

AGENDA FOR THE PLAN COMMISSION

Tuesday, June 18, 2024, 5:15 p.m. Council Chambers, 101 South Blvd., Baraboo, Wisconsin

Members Noticed: R. Nelson, J. Kent, D, Olson, R. Franzen, T. Kolb, B. Hartup, M. Boegner

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT <u>WILL NOT</u> BE HEARD BY THE COMMISSION!

			Pages
1.	Call to	o Order	2
	1.a	Note compliance with the Open Meeting Law	
	1.b	Roll Call	
	1.c	Approve agenda	
	1.d	Approve May 21, 2024 meeting minutes	5
2.	(Any	c Invited to Speak citizen has the right to speak on any item of business that is on the agenda for Commission of frecognized by the presiding officer.)	
3.	New l	Business	7
	a	Review and approved a Two-Lot CSM for the property on the northeast corner of State Rd 136 and Sauk Avenue, consisting of Lot 1 of Sauk County Certified Survey Map No. 4100, Lots 11, 12, 13, 14, 15, 16 and the vacated Mandt Court of Baraboo Industrial Park, also being a part of the NE ¼ of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 1300 Sauk Avenue for TLH Baraboo WI Propco, LLC.	
	b	Review the Phase 2 Specific Implementation Plan (SIP) in accordance with Step 4 of the Planned Development rezoning process for Pewit's Landing, LLC's multi-family development project on Spencer Court.	

- c. Review an Amended General Development Plan/Specific Implementation Plan in accordance with Steps 3 & 4 of the Planned Development Overlay rezoning process to expand the existing building and modify the site at 604 8th Street, located on the south side of 8th Street between Elizabeth and Camp Streets, in the NE1/4 of the SW1/4 of Section 12 and in the NE1/4 of the SW1/4 of Section 36, T12N, R6E, in the City of Baraboo, Sauk County, Wisconsin by Convenience Store Investments.
- d. Review a Conceptual Development Plan in accordance with Step2 of the Planned Development Overlay rezoning process for a proposed hotel and villa complex on a portion of the recently annexed property on the east side of CTH DL on the north and east side of Tranquility Subdivision-Phase 1, located in the SE1/4 of the SE1/4 of Section 12 and in the NE1/4 of the NE1/4 of Section 13, T11N, R6E, in the City of Baraboo, Sauk County, Wisconsin by Baraboo Bluffs Hospitality, LLC.
- e. Review a Conceptual Development Plan in accordance with Step2 of the Planned Development Overlay rezoning process to convert two adjacent properties from their current business & residential mixed use to residential properties located 207 2nd Street/402 Ash Street and 406 Ash Street, located in the SE1/4 of Section 35, T12N, R6E, in the City of Baraboo, Sauk County, Wisconsin by Dale Petelinsek.

4. Discussion Items

a. Comprehensive Plan Update

5. Adjournment

PLAN COMMISSION ITEM SUMMARY June 18, 2024

SUBJECT: REVIEW AND APPROVED A TWO-LOT CSM FOR THE PROPERTY ON THE NORTHEAST

CORNER OF STATE RD 136 AND SAUK AVENUE, CONSISTING OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 4100, LOTS 11, 12, 13, 14, 15, 16 AND THE VACATED MANDT COURT OF BARABOO INDUSTRIAL PARK, ALSO BEING A PART OF THE NE ¼ OF SECTION 3, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 1300 SAUK AVENUE FOR TLH BARABOO WI PROPCO, LLC.

SUMMARY OF ITEM A: The underlying property (formerly the RR Donnelley site) currently consists of three separate tax parcels and the owners would like to separate the vacant land along State Road 136 from the balance of the developed property.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section $18.06 - \underline{Certified\ Survey\ Map}$, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW THE PHASE 2 SPECIFIC IMPLEMENTATION PLAN (SIP) IN ACCORDANCE

WITH STEP 4 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR PEWIT'S LANDING, LLC'S MULTI-FAMILY DEVELOPMENT PROJECT ON SPENCER COURT.

SUMMARY OF ITEMS B: The owners of Pewit's Landing LLC are nearing completion of Phase 1 of their project and they are anxious to begin Phase 2. The SIP submittal, which is attached to the Agenda, conforms to the General Development Plan (GDP) for this property that was reviewed and approved last September.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section $17.36B - \underline{Planned\ Unit\ Developments}$, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Forward to Common Council for consideration with a recommendation to approve, conditionally

approve, or deny the SIP for this property.

SUBJECT: REVIEW AN AMENDED GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION

PLAN IN ACCORDANCE WITH STEPS 3 & 4 OF THE PLANNED DEVELOPMENT OVERLAY REZONING PROCESS TO EXPAND THE EXISTING BUILDING AND MODIFY THE SITE AT 604 8TH STREET, LOCATED ON THE SOUTH SIDE OF 8TH STREET

BETWEEN ELIZABETH AND CAMP STREETS, IN THE NE1/4 OF THE SW1/4 OF SECTION 12 AND IN THE NE1/4 OF THE SW1/4 OF SECTION 36, T12N, R6E, IN THE CITY OF

BARABOO, SAUK COUNTY, WISCONSIN BY CONVIENCE STORE INVESTMENTS.

SUMMARY OF ITEM C: Kwik Trip is planning to expand their existing store at 604 8th Street. They are proposing a small addition on each end of the building and reconfigure their driveways. This property was zoned with a Planned Unit Development Overlay and the GDP for the property was approved in February 2002. Since the proposed additions were not part of that original GDP, they need to Amend both the GDP and SIP for the property. The plans and building elevations are included in the packet.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – <u>Planned Unit Developments</u>, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Forward to Common Council for a Public Hearing with a recommendation to approve, conditionally

approve, or deny the Amended GDP for this property.

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP2 OF

THE PLANNED DEVELOPMENT OVERLAY REZONING PROCESS FOR A PROPOSED HOTEL AND VILLA COMPLEX ON A PORTION OF THE RECENTLY ANNEXED PROPERTY ON THE EAST SIDE OF CTH DL ON THE NORTH AND EAST SIDE OF TRANQUILITY SUBDIVISION-PHASE 1, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 12 AND IN THE NE1/4 OF THE NE1/4 OF SECTION 13, T11N, R6E, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN BY BARABOO BLUFFS HOSPITALITY, LLC.

SUMMARY OF ITEM D: This is only the review of a concept plan. Should this project proceed, it will be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

The applicants are proposing to develop this vacant land with an 80-unit hotel and 30 single-family villa that will be operated in conjunction with the hotel. The subject property was annexed in early 2023 and was zoned A-1, Agricultural Transition upon annexation. The owners have provided a set of conceptual drawings for their proposed development plans and they are included in the Agenda Packet. The owners will have a representative at the meeting to explain their project in greater detail.

If favorably reviewed, the owners would need to provide a full site plan submittal with the GDP/SIP including a landscaping plan and storm water management plan.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – <u>Planned Unit Developments</u>, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Provide informal feedback relating to this proposed development. No formal action is necessary

and any feedback you care to offer is non-binding.

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP2 OF

THE PLANNED DEVELOPMENT OVERLAY REZONING PROCESS TO CONVERT TWO ADJACENT PROPERTIES FROM THEIR CURRENT BUSINESS & RESIDENTIAL MIXED USE TO RESIDENTIAL PROPERTIES LOCATED 207 2ND STREET/402 ASH STREET AND 406 ASH STREET, LOCATED IN THE SE1/4 OF SECTION 35, T12N, R6E, IN THE CITY OF

BARABOO, SAUK COUNTY, WISCONSIN BY DALE PETELINSEK.

SUMMARY OF ITEM E: This is only the review of a concept plan. Should this project proceed, it will be a PUD with a full GDP/SIP submittal that will be reviewed by the Commission at a future date.

The applicant owns these two building that were originally constructed as duplexes. Over the years, a portion of each building was converted to retail space. Despite the owners efforts to lease the retail space in each of the two building, there is reportedly very little demand for them. He would like to convert each of the two retail spaces into a studio apartment and their appears to be sufficient space to accommodate the proposed use. A PUD overlay zoning would work well for these properties since single family residential zoning only allow two-family dwellings, not three-unit dwellings.

The owner will be at the meeting to explain this concept in greater detail.

If favorably reviewed, the owners would need to provide a full GDP/SIP submittal

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – Planned Unit Developments, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Provide informal feedback relating to the proposed use of these two buildings. No formal action is

necessary and any feedback you care to offer is non-binding.

DISCUSSION ITEMS:

<u>ITEM A - COMPREHENSIVE PLAN UPDATE</u>: This will be a standing item on the agenda for the duration of Comprehensive Plan Update project. We have a regular monthly meeting with our consultant, SEH, prior to the Plan Commission meeting and our consultant will attend the Commission meeting to provide you with a brief summary of that meeting.

Minutes of Plan Commission Meeting May 21, 2024

Call to Order – Mayor Nelson called the meeting of the Commission to order at 5:15 PM.

Roll Call - Present were Mayor Nelson, J. Kent. D. Olson, R. Franzen, T. Kolb, B. Hartup, and M. Boegner.

Also in attendance were Tom Pinion, Joel Ehrfurth,

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Kent to approve the agenda as posted. Motion carried 7-0.
- c. <u>Minutes Approval</u>: It was moved by Kolb, seconded by Kent to approve the minutes of Aril 16, 2024 meeting. Motion carried 7-0.

<u>Public Invited to Speak</u> (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.) – There were no speakers.

Public Hearing

a. Request of JACQUES HOLDINGS, LLC for a Conditional Use Permit to allow the construction of a new Type 2 Eating Establishment with a drive-thru and pickup service in a B-3 Highway Oriented Business zoning district, located on Lot 2 of CSM 7277 in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 805 State Rd 136 – There were no speakers and the hearing was declared closed.

New Business

- a. Consider the request of JACQUES HOLDINGS, LLC for a Conditional Use Permit to allow the construction of a new Type 2 Eating Establishment with a drive-thru and pickup service in a B-3 Highway Oriented Business zoning district, located on Lot 2 of CSM 7277 in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 805 State Rd 136 Pinion presented the background to the Commission. He said that this is in the Conditional Use Overlay District which is what prompts the need for this conditional use, whether it is a permitted use or not in the B-3 zoning district. He presented the proposed site plan saying is rendition of what is to come and is very close to what was originally contemplated, the building is a little smaller, but the overall development on the property is very similar to what was proposed with the 2-tenant building. Nelson said it looked like mostly pavement and asked if any green space or landscaping would be going in. Pinion said that will be some landscaping requirements. Joel Ehrfurth the developer's representative said that all the landscaping ordinances will be complied with Kolb asked if the building design and materials would come back to the Commission. Pinion said that it would be part of the formal site plan review. It was moved by Kolb, seconded by Kent to approve the request of JACQUES HOLIDNGS, LLC for a conditional use permit for the construction of a Type 2 Easting Establishment with a drive-thru and pickup service as presented at 805 State Rd. 136. On roll call for the motion, Ayes Kent, Olson, Franzen, Kolb, Boegner, and Nelson. Nay Hartup, motion carried 6-1.
- b. Consider a request to rezone the parcel of land located in the SW1/4 of the NE1/4 Section 36, T12N, R6E, City of Baraboo, Sauk County Wisconsin, from R-4, Four through Twelve-Family Residential to R-5, Thirteen and Up Multi-Family Residential, being the easterly 662' +/- of the block surrounded by Jefferson Street on the west, 10th Street on the north, Washington Avenue on the east and 9th Street on the south, by the Community Development Authority of the City of Baraboo – Pinion said this is property owned by the Baraboo Community Development Authority. He said the larger building is Corson Square, a 40 unit apartment complex. He said the property to the east is also owned by the Baraboo CDA and there are five duplexes that they operate. He suspects that these both existed prior to 2004 when the zoning map was updated, so by zoning this Ř-4, the duplexes comply, but the apartment building does not. He said that this wouldn't be a big deal unless the CDA is trying to leverage some money from some Federal programs and they want to make sure that it is zoned appropriately. He said that their intention is to build a new building, conditionally it will be located between the 40-unit complex (Corson Square) and the five duplexes. He said roughly they are looking at 35 unites and they would family affordable units, so possibly 2, 3 and maybe a couple 4 bedroom units. He said that they do plan to rehabilitate Corson Square to bring it up to contemporary standards, and the new one they have partnered with the Gorman Companies, they tend to specialize in some of these affordable projects and often times team with the dioceses out of the Madison area. He said when this is done the intent is to remove the 5 duplexes, those are aged, they are money pits, they don't generate enough revenue to offset the cost to upgrade them each time there is a new tenant. Pinion said at one time they were looking at selling the duplexes completely to a new developer but they are able to do a Section 18 conversion which allows them to leverage some extra HUD money to alley this affordable family complex. He said rezoning this to R-5 will accommodate the new use as well as the existing building. It was moved by Kolb, seconded by Hartup to recommend rezoning the property from R-4 to R-5 as proposed. On roll call vote for the motion, Ayes – Olson, Franzen, Kolb, Hartup, Boegner, Nelson, and Kent, Nay – 0, motion carried 7-0 and Kent. Nay -0, motion carried 7-0.

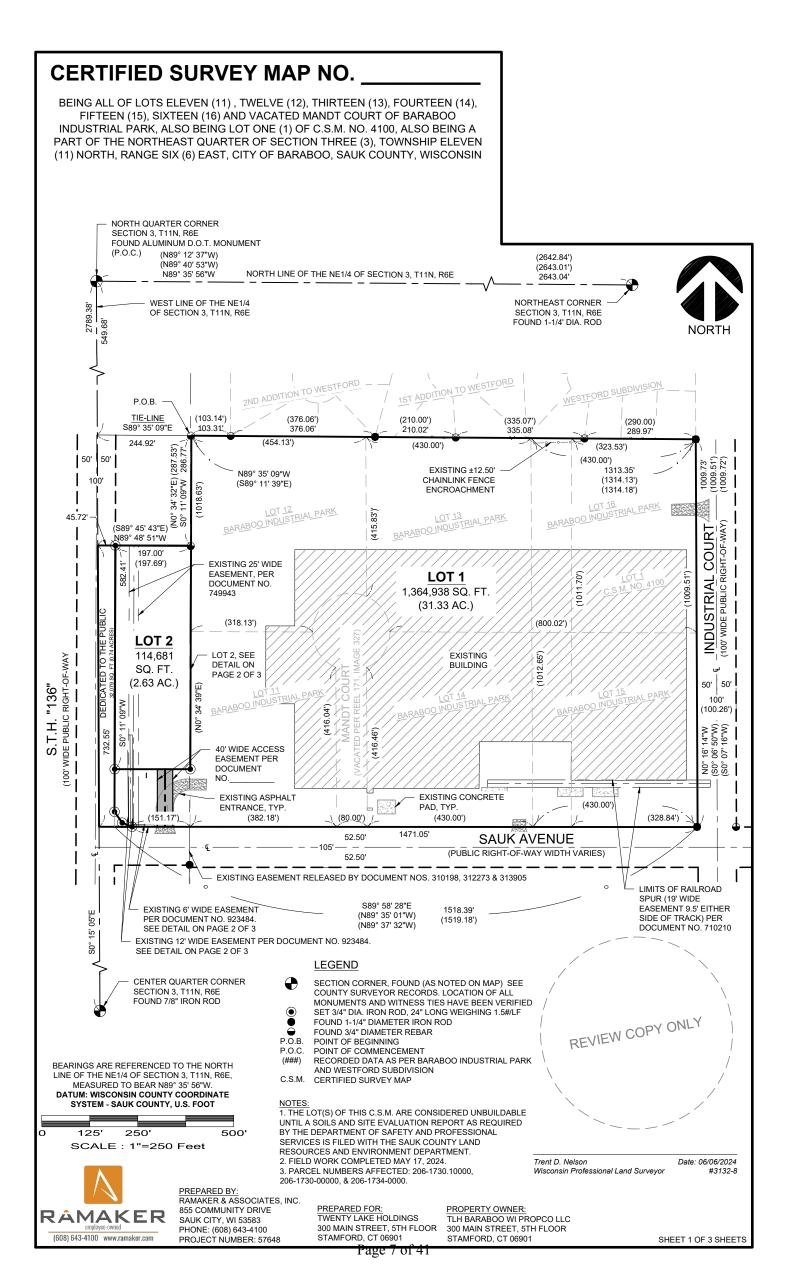
Consider a proposed amendment to the Zoning Code to regulate the use and placement of Shipping Containers – Pinion said that converting shipping containers to residential dwellings has become increasingly popular through the nation. He said that if the City would welcome those and want them that would be great and no amendment would be needed, if we would like to control a bit better as to where they go, then an amendment to the zoning ordinance would be a way to help regulate it. He said this proposal provides some placement and restrictions on shipping containers and creates and new section in the ordinance to regulate them under use restrictions, and if they are allowed in residential areas it is for temporary use only, not to exceed 45 days. He said if they want them a little bit longer, it may be allowed in the industrial zoned district, but there again, no more than 45 days. He said there are communities across the state, towns, villages, and cities that have tried to regulate these, some of them have put on building code requirements like they have to have a sloped roof, they have to have some type of exterior siding, and there is some debate on which code they would actually meet, the Uniform Dwelling Code, or whether it is more of a HUD, manufactured housing. Kolb said he may not want to see then in an established residential area, but there might be places next to an industrial zoning that they might be appropriate. He said that if the Commission would just get a start on this it could be amended down the road. Pinion said that he does not think this draft ordinance would allow them to be stacked. It was the consensus of the Commission that only storage unit that is permanent would need a conditional use and be reviewed by the Commission. Hartup felt that if images are used, then show images of storage containers and they are used in the industrial setting. Mayor Nelson said that what the Commission is recommending is a shipping container can be used more or less anywhere for temporary storage for not longer than 45 days, anything that will be permanent will need a conditional use permit and reviewed by the Plan Commission. Nelson said in the draft the only place a permanent container would be allowed is I-2 and asked the Commission if they would like that to be expand that to include other industrial zoning. Olson said he would like a mechanism that if someone brought a clear plan and wanted to build one in in residential that Plan Commission could review it and approve it if possible, but the way it is written now the Plan couldn't do that. Nelson does not want to see permanent shipping containers in residential areas. Commissioner would like the possibility of extending the time to another 45 days. Nelson reiterated the Commission did not want any permanent shipping containers in a residential district, permanent shipping containers in a business or industrial zoning with a conditional use permit that has to be approved by the Plan Commission. Nelson moved to forward to the Council with the Commission's recommendation for approval of the proposed zoning code amendment as discussed. Kolb seconded the motion. On roll call vote for the motion, Ayes – Franzen, Kolb, Hartup, Boegner, Nelson, Kent, and Olson. Nay – 0, motion carried 7-0.

Discussion Items

a. Comprehensive Plan Update – Pinion said that Nate Day could not the meeting, however said that all chapters are available for review now, and it would be great if the City and Plan Commission could review and provide comments for the meeting that will be held June that has not been scheduled to date. He said the sooner that the comments are relayed to him the better. Nelson asked if he means the latest Land Use chapter or all chapters. Pinion said all chapters because that way the public meeting could be help at the library with a clean draft for people to comment on. All comments should be sent to Nate Day, SEH. The final Comprehensive Plan will be approved by the Plan Commission.

Adjournment – Mayor Nelson declared the meeting adjourned at 5:54 p.m.

Rob Nelson, Mayor



CERTIFIED SURVEY MAP NO. BEING ALL OF LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND VACATED MANDT COURT OF BARABOO INDUSTRIAL PARK, ALSO BEING LOT ONE (1) OF C.S.M. NO. 4100, ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN ~45.72' N89° 48' 51"W 197.00 EXISTING EASEMENT RELEASED BY DOCUMENT NO. 310198, 312273 & 313905 **NE1/4 OF** 뿔 LINE OF (100' WIDE PUBLIC RIGHT-OF-WAY LOT 2 DEDICATED TO THE PUBLIC 32,079 SQ. FT (0.74 ACRES) 114,681 SQ. FT. Ή (2.63 AC.) 582.41 .86 581 LOT 1 1,364,938 SQ. FT. (31.33 AC.) **EXISTING 25' WIDE EASEMENT** PER DOCUMENT NO. 749943 100 REVIEW COPY ONLY N0° 11' 09"E 50' 50' PUBLIC RIGHT-OF-WAY EXISTING 12' WIDE EASEMENT PER DOCUMENT NO. 923484 S89° 58' 28"F 197 00 EXISTING Trent D. Nelson Wisconsin Profession Date: 06/06/2024 SIGN **EXISTING ASPHALT** ENTRANCE, TYP (\$35° 03' 43"E) \$35° 02' 33"E (34.85') || | || | (S67° 40' 20"E) - S67° 39' 10"E 40' WIDE ACCESS EASEMENT PER DOCUMENT NO._____ (27.79')(151.17')1471.05 85.97 EXISTING 6' WIDE EASEMENT PER DOCUMENT NO. 923484 50' 52.50 SAUK AVENUE (PUBLIC RIGHT-OF-WAY WIDTH VARIES) S89° 58' 28"E 52.50' (N89° 35' 01"W) (N89° 37' 32"W) (1519.18') PUBLIC RIGHT-OF-WAY BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE1/4 OF SECTION 3, T11N, R6E, MEASURED TO BEAR N89° 35' 56"W. DATUM: WISCONSIN COUNTY COORDINATE **LEGEND** NOTES: 1. THE LOT(S) OF THIS C.S.M. ARE CONSIDERED UNBUILDABLE UNTIL A SOILS AND SITE EVALUATION REPORT AS REQUIRED BY THE SET 3/4" DIA. IRON ROD, 24" LONG WEIGHING 1.5#/LF FOUND 1-1/4" DIAMETER IRON ROD FOUND 3/4" DIAMETER REBAR RECORDED DATA AS PER BARABOO INDUSTRIAL PARK SYSTEM - SAUK COUNTY, U.S. FOOT DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES IS FILED WITH THE SAUK COUNTY LAND RESOURCES AND ENVIRONMENT DEPARTMENT. 2. FIELD WORK COMPLETED MAY 17, 2024. AND WESTFORD SUBDIVISION 50' 100' SCALE: 1"=100 Feet 3. PARCEL NUMBERS AFFECTED: 206-1730.10000, 206-1730-00000, & 206-1734-0000. PREPARED BY: RAMAKER & ASSOCIATES, INC. PREPARED FOR: TWENTY LAKE HOLDINGS 855 COMMUNITY DRIVE PROPERTY OWNER: TLH BARABOO WI PROPCO LLC RAMAKER SAUK CITY, WI 53583 PHONE: (608) 643-4100 PROJECT NUMBER: 57648 300 MAIN STREET, 5TH FLOOR STAMFORD, CT 06901 300 MAIN STREET, 5TH FLOOR STAMFORD, CT 06901 (608) 643-4100 www.ramaker.com SHEET 2 OF 3 SHEETS

Page 8 of

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND VACATED MANDT COURT OF BARABOO INDUSTRIAL PARK, ALSO BEING LOT ONE (1) OF C.S.M. NO. 4100, ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, TRENT D. NELSON, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 3132-8, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP BEING ALL OF LOTS ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND VACATED MANDT COURT OF BARABOO INDUSTRIAL PARK, ALSO BEING LOT ONE (1) OF C.S.M. NO. 4100, ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION THREE (3), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM D.O.T. MONUMENT LOCATING THE NORTH QUARTER CORNER OF SAID SECTION 3;

THENCE S0°15'05"E, 549.68 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;

THENCE S89°35'09"E, 244.92 FEET TO THE POINT OF BEGINNING;

THENCE N89°48'51"W, 197.00 FEET TO THE EASTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "136";

THENCE S0°11'09"W, 693.35 FEET ALONG THE EASTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "136"

THENCE S35°02'22"E, 34.85 FEET FEET ALONG THE EASTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "136";

THENCE S67°39'10"E, 27.79 FEET ALONG THE EASTERLY PUBLIC RIGHT-OF-WAY OF S.T.H. "136" TO A POINT ON THE NORTHERLY PUBLIC RIGHT-OF-WAY OF SAUK AVENUE;

THENCE S89°58'28"E, 1471.05 FEET ALONG THE NORTHERLY PUBLIC RIGHT-OF-WAY OF SAUK AVENUE TO THE SOUTHEAST CORNER OF LOT 1 OF C.S.M. NO. 4100;

THENCE N0°16'14"W, 1009.73 FEET ALONG THE EAST LINE OF C.S.M. NO. 4100;

THENCE N89°35'09"W. 1313.35 FEET ALONG THE NORTH LINES OF C.S.M. NO. 4100 AND INDUSTRIAL PARK PLAT ALSO BEING THE SOUTH LINES OF THE WESTFORK SUBDIVISION, FIRST ADDITION TO WESTFORK SUBDIVISION & SECOND ADDITION TO WESTFORK SUBDIVISION TO THE POINT OF BEGINNING.

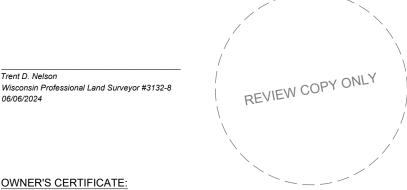
THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 1,479,619 SQUARE FEET OR 33.96 ACRES OF LAND, MORE OR LESS.

THAT THE DESCRIBED SURVEY MAP IS SUBJECT TO ALL EASEMENTS, AGREEMENTS OR OTHER ENCUMBRANCES & RESTRICTIONS OF RECORD.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN, THE SUBDIVISION REGULATIONS OF SAUK COUNTY AND THE SUBDIVISION REGULATIONS OF THE CITY OF BARABOO TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF TLH BARABOO WI PROPCO LLC, OWNER OF THE DESCRIBED LANDS.



OWNER'S CERTIFICATE:

06/06/2024

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF BARABOO FOR APPROVAL.

TLH BARABOO WI PROPCO LLC	DATE

PLAN COMMISSION RESOLUTION:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN IS HEREBY APPROVED BY THE PLAN COMMISSION.

DATED THIS ___ __ DAY OF __ MAYOR DATED THIS DAY OF , 20

HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF BARABOO, WISCONSIN, THIS , 20

DATED THIS DAY OF



CITY ENGINEER

CITY CLERK

PREPARED BY: RAMAKER & ASSOCIATES, INC. 855 COMMUNITY DRIVE SAUK CITY, WI 53583 PHONE: (608) 643-4100 PROJECT NUMBER: 57648

PREPARED FOR: TWENTY LAKE HOLDINGS 300 MAIN STREET, 5TH FLOOR STAMFORD, CT 06901

PROPERTY OWNER: TI H BARABOO WI PROPCO LLC 300 MAIN STREET, 5TH FLOOR STAMFORD, CT 06901

SHEET 3 OF 3 SHEETS





BARABOO, WISCONSIN



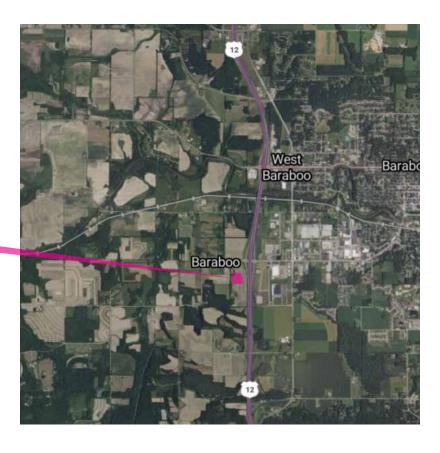


PEWIT'S LANDING, LLC.

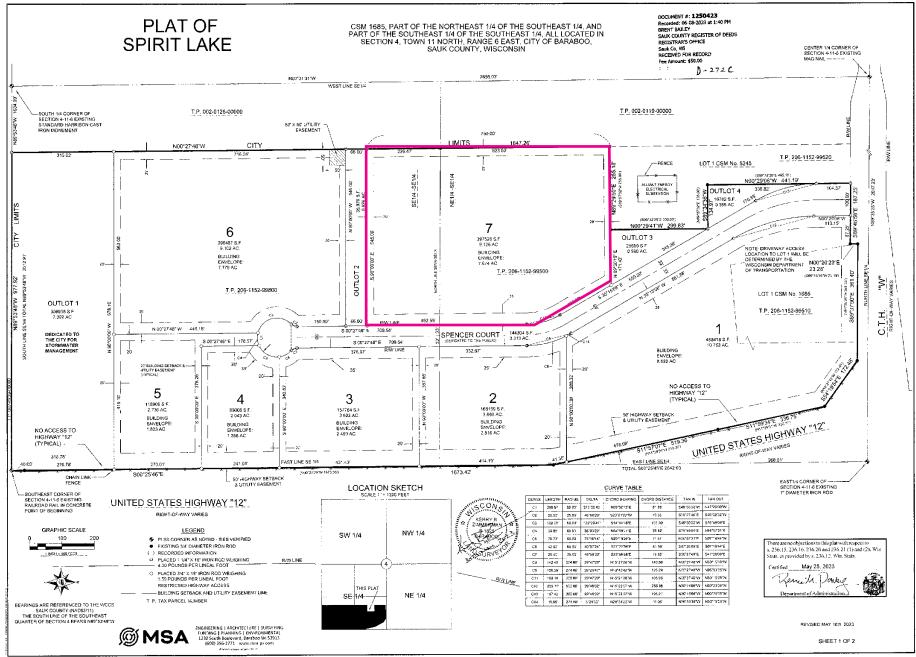
Specific Implementation Plan (SIP)
Phase 2

City of Baraboo, WI

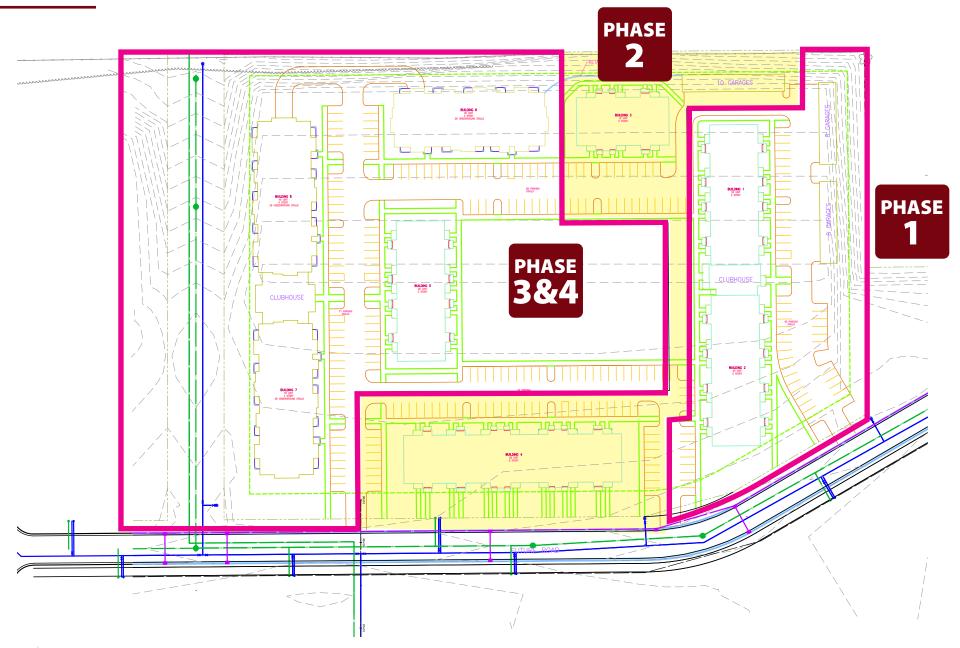






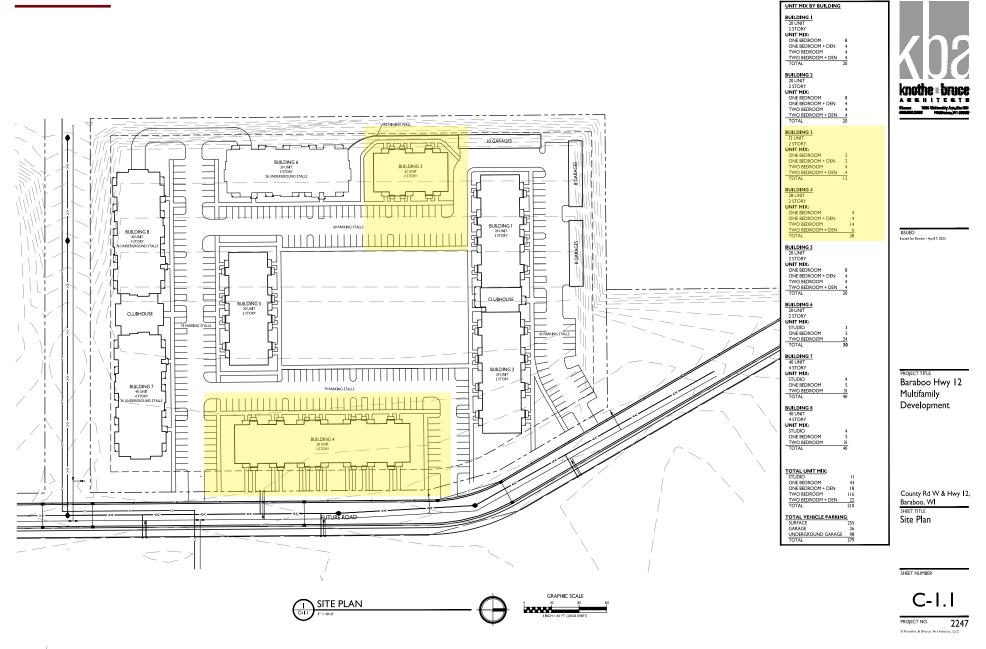








Note: Later phases may slightly change from this preliminary concept.





Note: This is a preliminary layout. Final unit mix and building design may vary and is subject to change.



PHASE 2

BUILDING 3

12 Units 2 Story



BUILDING 4

28 Units 2 Story



GARAGES

(1) 10-Car Garage



Page 15 of 41







ISSUED

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



	EX	KTERIOR MATERIAL SCI	HEDULE
MARK	BUILDING ELEMENT	MANUFACTURI	ER COLOR
1	COMPOSITE LAP 6"	LP SMARTSIDE	IRON GRAY
2	COMPOSITE LAP 4"	LP SMARTSIDE	MONTEREY TAUPE
1	BRICK VENEER	INTERSTATE BRICK	MOUNTAIN RED
5 '	CAST STONE	ROCKCAST	CRYSTAL WHITE
9'	WOOD ACCENT		WOOD
10	COMPOSITE WINDOW	ANDERSEN 100	BLACK
11	ALUMINIUM STOREFRONT	N/A	BLACK
12	RAILINGS & HAND RAILS	SUPERIOR	BLACK
13	WRAPPED COLUMN	LP SMARTSIDE	MATCH TRIM
15	ASPHALT SHINGLE ROOF		

Baraboo Hwy 12 Multifamily Development BLDG #3&4

County Rd W & Hwy 12,
Baraboo, WI
SHEET TITLE
EXTERIOR

ELEVATIONS COLORED

SHEET NUMBER

X203
PROJECT NUMBER 2247





12 Unit, 2-Story Building

(2) 1 BR

(2) 1 BR + Den

(4) 2 BR

(4) 2 BR + Den

All units have stainless steel energy appliances including dishwasher, refrigerator, stove, and microwave, plus in-unit washer and dryer. High end finishes including soft close cabinets and quartz counter top islands.





28 Unit, 2-Story Building

(4) 1 BR

(4) 1 BR + Den

(14) 2 BR

(6) 2 BR + Den

All units have stainless steel energy appliances including dishwasher, refrigerator, stove, and microwave, plus in-unit washer and dryer. High end finishes including soft close cabinets and quartz counter top islands.







RECYCLED INSULATION
Cellulose - Above Code
R-Value insulation to be
installed.



EXTERIOR SIDING

LP SmartSide Trim &

Siding to be used. Green

Builder Media recognized

as "Most Sustainable

Siding Supplier" in 2022.



EV CHARGING
10 Garages for Buildings 3
& 4 will have EV (Electric
Vehicle) charging access.



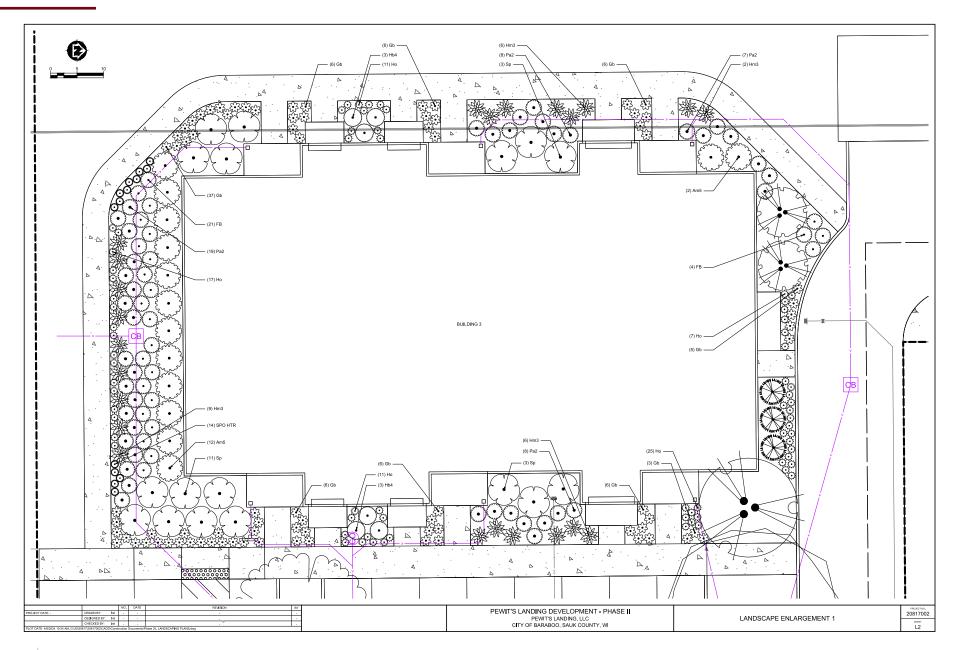
ENERGY SAVERS
Energy Star appliances
and windows are
used throughout the
development.



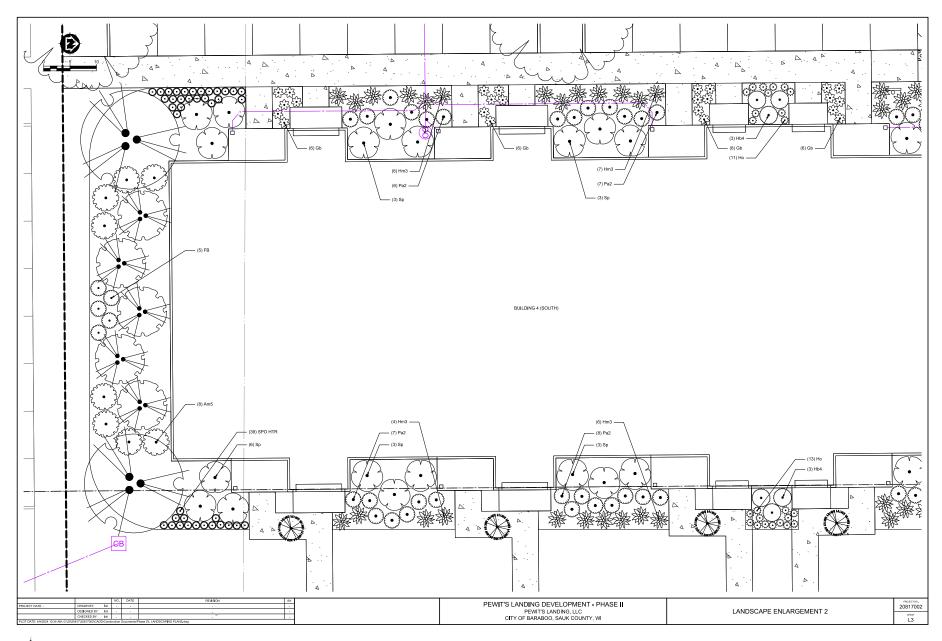
STORM WATER RETENTION & TREATMENT SYSTEM

Storm water runoff retention system to be built for the entire development. See next page for additional information about this system.











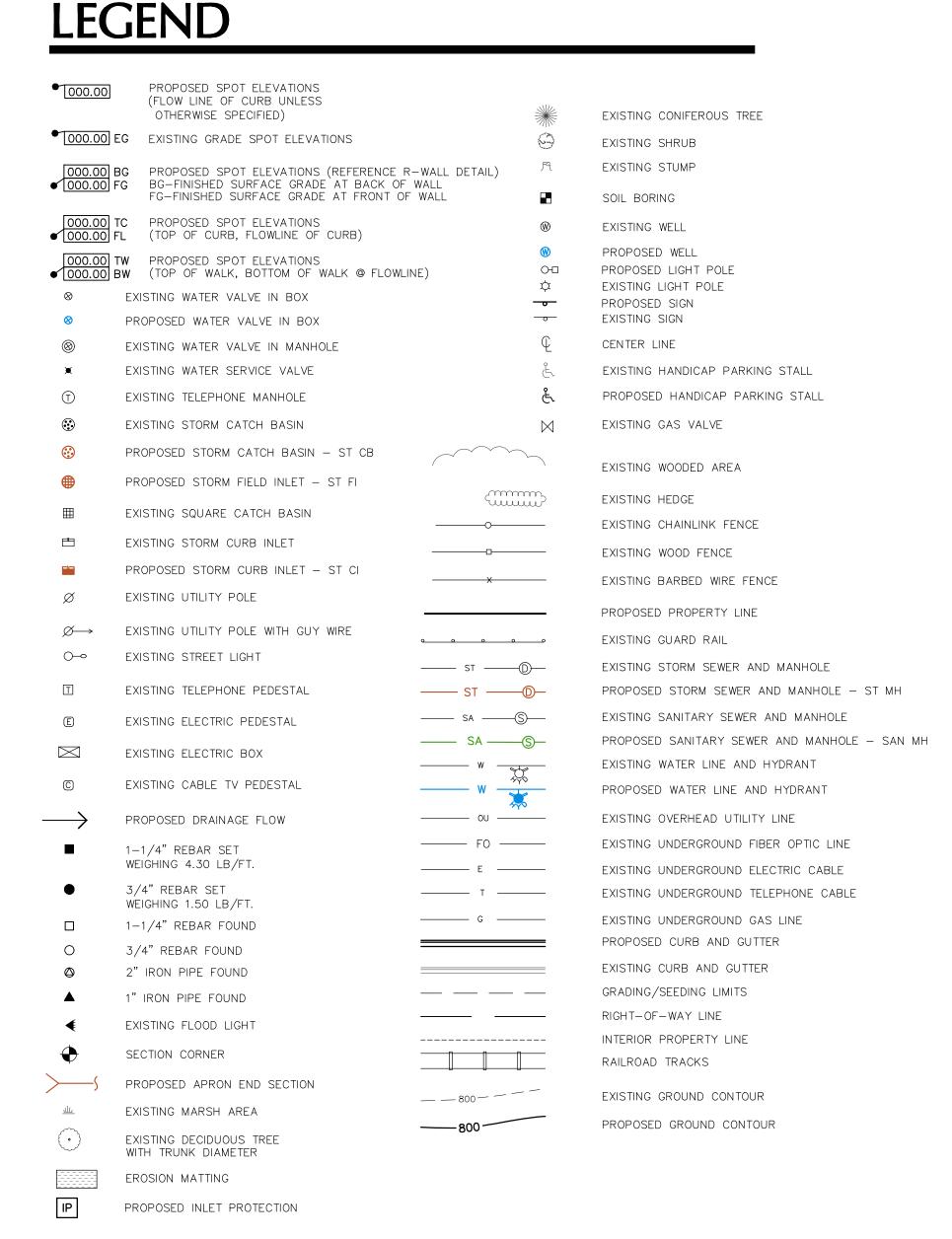
LANDSCAPE OVERVIEW

PLANT SCHE	DULE					ID	TREES BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CLASSIFICATION	Points (Each)	OLIANTITY	Points (Total)
					\Box	AS	Acer saccharum	Sugar Maple	1.5" Caliper	B&B	NOTES	Climax Tree	75	2	150
SYMBOL CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY		T Ginkgo biloba 'Autumn Gold' Amelanchier x grandiflora	Autumn Gold Ginkgo Apple Serviceberry	2" Caliper 1.5" Caliper			Climax Tree Low Deciduous Tree	75 10	7	450 70
TREES						BET LIT	Betula nigra 'Little King'	Fox Valley River Birch	5' H	B&B	MULTI-STEMMED (3)	Medium Deciduous Tree	15	7	105
						TH2	Thuja occidentalis 'Yellow Ribbon' SHRUBS	Yellow Ribbon Arborvitae	5' H	B&B		Tall Evergreen	40	13	520
(•) AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL.	B&B	2	ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES			QUANTITY	
					\perp	Am5 FB	Aronia melanocarpa var. elata Forsythia viridissima 'Bronxensis'	Glossy Black Chokeberry Bronx Forsythia	#5 Cont. #3 Cont.	CONT.		Tall Deciduous Shrub Medium Deciduous Shrub	5	22 37	110 111
(X) _{TY}	THUJA OCCIDENTALIS 'YELLOW RIBBON'	YELLOW RIBBON ARBORVITAE	5' HT.	B&B	13	Sp Hb4	Salix purpurea 'Nana'	Dwarf Blue Arctic Willow	#3 Cont.			Medium Deciduous Shrub	3	56	168
						Hb4	Hydrangea paniculata 'ILVOBO' PERENNIALS	Bobo' Hydrangea	#5 Cont.	CONT.		Tall Deciduous Shrub	5	18	90
DECIDUOUS TREES						ID	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES			QUANTITY	
~~~						Gb Pa2	Geranium macrorrhizum 'Bevan's Variety' Perovskia atriplicifolia	Bevan's Geranium Russian Sage	#1 Cont. #1 Cont.	CONT.			N/A N/A	129 101	N/A N/A
{ • }   GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	2" CAL.	B&B	6	Hm3	Hosta ' August Moon'	August Moon Hosta	#1 Cont.				N/A N/A	83	N/A N/A
\( \lambda \)						Но	Hemerocallis 'Stella De Oro' GRASSES	Stella De Oro Daylily	#1 Cont.	CONT.			N/A	119	N/A
ORNAMENTAL						ID COO LITTO	BOTANICAL NAME	COMMON NAME Tara Prairie Dropseed	SIZE #1 Cont.	ROOT	NOTES		N/A	82	N/A
						SPOHIK	Sporobulus heterolepsis 'Tara'	Tara Prairie Dropseed	#1 Cont.	CONT.			N/A	82	
AM GR	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	4' HT.	B&B	7	1		ORDINANCE		AMT.		TOTAL PROPOSED POINTS		[	1774
					$\vdash$			50 pts/100 LF (West B	Building)	400.00	Building Perimeter (LF)	REQUIRED POINTS 200			
BET LIT	BETULA NIGRA 'LITTLE KING' TM	FOX VALLEY BIRCH	4' HT.	B&B	7			50 pts/100 LF (East B	uilding)	750.00	Building Perimeter (LF)	375 130			
BETLIT					$\perp$			20 pts/1000 SF (West I 20 pts/1000 SF (East E	Building)	15500.00	Building AREA (SF) Building AREA (SF)	310			
SHRUBS								100pts/10,000 SF or 2 50 pts/100 LF			# of Stalls Street Frontage (LF)	400 150			
Am5	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	#5 CONT.	CONT.	22			30 pts/100 Er		300.00	Street Floritage (EF)	130	EXTRA POINTS:	2	09
I A FB	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	BRONX FORSYTHIA	#3 CONT.	CONT.	37							1569	5 total		
( ) Hb4	HYDRANGEA PANICULATA 'ILVOBO'	BOBO® PANICLE HYDRANGEA	#5 CONT.	CONT.	18										
					$\vdash$										
Sp Sp	SALIX PURPUREA 'NANA'	DWARF BLUE ARCTIC WILLOW	#3 CONT.	CONT.	56										
ANNUALS/PERENNIA	LS														
€\$3 G	GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'	BEVAN'S VARIETY BIGROOT GERANIUM	#1 CONT.	CONT.	129										
₹ <b>•</b> } Ho	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT.	CONT.	119										
Hm3	HOSTA X 'AUGUST MOON'	AUGUST MOON HOSTA	#1 CONT.	CONT.	83										
O Pa2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1 CONT.	CONT.	101										
GRASSES															
(•) SPO HTR	SPOROBOLUS HETEROLEPIS 'TARA'	PRAIRIE DROPSEED	1 GAL.	РОТ	82										
				1											
						1									
						1									
PROJECT DATE: DRAWN I	NO. DATE REMISION BY: Intl	BY				PEW	/IT'S LANDING DEVELOPMENT - F	PHASE II			P. 44	T COLLEGE !			20817002
DESIGNE  CHECKE  PLOT DATE: 40000M 10 M AM G-0000M 700M 20	ED 8Y: Int						PEWIT'S LANDING, LLC CITY OF BARABOO, SAUK COUNTY, W	VI			PLAN	IT SCHEDULE		1	L6
PLUT DATE: 4/9/2024 10:34 AM, G:27/20817/208170	MALAAU UU CITETII KOO OO														LU



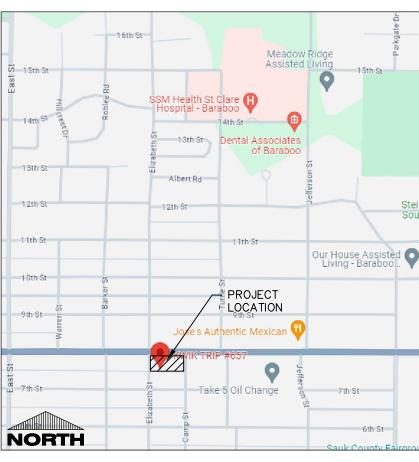
# PROPOSED ADDITION & ALTERATION FOR: KWIK TRIP STORE #657

BARABOO, WI



# **CIVIL SHEET INDEX**

SHEET	SHEET TITLE
C001	CIVIL COVER AND SPECIFICATION SHEET
C020	EXISTING SITE AND DEMOLITION PLAN
C100	SITE PLAN
C200	GRADING AND EROSION CONTROL PLAN
C400	UTILITY PLAN
C500	DETAILS
C800	SITE PHOTOMETRIC PLAN & DETAILS



# PROJECT LOCATION MAP

# PLAN SPECIFICATIONS

# DIVISION 31 EARTH WORK

## 31 10 00 SITE CLEARING (DEMOLITION)

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

  B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION.

  TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN FINGINEER SHALL BE NOTIFIED OF ANY PIPE ORSTRUCTIONS.
- TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.

  C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING.
- CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.

  D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT
- E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

## 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL
  CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS
  OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
   C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.

  E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT. AND NOT
- MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

  F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN
- COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.

  1. UNDER FOUNDATIONS SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.

  2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.

  3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
- 5. UNDER WALKWAYS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  6. UNDER LAWN OR UNPAVED AREAS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
  6. CONTRACTOR SHALL ENGAGE A OUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL

4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95

- PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.

  H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST
- ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.

  I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

  J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO

WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

## 21 20 00 EDOSION CONTROL

- A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE DEPENDENT OF NON-PERMITTED SITES.
- PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.

  B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.

  1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT
- EDITION).

  2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).

  3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FILL WIDTH OF THE EGRESS POINT (12" MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).

  4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).

  5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES FOR DUST CONTROL HEASURES, SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL CONTROL ON PROCEPURES.
- 6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.

  7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE
- CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM.

  WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

  ITEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

  9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS.
- 9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
  10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
- DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.

  C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- STANDARD REQUIREMENTS.

  D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

  E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

# DIVISION 32 EXTERIOR IMPROVEMENTS 32 10 00 CONCRETE AND AGGREGATE BASE

- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL
  AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
   C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
   D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION.
  CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
- 1. SIDEWALK CONCRETE 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
  2. DIMPSTER PAD/APRON CONCRETE 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
- a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:

  1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
- b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:

MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS

a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:

- 1). CONTRACTION SAWCUT JOINT CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN
- 2). TYPICAL POUR CONTROL JOINT POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C.
- ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.

  3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3" O.C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.

4. LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC) - 5" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN

- 1). TIE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT) AROUND PERIMETER OF CONCRETE. TIE BARS SHALL BE #4
  REBAR 24" LONG PLACED AT 30" O.C.
- REBAR 24" LONG PLACED AT 30" O.C.

  2). TYPICAL POUR CONTROL JOINT POUR CONTROL JOINT SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND SHAPED TAPERED PLATE DOWELS

- E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
- STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
- 3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
  4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
- SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL
- ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.

  7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
- F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.

Oncrete shall have a light broom finish unless noted otherwise. A uniform coat of a high solids curing compound meeting astm C309 sha

BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH

- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
   H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR
- CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

  I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACTING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE
- PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.

  J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH BOAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE
- TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

  K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING
- L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

  M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND
- MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

  N. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

## 20 00 LANDSCAPING AND SITE STABILIZATION

- A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT
- GROWTH SHALL ALSO BE REMOVED.

  TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

  B. SEEDED LAWNS:
- 1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW
- PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.

  2. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.

  C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
- 1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN \$150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.

  E. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS.

  FOR THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS.
- WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.

  F. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS,
- SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.

  G. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL
- 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.

  H. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR
- WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.

  I. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
- THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.

  J. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

# DIVISION 33 UTILITIES

D. EROSION MATTING:

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF
- CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.

  B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING
- C. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.
   D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY & STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY/STORM SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED.
- CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED.
  THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH,
  WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATIN:
  AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT
  HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE IN PAVED SURFACES. THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE
- HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.

  E. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.

  F. SANITARY AND STORM UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS
- MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.

  G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. DOWNSPOUTS TO GRADE (DSG) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION, ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS. SHALL NOT UNDERMINE BUILDING FOUNDATIONS.
- H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL STATE REQUIREMENTS.
- BOX PER LOCAL/STATE REQUIREMENTS.

  ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. SANITARY AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND
- PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS STORM SEWER.

  J. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

Table A: Allowable Pipe Material Schedule						
Utility	Material	Pipe Code	Fitting Code	Joint Code		
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477		
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477		

# CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

# GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

  Page 23 of 41



WISCONSIN STATUTE 182.0175 (1974)

REQUIRES MINIMUM OF 3 WORK DAYS

NOTICE BEFORE YOU EXCAVATE

# **CONTACTS**

OWNER

KWIK TRIP, INC.
P.O. BOX 2107
LA CROSSE, WI 54602-2107
CONTACT: SCOTT ZIETLOW
P: (608) 793-5933
SJZietlow@kwiktrip.com

CIVIL

EXCEL ENGINEERING

100 CAMELOT DRIVE

FOND DU LAC, WISCONSIN 54935

EOR: ERIC DRAZKOWSKI, P.E.

CONTACT: ALEX MUHL

P: (920) 926-9800

F: (920) 926-9801

alex.muhl@excelengineer.com

CIVIL COVER AND SPECIFICATION SHEET



100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

TRIP

KWIK

STAR

PROJECT INFORMATION

RALION FOR: **RE #657**ISCONSIN 53913

TRIP STORE #
 IREET • BARABOO, WISCONSII

Ø

PROFESSIONAL SEAL

PROFESSIONAL

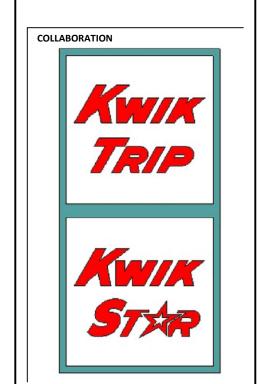
PRELIMINARY DATES	
JUNE 11, 2024	1
	!
	'

**ЈОВ NUMBER**240091200

CO01

SPECIFICATION NOTE:
SEE SHEET COO1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS





PROJECT INFORMATION

& ALTERATION FOR:
TORE#657

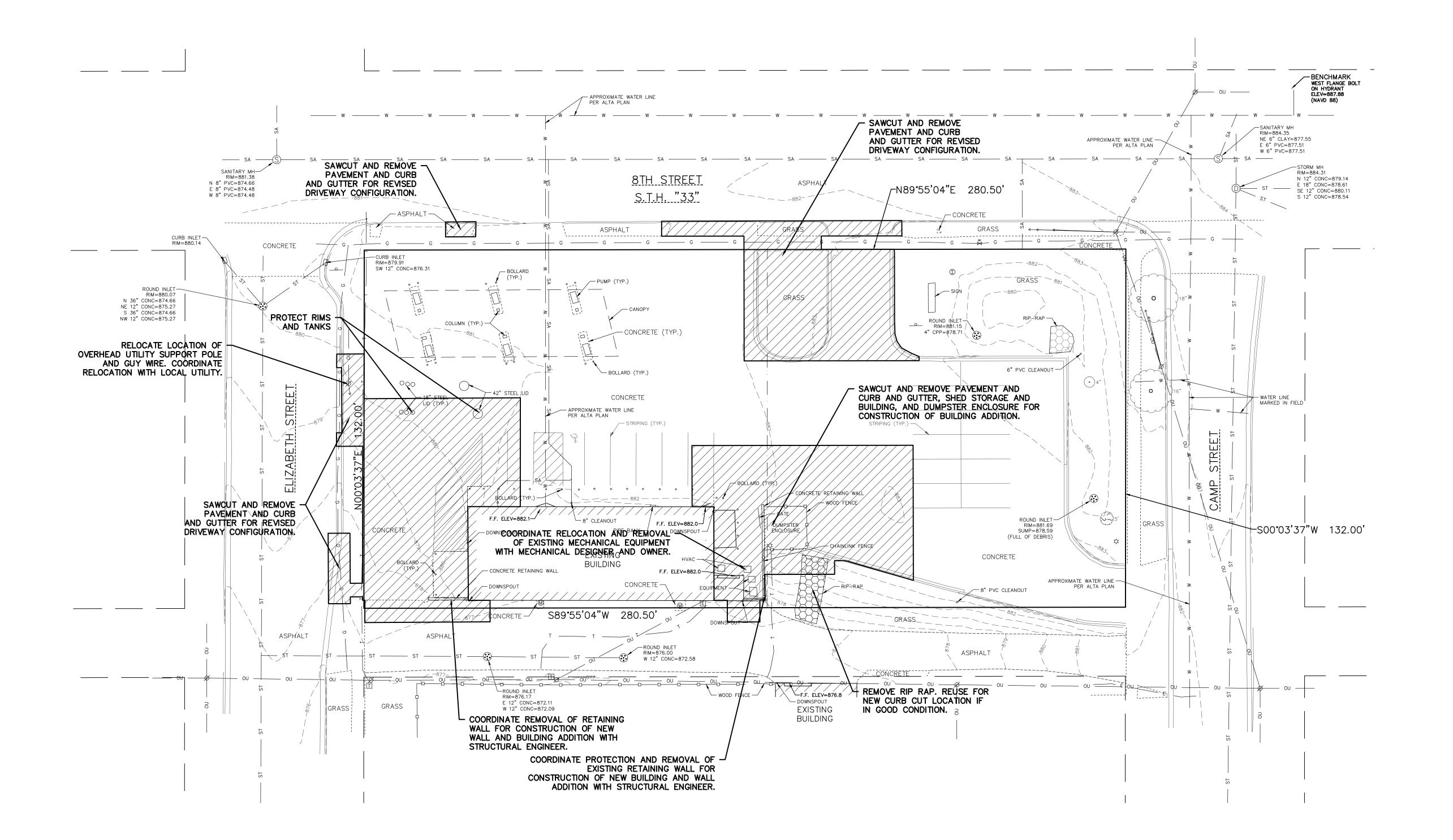
KWIK TRIP S
604 8TH STREET • BARAB

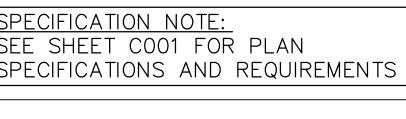
PROFESSIONAL SEAL

JUNE 11, 2024

JOB NUMBER 240091200

CO20





# SITE INFORMATION:

PARCEL NO. 0475 AND 0476

TOTAL PROPERTY AREA: 37,026 S.F. (0.85 ACRES).

EXISTING ZONING: PUD

PROPOSED ZONING: PUD

EXISTING USE: GAS STATION WITH CONVENIENCE STORE

PROPOSED USE: GAS STATION WITH CONVENIENCE STORE

MAX. HEIGHT ALLOWED: 35'

PARKING REQUIRED: 1 STALL PER 150 S.F. OF RETAIL FLOOR SPACE (1,020 S.F. OF RETAIL FLOOR SPACE=7 STALLS REQ.)

PARKING PROVIDED: 24 STALLS (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

LANDSCAPE REQUIREMENTS: MAXIMUM LOT COVERAGE - BUILDING ONLY: 40%

EXISTING SITE DATA	(PARCEL NO.	0475 AND 04	<u> 176)</u>
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.85	37,026	
BUILDING FLOOR AREA	0.06	2,734	7.4%
PAVEMENT (ASP. & CONC.)	0.63	27,343	73.8%
TOTAL IMPERVIOUS	0.69	30,077	81.2%
LANDSCAPE/ OPEN SPACE	0.16	6,949	18.8%

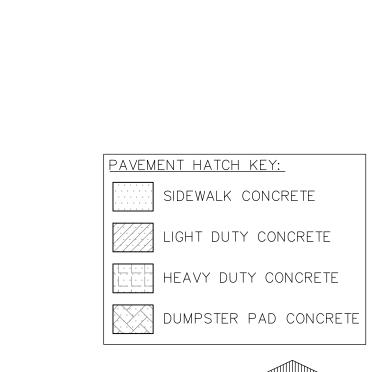
 PROPOSED SITE DATA	(PARCEL NO.	0475 AND	0476)
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.85	37,026	
BUILDING FLOOR AREA	0.09	3,963	10.7%
PAVEMENT (ASP. & CONC.)	0.58	25,197	68.1%
TOTAL IMPERVIOUS	0.67	29,160	78.8%
LANDSCAPE/ OPEN SPACE	0.18	7,866	21.2%

8TH STREET ASPHALT _N89°55'04"E 280.50' S.T.H. "33" 66.08' ASPHALT CONCRETE ASPHALT ____ G ____ CONCRETE CONCRETE -CONCRETE (TYP.) 28.5 35.92' 6" PVC CLEANOUT -── BOLLARD (TYP.) • 4" CONCRETE 131.04 5' GRASS S00°03'37"W 132.00' EXISTING BUILDING ARCH. F.F.=100.00 BUILDING ADDITION 643 S.F. CIVIL F.F.=882.00 ARCH. F.F.=100.00 CONCRETE ∠ 8" PVC CLEANOUT S89°55'04"W 280.50' CONCRETE — GRASS ASPHALT | 6 | ASPHALT WOOD FENCE F.F. ELEV=876.8

DOWNSPOUT

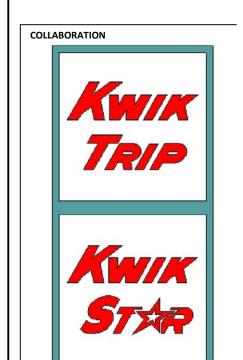
EXISTING

BUILDING GRASS



NORTH CIVIL SITE PLAN

Always a Better Plan 100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com



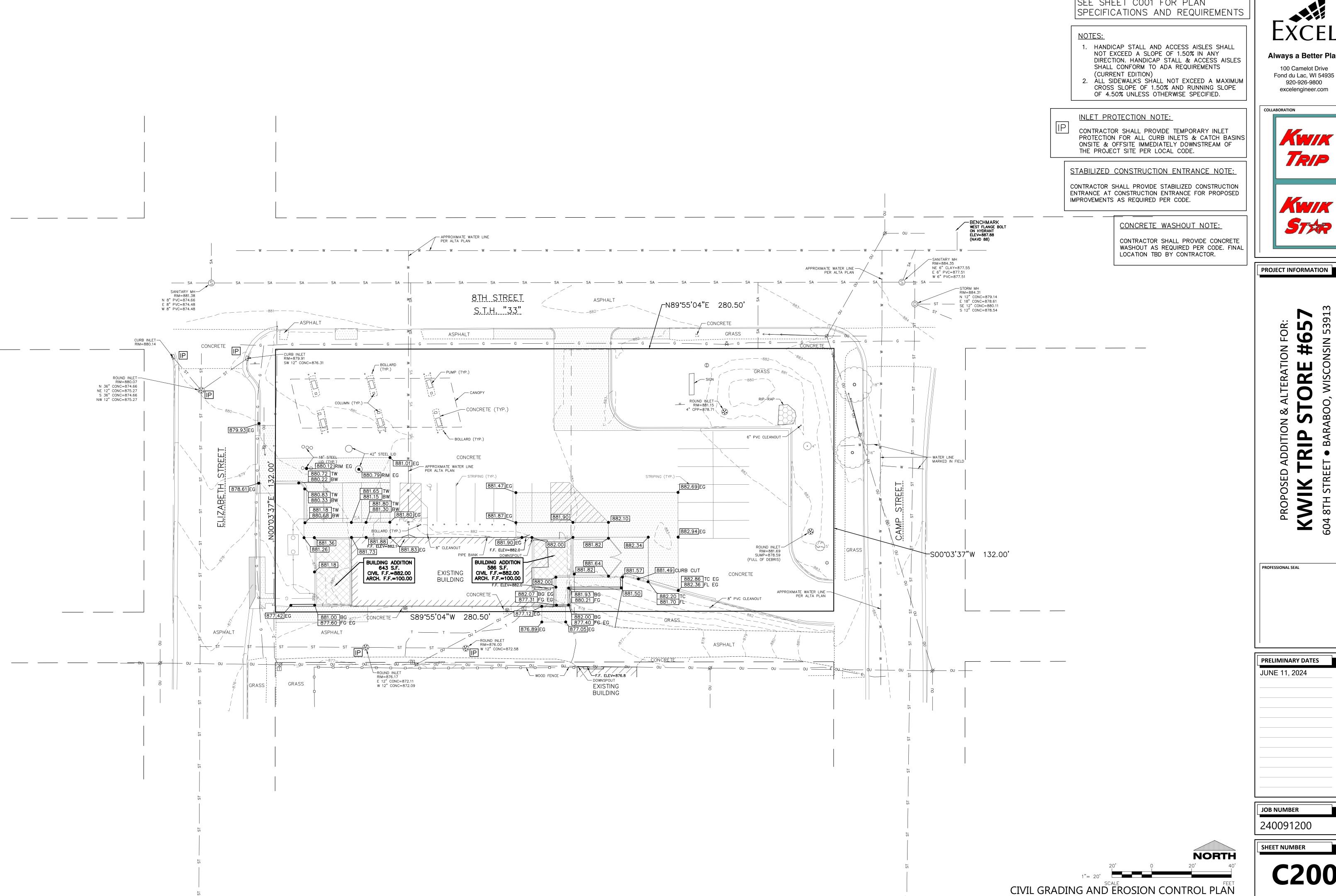
PROJECT INFORMATION

DDITION KWIK TF 604 8TH STREET

PROFESSIONAL SEAL

PRELIMINARY DATES MAY 13, 2024	2
MAY 14, 2024	_ 9
JUNE 11, 2024	NOT FOR CONSTRUCTION

JOB NUMBER 240091200 SHEET NUMBER



SPECIFICATION NOTE: SEE SHEET COO1 FOR PLAN

Always a Better Plan

920-926-9800

excelengineer.com COLLABORATION TRIP KWIK STAR

PROJECT INFORMATION

TORE DDITION RIP

PROFESSIONAL SEAL

PRELIMINARY DATES JUNE 11, 2024

JOB NUMBER 240091200

**SHEET NUMBER** 

SPECIFICATION NOTE: SEE SHEET COO1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

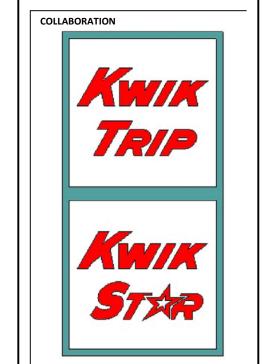
DOWNSPOUT NOTE:

= DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

CLEANOUT NOTE:

= DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE CO.1 FOR SPECIFICATION.

Always a Better Plan 100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com



PROJECT INFORMATION

**ALTERATION FOR:** TORE NOILION RP KWIK TF 604 8TH STREET PROPOSED

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 14, 2024 JUNE 11, 2024

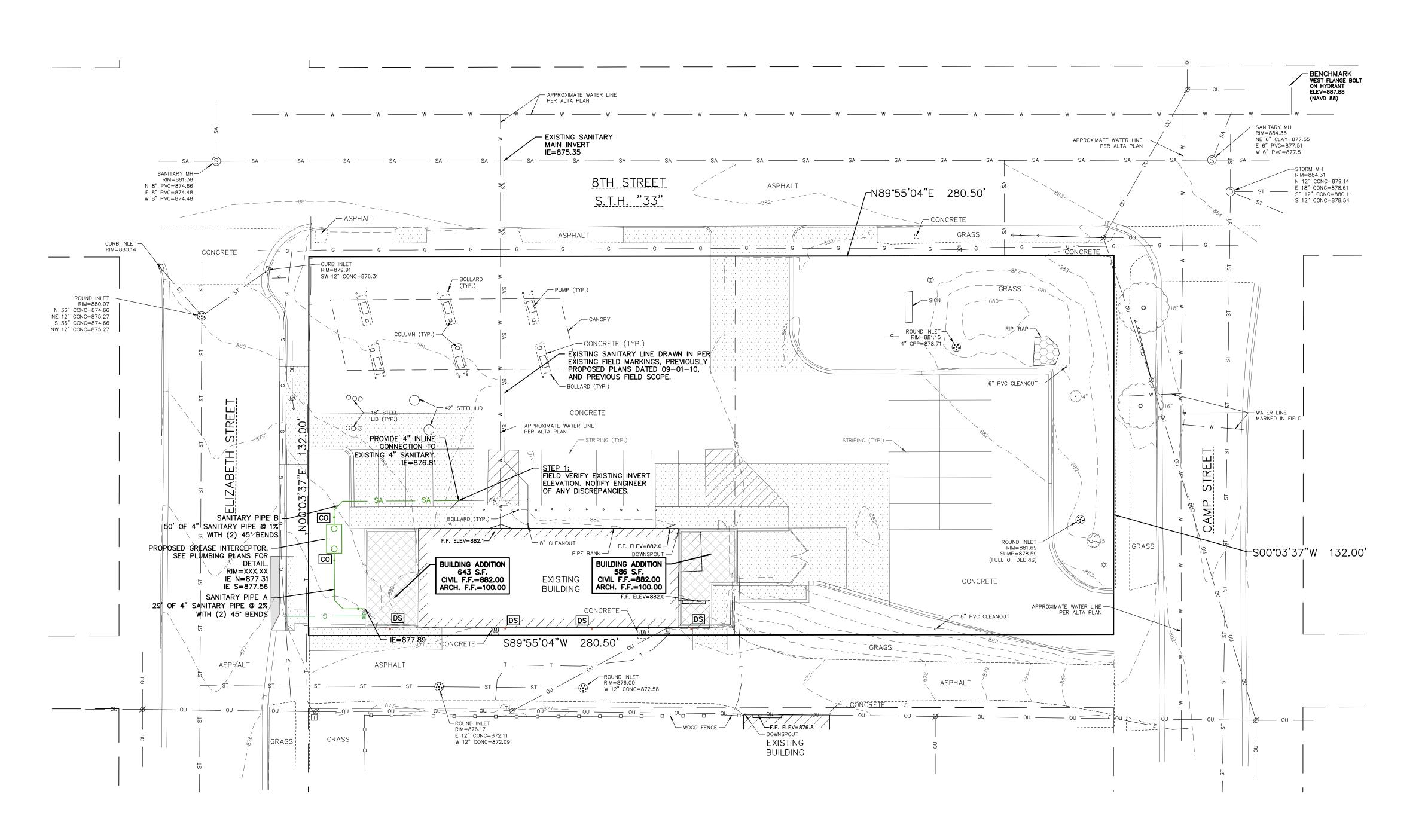
JOB NUMBER 240091200

NORTH

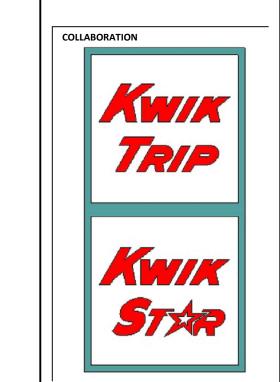
CIVIL UTILITY PLAN

1"= 20'

SHEET NUMBER







PROJECT INFORMATION

TORE DDITION RIP PROPOSED

**KWIK** 604 8TH STR

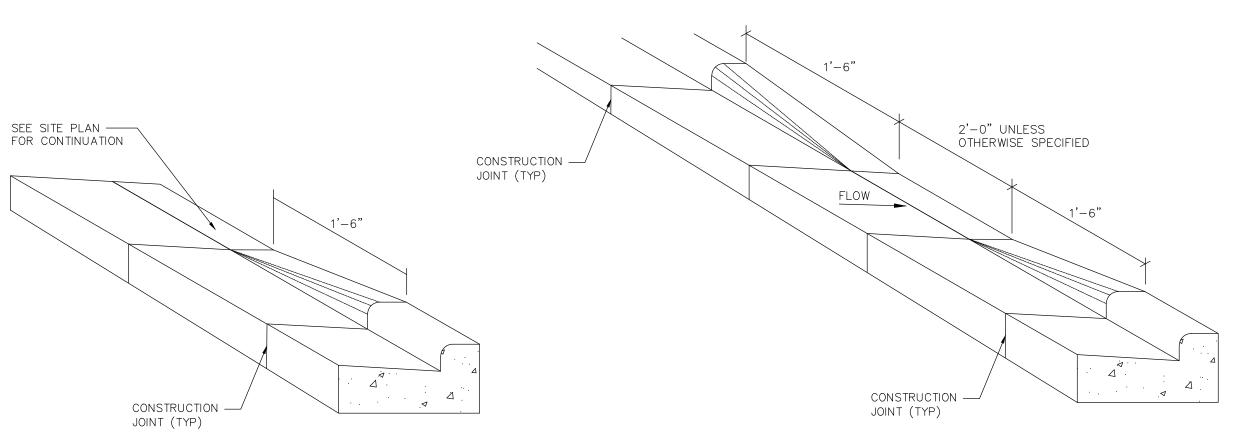
PROFESSIONAL SEAL

PRELIMINARY DATES JUNE 11, 2024

JOB NUMBER

240091200 SHEET NUMBER

BOLLARD — BOLLARD — SEE PLAN BUILDING FELT — (IF APPLICABLE) XXX.XX TW 4" CONC. WALK -4" CONC. WALK XXX.XX BW #4's T&B 1.5% SLOPE MAX. BUILDING FELT (IF APPLICABLE) #4's T&B 1.5% SLOPE MAX. PAVEMENT - AGGREGATE BASE PAVEMENT AGGREGATE BASE 4 NOTE: SLOPE SLAB AWAY FROM BUILDING AT 1.5% MAX. NOTE: SLOPE SLAB AWAY
FROM BUILDING AT 1.5% MAX. 6" MIN 6" MIN FLUSH WALK DETAIL
NO SCALE RAISED WALK DETAIL
NO SCALE

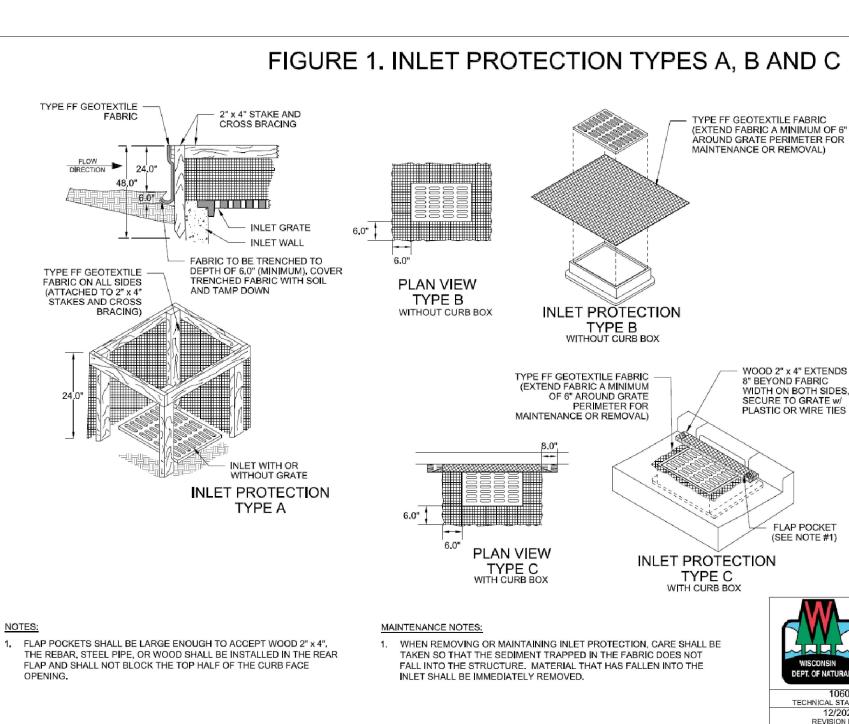


XXX.XX TC POURED IN PLACE -CONCRETE √ 3/4" R MAX. NOTE #1 XXX.XX FL

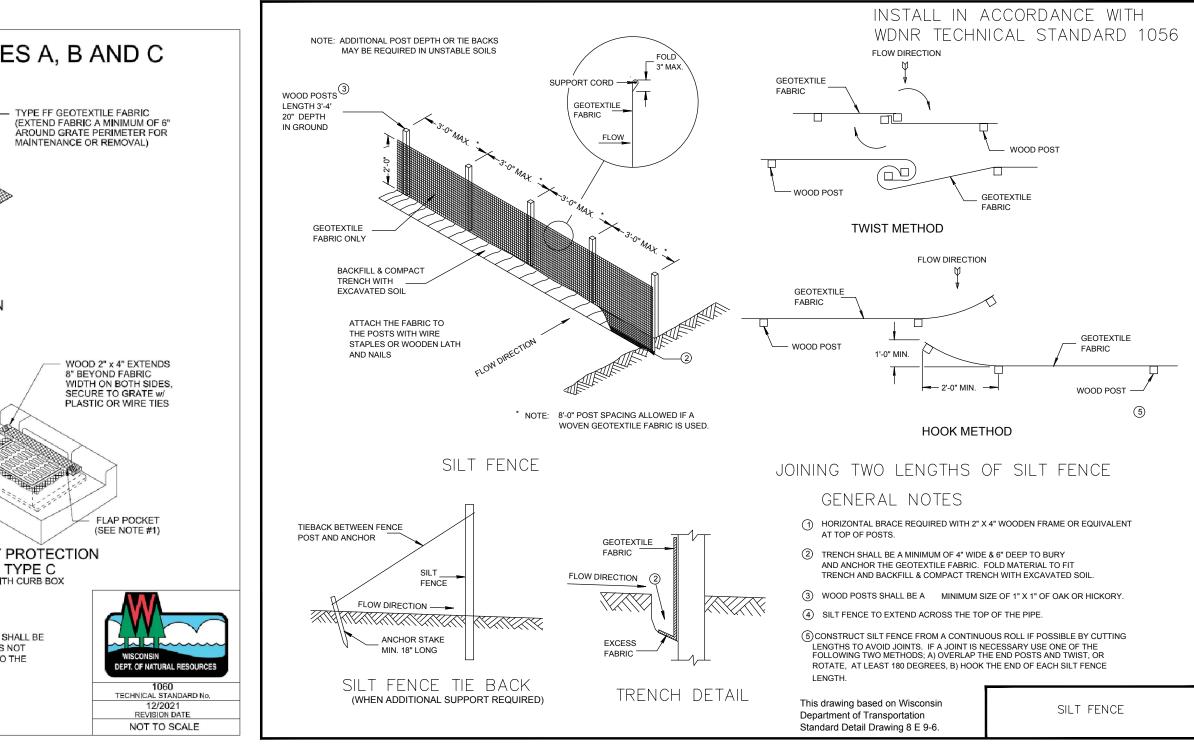
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

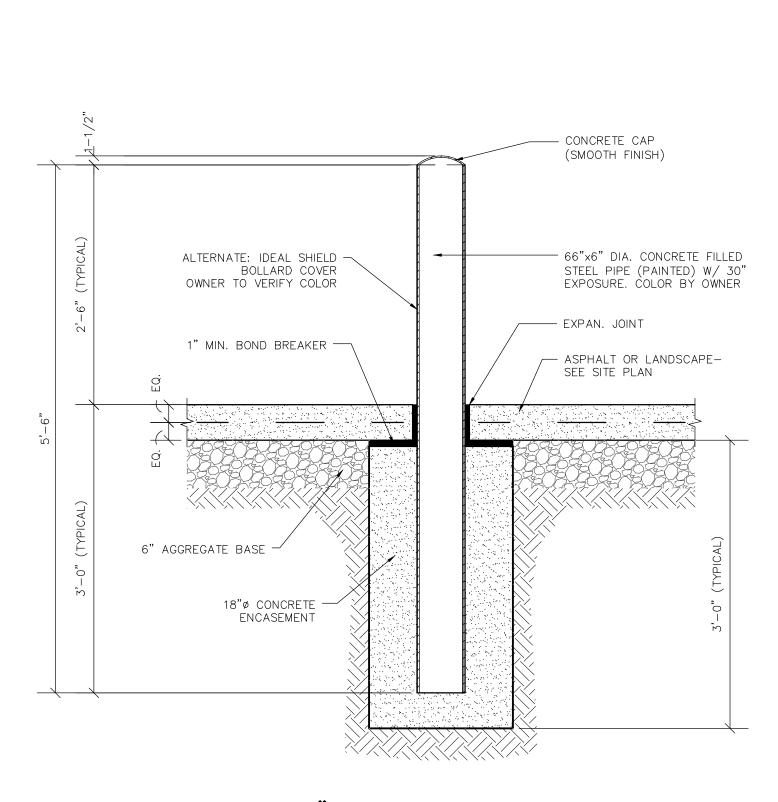
18" CONCRETE CURB & GUTTER DETAIL

CURB CUT DETAIL
NO SCALE



CURB TAPER DETAIL





6" PIPE BOLLARD DETAIL

INLET PROTECTION DETAIL NO SCALE

SILT FENCE - INSTALLATION DETAIL
NO SCALE

**CIVIL DETAILS** 

Page 28 of 41





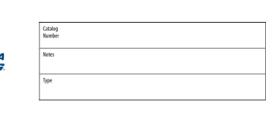
# Contractor Select™ TWS LED Mini Wall Pack Adjustable+Switchable+Photocell

Our new "traditional-style" LED luminaires offer the shapes you've grown accustomed to coupled with the flexibility to customizable the light output best suited for the job site. This fixture was designed to fit seamlessly – eliminating unwanted markings from the removal of older fixtures. Replace one or replace them all, either case, with energy savings of up to

- 80%, Lithonia has you covered.
- (AL0) Adjustable Lumen Output (1,000 / 1,700 / 2,400) (SWW) Switchable Color Temperatures (3000K, 4000K, 5000K) Replaces up to 100W Metal Halide/70W HPS, saves 80% energy
- Traditional form factor, and payback within two years Switchable on/off Photocell for dusk to dawn operation

* - Default out of the box settings

CONTRACTOR SELECT TWS LED ALO SWW



Mirada Small Area (MRS) Outdoor LED Area Light LETTE DE LETTE COMPUS COMPUSATION DE LETTE DE LE Wattage Range 39 - 209 Efficacy Range (LPW) 112 - 163 20 (9.1) QUICK LINKS Weight lbs(kg) Control Options

IMSBT, ALB, ALS, 7-Pin, PCI Ordering Guide Performance Photometrics Dimensions

Standard Universal Voltage (120-277 VAC)

(-40°F to +122°F). 30L lumen packages rated to +40°C.

Field replaceable 10kV surge protection

Input power stays constant over life.

FEATURES & SPECIFICATIONS Construction

 0-10V dimming (10% - 100%) standard.
 underneath the housing and provides · Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.

• Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC). L70 Calculated Life: >60k Hours · Fixtures are finished with LSI's DuraGrip' Total harmonic distortion: <20% polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes Operating temperature: -40°C to +50°C available. Consult factory. • Power factor: >.90

 Shipping weight: 27 lbs in carton. Optical System
State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.

IP66 rated seal.

Input power stays constant over life.
Field replaceable 10kV surge protection device meets a minimum Category C L operation (per ANSI/IEEE C62.41.2).

High-efficacy LEDs mounted to metal-

 High-efficacy LEDs mounted to metal-core Proprietary silicone refractor optics provide circuit board to maximize heat dissipation exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
 Silicone optical material does not yellow or complete standards. Driver and key electronic components can easily be accessed. components can easily be accessed. crack with age and provides a typical light transmittance of 93-95%. Controls Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can Zero uplight. Available in 5000K, 4000K, and 3000K

color temperatures per ANSI C78.377 be commissioned via iOS or Android configuration app. Minimum CRI of 70. LSI's AirLink™ wireless control system · Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control. Electrical

options reduce energy and maintenance costs while optimizing light quality 24/7. Installation
• Designed to mount to square or round High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection. poles. A single fastener secures the hinged door,

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
(ILSI Industries Inc. All Rights Riserved, Specifications and dimensions subject to industry standard tolerances. Specifications subject to drange witthout notice.

quick & easy access to the electrical

Utilizes LSI's traditional B3 drill pattern.

Warranty
 LSI luminaires carry a 5-year limited warranty. Refer to <a href="https://www.lsicorp.com/">https://www.lsicorp.com/</a>

Listed to UL 1598 and UL 8750.

· Meets Buy American Act requirements.

IP66 rated Luminaire per IEC 60598-1.

3G rated for ANSI C136.31 high vibration

IK08 rated luminiare per IEC 66262 me-chanical impact code
 DesignLights Consortium® (DLC) qualified

product. Not all versions of this product

may be DLC qualified. Please check the DLC Qualified Products List at <a href="www.designilights.org/QPL">www.designilights.org/QPL</a> to confirm which versions are qualified.

· Title 24 Compliant; see local ordinance for

IDA compliant; with 3000K color

temperature selection.

qualification information. RoHS compliant

Suitable for wet locations.

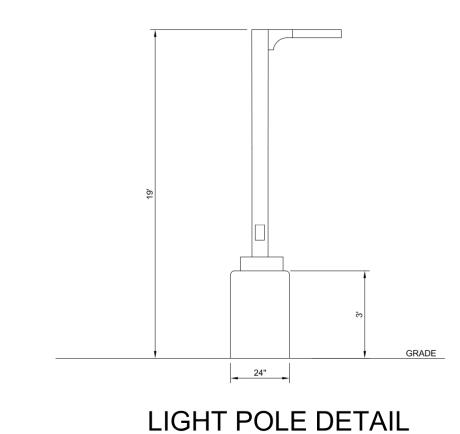
applications are qualified.

resources/terms-conditions-warranty/ for

Included terminal block accepts up to 12 ga.

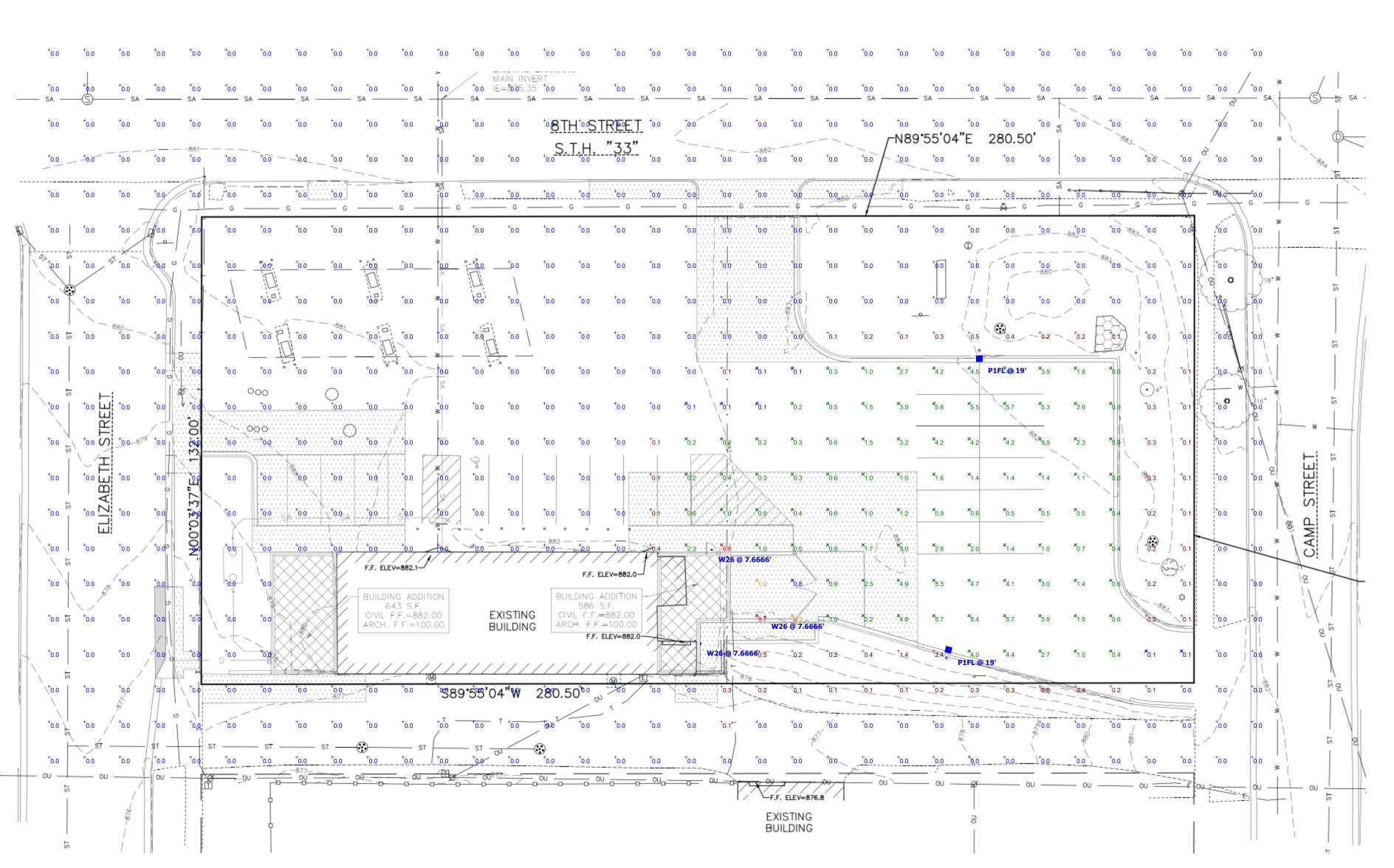
ion Avg Symbol Max Min Max/Min Avg/Mi 0.3 fc + 9.7 fc 0.0 fc N/A N/A DUMPSTER 3.5 fc X 9.7 fc 0.8 fc 12.1:1 4.4:1 SIDE OF STORE 2.0 fc X 8.6 fc 0.1 fc 86.0:1 20.0:1

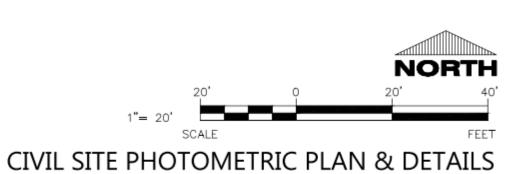
Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Watta
	W26	3	Lithonia Lighting	TWS LED P1 50K MVOLT PE DDB M4	1	2080	17.8
	P1FL	2	LSI INDUSTRIES, INC.	MRS-LED-18L-SIL-FT- 50-70CRI-IL	1	10932	135



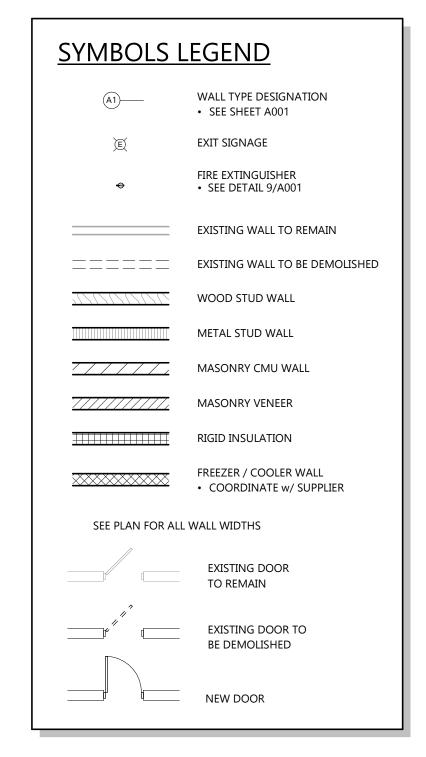


PROJECT INFORMATION









**-**5 1/2"

18'-8"
TO OUTSIDE OF THIN BRICK

18'-0 5/8"

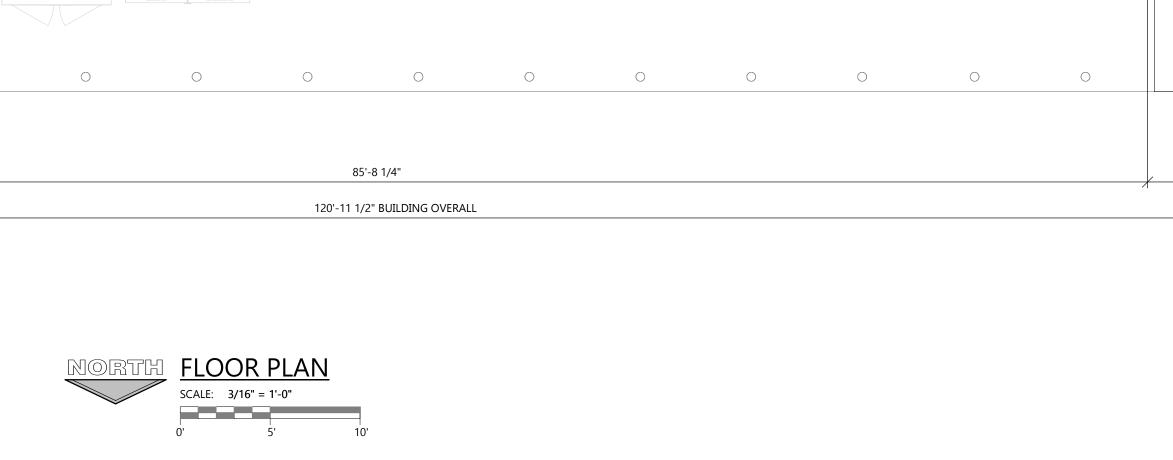
3'-3 1/2" 3'-0" 4'-8" 3'-0" 3'-6"

WALK-IN, FREEZER WALK-IN COOLER 100

18'-8"
TO OUTSIDE OF THIN BRICK







29'-9"

COFFEE 104

5'-0"

CHECKOUT

3 1/2"

5 1/2"

120'-11 1/2" OVERALL

13-DR COOLER

102'-3 1/2"

34'-2"

32'-10"

ELEC ROOM

IT ROOM

SHED 116

8'-2 3/8"

3'-4" 2'-4"

5 1/2"~

17'-11 1/2"

20'-9 1/2"

26'-5 1/2"

11'-4 5/8"

CBT 114

12'-0"

DELIVERY

19'-2 1/2"

UNISEX RESTROOM

> UNISEX RESTROOM

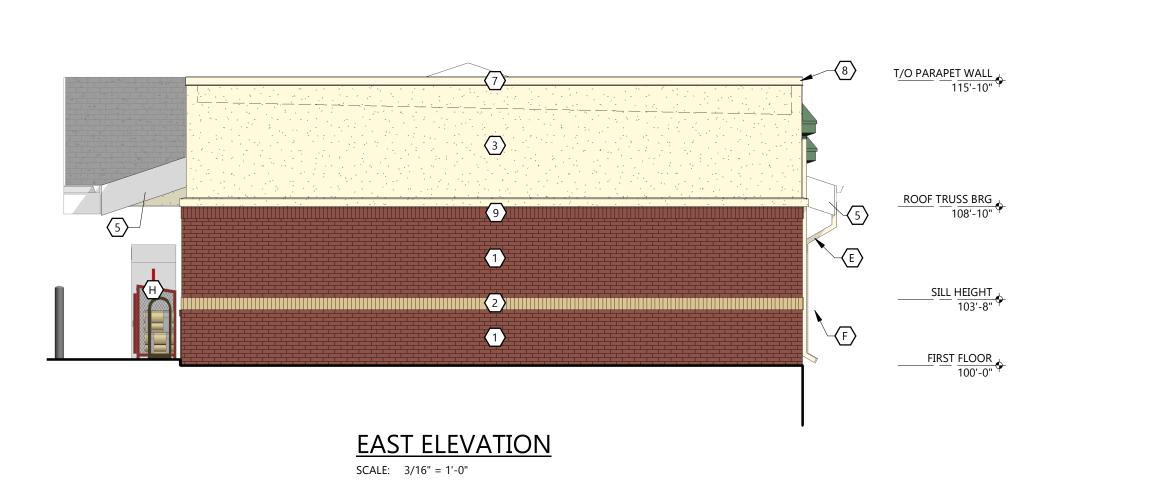
5 1/2"

9 1/4" 3'-10"

JOB NUMBER

240091200

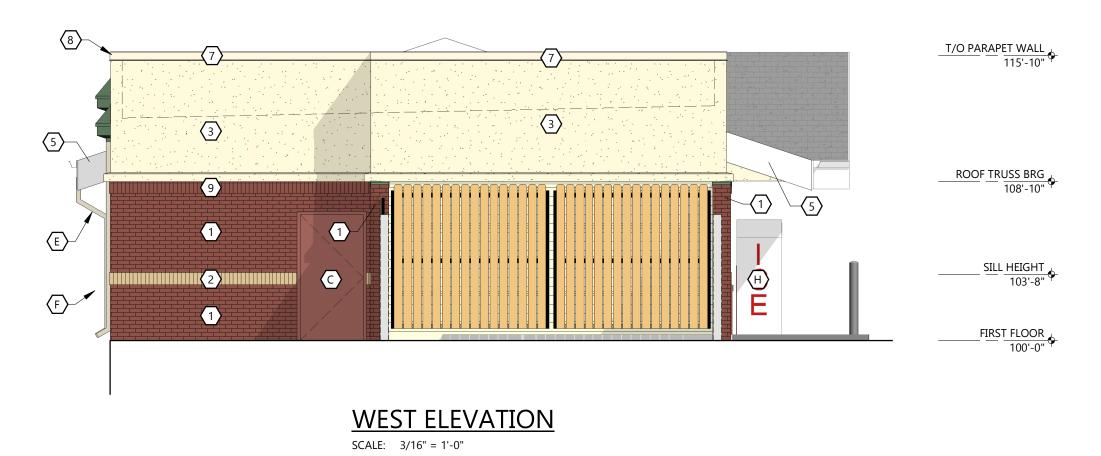
SHEET NUMBER

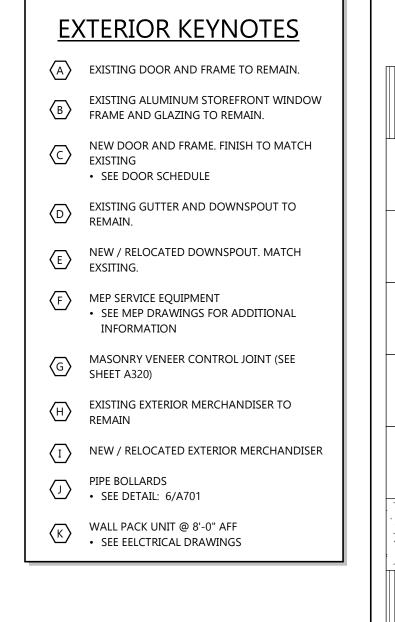


(1)

(1)

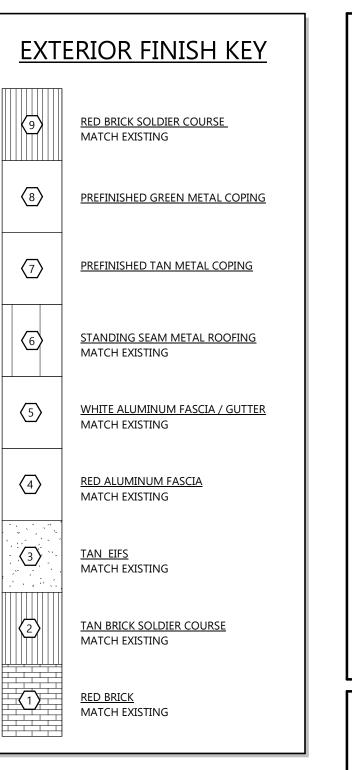
(1)





3

1



T/O PARAPET WALL 115'-10"

ROOF TRUSS BRG 108'-10"

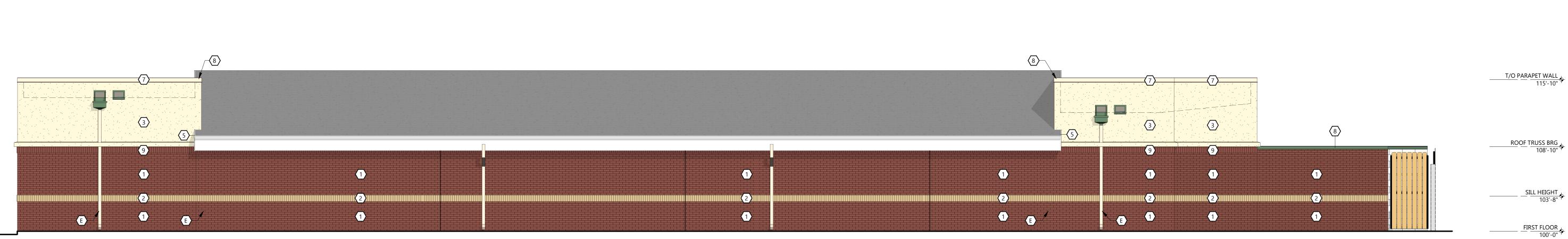
- SILL HEIGHT 103'-8" ♦

FIRST FLOOR





PROFESSIONAL SEAL



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

SOUTH ELEVATION

KWIK TRIP

A

JOB NUMBER

PRELIMINARY DATES

JUNE 11, 2024

OLDON

JOB NUMBER

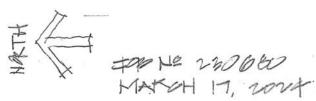
240091200

SHEET NUMBER

X200



# Partial Site Plan

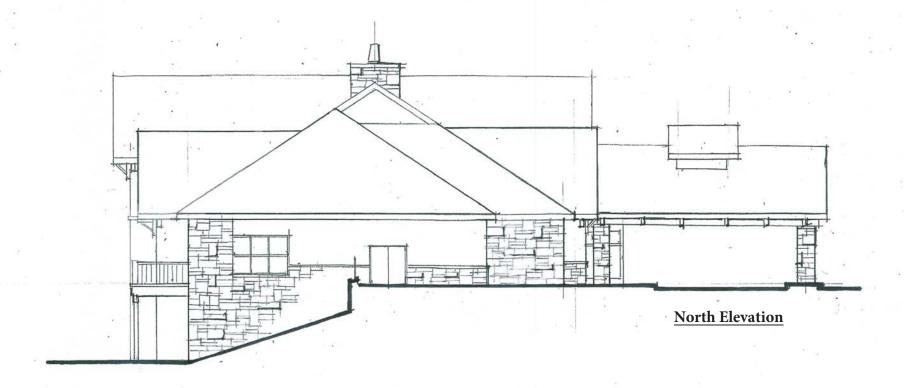


# **Devils Lake Resort**

Baraboo, WI













**Lower Level Floor Plan** 



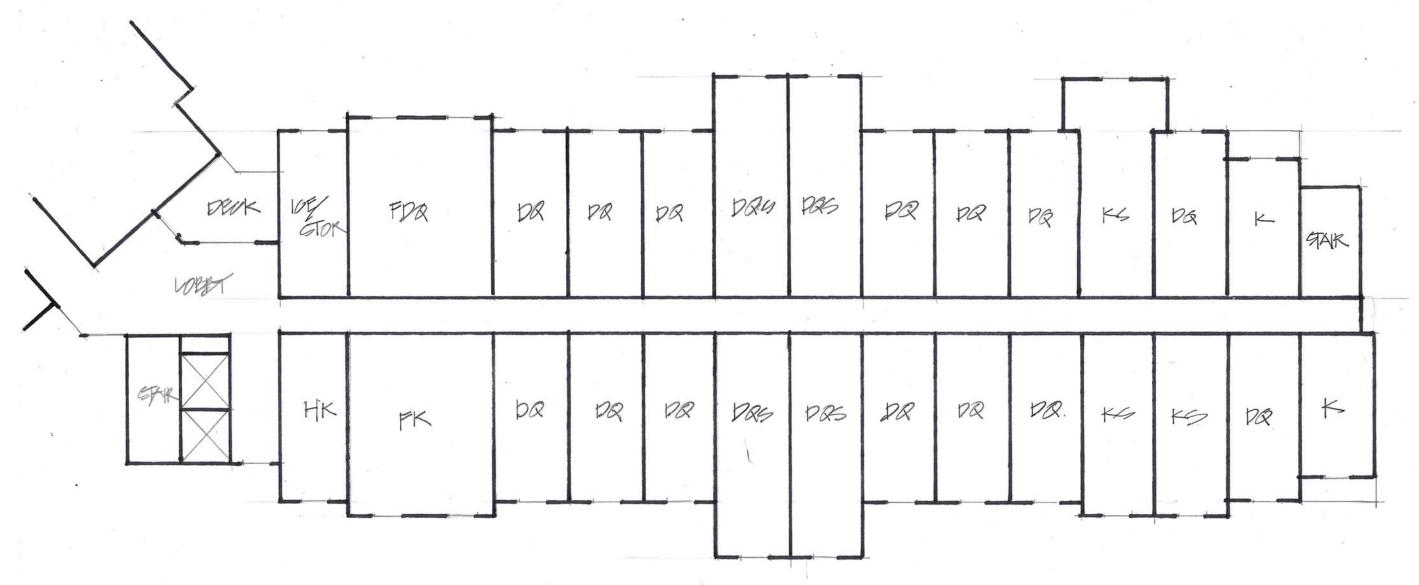




**Southeast Elevation** 



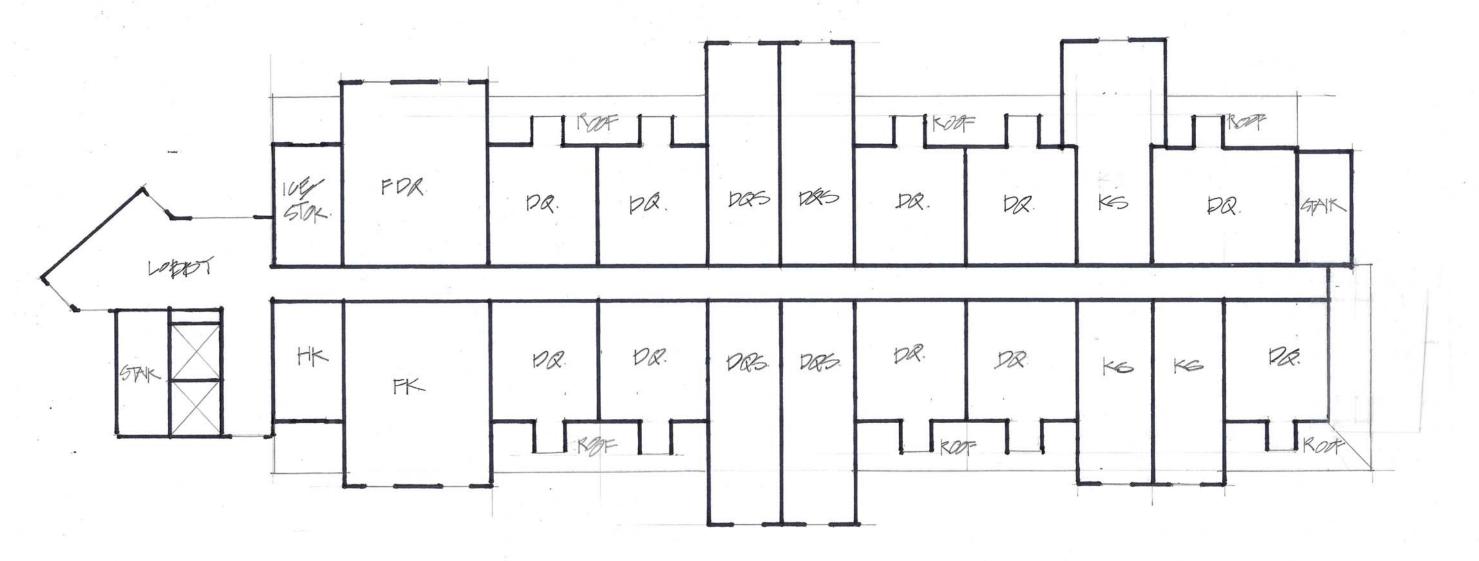
**Southwest Elevation** 



# First & Second Floor Plan

TOAS	
DOUBLE QUEENS	45
DOUBLE QUEEN GUTTES	H
KINGS	5
KING GUITES	10
FAMILY KING GUTTES	3
FAMILY DOUBLE QUEEN GUITES	4
	8 UNITS





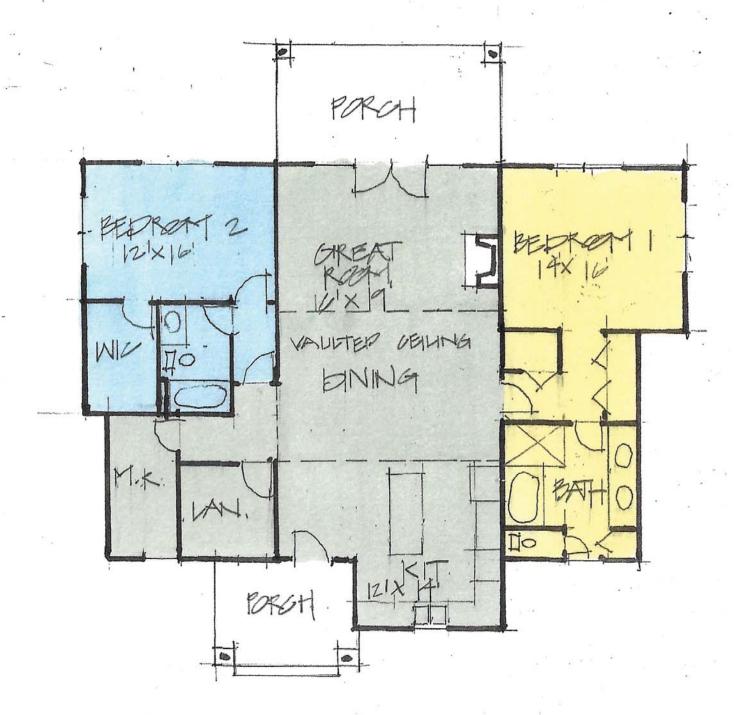
**Third Floor Plan** 





# **Villa Elevation**







Villa Floor Plan

