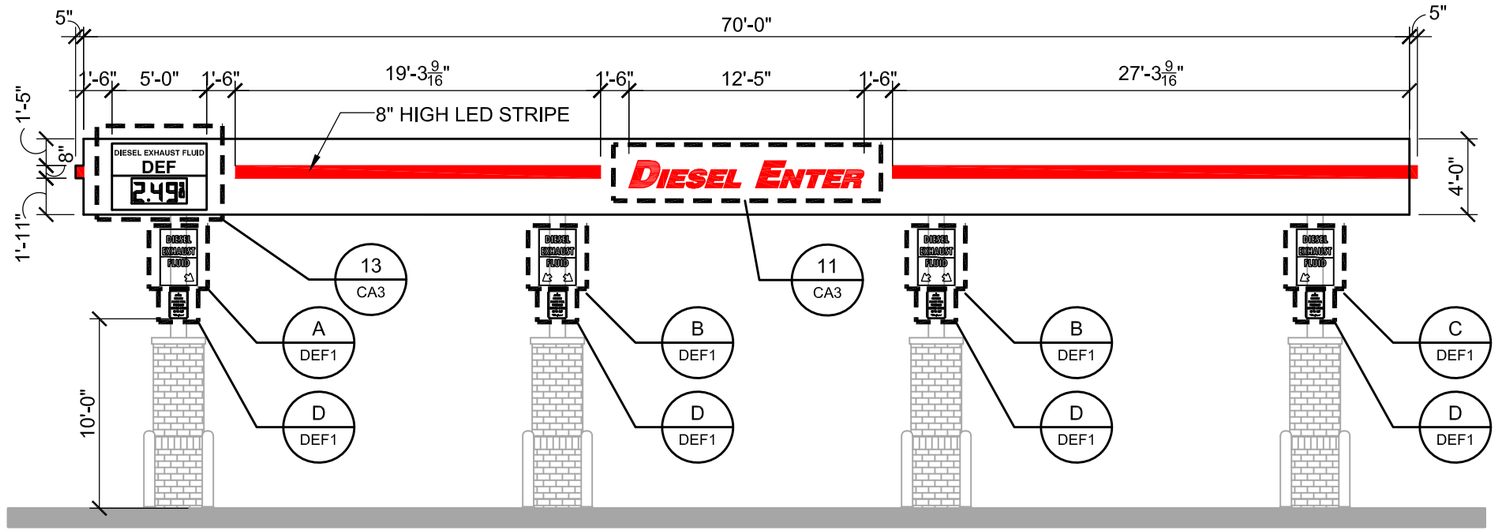
CANOPY SIGNAGE

CONVENIENCE STORE #1210
w/ ATTACHED CW & SIDE DIESEL

51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

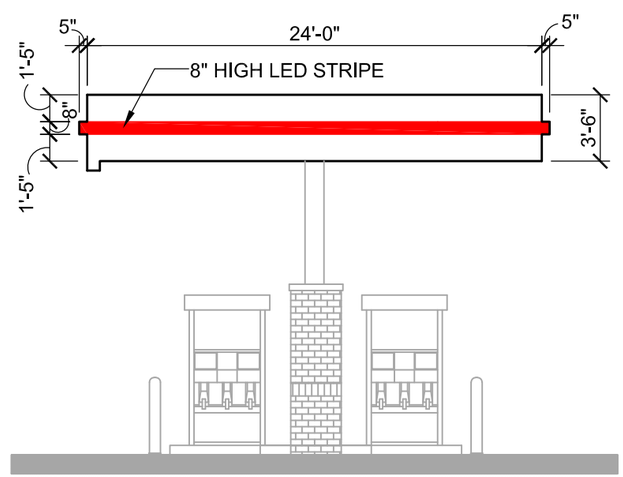
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	CA2



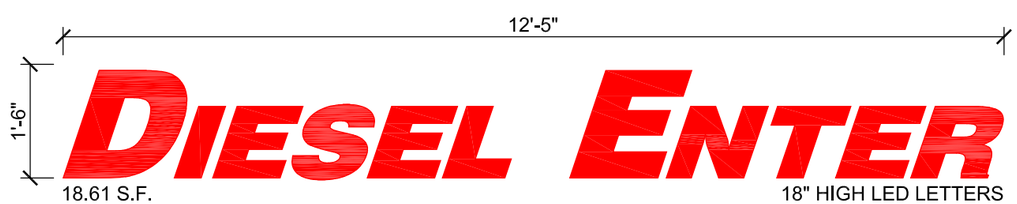
CANOPY ELEVATION

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



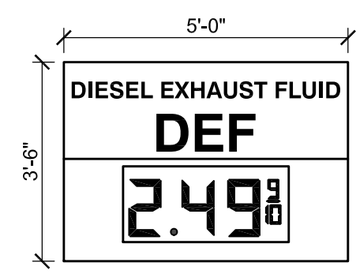
CANOPY ELEVATION

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



LOGO DETAIL - SIGN #11

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



DEF DETAIL - SIGN #13

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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FAX (608) 781-8960

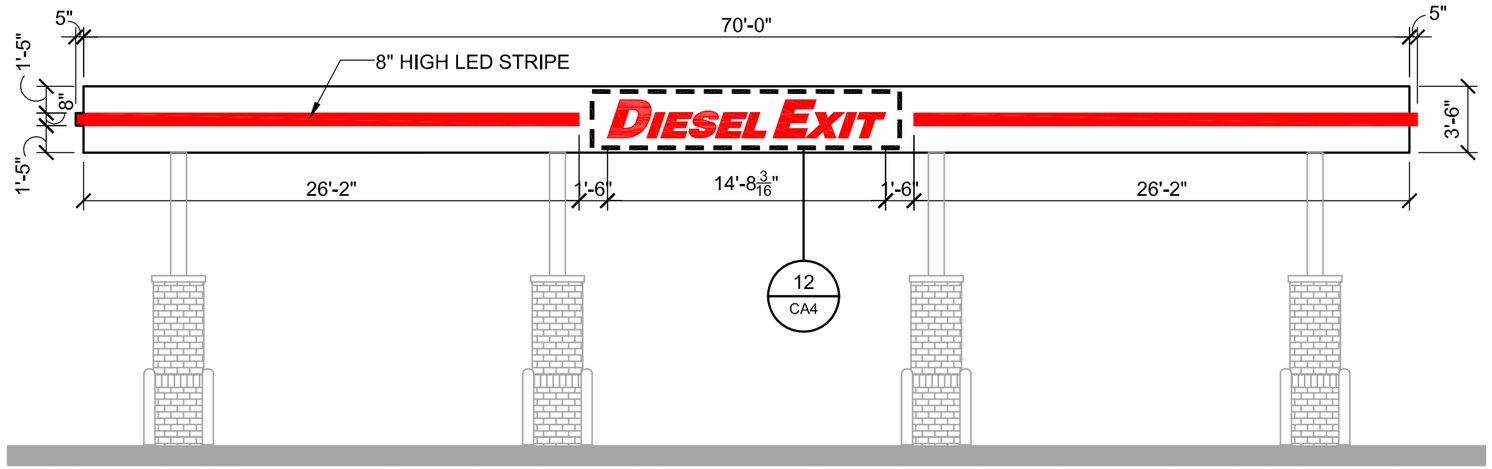
CANOPY SIGNAGE

CONVENIENCE STORE #1210
w/ ATTACHED CW & SIDE DIESEL

51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

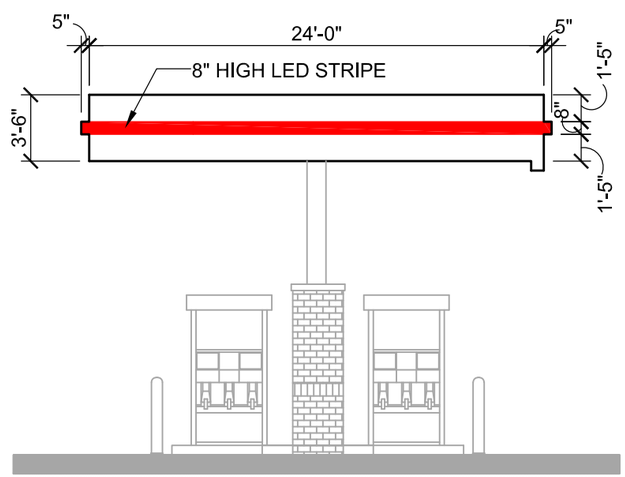
#	DATE	DESCRIPTION

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



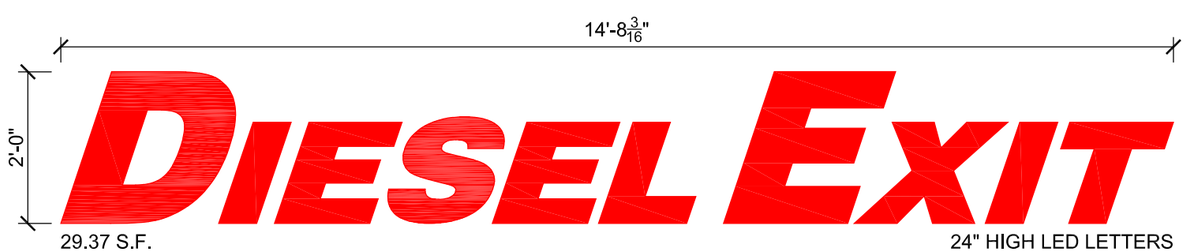
CANOPY ELEVATION

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

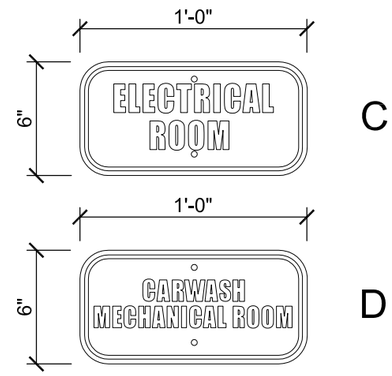
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	CA4

5" WHITE VINYL ADDRESS LETTERS
ON GLASS DOOR AS SHOWN ABOVE
(VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)

ADDRESS SIGN A

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



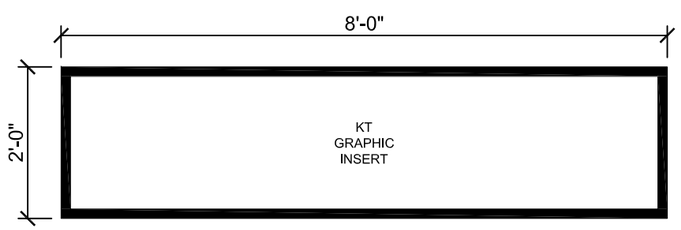
INFORMATIONAL SIGNS C & D

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

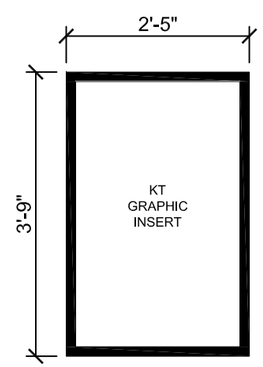
GENERAL SPECIFICATIONS

ROOM SIGNS
Qty: 3 total (different copy on each)
Size: per art
Material: white sign blank
Finish: cut vinyl

Install along with various signs for same site, crew to give to KT trim guys to install.



"SIGN F"
BLACK ALUMINUM FRAME



"SIGN G"
BLACK ALUMINUM
FRAME

INFORMATIONAL SIGNS F & G

SCALE: 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"

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DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1210
w/ ATTACHED CW & SIDE DIESEL

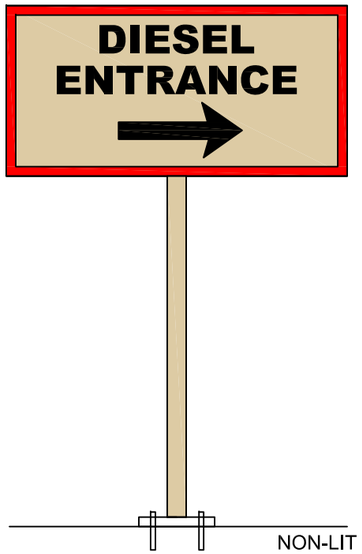
51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

#	DATE	DESCRIPTION

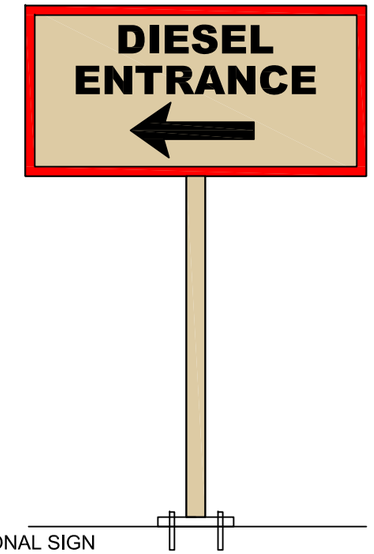
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	DS1

DOUBLE SIDED DIRECTIONAL SIGN

SOUTH SIDE



NORTH SIDE



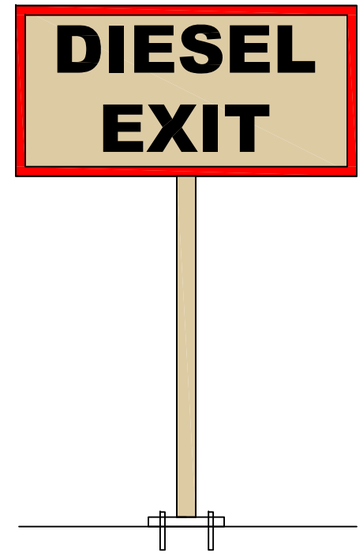
NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

DIRECTIONAL SIGN #14

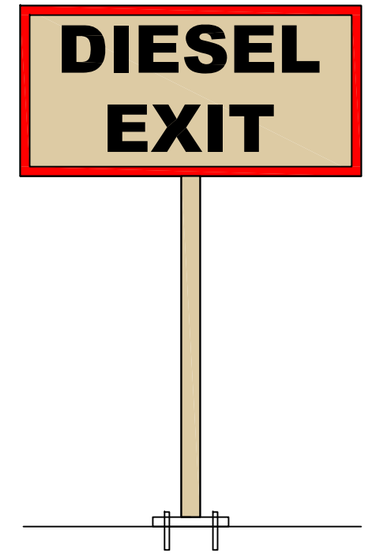
SCALE: 3/4" = 1'-0"

DOUBLE SIDED DIRECTIONAL SIGN

SOUTH SIDE



NORTH SIDE



NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-6"H X 3'-0"W X 4'-6"T= 4.50 SQ FT

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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P.O. BOX 2107
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FAX (608) 781-8960

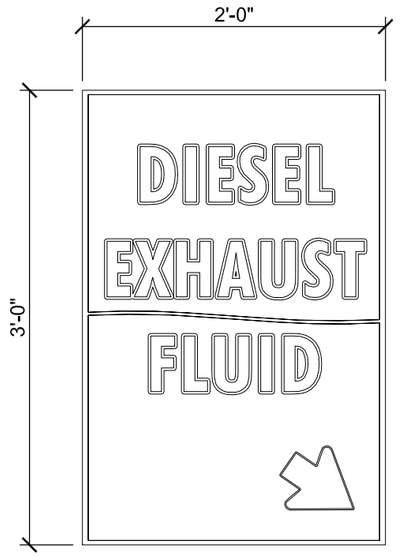
DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1210
w/ ATTACHED CW & SIDE DIESEL

51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

#	DATE	DESCRIPTION

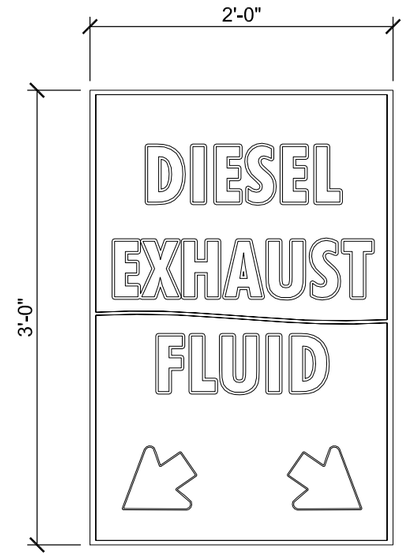
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	DS2



QTY: X

DEF SIGN A

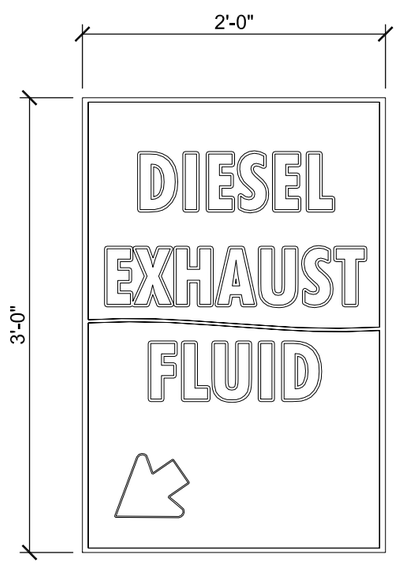
SCALE: 3/4" = 1'-0"



QTY: X

DEF SIGN B

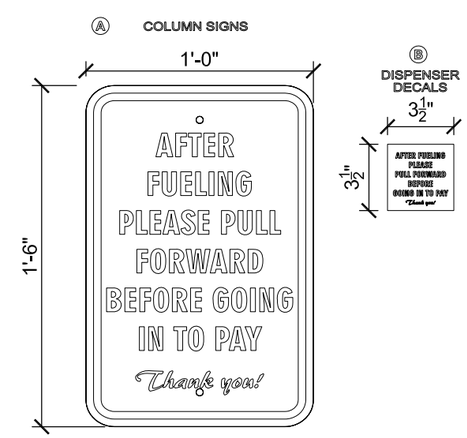
SCALE: 3/4" = 1'-0"



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

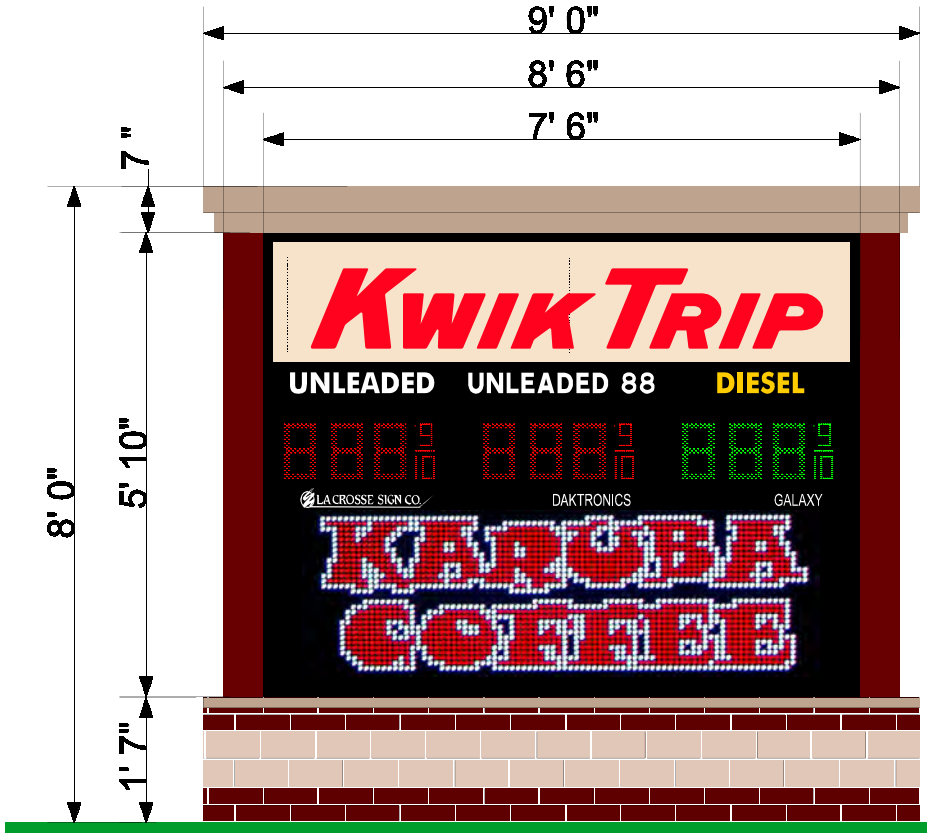
51 & TERMINAL DRIVE - SWC
MCFARLAND, WI

#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2021-09-27
SHEET	DEF1

NEW DOUBLE FACED MONUMENT

1210 McFarland, WI



Decorative
Aluminum Caps

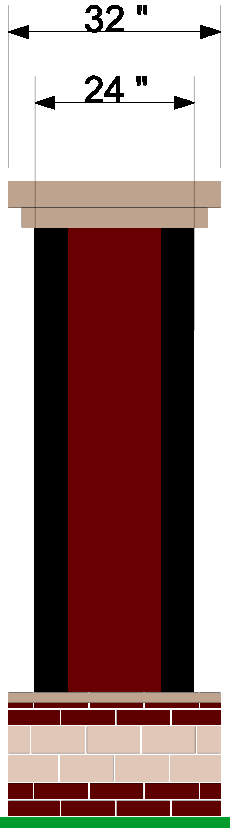
KWIK TRIP Faces
Have Opaque
Background with
Red Acrylic Logo

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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2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN	SALES	FILE
Drawing by: Danielle Hadley	Job Name: Kwik Trip	Revision Number:
Sign Type: Monument	Job Address:	Job File Location:
Date Created: 1/29/2018		
Last Modified:	Salesperson: Cindy Bluske	
Scale: 3/8" = 1' 0"	Job Number:	

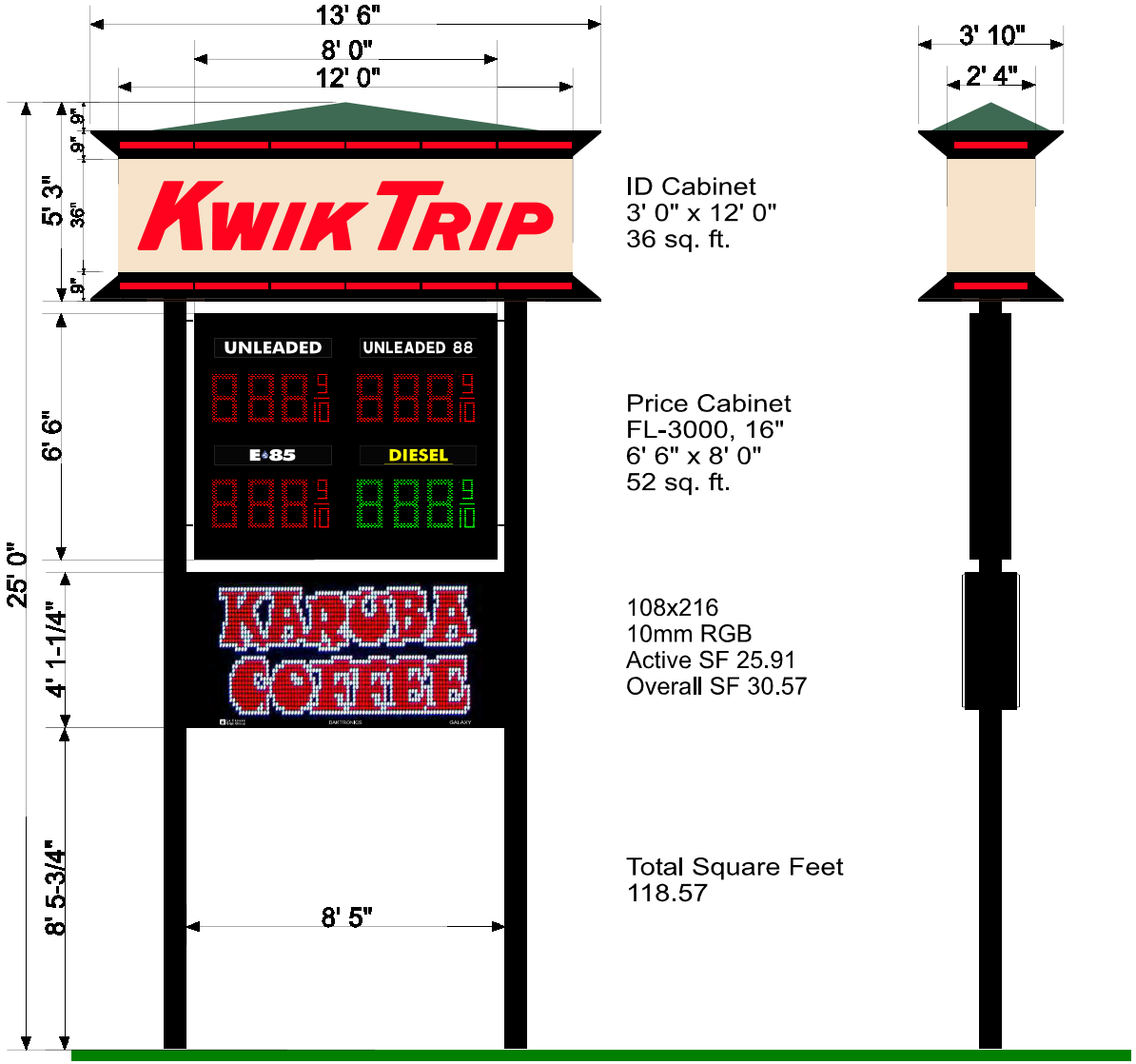
COLOR KEY

*COLORS ON SKETCH ARE ONLY A REPRESENTATION, ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER

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

DOUBLE FACED PYLON

1210 McFarland, WI



ID Cabinet
3' 0" x 12' 0"
36 sq. ft.

Price Cabinet
FL-3000, 16"
6' 6" x 8' 0"
52 sq. ft.

108x216
10mm RGB
Active SF 25.91
Overall SF 30.57

Total Square Feet
118.57

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

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2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

DESIGN	SALES	FILE
Drawing by: Danielle Haldey	Job Name: Kwik Trip	Revision Number:
Sign Type: Pylon	Job Address:	Job File Location:
Date Created: 3/7/2019		
Last Modified:	Salesperson: Cindy Bluske	
Scale: 3/16" = 1' 0"	Job Number:	

COLOR KEY

*COLORS ON SKETCH ARE ONLY A REPRESENTATION, ACTUAL COLOR OF FINISHED PRODUCT MAY DIFFER

- 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)

PLANTING 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

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

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. (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.)		

0 20 60
SCALE: 1" =30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=30'

KWIK TRIP

KWIK STAR

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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

PLANTING 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 2.1

KWIK TRIP
KWIK TRIP
KWIK TRIP
US 51
TERMINAL DRIVE

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

121.0883.30-Stormwater Management Plan.doc

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3.0	Erosion Control	4-5

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2. Engineering Plans

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 Seed and Mulch areas to grade	July 2022
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)

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

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

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

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%**

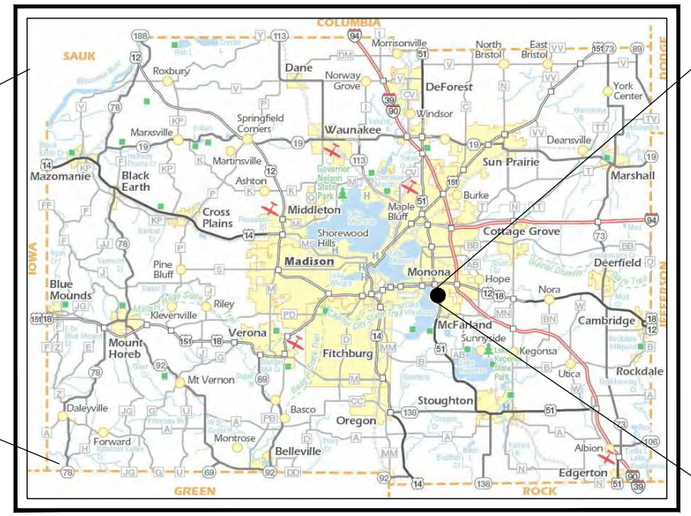
FIGURE 2

ENGINEERING PLANS

KWIK TRIP CONVENIENCE STORE # 1210

SECTION 6, TOWNSHIP 9N, RANGE 7E

REGIONAL



DANE COUNTY

SITE LOCATION MAP

CITY OF McFARLAND,
DANE COUNTY, WISCONSIN

SHEET #	SHEET TITLE
T 1.0	TITLE SHEET
DM 1.0	EXISTING SITE & DEMOLITION PLAN
SP 1.0	SITE TURNING MOVEMENT
SP 1.1	SITE PLAN - LAYOUT
SP 1.2	SITE PLAN - KEYNOTE
SP 2.0	SITE GRADING
SP 2.1	GRADING PLAN - SPOT ELEVATIONS
SP 2.2	GRADING PLAN - SPOT ELEVATIONS
SP 2.3	ACCESSIBLE PLAN
SP 3.0	STORM SEWER PLAN
SP 3.1	UTILITY PLAN
SP 5.0 - 5.1	MISC. DETAILS
SWP 1.0	EROSION CONTROL PLAN
SWP 1.1	EROSION CONTROL NOTES
SWP 1.2 -1.3	EROSION CONTROL DETAILS
L 1.0 - 1.1	LANDSCAPING NOTES
L 2.0 - 2.1	MULCH, SEEDING, AND PLANTING PLAN
L 3.0	LANDSCAPE DETAILS
E1	LIGHTING PLAN

BENCHMARK

BENCHMARK # 1
PK NAIL IN PAVEMENT ON
TERMINAL DRIVE NW OF SITE
ELEV. = 860.96

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

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

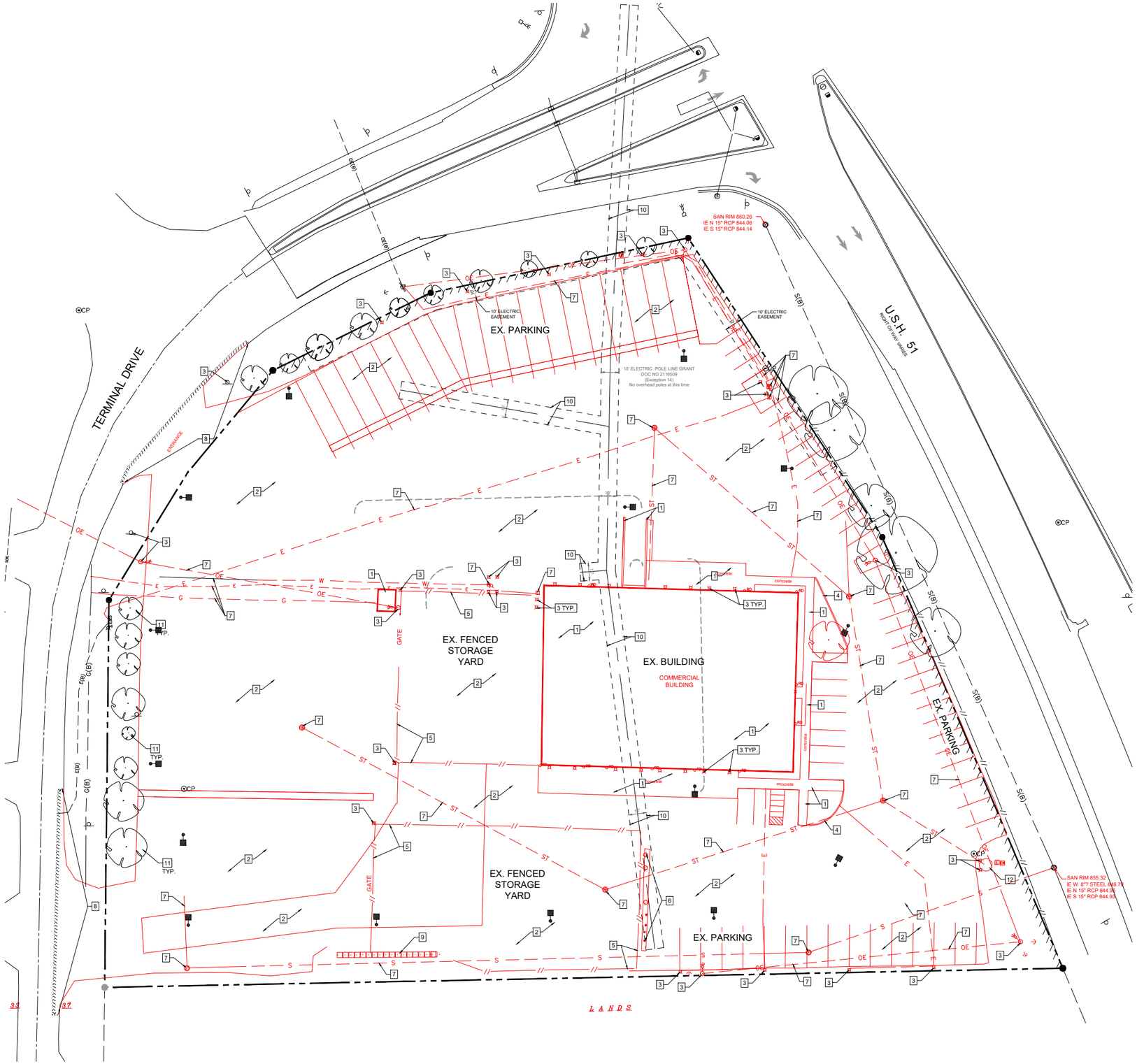
TITLE SHEET

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	T 1.0



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

0 30 60
SCALE: 1" =30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=60'

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

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

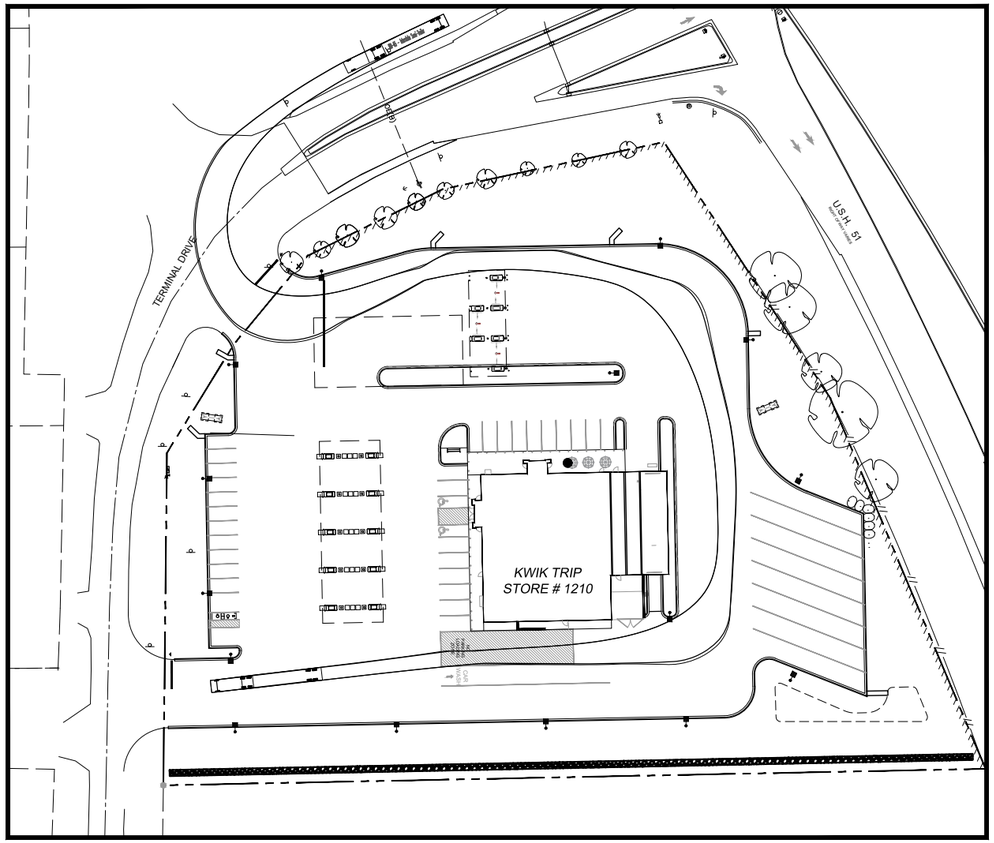
EXISTING SITE PLAN

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

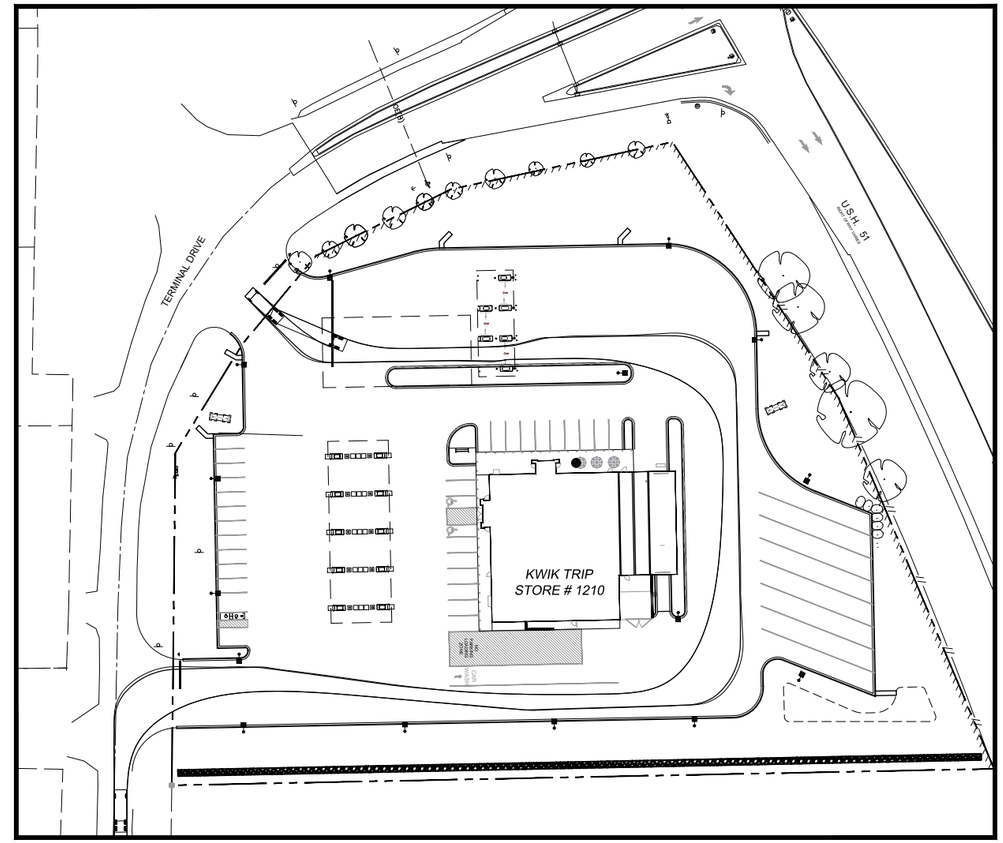
#	DATE	DESCRIPTION

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



TRUCK ROUTE FOR STORE DELIVERY

SCALE: NOT TO SCALE



TRUCK ROUTE FOR FUEL DELIVERY
AND DIESEL FUEL CUSTOMERS

SCALE: NOT TO SCALE

KWIK TRIP

KWIK STAR

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

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

SITE TURNING MOVEMENT

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

4015 TERMINAL DRIVE
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#	DATE	DESCRIPTION

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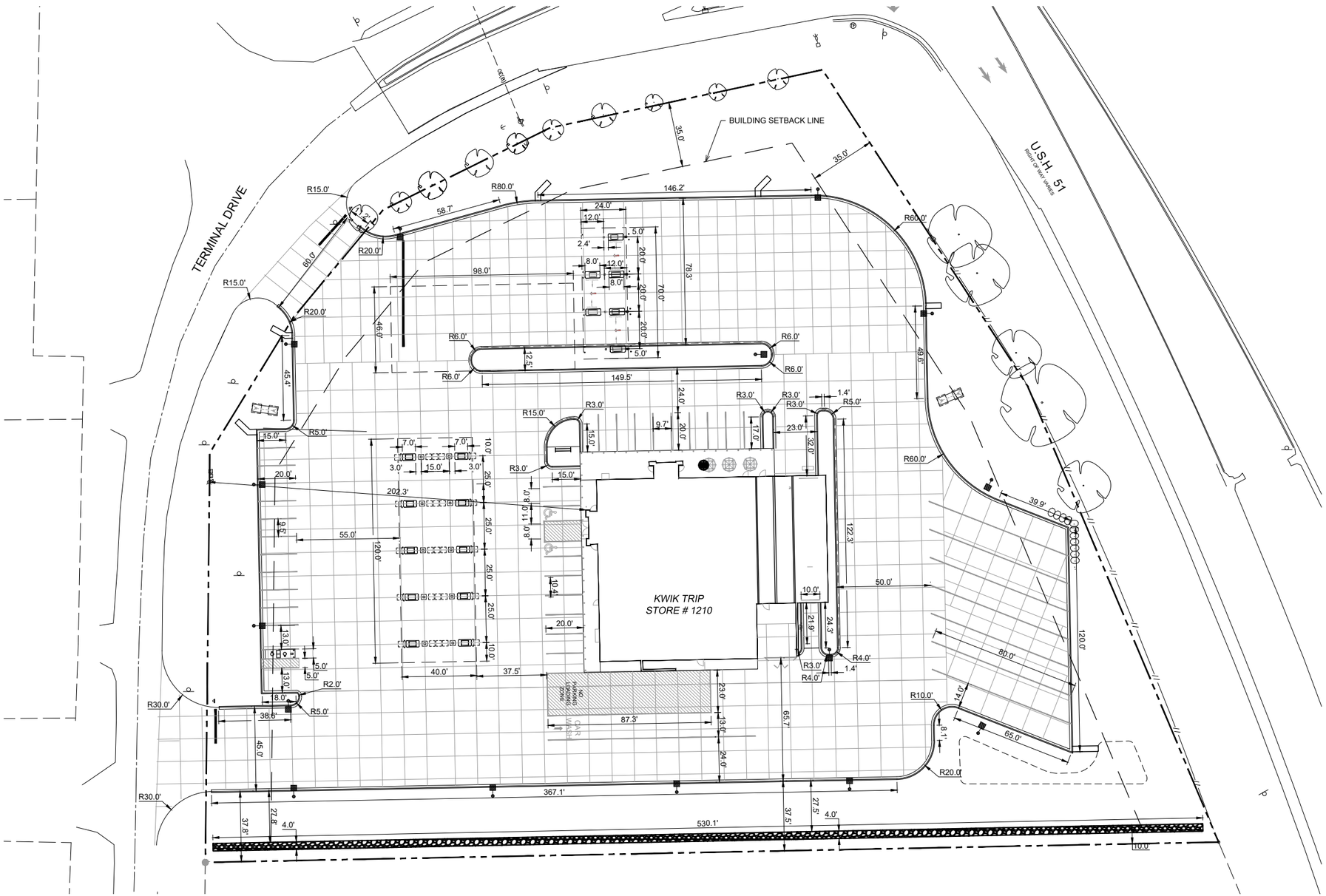
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	SP 1.0



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

KWIK STAR

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FAX (608) 781-8960

SNYDER & ASSOCIATES
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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

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..

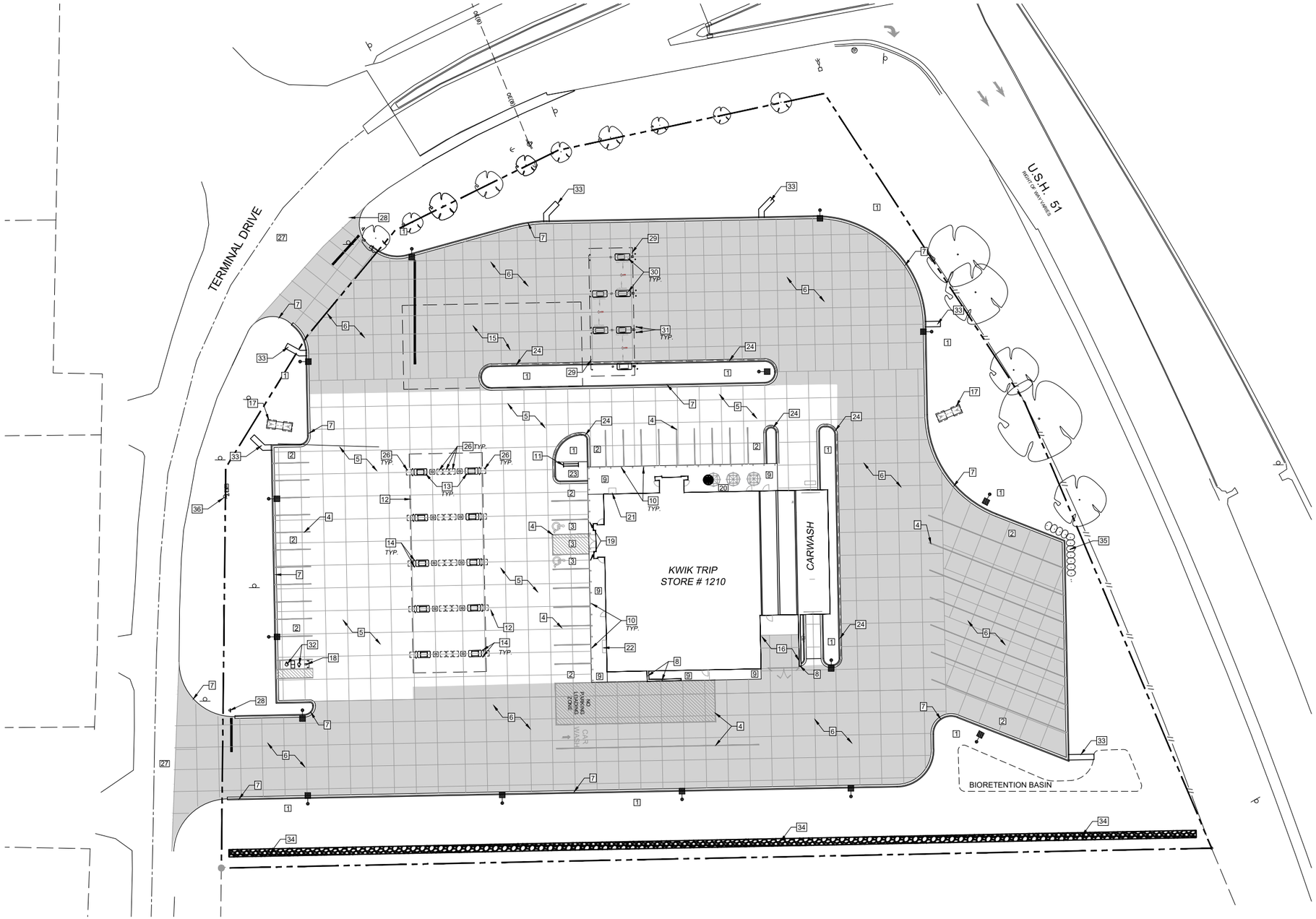
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

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

0 30 60
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=60'



SITE PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
   ALL GREEN SPACE THAT DOES NOT RECEIVE EROSION MAT SHALL HAVE SOD APPLIED. 33,983 SQ.FT.
2. 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
3. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
4. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: YELLOW
   PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT
5. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR 3' O.C.
   CONCRETE SEALER: TK-26UV 28,015 SQ.FT.
6. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR 3' O.C.
   CONCRETE SEALER: TK-26UV 68,200 SQ.FT.
7. CONCRETE CURB AND GUTTER PER DETAIL ON SHEET SP 5.0.
8. BRICK SCREENING WALLS, SEE ARCHITECTURAL PLANS FOR DETAILS.
9. 6" INTEGRAL CONCRETE CURB/ WALK. SEE DETAILS.
   CONCRETE SEALER: TK-26UV 2,697 SQ.FT.
10. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SEE DETAIL ON SHEET SP 5.0.
11. 5 STALL BIKE RACK WITH 5' CLEARANCE. BIKE RACKS WILL BE SARIS CITY RACK SKU2409 5-BIKE FREE STANDING MODEL IN COLOR RED.
12. 40'-0"x 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
13. 3'-6" X 7'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
14. 36" HT BOLLARD, SEE DETAIL ON SHEET SP 5.0.
15. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
16. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
17. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION AND STYLE WITH SIGN PERMIT).
18. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
19. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT, SEE DETAIL ON SHEET SP 5.0.
20. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
21. 36"x48" ICE OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
22. 26"x84" LP OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE).
23. 4" CONCRETE BIKE RACK AREA 180 SQ.FT.
24. REJECT CURB & GUTTER, SEE DETAIL 7 ON SHEET SP 5.0.
25. CONCRETE LIGHT POLE BASE, SEE SHEET E1 FOR DETAIL.
26. OUTDOOR MERCHANDISE AREA, TYPICALLY RESERVED FOR BAGS OF SALT.
27. ALL DAMAGED ASPHALT SHALL BE PATCHED TO THE SATISFACTION OF THE VILLAGE OF McFARLAND.
28. INSTALL STOP SIGNS PER DETAIL ON SHEET SP 5.0
29. 74'-0"x 170'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
30. 3'-6" X 8'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
31. 48" HT BOLLARD, SEE DETAIL ON SHEET SP 5.0.
32. VACUUM STATION, SEE DETAIL ON SHEET SP 5.1.
33. CONCRETE FLUME, SEE DETAIL ON SHEET SP 5.1.
34. ROCK TRENCH WITH DRAINTILE, SEE DETAIL ON SHEET SP 5.1.
35. BOULDER RETAINING WALL, SEE DETAIL ON SHEET SP 5.0.
36. 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

0 30 60
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=60'

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

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

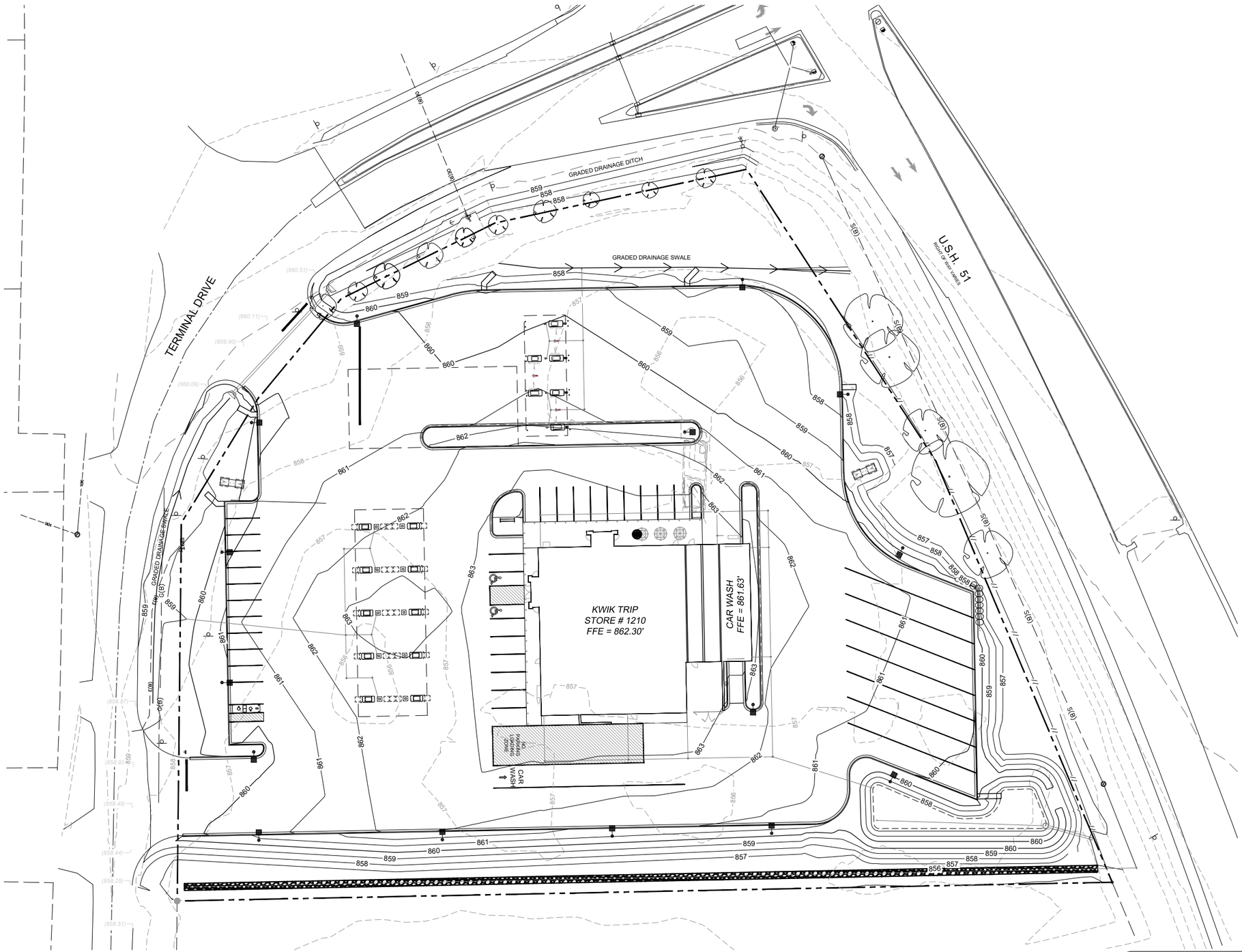
SITE PLAN - KEYNOTE

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. SEEDED 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
P0 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 LINAAS
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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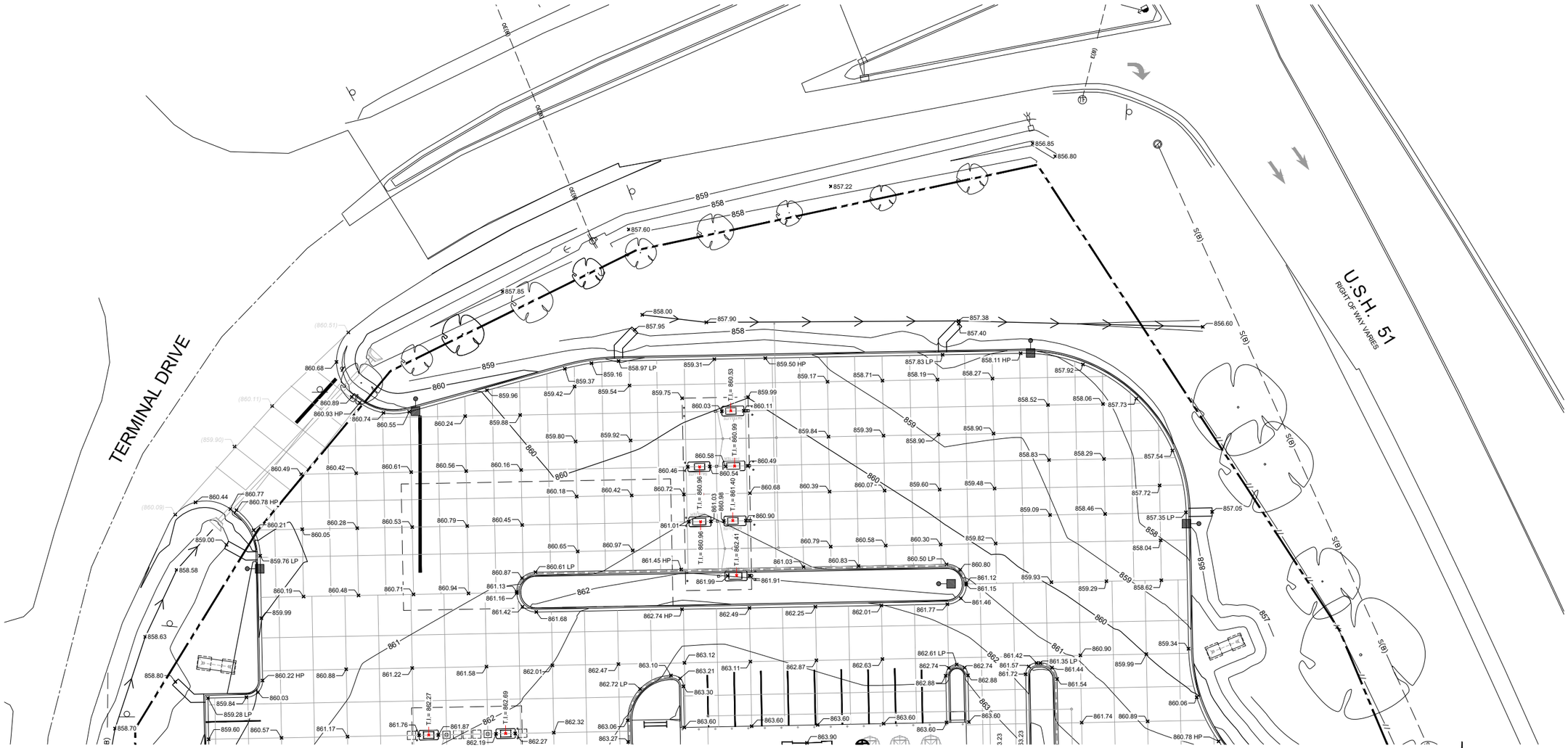
SITE GRADING

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 ¼ 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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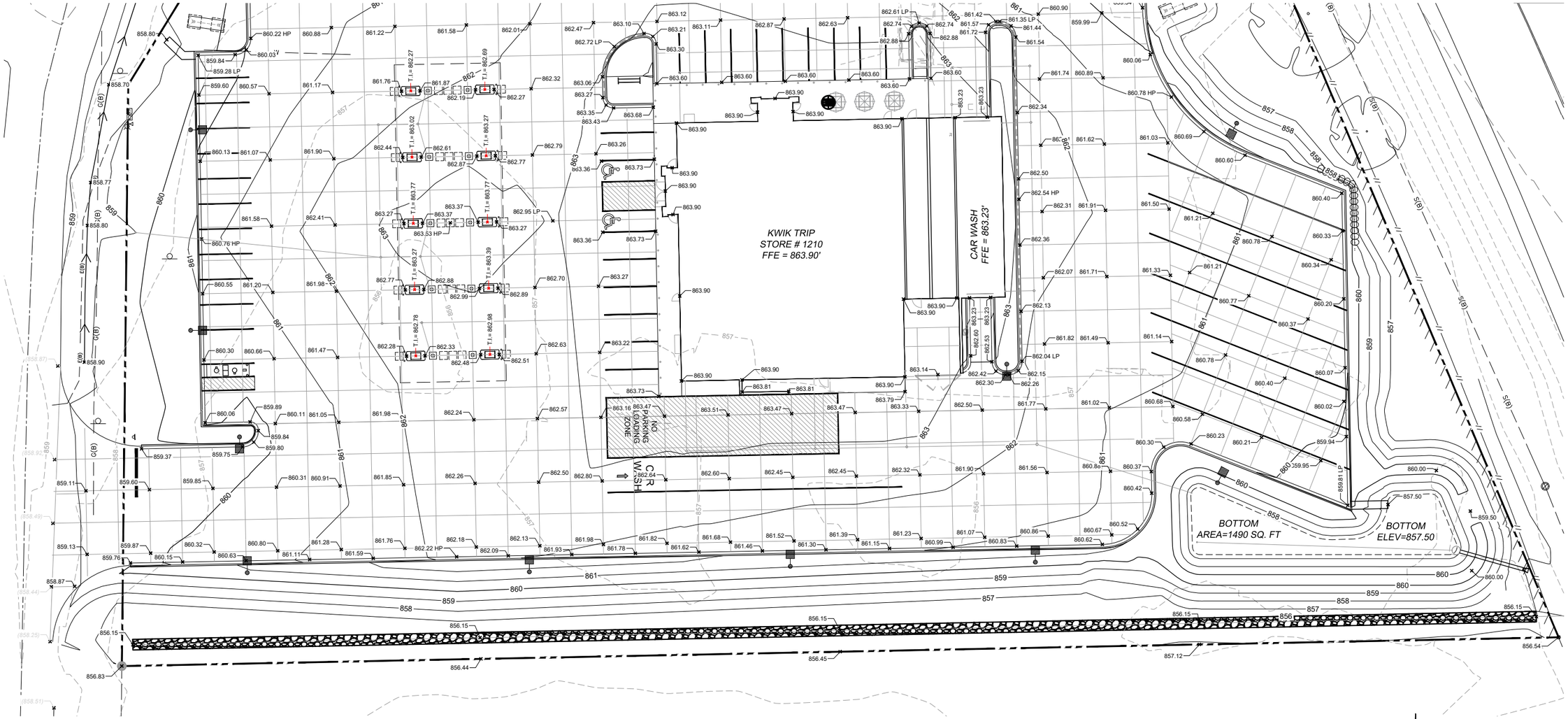

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GRADING - SPOT ELEVATIONS

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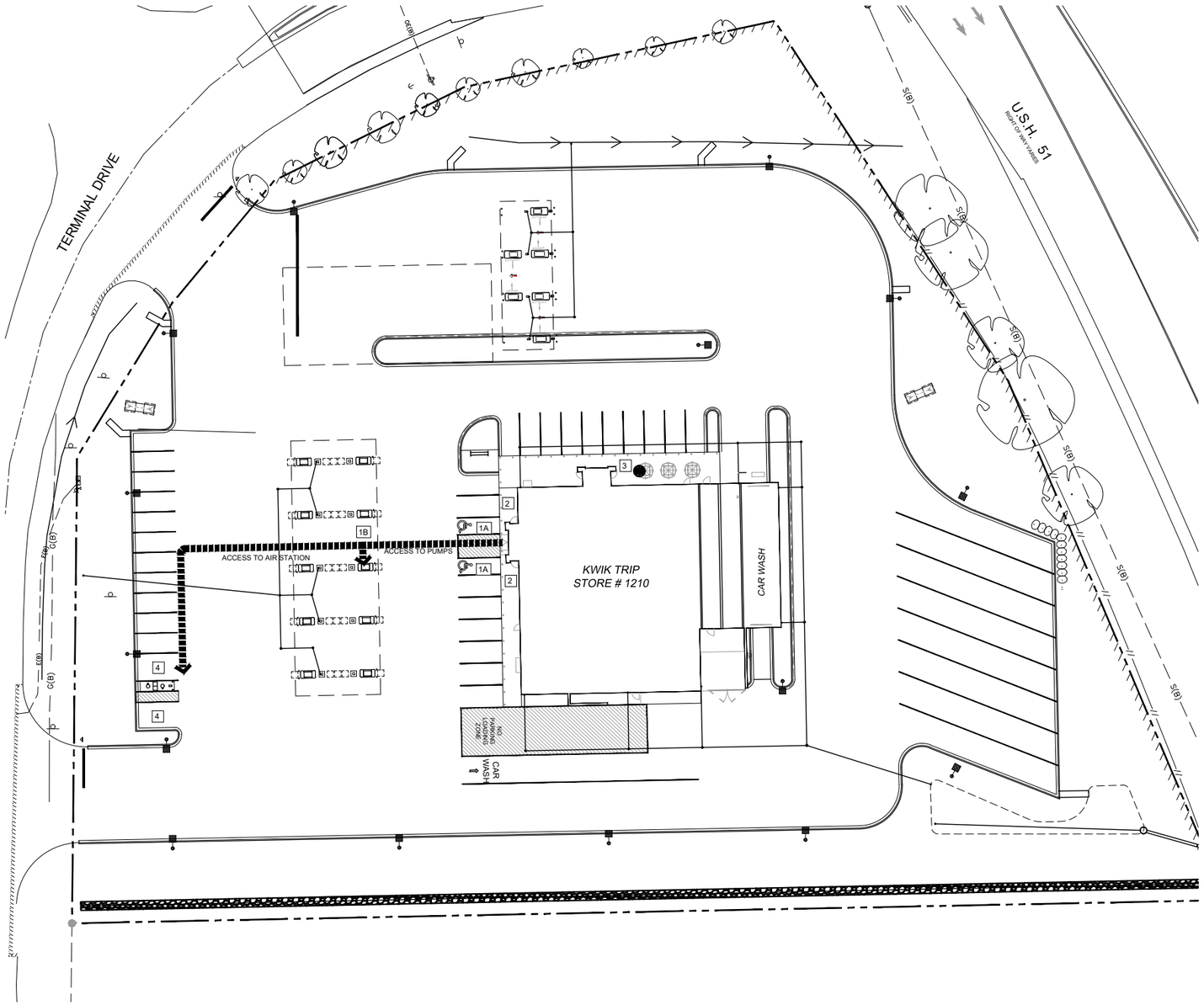


NOTES FOR CONVENIENCE STORE ACCESSIBLITY

AT LEAST 1 MPD(MULTI PRODUCT DISPENSER) COVERING ALL GRADES OF FUEL MUST BE ACCESSIBLE IN A 30"X48" CLEAR LEVEL FLOOR AREA(CLF).

ALL PUMP CONTROLS SHALL BE < 48"(2010 STANDARD). WINDOW WASHER, PAPER TOWEL DISPENSER, LITERATURE, FIRE EXTINGUISHER, EMERGENCY FUEL STOPS, ETC. BE ACCESSIBLE 30"X48" CLF SPACE AND WITHIN A FORWARD OR SIDE APPROACH REACH RANGE.

PROVIDE ISA(INDUSTRY STANDARD ARCHITECTURE) AT EACH ACCESSIBLE FUEL POSITION ON FACE OF PUMP.

PROVIDE ISA AT EACH ACCESSIBLE FUELING POSITION VISIBLE TO APPROACHING VEHICLES.

PROVIDE A SIGN AT EACH ACCESSIBLE FUELING POSITION WITH STORE TELEPHONE NUMBER, ADVISING AVAILABLE FUELING ASSISTANCE.

ANY PAY FUNCTION- i.e. AIR/VACUUM etc. ARE REQUIRED TO HAVE AN ACCESSIBLE ROUTE TO STORE ENTRANCE. CONTROLS SHALL BE ACCESSIBLE 30"X48" CLF SPACE AND WITHIN A FORWARD OR SIDE APPROACH REACH RANGE.

NOTES:

-REFER TO THE DOCUMENT FROM THE DEPARTMENT OF JUSTICE ON "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". CONTRACTOR SHALL REFERENCE CURRENT A.D.A. GUIDELINES AND LOCAL REGULATIONS FOR SITE ACCESSIBILITY. IN ALL CASES THE MINIMUM REQUIREMENTS SHALL BE PROVIDED ON SITE TO ENSURE COMPLIANCE TO ALL REGULATIONS.

- KWIK TRIP STANDARD ENTRANCE DOOR IS AUTOMATIC SLIDING DOOR SYSTEM DESIGNED TO COMPLY WITH ALL ACCESS CODES AND LAWS. ENTRANCE DOORS FOR ACCESSIBLE ROUTES WILL HAVE A MINIMUM CLEAR OPENING OF 32"

-STORE FRONTS WILL PROVIDE FLUSH PAVEMENTS ALONG ACCESSIBLE ROUTES WITH PROTECTIVE SECURITY BOLLARDS INDICATED AND SPACED BETWEEN PARKING SURFACES AND BUILDING WALK PER PLAN.

-NO OBJECTS OR DISPLAYS SHOULD PROTRUDE INTO THE MINIMUM CLEAR SPACE OF THE ACCESSIBLE ROUTES TO THE STORE ENTRANCE. THIS WILL INCLUDE SEASONAL DISPLAY VENDING AREAS AS WELL AS OTHER OUTDOOR STORAGE UNITS FOR PROPANE AND ICE, ETC.

-PER A.D.A GUIDELINES- CLEAR WIDTH OF ACCESSIBLE ROUTES SHALL BE 36" AND PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24".

- ACCESS ISLES SERVING WHEEL CHAIR LIFTS OR CHAIR ACCESS FROM VEHICLES ARE REQUIRED TO BE NEARLY LEVEL IN ALL DIRECTIONS TO PROVIDE SAFE TRANSFER OF WHEELCHAIRS TO AND FROM VEHICLES. THE EXCEPTION WOULD BE FOR DRAINAGE. MAXIMUM SLOPE FOR THE ACCESS ISLE IS 1:48. NO CURB RAMPS SHALL BE A PART OF THE ACCESS ISLE.

-IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH THE DESIGNATION OF 1 "VAN ACCESSIBLE' IN EVERY 8 ACCESSIBLE SPACES ON SITE.

0 30 60

SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1" = 60'

PLAN KEYNOTES

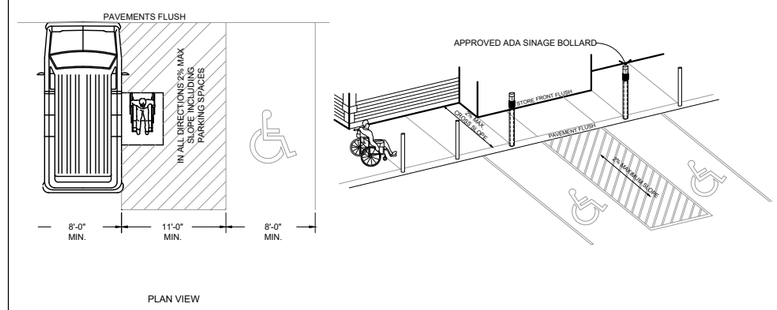
1. ACCESSIBLE STALLS

   A. STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY BLUE PAINT. SPACES PROVIDED:

   (2) 8'-0"x 20'-0" ACCESSIBLE PARKING WITH (1) 11'-0"x 20'-0" LOADING ZONE (MIN.)

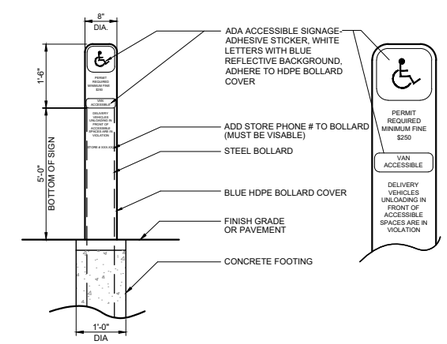
   B. ACCESSIBLE FUELING POINT AND DISPENSER AND VALET. VALET AND KEY PAD ON PUMP SHALL CONFORM TO ADA REACH DIMENSIONS AS SHOWN IN DETAIL.

2. PAVEMENTS FLUSH FOR ACCESSIBILITY INTO BUILDING.
3. PICNIC TABLE WITH ACCESSIBLE PLACEMENT
4. ACCESSIBLE ROUTE TO AIR STATION



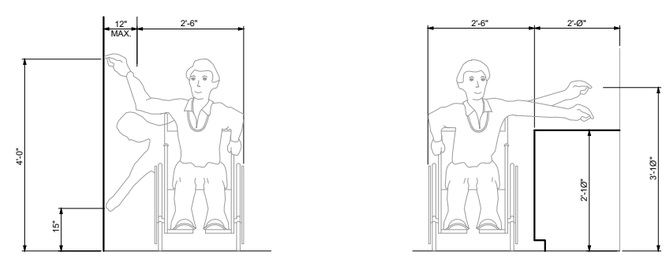
1 / SP2.2 VAN ACCESSIBLE PARKING

NOT TO SCALE



2 / SP2.2 ADA BOLLARD SIGNAGE

NOT TO SCALE



HIGH AND LOW - SIDE REACH LIMITS

MAXIMUM SIDE REACH OVER OBSTRUCTION

3 / SP2.2 ACCESSIBLE REACH DIMENSIONS

NOT TO SCALE

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ACCESSIBLE PLAN

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

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McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / M. WAHL
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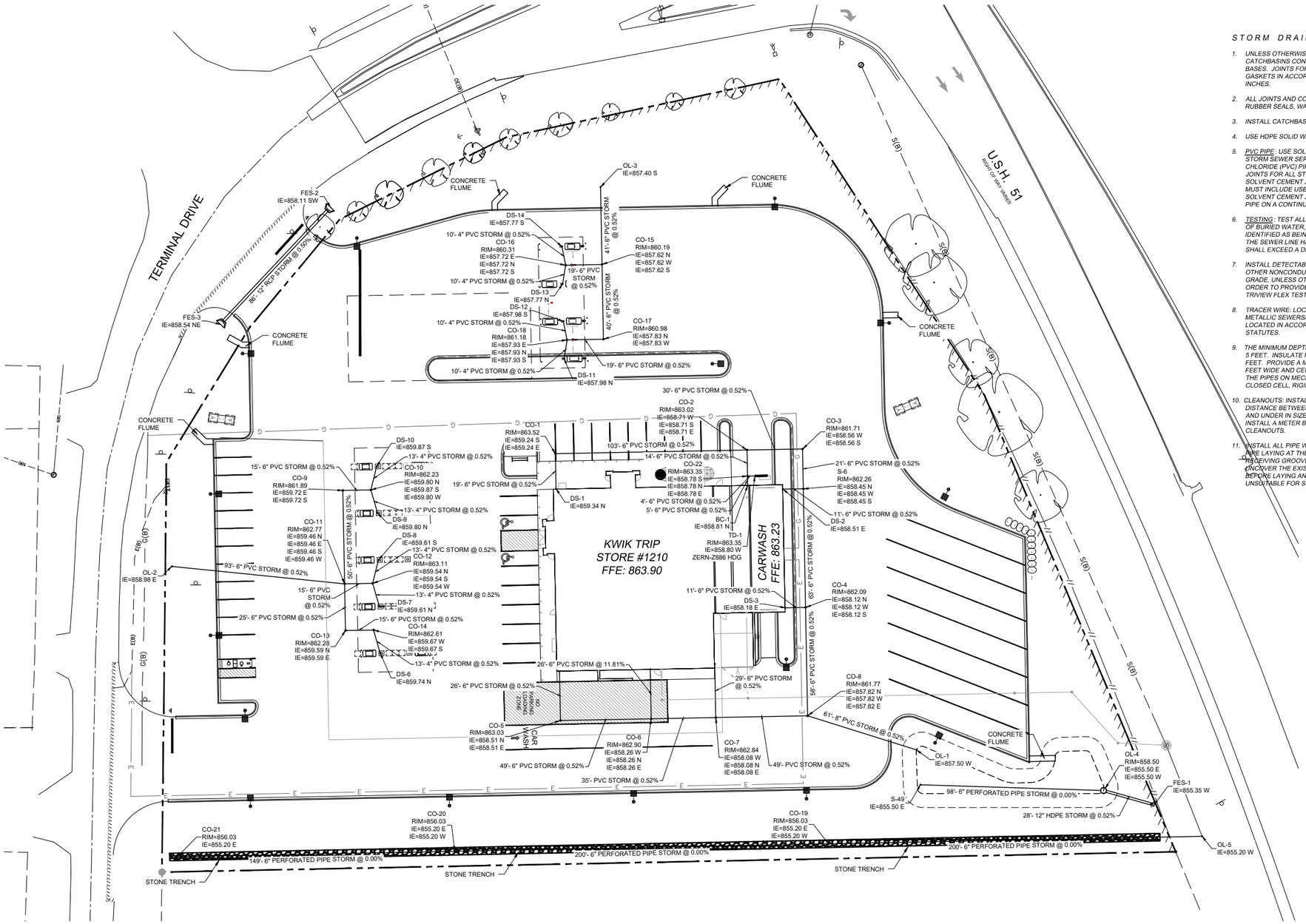
DATE	OCTOBER 4, 2021
SHEET	SP 2.3



STORM DRAINAGE:

1. UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES AND CATCHBASINS CONFORMING TO ASTM C478, FURNISHED WITH WATER STOP RUBBER GASKETS AND PRECAST BASES. 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.

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 HDPE 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 F679 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 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.

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 PVC, 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 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(2R) 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 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.

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 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 UPGRADE. 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.

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

0 30 60
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=60'

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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

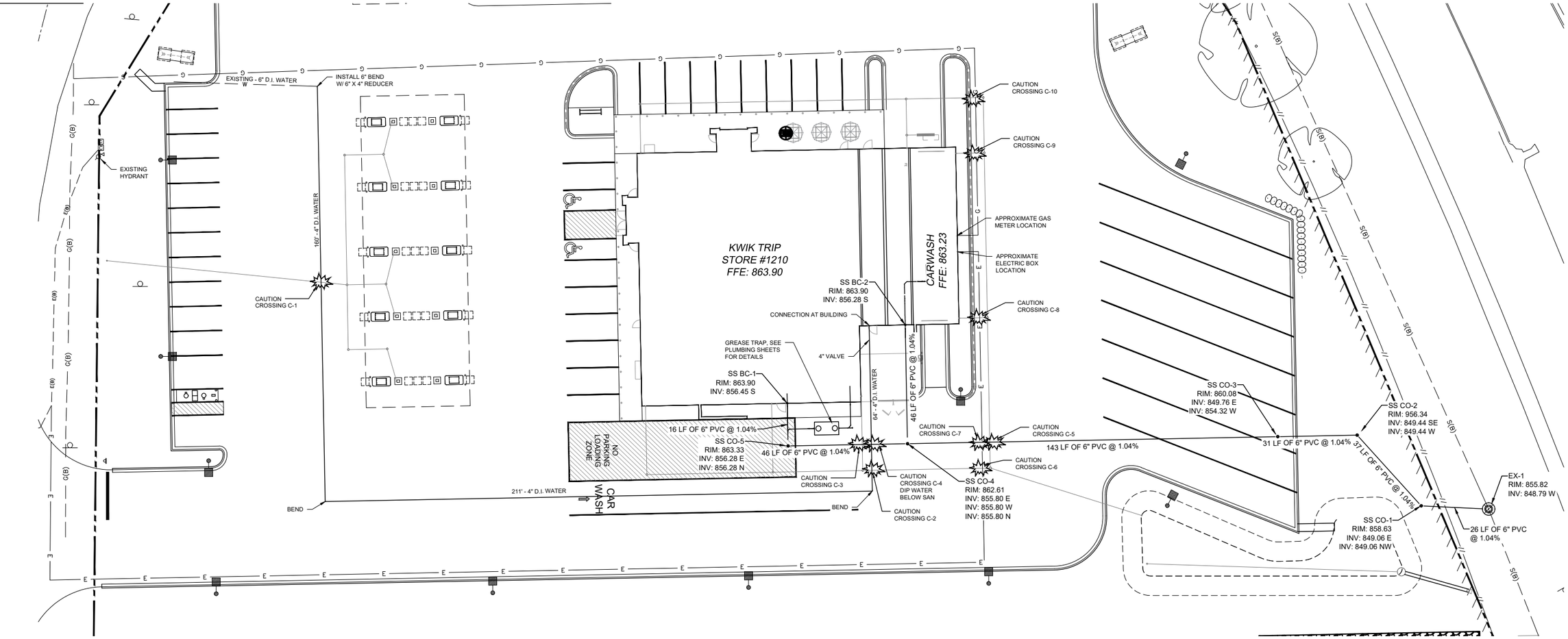
STORM SEWER PLAN

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	SP 3.0



WATER DISTRIBUTION SYSTEM:

1. *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.*
2. *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.*
3. *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.*
4. *TESTING: PRESSURE TEST AND PERFORM BACTERIOLOGICAL TESTS ON ALL WATER LINES UNDER THE SUPERVISION OF THE CITY OF SUN PRAIRE. 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.*
5. *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.*
6. *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 A48 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.*
7. *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.*
8. *WATERMAIN AND LATERALS 4" OR LARGE 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.*
9. *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).*
10. *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.*
11. *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.*
12. *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:

1. *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.*
2. *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.*
3. *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.*
4. *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.*
5. *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.*
6. *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.*
7. *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.*
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 THE WISCONSIN STATUTES 182.0175(2R) AND THE WISCONSIN DEPARTMENT OF COMMERCE COMM 82.30(11)(H).*

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

0 20 40
SCALE: 1" = 20'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=40'

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

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

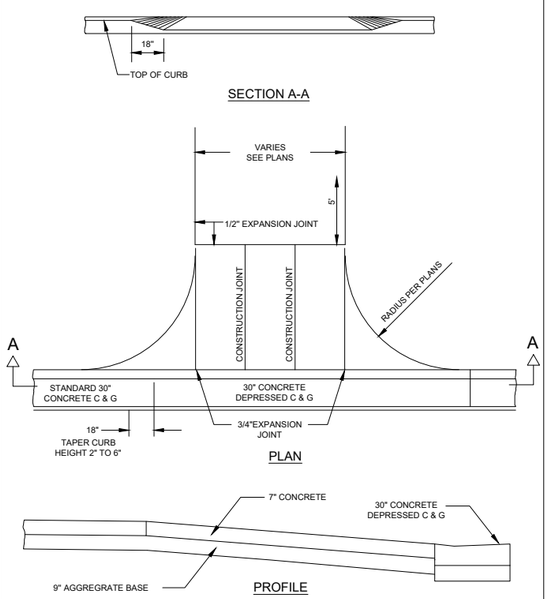
UTILITY PLAN

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

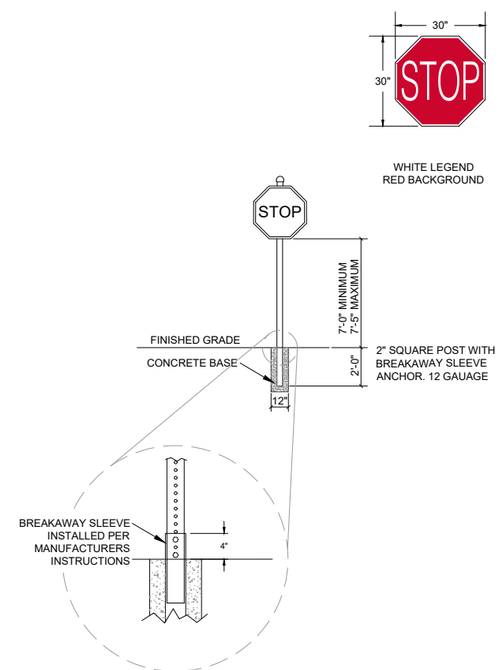
DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	SP 3.1



NOTE: DRIVEWAY CONSTRUCTION PER SPECIFICATION OF CITY, COUNTY AND STATE. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING CONSTRUCION WORK. REFER TO GRADE PLAN FOR ALL APPROACH RELATED GRADES AND NOTES.

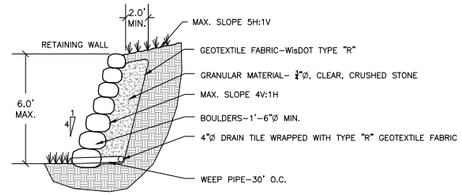
1 SP5.0 URBAN COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE



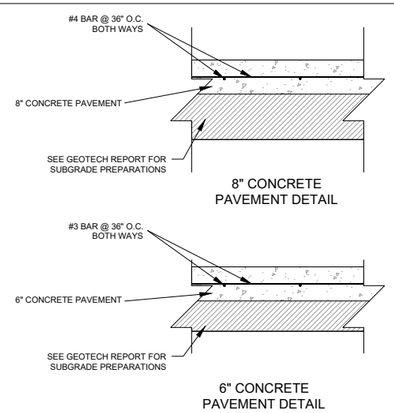
2 SP5.0 NOT USED

NOT TO SCALE



3 SP4.0 BOULDER RETAINING WALL DETAIL

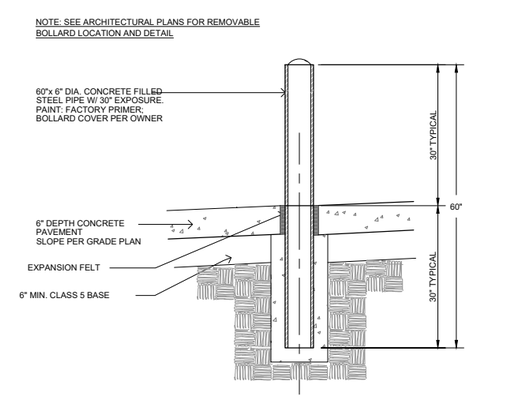
NOT TO SCALE



4 SP5.0 CONCRETE PAVEMENT SECTIONS

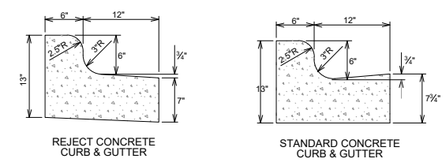
NOT TO SCALE

5 SP5.0 NOT USED



6 SP5.0 60" X 6" DIAMETER PIPE BOLLARD - AT STORE FRONT

NOT TO SCALE



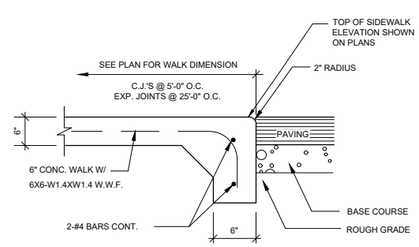
NOTES:

LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.

THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

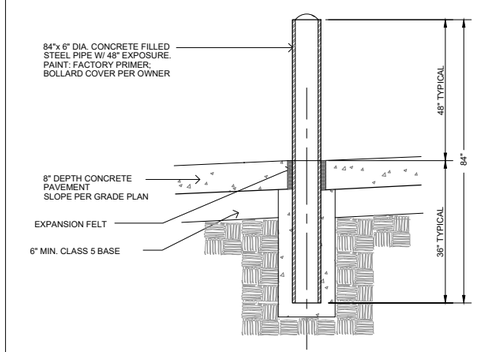
7 SP5.0 CONCRETE CURB AND GUTTER

NOT TO SCALE



8 SP5.0 SIDEWALK/ CURB DETAIL

NOT TO SCALE



9 SP5.0 66" X 6" DIAMETER PIPE BOLLARD - AT GASOLINE CANOPY

NOT TO SCALE

10 SP5.0 84" X 6" DIAMETER PIPE BOLLARD - AT DIESEL CANOPY

NOT TO SCALE

11 SP5.0 NOT USED

NOT TO SCALE

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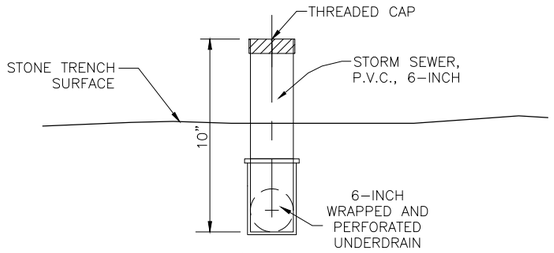
MISC. DETAILS

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

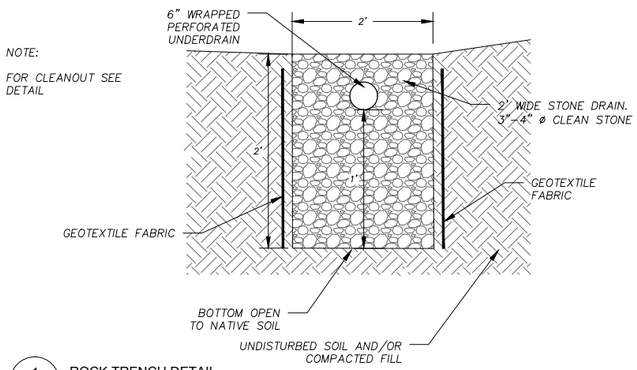
4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

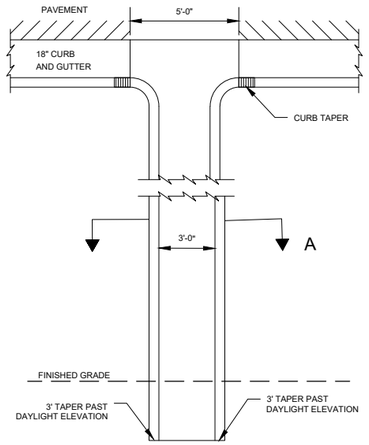
DRAWN BY	S. ANDERSON / M. WAHL
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	OCTOBER 4, 2021
SHEET	SP 5.0



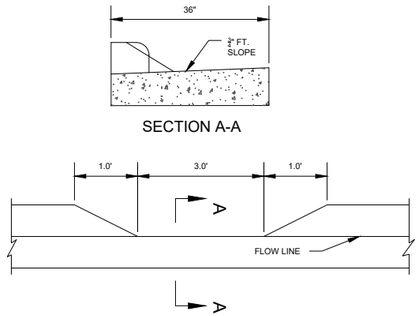
CLEAN OUT
CROSS SECTION DETAIL



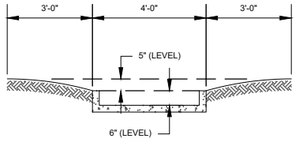
1 / SP 5.1 ROCK TRENCH DETAIL
NOT TO SCALE



NOTE: TYPICAL DESIGN ONLY. EXACT DESIGN AND FLUME LENGTH SHALL BE DETERMINED AT TIME OF CONSTRUCTION TO FIT FIELD CONDITIONS.



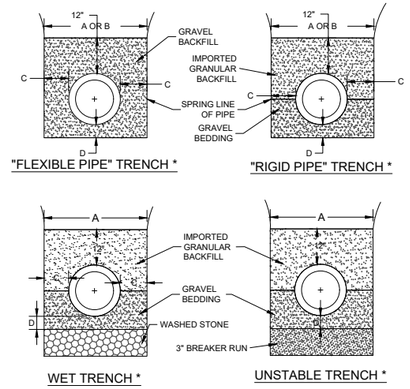
DETAIL OF CURB HEAD DEPRESSION FOR DRAINAGE AT CURB & GUTTER SECTION
SCALE: NONE



SECTION A-A

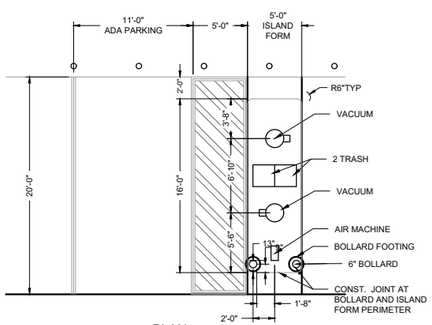
3 / SP5.1 CONCRETE FLUME DETAIL
NOT TO SCALE

DIMENSIONS:
A: OUTSIDE DIAMETER OF PIPE PLUS 24" (MAXIMUM)
B: FOR ROCK, OUTSIDE DIAMETER OF PIPE PLUS 18" (MAXIMUM)
C: MINIMUM - 6"
D: 4" BELOW BARREL AND 3" BELOW BELL; IN ROCK, 6" BELOW BARREL

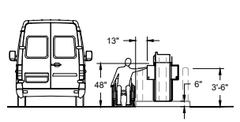


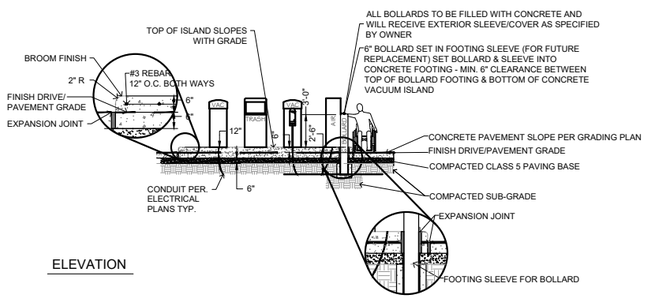
"RIGID PIPE" INCLUDES REINFORCED CONCRETE PIPE AND DUCTILE IRON PIPE ONLY. ALL OTHER PIPE MATERIALS SHALL BE CONSIDERED "FLEXIBLE PIPE". THE WET TRENCH AND UNSTABLE TRENCH DETAILS ARE DRAWN SHOWING A "RIGID PIPE" TRENCH INSTALLATION.

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



PLAN

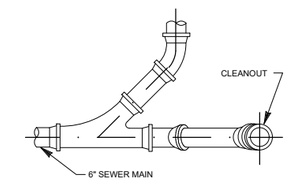




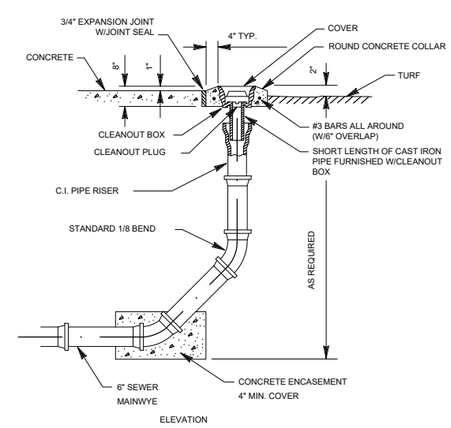
ELEVATION

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

5 / SP5.1 NOT USED
NOT TO SCALE



PLAN



ELEVATION

7 / SP5.1 SANITARY CLEANOUT
NOT TO SCALE

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

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

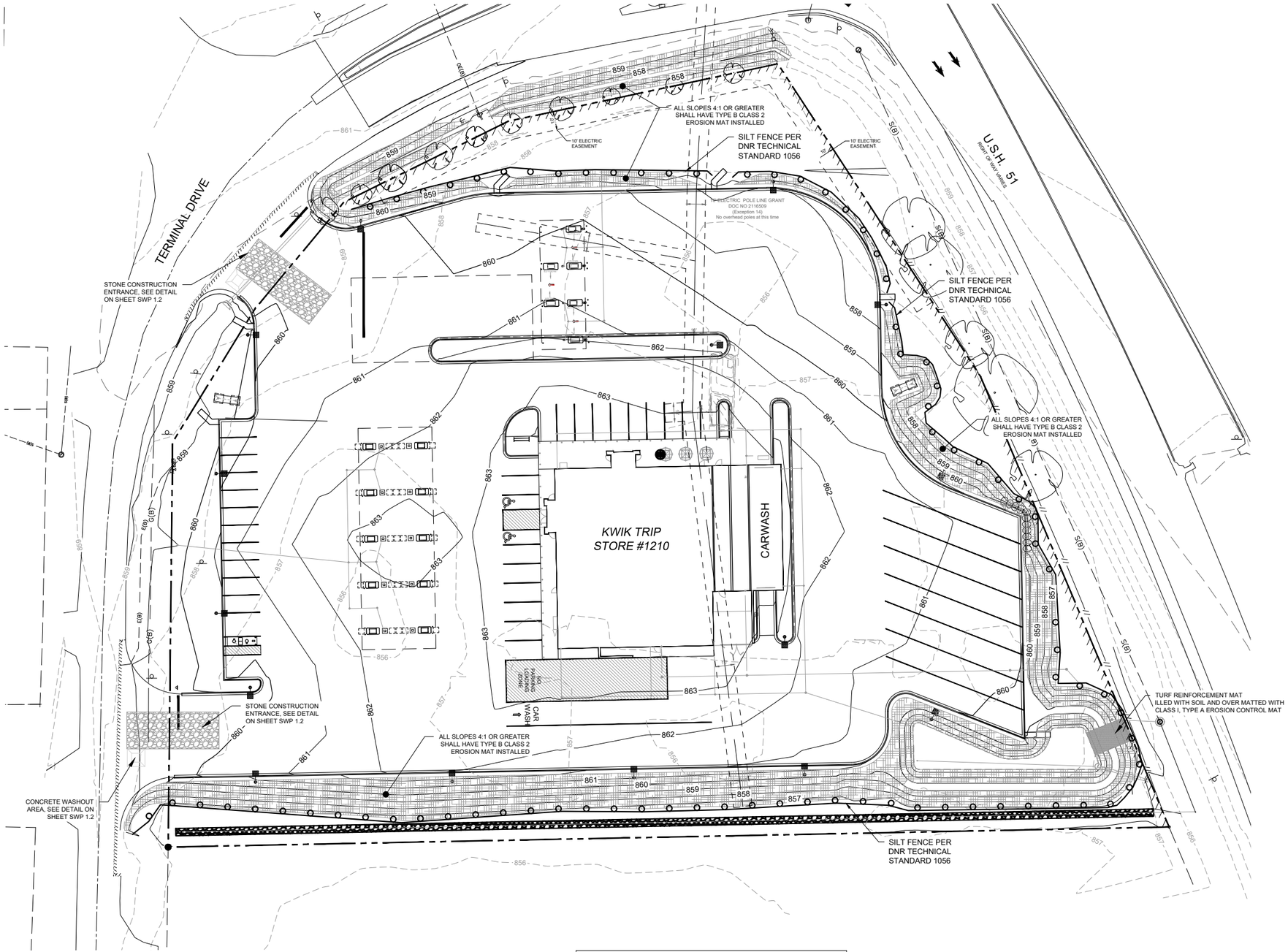
MISC. DETAILS

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	SP 5.1



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

0 30 60
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=60'

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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

GENERAL STORMWATER POLLUTION PREVENTION:

APPLY FOR AND OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP): THE SWPPP INCLUDES THIS NARRATIVE, PLAN SHEETS SP3, SP3.1 AND SP3.2, AND THE STORMWATER MANAGEMENT CALCULATIONS. KEEP A COPY OF THE SWPPP, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS AT THE SITE DURING THE CONSTRUCTION. DURING THE CONSTRUCTION PROCESS THE SWPPP WILL HAVE TO BE AMENDED FOR ALL CHANGES PERFORMED BY THE CONTRACTOR, THE OWNER SHALL BE AWARE OF THE AMENDMENTS PRIOR TO CHANGES MADE TO THE SWPPP PLAN. ALL NOTES, PHOTOGRAPHS, RECORDED DATES, SKETCHES, REFERENCES, AND DIAGRAMS WILL HAVE TO BE RECORDED AND MADE AVAILABLE AS PART OF THE SWPPP PERMIT.

INDIVIDUAL(S) PREPARING THE SWPPP FOR THE PROJECT, OVERSEEING IMPLEMENTATION OF THE SWPPP, REVISING AND AMENDING THE SWPPP, AND AT LEAST ONE INDIVIDUAL ON THE PROJECT PERFORMING INSTALLATION, INSPECTION, MAINTENANCE, AND REPAIRS OF BMP'S MUST BE TRAINED. THE TRAINING MUST BE DONE BY A LOCAL, STATE, FEDERAL AGENCIES; PROFESSIONAL ORGANIZATION; OR OTHER ENTITIES WITH EXPERTISE IN EROSION PREVENTION, SEDIMENT CONTROL, OR PERMANENT STORMWATER MANAGEMENT.

RESPONSIBLE PARTIES: THE CONTRACTOR MUST DESIGNATE A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION.

THE OWNER IS RESPONSIBLE FOR IDENTIFYING WHO WILL HAVE RESPONSIBILITY FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEMS.

OWNER CONTACT:

NAME: BRAD FRY

COMPANY: KWIK TRIP INC.

ADDRESS: KWIK TRIP, INC. - STORE ENGINEERING
1626 OAK STREET, P.O. BOX 2107
LA CROSSE, WI 54602

TELEPHONE: (608) 793-6414

SITE INVESTIGATION, INSTALLATION, IMPLEMENTATION:

PRIOR TO ANY WORK, CONTRACTOR SHALL VISIT THE SITE, DOCUMENT EXISTING CONDITIONS AS NECESSARY(PHOTOS, NOTES, ETC) AND NOTE EXISTING DRAINAGE PATTERNS ON AND OFF SITE THAT ARE RELATED TO THE PROJECT. THESE NOTES SHALL BE PART OF THE SWPP.

INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INCLUDING SILT FENCE, ROCK CONSTRUCTION ENTRANCE(S), EROSION CONTROL BERMS, ROCK FILTERS, SILT SACKS, ROCK /EARTH BERMS, AND SEDIMENTATION BASINS. PROTECT ALL RECEIVING WATERS, CATCH BASINS, DITCHES, INLETS ETC. IN AND AROUND THE SITE. ALL PROTECTIVE AND PREVENTATIVE MEASURES MUST BE IN PLACE AND INSPECTED PRIOR TO BEGINNING SITE CLEARING, GRADING, OR OTHER LAND-DISTURBING ACTIVITY.

PRIOR TO BEGINNING SITE CLEARING AND GRADING, PROTECT ALL STORM SEWER INLETS THAT RECEIVE RUNOFF FROM DISTURBED AREAS. IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERING THE DOWNSTREAM STORM SEWER SYSTEM, SEAL ALL STORM SEWER INLETS THAT ARE NOT NEEDED FOR SITE DRAINAGE DURING CONSTRUCTION. PROTECT ALL OTHER STORM SEWER INLETS BY INSTALLING SEDIMENT CONTROL DEVICES, SUCH AS SILT SACKS, OR ROCKED FILTRATION LOGS/WIERS. STRAW BALES OR FABRIC UNDER THE GRATES ARE NOT ACCEPTABLE FORMS OF INLET PROTECTION. PROTECT NEW STORM SEWER INLETS AS THEY ARE COMPLETED. MAINTAIN STORM SEWER INLET PROTECTION IN PLACE UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLETS ARE STABILIZED.

BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE WHEN AT ALL POSSIBLE CONTRACTOR SHALL DESIGNATE ONLY ONE ACCESS POINT FOR VEHICLES ENTERING AND EXITING THE SITE. THE ROCK ON THE ENTRANCE WILL HAVE TO BE INSPECTED DAILY AND REPLACED OR ROCK SUPPLEMENTED BY THE CONTRACTOR WHEN OVER 50% OF THE VOIDS IN THE ROCK ARE FILLED. A CLEANING STATION SHOULD BE MADE AVAILABLE TO DRIVERS AND VISIBLY SIGNED AS SUCH. PROVIDE SHOVELS, BROOMS AND/OR HOSE WITH A WASH OUT AREA SO SOILS CAN BE REMOVED FROM VEHICLES ON SITE.

AVOID ENTIRE REMOVAL OF TREES AND SURFACE VEGETATION ALL AT ONCE WHENEVER POSSIBLE AS THIS LIMITS THE AMOUNT OF SITE SUSCEPTIBLE TO EROSION. SCHEDULE CONSTRUCTION ZONES AND NOTE THIS ON THE SWPP PLAN IN ORDER TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL AT ANY GIVEN TIME. UTILIZE VEGETATION REMOVED BY ON SITE GRINDING AND MULCHING AND USING THIS MATERIAL TO PROTECT THE SOIL FROM EROSION.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, COMPLETE PERMANENT OR TEMPORARY STABILIZATION AGAINST EROSION DUE TO RAIN, WIND, AND RUNNING WATER WITHIN 7 CALENDAR DAYS ON ALL DISTURBED OR GRADED AREAS. THIS REQUIREMENT DOES NOT APPLY TO THOSE AREAS THAT ARE CURRENTLY BEING USED FOR MATERIAL STORAGE ON A DAILY BASIS OR FOR THOSE AREAS ON WHICH GRADING, SITE BUILDING, OR OTHER CONSTRUCTION ACTIVITIES ARE ACTIVELY UNDERWAY. PROVIDE TEMPORARY COVER ON ALL STACKED TOPSOIL PILES, AND OTHER AREAS OF STOCKPILED EXCAVATED MATERIAL IN ORDER TO PREVENT SOIL EROSION AND RAPID RUNOFF DURING THE CONSTRUCTION PERIOD. STOCKPILES CAN BE MULCHED,COVERED WITH POLY OR FABRIC, AND OR SEEDED DURING PROLONGED EXPOSURE. PROLONGED PERIODS OF OPEN, BARE EARTH WITHOUT GRASS COVER WILL NOT BE PERMITTED. STABILIZE ALL DISTURBED GREENSPACE AREAS WITH A MINIMUM OF 4" TOPSOIL IMMEDIATELY AFTER FINAL SUBGRADE COMPLETION. SEED AND MULCH, OR SOD AND PROTECT THESE AREAS WITHIN 48 HOURS AFTER COMPLETION OF FINAL GRADING WORK (WEATHER PERMITTING). STABILIZE ALL DISTURBED AREAS TO BE PAVED USING EARLY APPLICATION OF GRAVEL BASE. STABILIZE THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT CONVEYS WATER FROM THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE CONSTRUCTION SITE, WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR WITHIN 200 FEET FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZE TEMPORARY OR PERMANENT DRAINAGE DITCHES WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. PROTECT OUTFALLS MINIMUM OF 200FEET DOWN STREAM AND TO THE SIDE OF THE DISCHARGE POINT. ADDITIONAL SETTLING "POTS" ACHIEVED BY FILTER LOGS OR FILTERED STICK BALES STAKED IN THE CHANNEL WILL DISSIPATE THE WATER ENERGY. PROVIDE PIPE OUTLETS WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

RECEIVING WATERS - IT IS THE CONTRACTORS RESPONSIBILITY TO INSPECT THE SITE DISCHARGE POINT AS WELL AS DOWNSTREAM TO THE RECEIVING BODY OF WATER(POND, LAKE, STREAM, ETC.) ON A REGULAR BASIS INCLUDING AFTER EACH STORM EVENT AND DOCUMENT IF ANY DIFFERENCES OR CHANGES IN NORMAL IN DISCHARGE AND IF MATERIAL IS LEAVING THE CONSTRUCTION SITE. IF SO IT SHALL BE DOCUMENTED AND REMOVED IMMEDIATELY.

NOTE: ALL EROSION AND SEDIMENT CONTROL DEVICES WILL BE CHECKED BY THE CONTRACTOR AFTER EACH STORM EVENT AND BE MAINTAINED, OR IMPROVED UPON AFTER EVERY STORM EVENT TO ENSURE ADEQUATE PERFORMANCE.

POLLUTION CONTROL:

DESIGNATE A CONCRETE WASH-OUT AND TRUCK WASH AREA:
MAKE IT VISIBLE IN THE FIELD TO VEHICLE OPERATORS AND NOTE THIS ON THE SWPP PLAN.

WHEN WASHOUTS OCCUR ON THE SITE, CONCRETE WASHOUT WATER MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES MAY NOT TOUCH THE GROUND AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS.

ON SITES WHERE CONCRETE WASHOUT AREAS ARE NOT FEASIBLE AS SHOWN ON THE DETAIL SHEET, ABOVE GROUND METHODS AND/OR OFF-SITE METHODS CAN BE UTILIZED AS APPROVED BY OWNER.

CONCRETE WASHOUT MAY BE PROVIDED OFF-SITE BY CONCRETE CONTRACTOR OR CONCRETE SUPPLIER, AT AN APPROVED WASHOUT DISPOSAL AREA. CONCRETE SUPPLIER MAY PROVIDE CONCRETE WASHOUT AREAS ON-BOARD THEIR TRANSPORTS FOR DISPOSAL OFF-SITE. CONCRETE CONTRACTOR SHALL VERIFY WITH SUPPLIER IN REGARDS TO PROVIDED CONCRETE WASHOUT AREAS ON AND OFF-SITE, AS NECESSARY.

LIMIT EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES TO A DEFINED AREA PREFERABLY BEFORE THE CONSTRUCTION ACCESS/EXIT POINT. WASH VEHICLES ONLY ON AN AREA STABILIZED WITH STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. CONTAIN RUNOFF AND PROPERLY DISPOSE OF WASTE. ENGINE DEGREASING IS PROHIBITED.

SOLID WASTE: PROPERLY DISPOSE OF COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS, AND OTHER WASTES IN COMPLIANCE WITH STATE REQUIREMENTS.

HAZARDOUS MATERIALS: PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE DEBRIS, CLEANING WASTES, OIL, GASOLINE, PAINT, WASTEWATER, TOXIC MATERIALS, AND HAZARDOUS MATERIALS) OFF-SITE. DO NOT ALLOW WASTE AND UNUSED BUILDING MATERIALS TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM. PROPERLY STORE OIL, GASOLINE, PAINT, AND OTHER HAZARDOUS MATERIALS IN ORDER TO PREVENT SPILLS, LEAKS, OR OTHER DISCHARGE. INCLUDE SECONDARY CONTAINMENT. RESTRICT ACCESS TO STORAGE AREAS IN ORDER TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS MUST BE IN COMPLIANCE WITH REGULATIONS.

MACHINERY: AND MECHANIZED EQUIPMENT THAT LEAKS WASTE SHALL HAVE A PROTECTIVE BARRIER OR CONTAINMENT UNDER THE DEVICE ADEQUATE TO CONTAIN THE WASTE. PROPERLY DISPOSE OF THE WASTE.

EMERGENCY SPILL STATION: CONTRACTOR SHALL LOCATE AND SIGN AN EMERGENCY SPILL STATION THAT HAS NECESSARY CONTAINMENT OR CLEANUP DEVICES FOR ALL WORKERS TO ACCESS.

EROSION CONTROL:

APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

CONTRACTOR SHALL UTILIZE COARSELY GROUND WOOD AND TREE MULCHES TO COVER EXPOSED SOILS. MULCHES SHALL BE SPORED ON SITE TO SUPPLEMENT AND USE IN PROBLEM AREAS DURING ALL PHASES OF THE CONSTRUCTION PROJECT.

CONTRACTOR SHALL USES STAR TACK OR OTHER ORGANIC SUBSTANCES IN SITUATIONS TO PREVENT SOIL FROM ERODING AWAY BY WIND OR RAIN.

WHENEVER POSSIBLE CONTRACTOR SHALL GRADE AREAS OF SOIL TO LIMIT POTENTIAL OF EROSION, TO INCLUDE TRACKING PERPENDICULAR TO FALL LINE OF GRADES AS WELL AS DIVERTING WATER FLOWS FROM PROBLEMATIC AREAS ON THE SITE.

SEEDING, FIBER BLANKETS, POLY/TARPS OR COVER MULCHES, DISKED MULCHES AND COMPOST CAN BE USED TO COVER TEMPORARILY EXPOSED AREAS FROM WIND AND RAIN. OTHER METHODS BY THE CONTRACTOR SHALL BE DOCUMENTED IN THE SWPP.

SEDIMENT CONTROL:

ALL INLET PROTECTION SHALL BE TYPE - D AND ON THE WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL)

SILT FENCE:
INSTALL AND MAINTAIN PER WIDNR CONSERVATION PRACTICE STANDARD 1056.

INSTALL SILT FENCE ALONG THE CONTOUR (ON A LEVEL HORIZONTAL PLANE) WITH THE ENDS TURNED UP (J-HOOKS) IN ORDER TO HELP POND WATER BEHIND THE FENCE. INSTALL THE SILT FENCE ON THE UPHILL SIDE OF THE SUPPORT POSTS. PROVIDE A POST SPACING OF 1.2 M (4 FEET) OR LESS. DRIVE POSTS AT LEAST 0.6 M (2 FEET) INTO THE GROUND. ANCHOR THE SILT FENCE FABRIC IN A TRENCH AT LEAST 152 MM (6 INCHES) DEEP AND 152 MM (6 INCHES) WIDE DUG ON THE UPSLOPE SIDE OF THE SUPPORT POSTS. LAY THE FABRIC IN THE TRENCH AND THEN BACKFILL AND COMPACT WITH A VIBRATORY PLATE COMPACTOR. MAKE ANY SPLICES IN THE FABRIC AT A FENCE POST. AT SPLICES, OVERLAP THE FABRIC AT LEAST 152 MM (6 INCHES), FOLD IT OVER, AND SECURELY FASTEN IT TO THE FENCE POST. SILT FENCE SUPPORTING POSTS SHALL BE 51 MM (2 INCH) SQUARE OR LARGER HARDWOOD, PINE, OR STANDARD T- OR U-SECTION STEEL POSTS. T- OR U-SECTION STEEL POSTS SHALL WEIGH NOT LESS THAN 1.8602 KG PER METER (1.25 LB PER LINEAL FOOT). POSTS SHALL HAVE A MINIMUM LENGTH OF 1524 MM (5 FEET). POSTS SHALL HAVE PROJECTIONS TO FACILITATE FASTENING THE FABRIC AND PREVENT SLIPPAGE. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF WIDOT STANDARD SPECIFICATION 628 FOR PREASSEMBLED SILT FENCE, FURNISHED IN A CONTINUOUS ROLL IN ORDER TO AVOID SPLICES. GEOTEXTILE FABRIC SHALL BE UNIFORM IN TEXTURE AND APPEARANCE AND HAVE NO DEFECTS, FLAWS, OR TEARS. THE FABRIC SHALL CONTAIN SUFFICIENT ULTRAVIOLET (UV) RAY INHIBITOR AND STABILIZERS TO PROVIDE A MINIMUM TWO-YEAR SERVICE LIFE OUTDOORS. FABRIC COLOR SHALL BE INTERNATIONAL ORANGE. IN HIGH TRAFFIC AREAS CONTRACTOR SHALL REINFORCE SILT FENCE WITH WIRE FENCING AND METAL POSTS. EXTREME CIRCUMSTANCES WILL REQUIRE TEMPORARY CONCRETE MEDIAN SECTIONS TO SUPPORT MATERIAL BACKING OF STOCK PILED SOIL OR FILLED EARTH.

INSTALL SILTFENCE, OR OTHER EFFECTIVE SEDIMENT CONTROLS, AROUND ALL TEMPORARY SOIL STOCKPILES. LOCATE SOIL OR DIRT STOCKPILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SUCH THAT THE DOWNSLOPE DRAINAGE LENGTH IS NO LESS THAN 8 M (25 FEET) FROM THE TOE OF THE PILE TO A ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT FENCE BARRIERS AROUND THE PILES. DURING STREET REPAIR, COVER CONSTRUCTION SOIL OR DIRT STOCKPILES LOCATED CLOSER THAN 8 M (25 FEET) TO A ROADWAY OR DRAINAGE CHANNEL WITH TARPS, AND PROTECT STORM SEWER INLETS WITH SILT SACKS OR STAKED SILTFENCE. DO NOT STOCK PILE SOIL OR MATERIAL NEAR CATCH BASINS OR DRAINAGE WAYS.

STONE TRACKING PAD (TEMPORARY ROCK CONSTRUCTION ENTRANCE:
INSTALL AND MAINTAIN PER WIDNR CONSERVATION PRACTICE STANDARD 1057. USE 3INCH TO 6" DIAMETER ROCK. PLACE THE AGGREGATE IN A LAYER AT LEAST 300 MM (12 INCHES) THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 15 M (50 FEET) INTO THE CONSTRUCTION SITE. USE A WIDOT TYPE R PERMEABLE GEOTEXTILE FABRIC MATERIAL BENEATH THE AGGREGATE IN ORDER TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW. MAINTAIN THE ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED ROADWAYS. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS REQUIRED. CLOSE ENTRANCES NOT PROTECTED BY TEMPORARY ROCK CONSTRUCTION ENTRANCES TO ALL CONSTRUCTION TRAFFIC.

TEMPORARY SEDIMENT BASINS
IN THE CONSTRUCTION PROCESS OR IF NOTED ON THE PLAN THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASIN(S). AS PER GENERAL RULE THE SEDIMENT BASIN SHALL BE SIZED APPROPRIATELY TO A CAPACITY RELATED TO THE DRAINAGE AREA ON A RATIO OF 3,600 CUBIC FEET PER ACRE OF DRAINAGE ZONE ENTERING THE BASIN. BASINS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT, MATERIAL REMOVED AND STABILIZED. IF CHANGES TO THE BASIN ARE MADE, DOCUMENT AND AMEND THE SWPP PLAN.

DEWATERING:

IF DEWATERING IS REQUIRED AND SUMP PUMPS ARE USED, ALL PUMPED WATER MUST BE DISCHARGED THROUGH AN EROSION CONTROL FACILITY (TEMPORARY SEDIMENTATION BASIN, GRIT CHAMBER, SAND FILTER, UPFLOW CHAMBER, HYDRO-CYCLONE, SWIRL CONCENTRATOR, DEWATERING BAG OR OTHER APPROPRIATE FACILITY) PRIOR TO LEAVING THE CONSTRUCTION SITE. PROPER ENERGY DISSIPATION MUST BE PROVIDED AT THE OUTLET OF THE PUMP SYSTEM. DISCHARGE CLEAR WATER ONLY. TO ACHIEVE BETTER SEPARATIONS OF THE MATERIAL SUSPENDED IN THE WATER A BIODEGRADABLE NOT TOXIC FLOCCULANT AGENT MAY BE REQUIRED.

IF DEWATERING IS REQUIRED AND SUMP PUMPS ARE USED, ALL PUMPED WATER MUST BE DISCHARGED THROUGH AN EROSION CONTROL FACILITY (TEMPORARY SEDIMENTATION BASIN, GRIT CHAMBER, SAND FILTER, UPFLOW CHAMBER, HYDRO-CYCLONE, SWIRL CONCENTRATOR, DEWATERING BAG OR OTHER APPROPRIATE FACILITY) PRIOR TO LEAVING THE CONSTRUCTION SITE. PROPER ENERGY DISSIPATION MUST BE PROVIDED AT THE OUTLET OF THE PUMP SYSTEM. DISCHARGE CLEAR WATER ONLY. TO ACHIEVE BETTER SEPARATIONS OF THE MATERIAL SUSPENDED IN THE WATER A BIODEGRADABLE NOT TOXIC FLOCCULANT AGENT MAY BE REQUIRED.

PUMPING OF WATER FROM FOUNDATION AREA DURING CONSTRUCTION SHALL NOT EXCEED A RATE OF 70 GALLONS PER MINUTE. SUMP PUMP SHALL BE PLACED ON A CLEAR STONE BEDDING AND A CLOTH/MESH SOCK SHALL BE PLACED ON THE OUTLET END OF THE PIPE TO CONTROL SEDIMENT LOSS.

INSPECTIONS-MAINTENANCE-DAILY RECORD-AMEND THE SWPP PLAN:

CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES, STABILIZED AREAS, AND INFILTRATION AREAS ON A DAILY BASIS UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, INSPECT AT LEAST ON A WEEKLY BASIS UNTIL VEGETATIVE COVER IS ESTABLISHED. INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES, STABILIZED AREAS, AND INFILTRATION AREAS WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. REMOVE ACCUMULATED SEDIMENT DEPOSITS FROM BEHIND EROSION AND SEDIMENT CONTROL DEVICES AS NEEDED. DO NOT ALLOW SEDIMENT TO ACCUMULATE TO A DEPTH OF MORE THAN ONE-THIRD OF THE HEIGHT OF THE EROSION AND SEDIMENT CONTROL DEVICES. IMMEDIATELY REPLACE DETERIORATED, DAMAGED, ROTTED, OR MISSING EROSION CONTROL DEVICES. DOCUMENT INSPECTIONS AND DATES OF RAINFALL EVENTS. MAINTAIN A WRITTEN LOG OF ALL INSPECTION, MAINTENANCE, AND REPAIR ACTIVITIES RELATED TO EROSION AND SEDIMENT CONTROL FACILITIES. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WTIH FUNCTIONAL BMPS WITHIN 24 HOURS AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

ALL INSPECTIONS AND MAINTENANCE ACTIVITIES MUST BE RECORDED IN WRITING DAILY IN A DETAILED RECORD(NOTES, PHOTOGRAPHS, SKETCHES, ETC, AND KEPT WITH THE SWPPP BY THE CONTRACTOR.

CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO ADJACENT PROPERTY, PAVEMENT AREAS, SIDEWALKS, STREETS, AND ALLEYS. REMOVAL SHALL BE ON A DAILY BASIS THROUGHOUT THE DURATION OF THE CONSTRUCTION AND/OR AS DIRECTED BY THE VILLAGE. CLEAN PAVED ROADWAYS BY SHOVELING OR WET-SWEEPING. DO NOT DRY SWEEP. IF NECESSARY, SCRAPE PAVED SURFACES IN ORDER TO LOOSEN COMPACTED SEDIMENT MATERIAL PRIOR TO SWEEPING. HAUL SEDIMENT MATERIAL TO A SUITABLE DISPOSAL AREA. STREET WASHING IS ALLOWED ONLY AFTER SEDIMENT HAS BEEN REMOVED BY SHOVELING OR SWEEPING.

ALL SOIL HAULED FROM THE SITE SHALL BE ACCOUNTED FOR AND DOCUMENTED IN THE SWPP BY THE CONTRACTOR. ITS FINAL DESTINATION AND HOW THE SOIL HAS BEEN STORED AND STABILIZED.

CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED (HARD-SURFACED AREAS PAVED AND VEGETATION ESTABLISHED IN GREENSPACE). REPAIR ANY RUTTING, GULLY FORMATION, OR WASHOUTS AFTER FINAL ESTABLISHMENT OF PERMANENT STABILIZATION, REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, AND NONBIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AND ANY ACCUMULATED SEDIMENTS. DISPOSE-OF OFF SITE. RESTORE PERMANENT SEDIMENTATION BASINS TO THEIR DESIGN CONDITION IMMEDIATELY FOLLOWING STABILIZATION OF THE SITE.

CONTRACTOR SHALL CLEAN SEDIMENTATION BASINS, STORM SEWER CATCH BASINS, DITCHES, AND OTHER DRAINAGE FACILITIES AS REQUIRED IN ORDER TO MAINTAIN THEIR EFFECTIVENESS. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 OF THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

CONTRACTOR SHALL INSPECT INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITIES IS ACCUMULATING. REMOVE SEDIMENT IMMEDIATELY ENSURING SUBSOILS ARE NOT COMPACTED BY MACHINERY.

EVERY VEHICLE SHALL NOT TRACK MATERIAL OFF-SITE. CLEAN THE WHEELS OF CONSTRUCTION VEHICLES IN ORDER TO REMOVE SOILS BEFORE THE VEHICLES LEAVE THE CONSTRUCTION SITE. WASH VEHICLES ONLY ON AN AREA STABILIZED WITH STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

CONTRACTOR SHALL REINFORCE EROSION CONTROL FACILITIES IN AREAS WHERE CONCENTRATED FLOWS OCCUR (SUCH AS SWALES, DITCHES, AND AREAS IN FRONT OF CULVERTS AND CATCH BASINS) BY BACKING THEM WITH SNOW FENCE, WIRE MESH, OR STIFF PLASTIC MESH REINFORCEMENT UNTIL PAVING AND TURF ESTABLISHMENT OPERATIONS HAVE BEEN COMPLETED. POSTS FOR THE REINFORCING FENCE SHALL BE 100 MM (4 INCH) DIAMETER WOOD POSTS, OR STANDARD STEEL FENCE POSTS WEIGHING NOT LESS THAN 0.59 KG (1.3 LBS) PER LINEAL FOOT, WITH A MINIMUM LENGTH OF 762 MM (30 INCHES) PLUS BURIAL DEPTH. SPACE POSTS FOR THE REINFORCING FENCE AT INTERVALS OF 3 M (10 FEET) OR LESS. DRIVE POSTS FOR THE REINFORCING FENCE AT LEAST 0.6 M (2 FEET) INTO THE GROUND.

GENERAL SOIL STABILIZATION:

ESTABLISHMENT OF LAWN, PRAIRIE/WILDFLOWER AND/OR PLANT BED AREAS WILL BE NOTED ON THE LANDSCAPE PLAN

TO ENSURE STABILIZATION OF SOILS, RESTAKING OF SOD WHERE APPLICABLE, PROPER WATERING AND MULCH MAINTENANCE WILL BE REQUIRED. INSPECT SEEDED OR SODDED AREAS ON A TIMELY DAY-TO-DAY BASIS. IN THE EVENT OF A SEEDING FAILURE, RESEED AND REMULCH THE AREAS WHERE THE ORIGINAL SEED HAS FAILED TO GROW AND PERFORM ADDITIONAL WATERING AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER. SPECIAL MAINTENANCE PROVISIONS FOR WILD AND PRAIRIE GRASS SEEDED AREAS AS NOTED IN THE LANDSCAPE PLAN. PROMPTLY REPLACE ALL SOD THAT DRIES OUT TO THE POINT WHERE IT IS PRESUMED DEAD AND ALL SOD THAT HAS BEEN DAMAGED, DISPLACED, WEAKENED, OR HEAVILY INFESTED WITH WEEDS AT NO ADDITIONAL COST TO THE OWNER. .

IN AREAS TO BE TEMPORARILY SEEDED, USE INTRODUCED SEED MIXTURE EQUIVALENT TO WIDOT #10 OR #20. APPLY SEED MIXTURE PER WIDOT 630.3.3.5. INCORPORATE A FERTILIZER (SLOW RELEASE TYPE WITH 10 WEEK RESIDUAL) CONSISTING OF 23-0-30 (%N-P-K) INTO THE SOIL AT AN APPLICATION RATE OF 224 KG PER HECTARE (200 LBS PER ACRE) BY DISKING PRIOR TO SEEDING. IN PROBLEMATIC AREAS IT MAY BE NECESSARY TO USE A LOW PHOSPHORUS ORGANIC FERTILIZER IN CASES WHERE SEEDS MAY NOT GERMINATE. IF THIS IS THE CASE, SEED AND FERTILIZER SHALL BE DISKED INTO THE SURFACE AND MULCHED PROPERLY TO ENSURE GERMINATION AND UPTAKE OF THE PHOSPHORUS BY THE SEED.

TO ENSURE ADEQUATE GERMINATION OF THE SEED THE WORK WILL BE PERFORMED AS FOLLOWS:
SPRING- FROM APRIL 1 THROUGH MAY 15.
FALL- FROM AUGUST 15 TO SEPTEMBER 20.
AFTER SEPTEMBER 20, WAIT UNTIL OCTOBER 30 TO PERFORM DORMANT SEEDING. DORMANT SEEDING WILL ONLY BE ALLOWED IF THE MAXIMUM SOIL TEMPERATURE AT A DEPTH OF 25 MM (1 INCH) DOES NOT EXCEED 4.44 DEGREES C (40 DEGREES F) IN ORDER TO PREVENT GERMINATION.

IN SEEDED AREAS WITH SLOPES STEEPER THAN 3:1 AND LENGTHS LESS THAN 15 METERS (50 FEET), INSTALL BIODEGRADABLE EROSION CONTROL BLANKETS UNIFORMLY OVER THE SOIL SURFACE BY HAND WITHIN 24 HOURS AFTER SEEDING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. USE WIDOT URBAN TYPE B OR OWNER APPROVED EQUAL.

IN AREAS WHERE IRRIGATION IS TO BE INSTALLED, CONTRACTOR SHALL WORK IN ZONES TO FINISH GRADE AND INSTALL THE SYSTEM IN ZONES. NOTE- EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SOILS HAVE BEEN STABILIZED WITH SOD OR SEEDED AREAS THAT EXHIBIT MINIMUM OF 70% LAWN VEGETATIVE COVERAGE. IF SILT FENCE HAS TO BE REMOVED TO INSTALL THE IRRIGATION SYSTEM, IT SHALL BE REINSTALLED AT THE END OF EACH WORK DAY OR USE BIO ROLLS TO PROVIDE PROTECTION DURING THE INSTALLATION PROCESS UNTIL LAWN AREAS HAVE SOD AND/OR PLANT BEDS ARE MULCHED.

IN AREAS TO BE SODDED, SILT FENCE CAN BE REMOVED SHORT TERM FOR WORKING, BUT EXPOSED SOIL AREAS SHALL BE SODDED OR EROSION CONTROL MEASURES SHALL BE REINSTALLED AT THE END OF EACH WORK DAY.

NOTE: THE PROJECT'S LANDSCAPE PLAN IS PART OF THE SWPP FOR SOIL STABILIZATION. REFERENCES SHALL BE MADE TO THE APPROVED LANDSCAPE PLAN. AMENDMENTS TO THE LANDSCAPE PLAN SHALL BE APPROVED BY THE OWNER AND DOCUMENTED AS PART OF THE SWPP

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

EROSION CONTROL NOTES

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

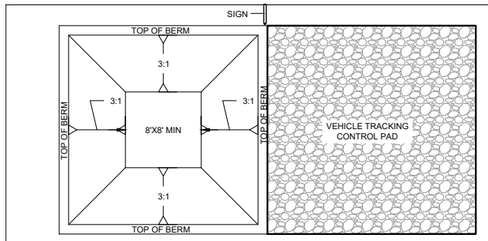
#	DATE	DESCRIPTION

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

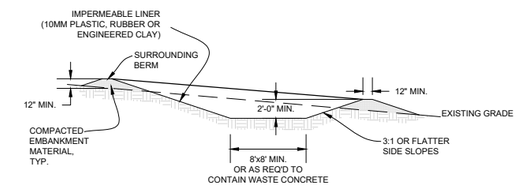
ALL EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED PER WDNR STANDARDS

1 SWP1.2 NOT USED

NOT TO SCALE



PLAN VIEW



TYPICAL SECTION

CONCRETE WASHOUT AREA INSTALLATION NOTES

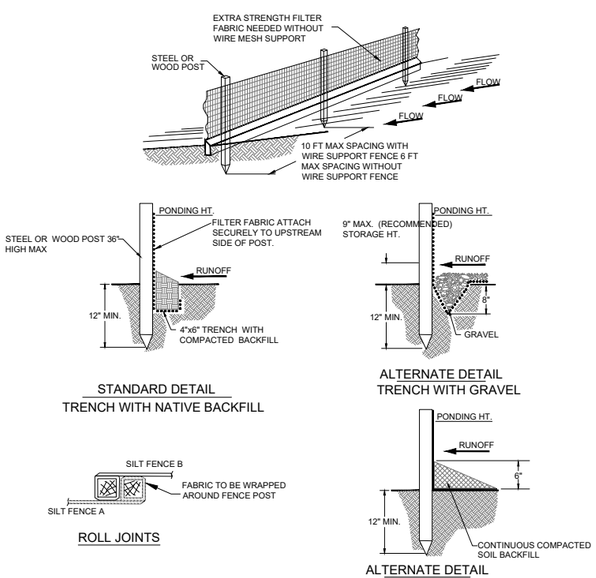
1. SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
4. 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.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

6. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE
7. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
8. WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
9. 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 SWP1.2 CONCRETE WASHOUT AREA

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18".

THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.

THE ENDS OF THE FENCE SHALL BE TURNED UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND/OR THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC. THE FILTER FABRIC SHALL NOT BE SECURED BY SAND BAGS.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

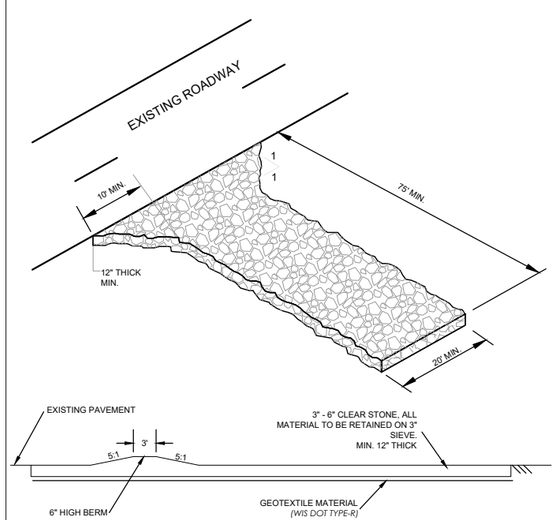
THE REMOVED SEDIMENT SHALL BE VEGETATED OR OTHERWISE STABILIZED.

2 SWP1.2 SILT FENCE INSTALLATION DETAILS

NOT TO SCALE

3 SWP1.2 NOT USED

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 SWP1.2 CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

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

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
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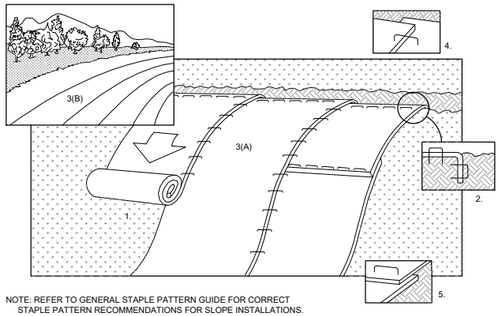
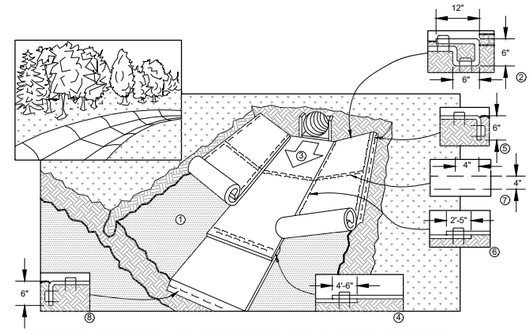
SHEET	SWP 1.2



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-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 SWP1.3 EROSION CONTROL MAT - SLOPE INSTALLATION
NOT TO SCALE

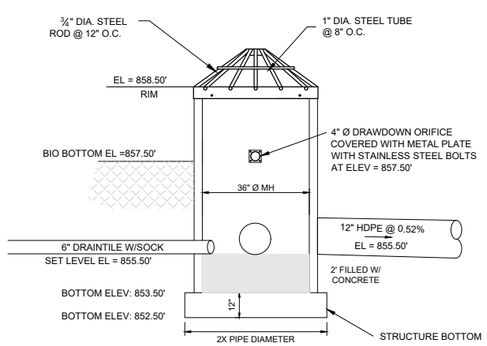


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

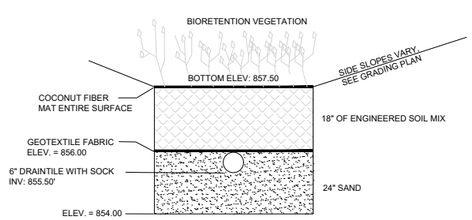
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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

4 SWP1.3 NOT USED
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 SWP1.3 BIO-RETENTION DETAILS
NOT TO SCALE

BIORETENTION 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, THREE INCHES OF HARDWOOD MULCH 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.
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. PLANT SPECIES SHALL BE SELECTED FROM THE FOLLOWING LIST:
   FROBS: MARSH MILKWEED, HEATH ASTER, NEW ENGLAND ASTER, WILD WHITE INDIGO, SPOTTED JOE PYE WEED, 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, WOOL GRASS, INDIAN GRASS, PRAIRIE CORD GRASS.
8. 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.
9. 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.
10. PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY 12" ON CENTER.
11. UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE PLANT BED SHALL BE PREPARED FOR INSTALLATION OF NATIVE PLANT PLUGS.
12. 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.
13. UNDULATIONS OR IRREGULARITIES IN THE PLANT BED WHICH WOULD INTERFERE WITH A CONSISTENT SEEDING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
14. 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 SWP1.3 NOT USED
NOT TO SCALE

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

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	SWP 1.3

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.
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.

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

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

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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

SNYDER & ASSOCIATES
5010 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

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. (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.)		

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 = 118	118
GROSS FLOOR AREA	11,110 SF	5 PER 1,000 SF = 56	56
STREET FRONTAGE TERMINAL ROAD	517 LF	20 PER 100 LF = 103	180
STREET FRONTAGE US HWY 51	467 LF	20 PER 100 LF = 93	95
PAVED AREA	96,215 SF	40 PER 10,000 SF = 385	410
TOTAL POINTS		755	859

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.)

Group A

Common Name	Botanical Name	Percentage
Joe Pye Weed*	*Eupatorium maculatum*	16
Symphyntrichum 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
Wool Grass	*Scirpus cyperinus*	14
		100

Group B

Common Name	Botanical Name	Percentage
Prairie Blazingstar*	*Liatris pycnostachya*	14
Ohio Goldenrod*	*Solidago ohiensis*	12
Marsh Milkweed*	*Asclepias incarnata*	18
Boneset	*Eupatorium perfoliatum*	12
Switchgrass	*Panicum virgatum*	16
Canada Wild Rye Grass	*Elymus candensis*	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*	*Asclepias tuberosa*	20
Fox Sedge	*Carex vulpinoidea*	16
Little Bluestem	*Schizachyrium scoparium*	20
Dark Green Bulrush	*Scipus atrovirens*	14
		100

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

5 6 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%)

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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

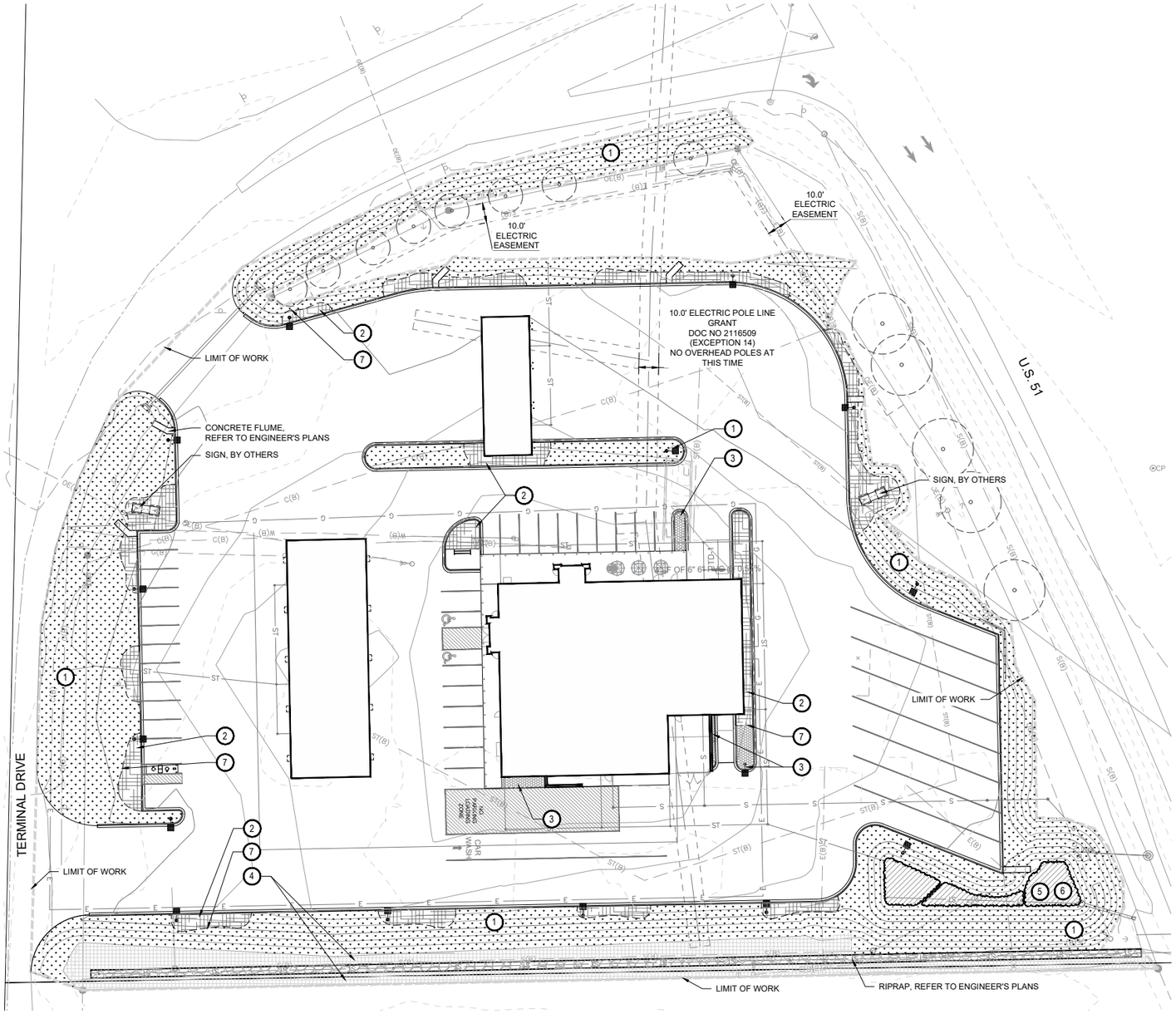
LANDSCAPE NOTES

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

1. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE 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 GROUNDCOVER 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.
3. ROCK MULCH SHALL BE "CANADIAN PEBBLES" AT A 3" DEPTH PROVIDED BY MADISON BLOCK & STONE (608.249.5633) OR APPROVED EQUAL.
4. "SPEEDY GREEN" TURF SEED PROVIDED BY DEER CREEK SEED CO. (877.247.3736) OR APPROVED EQUAL.
5. BIORETENTION PLANTINGS SHALL BE SOURCED FROM AGRECOL (608.223.3571) OR APPROVED EQUAL. REFER TO PLANT SCHEDULE FOR MIX.
6. BIORETENTION PLANTINGS SHALL BE INSTALLED PER WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD CODE 1004 (BIORETENTION FOR INFILTRATION).
7. 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
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

0 20 60
SCALE: 1" =30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=30'

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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

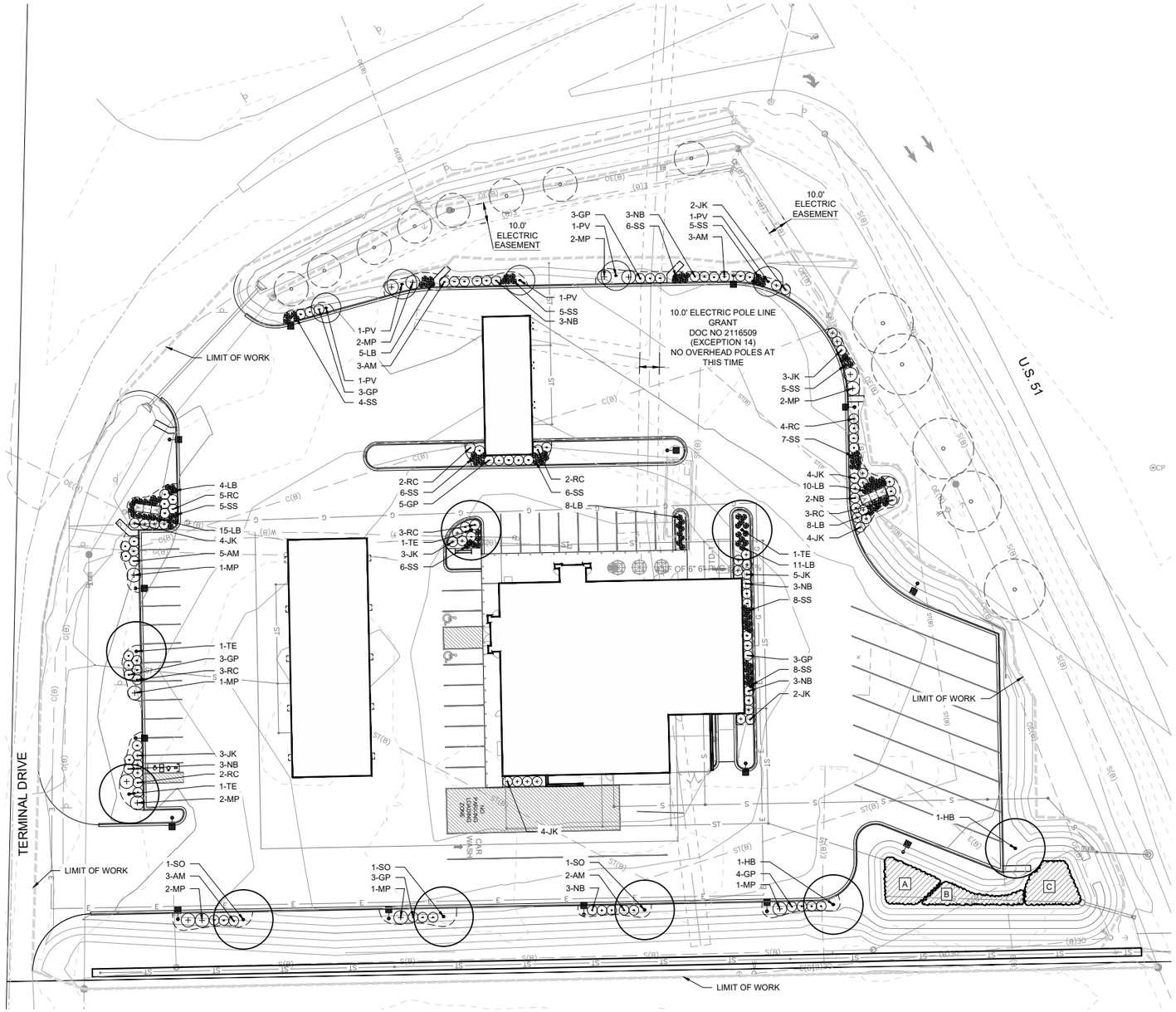
MULCH, SOD, AND SEED PLAN

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



PLANTING 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

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

LANDSCAPE CONSTRUCTION NOTES

1. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE 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 GROUNDCOVER 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.
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5. BIORETENTION PLANTINGS SHALL BE SOURCED FROM AGRECOL (608.223.3571) OR APPROVED EQUAL. REFER TO PLANT SCHEDULE FOR MIX.
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7. 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
8. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

0 20 60
SCALE: 1" =30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=30'

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

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5010 VOGES ROAD
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608-838-0444

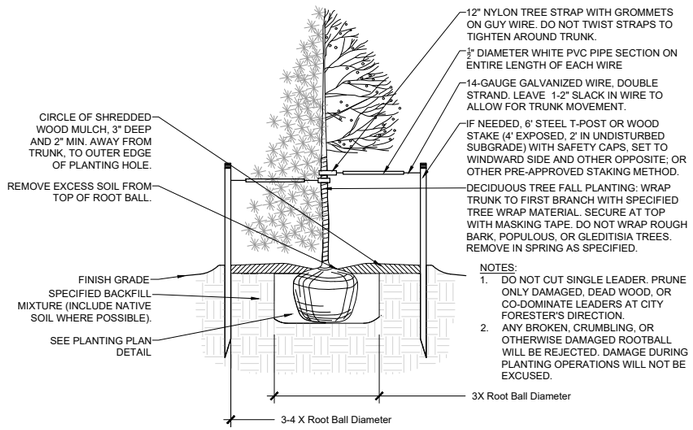
PLANTING PLAN

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

4015 TERMINAL DRIVE
McFARLAND, WI 53558

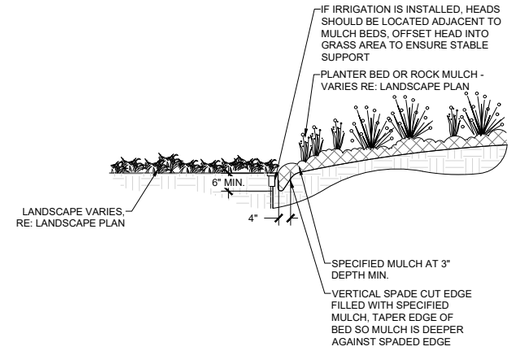
#	DATE	DESCRIPTION

DRAWN BY	A. MEESSMANN / B. KOWALSKI
SCALE	NOTED
PROJ. NO.	121.0883.30
DATE	October 04, 2021
SHEET	L 2.1



1 TREE PLANTING

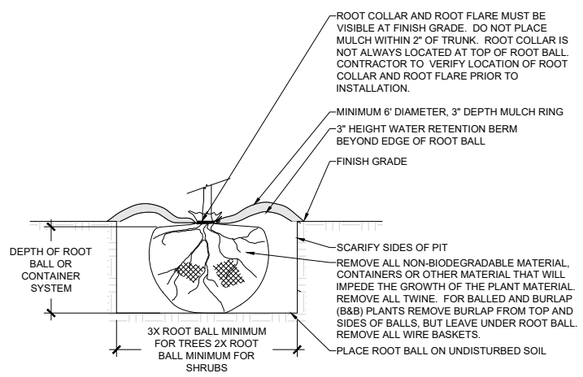
SCALE: 1/2" = 1'-0"

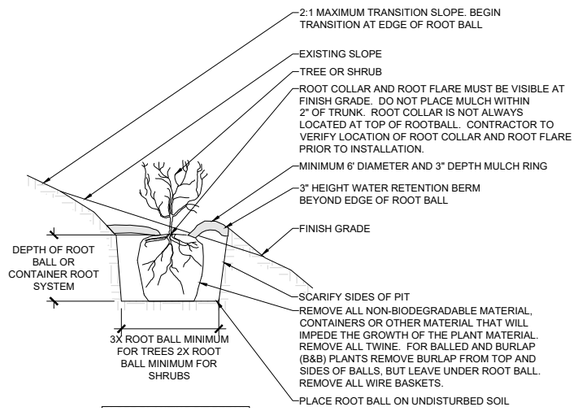


NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

2 SPADE CUT EDGE

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





3 PLANTING PIT

NO SCALE

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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

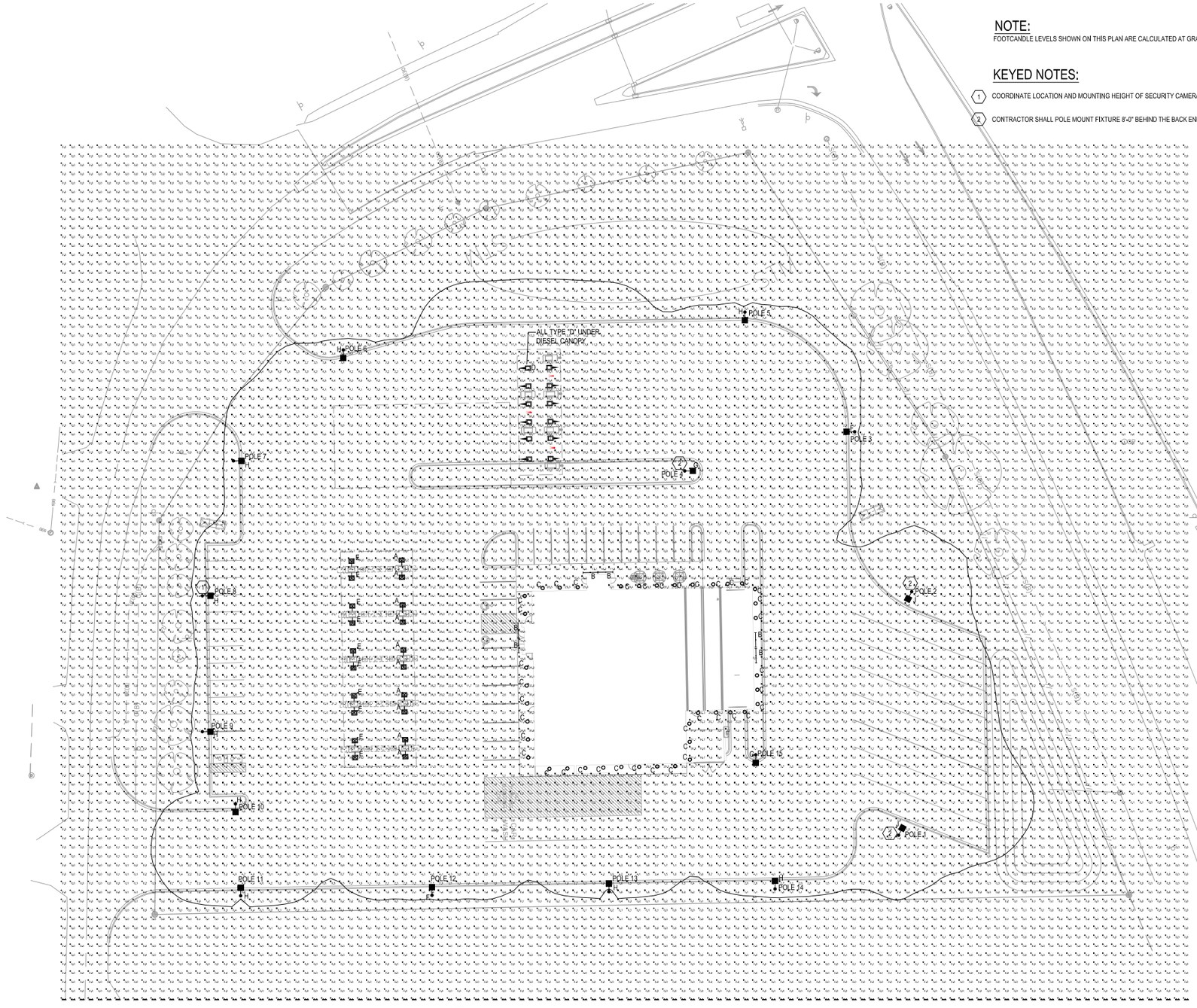
LANDSCAPE DETAILS

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



PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

NOTE:

FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.

KEYED NOTES:

1. COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
2. CONTRACTOR SHALL POLE MOUNT FIXTURE 8'-0" BEHIND THE BACK END OF CURB.

CALCULATION STATISTICS

AVERAGE: 3.0
MAXIMUM: 89.5
MINIMUM: 0.0

FIXTURE QUANTITIES

A - 10
B - 6
C - 40
D - 12
E - 10
F - 2
G - 2
H - 9
J - 2

PROVIDE (13) 15' POLES AND (2) 27' POLES.

FIXTURE SYMBOLS:

A, D & E — LED LIGHT MOUNTED UNDER FUEL CANOPIES

B — LED STRIP LIGHT MOUNTED IN GABLE

C — RECESSED LED DOWNLIGHT

F, G, H & J — POLE MOUNTED LED FIXTURE

FIXTURE TYPES:

A - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT
MOUNTED UNDER GAS CANOPY
MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING AT STORE FRONT.

B - LED STRIP LIGHT MOUNTED IN GABLE
LITHONIA -TZL1N-L96-10000LM-FST-MVOLT

C - RECESSED LED DOWNLIGHT
GOTHAM EVO-35/30-8AR-WD-120-TRW

D - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-BLK
MOUNTED UNDER DIESEL CANOPY
MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

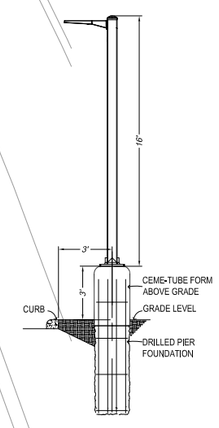
E - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT
MOUNTED UNDER GAS CANOPY

F - LSI LIGHTING: MRS-LED-12L-SIL-3-UNV-50-70CRI-WHT-IL

G - LSI LIGHTING: MRS-LED-12L-SIL-FT-UNV-50-70CRI-WHT

H - LSI LIGHTING: MRS-LED-12L-SIL-FT-UNV-50-70CRI-WHT-IL

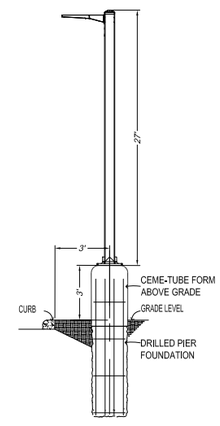
J - LSI LIGHTING: MRM-LED-12L-SIL-FT-UNV-50-70CRI-WHT



LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

DETAIL APPLIES TO POLES 3 THRU 15



LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

DETAIL APPLIES TO POLES 1 & 2

2021-0195.43

GRAEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444

PHOTOMETRIC SITE PLAN

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

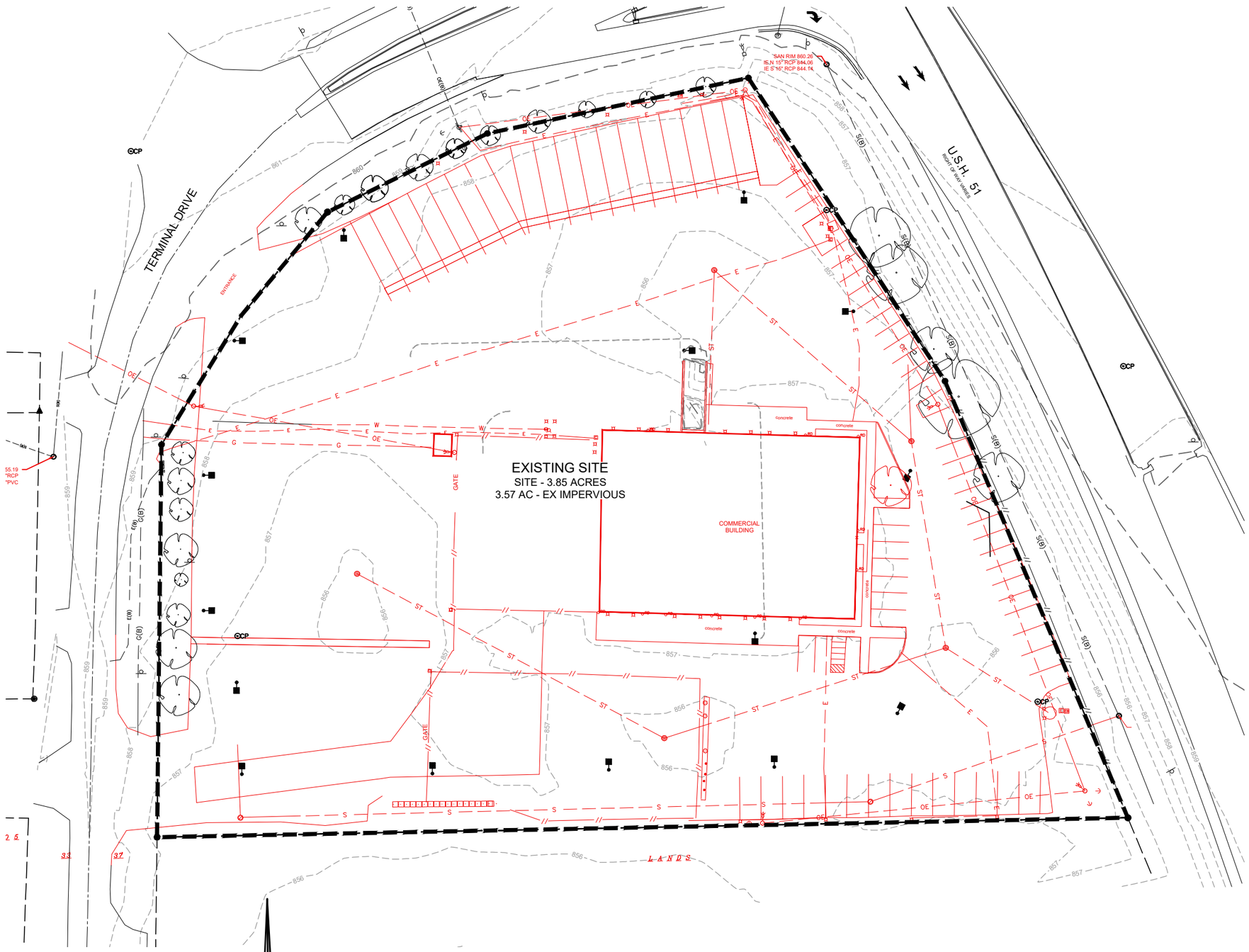
4015 TERMINAL DRIVE
McFARLAND, WI 53558

#	DATE	DESCRIPTION

DRAWN BY	DLC
SCALE	NOTED
PROJ. NO.	121.0866.30
DATE	SEPTEMBER 30, 2021
SHEET	E 1.0

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

WIS. 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 ½ SCALE - 1"=60'

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EXISTING DRAINAGE MAP

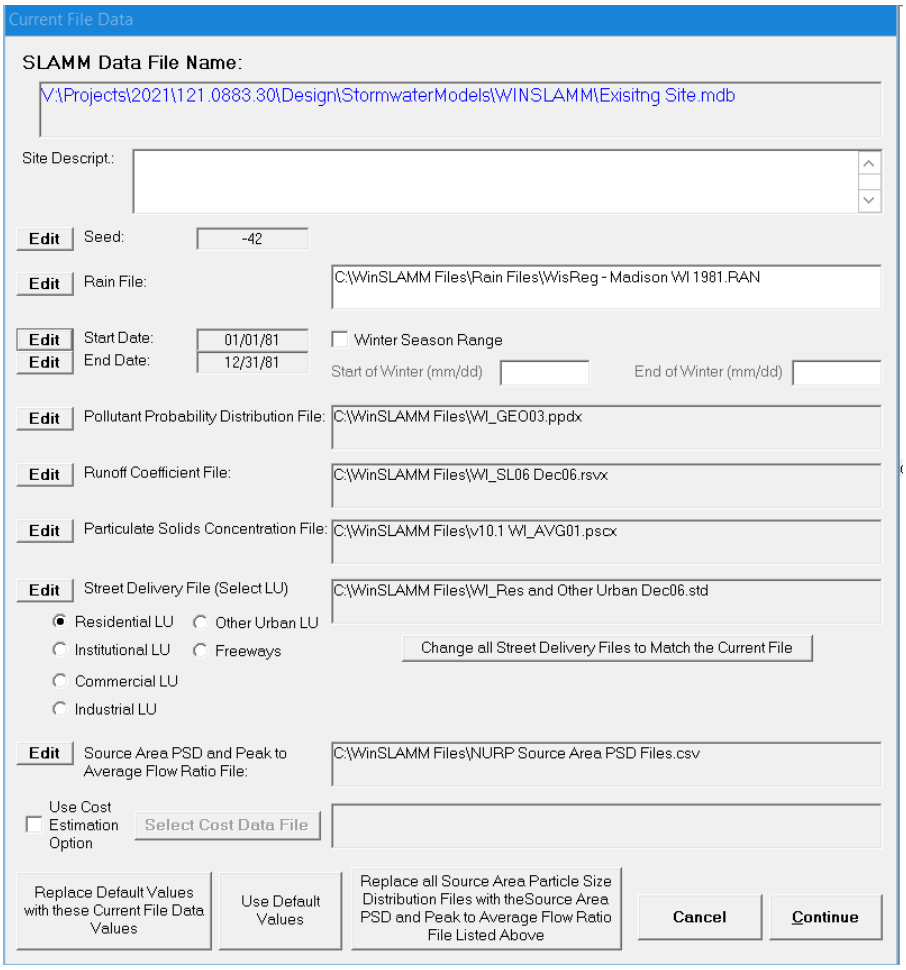
CONVENIENCE STORE #1210
WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

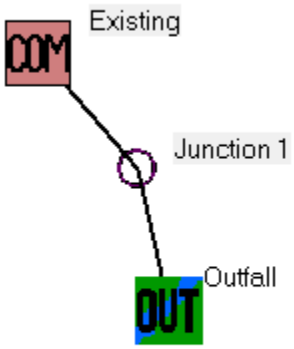
#	DATE	DESCRIPTION

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

SLAMM DATA FILES FOR EXISTING DEVELOPED SITE



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\Exisitng 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

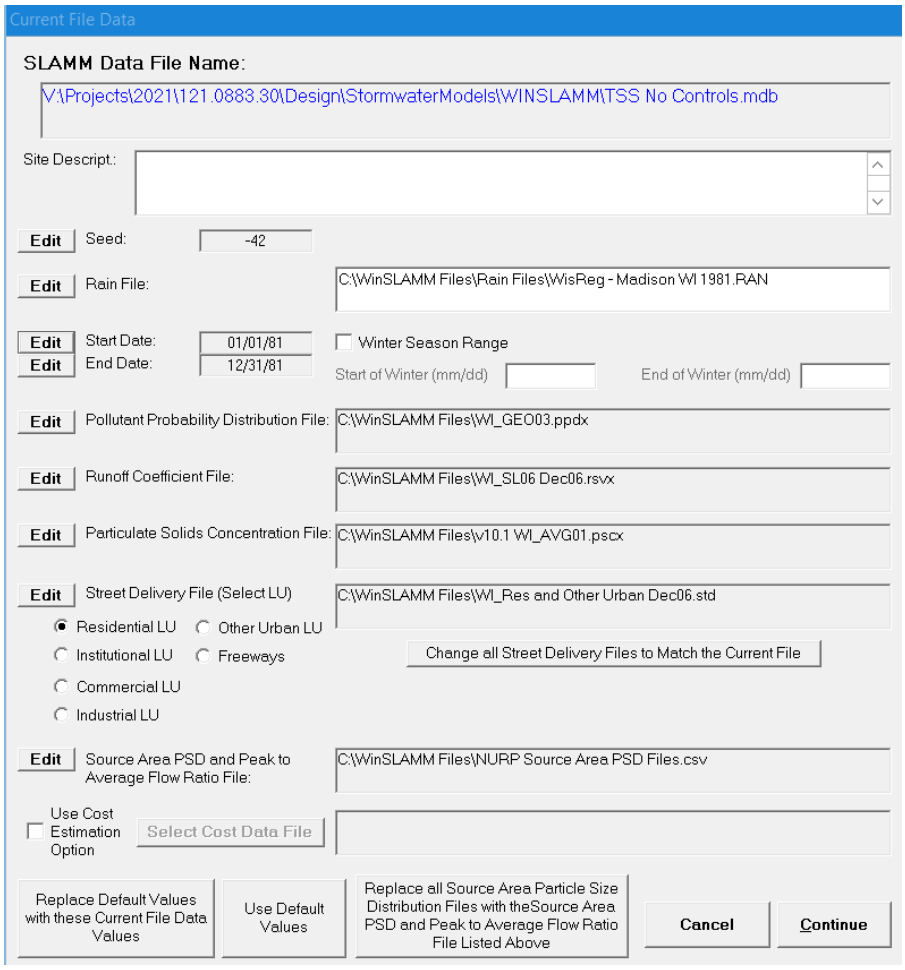
Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall Flow Duration Curve Calculations

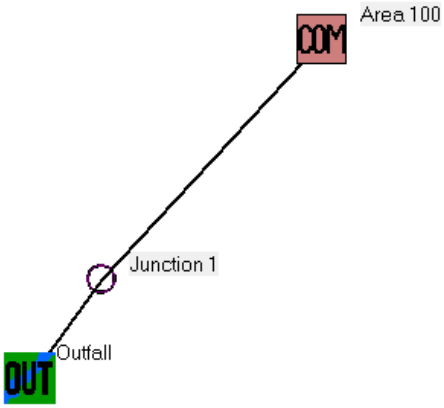
Receiving Water Impacts Due To Stormwater Runoff
(CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.68	Poor
With Controls	0.68	Poor

SLAMM DATA FILES FOR PROPOSED REDEVELOPMENT WITH NO CONTROLS



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)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	236025		0.53	118.3	1743	
Outfall Total with Controls	236027	0.00 %	0.53	118.3	1743	0.00 %
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

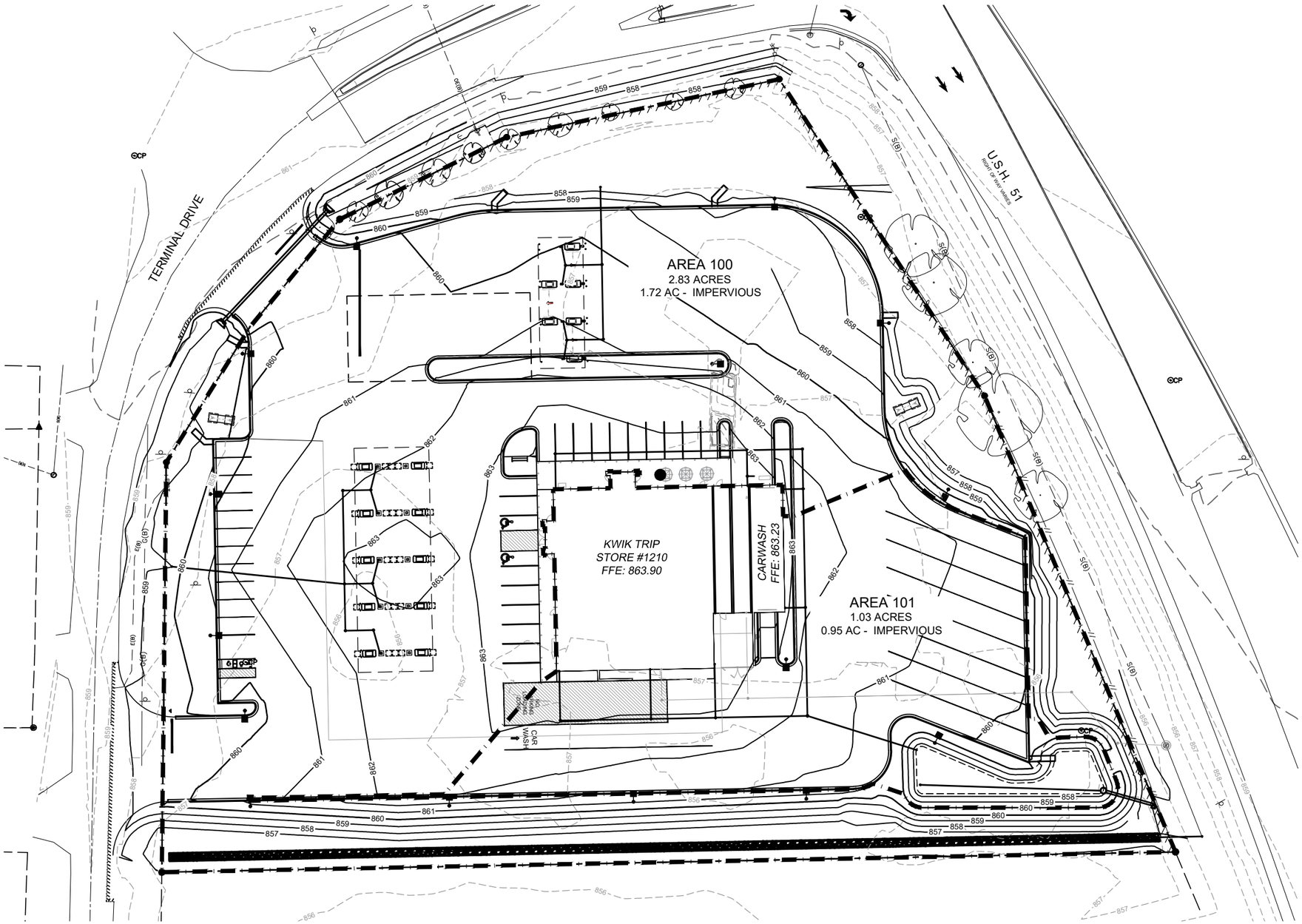
Total Control Practice Costs

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

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

N

0 30 60
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=60'

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

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

PROPOSED DRAINAGE MAP

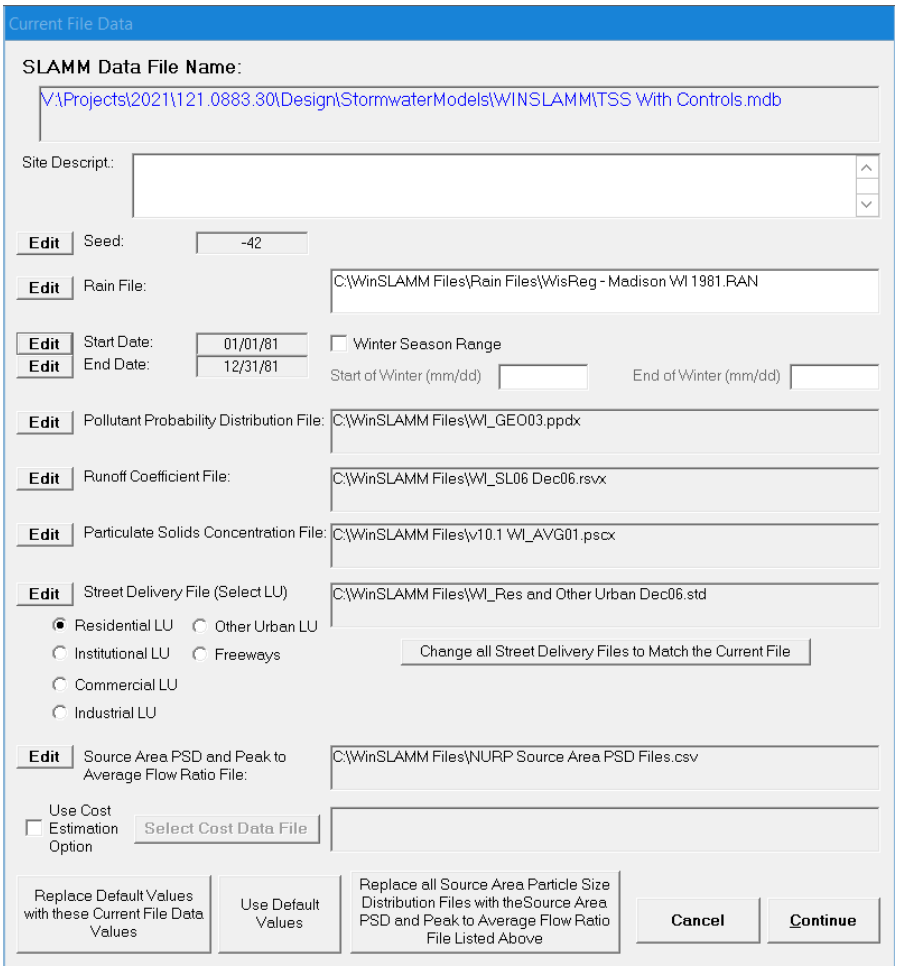
CONVENIENCE STORE #1210 WITH Gen 3, 3-LANE DIESEL

4015 TERMINAL DRIVE
McFARLAND, WI 53558

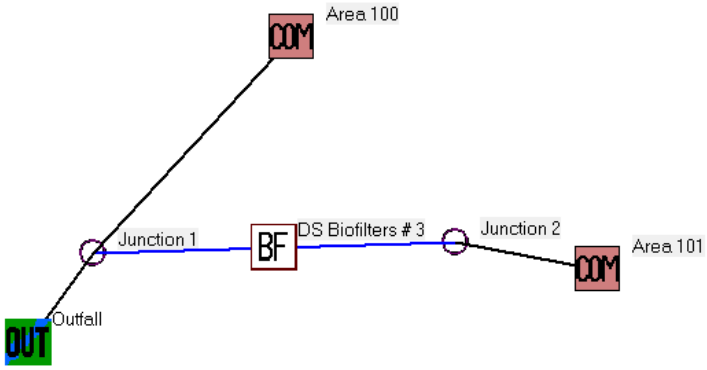
#	DATE	DESCRIPTION

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

SLAMM DATA FILES FOR PROPOSED REDEVELOPMENT WITH CONTROLS



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

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

Estimated Surface Drain Time = 3.33 hrs.

Control Practice # : 1 | CP Index # : 1

Add **Sharp Crested Weir**

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

Remove **Broad Crested Weir-Reqrd**

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

Evaporation Remove

Month	Evapotrans-piration (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

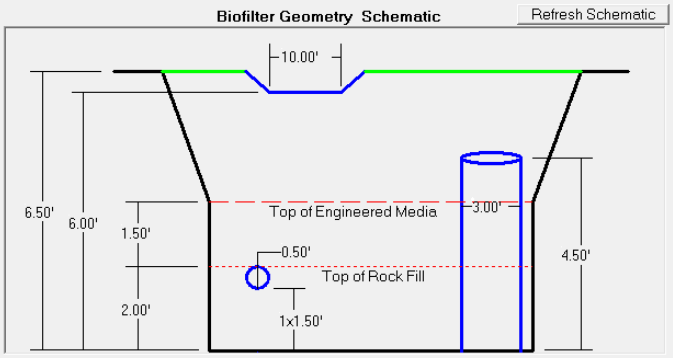
	1	2	3	4
Fraction of biofilter that is vegetated	1.00	0.00	0.00	0.00
Plant type	Shrubs			
Root depth (ft)	2.0	0.0	0.0	0.0
ET Crop Adjustment Factor	0.50	0.00	0.00	0.00

Use Random Number Generation to Account for Infiltration Rate Uncertainty

Copy Biofilter Data

Paste Biofilter Data

Biofilter Geometry Schematic Refresh Schematic



Press 'F1' for Help

Delete | Cancel | Continue

SLAMM OUTPUT

Land Uses | Junctions | Control Practices | Outfall

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 (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	237212		0.53	117.6	1742	
Outfall Total with Controls	187836	20.82 %	0.42	110.9	1300	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

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	0.42	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)

WISCONSIN DEPT. OF NATURAL RESOURCES

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 Er	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	

V:\Projects\2021\121.0883.30\Design\Stormwater\USLEmodel 2017.xlsm

APPENDIX C

STORMWATER MAINTENANCE PROVISIONS

AGREEMENT FOR MAINTENANCE OF STORMWATER MANAGEMENT MEASURES

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

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.

(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 biorention 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 liter and debris monthly.

Snow shall not be dumped directly into the basin area.

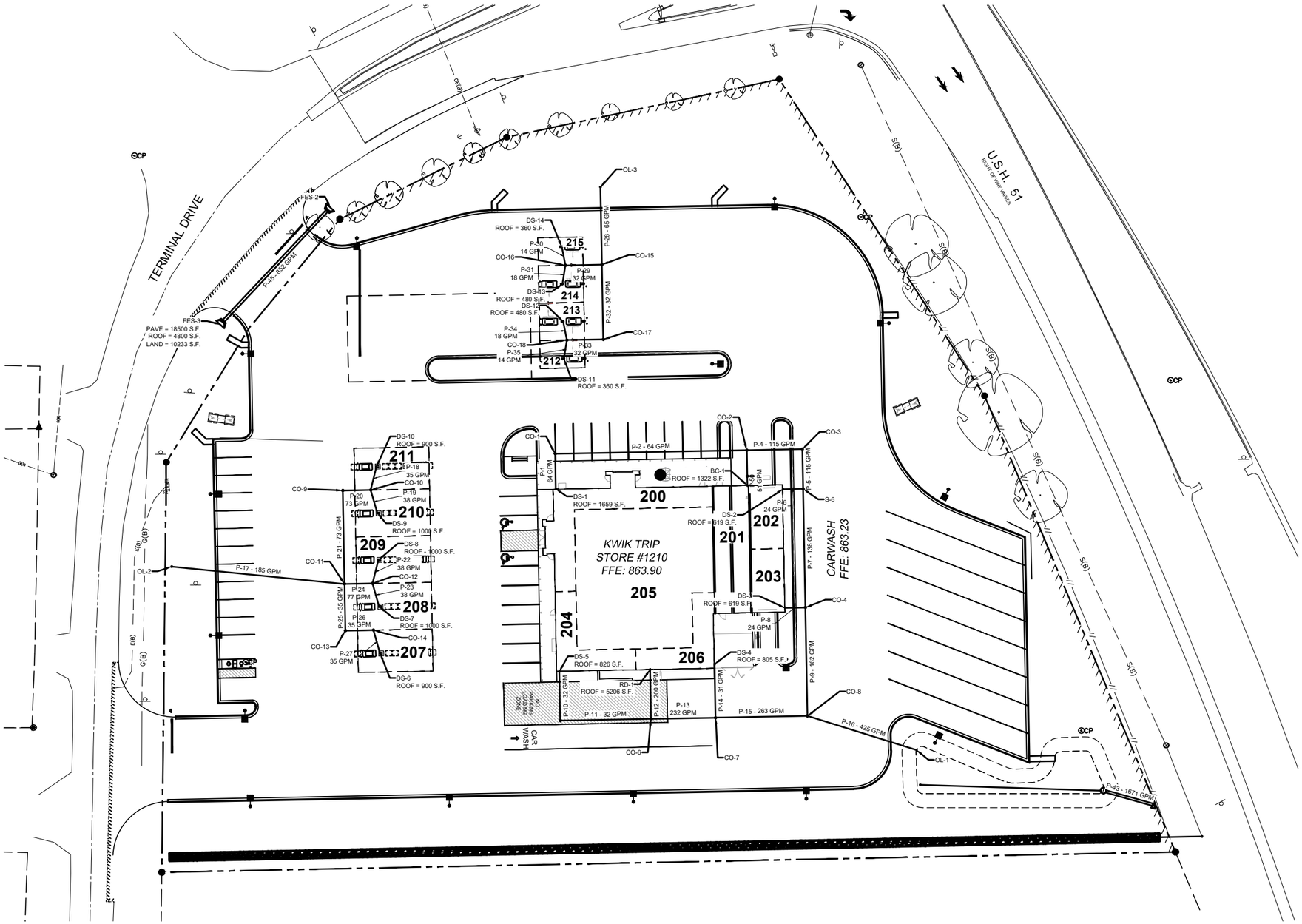
_____
Signature of Authorized Representative

_____
(Print Name)

_____
Date

APPENDIX D

PIPE SIZING



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TOLL FREE

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PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=60'

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
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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

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 or 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**	

TOWN & COUNTRY
ENGINEERING, INC.

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,

Mitchell Sutter

Mitchell Sutter
Fire Inspector/Public Education Specialist

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

MEMORANDUM TO: Andrew Bremer, AICP
Village of McFarland

FROM: Lee Gibbs, PE, PTOE

DATE: December 3, 2021

SUBJECT: Initial Review (IR) Information
Proposed Kwik Trip
McFarland, Wisconsin

The following memorandum summarizes information requested by the Wisconsin Department of Transportation (WisDOT) as part of an initial review (IR) for a proposed Kwik Trip located in McFarland, Wisconsin. Information provided in this IR document will be used by WisDOT staff to recommend inputs and parameters for a traffic impact analysis (TIA) study of the proposed Kwik Trip site.

Overview of McFarland Kwik Trip Development

A Kwik Trip is proposed in the southwest quadrant of the US 51 and Voges Road / Terminal Drive intersection (see attached project location map). The site, currently occupied by a light industrial building, would consist of a gas station with twenty gasoline fueling stations, three diesel fueling stations, and accompanying Kwik Trip convenience store with car wash. Access to the proposed Kwik Trip will be utilize existing access driveways to the current site along Terminal Drive. The access driveways are located approximately 380 feet and 680 feet west of US 51, respectively. Surrounding land uses include a Citgo gas station, Midwest Trailer Sales, and other commercial / light industrial uses.

Overview of Existing Roadways

US 51 is a north-south, four-lane divided roadway that is classified as a principal arterial in the Madison metropolitan area. At its signalized intersection with Voges Road / Terminal Drive, exclusive left-turn and right-turn lanes are provided on both approaches of US 51. US 51 has a posted speed limit of 45 mph at the Voges Road / Terminal Drive intersection and increases to 55 mph south of the intersection. A WisDOT continuous count station is located along US 51 south of Terminal Drive (Site #136056). October 2021 data indicated that US 51 had an ADT of approximately 28,660 vpd (Monday through Thursday, see attached). In addition, this site experienced approximately 2,340 vehicles during the AM peak hour (1,600 northbound, 740 southbound) and approximately 2,620 vehicles during the PM peak hour (1,010 northbound, 1,610 southbound).

Terminal Drive is a north-south, two-lane roadway that is classified as a collector roadway in the Madison metropolitan area. At its signalized intersection with US 51, the west approach is identified as Terminal Drive while the east approach is identified as Voges Road. An exclusive left-turn lane is provided on the Terminal Drive approach while exclusive right-turn lanes are provided on both approaches. On-street parking is prohibited along Terminal Drive and Voges Road. A signed and marked bicycle lane is provided on both sides of Voges Road east of US 51. Voges Road has a posted speed limit of 30 mph while Terminal Drive has a posted speed limit of 35 mph. A WisDOT coverage count station is located along Terminal Drive south of US 51 (Site #131061). Year 2018 data indicated that Terminal Drive had an ADT of approximately 1,940 vpd (see attached). In addition, this site experienced

approximately 135 vehicles during the AM peak hour (60 northbound, 75 southbound) and approximately 140 vehicles during the PM peak hour (65 northbound, 75 southbound). Count data is not present along Voges Road.

Two unsignalized intersections are located near the US 51 and Voges Road / Terminal Drive intersection. The intersection of Terminal Drive and a dead-end road named "Terminal Drive" is located approximately 300 feet west of US 51 while the intersection of Voges Road and Dutch Mill Road is located approximately 180 feet east of US 51.

Site Trip Generation

WisDOT Southwest Region staff indicated that trip generation for the Kwik Trip site should utilize guidance recommended by WisDOT BTO staff (dated May 7, 2021) for this particular land use. This document indicated that the proposed Kwik Trip is classified as an urban area, "Non-Tourist, Non-Freeway Location" (see attached table for land use code information). Trip generation for the gasoline fueling stations would follow "960 Midwest" rates while trip generation for the diesel fueling stations would follow ITE Land Use Code 950 (Truck Stop) rates. See attached trip generation table for trip generation rates of proposed site.

Proposed Trip Distribution

The Kwik Trip land use lends itself to serve commuter traffic along US 51. It is likely that most trips, both new and pass-by, will come from US 51 given the amount of traffic it currently experiences. The traffic distribution for Voges Road and Terminal Drive were based on engineering judgement while traffic distribution for US 51 was based on volume distribution during the AM and PM peak hours. The following traffic distribution of new trips was assumed for this site:

- To/from the east on Voges Road: 5%
- To/from the west on Terminal Drive: 10%
- To/from the north on US 51: 30%
- To/from the south on US 51: 55%

Need for TIA

The need for a TIA is cited in WisDOT FDM 7-35-10.2 which states "A TIA should be considered whenever traffic generated by the proposed development is expected to exceed 100 vehicles in the peak hour." Trip generation of the proposed site is anticipated to produce a maximum of 460 total trips (230 new trips) during the peak hour. Therefore, a TIA should be considered to evaluate traffic impacts of the proposed site.

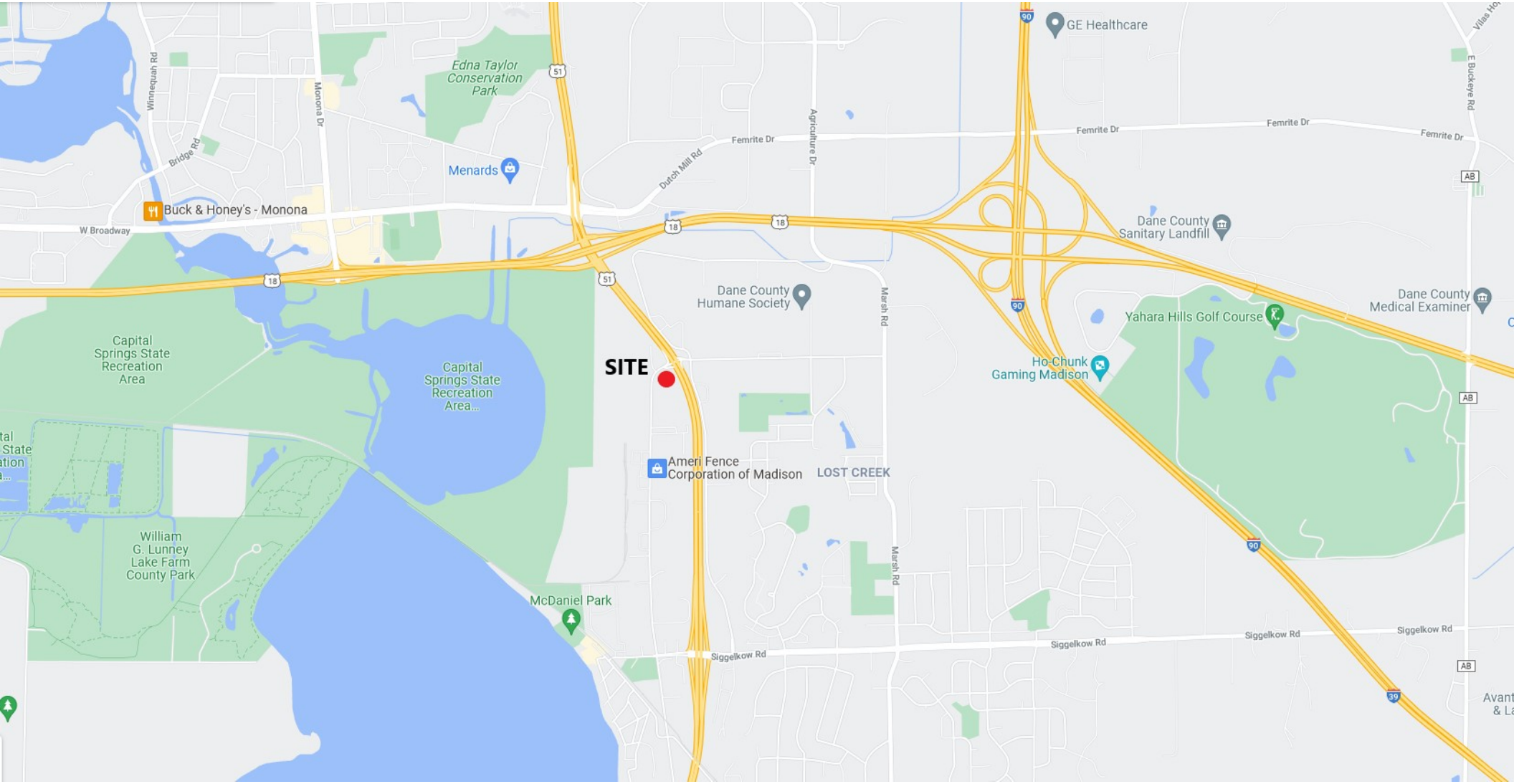
Consideration should be given by WisDOT to recommend an abbreviated TIA for this development instead of a full TIA. As stated in the WisDOT TIA guidelines, "If a development will generate between 100 and 500 driveway trips in the peak hour, WisDOT has the option to require an abbreviated TIA instead of a full TIA." In addition, US 51 will soon undergo a planning study that will investigate corridor-wide improvement strategies for multiple horizon-year and land use alternatives that will have a broader reach and scope than this TIA.

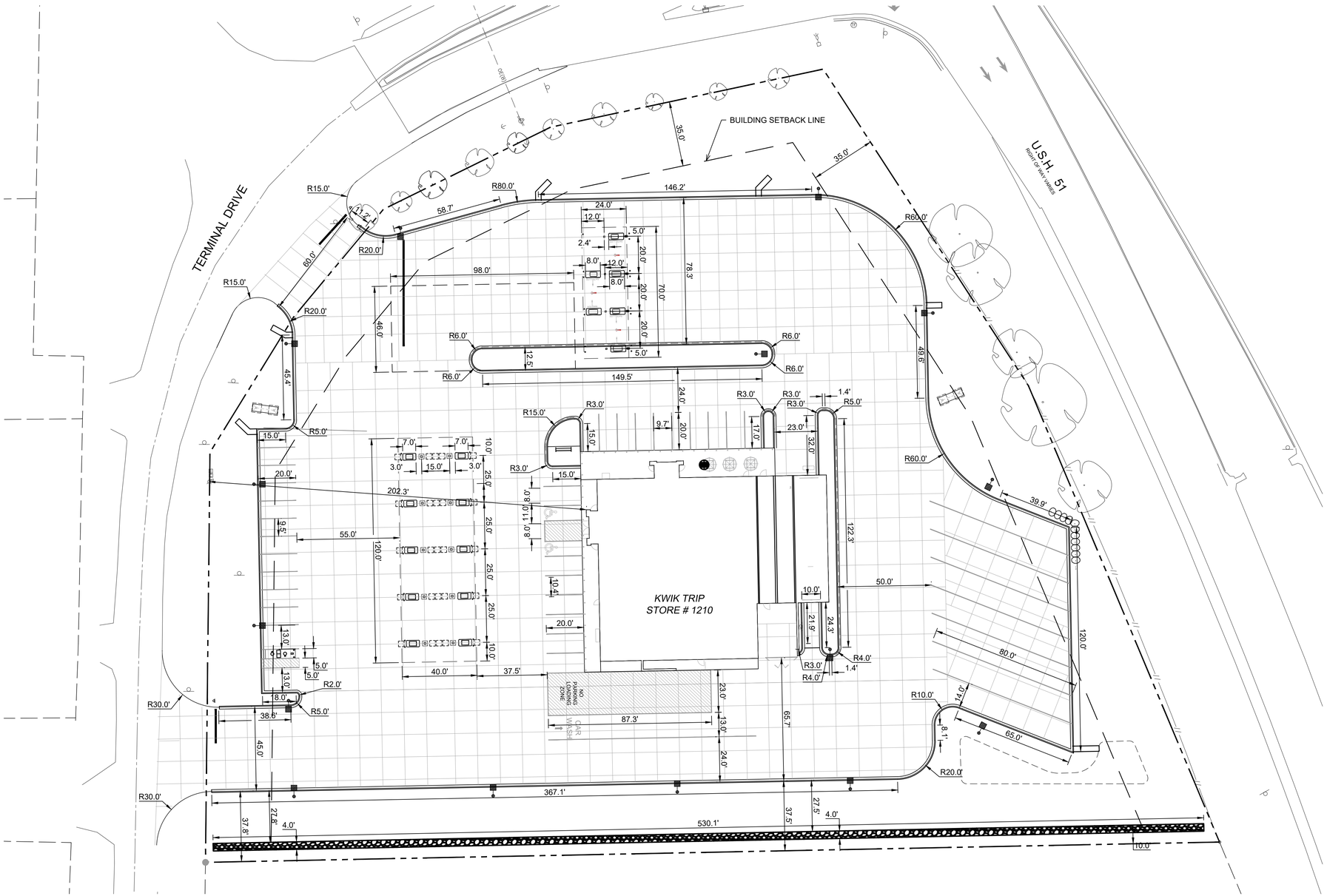
TIA Study Area

The anticipated study area for the proposed Kwik Trip would include the following intersections:

- US 51 and Voges Road / Terminal Drive

North of Voges Road / Terminal Drive, US 51 intersects US 12/18 (i.e., Madison Beltline) via local interchange. The interchange ramps, and the Broadway intersection just north of the interchange, are operated and maintained via a complex coordinated traffic signal system. To the south, US 51 has a local interchange with Siggelkow Road and signalized intersection with Larson Beach Road, approximately 1.6 miles away. In addition, as previously mentioned, US 51 will soon undergo a planning study that will investigate the roadway corridor from Stoughton through Madison. It is possible that the US 51 corridor study will evaluate and recommend local changes as part of a corridor-wide initiative that this TIA may not be aware of or applicable to. Therefore, this TIA should only investigate the US 51 and Voges Road / Terminal Drive intersection to identify immediate and local traffic impacts of the proposed Kwik Trip and allow the US 51 corridor study to recommend improvements based on regional implications.


GE Healthcare
Edna Taylor Conservation Park
Menards
Buck & Honey's - Monona
W Broadway
Bridge Rd
Monona Dr
Femrite Dr
Dutch Mill Rd
Agriculture Dr
Dane County Sanitary Landfill
Dane County Humane Society
Marsh Rd
Yahara Hills Golf Course
Dane County Medical Examiner
Ho-Chunk Gaming Madison
E Buckeye Rd
SITE
Capital Springs State Recreation Area
Capital Springs State Recreation Area...
Ameri Fence Corporation of Madison
LOST CREEK
William G. Lunney Lake Farm County Park
McDaniel Park
Siggelkow Rd



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

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

0 30 60
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE ½ SCALE - 1"=60'

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

Table 1 ITE Land Use Code Selection

Size (GFA) of Convenience Market	# Fueling Positions	Applicable ITE Land Use Code
≥ 2,000 square feet	<10	853
< 2,000 square feet	Any	944
2,000 to 3,000 square feet	≥ 10	945
≥ 3,000 square feet	≥ 10	Varies by Location, See Table 2

Notes:

- **GFA:** Gross Floor Area
- Use number of vehicle fueling positions as the independent variable
- Do not count diesel fueling positions that, when in use, would prevent the use of non-diesel fueling positions
- For stand-alone diesel fueling positions separated from other fueling positions, use Truck Stop (ITE 950) trip generation rate with number of diesel-fueling positions as the independent variable. Use the applicable trip generation rate as defined above for all other fueling positions. For example, if the development consists of a 2,500 square foot convenience market, with a total of 16 fueling positions (12 non-diesel, 4 stand-alone diesel), the vehicle fueling position trip generation rate for ITE 945 would be applicable for the 12 non-diesel fueling stations and the vehicle fueling position trip generation rate for ITE 950 would be applicable for the 4 stand-alone diesel positions.
- Obtain authorization from the WisDOT regional traffic contact prior to utilizing rates other than those specified above

Table 2 Applicable ITE Land Use Codes for Super Convenience Market/Gas Station

	Applicable ITE Land Use Code			
	Non-Tourist Freeway Location	Non-Tourist Non-Freeway Location	Tourist Freeway Location	Tourist Non-Freeway Location
Rural Area	960 Midwest	945	960 Midwest	945
Urban Area	960	960 Midwest	960	945

Notes:

- **GFA**: Gross Floor Area
- **Rural Area:** Within or near an isolated community with a population of < 5,000
- **Urban Area:** Within or near an area with a population of ≥ 5,000
- **Tourist Area:** Location where summer AADT is ≥ 50% of AADT the rest of the year (e.g., Minocqua, Eagle River, Lake Geneva, Wisconsin Dells)
- **Freeway Locations:** Locations are typically within ½ mile of an interchange. Consider locations near expressways (WIS 29, US 151, US 53, etc.) as non-freeway locations.
- **960 Midwest:** Trip generation rate based on data sources located only within the Midwest region
- Use number of vehicle fueling positions as the independent variable
- Do not count diesel fueling positions that, when in use, would prevent the use of non-diesel fueling positions
- For stand-alone diesel fueling positions separated from other fueling positions, use Truck Stop (ITE 950) trip generation rate with number of diesel-fueling positions as the independent variable. Use the applicable trip generation rate as defined above for all other fueling positions. For example, if the development consists of a 2,500 square foot convenience market, with a total of 16 fueling positions (12 non-diesel, 4 stand-alone diesel), the vehicle fueling position trip generation rate for ITE 945 would be applicable for the 12 non-diesel fueling stations and the vehicle fueling position trip generation rate for ITE 950 would be applicable for the 4 stand-alone diesel positions.
- Obtain authorization from the WisDOT regional traffic contact prior to utilizing rates other than those specified above.

EXHIBIT 4-3: TRIP GENERATION TABLE

Land Use	ITE Code	Unit	Size	Weekday AM		Weekday PM		Daily Two-Way
				In	Out	In	Out	
Super Convenience Market / Gas Station	960 MW	Fueling Positions	20	220	220	175	175	6080
Truck Stop (diesel pumps for site)	950	Fueling Positions	3	10	10	15	10	---
TOTAL TRIPS TO SITE				230	230	190	185	6080
MINUS PASS-BY (50% of gas station and truck stop land uses)				115	115	95	95	3040
TOTAL NEW TRIPS TO SITE				115	115	95	90	3040

Daily traffic volumes for ITE Code 950 based on fueling positions is not provided

ITE Code "960 MW" refers to trip rates collected at Midwest locations for ITE Code 960 ; data provided by WisDOT

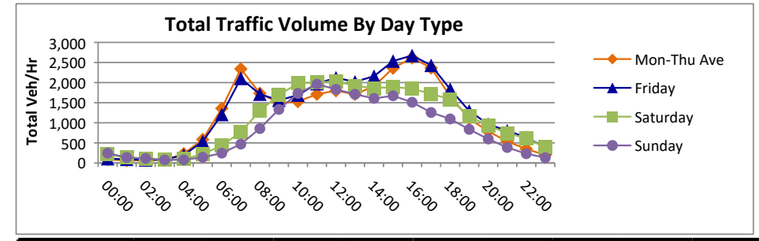
Wisconsin Department of Transportation

Monthly Average Hourly Volume by Day of Week

Oct 2021

Continuous Count

Location	**USH 51 1.0 MI S OF USH 12-18 - MCFARLAND**	Segment ID	5691
Site #	136056	Seasonal Factor Group	2
Region	SW	Daily Factor Group	2
County	DANE	Axle Factor Group	5
Funct. Class	U Principal Arterial - Other	Growth Factor Group	1



Hour	Sundays			Mondays			Tuesdays			Wednesdays			Thursdays			Fridays			Saturdays		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	103	142	*244*	30	40	*69*	33	53	*86*	30	57	*87*	38	67	*105*	35	72	*108*	87	126	*213*
01:00-01:59	55	83	*138*	24	23	*47*	25	43	*67*	28	42	*70*	27	47	*74*	32	60	*92*	59	78	*137*
02:00-02:59	43	69	*112*	25	20	*46*	31	35	*66*	28	39	*67*	33	42	*75*	35	43	*78*	51	62	*113*
03:00-03:59	33	44	*77*	44	17	*61*	53	24	*77*	48	23	*71*	57	24	*81*	57	28	*85*	43	41	*84*
04:00-04:59	47	32	*79*	177	39	*217*	192	49	*240*	190	42	*231*	188	45	*233*	163	35	*198*	66	32	*98*
05:00-05:59	99	43	*142*	450	114	*563*	471	124	*594*	474	132	*605*	449	131	*580*	422	114	*536*	149	69	*218*
06:00-06:59	171	74	*246*	991	327	*1,318*	1,050	326	*1,376*	1,038	356	*1,394*	1,013	335	*1,348*	896	312	*1,207*	299	137	*436*
07:00-07:59	290	180	*470*	1,570	735	*2,305*	1,656	770	*2,426*	1,624	765	*2,389*	1,550	693	*2,243*	1,438	667	*2,104*	490	277	*767*
08:00-08:59	532	325	*857*	1,028	639	*1,666*	1,099	683	*1,782*	1,117	660	*1,777*	1,051	654	*1,705*	1,053	659	*1,712*	831	470	*1,301*
09:00-09:59	772	561	*1,333*	860	613	*1,473*	893	623	*1,515*	871	623	*1,495*	875	619	*1,494*	914	645	*1,559*	997	690	*1,687*
10:00-10:59	953	777	*1,730*	813	694	*1,506*	813	683	*1,496*	842	700	*1,542*	871	696	*1,566*	947	742	*1,689*	1,099	883	*1,982*
11:00-11:59	984	976	*1,960*	839	834	*1,674*	874	843	*1,717*	849	854	*1,703*	898	853	*1,752*	990	984	*1,974*	1,034	966	*2,000*
12:00-12:59	850	982	*1,832*	868	897	*1,765*	917	900	*1,817*	863	906	*1,768*	911	931	*1,842*	1,043	1,076	*2,119*	1,021	1,014	*2,035*
13:00-13:59	803	906	*1,709*	788	883	*1,671*	771	918	*1,689*	820	917	*1,736*	836	905	*1,741*	955	1,064	*2,019*	930	988	*1,918*
14:00-14:59	727	879	*1,606*	757	1,105	*1,863*	793	1,107	*1,899*	816	1,126	*1,943*	826	1,108	*1,934*	912	1,247	*2,159*	870	991	*1,861*
15:00-15:59	780	893	*1,672*	884	1,377	*2,261*	952	1,431	*2,383*	961	1,483	*2,443*	927	1,425	*2,352*	1,081	1,455	*2,536*	867	1,025	*1,892*
16:00-16:59	652	858	*1,510*	944	1,550	*2,494*	1,030	1,681	*2,712*	1,042	1,641	*2,683*	1,025	1,542	*2,567*	1,090	1,584	*2,674*	839	1,007	*1,846*
17:00-17:59	535	721	*1,256*	831	1,401	*2,231*	892	1,525	*2,417*	965	1,489	*2,454*	915	1,440	*2,355*	1,041	1,388	*2,429*	758	964	*1,722*
18:00-18:59	487	609	*1,096*	624	880	*1,504*	718	949	*1,667*	748	1,020	*1,768*	697	1,003	*1,700*	822	1,014	*1,836*	699	885	*1,584*
19:00-19:59	353	483	*836*	383	638	*1,020*	422	688	*1,110*	458	679	*1,137*	442	701	*1,143*	517	778	*1,295*	477	682	*1,159*
20:00-20:59	248	349	*597*	264	434	*698*	283	502	*786*	306	508	*814*	305	557	*862*	366	599	*965*	426	506	*932*
21:00-21:59	173	213	*386*	142	289	*430*	187	359	*545*	210	337	*547*	233	385	*618*	338	462	*800*	316	425	*742*
22:00-22:59	99	132	*231*	115	186	*300*	130	202	*332*	145	205	*350*	162	254	*416*	268	372	*640*	270	346	*616*
23:00-23:59	49	83	*131*	69	114	*182*	64	119	*183*	73	125	*198*	85	147	*232*	154	230	*384*	167	224	*392*
Daily Total	**9,837**	**10,414**	***20,251***	**13,516**	**13,846**	***27,362***	**14,345**	**14,634**	***28,979***	**14,542**	**14,727**	***29,269***	**14,411**	**14,604**	***29,015***	**15,568**	**15,630**	***31,198***	**12,845**	**12,889**	***25,734***
AM Peak	**772**	**561**	***1,333***	**1,570**	**735**	***2,305***	**1,656**	**770**	***2,426***	**1,624**	**765**	***2,389***	**1,550**	**693**	***2,243***	**1,438**	**667**	***2,104***	**997**	**690**	***1,687***
Hour	09:00	09:00	*09:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	09:00	09:00	*09:00*
MD Peak	**984**	**982**	***1,960***	**868**	**1,105**	***1,863***	**917**	**1,107**	***1,899***	**863**	**1,126**	***1,943***	**911**	**1,108**	***1,934***	**1,043**	**1,247**	***2,159***	**1,099**	**1,014**	***2,035***
Hour	11:00	12:00	*11:00*	12:00	14:00	*14:00*	12:00	14:00	*14:00*	12:00	14:00	*14:00*	12:00	14:00	*14:00*	12:00	14:00	*14:00*	10:00	12:00	*12:00*
PM Peak	**780**	**893**	***1,672***	**944**	**1,550**	***2,494***	**1,030**	**1,681**	***2,712***	**1,042**	**1,641**	***2,683***	**1,025**	**1,542**	***2,567***	**1,090**	**1,584**	***2,674***	**867**	**1,025**	***1,892***
Hour	15:00	15:00	*15:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	15:00	15:00	*15:00*
Daily Peak	**984**	**982**	***1,960***	**1,570**	**1,550**	***2,494***	**1,656**	**1,681**	***2,712***	**1,624**	**1,641**	***2,683***	**1,550**	**1,542**	***2,567***	**1,438**	**1,584**	***2,674***	**1,099**	**1,025**	***2,035***
Hour	11:00	12:00	*11:00*	07:00	16:00	*16:00*	07:00	16:00	*16:00*	07:00	16:00	*16:00*	07:00	16:00	*16:00*	07:00	16:00	*16:00*	10:00	15:00	*12:00*
% of Total	10.0%	9.4%	*9.7%*	11.6%	11.2%	*9.1%*	11.5%	11.5%	*9.4%*	11.2%	11.1%	*9.2%*	10.8%	10.6%	*8.8%*	9.2%	10.1%	*8.6%*	8.6%	8.0%	*7.9%*
Daily Ave	**410**	**434**	***844***	**563**	**577**	***1,140***	**598**	**610**	***1,207***	**606**	**614**	***1,220***	**600**	**608**	***1,209***	**649**	**651**	***1,300***	**535**	**537**	***1,072***

Hour	Mon-Thurs Average			Mon-Fri Average			7 Day Average		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	33	54	*87*	33	58	*91*	51	79	*130*
01:00-01:59	26	39	*65*	27	43	*70*	36	54	*89*
02:00-02:59	29	34	*63*	30	36	*66*	35	44	*79*
03:00-03:59	50	22	*72*	52	23	*75*	48	29	*77*
04:00-04:59	187	44	*230*	182	42	*224*	146	39	*185*
05:00-05:59	461	125	*585*	453	123	*576*	359	104	*463*
06:00-06:59	1,023	336	*1,359*	997	331	*1,329*	780	267	*1,046*
07:00-07:59	1,600	741	*2,340*	1,567	726	*2,293*	1,231	584	*1,815*
08:00-08:59	1,074	659	*1,733*	1,070	659	*1,728*	959	584	*1,543*
09:00-09:59	875	619	*1,494*	882	625	*1,507*	883	625	*1,508*
10:00-10:59	834	693	*1,527*	857	703	*1,560*	905	739	*1,644*
11:00-11:59	865	846	*1,711*	890	874	*1,764*	924	901	*1,825*
12:00-12:59	890	909	*1,798*	920	942	*1,862*	925	958	*1,883*
13:00-13:59	804	906	*1,709*	834	937	*1,771*	843	940	*1,783*
14:00-14:59	798	1,112	*1,910*	821	1,139	*1,959*	814	1,080	*1,895*
15:00-15:59	931	1,429	*2,360*	961	1,434	*2,395*	922	1,298	*2,220*
16:00-16:59	1,010	1,604	*2,614*	1,026	1,600	*2,626*	946	1,409	*2,355*
17:00-17:59	901	1,464	*2,364*	929	1,449	*2,377*	848	1,276	*2,123*
18:00-18:59	696	963	*1,659*	722	973	*1,695*	685	909	*1,593*
19:00-19:59	426	676	*1,102*	444	697	*1,141*	436	664	*1,100*
20:00-20:59	289	500	*790*	305	520	*825*	314	494	*808*
21:00-21:59	193	342	*535*	222	366	*588*	228	353	*581*
22:00-22:59	138	212	*350*	164	244	*408*	170	242	*412*
23:00-23:59	73	126	*199*	89	147	*236*	94	149	*243*
Daily Total	**14,204**	**14,453**	***28,656***	**14,476**	**14,688**	***29,164***	**13,581**	**13,820**	**27,401**
AM Peak	**1,600**	**741**	***2,340***	**1,567**	**726**	***2,293***	**1,231**	**625**	***1,815***
Hour	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	09:00	*07:00*
MD Peak	**890**	**1,112**	***1,910***	**920**	**1,139**	***1,959***	**925**	**1,080**	***1,895***
Hour	12:00	14:00	*14:00*	12:00	14:00	*14:00*	12:00	14:00	*14:00*
PM Peak	**1,010**	**1,604**	***2,614***	**1,026**	**1,600**	***2,626***	**946**	**1,409**	***2,355***
Hour	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*
Daily Peak	**1,600**	**1,604**	***2,614***	**1,567**	**1,600**	***2,626***	**1,231**	**1,409**	***2,355***
Hour	07:00	16:00	*16:00*	07:00	16:00	*16:00*	07:00	16:00	*16:00*
% of Total	11.3%	11.1%	*9.1%*	10.8%	10.9%	*9.0%*	9.1%	10.2%	*8.6%*
Daily Ave	**592**	**602**	***1,194***	**603**	**612**	***1,215***	**566**	**576**	***1,142***

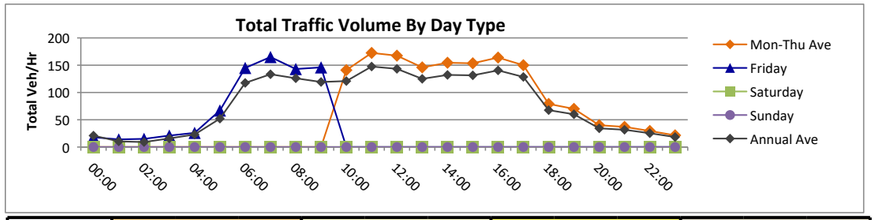
Wisconsin Department of Transportation

Hourly Traffic Volume Report **2018-Aug-08 to 2018-Aug-10**

Coverage Count

48 Hour Count - Averages and Graphs Do Not Include All Days

Location	**TERMINAL DR SOUTH OF USH 51 MCFARLAND**	Segment ID	
Site #	131061	Seasonal Factor Group	2
Region	SW	Daily Factor Group	2
County	DANE	Axle Factor Group	7
Funct. Class	U Collector	Growth Factor Group	1



Hour	Sun			Mon			Tues			Wed 2018-08-08			Thur 2018-08-09			Fri 2018-08-10			Sat		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59			-			-			-			-	20	12	*32*	9	9	*18*			-
01:00-01:59			-			-			-			-	7	4	*11*	8	6	*14*			-
02:00-02:59			-			-			-			-	2	5	*7*	4	11	*15*			-
03:00-03:59			-			-			-			-	7	10	*17*	9	12	*21*			-
04:00-04:59			-			-			-			-	10	19	*29*	12	14	*26*			-
05:00-05:59			-			-			-			-	19	39	*58*	23	44	*67*			-
06:00-06:59			-			-			-			-	58	79	*137*	64	81	*145*			-
07:00-07:59			-			-			-			-	74	81	*155*	70	95	*165*			-
08:00-08:59			-			-			-			-	76	83	*159*	70	73	*143*			-
09:00-09:59			-			-			-			-	72	68	*140*	73	73	*146*			-
10:00-10:59			-			-			-	77	79	*156*	59	67	*126*			-			-
11:00-11:59			-			-			-	76	78	*154*	83	108	*191*			-			-
12:00-12:59			-			-			-	77	75	*152*	90	93	*183*			-			-
13:00-13:59			-			-			-	70	72	*142*	76	74	*150*			-			-
14:00-14:59			-			-			-	70	69	*139*	75	95	*170*			-			-
15:00-15:59			-			-			-	60	88	*148*	82	77	*159*			-			-
16:00-16:59			-			-			-	78	90	*168*	74	86	*160*			-			-
17:00-17:59			-			-			-	47	106	*153*	41	106	*147*			-			-
18:00-18:59			-			-			-	37	39	*76*	25	57	*82*			-			-
19:00-19:59			-			-			-	36	44	*80*	30	30	*60*			-			-
20:00-20:59			-			-			-	21	24	*45*	19	16	*35*			-			-
21:00-21:59			-			-			-	16	20	*36*	22	16	*38*			-			-
22:00-22:59			-			-			-	17	17	*34*	9	16	*25*			-			-
23:00-23:59			-			-			-	6	10	*16*	17	10	*27*			-			-
Daily Total	-	-	-	-	-	-	-	-	-	-	-	-	**1,047**	**1,251**	***2,298***	-	-	-	-	-	-
AM Peak	-	-	-	-	-	-	-	-	-	-	-	-	**76**	**83**	***159***	**73**	**95**	***165***	-	-	-
Hour	-	-	-	-	-	-	-	-	-	-	-	-	08:00	08:00	*08:00*	09:00	07:00	*07:00*	-	-	-
MD Peak	-	-	-	-	-	-	-	-	-	**77**	**79**	***156***	**90**	**108**	***191***	-	-	-	-	-	-
Hour	-	-	-	-	-	-	-	-	-	10:00	10:00	*10:00*	12:00	11:00	*11:00*	-	-	-	-	-	-
PM Peak	-	-	-	-	-	-	-	-	-	**78**	**106**	***168***	**82**	**106**	***160***	-	-	-	-	-	-
Hour	-	-	-	-	-	-	-	-	-	16:00	17:00	*16:00*	15:00	17:00	*16:00*	-	-	-	-	-	-
Daily Peak	-	-	-	-	-	-	-	-	-	-	-	-	**90**	**108**	***191***	-	-	-	-	-	-
Hour	-	-	-	-	-	-	-	-	-	-	-	-	12:00	11:00	*11:00*	-	-	-	-	-	-
% of Total	-	-	-	-	-	-	-	-	-	-	-	-	8.6%	8.6%	*8.3%*	-	-	-	-	-	-
Daily Ave	-	-	-	-	-	-	-	-	-	-	-	-	**44**	**52**	***96***	-	-	-	-	-	-
Seasonal Fctr										0.935	0.935		0.935	0.935		0.935	0.935				
Daily Fctr										0.926	0.926		0.906	0.906		0.878	0.878				
Axle Factor										0.500	0.500		0.500	0.500		0.500	0.500				
Pulse Fctr										2.000	2.000		2.000	2.000		2.000	2.000				
Overall Fctr	0.000	0.000		0.000	0.000		0.000	0.000		0.866	0.866		0.847	0.847		0.821	0.821		0.000	0.000	

Hour	Mon-Thurs Average			Mon-Fri Average			7 Day Average			Estimated Annual Ave		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	-	-	-	-	-	-	-	-	-	12	9	*21*
01:00-01:59	-	-	-	-	-	-	-	-	-	6	4	*10*
02:00-02:59	-	-	-	-	-	-	-	-	-	2	7	*9*
03:00-03:59	-	-	-	-	-	-	-	-	-	7	9	*16*
04:00-04:59	-	-	-	-	-	-	-	-	-	9	14	*23*
05:00-05:59	-	-	-	-	-	-	-	-	-	17	35	*52*
06:00-06:59	-	-	-	-	-	-	-	-	-	51	67	*118*
07:00-07:59	-	-	-	-	-	-	-	-	-	60	73	*133*
08:00-08:59	-	-	-	-	-	-	-	-	-	61	65	*126*
09:00-09:59	-	-	-	-	-	-	-	-	-	60	59	*119*
10:00-10:59	68	73	*141*	-	-	-	-	-	-	58	63	*121*
11:00-11:59	80	93	*173*	-	-	-	-	-	-	68	80	*148*
12:00-12:59	84	84	*168*	-	-	-	-	-	-	71	72	*143*
13:00-13:59	73	73	*146*	-	-	-	-	-	-	62	63	*125*
14:00-14:59	73	82	*155*	-	-	-	-	-	-	62	70	*132*
15:00-15:59	71	83	*154*	-	-	-	-	-	-	61	71	*131*
16:00-16:59	76	88	*164*	-	-	-	-	-	-	65	75	*140*
17:00-17:59	44	106	*150*	-	-	-	-	-	-	38	91	*128*
18:00-18:59	31	48	*79*	-	-	-	-	-	-	27	41	*68*
19:00-19:59	33	37	*70*	-	-	-	-	-	-	28	32	*60*
20:00-20:59	20	20	*40*	-	-	-	-	-	-	17	17	*34*
21:00-21:59	19	18	*37*	-	-	-	-	-	-	16	15	*32*
22:00-22:59	13	17	*30*	-	-	-	-	-	-	11	14	*25*
23:00-23:59	12	10	*22*	-	-	-	-	-	-	10	9	*18*
Daily Total	-	-	-	-	-	-	-	-	-	**882**	**1,053**	**1,934**
AM Peak	-	-	-	-	-	-	-	-	-	**61**	**73**	***133***
Hour	-	-	-	-	-	-	-	-	-	08:00	07:00	*07:00*
MD Peak	**84**	**93**	***173***	-	-	-	-	-	-	**71**	**80**	***148***
Hour	12:00	11:00	*11:00*	-	-	-	-	-	-	12:00	11:00	*11:00*
PM Peak	**76**	**106**	***164***	-	-	-	-	-	-	**65**	**91**	***140***
Hour	16:00	17:00	*16:00*	-	-	-	-	-	-	16:00	17:00	*16:00*
Daily Peak	-	-	-	-	-	-	-	-	-	**71**	**91**	***148***
Hour	-	-	-	-	-	-	-	-	-	12:00	17:00	*11:00*
% of Total	-	-	-	-	-	-	-	-	-	8.1%	8.6%	*7.6%*
Daily Ave	-	-	-	-	-	-	-	-	-	**37**	**44**	***81***

Map 2: Planned Land Use

Terminal & Triangle District Plan

Village of McFarland, Wisconsin

12/18 Beltline

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

Highway 51

Madison

McFarland

Voges

Entrance Feature

Beltline-Oriented Commercial Subdistrict

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

Upper Mud Lake

Badger Business Park

McFarland

Meinders

Triangle

Terminal

Municipal Line

Industrial Center

- Manufacturing
- Distribution
- Office
- Compatible commercial

Highway 51 Design Subdistrict

TIF Boundary

Planned Residential

Future Connection

Long-Term Residential

Office

Mixed-Use

Ivywood

McFarland

Madison

McDaniel Park

Mixed-Use Lakeview Village

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

Siggelkow

Potential Future Transit

Brandt Park

Entrance Feature

Lake Waubesa

Highway 51

TIF Boundary

Municipal Boundary

Planning Area Boundary

0 300 600 1,200 Feet

Created: 4.26.05
Revised: 8.31.05

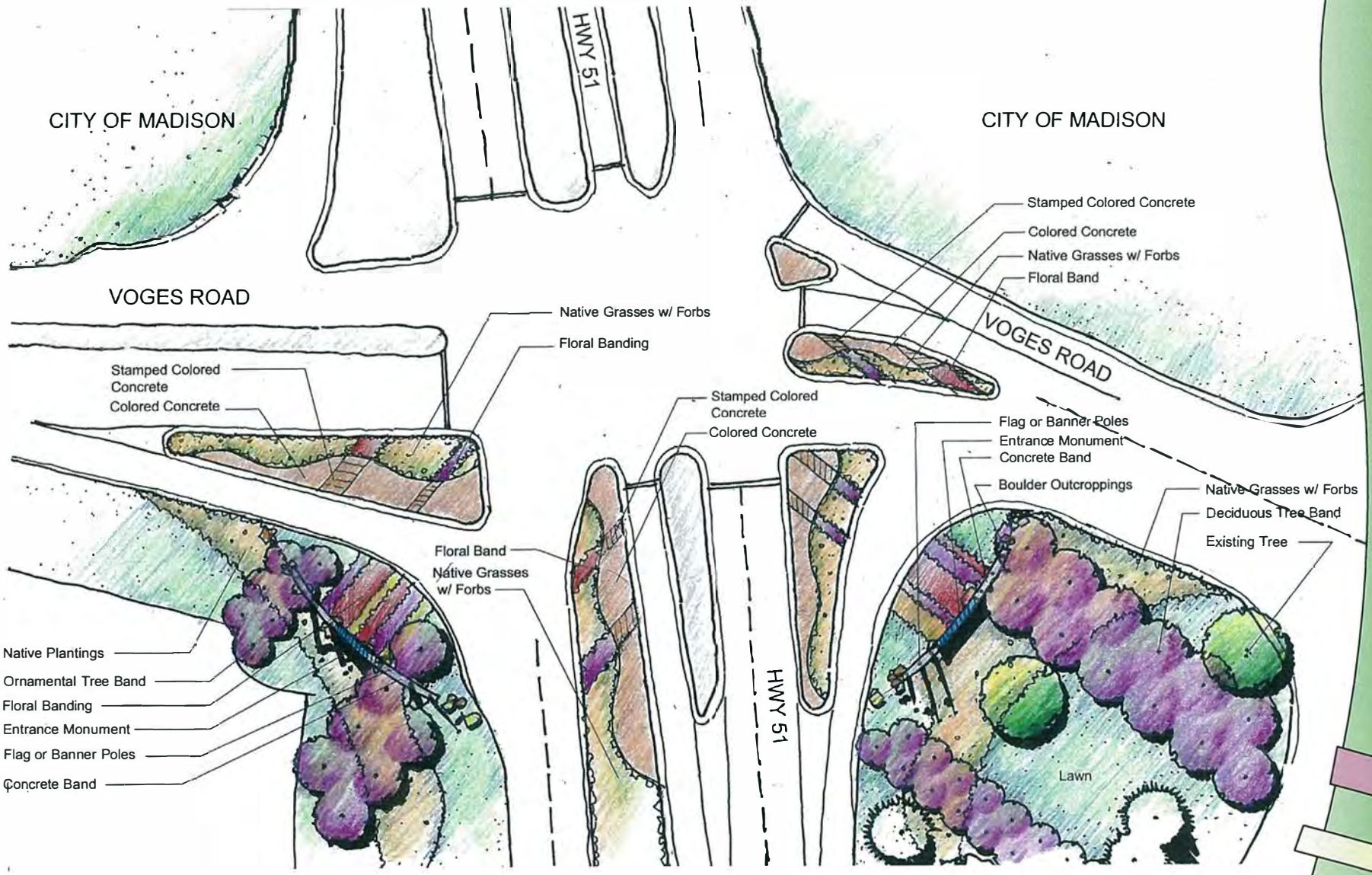
Vandewalle & Associates
© 2005

Map 4: Highway 51 Design Subdistrict

Terminal & Triangle District Plan

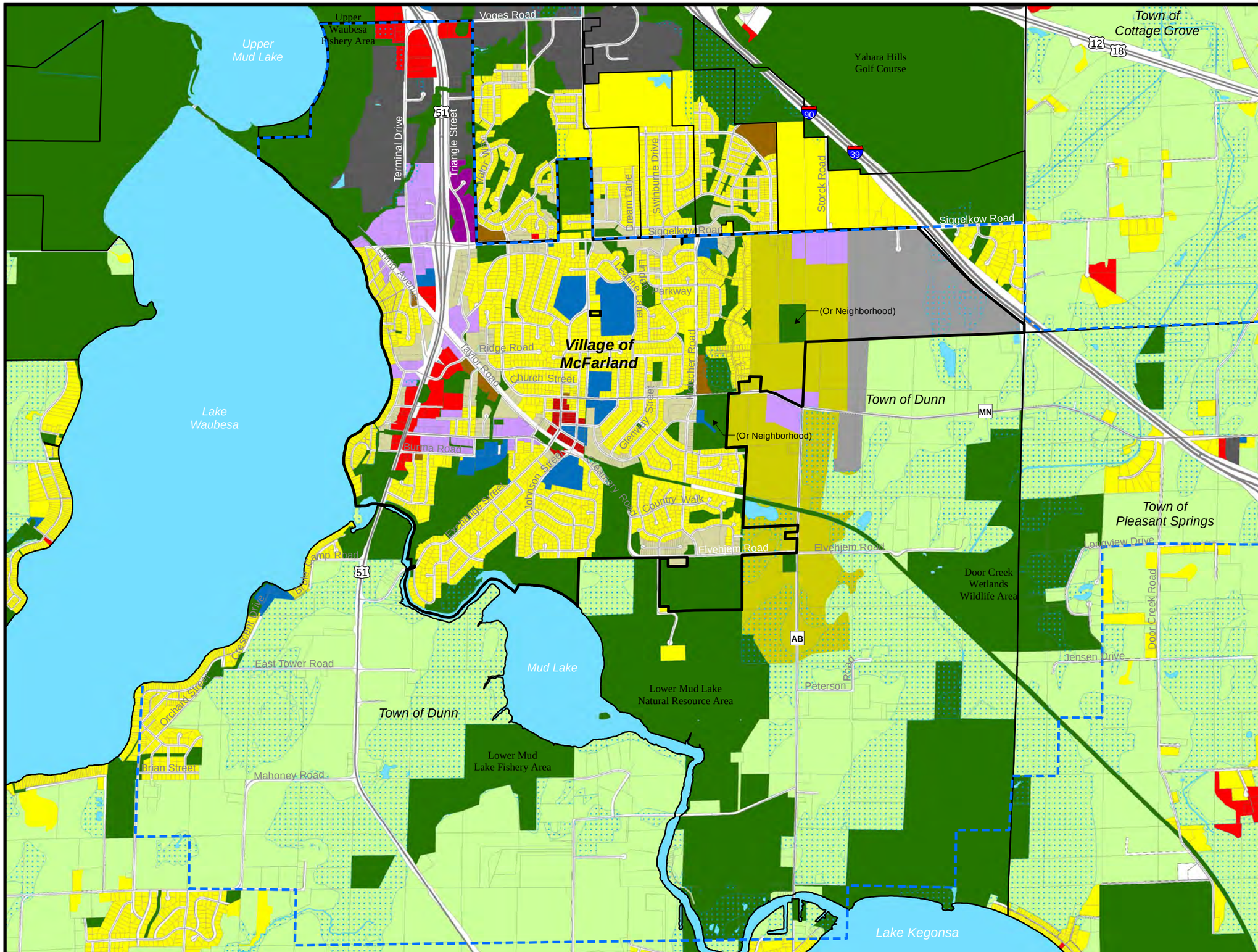
Village of McFarland, Wisconsin

Voges Road


CITY OF MADISON
HWY 51
CITY OF MADISON
Stamped Colored Concrete
Colored Concrete
Native Grasses w/ Forbs
Floral Band
VOGES ROAD
VOGES ROAD
Native Grasses w/ Forbs
Floral Banding
Stamped Colored Concrete
Colored Concrete
Stamped Colored Concrete
Colored Concrete
Flag or Banner Poles
Entrance Monument
Concrete Band
Boulder Outcroppings
Native Grasses w/ Forbs
Deciduous Tree Band
Existing Tree
Floral Band
Native Grasses w/ Forbs
Native Plantings
Ornamental Tree Band
Floral Banding
Entrance Monument
Flag or Banner Poles
Concrete Band
HWY 51
Lawn

Map 5: Beltline-Oriented Commercial Subdistrict

Terminal & Triangle District Plan
Village of McFarland, Wisconsin



MAP 6

FUTURE LAND USE

COMPREHENSIVE PLAN

Legend

Future Land Use

- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands
- Agricultural Preservation
- Urban Reserve
- Water
- Rights-of-Way

- Village of McFarland Extraterritorial Jurisdiction Boundary
- Village of McFarland Limits (8/18)
- Other Municipal Limits (2018)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggelkow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.

0 500 1,000 2,000
Feet

Date: May 2019

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

N W E S

Path: S:\MAD\3600--3699\3688\007\Data\GIS\Figures\Map 6 Future Land Use 11x17.mxd User: Danc Date: 5/6/2019 Time: 4:02:37 PM

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: 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

From:	Lori LaPlant
To:	Community Development
Subject:	Opposition to New Kwik Trip at 4015 Terminal Dr.
Date:	Sunday, November 14, 2021 2:49:55 PM

We are unable to attend the meeting on Monday night so are writing to you to express our opposition to allow another Kwik Trip in McFarland on Terminal Drive.

We just do not think it is necessary and beneficial to the Village of McFarland. The location of the new Kwik trip would no doubt put the Citgo, a long standing local and family owned business, out of business as well as create direct competition to us as the owners of the Quick N Clean Car Wash in town.

McFarland already has 4 gas stations in town with the Kwik Trip having at least 4 locations within a 5 mile radius of this new location. We also think it would create a dangerous traffic nightmare at that very busy intersection on Terminal Drive.

We do use the Kwik Trip in town and have nothing against them. We just feel that McFarland should consider it's own locally owned family businesses over a giant corporate organization.

Thank you for your consideration.

Grant and Lori LaPlant
Owners, Quick N Clean Car Wash-McFarland

From:	Richard E DeYoung
To:	Community Development
Subject:	Kwik Trip
Date:	Monday, November 15, 2021 2:12:31 PM

Hello,

I am adding my voice to those who believe that a service station at the Voges/Terminal Drive location on the north side of McFarland is an excellent idea; and I believe that KwikTrip is an excellent choice as a community partner. I have been a user of KwikTrip service stations across the Midwest for 20+ years and find them to be clean, well kept properties that provide excellent service and products. I can say without exception that the staff of these stations are well trained and respectful of customers. I have heard the horror stories that some have claimed going all the way back to when PDQ sold out to them. None of it is true. In fact they have continued to be as good a community partner as PDQ was and as you can tell by the number of folks that use their services they are very well liked. As for the location, it seems perfect as the filling station near the tank farms is a very nice transition to other suburban construction including homes, businesses or whatever. The location also will be excellent as it will be a very easy on/off for folks refueling their automobiles and doing the last minute shopping as they go to the bedroom communities of both McFarland and beyond. I really believe that the community cannot go wrong by inviting KwikTrip to provide another store of the north side of the community.

Thank you,

Richard E DeYoung
Fitchburg resident who frequents the HWY 51 corridor.

From:	Ryan Losby
To:	Community Development
Subject:	Kwik Trip
Date:	Monday, November 15, 2021 2:53:07 PM

Hello, I would like to voice my heavy interest in having a Kwik Trip move into the Voges/Terminal location. I love their gas stations more than any other. They are a great place to work for our area residents. And mostly it is the perfect spot for most of us McFarland East siders to stop for fuel and a breakfast sandwich on the way into work. Thanks in advance

Ryan Losby
5406 Wild Cherry Lane

A-Budget Warehouses, Inc.
PO Box 12
McFarland, WI 53558

Village of McFarland
Attn: Plan Commission
5915 Milwaukee Street
McFarland, WI 53558

RE: Proposed Kwik Trip – 4015 Terminal Drive

Dear Plan Commission:

As a representative of this property, I have been on the front lines of marketing, managing, and leasing this property for the past 15 years. I have also been a partner at a national commercial real estate company for the past 15-years where analyzing highest and best use is something I specialize in. The proposed Kwik Trip is by far the highest and best use project for this site.

The Voges Road and Terminal Drive corridors are primarily tank farms, tractor trailer repair facilities, warehousing, and distribution. This is due to the fact that this small commercial district has a super-regional draw from the Beltline, Hwy 51, and Interstate Corridors. The tank farm, tractor trailer repair facilities, warehousing, and distribution draws to this corridor will never change. The tank farms are not moving, the Beltline is not moving, and the Interstate is not moving. A much-needed amenity in this corridor is a business that has the ability to service these uses including easily accessible fuel to tractor trailers, commuters with large trailers, and the offering of low-price convenience items that are continuing to see upward pressure on prices.

I've recently heard a few comments about there being too many Kwik Trips in the area and the potential negative pressure this will put on other local businesses. Quite frankly, the other Kwik Trips in the area service completely different markets and traffic patterns. Kwik Trip is very strategic in their site selection and would never build a store that cannibalizes their other stores. Secondly, this store services a completely different customer than the Citgo Station next door. That site does not accommodate 64' semis that are already utilizing the other local businesses, it does not accommodate the RV that pulls in off the Interstate. They also don't offer hot prepared food like Kwik Trip does. It is a great differentiator in the market.

I am hopeful that the plan commission stays focused on the practical arguments of why this is the highest and best use for this site. Kwik Trip brings a differentiated service to this corridor that doesn't currently exist. Kwik Trip is not disruptive to the local community and does not have a negative impact on the quality of life for adjacent neighborhoods. Kwik Trip is maximizing the potential tax revenue for the Village of McFarland substantially more than any other proposed use. The current tax assessment for the property is only $1,028,000. When Kwik Trip is completed the tax assessment will likely be three to four times that value. Not approving Kwik Trip's proposed project would pass up a tremendous opportunity to develop an underutilized site paving the way for the status quo.

A-Budget Warehouses, Inc.
PO Box 12
McFarland, WI 53558

Sincerely,

Todd Waller

From: Texan Gmail
To: Community Development
Subject: Kwik Trip on Terminal Drive
Date: Monday, November 15, 2021 3:51:07 PM

Dear McFarland Village Board Members,

I'm sending this email to let you know of my opposition to approving and building a Kwik Trip on terminal drive.

I feel we have enough traffic issues in that area, McFarland has a very successful and large Kwik Trip at Farwell & Hwy. 51, And I believe the building of this business will force the closing of the long-standing locally owned Citgo business in that area.

Please don't allow a large corporation to take precedence in our village over a small local business.

Thank you for considering my opinion.

Renea Dettman
4510 Lakeview Ave.
McFarland, WI 53558

From:	Andrea Anderson
To:	Community Development
Subject:	Email in Opposition of Another Kwik Trip on Terminal Drive
Date:	Monday, November 15, 2021 4:24:35 PM

It's come to my attention that Kwik Trip is applying to open another store directly acoss the street from the Citgo on terminal drive. According to the letter I read they also plan on having a car wash there as well. I would like to note my opposition to the approval of this permit due to the hardship this will cause some of our local family owned businesses, including the Citgo on Terminal drive and the local carwash on Farwell.

McFarland is not in need of another gas station and to approve one at the detriment of our existing businesses is just wrong. There are plenty of gas stations in the McFarland and near vicinity and this would be unneccessary and irresponsible on the Village's part to approve this.

Thank you for listening.

Andrea Anderson
6309 Hidden Farm Rd
McFarland, WI 53558

From: odellst07@gmail.com
To: Community Development
Subject: Kwik trip cup
Date: Monday, November 15, 2021 5:35:09 PM

Good afternoon,

My concern with the proposed kwik trip is the truck parking. Will this be a full truck stop? The intersection already can get very congested, especially during rush hours. Also, I feel the five other gas stations in this 2 mile corridor (Phillips on femrite, citgo kitty corner to proposal, two bp's on 51 and existing kwiktrip on 51) adequately serve McFarland's needs. I've never once in 35 years of driving in McFarland needed to wait for a pump.
Thanks

Scott Odell
Sent from my iPhone

From:	Tessa Roach
To:	Community Development
Subject:	Kwik trip
Date:	Monday, November 15, 2021 5:55:32 PM

Hello,
I am writing to you because I strongly think there should not be another kwik trip in McFarland. With the new kwik trip going across the street from a family business that has worked hard to keep there business, I feel like this would completely take it away from them. Kwik trip makes million of dollars instead of giving corporate more money we need to sometimes focus on our small, diverse business that are hard working. McFarland already has a kwik trip and if someone wants to go to one they can even stop at one in monona. McFarland already lacks a lot of diversity and I have seen it first hand growing up in McFarland. It would be greatly disappointing to see McFarland say yes to allow another kwik trip across the street from the small gas station and would show what is more important.
Thank you for your time,
Tessa

From:	Kayla Gauwitz
To:	Community Development
Subject:	New Kwik Trip a detriment to local business
Date:	Monday, November 15, 2021 6:09:42 PM

I am writing to express our concern regarding the possible addition of a Kwik Trip in the near vicinity of the current Citgo on Terminal Dr.

We have used that Citgo location for over 10 years to fuel our fleet of vehicles for our business, Legacy Exteriors, LLC. Mr. and Mrs. Mangat have gotten to know us, our employees, and always look out for our best interest. They alert us if there is suspicious activity with our fleet or from an employee. They go above and beyond.

If another Kwik Trip is added near the Citgo, it could put this local family out of business. Please consider this request and decline the addition of another Kwik Trip in our area.

--
Kayla Gauwitz
Accounts Payable/Receivable
Legacy Exteriors
(608) 221-3000
www.legacy-exteriors.com

From: John and Megan Albrecht
To: Community Development
Subject: Say no to KT
Date: Monday, November 15, 2021 6:13:11 PM

Please do not let another Kwik Trip go in right across from Mr. Manget's family owned business. I do not support this plan. We do not need another Kwik Trip there, and doing so would most likely take out a family owned business. Mr. Manger and his wife are always so personable and easy to talk to. I love stoping by there and feeling so welcomed there!

Thank you for your consideration,
Megan Albrecht

From:	Dustin & Laura Boyd
To:	Community Development
Subject:	NOT in Support of Kwik Trip
Date:	Monday, November 15, 2021 6:27:19 PM

As two McFarland residents, this email to let the plan commission know that we are NOT in support of a Kwik Trip being built on Terminal Drive.

There is already a well functioning gas station very near that same location.

Thank you for your time

Dustin and Laura Boyd

From:	Christina Steel
To:	Community Development
Subject:	Opposed to Kwik Trip
Date:	Monday, November 15, 2021 7:01:41 PM

Hello Village Board,
I'm unable to attend tonight's meeting; however, I am strongly opposed to another Kwik Trip going in near the existing Citgo. We shop at Citgo whenever we can to support local businesses. If Kwik Trip goes in across the street, that could mean the end of this family's business, already in a time when things are tough.

I understand that another Kwik Trip would be beneficial to the village as another taxed business. However if it means the end of an existing business, then in the long run it would not be beneficial to the village at all either.

Thank you for your time and consideration in hearing out my opposition to another quick trip.

Christina Steel
6060 Shooting Star Ct, McFarland WI 53558

From: Heather Corcoran
To: Community Development
Subject: Proposed Kwik Trip at 4015 Terminal Drive
Date: Monday, November 15, 2021 7:46:19 PM

Dear Village Board Members,

I write to share my objective to the proposed building of a new Kwik Trip store at 4015 Terminal Drive. I believe that this would be a detriment to our village in more than one way.

First of all, Mr. and Mrs. Manget have offered citizens of McFarland and those traveling through impeccable service for three decades. I would like to see our village celebrate their dedication to our community by protecting their small business that would certainly fold with a huge competitor directly across the street.

I also like to address a traffic concern. The redevelopment of HWY 51 has been a discussion for many years as it it is a heavily trafficked rode. Adding congestion will not promote safety for travelers. Terminal Drive is not equip to handle a heavy flow of traffic with patrons coming and going from a Kwik Trip that will draw people far beyond the scope of people living in the village and traveling through on a daily basis. Without a safety plan for traffic coming off of HWY 51 and traffic traveling north down Terminal, this seems like a decision that would be made without the consideration of safety for our village.

And lastly, I would like to promote the equity of small business owners of color to thrive in our community. To push out the Manget family for a billion dollar business seems insensitive and inequitable and against all that I hope McFarland stands for.

I think given the opportunity at hand McFarland should show that it is an inclusive space that celebrates small businesses, safety of citizens, and inclusion for people of all color.

Sincerely,
Heather Corcoran
4713 Ivywood Trail

From: Mike Gallagher
To: Community Development
Subject: Kwik trip terminal drive proposal
Date: Monday, November 15, 2021 7:55:31 PM

To whom it may concern,

I would like to oppose the proposition of Kwik Trip to add a gas station on terminal drive. I don't feel we need another gas station. There is already a gas station on that intersection. Being a small business owner it is already tough enough to compete in this day and age. It would more than likely put a local small business out of business and allow more big business into our community. In my opinion Kwik Trip has begun to monopolize their market, and already put many small businesses out of business. Furthermore I believe we should be putting our focus into renewable energy. Allowing continued growth in the fossil fuel market, doesn't open the door for the renewable energy industry.

I hope you consider these items on this topic.

Thank you

-Lifelong McFarland resident, small business owner, renewable energy advocate-

Mike Gallagher

--
Mike Gallagher
MPG Radon Services
608-516-5541
info@mpgradonservices.com

From: Meghan Fessler
To: Community Development
Subject: Kwik Trip Conditional Use Permit
Date: Monday, November 15, 2021 8:38:39 PM

Hello,

My name is Meghan Fessler and I reside at 6409 Fox Run in McFarland. I'd like to voice my opinion regarding the conditional use permit Kwik Trip has requested at 4015 Terminal Dr. I strongly oppose this business locating here. It will have a negative impact on a local family owned business located right across the street. We already have one Kwik Trip within the Village along with two other gas stations. This does not seem like the kind of business we need more of; 4 seems like enough.

Thank you,
Meghan

Meghan L. Fessler
Pronouns: She/Hers/Her
Independent Norwex Consultant
www.meghanfessler.norwex.biz
(608) 220-0454

From: Kristin Keir
To: Community Development
Subject: Please no Kwik Trip
Date: Monday, November 15, 2021 9:09:08 PM

>
> Hello,
>
> Nothing against Kwik Trips, but there are already plenty of them and the neighborhood Citgo is more than adequate. No reason to impact a family's livelihood.
>
> Thank you,
> Kristin Keir
>
> Sent from my iPhone

From:	vince wagner
To:	Community Development
Subject:	Kwik trip
Date:	Tuesday, November 16, 2021 5:17:15 PM

Please support a new Kwik Trip at Vogels Rd. & terminal drive.

Sent from Yahoo Mail on Android

Karen Knoll

From: Meredith Hughey <hugheyme@gmail.com>
Sent: Wednesday, November 17, 2021 3:24 PM
To: Community Development
Subject: Kwik Trip at 4015 Terminal Dr

Good afternoon Planning Commission,

My name is Meredith Hughey and I live with my family in the Quinn Ranch Neighborhood off of Siggelkow and Marsh in Madison (east of the Madison Curling Club). We have two primary concerns we'd like to voice in rejection of the requested Kwik Trip at 4015 Terminal Drive, McFarland, WI. I realize this may be tardy as there was a public hearing earlier this week and hope you are still taking feedback.

1) We are frequent (multiple times daily) users of the intersection of Voges and Hwy 51. The number of heavy trucks in this area coming from Terminal Drive into the intersection as well as those coming from Voges, creates heavy traffic at all times of the day. There are a multitude of light industrial businesses within the same corridor that also creates heavy traffic during typical AM and PM times. Our fear with adding yet another gas station is the additional traffic that would be coming off of the Beltline and into this already heavily congested area. This commission should be well aware of the number of fatal and non-fatal accidents at this intersection. More traffic is not a resolution to this problem. We sit at this intersection nothing short of at least 10-20 minutes each day and each time we see traffic violations (notably, large trucks)- this number will not go down with an increase in traffic. Please consider that this intersection is an introduction to the community and residential areas beyond and stop the request for the addition of a Kwik Trip.

2) We have been patrons at the current family-owned Citgo location close to this planned Kwik Trip. Please remember the decisions the commission make impact real people and real lives. Communities grow when we support the members who live within it - please support long-standing community business owners.

If you have questions or I can clarify any above information, please reach out.

Thanks,
Meredith Hughey
816-255-8776

Karen Knoll

From: michelle Anich <planbmd69@gmail.com>
Sent: Tuesday, November 16, 2021 6:08 PM
To: Community Development
Subject: Planning Commission re: new Qwik Trip location

To whom it may concern,

I am one of the many people who have a deep concern about bringing a second Mcfarland Qwik Trip to the area with the new proposed development at Terminal Ave.

As you know, there is a long standing gas station across the road owned by a citizen in the community who has so many customers and has done anything they can to keep their business afloat. As you can imagine, another large corporate gas station would most certainly take this business under.

We are supposed to be a community that looks out for small businesses and stands by them to help them grow. With Covid, it has definitely taken a toll. This couldn't be a worse time and a worse location! Please consider this as another cry out from a long standing home owner to rethink this option!

Thank you in advance for your time and consideration!

Michelle and Troy Anich
5102 Timber Lane, McFarland
608-514-4872

--

MICHELLE ANICH
MAKING DREAMS Realty
Inside Sales Team Lead
608.514.4872 (c) | 608.480.8599 (o)
manich@kw.com

Website: mdrealtywi.com

Karen Knoll

From: Gregory/Brenda Zier <brengre127@frontier.com>
Sent: Wednesday, December 1, 2021 8:49 PM
To: Community Development
Subject: Kwik Trip Terminal Drive development

I was unable to attend any of the meetings on this potential development. I believe this is a bad idea for our community. We already have a nice Kwik trip in Mcfarland. One is not needed in the Terminal drive location. We already have a local family owned Citgo gas station in close proximity to the proposed location of the new KwikTrip. The community should think about helping this family to do any improvements or things they would like to do rather than putting a new unneeded gas station in this location that will put a local family out of business. When we moved here about 13 years ago Mcfarland was a nice small village and cared about the community and its members. i don't think development is bad for the community but some of these types of decisions seem really short sighted and not community minded. Please reconsider this development the community does not need more convenience stores esp. in close proximity to a well established business.
Thanks for you time.
Brenda Berlowski-Zier
Exchange Street
McFarland

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, December 20, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and possible action on a Site Design Review Permit submitted by Kwik Trip for a new gasoline station, convenience store and car wash at 4015 Terminal Drive, McFarland, WI.**

PREVIOUS ACTION:

ISSUE SUMMARY:
The background information regarding this permit, including application and staff reports, is included under agenda item 4.d.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommend approval of a site design review permit requested by Kwik Trip to construct a 24-hour per day gasoline and convenience store at 4015 Terminal Drive as submitted, with the following conditions of approval:

1. Applicant to meet the recommended conditions of approval from the Village Engineer's staff report dated November 12, 2021.
2. Applicant to meet the recommended conditions of approval from the Village Fire Inspector staff report dated November 1, 2021.
3. Applicant to reimburse the Village for costs associated with the completion of a WisDOT Initial Review (IR) and subsequent Traffic Impact Analysis (TIA) necessitated by their proposed development. Applicant to be responsible for the costs of any improvements to the western leg of the intersection (Terminal Drive & USH 51) recommended as part of the TIA due to their development proposal. Applicant to work in good faith with the Village on completion of the TIA and completion of any recommended improvements to the western leg of the intersection.
4. Applicant to provide to the Village, at no cost, a public road and utility easement along the southern side lot line of approximately 33 feet wide by 400 feet long.
5. Applicant to provide to the Village, at no cost, an easement to place a Village gateway sign, and associated landscaping features, at the corner of Terminal Drive and USH 51, including

associated electrical easement to serve the sign. Applicant to work in good faith with the Village to determine the final placement and easement area based on the signage design of the Village. Costs for construction and installation of the gateway sign to be a Village expense.

6. Applicant to revise the landscaping plan to:
   a. Include a minimum of one swamp white oak and four spruce trees, or similar species, on the east side of the proposed fleet parking area along USH 51.
   b. Include a minimum of four swamp white oaks, or similar species, in the sod area located between the diesel canopy and the curve along Terminal Drive.
   c. Include a decorative brick and black iron fence along the Terminal Drive frontage similar to the same feature located at Kwik Trip's Farwell Street location at the intersection of Farwell and USH 51.
   d. Include a sidewalk connection through the proposed landscape island adjacent to the diesel canopy.
7. Applicant to revise the lighting and photometric plan to meet average illumination levels under gas canopies and mounted to buildings not to exceed 30 footcandles.
8. Applicant to revise the signage plan to:
   a. Reduce the size of the proposed monument sign along Terminal Drive to no more than 40 square feet.
   b. Reduce the size of the proposed dual post pylon sign along USH 51 to no more than 100 square feet.
   c. Wrap the bases of each post of the dual post pylon sign along USH 51 with brick similar to the pylon supports for the gas canopies.

Applicant to submit updated site plans addressing the conditions of approval to the Community Development Director for review and acceptance by appropriate Village staff.

ATTACHMENTS:

None

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Monday, December 20, 2021**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director, Kong Thao, Intern**

AGENDA ITEM: **Discussion and possible recommendation to the Village Board regarding updates to the Community Development permit fees.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Annually, Village Departments consider potential fee updates for Village Board consideration. For the Department, this includes zoning fees, park impact fees, and building permit fees.

Zoning Fees
The Village last completed a comprehensive analysis of zoning permitting fees in 2019 and implemented several changes starting in 2020 based on a comparison of fees to 10 comparable communities in Dane County. In 2019, the Plan Commission recommended fee increases for conditional use permits, zoning amendments and variances to increase the fee up to our peer averages. Staff revisited the prior analysis and found that the average fees have since increased to $427 for CUP, $470 for zoning amendments, and $458 for variance requests. McFarland's current fees for these permits are $370, $405, and $380, based on peer averages in 2019. The recommendation is to increase the CUP fee to $425, zoning amendment to $475, and variance fees to $450.

Park Impact Fees
In February 2020 the Village Board adopted an updated Park Impact Fee Study. As part of the approval of this study the Village Board updated the Village's Park Improvement Impact Fees and Park Land Impact Fees. In regards to the Park Improvement Impact Fee, the Village Board adopted a plan to phase the recommended fee in equal installments over a five-year period. Sec. 8-464(e) also provides that unless modified further by the Village Board, the fee shall be adjusted annually by the Community Development Director utilizing the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the US Department of Labor. Changes in the fees from 2021 to 2022 are as follows:

<u>Park Improvement Fee</u>
Single Family Dwelling Unit: from $1,482.12 to $1,942.53*
Multi-Family Dwelling Unit: from $990.38 to $1,322.22*
Group Quarters DwellingUnit: from $666.25 to $811.14*

<u>Park Land Impact Fee</u>

Single Family Dwelling Unit: from $3,966.36 to $4,142.64*
Multi-Family Dwelling Unit: from $2,755.26 to $2,877.71*
Group Quarters Dwelling Unit: from $1,513.88 to $1,581.16*

*Some final adjustment to these fees will occur based on the Department of Labor final index total for December 2021.

Building Permit Fees
Analyzing building permit fees with other communities is a bit more complex. Not all communities use the same terminology or methods for collection of building permit fees. Staff have prepared the attached memo to summarize the research that was completed for Plan Commission discussion.

FINANCIAL/BUDGET IMPACT:
Recommended fee adjustments provide a moderate increase in Village revenue per permit. These revenues are used to offset a portion of the costs related to administration, review, approval and site review/inspections for various planning and building permit requests.

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommend to the Village Board the following fee changes for 2022:

1. $425.00 for a Conditional Use Permit
2. $475.00 for a Zoning Text or Map Amendment
3. $450.00 for a Variance Permit
4. Park Improvement Impact Fee
    - Single Family Dwelling Unit: $1,942.53*
    - Multi-Family Dwelling Unit: $1,322.22*
    - Group Quarters Dwelling Unit: $811.14*
5. Park Land Impact Fee
    - Single Family Dwelling Unit: $4,142.64*
    - Multi-Family Dwelling Unit: $2,877.71*
    - Group Quarters Dwelling Unit: $1,581.16*

*Contingent on final inflation adjustment by the Community Development Director per Sec. 8-464(e).

ATTACHMENTS:
1. Comparative Summary on Building Fees_12.16.21

To: **Plan Commission**

From: **Kong Thao, Planning and Zoning Assistant**

Date: **December 16, 2021**

CC: **Andrew Bremer, Community & Economic Development Director**

RE: **Comparative Analysis of Building Fees - DRAFT**

Introduction

The purpose of this research is to analyze how the Village of McFarland's building permit fees compare to similar communities within Dane County. It is unclear the last time the Village comprehensively looked at its building permit fees and made any adjustments. In 2021, the Village adjusted the fee for a fence permit from $50 to $75. In 2020, the Village adjusted permit fees related to balconies, decks, and porches. Other than these two instances, building permit fees have not been adjusted in the last two years, and likely, several additional years beyond that. Note, this memo is presented as a draft as Department Staff are still analyzing some components of this data.

Executive Summary of the Research

The research encompassed similarly sized municipalities within Dane County in contrast with the Village of McFarland. These communities include the Village of Cottage Grove, Village of Deforest, City of Fitchburg, City of Middleton, City of Monona, Village of Oregon, City of Stoughton, City of Sun Prairie, City of Verona, and Village of Waunakee. They will collectively henceforth be referred to as, "Comparative Communities". All data found throughout this report is derived from each community's respective webpage and code of ordinances, reflecting their existing fee schedules as of December 2021.

Separately viewed between Residential and Commercial buildings, eleven classifications were used in this comparative analysis. These include New Construction, HVAC, Plumbing, Electrical, Erosion Control, Fences, Shed/Accessory Structure, Decks, Raze/Demolition, Pool, and Roofing, Re-siding, and Windows. Not including Pools, the comparative data shows among Residential Buildings, the Village's schedule fees are below the Comparative Community averages in five of the ten categories. Not including pools, among Commercial Buildings, the Village's schedule fees are below the Comparative Community averages in six of the ten categories. The reasoning for the exclusion of pools is based on the subgroup for in ground and above ground pools. While some communities establish separate fees for this, the Village does not, making this comparison difficult to determine. Finally, there are two categories for residential buildings and four categories for commercial buildings that show relatively similar building fees. See Tables 12 & 13 for full details.

For tables describing data for residential home, the example home used is a new 2,500 square foot single-family home. For tables that include the data for Commercial buildings, the example given is a 4,000 square foot new commercial building. The application of these examples is to further compare if a new

residential home or commercial building of this size were to be built in this community, how much would the building fees cost?

The data shows that for some individual permits Village fees are slightly higher than average and or others slightly lower than average. When considering the summation of the five typical permits for a new home (building, HVAC, plumbing, electrical, and erosion control) the fees for a 2,500 square foot home range from $910-$2,780, with an average of $1,263. McFarland's total is $1,375, slightly higher than average.

Recommendations from findings

Staff is still analyzing the data but preliminary results don't suggest a significant need to make comprehensive adjustments to the building permit fee structure based on comparative rates. One consideration is an increase in any base or minimum fee to a new floor of $75. Currently, the Village utilizes a contracted Building Inspector at a rate of $70 per hour. This rate has been in effect since 2019 through 2022, under the current contract. That rate is likely to increase starting in 2023 with consideration of an extension of the contract. Staff recommends reconsidering any adjustments to the building permit fees next year based any potential changes in our contracted services.

Data and Tables

The following tables show the comparative values of each community's building fees based on the described category. Each table includes an example new project respective of it is a residential building or a commercial building. The new residential buildings for a single-family home will be built at 2,500 square feet. The new commercial buildings will all be built at 4,000 square feet.

Summary on New Building - Residential

Table 1 includes the fee schedules on New Construction and Alterations & Additions of Residential buildings for the comparable communities in Dane County. The example is for a new single-family home at 2,500 square feet. The example home shows the Village of McFarland as 4th highest among the comparable communities. The average cost is below the expected fee for the Village.

Dane County Community	New Building - Residential			Example: Home	Alterations & Additions
	BASE	**RATE**	**MIN**	**(2,500 sf)**	
McFarland	$125	$0.15/sf	-	$500	($0 - $1,000) = $50 ($1,000 - $25k) = $0.20/sf ($150 min) (>$25k) = $.30/sf ($250 min)
Cottage Grove	-	$0.28/sf	$770 min	$770	Additions = $0.28/sf ($193 min) + Mechanical Costs Remodels/Alterations = $0.28/sf ($128 min)
Deforest	-	(1-Family) $.25/sf[1]	$600 min - $1,200 max	$625	Additions = $0.25/sf ($125 min) Remodel/Repair = $0.16/sf
Deforest (cont.)	-	(2-Family) $.25/sf	$900 min $1,800 max	-	
Fitchburg	-	$0.08/sf	$100 min	$200	1.0% of construction costs ($100 min)
Middleton	$150	$0.09/sf		$375	$50 + $5 per $1000 cost
Monona	-	$0.15/sf[2]	$125 min	$375	Remodel = $10 per $1000 costs ($50 min) Accessory Structure = $0.15/sf ($50 min)
Oregon	$125	$0.08/sf	-	$325	0.5% of building cost or ($125 min) [0-200 sf] = $25+$25 [201-600 sf] = $35+$25 [>600 sf] = $0.06/sf+$25
Stoughton	-	$0.16/sf	$75 min	$400	$0.16/sf ($75 min) Remodel/Repair = $8 per $1000 in costs ($75 min)
Sun Prairie	$50	$0.09/sf	$50 min	$275	$50 + $0.09/sf ($50 min)
Verona	$50	$0.08/sf	-	$250	$50 min **or** $0.08/sf (fee is the greater)
Waunakee	-	$0.25/sf[3]	$600 min	$625	Alterations = $0.23/sf ($110 min) Additions - $0.23/sf ($165 min)
Average	**$100**	**$0.15/sf**	**$331.43***	**$429.09**	

Table 1: Fee Schedule form New Building – Residential

*This average uses only the single-family base fee of $600 and includes only 7 communities.

[1] Deforest – One & Two-family Dwelling New Construction *(Construction fee include inspections for principle structure and all components attached to it or built at the same time as the principle structure, such as decks, screen rooms, garages, basements, etc.)

[2] This value is used for both New & Additions

[3] Residential Construction (includes decks, and basements – electrical included)

Summary on New Building - Commercial

Table 2 includes the fee schedules on New Construction and Alterations & Additions of Commercial buildings for the comparable communities in Dane County. The example is for a new 4,000 square foot commercial building. The example for a new commercial building shows the Village as 3rd highest among the comparable communities. The average is below the expected fee for the Village.

Dane County Community	New Building - Commercial			Example: Comm. Bldg.	Alterations & Additions
	BASE	RATE	MIN	(4,000 sf)	
McFarland	$125	$0.18/sf	-	$845	($0 - $1,000) = $50 ($1,000 - $25k) = $0.20/sf ($150 min) (>$25k) = $.30/sf ($250 min)
Cottage Grove	-	$0.17/sf	$165 min	$680	$0.10/sf ($165 min) + Mechanical Costs
Deforest	-	$0.14/sf	$1,500 min - $10k max	$1,500	$0.24/sf ($325 min)
Fitchburg	-	$0.05 – $0.12/sf	$150 min	$200	1.0% of construction costs ($150 min)
Middleton	$150	$0.08 – $0.12/sf	-	$470	$100 + $5 per $1000 cost
Monona	-	$0.10 – $0.16/sf	$100 min	$400	$10 per $1000 valuation ($100 min)
Oregon	$125	$0.10/sf	-	$525	0.5% of building cost or ($125 min) [0-200 sf] = $25+$50 [201-600 sf] = $35+$50 [>600 sf] = $0.06/sf+$50
Stoughton	-	$0.16/sf	$355 min[4]	$640	$0.16/sf ($355 min) Remodel/Repair = $8 per $1000 in costs ($85 min)
Sun Prairie	$50	$0.06 – $0.14/sf	$50 min	$290	$50 + $0.06 – $0.14/sf ($50 min)
Verona	$50	$0.06 – $0.10/sf	-	$290	$50 min **or** $0.06 – $0.10/sf (fee is the greater)
Waunakee	-	$25/sf	$82.50 min	$100,000	Alterations = $0.23/sf ($110 min) Additions - $0.23/sf ($165 min)
Average	**$100**	**$0.11/sf***	**$150.42****	**$584.00*****	

Table 2: Fee Schedule for New Building - Commercial

*This value does not include Waunakee's rate of $25/sf. With the rate included, the average is 2.37/sf.
**This value does not include Deforest's minimum fee of $1,500. With the value, the average is $343.21.
*** This value does not include Waunakee's $100k, with it included the average is $9621.82.

[4] Value includes Plan review and Inspection costs

Summary on HVAC – Residential

Table 3 includes the fee schedule on New Construction and Alterations & Additions for HVAC for Residential buildings among the comparable communities. The example for a new HVAC shows the Village as tied for 5th highest among the comparable communities. The average cost is above the expected Village fee.

Dane County Community	New HVAC - Residential			Example: Home	Alterations & Additions
	BASE	**RATE**	**MIN**	**(2,500 sf)**	
McFarland	$50	$0.05/sf	-	$175	Replace AC or Furnace = $50 Addition of AC to existing structure = $75 Alterations/Additions = $50 + $5 per $1000 of value
Cottage Grove	$105	-	-	$105	-
Deforest	$60	$0.25/sf	$125	$685	-
Fitchburg	-	$0.05/sf	$100 min	$125	1.5% of construction costs ($75 min)
Middleton	$50	$0.09/sf	-	$275	$50 + $4 per $1000 cost
Monona	$45	$0.05/sf	$110 min	$170	Remodel = $10 per $1000 costs ($50 min) Accessory Structure = $0.15/sf ($50 min)
Oregon	$50	$0.05/sf	-	$175	1.5% of HVAC cost ($50 min)
Stoughton	-	$0.05/sf	$50 min	$125	Remodel/Repair = $50
Sun Prairie	$50	$0.06 - $/sf	$50 min	$200	$50 **or** $0.09/sf (fee is the greater)
Verona	$50	$0.08/sf	-	$250	$50 min **or** $0.05/sf (fee is the greater)
Waunakee	$88	-	-	$88	$88
Average	**$60.89**	**$0.08/sf**	**$87**	**$215.73**	-

Table 3: Fee Schedule for New HVAC – Residential

Summary on HVAC – Commercial

Table 4 includes the fee schedule on new HVAC and Alterations & Additions for Residential buildings among the comparable communities. The example for new HVAC shows the Village is 5th lowest ranked among the comparable communities. The average cost is above the expected fee for the Village.

Dane County Community	New HVAC - Commercial			Example: Comm. Bldg.	Alterations & Additions
	BASE	**RATE**	**MIN**	**(4,000 sf)**	
McFarland	$50	$0.04 – $0.10 /sf	-	$210	-
Cottage Grove	-	$0.07/sf	$110	$240	-
Deforest	-	$0.05/sf	$1.5k - $10k	$1,500	-
Fitchburg	-	$0.03 – $0.06/sf	$150 min	$150	1.5% of construction costs ($100 min)
Middleton	$100	$0.05 – $0.07/sf	-	$300	$100 + Alteration Project*
Monona	$55	$0.10/sf	$110 min	$455	-
Oregon	$50	$0.06/sf	-	$290	1.0% of Plumbing cost ($50 min)
Stoughton	-	$0.06/sf	$85 min	$240	Remodel/Repair = $85
Sun Prairie	$50	$0.06 – $0.07/sf	$50 min	$130	$50 **or** $0.06 – $0.07/sf (fee is the greater)
Verona	$50	$0.05/sf	-	$130	$50 **or** $0.02 – $0.06/sf (fee is the greater)
Waunakee	-	-	$30	$160	Plumbing Permit Work**
Average	**$50.71**	**$0.06/sf**	**$89.17*** **	**$230.50*** **	-

Table 4: Fee Schedule for New HVAC - Commercial

*Alteration Project includes various pricing and rates related to plumbing permits such as water service, sewer, meter couplings, fixtures, sprinklers (lawn), and air admittance values.

**Plumbing Permits for Fixtures, Appliances and Drains - $5.00/each; Plumbing Permits for Sewer Lateral - $20.00/100 feet of fraction thereof; Plumbing Permit for Water Service - $15.00/100 feet or fraction thereof

***This value was calculated without the $1,500 from Deforest. With the value, the new average is $290.71.

Summary on Plumbing Fees – Residential

Table 5 includes the fee schedules on new construction and Alterations & Additions for Residential Plumbing buildings among the comparable communities. The Village is tied among three other communities for 3rd highest plumbing fee. The average is below the fee for the Village.

Dane County Community	New Plumbing - Residential			Example: Home	Alterations & Additions
	BASE	**RATE**	**MIN**	**(2,500 sf)**	
McFarland	$50	$0.05 /sf	-	$175	-
Cottage Grove	$105	-	-	$105	-
Deforest	$60	$0.25/sf	$125	$685	-
Fitchburg	-	$0.05/sf	$100 min	$125	1.5% of construction costs ($75 min)
Middleton	$50	$0.05/sf	-	$175	$50 + Alteration Project*
Monona	$45	$0.05/sf	$110 min	$170	-
Oregon	$50	$0.05/sf	-	$175	1.0% of Plumbing cost ($50 min)
Stoughton	-	$0.05/sf	$50 min	$125	Remodel/Repair = $50
Sun Prairie	$50	$0.06/sf	$50 min	$200	$50 **or** $0.06/sf (fee is the greater)
Verona	$50	$0.05/sf	-	$175	$50 min **or** $0.05/sf (fee is the greater)
Waunakee	$88	-	-	$88	-
Average	**$60.89**	**$0.07/sf**	**$87**	**$151.30**	-

Table 5: Fee Schedule for Plumbing - Residential

*This value does not include the $685 fee from Deforest. With it included, the average raises to $199.81.

Summary on Plumbing Fees – Commercial

Table 6 reflects the Commercial Plumbing Fees. The minimum average value for commercial plumbing was calculated without the $1,500 from Deforest as the inclusion of its value would significantly increase the average to $290.71. The pricing fee for Waunakee's Commercial also includes the various fees associated with plumbing Alterations & Additions. The example for new plumbing shows the Village is 5th lowest ranked among the comparable communities. The average is above the expected fee for the Village.

Dane County Community	New Plumbing - Commercial			Example: Comm. Bldg.	Alterations & Additions
	BASE	**RATE**	**MIN**	**(4,000 sf)**	
McFarland	$50	$0.04 - $0.10/sf	-	$210	-
Cottage Grove	-	$0.06/sf	$110	$240	-
Deforest	-	$0.05/sf	$1.5k – $10k	$1,500	-
Fitchburg	-	$0.03 – $0.05/sf	$150 min	$150	1.5% of construction costs ($100 min)
Middleton	$100	$0.05 – $0.07/sf	-	$300	$100 + Alteration Project*
Monona	$55	$0.10/sf	$110 min	$455	-
Oregon	$50	$0.06/sf	-	$290	1.0% of Plumbing cost ($50 min)
Stoughton	-	$0.06/sf	$85 min	$240	Remodel/Repair = $85
Sun Prairie	$50	$0.02 – $0.06/sf	$50 min	$130	$50 **or** $0.06 – $0.07/sf (fee is the greater)
Verona	$50	$0.02 – $0.06/sf	-	$130	$50 **or** $0.02 – $0.06/sf (fee is the greater)
Waunakee	-	$0.04/sf	$35	$160	Plumbing Permit Work**
Average	**$59.17**	**$0.05/sf**	**$89.17*** **	**$230.50(4*)**	-

Table 6: Fee Schedule for Plumbing - Commercial

*Alteration Project includes various pricing and rates related to plumbing permits such as water service, sewer, meter couplings, fixtures, sprinklers (lawn), and air admittance values.

**Plumbing Permits for Fixtures, Appliances and Drains - $5.00/each; Plumbing Permits for Sewer Lateral - $20.00/100 feet of fraction thereof; Plumbing Permit for Water Service - $15.00/100 feet or fraction thereof

***This value was calculated without the $1,500 from Deforest. With the value, the new average is $290.71.

4* This value w3805-1500as calculated without the $1,500 from Deforest. With the value, the new average is $345.91

Summary of New Electrical – Residential

Table 7 includes the fee schedules on new construction and Alterations & Additions for Residential Electrical buildings among the comparable communities. The Village is tied among three other communities for 3th highest electrical fee. The average is below the fee for the Village.

Dane County Community	New Electrical - Residential			Example: Home	Alterations & Additions
	BASE	**RATE**	**MIN**	**(2,500 sf)**	
McFarland	$50	$0.05/sf	-	$175	$50 + openings
Cottage Grove	$138	-	-	$138	-
Deforest	$60	$0.25/sf	$125	$685	-
Fitchburg	-	$0.05/sf	$100	$125	1.5% of construction costs ($75 min)
Middleton	$50	$0.05/sf	-	$175	(0-30 AMP) $3/ea; (31-60) $6/ea; (61-100 AP) $10/ea; (>100 AMP) $14/ea
Monona	$45	$0.05/sf	$124	$170	-
Oregon	$50	$0.05/sf	-	$175	2.0% of Electrical cost ($50 min)
Stoughton	-	$0.05/sf	$50	$125	Remodel/Repair = $50
Sun Prairie	$50	$0.06/sf	$50	$200	-
Verona	$50	$0.05/sf	-	$175	$50 **or** $0.05/sf (fee is the greater)
Waunakee	$99	$4-$10/AMP	$30	-	-
Average	**$53.82**	**$0.07/sf***	**$79.83**	**$145.80****	

Table 7: Fee Schedule for New Electrical - Residential

*The value does not include Waunakee's rate of $4.00/sf.

** This value does not include Waunakee's value since the unit of measure is not the same; Subsequently, the value for Deforest has been removed. If the value was included, the average would be $214.3

Summary of New Electrical – Commercial

Table 8 reflects the schedule pricing fee for new construction and Alterations & Additions for Commercial Electrical buildings among the comparable communities. The example for new electrical shows the Village is 3rd lowest ranked among the comparable communities. The average is above the expected fee for the Village.

Dane County Community	New Plumbing – Commercial			Example: Comm. Bldg.	Alterations & Additions
	BASE	**RATE**	**MIN**	**(4,000 sf)**	$80 + openings
McFarland	$80	$0.04 – $0.10/sf	-	$240	-
Cottage Grove	-	$0.07/sf	$176	$280	$75 + $0.24/sf ($325 min)
Deforest	-	$0.06/sf	$1,500 - $10k	$1,500	1.8% of construction costs ($100 min)
Fitchburg	-	$0.03 – $0.05/sf	$150	$150	$100 + $20/100 AMP
Middleton	$100	$0.05 – $0.07/sf	-	$300	-
Monona	$55	$0.10/sf	$165	$455	2.0% of Electrical cost ($75 min)
Oregon	$50	$0.06/sf	$75	$290	Remodel/Repair = $155
Stoughton	-	$0.10/sf	$85	$400	-
Sun Prairie	$50	$0.06 – $0.07/sf	$50	$290	$50 **or** $0.02 – $0.06/sf (fee is the greater)
Verona	$50	$0.02 – $0.06/sf	-	$130	$0.05/sf ($132 min)
Waunakee	$132	$0.05/sf	-	$332	$80 + openings
Average	**$73.86**	**$0.05/sf**	**$116.83***	**$286.70****	-

Table 8: Fee Schedule for New Electrical – Commercial

*This value does not include Deforest's Minimum Fee of $1,500. With the value, the average minimum would be $275.13.

**This value does not include Deforest's fee of $1,500. With the value included, the average is $397.

Summary of New Erosion Control – Residential

Table 9 includes the fee schedules on New Erosion and Alterations & Additions for Residential Erosion among the comparable communities in Dane County. The example for New Erosion shows the Village is ranked 2nd highest among the comparable communities. The average is below the expected fee for the Village.

Dane County Community	New Erosion - Residential			Example: Home	Alterations & Additions
	BASE	**RATE**	**MIN**	**(2,500 sf)**	
McFarland	$350 - $1k+	-	-	$350	-
Cottage Grove	$105	-	-	$105	-
Deforest	$100	-	-	$100	-
Fitchburg	$100	-	-	$100	-
Middleton	$150 (1)* $200 (2)	-	-	$150	-
Monona	$125	-	-	$125	$75
Oregon	$75	-	-	$75	-
Stoughton	$135**	-	-	$135	$40 (less than 1 acre)
Sun Prairie	$170	$0.015/sf	-	$170	$0.015/sf
Verona	$100***	-	-	$100	-
Waunakee	$950	$0.03/sf	-	$950	-
Average	**$141.00 (4*)**	**$0.023/sf**	**-**	**$141.00 (4*)**	

Table 9: Fee Schedule for New Erosion Control - Residential

*Middleton's Single-Family and Two-Family
**Stoughton – For land disturbing activities of 1 acre or less
***Verona - $100 for first 4 units then $50 thereafter
4* - Average Base – the average for this value does not include Waunakee's $950. If included, the average will be $214.55.; This is also applied to the Home Example Average. The same $214.55 is reflected if it is included.

Summary of New Erosion Control – Commercial

Table 10 includes the fee schedules on New Erosion and Alterations & Additions for Residential Erosion among the comparable communities in Dane County. The example for New Erosion shows the Village is ranked the highest among the comparable communities. The average is below the expected fee for the Village.

Dane County Community	New Erosion – Commercial			Example: Comm. Bldg.	Alterations & Additions
	BASE	**RATE**	**MIN**	**(4,000 sf)**	$80 + openings
McFarland	$350 - $1k+	-	-	$350	-
Cottage Grove	$193 (1st acre)	$66/acre	-	$193	-
Deforest	$100	-	-	$100	-
Fitchburg	$200	-	-	$200	-
Middleton	$250	-	-	$250	-
Monona	$200 (1st acre)	$100/acre	-	$200	-
Oregon	$100	-	-	$100	$50 (base)
Stoughton	$170	-	-	$170	$85 (land less than 4,000 sf)
Sun Prairie	-	-	-	-	-
Verona	$50/$1000 cost	-	-	-	-
Waunakee	$200	$0.006/sf	-	$224	-
Average	$181.30	$55.34/sf*	-	**$198.56****	-

Table 10: Fee Schedule for New Erosion Control - Commercial

*It is undetermined if this value has any significance since the rates for Cottage Grove and Monona only apply if the land disturbance is greater than 1 acre. Waunakee's rate follows Dane County's erosion control schedule fees.

**This value does not include the rate calculations from Cottage Grove and Monona as the 4,000 square feet building is less than an acre. Therefore, only the base fee was applied.

Summary of Other Miscellaneous Building Fees

Table 11 shows the fee schedule for all other miscellaneous building fees. The fees shown in the table mostly reflect standard base fees. Rates and minimum fees are included where applicable. Calculations for all averages used Residential (R) fee. Several communities established fee differences between In-Ground (IG) and Above-Ground (AG) pool installation. Within these columns, if both numbers were identical, it is likely the community does not differentiate installation type.

Dane County Community	**Other Building Fees**							
	Fence	**Shed**	**Raze/Demo**	**Pool (IG)**	**(AG)**	**Side, Roof, Windows**	**Deck (R)**	**(C)**
McFarland	$75	$50	R-$100, C-$150	(>$1k) = $50 ($1k-$25k) - $50 + $11/$1000 cost		$500 or less = $50 $5 thereafter	$150 + $0.15/sf	$150 + $0.18/sf
Cottage Grove	$83	$35 + MC*	$66	$275	-	$65	$0.64/sf ($128 min)	
Deforest	$25*	$45	$60	$125	$125	$35	$60	$60
Fitchburg	$200	$0.08/sf ($100 min)	R-$100, C-$200	$300	$150	-	$200	$200
Middleton	$30	$30	$100	$80	$60	-	$50	$250
Monona	$50	$50	R-$75 then $40(5*) C-$100 then $75	$50	$50	$50	$0.69/sf ($138 min)	
Oregon	R-$25 C-$50	-	R-$50 C-$100	$175	$100	$50	< 2080sf-$150 > 2080 sf - $25 + $0.06/sf	
Stoughton	$75	$75	R-$75 C-$100	$75	$75	$40	$0.16/sf ($75 min)	
Sun Prairie	$50	$50***	$100 (principle) $50 (garage/access.)	$125	$125	R - $50 C - $100	$100	$100
Verona	$50	4*	$150	$150	$100	R - $50 C - $100	$100	
Waunakee	R-$50 C-$0.05 ($50 min)	-	R-$100 C-$75	$192.5	$192.5	$50	$0.55/sf ($110 min)	
Average	**$64.82**	**$51.43**	**$88.73**	**$145.23**	**$102.75**	**$48.89**	**$115.71 + $0.44/sf ($112.75)**	**$151.67 + $0.56/sf ($112.75)**

Table 11: Fee Schedule for Miscellaneous Building Fees

*Cottage Grove – MC = Mechanical Costs
**Deforest – For New and Replacement
***Sun Prairie - $50/ea (in excess of 80 sf)
4* - Verona - >200 sf are $100/unit
5* - Monona - R = $75 first 1000sf (floor area) + $40/1000sf (floor area) thereafter; C = $100 first 1000sf (floor area) + $75/1000sf (floor area) thereafter

Comparing McFarland to All Averages

Tables 12 and 13 show the comparative data between the averages from all categories with the Village of McFarland's current rates, (as of December 2021). This data is separated into Residential and Commercial.

Residential	AVERAGE OF ALL COMMUNITIES			McFarland AVERAGE		
Category	**Base**	**Rate**	**Min/Max**	**Base**	**Rate**	**Min/Max**
New Building	$100.00	$0.15/sf	$331.43	$125	$0.15/sf	-
HVAC	$60.89	$0.08/sf	$87.00	$50	$0.05/sf	-
Plumbing	$60.89	$0.07/sf	$87.00	$50	$0.05/sf	-
Electrical	$53.82	$0.07/sf	$79.83	$50	$0.05/sf	-
Erosion	$141.00	$0.0023	-	$350 – 1k+	-	-
Other Fees						
Fence	$64.82			$75	-	
Shed	$51.43			$50		
Decks	$115.71	$0.44/sf	$112.75	$150	$0.15/sf	-
Raze/Demo	$88.73			$100	-	-
Pool (IG/AG)	$145.23(IG)/ $102.75(AG)			($0-1k) = $50	-	
				($1k-25k) = $50	$11 per $1000 costs	-
				>$25k = $325	$5 per $1000 costs	-
Siding, Roof Etc.	$48.89			<$500 = $50 >$500	- $5 per $1000 costs	

Table 12: Community Averages compared to Village of McFarland – Residential

Commercial	AVERAGE OF ALL COMMUNITIES			McFarland AVERAGE		
Category	**Base**	**Rate**	**Min/Max**	**Base**	**Rate**	**Min/Max**
New Building	$100	$0.11/sf	$150.42	$125	$0.18/sf	-
HVAC	$59.17	$0.05/sf	$90.00	$50	$0.04 – 0.10/sf	-
Plumbing	$50.71	$0.06/sf	$89.17	$50	$0.04 – 0.10/sf	-
Electrical	$73.86	$0.06/sf	$116.83	$80	$0.04 – 0.10/sf	-
Erosion	$181.30	$55.34/sf	-	$350 – 1k+	-	-
Other Fees						
Fence	$64.82			$75		-
Shed	$51.43			$50		-
Decks	$151.67	$0.56/sf	$112.75	$150	$0.18/sf	-
Raze/Demo	$88.73			$150		-
Pool (IG/AG)	$145.23(IG)/ $102.75(AG)			($0-1k) = $50		-
				($1k-25k) = $50	$11 per $1000 costs	-
				>$25k = $325	$5 per $1000 costs	-
Siding, Roof Etc.	$48.89			<$500 = $50 >$500	- $5 per $1000 costs	-

Table 13: Community Averages compared to Village of McFarland – Commercial

Memorandum

To: McFarland Plan Commission
From: Karen Knoll, Property Maintenance Officer
Date: December 15, 2021

Re: November Property Maintenance Report

Date	Address	Owner	Complaint Type	Complaint Comments	Status
11.2.21	6403 Crestwood Circle	Dodge	Other Property Maintenance	dirt bottom/side to pool	Ticket Issued
11.2.21	5503 Alben Avenue	Torbleau	Other Property Maintenance	down trees, debris, weeds, kayaks	Ticket Issued
11.2.21	5504 Leanne Lane	Altenberger	Other Property Maintenance	brush pile in easement/downed trees	Ticket Issued
11.2.21	3174 Fjelstad Lane	Byrne	Work w/o Permit	residing home - no permit	Resolved
11.4.21	5219 Glen Road	Williams	ROW/Sidewalk Encroachment	basketball hoop in row	Resolved
11.5.21	6004 Johnson Street	Johnsonbashford LLC	Other Property Maintenance	4 dead trees on site	Letter Sent
11.5.21	6401 Brendan Circle	Vega	ROW/Sidewalk Encroachment	basketball hoop in ROW	Resolved
11.5.21	6618 Meredith Way	Liakos	ROW/Sidewalk Encroachment	basketball hoop in row	Resolved
11.5.21	5219 Church Street	Hazimze	Inoperable Vehicle	junk, 3 inop cars, + cars	Ticket Issued
11.5.21	5219 Church Street	Hazimze	Work w/o Permit	window install no permit	Ticket Issued
11.5.21	6403 Brendan Circle	Tikkanen/Leckwee	Work w/o Permit	furnace install no permit	Resolved
11.5.21	5301 Summer Trail	White/Tully	Work w/o Permit	fence no permit	Resolved
11.5.21	5311 Forest Lawn Circle	Lambert	Work w/o Permit	fence no permit	Resolved
11.8.21	6212 Rivercrest	Cook	Work w/o Permit	dw addition & shed no permit	Letter Sent
11.9.21	5503 Alben Avenue	Torbleau	Other Property Maintenance	chickens & rooster w/out permit	Letter Sent
11.9.21	5805 Milwaukee Street	Sabol	Work w/o Permit	remodel no permit	Letter Sent
11.9.21	5504 Leanne Lane	Altenberger	Other Property Maintenance	brush pile in easement/downed trees	Ticket Issued
11.9.21	6403 Crestwood Circle	Dodge	Other Property Maintenance	dirt bottom/side to pool	Ticket Issued
11.9.21	5503 Alben Avenue	Torbleau	Other Property Maintenance	down trees, debris, weeds, kayaks	Ticket Issued
11.12.21	6210 Wild Flower Court	Moran	ROW/Sidewalk Encroachment	basketball hoop in row	Resolved
11.12.21	6102 Woods Crossing	Peil/Teeter	ROW/Sidewalk Encroachment	basketball hoop in row	Resolved
11.12.21	6080 Shooting Star Court	Eilbes	ROW/Sidewalk Encroachment	basketball hoop in row	Resolved
11.12.21	6182 Pine Ridge Way	Fischer	ROW/Sidewalk Encroachment	basketball hoop in row	Resolved
11.15.21	5301 Summer Trail	White/Tully	Work w/o Permit	shed with no permit	Resolved
11.18.21	5515 Leanne Lane	Kruger	Other Property Maintenance	shed in front yard	Letter Sent
11.24.21	6116 South Court	Shegonee	Other Property Maintenance	accessory structure no permit	Letter Sent
11.29.21	4909 Ridge Road	Taylor	Work w/o Permit	siding w/out permit	Letter Sent
11.29.21	4911 Ridge Road	Howery	Work w/o Permit	siding w/out permit	Letter Sent
11.29.21	5606 Main Street	Kanhai	Other Property Maintenance	downed trees never removed	Letter Sent
11.30.21	5706 Wisconsin	Frisch	Inoperable Vehicle	inoperable - non licensed autos	Phoned

VILLAGE OF McFarland
Community & Economic Development
www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Memorandum

To: McFarland Plan Commission

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: December 16, 2021

Re: November 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					

58 total building permits issued in the month with no new housing units. The year started with 17 vacant SF lots in the active east-side subdivisions (excluding Rosewood Fields), there are 7 remaining. The Department has received the first two building permits for Rosewood Fields in December.

YTD Department Revenues

		2020	6-Year	4-Year	2-Year	2021	2021	YTD % of
Account		**Actual**	**Average**	**Average**	**Average**	**Budget**	**Actual YTD**	**Budget**
44300-101	Building Permit	$ 107,880	$ 86,912	$ 108,271	$ 107,597	$ 100,000	$ 78,895	79%
44300-102	HVAC Permit	$ 35,771	$ 31,876	$ 39,038	$ 33,402	$ 42,500	$ 21,983	52%
44300-103	Plumbing Permit	$ 34,745	$ 33,641	$ 40,767	$ 36,058	$ 42,500	$ 24,825	58%
44300-104	Electrical Permit	$ 50,335	$ 42,755	$ 52,062	$ 48,718	$ 48,000	$ 32,768	68%
44300-105	Sprinkler Fee	$ 6,210	$ 3,197	$ 4,776	$ 4,466	$ 7,750	$ 8,870	114%
44300-106	Fire Alarm Inspection Fee	$ 2,465	$ 2,485	$ 3,728	$ 3,490	$ 5,000	$ 1,790	36%
44300-108	CD Occupancy Inspection Fee	$ 9,535	$ 8,148	$ 9,496	$ 8,993	$ 9,000	$ 6,560	73%
44900-000	Misc. CD Permit Fees (fence, sig	$ 136,217	$ 125,238	$ 156,972	$ 120,464	$ 75,000	$ 121,666	162%
46800-000	Community Development Fees (	$ 22,556	$ 11,887	$ 12,530	$ 16,166	$ 12,500	$ 7,827	63%
47210-000	City - Building Inspection	$ -	$ 18,696	$ 10,159	$ -	$ -	$ -	0%
	Total Revenue	**$ 405,713**	**$ 364,834**	**$ 437,798**	**$ 379,353**	**$ 342,250**	**$ 305,185**	**89.2%**
* As of 11/30, 92% through calendar year								

Total C&ED deposits for the month were $128,853.55, the majority from the Northpointe Development.

Summary of Department Activities:

- Commenced review and revisions to the Village's TIF Development Incentives Policy Manual & Application.
- Continued work on Committee/Commission/Board restructuring planning.
- Economic development planning and development meetings for various properties in TID #3, 4, & 5.
- Revisions to Ordinance 2021-11 regarding updates to vision triangle regulations.
- Village Board action on prior month C&ED related applications/projects:
    - Approval of Request for Proposal for East Side Neighborhood Plan Update. Vendor question submittal deadline was December 7th. The Department received questions from four firms. Proposals are due January 7, 2022.
- Status update of larger development projects previously approved:
    - 4900 Larson Beach Road (Taylor Pointe Apt). Exterior siding, pervious pavement parking lot, sidewalks, and landscaping completed. Working on interior finishes.
    - Rosewood Fields (Veridian, CTH AB). Construction of site utilities, roads and sidewalks complete. Connection to CTH AB and trail completed. Department has received two building permits
    - Northpointe Development (Holscher & Broadhead). Site grading and foundation work commenced.
- Public Meetings, Webinars & Conferences attended by Department Director:
    - November 1st, WDNR Green Tier Program
    - November 3rd, CDA meeting
    - November 4th, Village Board meeting
    - November 8th, Committee of Whole meeting
    - November 8th, Village Board meeting
    - November 10th, Public Safety Committee meeting
    - November 15th, Plan Commission meeting
    - November 16th, Northpointe Development Groundbreaking Ceremony
    - November 18th, Sustain Dane Summit
    - November 18th, WisDOT US 51 Public Information Meeting
    - November 22nd, Committee of Whole meeting
    - November 22nd, Village Board meeting

Look ahead to potential January 18th, PC Agenda Items:

- 5979 Siggelkow Road (former Waubesa School), Urso Bros. Public hearing regarding amendment to the Future Land Use Map of the Village's Comprehensive Plan from Institutional/Governmental to Mixed-Use/Flex Commercial.
- 4306 Terminal Drive, US Oil. Public hearing on an amendment to an existing conditional use permit to add additional rail spur extension.
- 4015 Terminal Drive, Kwik Trip. Public hearing on a temporary Conditional Use Permit to allow Kwik Trip fleet vehicles to park on the site up until construction of the new Kwik Trip convenience store is built.

Look ahead to potential January 5th CDA Agenda Items:

- Meeting canceled. Next meeting February 2nd.