

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, FEBRUARY 19, 2024
6:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the January 15, 2024 meeting.
2. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the Roy property, W298N2808 Shady Lane, Town of Delafield.
3. Architectural Board review and consideration of an application for signage for Valvoline Instant Oil Change, 425 E. Industrial Dr.
4. Architectural Board review and consideration of an application for signage for Brookfield Cardiovascular Associates, 625 Walnut Ridge Dr.
5. Architectural Board review and consideration of an application for signage for Landmark Credit Union, 801 Cardinal Lane.
6. Architectural Board review of and consideration of public art plan by Arrowhead High School students and Hartland BID.
7. Plan Commission review and consideration of a request for Conditional Use Permit and Business Occupancy for Performance Pickleball of Wisconsin, 528 E. Industrial Drive.
 - a. **PUBLIC HEARING** for consideration of Conditional Use request
 - b. Consideration of a motion to recommend approval of Conditional Use Permit and Business Occupancy
8. Plan Commission and Architectural Board review and consideration of Kwik Trip, a proposed PUD development ("Project") whose approval and rezoning are being sought by Kwik Trip on property tax key HAV0730950 located at Highway 83 & W. Capitol Drive. For review and consideration:
 - a. Proposed certified survey map;
 - b. Proposed rezoning to B-2 in conjunction with a PUD Agreement for the Project;
9. Initial Plan Commission review of Conditional Use Permit and Business Occupancy permit applications for ib26LLC, 704-706 Rose Drive.
 - a. Consideration of a motion to set a public hearing on March 18,2024
10. Conceptual review of Gideon Farms on property currently in the Town of Merton

11. Plan Commission and Architectural Board review and consideration of revised plans for an addition of an attached garage and storage area on St. Charles Congregation property, 313 Circle Drive.
12. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regard to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
13. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.wi.gov (Government/Agendas and Minutes). Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible. To participate in the Village of Hartland "Zoom" meeting with video, <https://us02web.zoom.us/j/81834587141?pwd=aFMwUjNkVekpOUxgOL2JlQ1BSbjl5dz09> The Meeting ID is P 818 3458 7141 Passcode is 098158. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY JANUARY 15, 2023
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, Jeff Bierman, Ann Wallschlager and Chip Schneeberger. David DeCourcy-Bower via Zoom.

Excused: Dino Xykis, Village Manager Bailey, and Tim Hallquist.

Others Present: Village Manager Bailey, Ryan Amtmann, Scott Hussinger, William East, Justin Chamberlin, Jessie Puzach, and Deputy Clerk Bushey.

Call to Order- 6:30 pm

Roll Call taken.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

Val Wisnewski Renson Rd – commented on St. Charles parking lot lights being on 24/7 and would like to know the timeline for the replacement of trees that were removed at St. Charles.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes of the December 18, 2023, regular meeting-

Motion (Wallschlager/Schneeberger) to approve the minutes for the December 18, 2023, regular meeting. Carried (5-0).

2. Architectural Board review and consideration of an application for signage for JD McCormick Properties, Hartland Riverwalk Apartments, 200 E. Capitol Drive-

The sign is double-sided projecting, non-illuminated and will be located above the awnings. Wallschlager asked if the height is ok, and Building Inspector Hussinger said yes. He said he has no issues with the sign. DeCourcy-Bower asked if the sign is able to swing side to side and Mr. Chamberlin said it will be able to swing a little but will not hit the awning.

Motion (Bierman/Wallschlager) to approve the sign application for JD McCormick Properties, Hartland Riverwalk Apartments, 200 E. Capitol Dr. Carried. (5-0).

3. Architectural Board review and consideration of an application for signage for Horizon Performance Technologies LLC, 995 Walnut Ridge Drive-

The sign is non-illuminated and within the scope of the sign, the letters would be dimensional. deCourcy-Bower asked if there is a monument sign, and it was stated no. Wallschlager asked if the application is for the sign and the wall, it was stated the sign on the door is vinyl.

Motion (DeCourcy-Bower/Schneeberger) to approve the signage application for Horizon Performance LLC, 995 Walnut Ridge Drive. Carried. (5-0).

4. Initial review of Petition to amend existing Conditional Use Permit and Business Occupancy for Performance Pickleball of Wisconsin, 528 E. Industrial Drive-

William East was present via zoom to explain what he is proposing. He said they are trying to get into the Pickleball industry, and he is a professional Pickleball player and coach. He said there is a big spike in this area for Pickleball, and he is starting with 1 Pickleball court and would eventually like to get to 4 or 5 courts. He said they have membership packets with a 3-tier scheme. Bailey asked if there is already a pickleball court in there and Mr. East said yes. He said he did not realize he needed to get the permits first and is working on that now. There is currently no signage, only a vinyl sticker on the door. There will not be any type of retail sales in the building. It is a 22,000 sq. ft shared area with 3 bathrooms, 1 men's, 1 women's, and one mixed. Pfannerstill asked if they are ADA compliant and Mr. East said he will have to get back to him on that. Wallschlager asked how large the parking lot is, and Mr. East said in excess of 60 spaces.

a. Consideration of a motion to set a public hearing.

Motion (Wallschlager/Schneeberger) to set a public hearing to February 19th, 2024.

5. Plan Commission and Architectural Board review and consideration of plans for an addition of an attached garage and storage area on St. Charles Congregation property, 313 Circle Dr-

Brian Witteman project Architect was present and explained the attached garage addition and storage area. He said they are enclosing an area where the existing dumpster is, to have an attached garage for the maintenance equipment and some car parking. The height and materials will match the existing building. A dumpster enclosure on the south side with a metal gate. Wallschlager asked how many cars would be parked in the garage, and Mr. Wittemen said it is a 4-car garage but with the maintenance equipment, it would be 2 cars. Wallschlager asked if the easement was ok, and Hussinger said it is for the addition, but there are additional standards required for having parking that close to the right of way. Hussinger stated they do not meet the initial standards; it is up to the Plan Commission to waive that, and it was in the memo. Hussinger asked if there were any rooftop mechanicals and Mr. Witteman said the hope is to use the existing mechanicals, but it hasn't been determined yet. Pfannerstill asked how much parking is being lost, and Mr. Witteman said there are 4 stalls in that spot now, but it isn't public parking spaces, it is used for delivery and garbage. Schneeberger asked about the dumpster location and that is getting pretty close to the street and Witteman said it is beyond the set back. Bierman asked if the doors leading to the kitchen and cafeteria will be replaced and if they are fire rated doors. Mr. Witteman said they are not, but everything is being replaced and brought up to code. Pfannerstill asked Hussinger if there are any issues that he sees. Hussinger asked if the exterior lights would be on all the time or turned off at certain times. Mr. Wittemann said they can be timed to turn off at a certain time. Wallschlager asked if the parking lot lights could be timed with them as well. Wittman said he is not sure. Wallschlager asked about the 3 parking spots on the east side and if they are new. Witteman said they are where the existing were, but they are new. Hussinger said we do not typically approve dumpster

enclosures in the street yard. He said we have in the past, but we have required screening. However, they are proposing brick for material which is aesthetically pleasing. Bailey asked if there are any trees being removed and Witteman said 2 trees are being removed. DeCourcy-Bower said this is residential neighborhood, and he tends to look at the impact on the residential neighborhood. He said he does have some concerns that this side of the building, the street side of the building is becoming the back of the building. He does not think aesthetically having the dumpster sitting out the front of the building looks that great. He wondered if it could be incorporated somehow into the garage. He said he appreciates they are trying to improve it aesthetically but wonders if it could be incorporated into the garage.

Discussion on the dumpster placement. Hussinger commented that the Village's zoning code does require parking areas to be screened from the right of way or roadway. He said Plan Commission does have the ability to waive that and he thinks the parking area is within 2 feet of the right of way or sidewalk. DeCourcy-Bower asked how often the garbage is picked up and Mr. Witteman said he did not know. Brief discussion on garbage, parking spots and property. DeCourcy-Bower restated he does not like aesthetically the garbage and garage being out front.

Discussion on the motion that was made and possibly putting the dumpster in the garage by making the garage bigger. Brief discussion on the dumpster placement.

Motion (DeCourcy-Bower/Schneeberger) to approve only the garage addition but not the dumpster and for the lights to be turned off at 10pm. Carried (4-1). It was stated if they do increase the garage, they will need to come back to the Building Inspector.

6. Plan Commission and Architectural Board review and consideration of renovation plans for Empower Movement, 123 Lawn Street-

Krystal Howald said they have been operating out of Oconomowoc and recently purchased 123 Lawn St. and they have a renovation plan to make it look better. Tom Howald explained the renovation with some of the changes to the front façade and rear. They said they will work with Village staff on the lighting plan. He explained there are 3 rooftop units plus 2 units below. He said this building has had numerous remodels and is looking to redo the duct work. Brief discussion on the dumpster and shed on the property. 13 in rear and 6 in front. It was explained that the physical therapy sessions are one on one, so they do not anticipate a lot of people there at the same time. Wallschlager asked about the vent pipe that is bent over. Mr. Howald said that is for roof drainage. Hussinger said staff will need to verify it.

Motion (DeCourcy-Bower/Schneeberger) to approve the renovation plans for Empower Movement, 123 lawn street with petitioner working with staff to verify roof drainage pipe and remaining items. Carried (5-0).

7. Plan Commission review and consideration of amendment to occupancy permit for Birch & Banyan Coffee, 150 E. Capitol Drive, to allow for private events during days and times when closed to the public.

Jessie Puzach explained they would like to amend the occupancy permit to allow for people to utilize Birch & Banyan for private events during closed times for baby showers, bridal showers etc. Building inspector Hussinger said it is permitted to use. Village Manager Bailey said alcohol will not be sold but

these are private events, but obviously if it is for a wedding shower, people may bring things in. Hussinger asked if there would be any outdoor use for these private events and Ms. Puzach said there are no plans for outdoor use unless they wanted to use her picnic table outside for photos. The possible hours for the private events would be 5:30-8:00 or Saturday afternoon or on Sundays.

Motion (Pfannerstill/Wallschlager) to approve the change in the plan of operation that in off hours they can have business. Carried (5-0).

8. Announcements

President Pfannerstill said the Police, Fire, DPW and staff did a great job during the storm.

9. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Carried (5-0).

Adjourned at 7:36 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk

Certified Survey Map

All of Lot 19 and the Southerly 10 feet of Lot 18 of Plat of Re-Survey of Lots 7,8,11,13,15,16,18-24 of the Continuation of the Plat of Blatz Oakwood Grove being part of the The Southwest 1/4 of the Northwest 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I Phillip J. Landry, Professional Land Surveyor, do hereby certify:

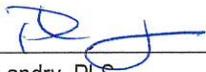
That I have surveyed, Divided and mapped a parcel of land located in a part of the NW ¼ of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, Parcel now being more particularly bounded and described and follows:

Commencing at the Southwest Corner of the aforementioned NW 1/4, thence N 00°39'00" E along the West line of said NW 1/4, 854.88 feet; thence S 89°21'00" E along a line perpendicular to said West line of said NW 1/4, 790.72 feet to a 1" Iron Pipe being the Southwest Corner of Certified Survey Map No. 10245 and also being the Point of Beginning; thence N 40°06'32" E along the southeasterly line of said Certified Survey Map, 41.98 feet to a 1" Iron Pipe Found marking a corner of said Certified Survey Map; thence along the southwesterly line of said Certified Survey Map, S 44°03'58" E, 72.11 feet to the Northeast Corner of Lot 19 of the Plat of Resurvey of Lots 7, 8, 11, 13, 15, 16, 18, 19, 20, 21, 22, 23, and 24 of the Continuation of the Plat of Blatz's Oakwood Grove, said Northeast Corner lies N 44°03'58" W, 96.00 feet of a 1" Iron Pipe Found; thence S 42°05'10" W along the southeasterly line of said Lot 19, 219.17 feet to the Southeast Corner of said Lot 19 and being the Northerly line of Shady Lane, thence N 43°17'47" W along said northerly line of Shady Lane, 70.73 feet; thence N 42°05'10" E, 176.36 feet to the point of beginning of this description.

The gross area of said parcel contains 15,448.6 Square feet more or less or 0.35 Acres of land more or less.

That I have made such survey, land division and map by the direction of Jacob M Roy, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes, the subdivision ordinance of Waukesha County, and the Platting ordinance of the Town of Delafield and the Village of Hartland in surveying, dividing and mapping same.

Dated this 30th day of JANUARY, 20 24.


Phillip J. Landry PLS
Professional Land Surveyor S-3176

BASEMENT RESTRICTION - GROUNDWATER

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland and Floodland Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.



1-30-24

Revised 06-05-23
Revised 04-12-23
Revised 10-26-22

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor, S-3176 on this 25th day of April, 2022



260 Regency Court • Lower Level
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Sheet 2 of 4 Job# 22037

29879 OAKWOOD GROVE RD LLC
4439 VETTELSON RD
HARTLAND, WI 53029-8871

AMMIE J CAPACCIO & MEGAN
SCHRIMPF
W298N2816 SHADY LN
PEWAUKEE, WI 53072-4211

BRYAN F KOHLHAAS
W298N2805 SHADY LN
PEWAUKEE, WI 53072

CRAIG R BAUER AND KAREN G BAUER
N28W29819 SHOREWOOD RD
PEWAUKEE, WI 53072-4214

S AND S SCHAFFER LIVING TRUST
18W755 AVENUE CHATEAUZ N
OAK BROOK, IL 60523-1666

GARY & TONI OBRIEN
W298N2788 SHADY LN
PEWAUKEE, WI 53072-4209

HAROLD & P HOFFMAN
735 RIVER RESERVE DR
HARTLAND, WI 53029-2319

HAROLD HOFFMAN AND P HOFFMAN
735 RIVER RESERVE DR
HARTLAND, WI 53029-2912

JACOB M ROY
W298N2808 SHADY LN
PEWAUKEE, WI 53072-4211

JERRY & VALERIE HOUK
N28W29845 OAKWOOD GROVE RD
PEWAUKEE, WI 53072

LINDGREN PROPERTIES LLC
N33W29625 MILLRIDGE RD
PEWAUKEE, WI 53072-3212

LINDGREN PROPERTIES LLC
N33W29625 MILLRIDGE RD
PEWAUKEE, WI 53072-3212

MICHAEL & SABRINA LUCAS
N28W29803 SHOREWOOD RD
PEWAUKEE, WI 53072-4214

QUINN & TAMMY KOPPLIN
W298N2795 SHADY LN
PEWAUKEE, WI 53072-4208

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 425 E Industrial Dr TAX KEY # _____
OWNER Jeff Cooper PHONE _____
ADDRESS P.O. Box 55270 CITY Lexington STATE Ky ZIP 40555
CONTRACTOR Badger Lighting & Signs PHONE _____
ADDRESS 16301 W. Lincoln Ave CITY New Berlin STATE WI ZIP 53151

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
Valvoline Instant Oil Change
Logo to be Red/Blue "others to be white letters"

OVERALL DIMENSIONS OF SIGN 32' 2 1/6" COLOR OF BACKGROUND _____

SIZE OF LETTERS IN INCHES 2 1/6" COLOR OF LETTERS _____

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
Aluminium

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ \$4,500.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT _____ DATE _____

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

BEFORE



AFTER



LOCATION:	425 E Industrial Drive, Hartland WI 53029	APPROVED BY:	DATE:
-----------	---	--------------	-------

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 425 E Industrial Dr TAX KEY # _____
OWNER JEFF COOKER PHONE _____
ADDRESS P.O. Box 55070 CITY Lexington STATE Ky ZIP 40555
CONTRACTOR Badger Lighting & Signs PHONE _____
ADDRESS New Berlin CITY N STATE _____ ZIP _____

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
✓ Valvoline Instant Oil change

OVERALL DIMENSIONS OF SIGN 47 3/4 x 47 3/4 COLOR OF BACKGROUND Red
SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS Red, White, Blue

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
Extruded Aluminium / Lexan

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 3,500

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT _____ DATE _____

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

Proposed Signs

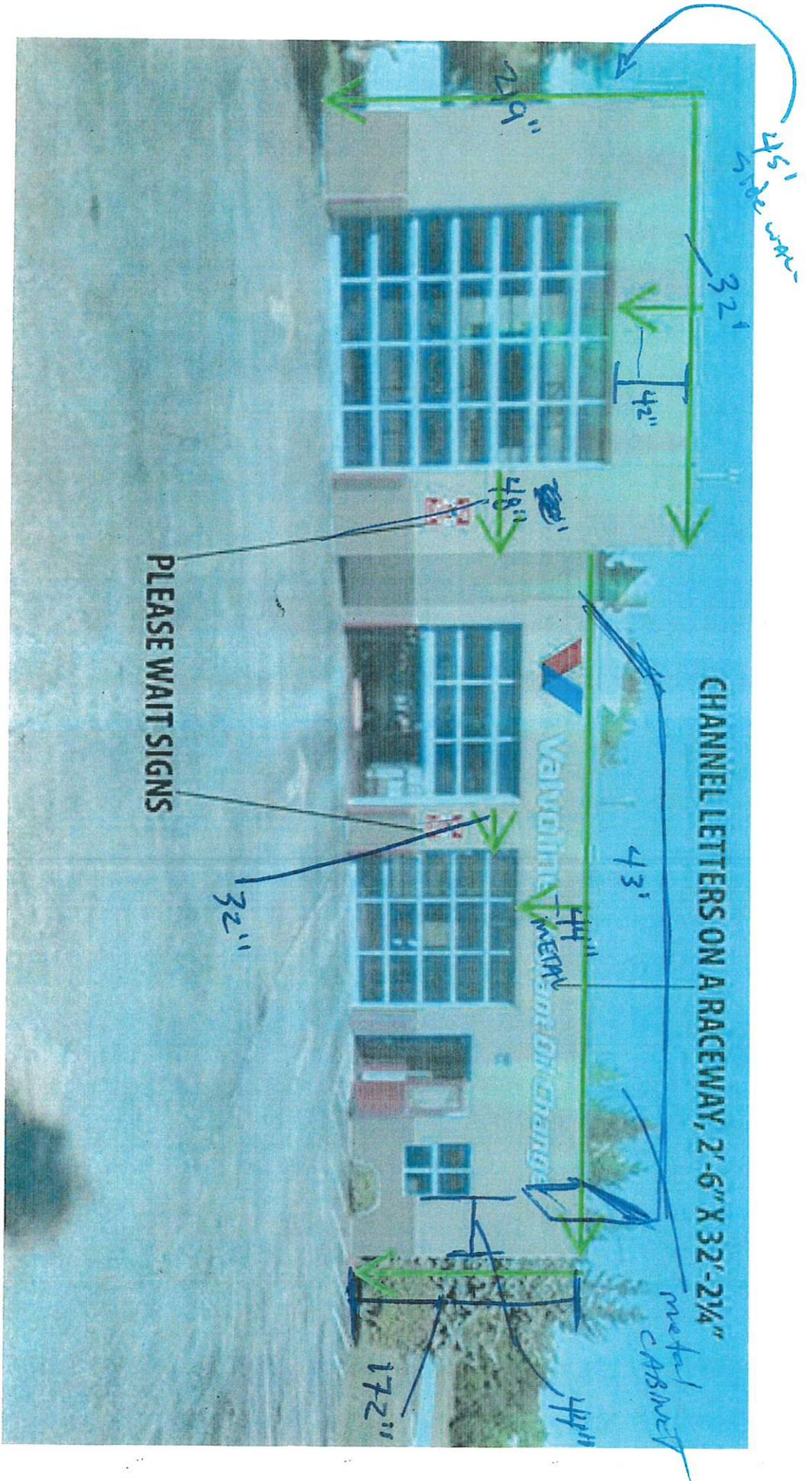
BEFORE



AFTER



LOCATION:	425 E Industrial Drive, Hartland WI 53029	APPROVED BY:	DATE:
-----------	---	--------------	-------



Get all green line
Dimensions

V.O. 46" V.O. 46" X 47" V.O. 46" H

1 1/2" RETAINER

2 1/4" H-S&R

Hartland, Wisconsin

Google Street View

Aug 2019

See more dates



Google

Image capture: Aug 2019 © 2023 Google

Industrial
E COUNTRY
INDUSTRIAL PARK

Cottonwood Ave

Cut Size Citgo =
Quick lube =
Pender BD =

Pender BD =

VO Size Citgo =
Quick lube =

Pender BD =
V.O. 94"11"
X 22"

Proposed Signs

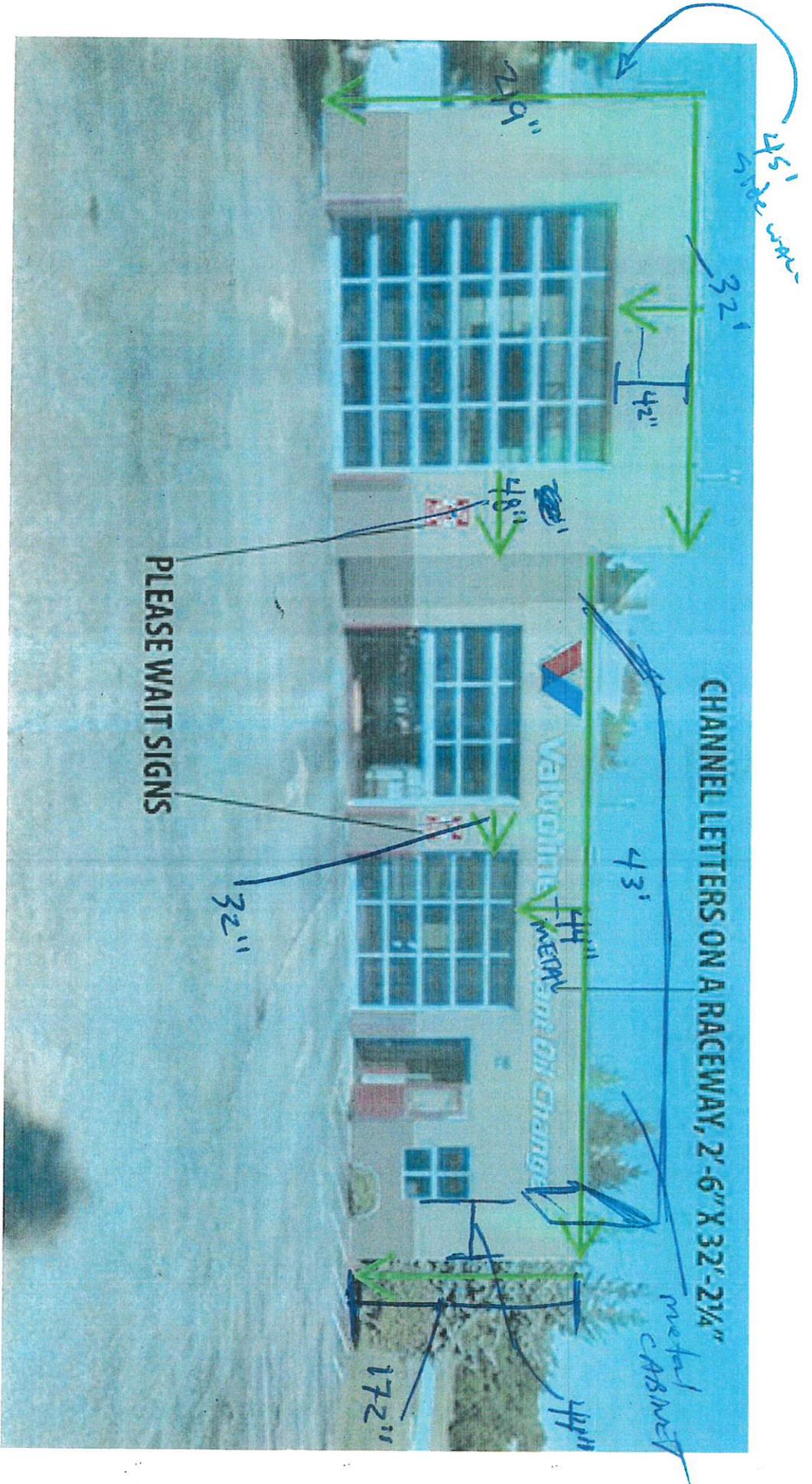
BEFORE



AFTER



LOCATION:	425 E Industrial Drive, Hartland WI 53029	APPROVED BY:	DATE:
-----------	---	--------------	-------



Get all green line
Dimensions



Get all green line dimensions

V.O. 46" V.O. 46" X 47" V.O. H

1 1/2" RETAINER 2 1/4" H-SR

Hartland, Wisconsin

Google Street View

Aug 2019

See more dates



Google

Image capture: Aug 2019 @ 2023 Google

Industrial C
COUNTRY
STRIAL PARK

Cottonwood Ave

Cut Size Citgo =
Quick Guide =
Reader BD =

V.O. Size Citgo =
Quick Guide =

Reader 2 BD =
V.O. 94'11"
X 22"

DESIGN & ENGINEERING APPROVAL SHEET

Customer Name VIOC

Location HARTLAND, WI

Salesperson TH

Account Manager DM

W.O.# 105903

Date sent for approval 11/8/23

Engineer AK

Date expected from PCA 11/20/23

Approved

Approved as
Noted

Revise and
Resubmit

Rejected

Approval (Must be Signed by All Parties)

Quote

Salesperson Comments

ANIELA PLEASE SEND ALL REPLACEMENT
FACES TO YOUR INSTALLER & LET HIM
VERIFY ALL DIMENSIONS!

Date sent for approval _____

Engineer _____

Date expected from PCA _____

Approved

Approved as
Noted

Revise and
Resubmit

Rejected

Approval (Must be Signed by All Parties)

Quote

Salesperson Comments

Date sent for approval _____

Engineer _____

Date expected from PCA _____

Approved

Approved as
Noted

Revise and
Resubmit

Rejected

Approval (Must be Signed by All Parties)

Quote

Salesperson Comments

Date sent for approval _____

Engineer _____

Date expected from PCA _____

Approved

Approved as
Noted

Revise and
Resubmit

Rejected

Approval (Must be Signed by All Parties)

Quote

Salesperson Comments



DETROIT

SHOP ORDER

DATE ENTERED: 9/15/2023

RECEIVED IN FULL

OCT 23 2023

BILL TO:

VIOCF - ATTN JEFF COOVER
 VALVOLINE, LLC
 ACCOUNTS PAYABLE DEPT
 PO BOX 55270
 LEXINGTON, KY 40555 US
 ATTENTION:

LOCATION:

VIOCF IVY LANE
 425 EAST INDUSTRIAL DRIVE

HARTLAND, WI 53029

CUST. NO.	PO #	SALESPERSON	ACCOUNT MGR	D&E COMP. DATE	DUE DATE	JOB #
200010	Jeff Coover	TH	DM	10/23/2023	12/22/2023	105903

ITEM	PART #	QUANTITY ORDERED	UOM	DESCRIPTION	ESTIMATED SHIP DATE
001	SURVEY	1.00	EA	SURVEY	9/15/2023
002	BANNER	1.00	EA	MFR (1) APPROX 3' H X 8' L MONUMENT SIGN "BAG".... C/W GROMMETS AND 50" OF WHITE ROPE. THIS MUST BE BAG, AS THE FACES WILL BE REMOVED AND LEFT WITH BLDG	9/15/2023
003	INSTALL	1.00	EA	INSTALLATION LINE ITEM 002. PRICE INCLUDES TRIP CHARGE TO INSTALL BANNERS IN ADVANCE	9/15/2023
006	BANNER	2.00	EA	MFR (2) S/F 3' H X 25' L BUILDING BANNERS, C/W GROMMETTES FOR FRONT AND SIDE ELEVATIONS	9/15/2023
007	INSTALL	2.00	EA	INSTALLATION FOR LINE ITEM 006. INSTALL INCLUDES ADVANCE TRIP CHARGE (SAME AS LINE ITEM 003)	9/15/2023
008	LETTERS ILLUM	1.00	EA	MFR (1) "SPECIAL" SET OF "V" "Valvoline" "Instant Oil Change" LOGO & LETTERS ON RACEWAY, 2'-6" H X 32'-2-1/4" L. C/W ROD, HW CONDUIT, STRINGERS & HARDWARE	
009	INSTALL	1.00	EA	INSTALLATION FOR LINE ITEM 008	9/15/2023
010	ELECTRICAL	1.00	EA	ELECTRICAL RUN AND CONNECTION FOR LINE ITEM 008	9/15/2023
011	LETTERS ILLUM	1.00	EA	MFR (1) "SPECIAL" SET OF "V" "Valvoline" "Instant Oil Change" LOGO & LETTERS ON RACEWAY, C/W ROD, HW CONDUIT, STRINGERS & ATTACHMENT HARDWARE. 2'-3" H X 29'-0 L	
012	INSTALL	1.00	EA	INSTALLATION FOR LINE ITEM 011	9/15/2023
013	ELECTRICAL	1.00	EA	ELECTRICAL RUN AND CONNECTIONS FOR LINE ITEM 011	9/15/2023
014	MOLDS	1.00	EA	PAN DIE FOR MONUMENT SIGN	
015	FACE REPLACEMENT	4.00	EA	MANUFACTURE (4) PAN-FORMED MONUMENT SIGN REPLACEMENT FACES	
016	INSTALL	1.00	EA	INSTALLATION FOR LINE ITEM 015 (4 FACES)	9/15/2023



DETROIT

SHOP ORDER
DATE ENTERED: 9/15/2023

BILL TO:
VIOCF - ATTN JEFF COOVER
VALVOLINE, LLC
ACCOUNTS PAYABLE DEPT
PO BOX 55270
LEXINGTON, KY 40555 US
ATTENTION:

LOCATION:
VIOCF IVY LANE
425 EAST INDUSTRIAL DRIVE

HARTLAND, WI 53029

CUST. NO.	PO #	SALESPERSON	ACCOUNT MGR	D&E COMP. DATE	DUE DATE	JOB #
200010	Jeff Coover	TH	DM	10/23/2023	12/22/2023	105903

QTY	DESCRIPTION	UNIT PRICE	EA	REMARKS	DATE
017	FACE REPLACEI	2.00	EA	MFR (2) CC BOARD REPLACEMENT FACES. INCLUDE PAN DIE (IF REQUIRED)	
018	PLT005	1.00	EA	6" BLACK GEMINI FONT PACKAGE. 3 X 100 PC FONT, 50 PC PUNCTUATION, AND CHANGER BOX (NO ARM) FONT SIZE MAY BE 4" (SEE SURVEY)	9/15/2023
019	RETROFIT	1.00	EA	LED RETROFIT OF ENTIRE MONUMENT SIGN (ALL SEGMENTS)	
020	INSTALL	1.00	EA	INSTALLATION FOR LINE ITEM 019	9/15/2023
021	PM0003	1.00	LT	VIOC RED HIGH GLOSS 1L FOR MONUMENT SIGN RETAINERS & RETURNS (ROLLER GRADE VISCOSITY) PANTONE 485 RED HEX INFORMATION: (218,41,28) #DA291C	
022	INSTALL	1.00	EA	INSTALLATION FOR LINE ITEM 021	9/15/2023
023	FACE REPLACEI	1.00	EA	MFR (1) "SPECIAL" GROUND DIRECTION FACE "ENTER"	
024	VV10004	2.00	EA	(TWO) PLEASE WAIT CAUTION OPEN FLOORS SIGNS, C/W MTG CLIPS AND ATTACHMENT HARDWARE	
025	INSTALL	2.00	EA	INSTALLATION FOR LINE ITEM 024	9/15/2023
026	INSTALL	1.00	EA	"CAREFULLY" REMOVE ALL BUILDING SIGNS AND ALL SIX MONUMENT FACES AND LEAVE THEM WITH BUILDING, AS THE PREVIOUS OWNER WANTS THEM (DO NOT DISPOSE)	9/15/2023
027	CFRT	1.00	EA	CRATING & FREIGHT CHARGE *This number represents a single shipment. Fairmont will work to combine shipments to offer a lower freight cost*	9/15/2023
028	PER	1.00	EA	PERMIT FEE AT COST	9/15/2023
029	PERA	1.00	EA	PERMIT ACQUISITION	9/15/2023
030	FRT	1.00	EA	GROUND FREIGHT CHARGE TO ADVANCE BANNERS	9/15/2023



DETROIT

SHOP ORDER

DATE ENTERED: 9/15/2023

BILL TO:

VIOCF - ATTN JEFF COOVER
 VALVOLINE, LLC
 ACCOUNTS PAYABLE DEPT
 PO BOX 55270
 LEXINGTON, KY 40555 US
 ATTENTION:

LOCATION:

VIOCF IVY LANE
 425 EAST INDUSTRIAL DRIVE

HARTLAND, WI 53029

CUST. NO.	PO #	SALESPERSON	ACCOUNT MGR	D&E COMP. DATE	DUE DATE	JOB #
200010	Jeff Coover	TH	DM	10/23/2023	12/22/2023	105903

<input type="checkbox"/> D&E	<input type="checkbox"/> RETURN BENDER	<input type="checkbox"/> CABINET ASSEMBLY	<input type="checkbox"/> LETTER ASSEMBLY	<input type="checkbox"/> FORMING
<input type="checkbox"/> SHIPPING	<input type="checkbox"/> GRAPHIC	<input type="checkbox"/> CAM	<input type="checkbox"/> PAINT	<input type="checkbox"/> JOBSCOPE
<input type="checkbox"/> PURCHASING	<input type="checkbox"/> PIPES	<input type="checkbox"/> FAB	<input type="checkbox"/> DIES	<input type="checkbox"/>

FAIRMONT
Sign Company
3750 E. OUTER DR., DETROIT, MI 48224
PHONE: 313-288-4400 FAX: 313-288-4401

CUSTOMER APPROVAL DATE: _____
This is an original unaltered drawing created by F.S.C. It is submitted for your use in connection with a project being prepared for you by F.S.C. It is not to be drawn, copied, printed, or otherwise used for any other project without the written consent of F.S.C.

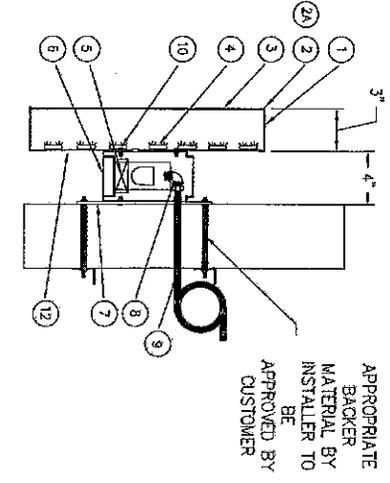
DATE	REVISION	BY

CUSTOMER NO: VALVOLINE INSTANT OIL CHANGE
ADDRESS: 425 EAST INDUSTRIAL DR
CITY, STATE: HARTLAND MI

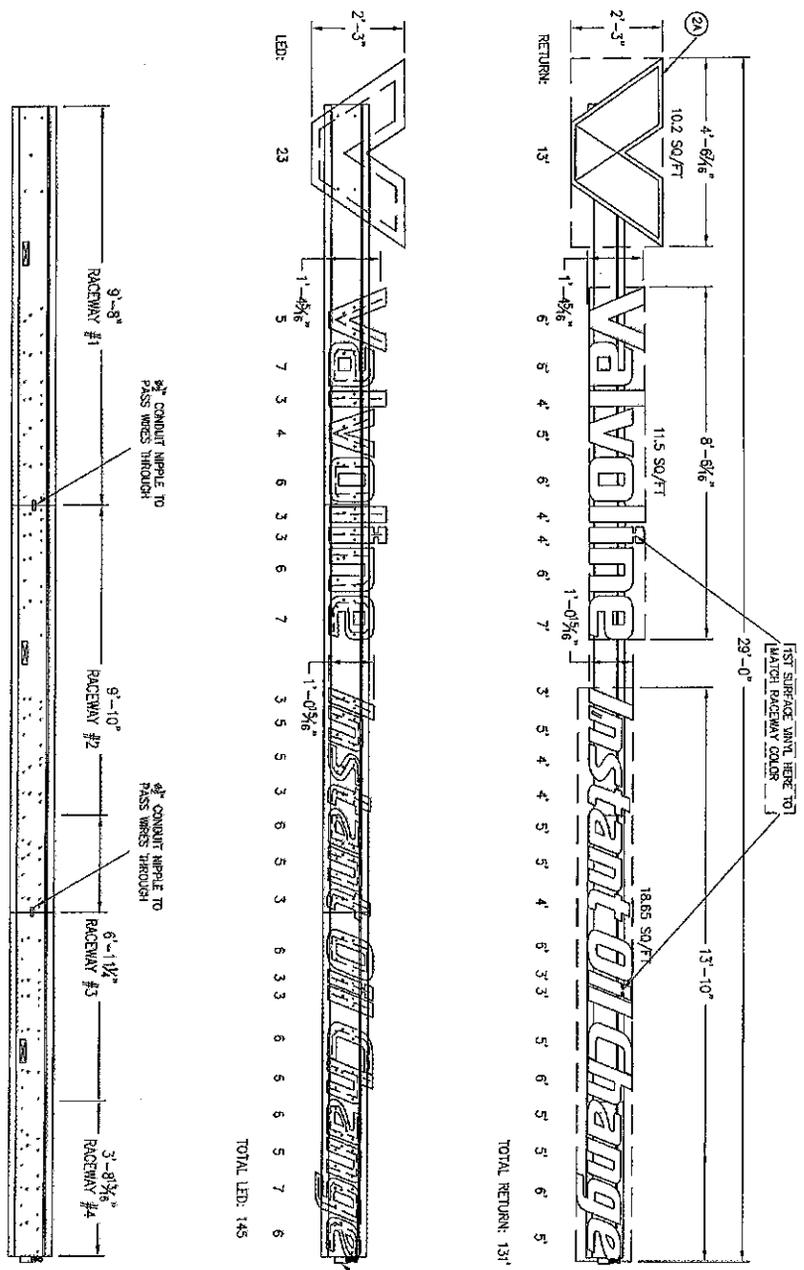
DWG TITLE: CONST
DESCRIPTION: 27" WHITE VINYL LETTERS ON RACEWAY
FILE NAME: _____
BLOCK NAME: _____
NO: 105903
DATE: 10/23/23
DRAWN BY: AK
SHEET # 1 OF # 1

APPROVED CONSTRUCTION CENTER SIGN SIGNS ONLY
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

LTR. SECT.
SCALE: NTS



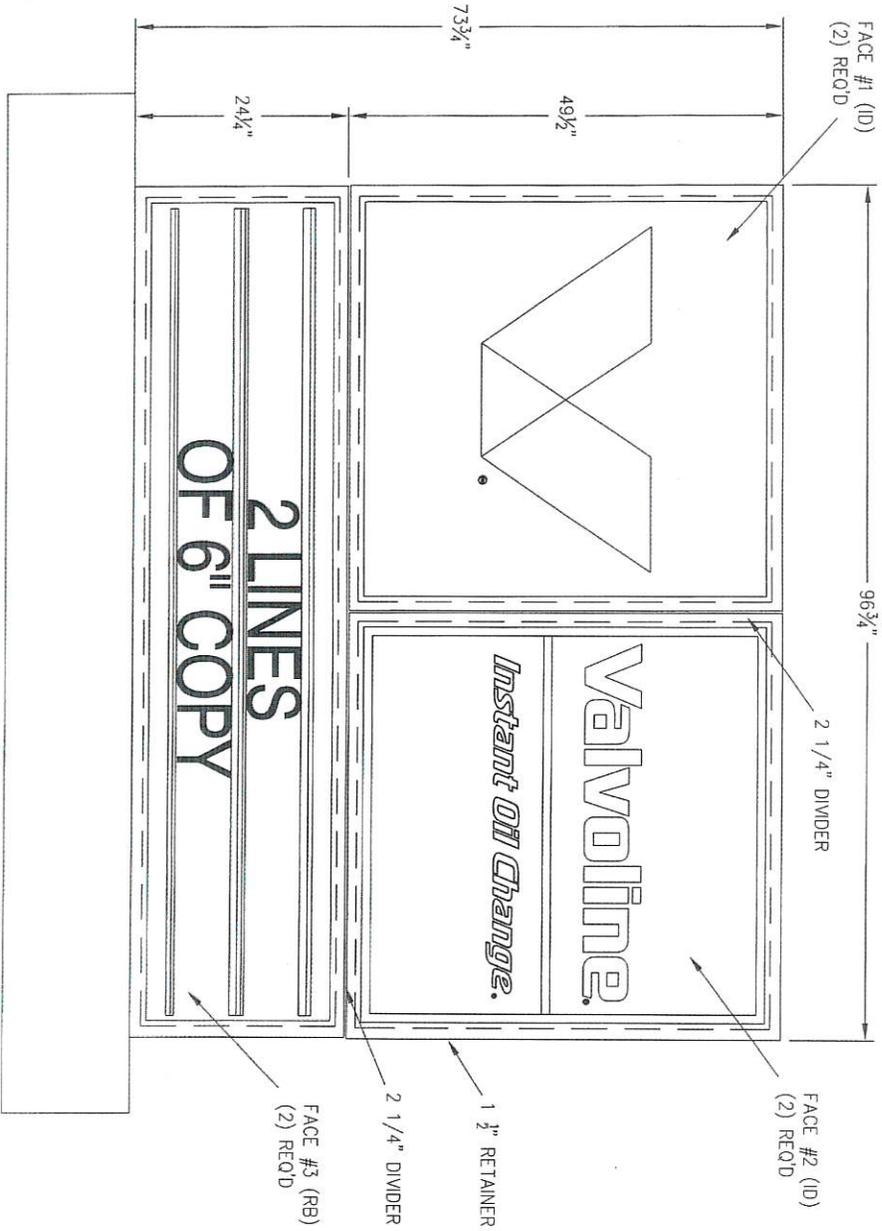
APPROPRIATE BACKER MATERIAL TO BE INSTALLED BY INSTALLER TO BE APPROVED BY CUSTOMER



ID	QTY	UOM	ITEM DESCRIPTION	NOTES
1	15	EA	25'x42' WHITE VINYL LETTERS ON RACEWAY - WHITE FACES	
2	20	EA	3/8" x 1/2" ALUMINUM SPACERS	
3	5	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	
4	10	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	
5	50	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	
6	10	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	
7	10	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	
8	1	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	
9	10	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	
10	10	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	
11	1	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	
12	5	EA	1/2" x 1/2" x 1/2" ALUMINUM SPACERS	

APPROVED CONSTRUCTION CENTER SIGN SIGNS ONLY
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

EXISTING MONUMENT
FACE REPLACEMENT &
LED RETROFIT



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

FAIRMONT
Sign Company
3750 E. OUTER DR., DETROIT, MI 48234
PHONE: 313-386-4400 FAX: 313-386-1519

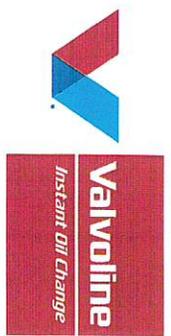
CUSTOMER APPROVAL DATE
This is an original unaltered drawing, created by F.S.C. It is submitted for your use in connection with a project being planned for you by F.S.C. It is not to be shown, copied, altered, or used in any way without the express written consent of F.S.C. 11/27/2002 3:30:00 PM

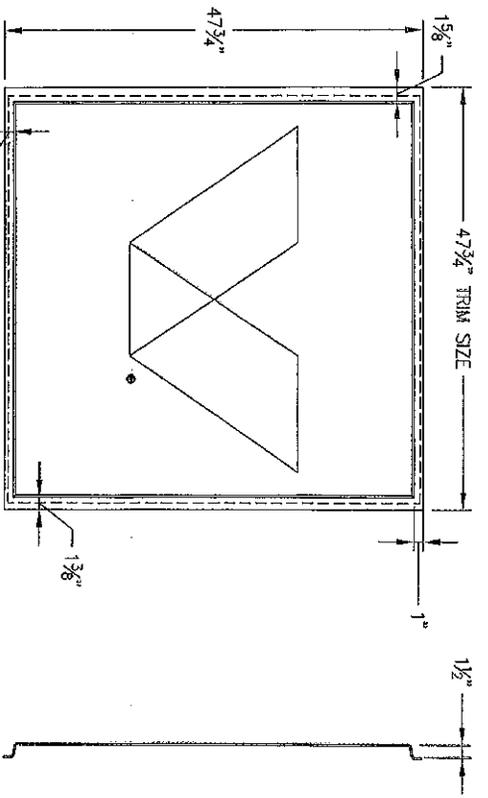
DATE	REVISION	INIT

CUSTOMER/LOGO: **VOC**
ADDRESS: 425 EAST INDUSTRIAL DR
CITY, STATE: HARTLAND MI

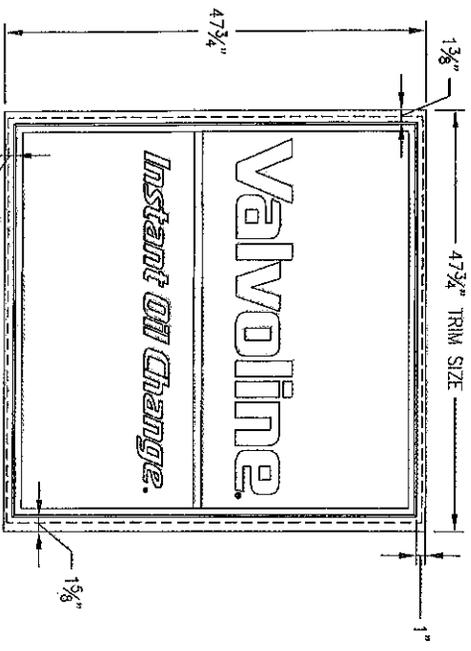
DWG TITLE: ELEVATION
DESCRIPTION: MONUMENT FACE REPLACEMENT
FILE NAME:
BLOCK NAME:

NO: 105903
DATE: 10/23/23
DRAWN BY: AK
SHEET # 1 OF # 2





(2) PAN FORMED REPLACEMENT FACES RECD WITH 2ND SURFACE VINYL GRAPHIC

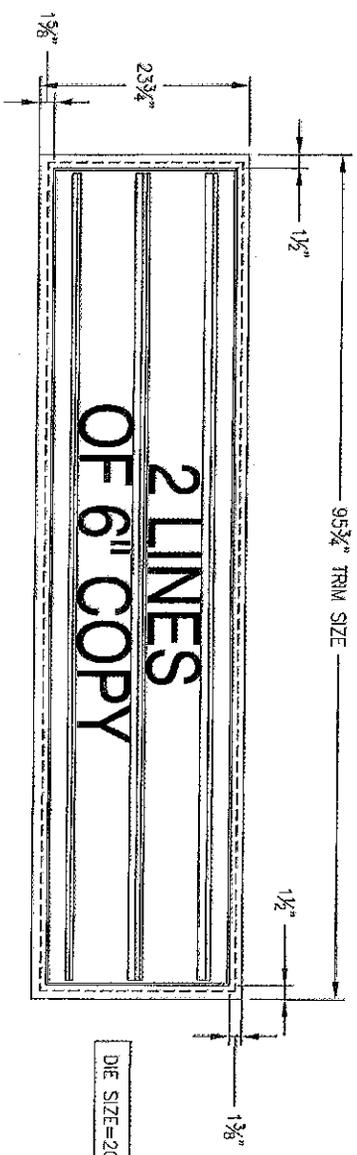


(2) PAN FORMED REPLACEMENT FACES RECD WITH 2ND SURFACE VINYL GRAPHIC



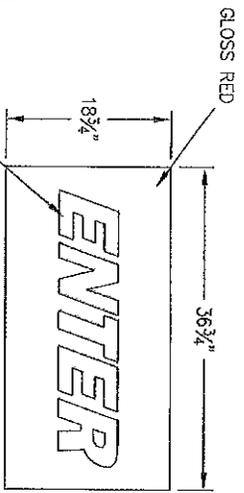
FSC TO PROVIDE LED RETRO KIT:
 (8) 72" PRINCIPAL PRISM SYNERGY 24V
 DOUBLE SIDED STRK 71K WHITE
 (2) 96W/24V PRINCIPAL ENERGIZER 100W/24V POWER
 SUPPLY
 MAX LOAD (5) STOCKS /PS

DIE SIZE = 46" H X 45" W



(2) PAN FORMED REPLACEMENT FACES WITH ZIP-TRACK FOR 6" BLACK COPY (2) RECD

ITEM	QTY	UOM	FSC PART NUMBER	ITEM DESCRIPTION	NOTES
1	35	SF	R10066	150 X 100 X 400 CLEAR POLYCARB ALUMC	2ND SURFACE VINYL
VINYL					
ID	QTY	UOM	FSC PART NUMBER	ITEM DESCRIPTION	NOTES
A	5F	SF	V00057	STD RED 3690-33 3F X 50D *	
B	5F	SF	V00127	EUROPEAN BLUE 3690-32 48T X 100D *	
C	5F	SF	V00122	PROCESS BLUE 3690-327 48T X 100D *	
D	5F	SF	V00207	WHITE 3690-20 48T X 100D *	
SHIP LIST					
ID	QTY	UOM	FSC PART NUMBER	ITEM DESCRIPTION	NOTES
1	1	EA	N	PAN FORMED REPLACEMENT FACE	



(1) .090" ALUM. FACE DIRECTIONAL SIGN REPLACEMENT

DIE SIZE = 20 1/2" x 93 1/2"

FAIRMONT Sign Company
 3700 E. OUTER DR., DETROIT, MI 48224
 PHONE: 313-241-1100 FAX: 313-241-1818

CUSTOMER APPROVAL _____ DATE _____

This is an optional unsolicited drawing, created by F.S.C. It is submitted for your use in connection with a project being reviewed or exhibited in any fashion without the express written approval of F.S.C. All rights reserved.

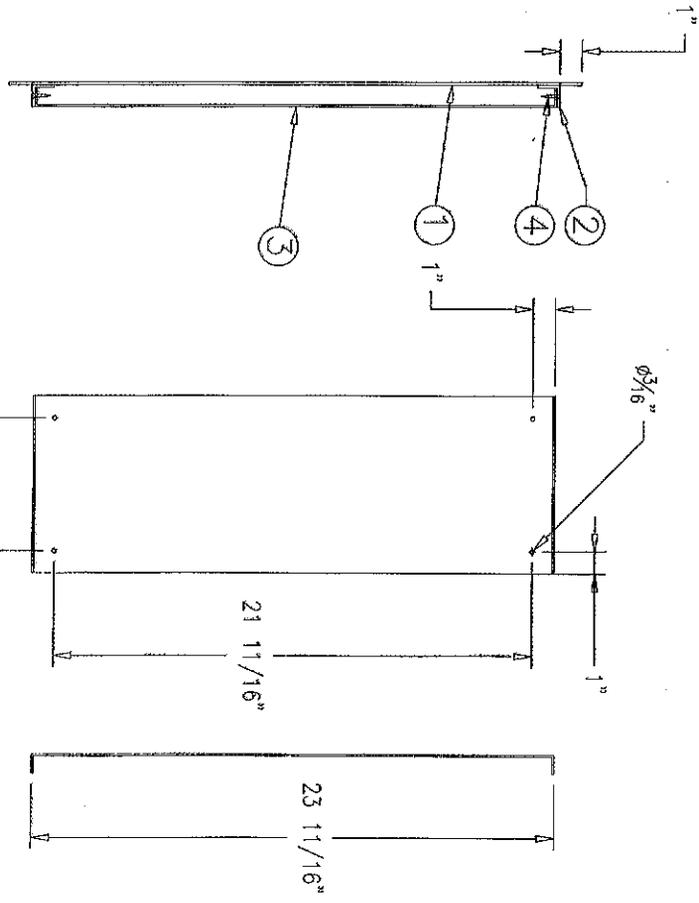
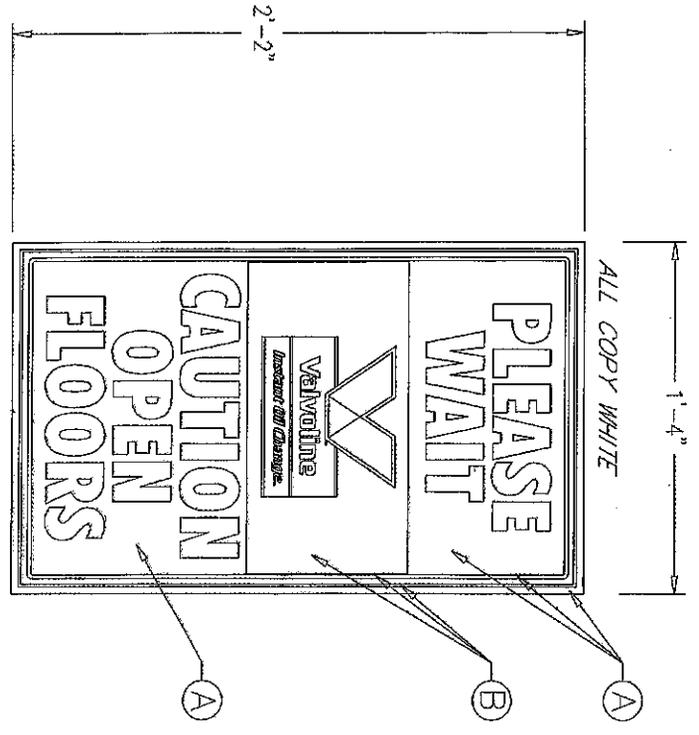
DATE	REVISION	INIT	CUSTOMER LOGS
11/2/23			

ADDRESS: 425 EAST INDUSTRIAL DR
 CITY, STATE: HARTLAND MI

DWG TITLE: PAN FACE
 DESCRIPTION: PAN REPLACEMENT FACE
 FILE NAME: _____
 BLOCK NAME: _____

NO. 105903
 DATE: 11/2/23
 DRAWN BY: AK
 SHEET # 2 OF # 2

NOTE: SIGN TO BE CLEARCOATED AFTER GRAPHICS ARE APPLIED



ITEM#	QTY	UOM	ITEM DESCRIPTION	NOTES
1	3	5F	40004	PAINTED VIO-CED
2	2	FT	40002	QUILD TO PANEL
3	3	5F	40003	BREAK BENT BRACKET
PART LIST FOR PART RECAUTION OPEN FLOOR VIO-CEDS WAIT SIGN				
PART NUMBER				
ITEM DESCRIPTION				
NOTES				
PAINTS				
PART NUMBER				
ITEM DESCRIPTION				
NOTES				
FINISHES				
PART NUMBER				
ITEM DESCRIPTION				
NOTES				
DIGITALLY PRINTED LOGO				
WHITE SEED-OIL INK/BLACKS-50 4" X 50" D				
SHIP LIST				
PART NUMBER				
ITEM DESCRIPTION				
NOTES				
CAUTION OPEN FLOOR VIO-CED PLEASE WAIT SIGN W/ MOUNTING BRACKET				

(2) REVD

TRAIRMONT
Sign Company

13740 SOUTH TAMAMI FT MYERS FL 33903

PHONE: 888-234-4444 FAX: 239-333-1199

Customer Approval: _____ DATE: _____

This is an original unaltered drawing, created by F.S.C. It is submitted for your use in connection with a project being reproduced or exhibited in any fashion without the express written approval of F.S.C. ANY CHANGES TO THIS DRAWING WILL BE AT YOUR RISK.

DATE: _____ REVISION: _____

Customer/Used: **VALVOLINE INSTANT OIL CHANGE**

ADDRESS: 13740 SOUTH TAMAMI
CITY, STATE: FT MYERS FL

ONE TITLE: **ELEVATION**

DESCRIPTION: 1'-4" X 2'-2" CUSTOM PLEASE WAIT
FILE NAME: PROJ\VALVOLINE2011\ELEV\84326
BLOCK NAME:

NO: 84326 DATE: 5/1/15
DRAWN BY: FT
SHEET #: 1 OF #: 1

D&B HAYDEN LLC
425 E INDUSTRIAL DR
HARTLAND, WI 53029

EYE COMMUNICATION SYSTEMS
1823 EXECUTIVE DR
OCONOMOWOC, WI 53066-4832

KUSCH INVESTMENTS LLC
N65W30981 BEAVER LAKE RD
HARTLAND, WI 53029-9799

RONALD & ANN JAEGER
430 E INDUSTRIAL DR
HARTLAND, WI 53029-2329

STOR IT RIGHT HARTLAND LLC
W284N3234 LAKESIDE RD
PEWAUKEE, WI 53072-3318

SW 2017 1 LLC AND J F CLEARCOTTON
LLC
1200 N MAYFAIR RD STE 310 C/O
STEWART WANGARD
MILWAUKEE, WI 53226-3288

WISCONSIN POSTAL HOLDINGS, LLC
75 COLUMBIA AVE
CEDARHURST, NY 11516-2011



**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address <u>625 WALNUT RIDGE DR</u>			
Lot <u>11</u>	Block	Subdivision <u>CSM # 7874</u>	Key No. HAV <u>0758999018</u>
Owner <u>NORTH STAR PROPERTIES OF HARTLAND LLC</u>		EMAIL	Phone <u>219.706.9139</u>
Address <u>P.O. Box 260</u>		City <u>HARTLAND</u>	State <u>WI</u> Zip <u>53029</u>
Contractor <u>BAUER SIGN & LIGHTING</u>		Phone <u>262.784.0500</u> FAX	EMAIL <u>NICK@BAUERSIGNUSA.COM</u>
Address <u>2500 S. 170th ST.</u>		City <u>New Berlin</u>	State <u>WI</u> Zip <u>53151</u>

The Architectural Board meets on the **THIRD MONDAY** of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is **FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
- One (1) set of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: 2-1-24 Date of Meeting: 2-15-24 Item No. _____

DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT

PERMIT # _____

JOB LOCATION 625 WALNUT RIDGE DR TAX KEY # HAV 0758999018
OWNER NORTH STAR PROPERTIES OF HARTLAND LLC PHONE 219.706.9139
ADDRESS P.O. Box 260 CITY HARTLAND STATE WI ZIP 53029
CONTRACTOR BAUER SIGN LIGHTING PHONE 262.784.0500
ADDRESS 2520 S. 170TH ST. CITY NEW BERLIN STATE WI ZIP 53157

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.
NEW FACES

WORDS AS THEY WILL APPEAR ON THE SIGN:

BROOKFIELD CARDIOVASCULAR ASSOCIATES

OVERALL DIMENSIONS OF SIGN 10.625' x 81.5" COLOR OF BACKGROUND DURANODIC

SIZE OF LETTERS IN INCHES 3.6" COLOR OF LETTERS WHITE

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

LEXAN PANEL w/ VINYL OVERLAY

ILLUMINATED? YES NO INTERNALLY EXTERNALLY
EXISTING

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 3,800

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT M. G. B.M.

DATE 1/30/2024

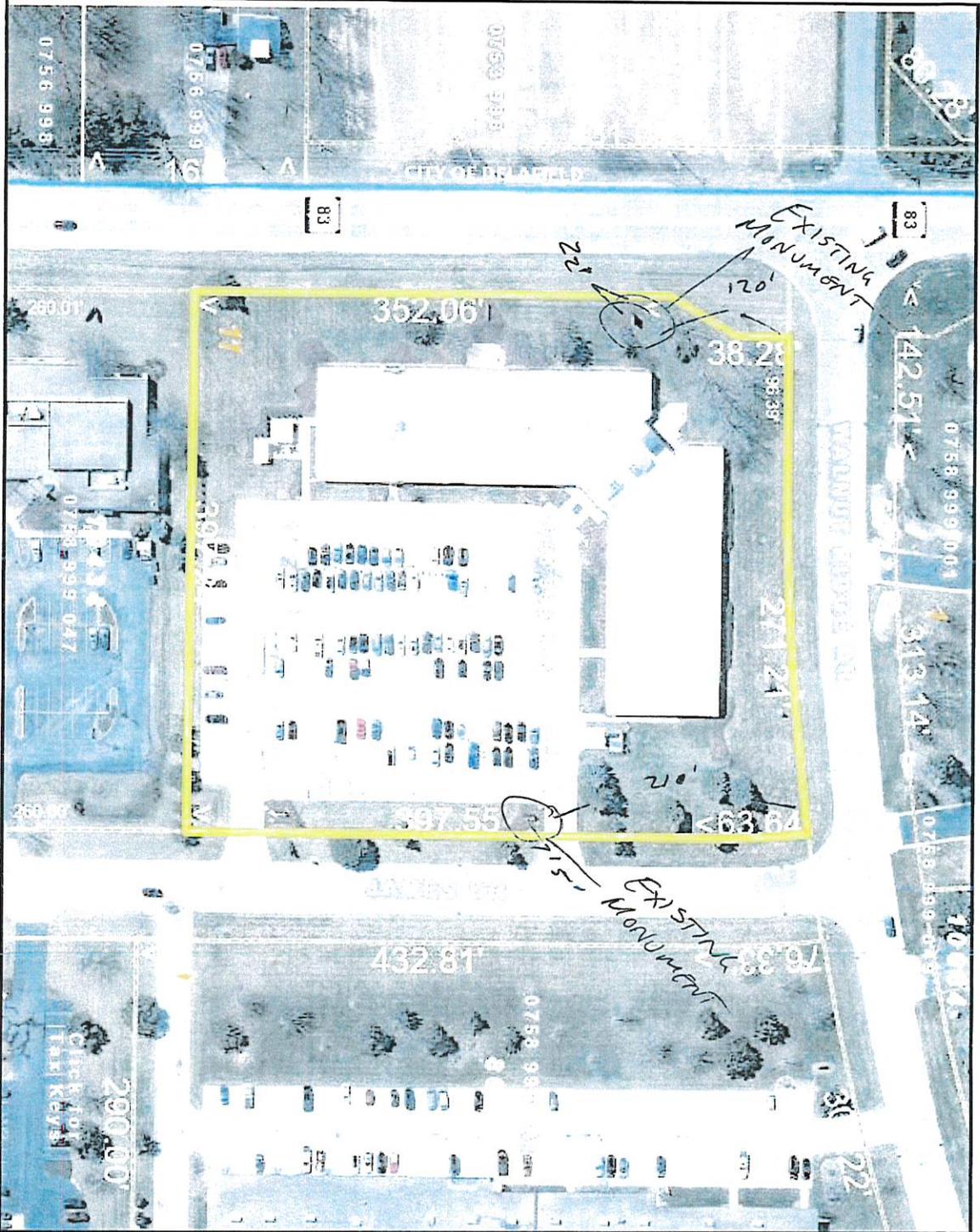
PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____



MAP WAUKESHA COUNTY

Waukesha County GIS Map



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

0 114.50 Feet

Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlet
- SimultaneousConveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
- EA-Easement_Line
- PL-DA
- PL-Extended_Line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- <all other values>
- Railroad_2K

Notes:

Printed: 1/30/2024

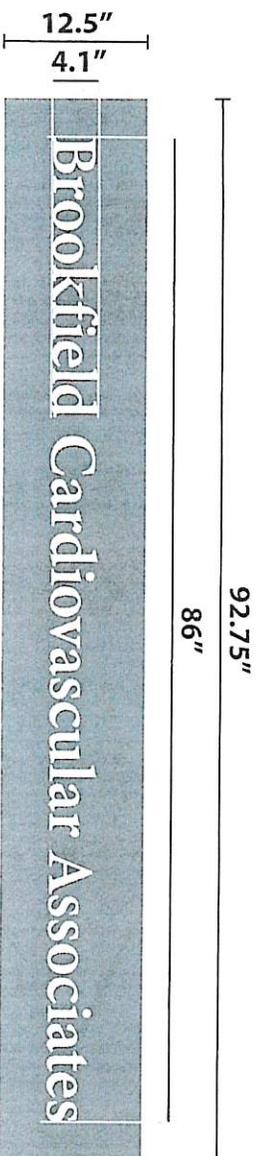




2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-784-6675

File: Ramagopal J. Tumuluri
 Location: 625 Walnutridge Drive, Hartland
 Client: Ramagopal J. Tumuluri
 Sales rep: Paul Butler
 Date: cb 01/29/24
 Revision:



FC 02

SPECIFICATIONS

FABRICATE AND INSTALL **ONE** LEXAN PANEL INTO EXISTING S/F, NON-ILLUMINATED MONUMENT SIGN.

- FACES TO BE WHITE LEXAN
- GRAPHICS TO BE COMPUTER CUT 3M DURANODIC 69 VINYL OVERLAYS
- INSTALLED INTO EXISTING MONUMENT SIGN

EXISTING - 1.75" RETAINERS, 1.5" H-BARS; PANEL VO 12.5" x 92.75"



PROPOSED

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples. These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by Underwriters Laboratories, Inc.

This sign will be manufactured in accordance with the applicable local codes. The finished product is provided and posted to the sign wall over.

Scale: 3/4" = 1'



2500 South 170th
 New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
 Phone: 262-784-0500
 Fax: 262-784-6675

File Ramagopal J. Tumuluri
 Location 625 Walnutridge Drive, Hartland
 Client Ramagopal J. Tumuluri
 Sales rep Paul Butler
 Date cb 01/29/24
 Revision



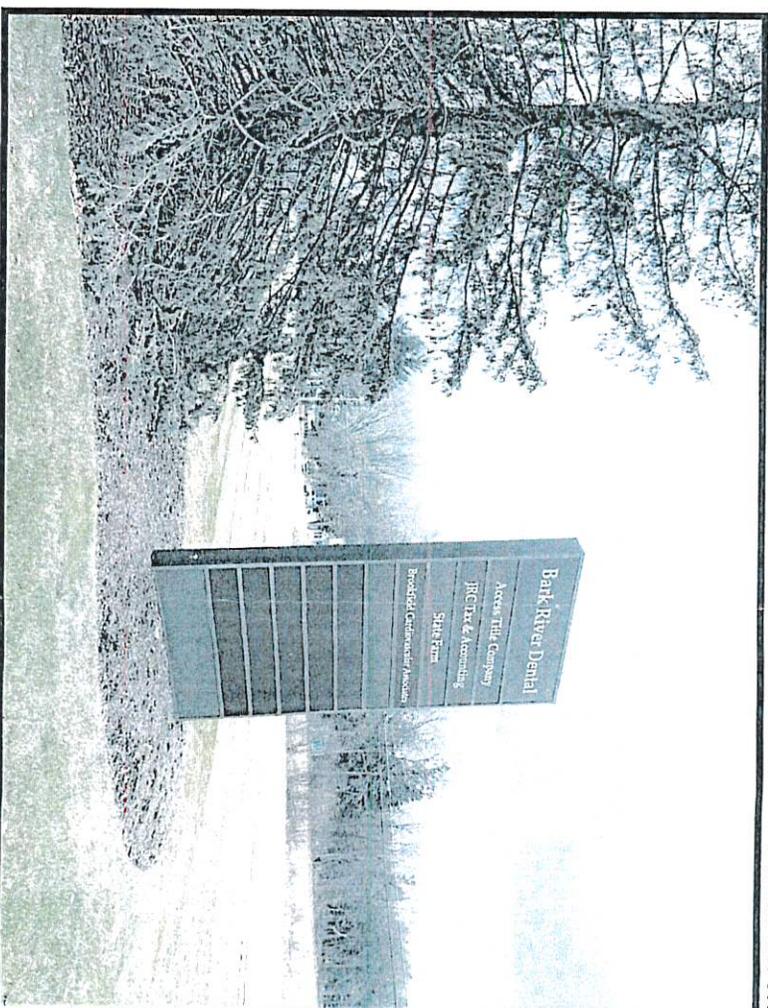
FC 01

- SPECIFICATIONS**
- FABRICATE AND INSTALL **TWO** LEXAN PANELS INTO EXISTING D/F, INTERNAL ILLUMINATED MONUMENT SIGN.
- FACES TO BE WHITE LEXAN
 - GRAPHICS TO BE COMPUTER CUT 3M DURANODIC 69 VINYL OVERLAYS
 - INSTALLED INTO EXISTING MONUMENT SIGN



PROPOSED NIGHT

EXISTING - 1.75" RETAINERS, 1.5" H-BARS; PANEL VO 10.625 x 81.5"



PROPOSED

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples. These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the national standard for outdoor signs. The sign shall be produced in accordance with the sign and lettering standard.

Scale: 3/4" = 1'

BARK RIVER JOINT VENTURE LLC
2560 LORD BALTIMORE DR
BALTIMORE, MD 21244-2677

DANIEL F BUBB
2921 HIGHWAY 83
HARTLAND, WI 53029-9384

HPJL PROPERTIES LLC
W301N6686 MIRANDA WAY
HARTLAND, WI 53029-9086

J-MAC LLC
N60W33070 COUNTY ROAD C
NASHOTAH, WI 53058-9734

NORTH STAR PROPERTIES OF
HARTLAND LLC
PO BOX 260 C/O TIM PEDERSON
HARTLAND, WI 53029-0260

PDC MIDWEST PROPERTIES LLC
2831 N GRANDVIEW BLVD STE 222
PEWAUKEE, WI 53072-5584

PDC PARTNERS LLC
700 WALNUT RIDGE DR STE 120
HARTLAND, WI 53029-8892

WALNUT RIDGE HOLDINGS LLC
PO BOX 343910 - ACCOUNTING C/O
AURORA HEALTH CARE INC
MILWAUKEE, WI 53234-3910



**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address 801 Cardinal Lane, Hartland, WI. 53029			
Lot 1,2 & 3	Block 3	Subdivision :Lake Country Industrial Park	Key No. HAV 0731027002
Owner Landmark Credit Union		EMAIL ChristopherRieger@landmarkcu.com	Phone (262) 796-4500
Address 555 S. Executive Dr.		City Brookfield	State WI Zip 53005
Contractor Innovative Signs	Phone (262) 432-1330	FAX	EMAIL lisa@innovative-signs.com
Address 21700 Doral Rd.		City Waukesha	State WI Zip 531862

The Architectural Board meets on the **THIRD MONDAY** of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is **FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
- One (1) set of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: _____ Date of Meeting: _____ Item No. _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

Landmark Credit Union

type NIGHT DEPOSIT with directional arrow

OVERALL DIMENSIONS OF SIGN 24.0" x 39.5" COLOR OF BACKGROUND Gray

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

Aluminum & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 795.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
Landmark Credit Union

OVERALL DIMENSIONS OF SIGN 40.0" x 159.0" COLOR OF BACKGROUND N/A

SIZE OF LETTERS IN INCHES Please see drawing COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
Acrylic & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 5,870.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

Landmark Credit Union

STOP - in standard red stop sign octagon (side 1)

Landmark Credit Union EXIT ONLY (side 2)

OVERALL DIMENSIONS OF SIGN 24.0" x 39.5" COLOR OF BACKGROUND Gray

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

Aluminum & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 795.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
Landmark Credit Union

OVERALL DIMENSIONS OF SIGN 38" x 130" COLOR OF BACKGROUND Gray

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
Aluminum Acrylic & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 4,620.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

Landmark Credit Union

STOP - in standard red stop sign octagon (side 1)

Landmark Credit Union (side 2)

OVERALL DIMENSIONS OF SIGN 24.0" x 39.5" COLOR OF BACKGROUND Gray

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

Aluminum & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 795.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
Landmark Credit Union

OVERALL DIMENSIONS OF SIGN 40.0" x 159.0" COLOR OF BACKGROUND N/A

SIZE OF LETTERS IN INCHES Please see drawing COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
Acrylic & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 5,870.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

Landmark Credit Union

STOP - in standard red stop sign octagon (side 1)

Landmark Credit Union EXIT ONLY (side 2)

OVERALL DIMENSIONS OF SIGN 24.0" x 39.5" COLOR OF BACKGROUND Gray

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

Aluminum & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 795.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

Landmark Credit Union

STOP - in standard red stop sign octagon & No right hand turn arrow (side 1)

Side 2 is blank

OVERALL DIMENSIONS OF SIGN 24.0" x 39.5" COLOR OF BACKGROUND Gray

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

Aluminum & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 795.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

Landmark Credit Union

ENTRANCE tyme NIGHT DEPOSIT with directional arrow

OVERALL DIMENSIONS OF SIGN 24.0" x 39.5" COLOR OF BACKGROUND Gray

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

Aluminum & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 795.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck

DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:
TYME

OVERALL DIMENSIONS OF SIGN 25.75" x 97.25" COLOR OF BACKGROUND Blue

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)
Aluminum Acrylic & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 900.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____



Landmark
CREDIT UNION

LCU Hartland
801 CARDINAL LANE,
HARTLAND, WI 53029



21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com

**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR SIGN PERMIT**

PERMIT # _____

JOB LOCATION 801 Cardinal Lane, Hartland, WI 53029 TAX KEY # HAV 0731027002
OWNER Landmark Credit Union PHONE 262-796-4500
ADDRESS 555 S. Executive Drive CITY Brookfield, STATE WI ZIP 53005
CONTRACTOR Innovative Signs PHONE 262-432-1330
ADDRESS 21700 Doral Road CITY Waukesha STATE WI ZIP 53186

SIGN TYPE: WALL PROJECTING AWNING, CANOPY GROUND
 PORTABLE/TRAINING REAL ESTATE PERM. REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

Landmark Credit Union
STOP - in standard red stop sign octagon (side 1)
Landmark Credit Union (side 2)

OVERALL DIMENSIONS OF SIGN 24.0" x 39.5" COLOR OF BACKGROUND Gray

SIZE OF LETTERS IN INCHES _____ COLOR OF LETTERS White

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

Aluminum & Vinyl

ILLUMINATED? YES NO INTERNALLY EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 795.00

TO THE BUILDING INSPECTOR: THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT Lisa Burck DATE 01/24/2024

PLANS APPROVED: ARCHITECTURAL BOARD _____

APPLICATION APPROVED: BUILDING INSPECTOR _____ DATE _____

Before



After - Day



After - Night



Customer

Landmark Credit Union
801 Cardinal Lane, Hartland

Date: 12/27/2023
Project Manager: Shaun R.

Order #: ISI - 12317
Designer: Brian H.

Materials & Specifics

Monument Face Update

- Existing face to be cut out, leaving 3" all the way around for new face to be screwed into.
- New face to be routed alum. painted SW 7074 Software Gray
- 7328 White acrylic backing
- Translucent digital print with lamination to best match Pantone 7708c
- New face to be screwed into existing face/frame
- Countersunk screws to be used.

Colors

- Pantone 7708c
- 7328 White Acrylic
- SW 7074 Software Gray

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Qty: 2 - Single Sided



Before



Side 1 After - Non Lit



After - Non Lit



Side 2 After - Non Lit



Customer

Landmark Credit Union
801 Cardinal Lane, Hartland

Date: 12/27/2023 Project Manager: Shaun R.

Order #: ISI - 12317 Designer: Brian H.

Materials & Specifics

Monument ATM Face - Non Lit
- Aluminum Face's & Reveal
- Digital Print with Lamination decal applied to face

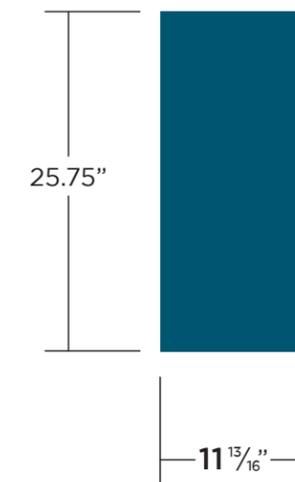
Colors

- Pantone 7708c
- White

Qty: 2 - Single Sided



Qty: 1



Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Customer

Landmark Credit Union

Channel Letters

Date Project Manager

01/09/2024 Shaun R.

Order # Designer

EST - 12317 Brian H.

Trim Cap Color Acrylic Faces

3/4" Black 7328 White

Return Color Return Depth

Black Standard 4"

Materials & Specifics

Face Lit & Halo Lit Logo

- White LED 7100k
- 7328 White acrylic face, 2777 white acrylic back
- Translucent digital print to best match Pantone 7708c
- Pin Mounted with 2" spacer for halo effect

Channel Letter Copy - Face Lit

- White LED 7000k
- 2447 White acrylic face
- Raceway mounted; painted MP04991 Brown County

Colors

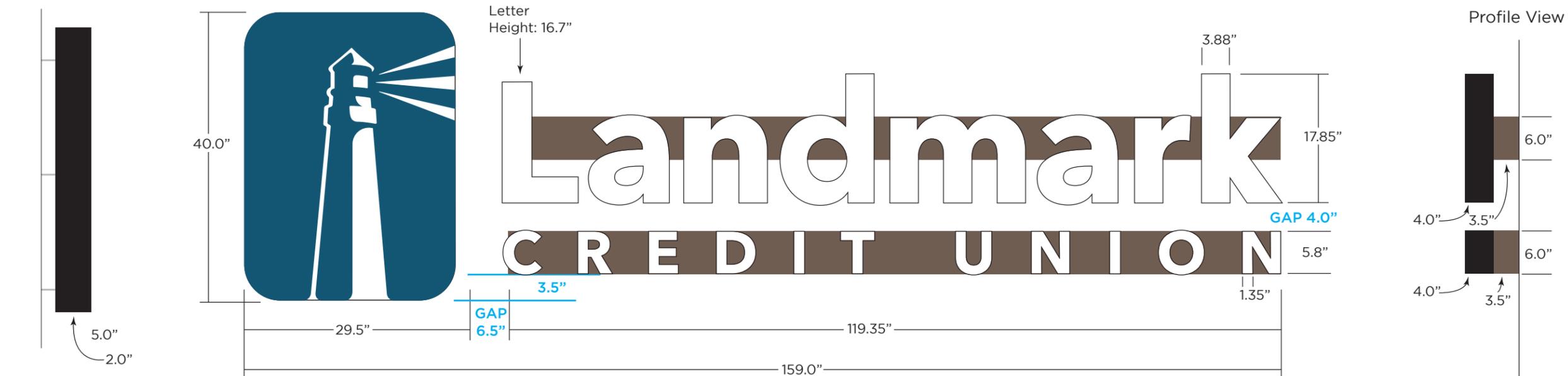
- Logo Face:** 7328 white acrylic
- Logo Backing:** 2777 white acrylic(back for halo)
- Channel Letter Face:** 2447 white acrylic
- Black
- Pantone 7708c
- MP04991 Brown County

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Profile View

Qty: 1



Scroll Down
For Page 2

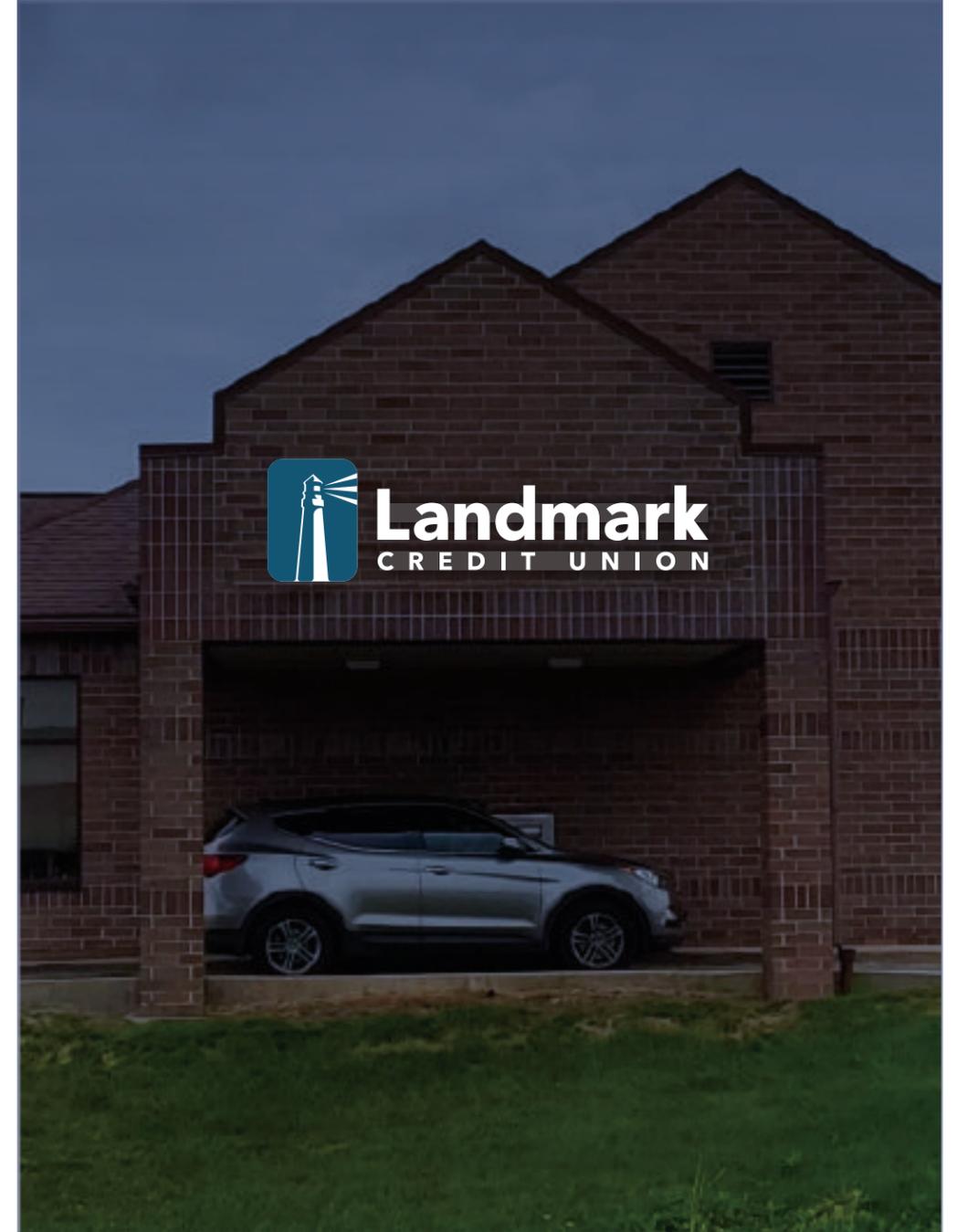
Before



After - Day



After - Night



Directional A - Hartland - 801 Cardinal Lane



www.innovative-signs.com

Before

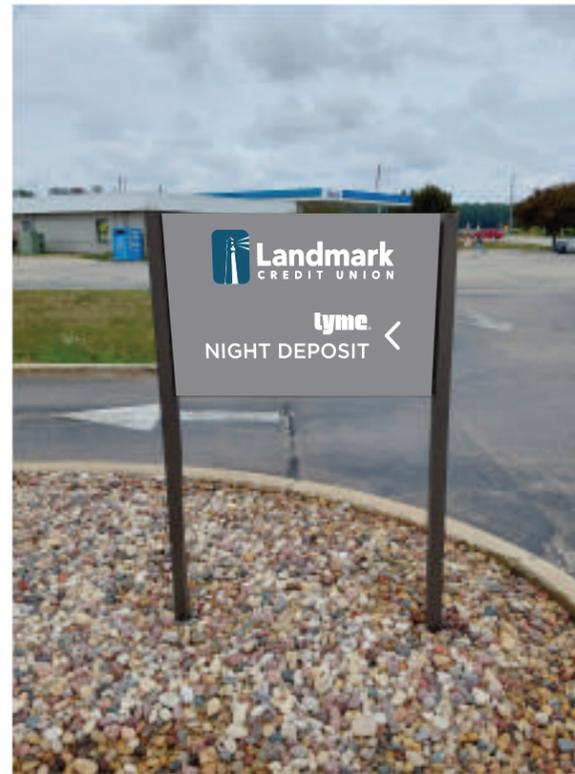


Side 1



Side 2

After



Side 1



Side 2

Qty: 1 Panel

Side 1



Side 2



24 in

39.5 in

Customer

Landmark Credit Union
Rebranding

Date Project Manager

01/09/2024 Shaun R.

Order # Designer

ISI - 12317 Brian H.

Materials & Specifics

Directional Reface

- 1/8" Aluminum panel painted to best match SW 7074 Software Gray
- Digital Prints with lamination contour cut logo
- Oracal 751-010 White Copy

Colors

- Pantone 7708c
- Oracal 751-010 White
- SW 7074 Software Gray

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Directional B - Hartland - 801 Cardinal Lane



www.Innovative-Signs.com

Before



Side 1



Side 2

After



Side 1



Side 2

Qty: 1 Panel
Side 1



Side 2



39.5 in

24 in

Customer

Landmark Credit Union
Rebranding

Date Project Manager

01/09/2024 Shaun R.

Order # Designer

ISI - 12317 Brian H.

Materials & Specifics

Directional Reface

- 1/8" Aluminum panel painted to best match SW 7074 Software Gray
- Digital Prints with lamination contour cut logo
- Oracal 751-010 White Copy

Colors

-  Pantone 7708c
-  Red
-  Oracal 751-010 White
-  SW 7074 Software Gray

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Directional C - Hartland - 801 Cardinal Lane



www.innovative-signs.com

Before



Side 1



Side 2

After



Side 1



Side 2

Qty: 1 Panel
Side 1



Side 2



24 in

39.5 in

Customer

Landmark Credit Union
Rebranding

Date Project Manager

01/09/2024 Shaun R.

Order # Designer

ISI - 12317 Brian H.

Materials & Specifics

Directional Reface

- 1/8" Aluminum panel painted to best match SW 7074 Software Gray
- Digital Prints with lamination contour cut logo
- Oracal 751-010 White Copy

Colors

-  Pantone 7708c
-  Red
-  Oracal 751-010 White
-  SW 7074 Software Gray

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Directional D - Hartland - 801 Cardinal Lane



www.Innovative-Signs.com

Before



Side 1

Side 2

After



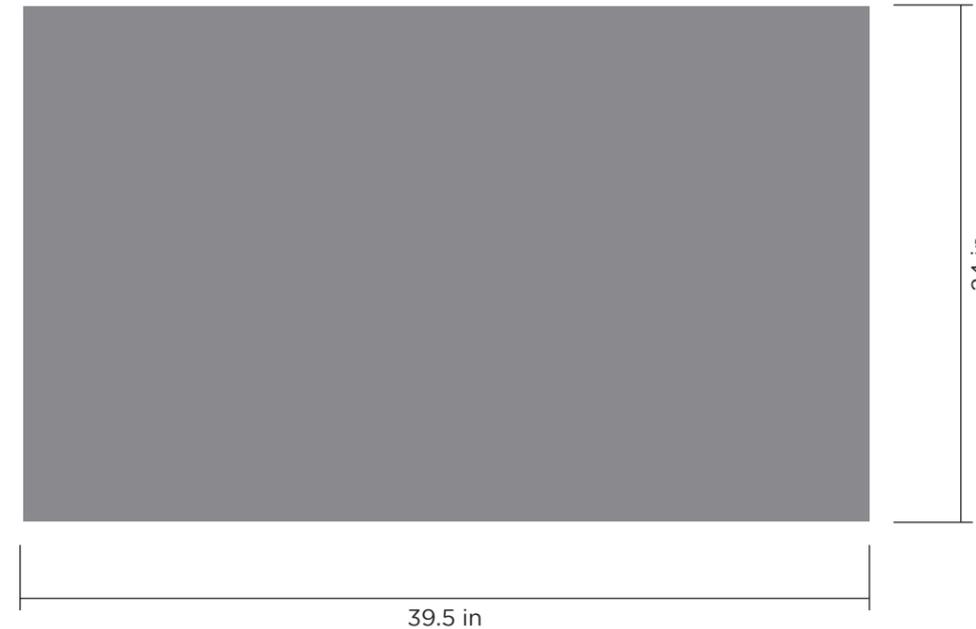
Side 1

Side 2

Qty: 1 Panel
Side 1



Side 2



Customer

Landmark Credit Union
Rebranding

Date Project Manager

01/09/2024 Shaun R.

Order # Designer

ISI - 12317 Brian H.

Materials & Specifics

Directional Reface

- 1/8" Aluminum panel painted to best match SW 7074 Software Gray
- Digital Prints with lamination contour cut logo
- Oracal 751-010 White Copy

Colors

- Red
- Oracal 751-010 White
- SW 7074 Software Gray

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Directional E - Hartland - 801 Cardinal Lane



www.Innovative-Signs.com

Before



Side 1



Side 2

After



Side 1



Side 2

Qty: 1 Panel
Side 1



Side 2



Customer

Landmark Credit Union
Rebranding

Date Project Manager

01/09/2024 Shaun R.

Order # Designer

ISI - 12317 Brian H.

Materials & Specifics

Directional Reface

- 1/8" Aluminum panel painted to best match SW 7074 Software Gray
- Digital Prints with lamination contour cut logo
- Oracal 751-010 White Copy

Colors

-  Pantone 7708c
-  Red
-  Oracal 751-010 White
-  SW 7074 Software Gray

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Directional F - Hartland - 801 Cardinal Lane



www.Innovative-Signs.com

Before



Side 1



Side 2

After



Side 1



Side 2

Qty: 1 Panel
Side 1



Side 2



Customer

Landmark Credit Union
Rebranding

Date Project Manager

01/09/2024 Shaun R.

Order # Designer

ISI - 12317 Brian H.

Materials & Specifics

Directional Reface

- 1/8" Aluminum panel painted to best match SW 7074 Software Gray
- Digital Prints with lamination contour cut logo
- Oracal 751-010 White Copy

Colors

- Pantone 7708c
- Red
- Oracal 751-010 White
- SW 7074 Software Gray

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Directional G - Hartland - 801 Cardinal Lane



www.Innovative-Signs.com

Before



Side 1



Side 2

After



Side 1



Side 2

Qty: 1 Panel
Side 1



Side 2



39.5 in

24 in

Customer

Landmark Credit Union
Rebranding

Date Project Manager

01/09/2024 Shaun R.

Order # Designer

ISI - 12317 Brian H.

Materials & Specifics

Directional Reface

- 1/8" Aluminum panel painted to best match SW 7074 Software Gray
- Digital Prints with lamination contour cut logo
- Oracal 751-010 White Copy

Colors

-  Pantone 7708c
-  Red
-  Oracal 751-010 White
-  SW 7074 Software Gray

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Directional H - Hartland - 801 Cardinal Lane



www.Innovative-Signs.com

Before



Side 1



Side 2

After



Side 1



Side 2

Qty: 1 Panel

Side 1



Side 2



24 in

39.5 in

Customer

Landmark Credit Union
Rebranding

Date **Project Manager**

01/09/2024 Shaun R.

Order # **Designer**

ISI - 12317 Brian H.

Materials & Specifics

Directional Reface

- 1/8" Aluminum panel painted to best match SW 7074 Software Gray
- Digital Prints with lamination contour cut logo
- Oracal 751-010 White Copy

Colors

-  Pantone 7708c
-  Oracal 751-010 White
-  SW 7074 Software Gray

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

BANK FIVE NINE
155 W WISCONSIN AVE C/O ACCTS
PAYABLE
OCONOMOWOC, WI 53066

CBS PROPERTIES LLC
805 CARDINAL LN
HARTLAND, WI 53029-2319

G HOWE LAKE COUNTRY LLC
W305N1587 SILVERWOOD LN
DELAFIELD, WI 53018

LANDMARK CREDIT UNION
PO BOX 510870
NEW BERLIN, WI 53151-0870

NETNEL LLC
602 INDUSTRIAL CT
HARTLAND, WI 53029-2312

NREE HOLDING LLC
1604 MANHATTAN DR
WAUKESHA, WI 53186-3900

W225N3131 DUPLAINVILLE ROAD, LLC
5715 STATE ROAD 83
HARTLAND, WI 53029-9702

WGS & LTG HOLDINGS LLC
725 INDUSTRIAL CT
HARTLAND, WI 53029-2312



January 16, 2024

To : Ryan Bailey, Village of Hartland
From: Kristyn Smith, Hartland Business Improvement District
Subject: Downtown Hartland Art Installation

The Hartland Business Improvement District has partnered with Arrowhead High School Warhawk Manufacturing to try to bring some new and exciting art installations downtown. The students are handling this project from conception to installation, and we are really excited about it and the potential it has for increasing traffic Downtown. Art installations invigorate public spaces. They bring fresh energy, add uniqueness, and communities all over are embracing these interactive photo opportunities. Our streetscapes provide the perfect backdrop for sculptures and street art.

Per the Wisconsin Economic Development Corporation, "Main Street districts across America are learning that whimsical and offbeat installations (art, signage, alleys, seating, etc.) can fit well in historic surroundings. They can add vibrancy and interest to an area. In fact, people have come to expect commercial districts to have a touch of the quirky and odd, not just the traditional or staid developments of earlier decades. It is important to add these whimsical touches in a way that does not detract from, or even destroy, the overall historic character."

The students have come up with a fantastic, universally appealing sculpture to kick off what will hopefully be the first of many art installations in Downtown Hartland. The students are ready to present their conceptual design to the Village Board for approval. We think the emoji-style heart will add a touch of whimsy and bring people Downtown for photo opportunities, after a date night, weddings, prom, and beyond. We are eager to share the design with the Village Board and hear their feedback.

Sincerely,

Kristyn Smith
BID Director

The background is a dark blue-grey color with various geometric patterns and shapes in orange and white. There are circles of different sizes, some with dotted interiors, hexagons, and triangles. Some shapes are solid, while others are outlines. There are also horizontal and vertical dotted lines. The overall aesthetic is modern and abstract.

Hartland Sculpture Presentation

Village Board - 1/22/24



Project Members

01. Pack Davis

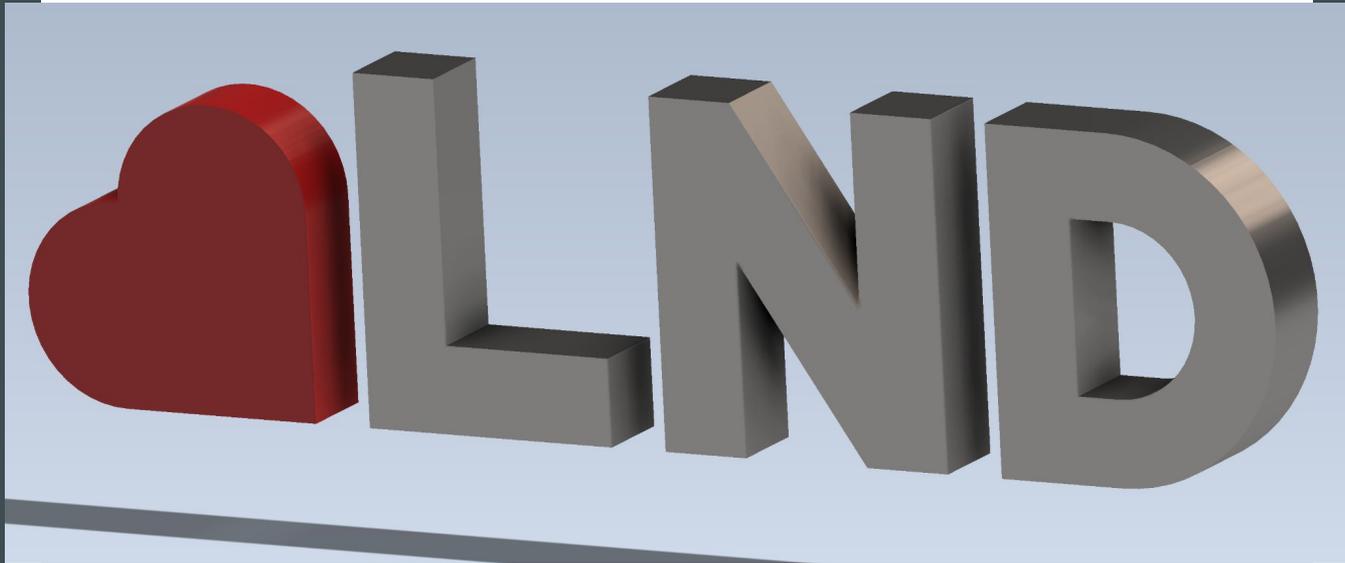
02. Nicole Boudreau

03. Matthew Schmieding

Faculty : Mr. Jeff Luetschwager



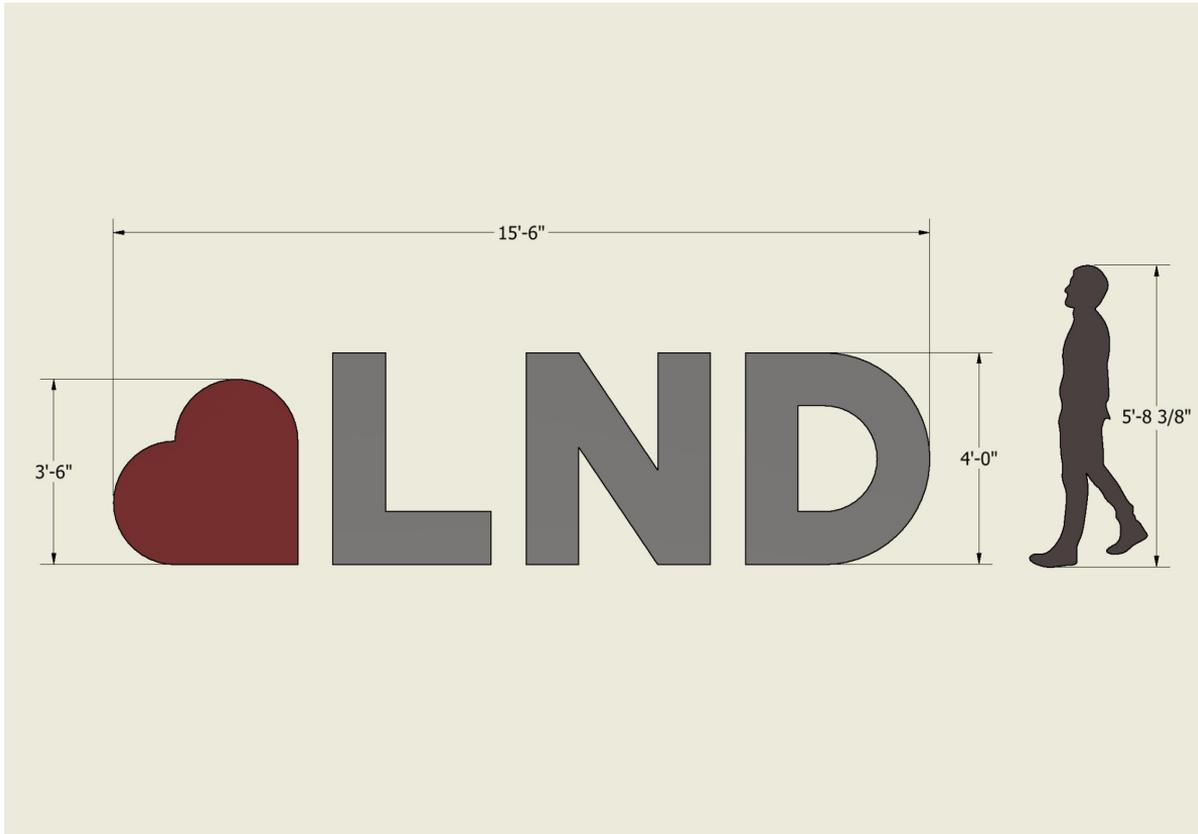
The Design



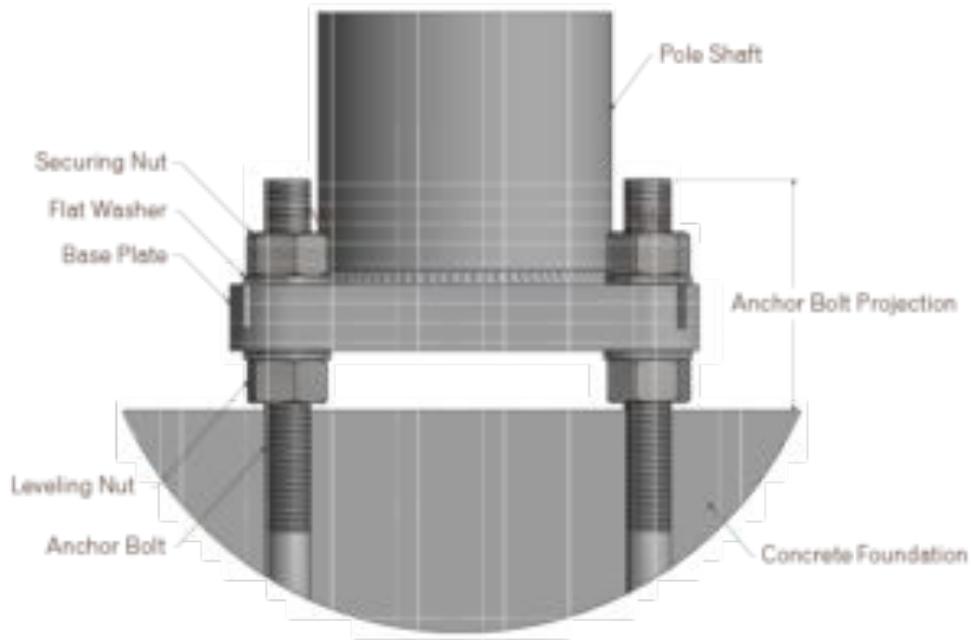
***All letters have depth of 8 -12"



Dimensions of Sculpture



Bolted Mounting Method



- 4 bolts per letter running through letters into the ground
- Allows for movement of sculpture if needed in the future

Lighting of the Sculpture





Production

Project will be produced by Warhawk Manufacturing students after engineering is completed in coming weeks

Materials and Cost

- Letters to be constructed from stainless steel
 - Welded joints
- Red powder coat paint for the heart

Final Arrowhead cost expected around \$7,300:

- 12 sheet of 11 ga. 4' x 4' Stainless Steel ($\$425 \text{ each} \times 12$) = \$5,100
 - 3 letters and 1 heart
- Powder Coat = \$550
- TIG Welding consumables = \$240
- Grinding consumables = \$200
- Labor (120 hours x \$10) = \$1,200
- Note that this excludes site preparation

Potential Sites

Site 01

Site 02

Site 03

Site 01



Red line is roughly 25 ft.



White line is 20 ft.



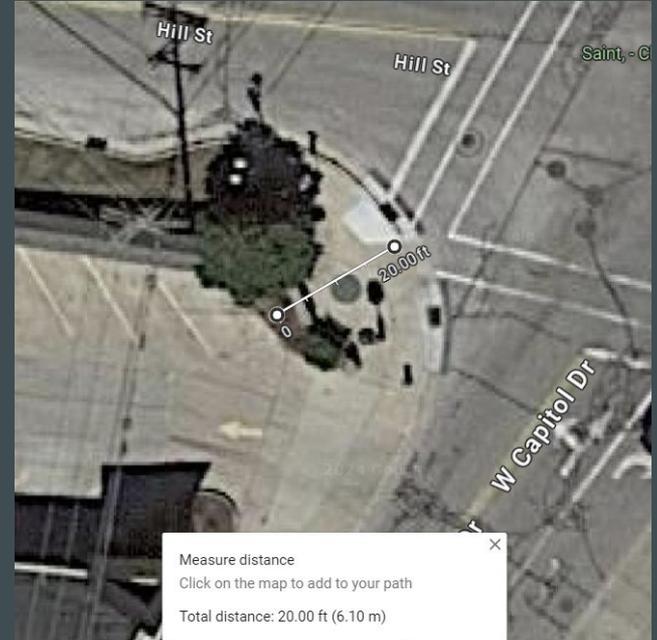
Site 02

Preferred site based on photo distance requirements

Red line is roughly 25 ft.



White line is 20 ft.



Site 03

Site not desired due to photo taking hazards

Red line is roughly 40 ft.

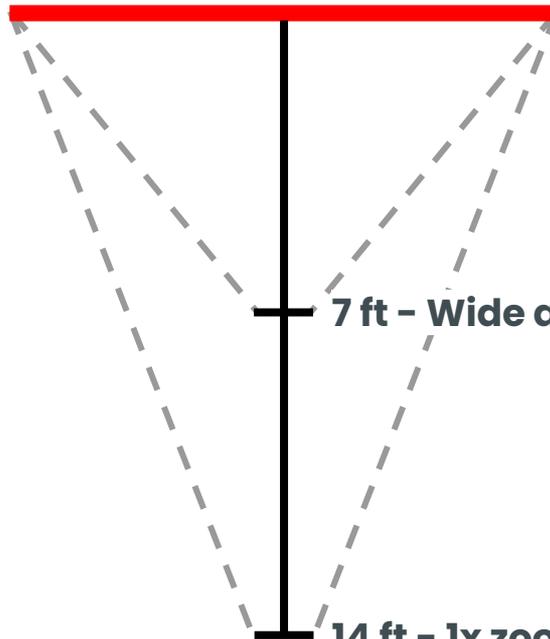


White line is 15 ft.



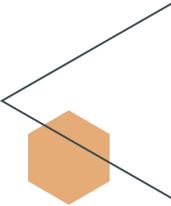
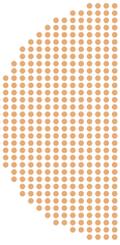
Photo Taking Distances

Expected sculpture width
16 ft



7 ft - Wide angle photo

14 ft - 1x zoom photo





★ Received ★

DEC 19 2023

PETITION FOR CONDITIONAL USE

\$150 REVIEW FEE DUE AT TIME OF APPLICATION PLUS \$300 PROFESSIONAL FEE DEPOSIT

Property Owner <u>RICK REINDERS</u>	
Business Name <u>Performance pickleball of Wisconsin</u>	
Business Owner <u>WILLIAM EAST</u>	
Address <u>528 E INDUSTRIAL DRIVE, HARTLAND WI, 53029</u>	
Contact Person <u>WILLIAM EAST</u>	Phone <u>(414)514-6294</u>
Key No. HAV <u>4713#</u>	Email <u>Willeastpickleball@gmail.com</u>

The Plan Commission meets on the third Monday of the month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

State present use of property and basic information on the intended use:

The property / Leased space is intended for people to play indoor pickleball. We are a current one court facility, with the goal to expand into 2 courts at a later date.

Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

All applications for consideration by the Plan Commission are subject to the policies described in this document.

Petitioner Signature <u>W. East</u>	
Print Name <u>12/07/23</u> <u>WILLIAM EAST</u>	Date <u>12/07/23</u>

OFFICE USE ONLY:

Date Applied: <u>12/19/23</u>	Date of Meeting: <u>1/15/24</u>	Return Comments by:
-------------------------------	---------------------------------	---------------------

Permit Fee:	\$75
Refundable Occupancy Deposit: (Refundable Deposit Returned Upon Release by Building Inspector)	\$500
Total Due:	\$575
Date Paid:	_____
Receipt No.:	_____

<p>VILLAGE OF HARTLAND</p> <p>BUSINESS OCCUPANCY</p> <p>PERMIT APPLICATION</p>
--

- Please Note that operation of business is not allowed until occupancy permit application has been approved.
- Allow approximately 5 working days for review.

After an occupancy permit application has been received and an occupancy inspection has been completed by the building inspection department, an occupancy letter will be sent to the applicant listing all violations. **An occupancy permit will be issued when all violations have been corrected.**

A conditional occupancy permit can be requested by the prospective occupant, if no life-safety violations exist as determined by the building inspection department.

If the conditional occupancy permit is issued, the applicant agrees to have all violations corrected within forty five (45) days. A reinspection will be scheduled after 45 days to check for compliance. If any violations exist, a penalty of \$25.00 per day will be assessed until all violations are corrected.

The \$500 Refundable Occupancy Deposit will be returned upon release by the Building Inspector.

BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 3

The names and amounts of any noxious or hazardous substances or fumes that may be created, stored, or used on the site: NA

Describe or sketch area for storage of above substances and any other high fire hazard areas: NA

Fire extinguisher size, type, and quantity: 1 ~~extinguisher~~ next to the exit of the building

Is there a fire sprinkler system: YES

Is there an alarm system: NO

Heating type and location: Gas "North west of building"

Describe or sketch gas shut off location: _____

Describe or sketch electric shut off location: _____

Describe or sketch fire sprinkler shut off location: Sprinklers mount in ceiling

Attach a sketch of the area of the building to be used for this business unless all of building is to be used. _____

Please note that operation of a business is not allowed until the occupancy permit application has been approved.

You may need to attach additional pages to this application.

If you have questions call Building Inspector at 262-367-4744.

Incomplete applications will not be approved.

Applicant's Signature: [Signature] Date: 11/13/23

FOR OFFICE USE ONLY

ZONING DEPARTMENT/BUILDING INSPECTION DEPARTMENT	
Zoning Classification:	
Zoning Approved:	By: _____
Application Approved:	
Permit Number:	
Notes/Conditions:	

FIRE DEPARTMENT	
Site Approved:	By: _____
Notes/Conditions:	

The Hartland Police Department is updating our records for all the businesses in the Village of Hartland. Please provide the information below needed for emergency and after hours contacts for your business. Feel free to add any other pertinent information that would better assist us in dealing with your business needs.

HARTLAND POLICE DEPARTMENT BUSINESS/KEY HOLDER UPDATE

BUSINESS NAME: Performance Pickleball of Wisconsin
ADDRESS: 528 E Industrial Drive, 53029,
PHONE: (414) 514-6294

EMERGENCY AFTER HOURS KEY HOLDERS:

NAME: WILLIAM J EAST
ADDRESS: B21 3856 Park Hill Drive, Pewaukee, 53072, WI
PHONE: (414) 514-6294
CELL PHONE: "

NAME: Ian Bennett
ADDRESS: _____
PHONE: (317) 200-5445
CELL PHONE: "

NAME: Cory East
ADDRESS: 3856 Park Hill Drive, Pewaukee, 53072, WI
PHONE: (262) 352-0682
CELL PHONE: "

Please complete and return to the Hartland Police Department by mail:
210 Cottonwood Avenue
Hartland, WI 53029

Or by FAX: 262-369-2224

Thank you for your cooperation.

PPW Executive Summary:

Business Name:

Performance Pickleball of Wisconsin

Mission:

At [Your Pickleball Club Name], our mission is to cultivate a dynamic and inclusive community centered around the exhilarating sport of pickleball. We are dedicated to providing an inviting space for players of all ages and skill levels, fostering a sense of camaraderie, wellness, and enjoyment through organized play, engaging events, and expert coaching.

Vision:

We envision PPW as the go-to destination for pickleball enthusiasts, creating an environment where passion for the sport thrives. Our vision includes establishing a vibrant hub that not only promotes physical activity but also builds lasting connections and a shared love for the game.

Unique Selling Proposition (USP):

At the heart of our club is a commitment to excellence, offering:

- a. State-of-the-art facilities equipped with top-quality pickleball courts.
- b. A diverse range of programs catering to beginners, intermediate players, and seasoned professionals.
- c. Community-focused events and social gatherings to enhance the overall pickleball experience.
- d. Expert coaching services to elevate players' skills and enjoyment of the game.

Market Positioning:

PPW stands out by blending passion for pickleball with a dedication to inclusivity and community engagement. Our club is positioned as the premier choice for those seeking not only a place to play pickleball but also a welcoming community where friendships flourish and healthy competition thrives.

Revenue Model:

Our revenue streams encompass:

- a. Membership fees, offering various packages with distinct benefits.
- b. Court rental fees for individual and group play.
- c. Lessons and coaching services for players seeking skill development.
- d. Tournaments and events, providing competitive and social platforms.
- e. Concession stand offerings, including snacks and merchandise.

Financial Projections:

The financial forecast anticipates sustainable growth through strategic marketing, membership retention, and the continuous expansion of our offerings. Initial investment will be allocated for facility setup, marketing initiatives, and operational expenses.

Business Plan

Business Name:

Performance Pickleball of Wisconsin

Mission Statement

To create a vibrant and inclusive pickleball community that fosters fitness, friendship, and fun through organized play, lessons, and events.

Vision Statement:

To be the premier destination for pickleball enthusiasts of all skill levels, providing a welcoming and supportive environment for players to enjoy the sport and build lasting connections.

Business Model:

- Membership fees
- Court rental fees
- Pickleball equipment sales
- Lessons and coaching services
- Tournaments and events
- Concession stand

Business Description:**Location:**

528 E Industrial Drive, Hartland, WI, 53029

Target Market:

Pickleball players of all ages and skill levels, including beginners, intermediate, and advanced players. Additionally, families, fitness enthusiasts, and seniors looking for a social and active community.

Unique Selling Proposition (USP):

Our club distinguishes itself through:

- State-of-the-art facilities
- Diverse programs for players of all levels
- Community engagement and social events
- Professional coaching services

Services and Products:

1. Court Rentals
 - a. Hourly court rentals for individual and group play.
2. Membership Packages
 - a. Basic, Premium, and Family Memberships with varying benefits.
3. Lessons and Coaching
 - a. Private and group lessons for players of all skill levels
 - b. Coaching programs for competitive players.
4. Tournaments and Events
 - a. Regular tournaments for members and the broader community
 - b. Social events, mixers, and themed nights.
5. Concession Stand
 - a. Healthy snacks, refreshments, and merchandise.

Marketing Strategy:

1. Online Presence:

a. Website:

- a. Develop a user-friendly website with easy navigation.
- b. Include information on memberships, court rentals, events, and coaching services.
- c. Optimize for search engines (SEO) to improve online visibility.

b. Social Media:

- a. Establish and maintain active profiles on platforms like Facebook, Instagram.
- b. Share engaging content, including gameplay highlights, member spotlights, and upcoming events.
- c. Run targeted ads to reach local pickleball enthusiasts.

c. Online Booking System:

- a. Implement a convenient online booking system for court reservations.
- b. Encourage members to book courts and services through the website for seamless experiences.

2. Local Partnerships:

a. Schools and Community Centers:

- a. Collaborate with local schools to introduce pickleball to students.
- b. Offer pickleball programs in community centers to attract new players.

b. Local Businesses:

- a. Partner with local businesses for cross-promotions and shared marketing efforts.
- b. Offer exclusive discounts for patrons of partnering businesses.

3. Events and Promotions:

a. Open House:

- Host an opening event or open house to introduce the club to the community.
- Offer free court time, lessons, and special promotions for new members.

b. Referral Programs:

- Incentivize current members to refer new players with discounts, free lessons, or merchandise.
- Create a tiered reward system for higher levels of referral engagement.

c. Social Media Challenges:

- Launch creative challenges on social media platforms to encourage member participation.
- Offer prizes for the best videos, photos, or stories related to pickleball.

4. Content Marketing:

a. Blogs and Articles:

- Publish informative blogs and articles about pickleball tips, techniques, and the benefits of the sport.
- Share success stories and testimonials from club members.

b. Video Content:

- Create engaging video content for platforms like YouTube and Instagram.
- Feature tutorials, player interviews, and behind-the-scenes glimpses of club life.

5. Community Engagement:

a. Local Events and Festivals:

- Participate in local events and festivals to increase brand visibility.
- Set up booths, conduct demonstrations, and distribute promotional materials.

b. Charity Events:

- Organize or participate in charity events to showcase the club's community involvement.
- Donate a percentage of proceeds to a local cause.

6. Membership Promotions:

a. Early Bird Specials:

- i. Offer discounts or exclusive benefits for early sign-ups and renewals.
- ii. Create a sense of urgency to drive early membership commitments.

b. Bundle Packages:

- i. Introduce package deals that combine membership, lessons, and court rentals at a discounted rate.
- ii. Appeal to both new and experienced players with tailored packages.

7. Customer Relationship Management (CRM):

a. Member Surveys:

- Regularly collect feedback through surveys to understand member preferences.
- Use insights to enhance services, facilities, and overall member experience.

b. Email Marketing:

- Build a mailing list for targeted email campaigns.
- Share updates, promotions, and exclusive offers with club members.

By implementing this comprehensive marketing strategy, [Your Pickleball Club Name] aims to establish a strong brand presence, attract new players, and foster a vibrant pickleball community. Regularly analyze the effectiveness of marketing efforts and adapt strategies based on member feedback and market trends.

Operating Expenses

1. Facility Costs:

- a. Rent/Mortgage: [\$2000 per month]
- b. Utilities: [\$200 per month]
- c. Maintenance Fund: [\$200 per month] (for ongoing upkeep and repairs)

2. Marketing and Promotion:

- a. Advertising:** [\$50 per month]
 - b. Collaborations and Partnerships: [\$50 per month]
3. Equipment and Maintenance:
- a. Pickleball Equipment:** [\$0 for initial setup]
 - b. Court Maintenance:** [\$50 per month]
4. Insurance:
- a. Liability Insurance:** [\$140 per month]
5. Miscellaneous:
- a. Contingency Fund:** [\$200 per month]
 - b. Software and Technology:** [\$300 per month]

Total Monthly Operating Expenses: [\$3,190]

Funding Requirements:

1. Initial Setup:
- Facility Setup:[\$16,000]
 - Marketing Launch:[\$1,000]
2. Working Capital:
- a. Operational Expenses: [\$500]
 - b. Equipment Reserves: [\$0]

Note:

- All figures are estimates and subject to change based on actual market conditions and operational needs.
- Monthly expenses may vary based on factors such as seasonal fluctuations, special events, and unexpected repairs.
- Regular financial reviews will be conducted to assess and adjust the budget as needed.

This operating expenses summary provides a comprehensive overview of the anticipated costs associated with running PPW. Regular monitoring and adjustments will be made to ensure financial sustainability and the club's continued success.

Revenue Streams:

1. Membership Fees:
 - a. Different tiers with varying benefits.
2. Court Rentals:
 - a. Hourly rates for court bookings.
3. Lessons and Coaching:
 - a. Fee-based lessons and coaching services.
4. Tournaments and Events:
 - a. Registration fees for tournaments and events.
5. Concession Stand:
 - a. Revenue from snack and merchandise sales.

Funding Requirements:

Outline any funding requirements for initial setup costs, marketing, and operational expenses.

Future Growth:

Expansion Plans:

1. Additional Facilities:
 - a. Consider expanding to more locations or increasing court capacity.
2. Partnerships and Sponsorships:
 - a. Forge partnerships with pickleball equipment brands and seek sponsorships for events.
3. Online Presence:
 - a. Expand online offerings, such as virtual lessons and tournaments.
4. Community Outreach:
 - a. Develop outreach programs in schools and senior centers to grow the pickleball community.

By implementing this comprehensive business plan, Performance Pickleball of Wisconsin aims to become a thriving hub for pickleball enthusiasts, contributing to the growth and popularity of the sport in the local community.

AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Waukesha County

PROOF OF PUBLICATION

Telephone Number: 262-367-2714

ACCT Number: 637790

Invoice # 108040016

Account Name: Hartland, Village of
Address: 210 Cottonwood Ave.
Hartland, WI 53029

Conley Media LLC
PO BOX 3001
Beaver Dam WI 53916
262-306-5000

IN THE MATTER OF: Hartland PH William East
AD Number: 108040016

AD Cost: 36.49

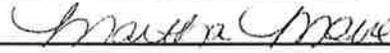
I, Martha Moore, being sworn, state:

I am the billing coordinator of the Waukesha Freeman, a public newspaper of general circulation, printed and published in the English language in the City of Waukesha, in Waukesha County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

2/3/24;2/10/24

Signed: _____

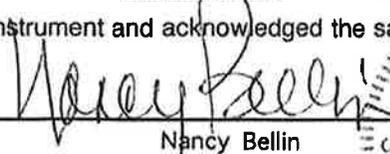


Martha Moore, Billing Coordinator

STATE OF WISCONSIN SS.
WAUKESHA COUNTY

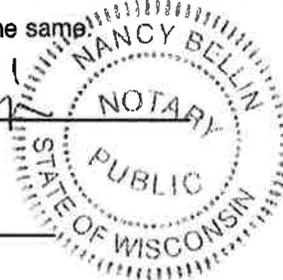
Personally came before me, this date of February 10, 2024
the above named Martha Moore to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Signed: _____



Nancy Bellin
Notary Public, Wisconsin

My Commission expires: 10/16/26



**Notice of Public Hearing
Conditional Use**

**Mon, Feb 19, 2024, 6:30
pm**

Board Room, Municipal Building, 210 Cottonwood Ave.

Please take notice that there will be a Public Hearing before the **Plan Commission** to consider the following:

Conditional Use in the M-1 Zoning District per Village Code Sec. 46-574.

Applicant seeks a Conditional Use for Tax Key No. HAW 073 095 8002 for the operation of Performance Pickleball of Wisconsin.

Applicant: William East, Performance Pickleball of Wisconsin, 528 E. Industrial Dr, Hartland, WI

Interested persons may attend the hearing in person or submit their comments to the Village Clerk's office, in writing, before said hearing.

Information regarding the above noticed hearing may be obtained in the Clerk's office.

Sandee Policello, Village Clerk

Publish: 2/3, 2/10

WNAXLP

MEMO

TO: Ryan Bailey, Village Manager

FROM: Ryan Amtmann, Village Engineer

DATE: February 14, 2024

SUBJECT: Kwik Trip Development – CSM, Rezoning, PUD Agreement

Background

Kwik Trip purchased a 5.38-acre piece of land from the Wisconsin Department of Transportation during 2022. Kwik Trip presented a concept plan to the Plan Commission (11/21/2022) and Village Board (12/12/2022) for a 12,000 square foot store, car wash and fueling canopies. The Plan Commission and Village Board both moved forward with the concept plan.

Kwik Trip submitted detailed site plans, environmental reporting, storm water management and CSM documents for a second review by the Plan Commission on October 16, 2023. Village staff and Plan Commissioners provided comments to Kwik Trip for the further advancing of their plan documents. A motion to move forward the proposed PUD development was approved subject to the following contingencies:

- Subject to a soil management plan by the DNR for handling of the environmental items due to earth work.
 - Pioneer Environmental prepared a Soil Management Plan Technical Memorandum, dated December 21, 2023. This Soil Management Plan was approved by DNR on January 19, 2024.
- Subject to an agreement being in place for the W. Capitol Drive improvements being completed in coordination with Three Leaf Development.
 - Kwik Trip has taken the lead for the design of upgrades to W. Capitol Drive from Vettleson Road past Palmer Drive towards STH 83. Kwik Trip and Three Leaf Development have a cost share agreement in place to complete these improvements. The W. Capitol Drive roadway upgrades are planned to be completed prior to the Kwik Trip opening. The road upgrades will be done as follows:
 - Per the recommendations of the TIA regarding turn-lanes into the Kwik Trip and Quarry development driveways.

- Widened and changed to an urban section with curb and gutter.
 - Existing asphalt to be replaced with 6-inches of new asphalt pavement.
 - Sidewalk on both sides of W. Capitol Drive to Palmer Drive with cross walks north of Vettleson Road and south of Palmer Drive with solar rapid-flashing beacon push button pedestrian crossing signs.
 - Provision for ability for WisDOT to extend sidewalk in the future from the north Kwik Trip driveway to STH 83 on the south side of W. Capitol Drive.
 - Installing a pork chop raised curb median at Vettleson Road to aid in turning movements between the Vettleson Road and W. Capitol Drive intersection.
 - New storm sewer and inlets.
 - New pavement markings, signs, and streetlights.
- Contingent on obtaining traffic counts related to truck types/frequencies.
 - Kwik Trip provided a letter dated December 12, 2023, that detailed the truck counts. On average they are estimating about 35 trucks per day. Most of these trucks will be smaller box trucks.
 - Modification of the driveway entrances to allow for the truck turning movements to be contained within half of the driveway width.
 - Kwik Trip widened the driveway opening on the north side to allow for semi-truck movements to be contained within half of the driveway.
 - Subject to the receipt of sound decibel study as relates to the car wash noise and car wash hours established after the decibel study.
 - Kwik Trip provided a letter dated December 12, 2023, that included a decibel study that shows the noise impact of the car wash is minimal and at a “conversational level” at 300-feet from the car wash. The quarry apartments are 370-feet away from the car wash; therefore, Kwik Trip does not believe the car wash is an issue. Kwik Trip is planning for there to be no restrictions on hours of use for the car wash.
 - Statement of where snow storage is going to be handled.
 - Kwik Trip included a snow management plan as an exhibit within the PUD agreement. There are three snow storage areas identified as well as an acknowledgement that snow more than the storage areas will be hauled off the site.
 - Subject to the Village Attorney’s contingencies on the PUD agreement.

Remaining Village Staff Comments

CSM

1. Include a permanent easement on the northwest side of the site to provide for the option of the Village entrance monument to be relocated to the Kwik Trip property, allowing room for the future sidewalk if WisDOT extends the sidewalk from the Kwik trip north driveway to STH 83.

Civil Plans (dated 2024-01-31)

2. Grading Plan (SP2)
 - a. Update grading/contours at northwest part of side to allow for future sidewalk to be constructed by WisDOT from north driveway to STH 83. Provide for flat, graded location on Kwik Trip property to allow for the relocation of the Village's entrance monument should WisDOT extend the sidewalk in the future.
 - b. We understand that the retaining wall along the west side of the site is being designed by an engineer. Please provide a railing along the top of the retaining wall.
3. Utility Plan (SP4)
 - a. The water service within the right of way shall be 6-inch.
 - b. The bend in the sewer lateral within the right of way should be removed and the lateral shall be straight to the wye connection at the sewer main.
 - c. The sewer/water utility laterals will be constructed as a part of the W. Capitol Drive roadway improvements. Please coordinate these updates with the W. Capitol Drive plans.
4. Erosion Control Plans (SWP1/4)
 - a. The Wet Detention Pond Cross Section Detail needs to have the 2-, 10- and 100-year water elevations shown on it.
 - b. The Wet Pond Liner Detail needs to have the elevations updated.
 - c. Extend the clay liner to the 10-year storm level in the pond. Provide 12" of cover over the liner above the normal water level.

PUD AGREEMENT

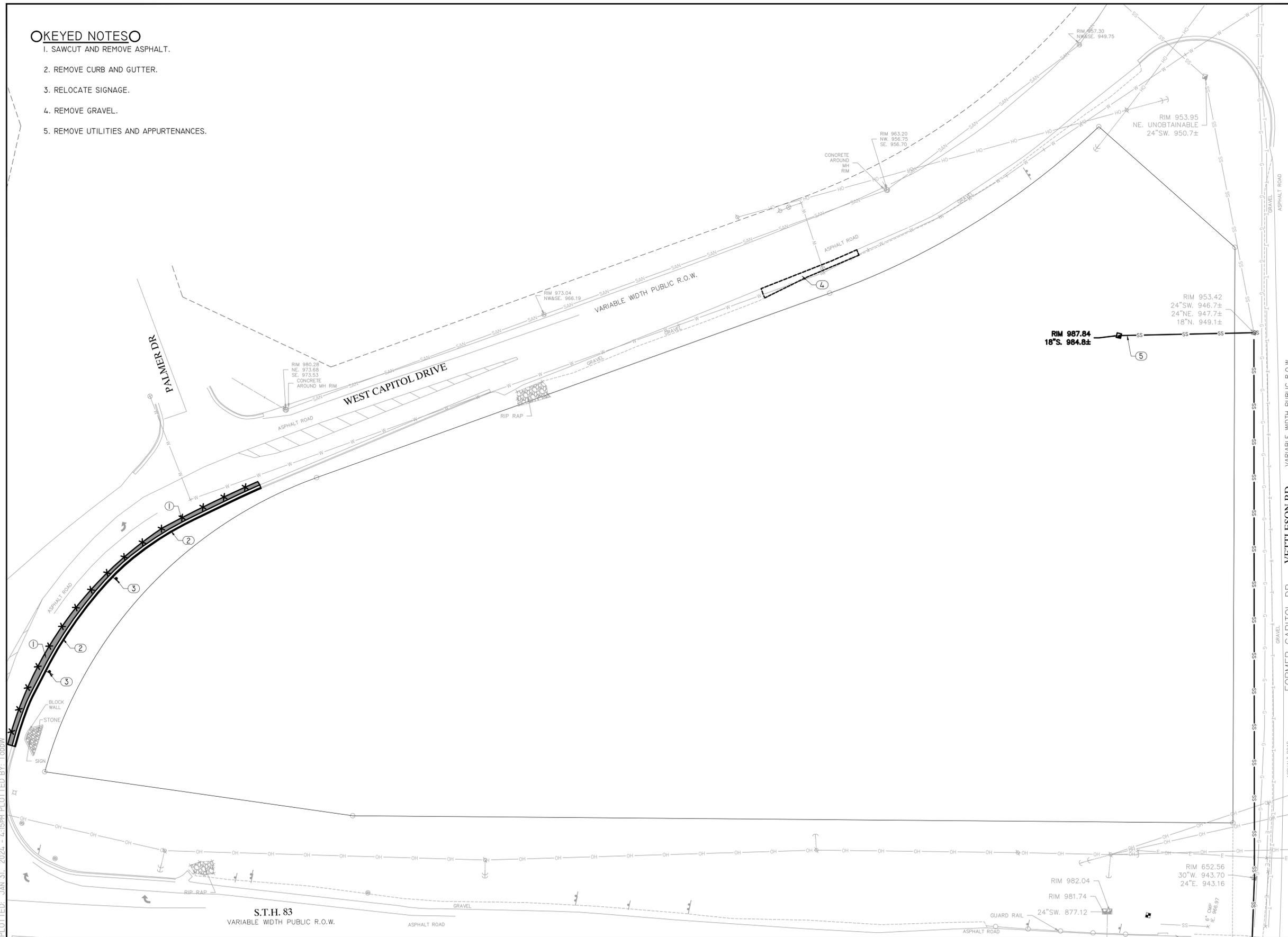
The Village Attorney and Village Engineer have worked with Kwik Trip to finalize the PUD Agreement. Attached to this memo is a marked-up final version of the PUD agreement. The agreement is in substantially complete form and needs updates to the exhibit table of contents, exhibit title page updates, and confirmation that the final plan comments are updated by Kwik Trip with the dates of the final documents being reflected in the final PUD agreement for recording.

RTA:rt

OKEYED NOTES

1. SAWCUT AND REMOVE ASPHALT.
2. REMOVE CURB AND GUTTER.
3. RELOCATE SIGNAGE.
4. REMOVE GRAVEL.
5. REMOVE UTILITIES AND APPURTENANCES.

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SPO-DEMO.DWG LAYOUT: SPO
PLOTTED: JAN 31, 2024 - 4:58PM PLOTTED BY: TODD W.



Kwik TRIP

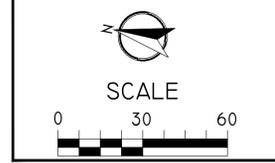
STORES

Kwik STAR

STORES

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

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



DEMO PLAN

CONVENIENCE STORE #1283

**STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI**

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 10827
DATE: 01/31/24 - PERMIT DOCUMENTS
SHEET: **SPO**

LAYOUT NOTES:

- PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
R.A. SMITH, INC.
262-781-1000
- CURBS ARE DIMENSIONED TO BACK OF CURB.
- CONVENIENCE STORE, AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHEASTERN MOST PROPERTY CORNER AND ALIGNED PARALLEL/PERPENDICULAR TO THE REFERENCE LINE LABELED S32°28'26.00"W, UNLESS OTHERWISE INDICATED ON THIS PLAN.
- UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES.
CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 15' O.C. SAW CUT
CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS.
EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C.
DOWEL ALL EXPANSION JOINTS- MAXIMUM 24' O.C.
- CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH FINISHED.
- EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
APR 15- OCT 31 USE: TK-26UV
NOV 1- DEC 31 USE: TK-290
- EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI.
- DIAGONAL STRIPING LINES (HATCHING) IN THE " NO PARKING LOADING ZONE" AREA AND ANY OTHER AREA THAT IS HATCHED SHALL BE SPACED 5' ON CENTER.
- LETTERING FOR ALL WORDING SUCH AS " NO PARKING LOADING ZONE" AND CARWASH SHOULD BE 12" TALL.
- ALL DIAGONAL STRIPING SHALL BE ANGLED AS CLOSE TO 45° AS POSSIBLE.

SITE DATA:

ZONING DISTRICT: Q-1 (QUARRY/EXTRACTIVE)
TOTAL SITE AREA - EXISTING/PROPOSED: 234,283 SF

EX. IMPERVIOUS: 0 SF
EX. PERVIOUS: 234,283 SF

PARKING REQUIREMENTS
PARKING REQUIRED: SERVICE STATION = 1 STALL PER 2 EMPLOYEES +1
50 STALLS

PARKING PROVIDED

BUILDING HEIGHTS
CONVENIENCE STORE: 20.0'
CANOPY: 19.5'

BUILDING SETBACKS
FRONT: TBD
REAR: TBD
SIDE: TBD

PROPOSED LOT GREEN AREA: 129,011 SF 55%
PROPOSED HARD COVER: 105,272 SF 45%
PAVED AREA: 85,390 SF 36%
BUILDING ROOF AREA: 18,220 SF 8%
WATER FEATURE AREA: 12,000 SF 5%
CONVENIENCE STORE: 12,220 SF
(FLOOR AREA) = 5,370 SF

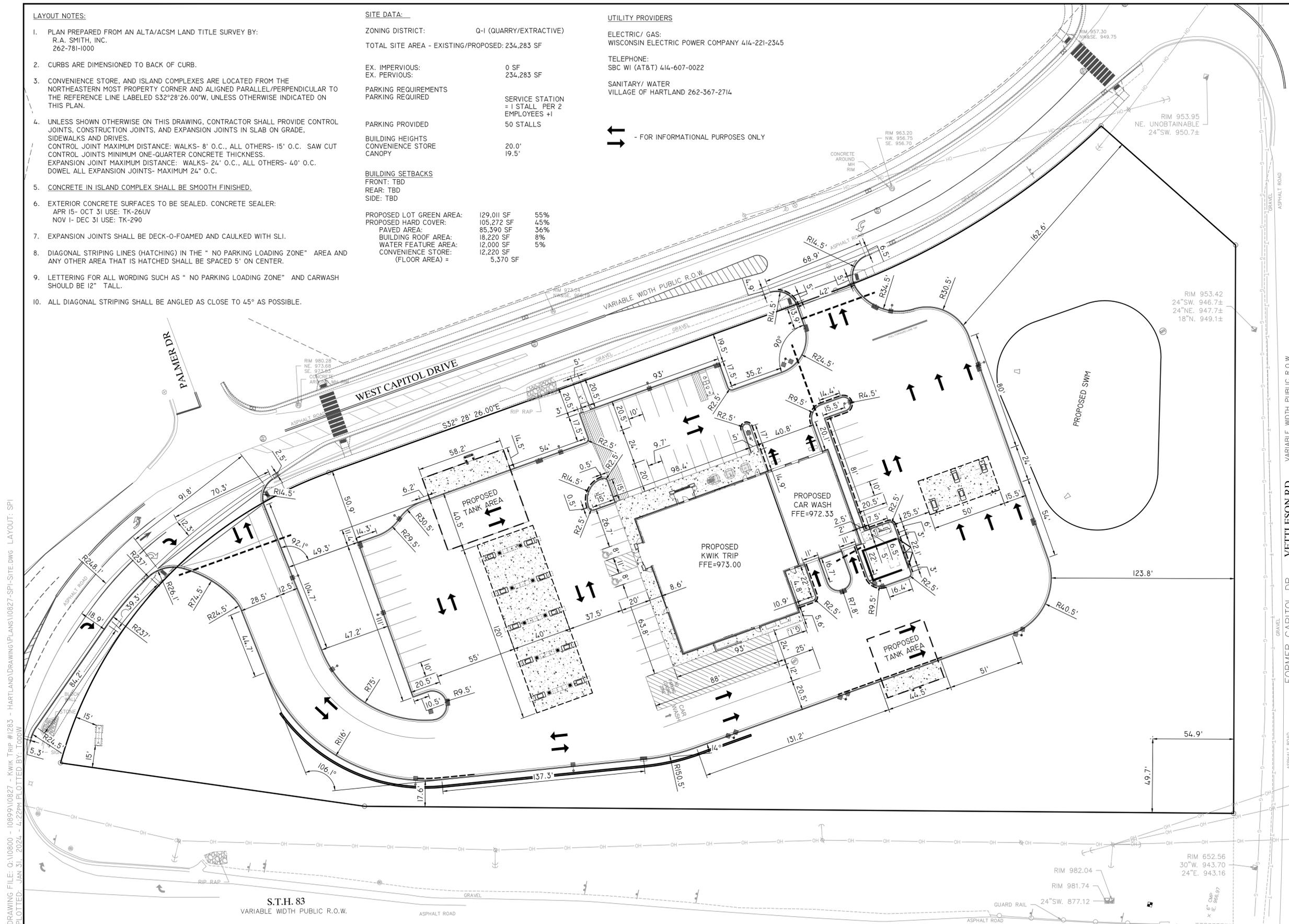
UTILITY PROVIDERS

ELECTRIC/ GAS:
WISCONSIN ELECTRIC POWER COMPANY 414-221-2345

TELEPHONE:
SBC WI (AT&T) 414-607-0022

SANITARY/ WATER
VILLAGE OF HARTLAND 262-367-2714

← → - FOR INFORMATIONAL PURPOSES ONLY



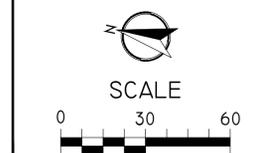
DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SPI-SITE.DWG LAYOUT: SPI
PLOTTED: JAN 31, 2024 - 4:22PM PLOTTED BY: JORDAN

KWIK TRIP
STORES

KWIK STAR
STORES

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

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, Inc.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



SITE PLAN

CONVENIENCE STORE #1283

**STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI**

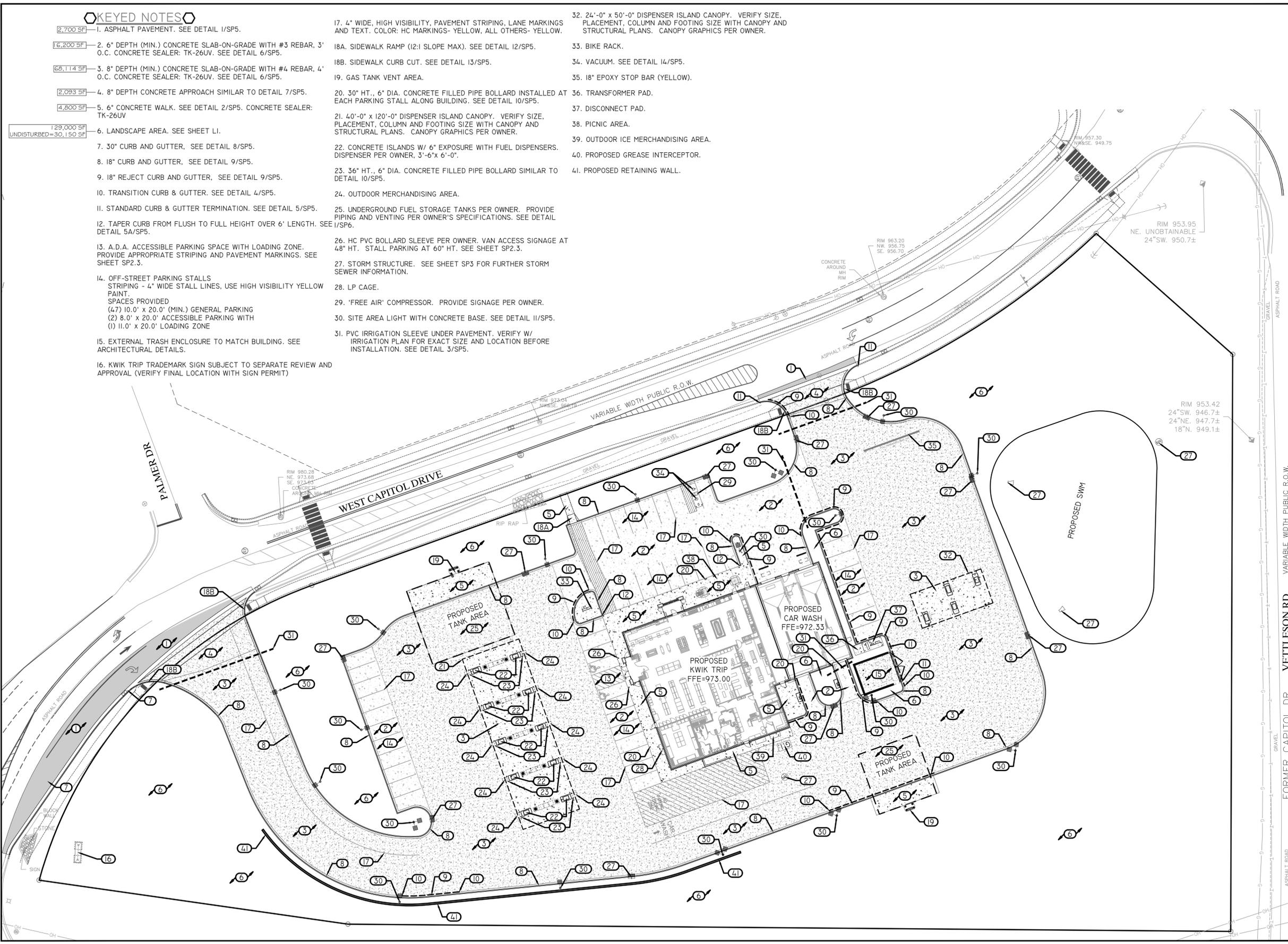
#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 10827
DATE: 01/31/24 - PERMIT DOCUMENTS
SHEET: **SP1**

KEYED NOTES

- 1. ASPHALT PAVEMENT. SEE DETAIL 1/SP5.
- 2. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR, 3' O.C. CONCRETE SEALER: TK-26UV. SEE DETAIL 6/SP5.
- 3. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR, 4' O.C. CONCRETE SEALER: TK-26UV. SEE DETAIL 6/SP5.
- 4. 8" DEPTH CONCRETE APPROACH SIMILAR TO DETAIL 7/SP5.
- 5. 6" CONCRETE WALK. SEE DETAIL 2/SP5. CONCRETE SEALER: TK-26UV
- 6. LANDSCAPE AREA. SEE SHEET LI.
- 7. 30" CURB AND GUTTER. SEE DETAIL 8/SP5.
- 8. 18" CURB AND GUTTER. SEE DETAIL 9/SP5.
- 9. 18" REJECT CURB AND GUTTER. SEE DETAIL 9/SP5.
- 10. TRANSITION CURB & GUTTER. SEE DETAIL 4/SP5.
- 11. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL 5/SP5.
- 12. TAPER CURB FROM FLUSH TO FULL HEIGHT OVER 6' LENGTH. SEE DETAIL 5A/SP5.
- 13. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS. SEE SHEET SP2.3.
- 14. OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY YELLOW PAINT. SPACES PROVIDED (47) 10.0' x 20.0' (MIN.) GENERAL PARKING (2) 8.0' x 20.0' ACCESSIBLE PARKING WITH (1) 11.0' x 20.0' LOADING ZONE
- 15. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
- 16. KWIK TRIP TRADEMARK SIGN SUBJECT TO SEPARATE REVIEW AND APPROVAL (VERIFY FINAL LOCATION WITH SIGN PERMIT)
- 17. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- YELLOW, ALL OTHERS- YELLOW.
- 18A. SIDEWALK RAMP (12:1 SLOPE MAX). SEE DETAIL 12/SP5.
- 18B. SIDEWALK CURB CUT. SEE DETAIL 13/SP5.
- 19. GAS TANK VENT AREA.
- 20. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD INSTALLED AT EACH PARKING STALL ALONG BUILDING. SEE DETAIL 10/SP5.
- 21. 40'-0" x 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
- 22. CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER, 3'-6" x 6'-0".
- 23. 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SIMILAR TO DETAIL 10/SP5.
- 24. OUTDOOR MERCHANDISING AREA.
- 25. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS. SEE DETAIL 10/SP5.
- 26. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT. SEE SHEET SP2.3.
- 27. STORM STRUCTURE. SEE SHEET SP3 FOR FURTHER STORM SEWER INFORMATION.
- 28. LP CAGE.
- 29. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
- 30. SITE AREA LIGHT WITH CONCRETE BASE. SEE DETAIL 11/SP5.
- 31. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION. SEE DETAIL 3/SP5.
- 32. 24'-0" x 50'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
- 33. BIKE RACK.
- 34. VACUUM. SEE DETAIL 14/SP5.
- 35. 18" EPOXY STOP BAR (YELLOW).
- 36. TRANSFORMER PAD.
- 37. DISCONNECT PAD.
- 38. PICNIC AREA.
- 39. OUTDOOR ICE MERCHANDISING AREA.
- 40. PROPOSED GREASE INTERCEPTOR.
- 41. PROPOSED RETAINING WALL.

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP1-SITE.DWG LAYOUT: SP1.1 PLOTTED: JAN 31, 2024 4:27PM PLOTTED BY: TODDN



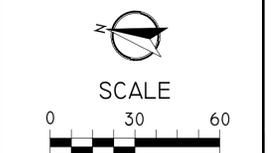
STORES



STORES

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

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
REI Engineering, Inc.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



SITE PLAN (KEYNOTES)
CONVENIENCE STORE #1283
STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 10827
DATE: 01/31/24 - PERMIT DOCUMENTS
SHEET: **SP1.1**

NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.
CALL DIGGERS HOTLINE @ 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

CONSTRUCTION NOTE:

COORDINATE WITH OWNER FOR POSSIBLE CONSTRUCTION FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

NOTE:

REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY:
R.A. SMITH, INC.
262.781.1000

CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY 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 OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

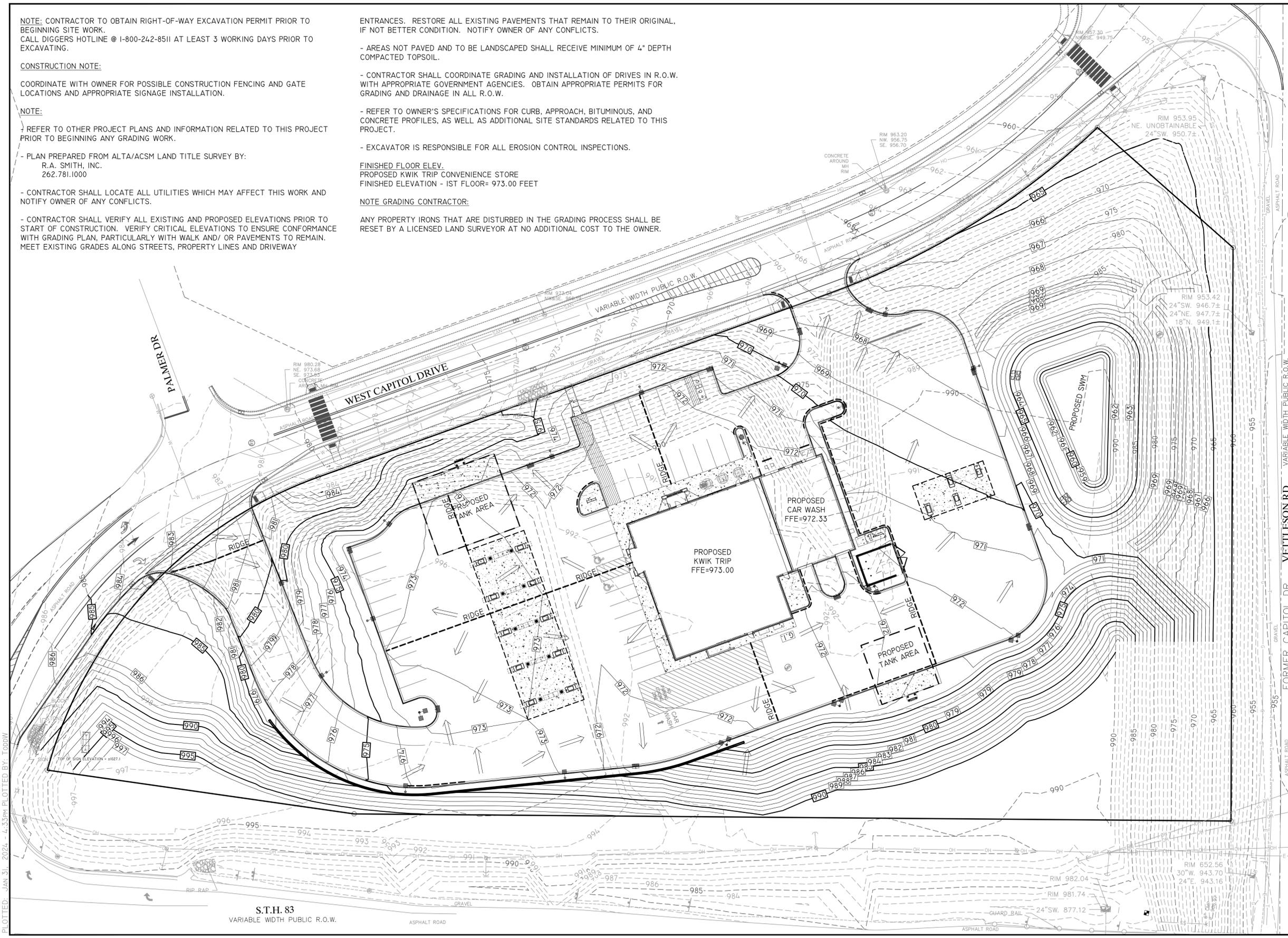
EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.

FINISHED FLOOR ELEV.
PROPOSED KWIK TRIP CONVENIENCE STORE
FINISHED ELEVATION - 1ST FLOOR= 973.00 FEET

NOTE 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.

DRAWING FILE: C:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP2.0-GRADING.DWG LAYOUT: SP2
PLOTTED: JAN 31, 2024 4:33PM PLOTTED BY: TODDM



S.T.H. 83
VARIABLE WIDTH PUBLIC R.O.W.

Kwik TRIP

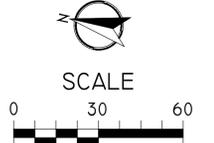
STORES

Kwik STAR

STORES

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

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



GRADING PLAN

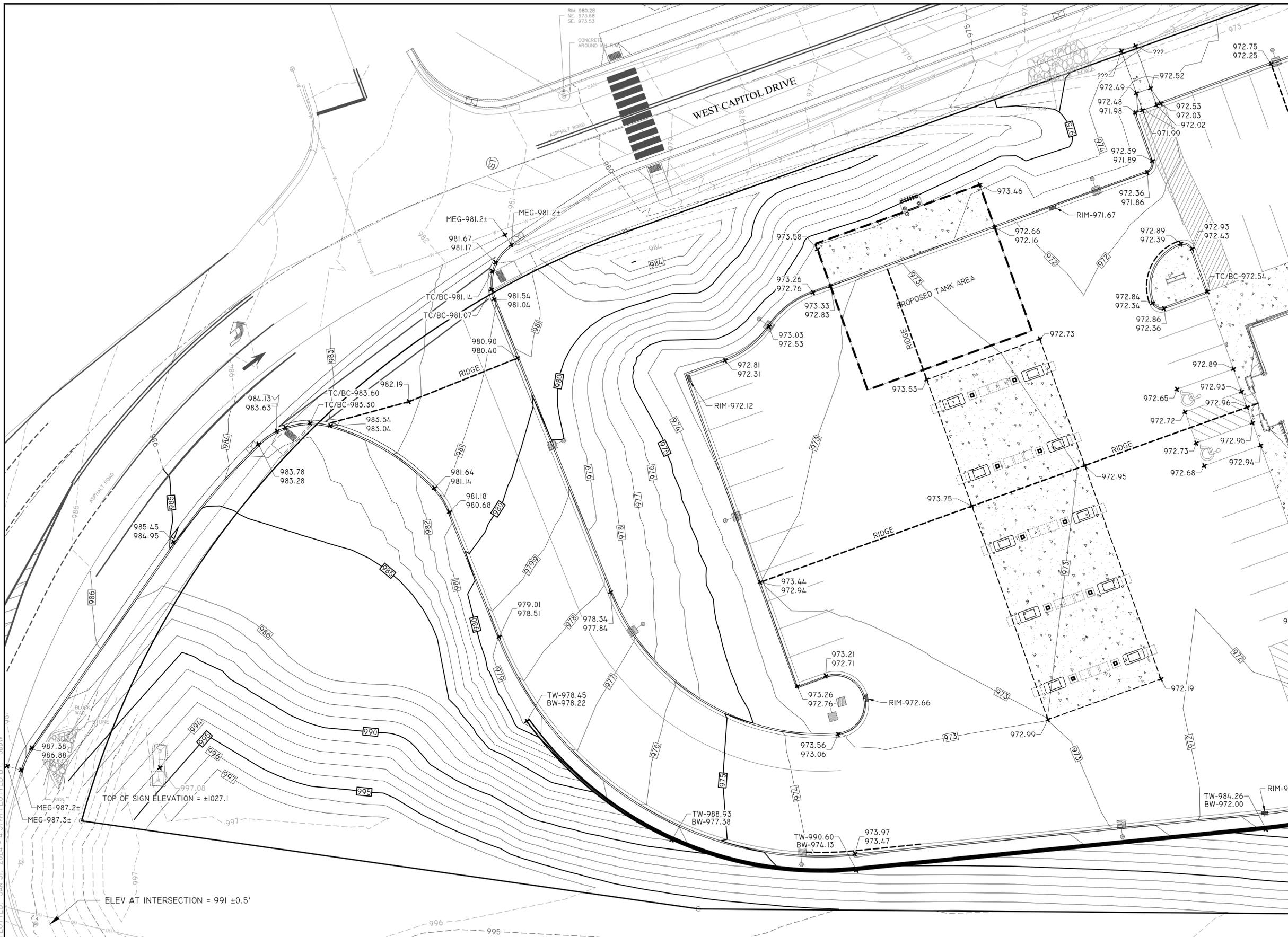
CONVENIENCE STORE #1283

STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI

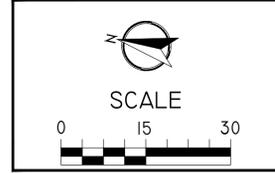
#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 10827
DATE: 01/31/24 - PERMIT DOCUMENTS
SHEET: **SP2**

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP2.0-GRADING.DWG LAYOUT: SP2.1
 PLOTTED: JAN 31, 2024 4:37PM PLOTTED BY: TODDW



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

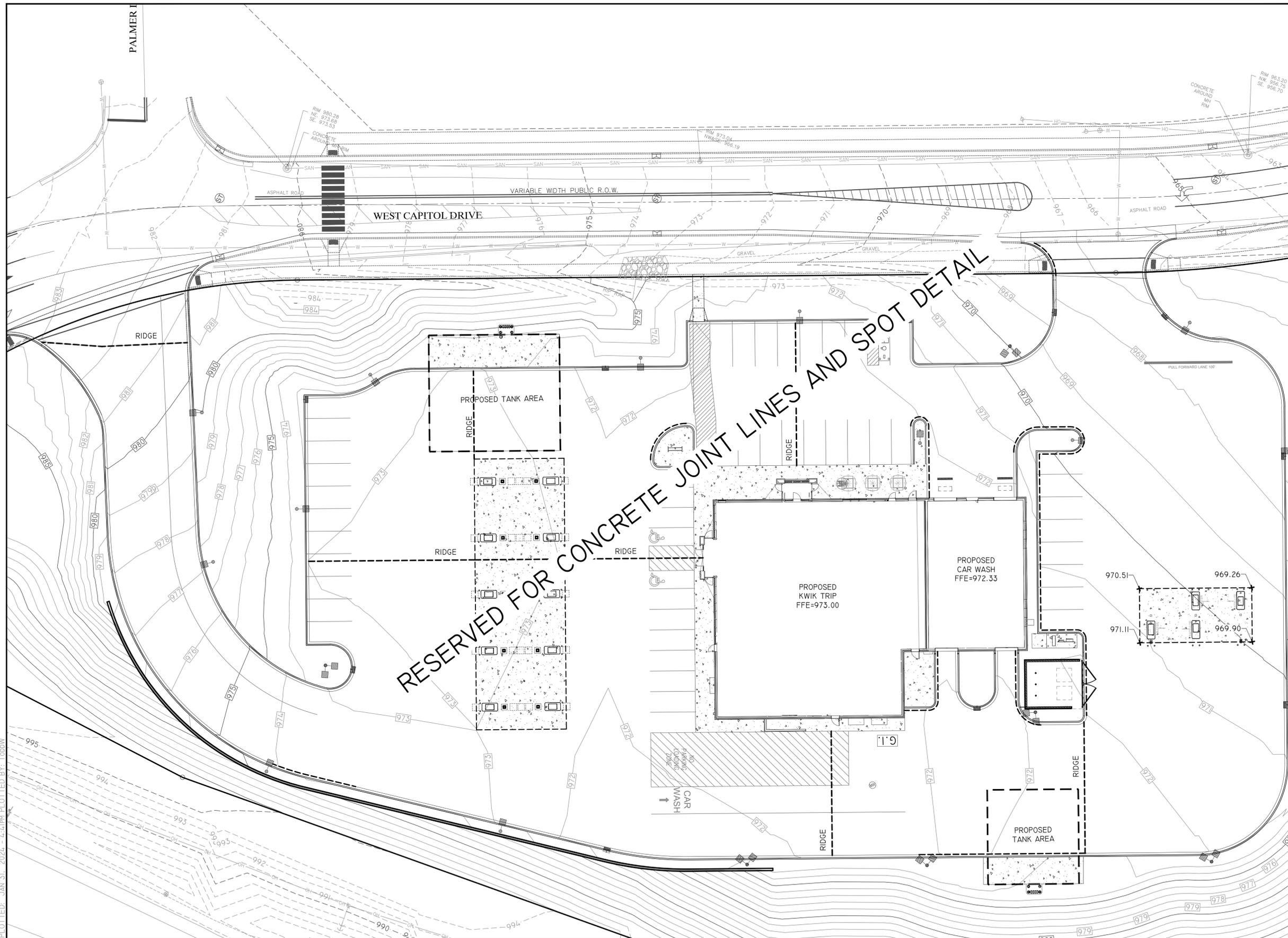


**GRADING PLAN
 DETAIL - WEST**
 CONVENIENCE STORE #1283
 STH 83 AND W. CAPITOL DRIVE
 HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 10827
 DATE: 01/31/24 - PERMIT DOCUMENTS
 SHEET: **SP2.1**

DRAWING FILE: Q:\10800 - 10809\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP2.0-GRADING.DWG LAYOUT: SP2.2.1
 PLOTTED: JAN 31, 2024 4:44pm PLOTTED BY: TODDW



**Kwik
TRIP**

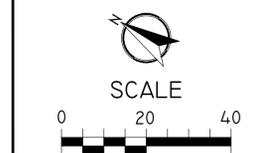
STORES

**Kwik
STAR**

STORES

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

REI
 CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING
 REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



**GRADING PLAN
 SPOT DETAIL**

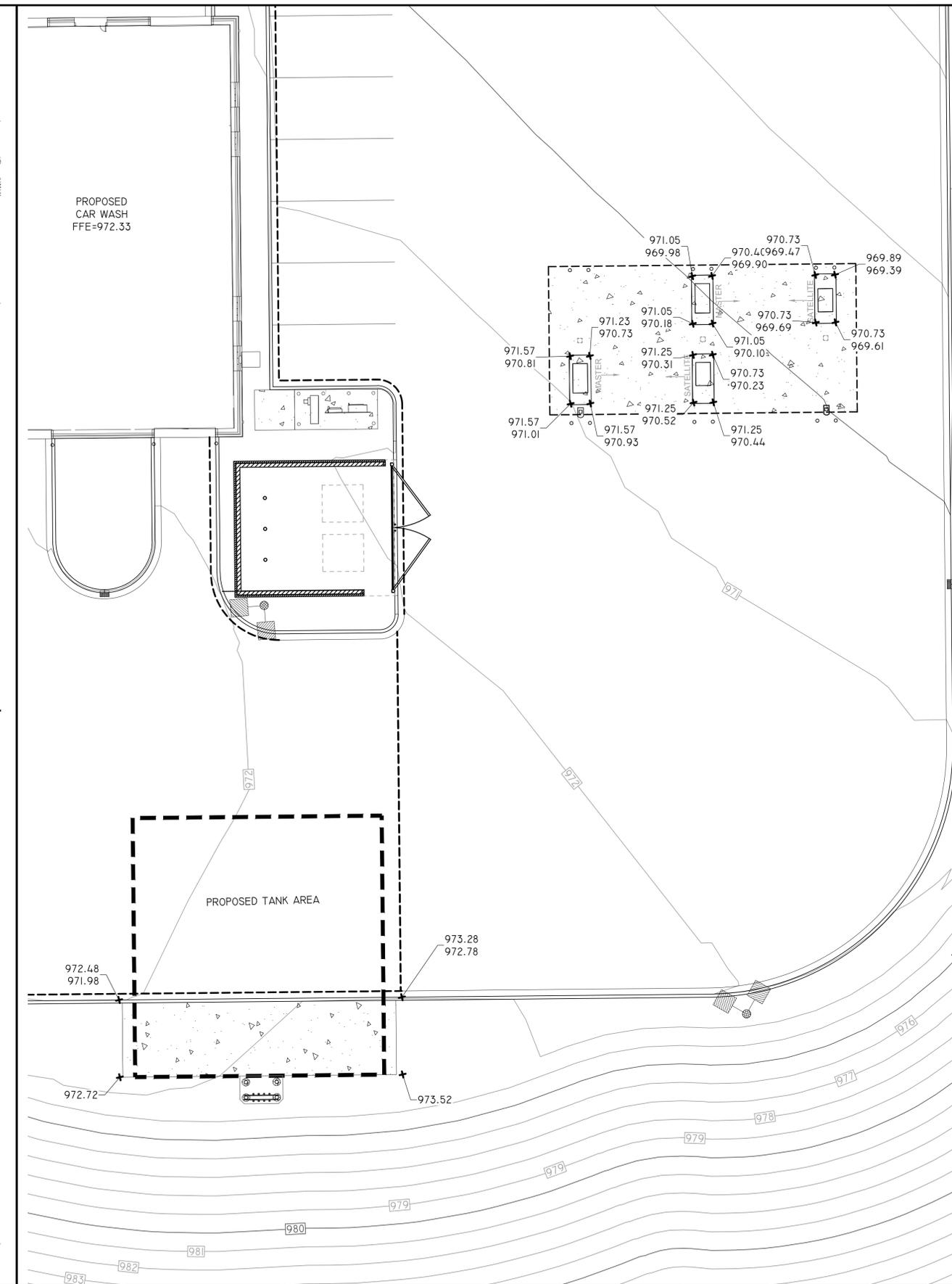
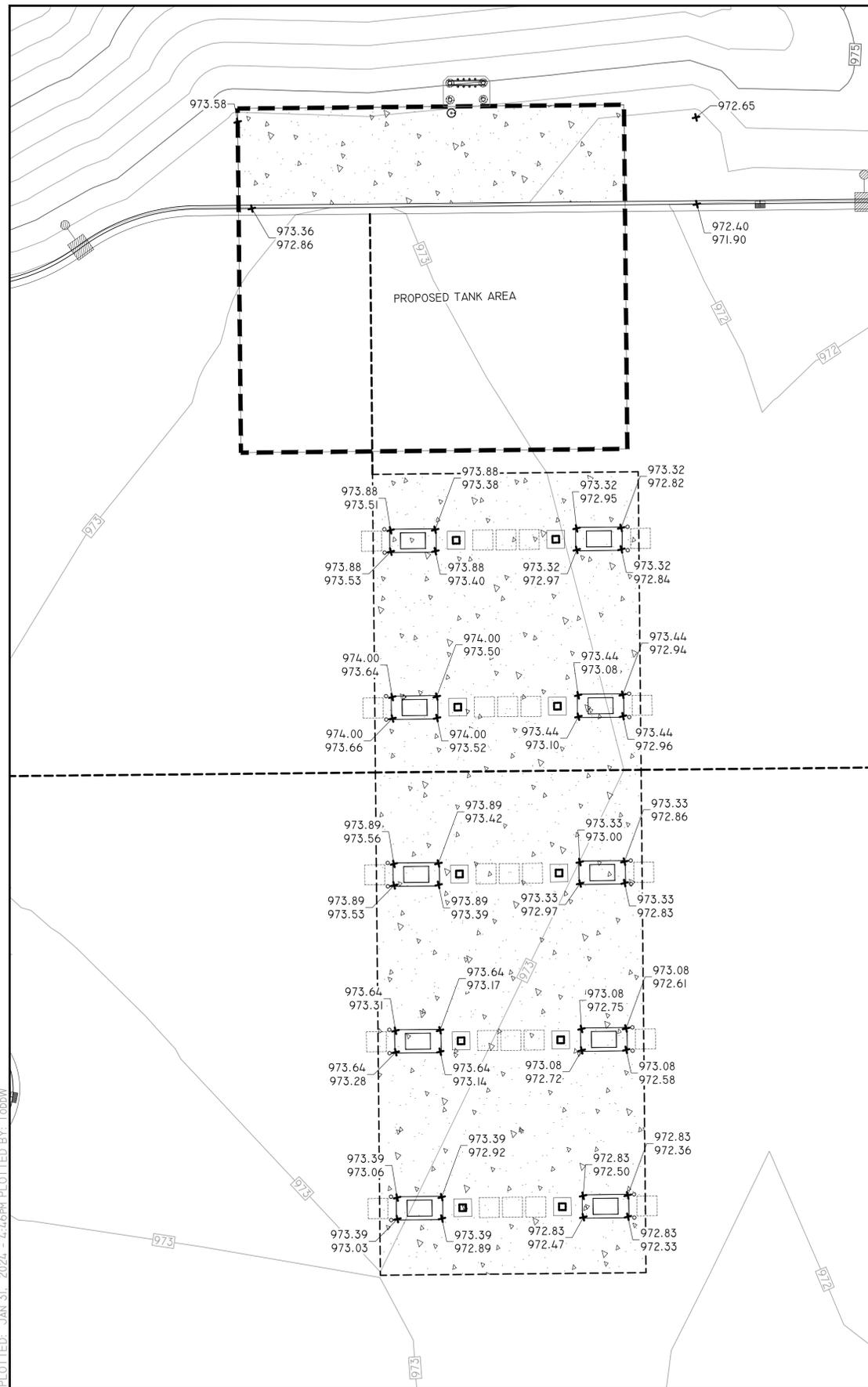
CONVENIENCE STORE #1283

STH 83 AND W. CAPITOL DRIVE
 HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 10827
 DATE: 01/31/24 - PERMIT DOCUMENTS
 SHEET: **SP2.2.1**

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP2.0-GRADING.DWG LAYOUT: SP2.2.2
 PLOTTED: JAN 31, 2024 - 4:46PM PLOTTED BY: TORDW



**Kwik
TRIP**

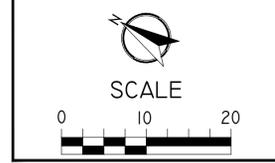
STORES

**Kwik
STAR**

STORES

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

REI
 CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING
 REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



**CANOPY AND TANK
GRADING DETAILS**

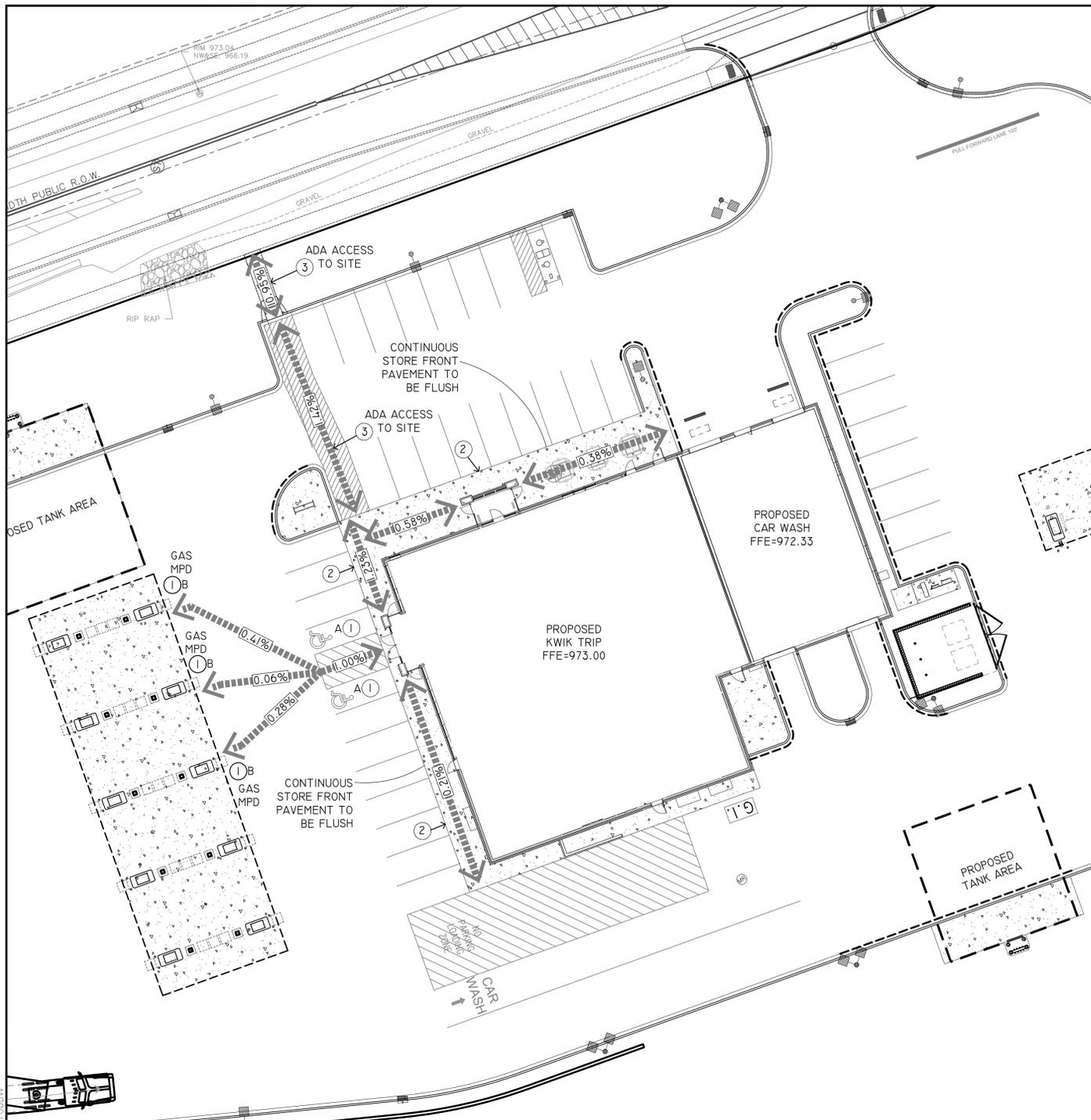
CONVENIENCE STORE #1283

**STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI**

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 10827
 DATE: 01/31/24 - PERMIT DOCUMENTS
 SHEET: **SP2.2.2**

DRAWING FILE: Q:\10800 - 10800\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP2.3-ACCESSIBLE.DWG LAYOUT: SP2.3
 PLOTTED: JAN 31, 2024 - 4:52PM PLOTTED BY: TODD W.



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
 - B. ACCESSIBLE FUELING POINT AND DISPENSER AND VALET. VALET AND KEY PAD ON PUMP SHALL CONFORM TO ADA REACH DIMENSIONS AS SHOWN IN DETAIL. SEE NOTES FOR CONVENIENCE STORE ACCESSIBILITY.
2. PAVEMENTS FLUSH FOR ACCESSIBILITY.
3. ACCESSIBLE ROUTE TO STORE.



NOTES FOR CONVENIENCE STORE ACCESSIBILITY
 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"

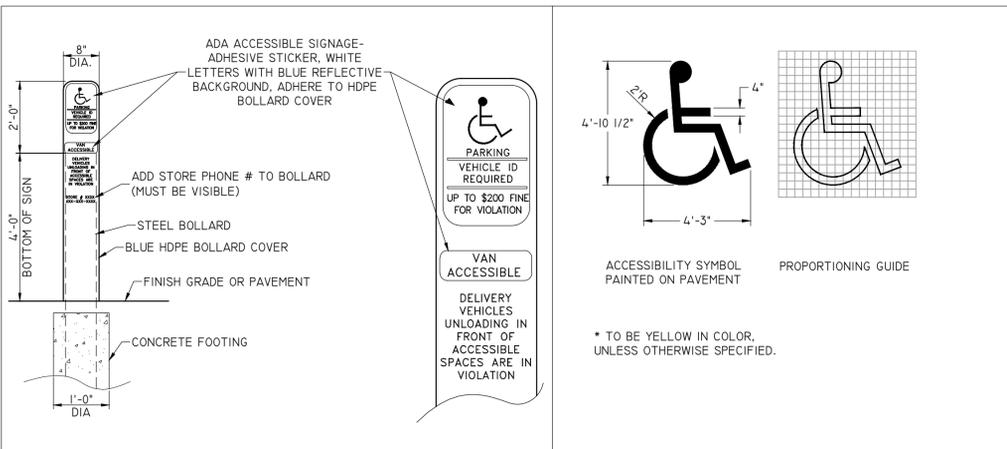
-STORE FRONTS WILL PROVIDE FLUSH PAVEMENTS ALONG ACCESSIBLE ROUTES WITH PROTECTIVE SECURITY BOLLARDS INDICATED AND SPACED BETWEEN PARKING SURFACES AND BUILDING WALK PER PLAN.

-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.

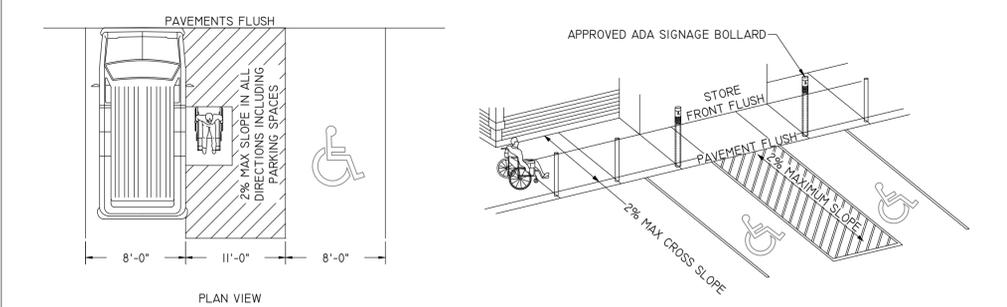
-PER A.D.A GUIDELINES- CLEAR WIDTH OF ACCESSIBLE ROUTES SHALL BE 36" AND PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24".

- 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 1:4.8. NO CURB RAMPS SHALL BE A PART OF THE ACCESS ISLE.

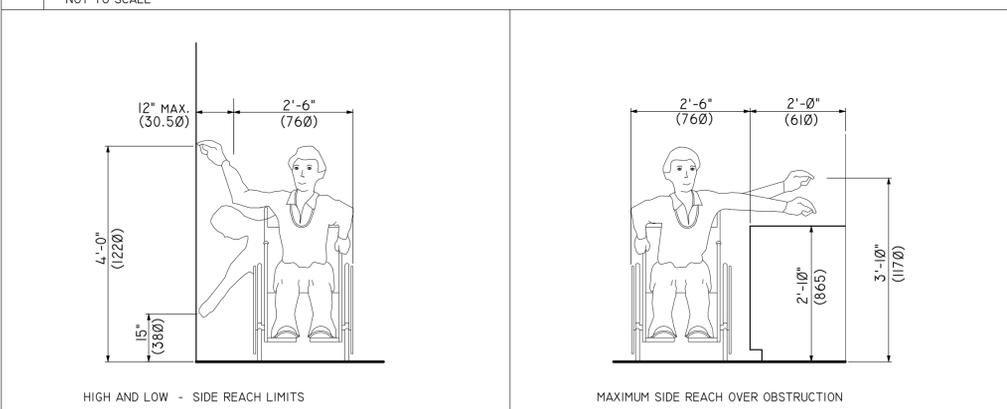
-IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH THE DESIGNATION OF 'VAN ACCESSIBLE' IN EVERY 8 ACCESSIBLE SPACES ON SITE.



ADA BOLLARD SIGNAGE
 NOT TO SCALE



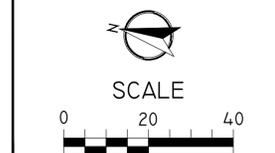
VAN ACCESSIBLE PARKING
 NOT TO SCALE



ACCESSIBLE REACH DIMENSIONS
 NOT TO SCALE



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

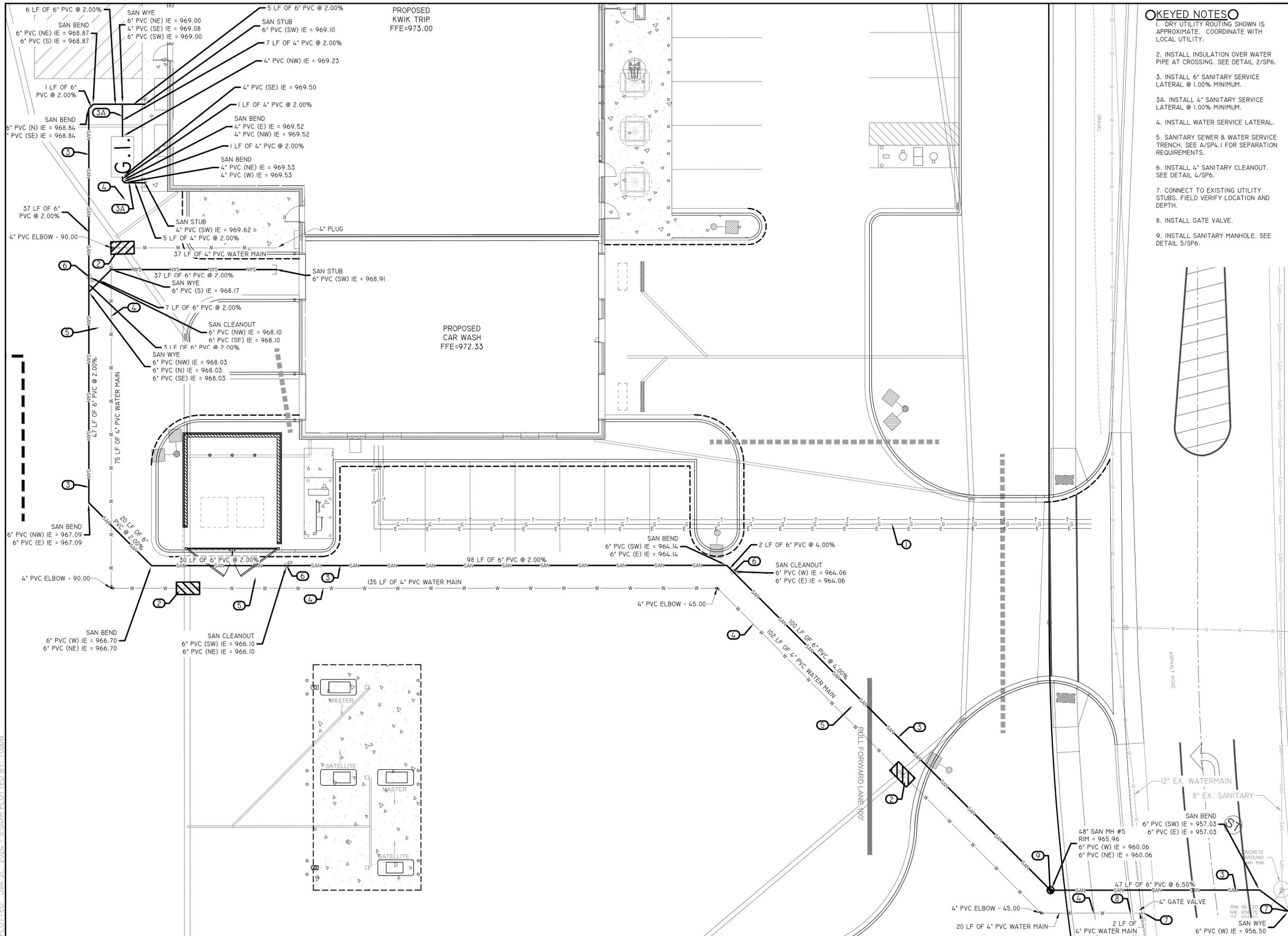


ACCESSIBLE PLAN
 CONVENIENCE STORE #1283
 STH 83 AND W. CAPITOL DRIVE
 HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

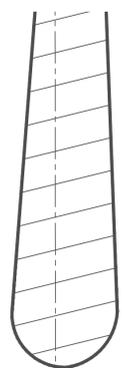
DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 10827
 DATE: 01/31/24 - PERMIT DOCUMENTS
 SHEET: **SP2.3**

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\0827-SP3-4-4-1-UTILITIES.DWG LAYOUT: SP4
 PLOTTED: JAN 31, 2024 - 5:04PM PLOTTED BY: TODD

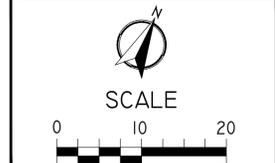


KEYED NOTES

1. DRY UTILITY ROUTING SHOWN IS APPROXIMATE. COORDINATE WITH LOCAL UTILITY.
2. INSTALL INSULATION OVER WATER PIPE AT CROSSING. SEE DETAIL 2/SP6.
3. INSTALL 6" SANITARY SERVICE LATERAL @ 1.00% MINIMUM.
- 3A. INSTALL 4" SANITARY SERVICE LATERAL @ 1.00% MINIMUM.
4. INSTALL WATER SERVICE LATERAL.
5. SANITARY SEWER & WATER SERVICE TRENCH. SEE A/SP4.1 FOR SEPARATION REQUIREMENTS.
6. INSTALL 4" SANITARY CLEANOUT. SEE DETAIL 4/SP6.
7. CONNECT TO EXISTING UTILITY STUBS. FIELD VERIFY LOCATION AND DEPTH.
8. INSTALL GATE VALVE.
9. INSTALL SANITARY MANHOLE. SEE DETAIL 5/SP6.



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



UTILITY PLAN

CONVENIENCE STORE #1283

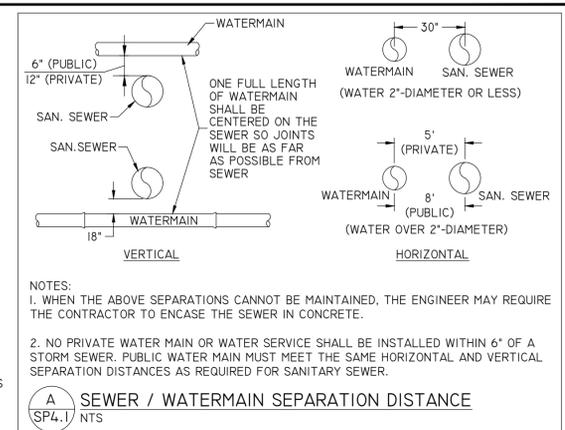
**STH 83 AND W. CAPITOL DRIVE
 HARTLAND, WI**

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 10827
 DATE: 01/31/24 - PERMIT DOCUMENTS
 SHEET: **SP4**

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP3-4-4-1-UTILITIES.DWG LAYOUT: SP4.1 PLOTTED: JAN 31, 2024 - 5:09PM PLOTTED BY: J.TODDY

- GENERAL :**
- COMPLY WITH THE WORK SAFETY PRACTICES SPECIFIED BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS. OSHA PROHIBITS ENTRY INTO "CONFINED SPACES," SUCH AS MANHOLES AND INLETS (SEE 29 CFR SECTION 1910.146), WITHOUT UNDERTAKING CERTAIN SPECIFIC PRACTICES AND PROCEDURES. CONSTRUCTION SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF THE CONSTRUCTION OPERATIONS.
 - EXISTING BOUNDARY, LOCATION, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN ON THIS PLAN IS FROM A FIELD SURVEY BY R.A. SMITH, AUGUST 25 2022.
 - PERFORM ALL UTILITY WORK IN ACCORDANCE WITH STATE AND CITY REQUIREMENTS.
 - CONNECT TO EXISTING SANITARY SEWER MH'S BY CORE DRILLING. CONNECT TO EXISTING STORM SEWER MH'S BY EITHER SAWCUTTING OR CORE DRILLING. USE SAWS OR DRILLS THAT PROVIDE WATER TO THE BLADE. MEET ALL CITY STANDARDS AND SPECIFICATIONS FOR THE THE CONNECTION. RECONSTRUCT INVERTS AFTER INSTALLATION. USE WATER STOP GASKETS IN ORDER TO PROVIDE WATERTIGHT SEALS WHEN PENETRATING A STRUCTURE WALL WITH A PIPE. TAKE MEASUREMENTS BEFORE BEGINNING CONSTRUCTION TO ENSURE THAT SERVICE CONNECTIONS DO NOT CUT INTO MAINTENANCE ACCESS STRUCTURE JOINTS OR PIPE BARREL JOINTS.
 - PERFORM TRENCH EXCAVATIONS FOR ALL UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF O.S.H.A. 29 CFR, PART 1926, SUBPART P, "EXCAVATIONS AND TRENCHES." (WWW.OSHA.GOV)
 - COORDINATE BUILDING UTILITY CONNECTION LOCATIONS AT 5 FT. OUT FROM THE PROPOSED BUILDING WITH THE WITH THE INTERIOR PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION. VERIFY WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS WITH THE MECHANICAL ENGINEER PRIOR TO CONSTRUCTION.
 - THE SUBSURFACE UTILITY INFORMATION SHOWN ON THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
 - 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.
 - CONTACT UTILITY COMPANIES FOR LOCATIONS OF ALL PUBLIC AND PRIVATE UTILITIES WITHIN THE WORK AREA PRIOR TO BEGINNING CONSTRUCTION. CONTACT DIGGER'S HOTLINE AT (414) 259-1181 IN THE MILWAUKEE METRO AREA, OR 1-800-242-8511 ELSEWHERE IN WISCONSIN FOR EXACT LOCATIONS OF EXISTING UTILITIES AT LEAST 72 HOURS (NOT INCLUDING WEEKENDS AND HOLIDAYS) BEFORE BEGINNING ANY CONSTRUCTION. OBTAIN TICKET NUMBER AND MEET WITH REPRESENTATIVES OF THE VARIOUS UTILITIES AT THE SITE. PROVIDE THE OWNER WITH THE TICKET NUMBER INFORMATION. DIGGER'S HOTLINE IS A FREE SERVICE THAT LOCATES MUNICIPAL AND UTILITY COMPANY LINES, BUT DOES NOT LOCATE PRIVATE UTILITY LINES. USE AN INDEPENDENT LOCATOR SERVICE OR OTHER MEANS IN ORDER TO OBTAIN LOCATIONS OF PRIVATE UTILITY LINES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND ELECTRIC CABLES, TELEPHONE, TV, AND LAWN SPRINKLER LINES.
 - POTHOLE TO VERIFY THE POSITIONS OF EXISTING UNDERGROUND FACILITIES AT A SUFFICIENT NUMBER OF LOCATIONS IN ORDER TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND THAT SUFFICIENT CLEARANCE IS AVAILABLE.
 - 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.
 - ARRANGE FOR AND SECURE SUITABLE DISPOSAL AREAS OFF-SITE. DISPOSE OF ALL EXCESS SOIL, WASTE MATERIAL, DEBRIS, AND ALL MATERIALS NOT DESIGNATED FOR SALVAGE. WASTE MATERIAL AND DEBRIS INCLUDES TREES, STUMPS, PIPE, CONCRETE, ASPHALTIC CONCRETE, CANS, OR OTHER WASTE MATERIAL FROM THE CONSTRUCTION OPERATIONS. OBTAIN THE RIGHTS TO ANY WASTE AREA FOR DISPOSAL OF UNSUITABLE OR SURPLUS MATERIAL EITHER SHOWN OR NOT SHOWN ON THE PLANS. ALL WORK IN DISPOSING OF SUCH MATERIAL SHALL BE CONSIDERED INCIDENTAL TO THE WORK. ALL DISPOSAL MUST CONFORM TO APPLICABLE SOLID WASTE DISPOSAL PERMIT REGULATIONS. OBTAIN ALL NECESSARY PERMITS AT NO COST TO THE OWNER.
 - STRAIGHT LINE SAW-CUT EXISTING BITUMINOUS OR CONCRETE SURFACING AT THE PERIMETER OF PAVEMENT REMOVAL AREAS. USE SAWS THAT PROVIDE WATER TO THE BLADE. TACK, AND MATCH ALL CONNECTIONS TO EXISTING BITUMINOUS PAVEMENT.
 - RELOCATE OVERHEAD POWER, TELEPHONE, AND CABLE LINES AS REQUIRED.
 - ALL MATERIALS REQUIRED FOR THIS WORK SHALL BE NEW MATERIAL CONFORMING TO THE REQUIREMENTS FOR CLASS, KIND, GRADE, SIZE, QUALITY, AND OTHER DETAILS SPECIFIED HEREIN OR AS SHOWN ON THE PLANS. DO NOT USE RECYCLED OR SALVAGED AGGREGATE, ASPHALTIC PAVEMENT, CRUSHED CONCRETE, OR SCRAP SHINGLES. UNLESS OTHERWISE INDICATED, THE CONTRACTOR SHALL FURNISH ALL REQUIRED MATERIALS.
 - RESTORE THE PUBLIC RIGHT-OF-WAY. REPLACE ANY CONCRETE CURB AND GUTTER, BITUMINOUS PAVEMENT, SIDEWALK, OR VEGETATIVE COVER DAMAGED BY THE CONSTRUCTION ACTIVITY. RESTORE DAMAGED TURF WITH SOD WITHIN THE PUBLIC RIGHT-OF-WAY. THE WORK AREA SHOWN IS GENERAL AND MAY NEED TO BE ADJUSTED IN THE FIELD.
 - WHEN SAWING OR DRILLING CONCRETE OR MASONRY, USE SAWS THAT PROVIDE WATER TO THE BLADE. DO NOT ALLOW THE SLURRY PRODUCED BY THIS PROCESS TO BE TRACKED OUTSIDE OF THE IMMEDIATE WORK AREA OR DISCHARGED INTO THE SEWER SYSTEM.
 - ADJUST ALL CURB STOPS, VALVE BOXES, MAINTENANCE HOLE CASTINGS, CATCH BASIN CASTINGS, CLEANOUT COVERS, AND SIMILAR ITEMS TO FINISHED GRADE.
 - 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.
 - OBTAIN AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, ETC. REQUIRED BY AGENCIES THAT HAVE JURISDICTION OVER THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL BONDS, LETTERS OF CREDIT, OR CASH SURETIES RELATED TO THE WORK. EXECUTE AND INSPECT WORK IN ACCORDANCE WITH ALL LOCAL AND STATE CODES, RULES, ORDINANCES, OR REGULATIONS PERTAINING TO THE PARTICULAR TYPE OF WORK INVOLVED.
 - OBTAIN PERMITS FROM THE CITY FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
 - CONSTRUCT SANITARY SEWER, WATERMAIN, AND STORM SEWER UTILITIES IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION, OR THE LATEST REVISED EDITION.
 - 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.
 - 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.
- WATER DISTRIBUTION SYSTEM :**
- BRING ALL SITE UTILITIES TO 5' OUTSIDE OF THE BUILDING LINE WITH THE EXCEPTION OF THE WATER SERVICE. EXTEND WATER SERVICE INTO THE BUILDING AND UP TO THE FLANGE FOR THE WATER METER.
 - SEPARATION OF WATER AND SEWER:** PROVIDE HORIZONTAL AND VERTICAL SEPARATIONS AS REQUIRED BY CODE. SEE DETAIL A/SP4.1.
 - WATERMAIN DEPTH:** MAINTAIN 7.5 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.
 - DISINFECTION:** DISINFECT ALL COMPLETED WATERMANS IN ACCORDANCE WITH AWWA STANDARD C651. IF THE TABLET OR CONTINUOUS FEED METHODS ARE USED, DISINFECT USING WITH WATER THAT CONTAINS AT LEAST 50 PPM OF AVAILABLE CHLORINE. DO NOT USE THE TABLET METHOD ON SOLVENT-WELDED PLASTIC OR ON SCREWED-JOINT STEEL PIPE BECAUSE OF THE DANGER OF FIRE OR EXPLOSION FROM THE REACTION OF THE JOINT COMPOUNDS WITH THE CALCIUM HYPOCHLORITE. RETAIN THE TREATED WATER IN THE PIPELINE FOR AT LEAST 24 HOURS. MEASURE THE CHLORINE RESIDUAL AT THE END OF THE 24 HOUR PERIOD. THE FREE CHLORINE RESIDUAL MUST BE AT LEAST 10 MG/L MEASURED AT ANY POINT IN THE LINE. MEASUREMENT OF THE CHLORINE CONCENTRATION AT REGULAR INTERVALS SHALL BE IN ACCORDANCE WITH STANDARD METHODS, AWWA M-12, OR USING APPROPRIATE CHLORINE TEST KITS.
 - TESTING:** PRESSURE TEST AND PERFORM BACTERIOLOGICAL TESTS ON ALL WATER LINES UNDER THE SUPERVISION OF THE CITY PUBLIC WORKS DEPARTMENT. NOTIFY THE CITY AT LEAST 24 WORKING HOURS PRIOR TO ANY TESTING. PRESSURIZE THE WATERLINE TO 1034-KPA (150-PSI) GAUGE PRESSURE (MEASURED AT THE POINT OF LOWEST ELEVATION) BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A SATISFACTORY MANNER. MAINTAIN THE TEST PRESSURE FOR A MINIMUM OF 2 HOURS. DO NOT ADD WATER TO THE WATERMAIN IN ORDER TO MAINTAIN THE REQUIRED PRESSURE DURING THE WATER MAIN PRESSURE TESTING. THE TEST SECTION OF PIPE IS ACCEPTABLE WITH A PRESSURE DROP OF 14 KPA (2 PSI) OR LESS.
 - USE MUELLER H 10300 OR FORD EM 2 7057, OR APPROVED EQUAL, AT ALL CURB STOP LOCATIONS. STATIONARY ROD IS REQUIRED ON ALL CURB STOPS.
 - BUILDING WATER SERVICES:** WATER SERVICE PIPE SHALL MEET THE FOLLOWING SPECIFICATIONS AND BE APPROVED BY THE LOCAL GOVERNING AGENCY. 2.5 INCH OR LESS: HDPE PER ASTM D2737 SDR 9 OR TYPE K COPPER PER ASTM B - 88, 4 INCH OR GREATER: DIP PER AWWA C151 OR PVC PER AWWA C-900.
 - 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 SAFETY AND PROFESSIONAL SERVICES SPS 382.30(11)(H).
- STORM DRAINAGE :**
- UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES AND CATCH BASINS 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.
 - ALL JOINTS AND CONNECTIONS TO CATCH BASINS OR MANHOLES SHALL BE WATERTIGHT OR APPROVED CONNECTION. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED UNLESS OTHERWISE PERMITTED BY LOCAL MUNICIPALITY.
 - INSTALL CATCH BASIN CASTINGS WITH SPECIFIED TOP ELEVATION AT THE FLOWLINE OF RIM.
 - 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.
 - 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.
 - USE NEENAH R-1550A FRAME WITH 2050D GRATE ON ALL PROPOSED CATCH BASINS.
 - 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.
 - 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.
 - 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.
 - 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 OR 6-INCH DIAMETER MINIMUM FOR PIPES 6 INCHES IN DIAMETER OR GREATER. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.
 - 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.
 - INSTALL STORM SEWER IN ACCORDANCE WITH SECTION 608 OF THE WISDOT STANDARD SPECIFICATIONS.
 - INSTALL CATCH BASINS, MANHOLES, AND INLETS IN ACCORDANCE WITH SECTION 611 OF THE WISDOT STANDARD SPECIFICATIONS.



SEWER / WATERMAIN SEPARATION DISTANCE

SANITARY SEWER :

- PIPE: USE SOLID-CORE, SDR-35, ASTM D3034 (OR APPROVED EQUAL) POLYVINYL CHLORIDE (PVC) PLASTIC PIPE FOR ALL DESIGNATED PVC SANITARY SEWER SERVICES. JOINTS FOR ALL SANITARY SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2564. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321.
- CLEANOUTS:** INSTALL CLEANOUTS ON ALL SANITARY SEWER SERVICES. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 4-INCH AND OVER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE OR 6-INCH DIAMETER MINIMUM FOR PIPES 6 INCHES IN DIAMETER OR GREATER. INCLUDE FROST SLEEVES AND CONCRETE FRAME AND PIPE SUPPORT. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1914-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.
- TESTING:** PRESSURE TEST ALL SANITARY SEWER LINES. TEST ALL FLEXIBLE SANITARY SEWER LINES FOR DEFLECTION AFTER THE SEWER LINE HAS BEEN INSTALLED AND BACKFILL HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE TEST FAILS, MAKE NECESSARY REPAIRS AND RETEST.
- UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES CONFORMING TO ASTM C478, FURNISHED WITH PRECAST BASES. SANITARY SEWER MAINTENANCE HOLES SHALL BE SUPPLIED WITH PRE-FORMED INVERTS AND FLEXIBLE NEOPRENE SLEEVE CONNECTIONS FOR ALL LATERAL LINES 375 MM (15 INCHES) IN DIAMETER OR LESS, UNLESS OTHERWISE INDICATED. JOINTS FOR ALL PRECAST MAINTENANCE HOLE SECTIONS SHALL HAVE CONFINED, RUBBER "O"-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
- INSTALL FLEXIBLE WATERTIGHT OR APPROVED CONNECTION FRAME/CHIMNEY SEALS ON ALL SANITARY SEWER MAINTENANCE HOLES. USE EITHER MANUFACTURED MAINTENANCE HOLE FRAME/CHIMNEY SEALS OR ELASTOMERIC WATERPROOFING FRAME/CHIMNEY SEALS.
- USE NEENAH FOUNDRY CO. R-1642 CASTING WITH SELF-SEALING, SOLID, TYPE B LID, OR APPROVED EQUAL, ON ALL SANITARY SEWER MAINTENANCE HOLES. COVERS SHALL BEAR THE "SANITARY SEWER" LABEL.
- THE MINIMUM DEPTH OF COVER FOR SANITARY SEWER WITHOUT INSULATION IS 5 FEET. INSULATE SANITARY SEWER SERVICES AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.
- 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 SAFETY AND PROFESSIONAL SERVICES SPS 82.30(11)(H).

HDPE REQUIREMENTS :

- INSTALL DUAL-WALL, SMOOTH INTERIOR, CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) PIPE AT LOCATIONS INDICATED ON THE PLAN.
- DUAL-WALL, SMOOTH INTERIOR, CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M252 FOR PIPE SIZES 4-INCH TO 10-INCH DIAMETER.
- DUAL-WALL, SMOOTH INTERIOR, CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2306 FOR PIPE SIZES 12-INCH TO 60-INCH DIAMETER.
- ALL FITTINGS MUST COMPLY WITH ASTM STANDARD D3212.
- WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.**
- LAY ALL HDPE PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2321. ALL SECTIONS OF THE CORRUGATED HDPE PIPE SHALL BE COUPLED IN ORDER TO PROVIDE WATER TIGHT JOINTS.
- PERFORM DEFLECTION TESTS ON ALL HDPE PIPE AFTER THE SEWER LINES HAVE 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 PERFORM THE TEST AGAIN UNTIL ACCEPTABLE. SUPPLY THE MANDREL FOR DEFLECTION TESTING. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE BALL OR MANDREL SHALL BE CLEARLY STAMPED WITH THE DIAMETER. PERFORM THE TESTS WITHOUT MECHANICAL PULLING DEVICES.

Kwik TRIP

STORES

Kwik STAR

STORES

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

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 REI Engineering, Inc.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.6060
 EMAIL: MAIL@REIENGINEERING.COM

NO SCALE

UTILITY SPECS

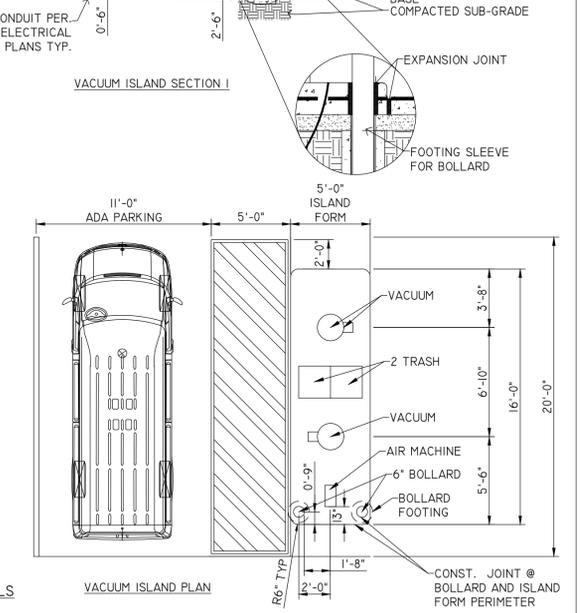
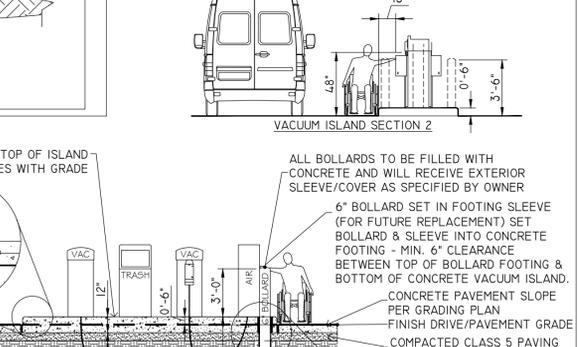
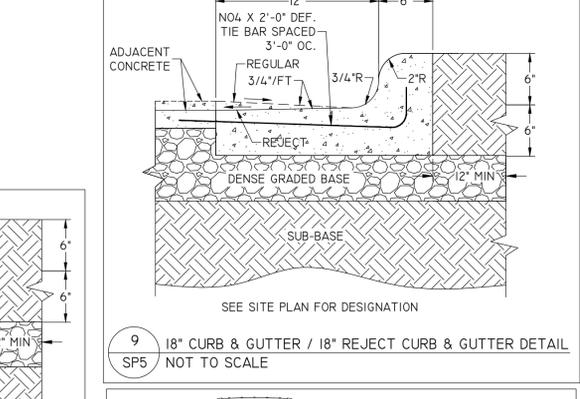
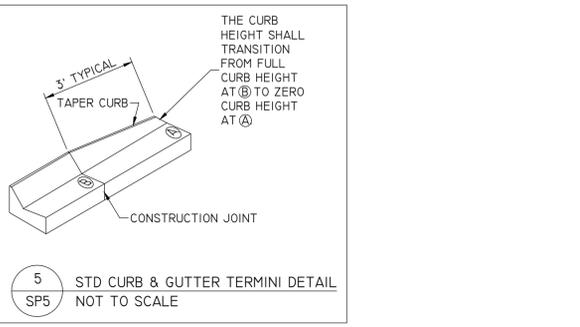
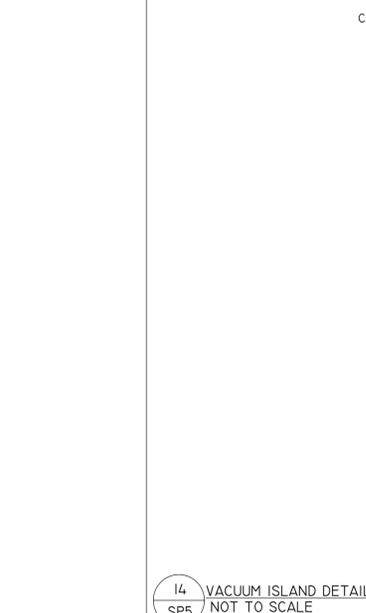
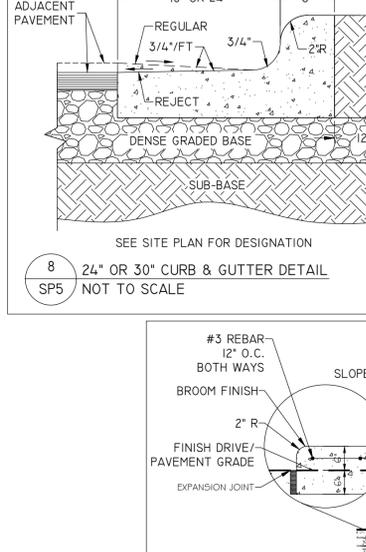
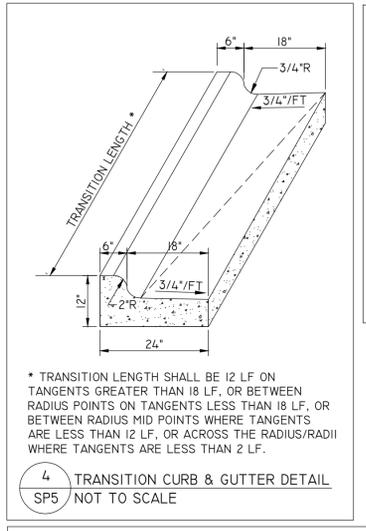
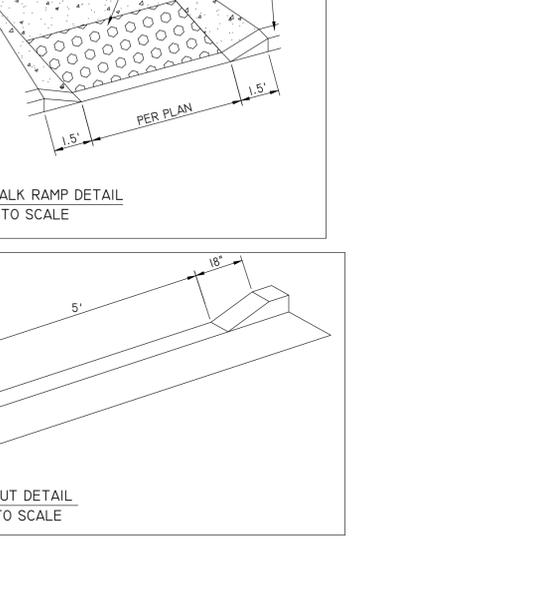
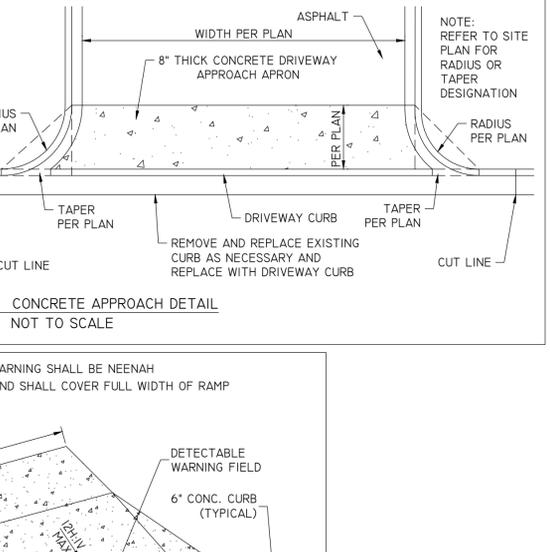
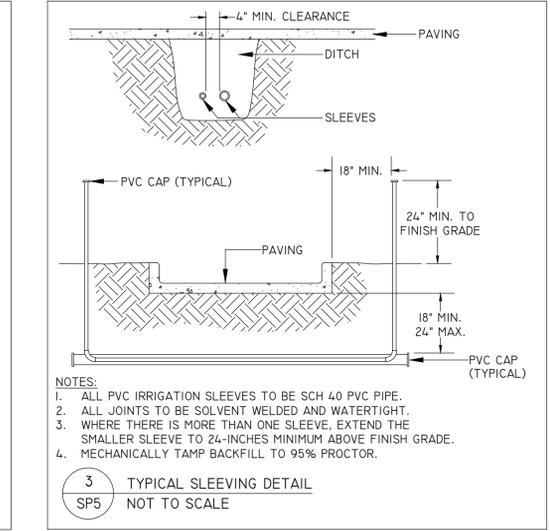
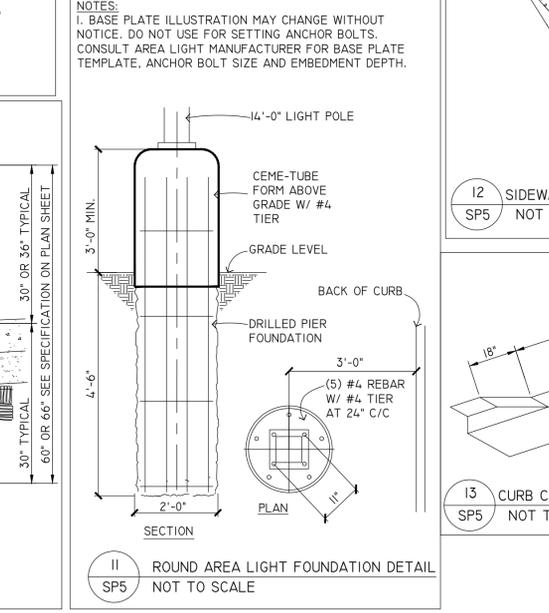
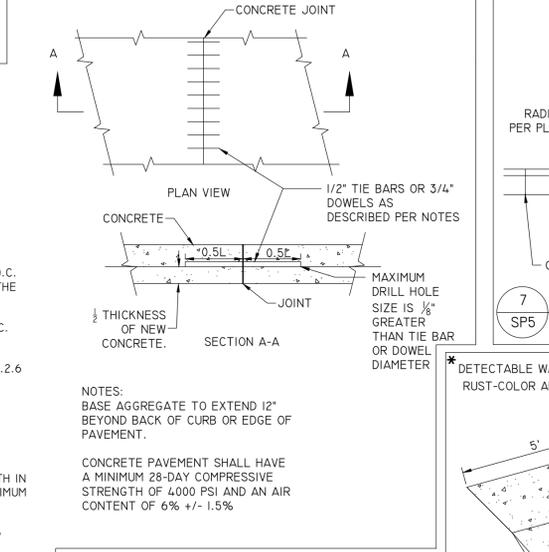
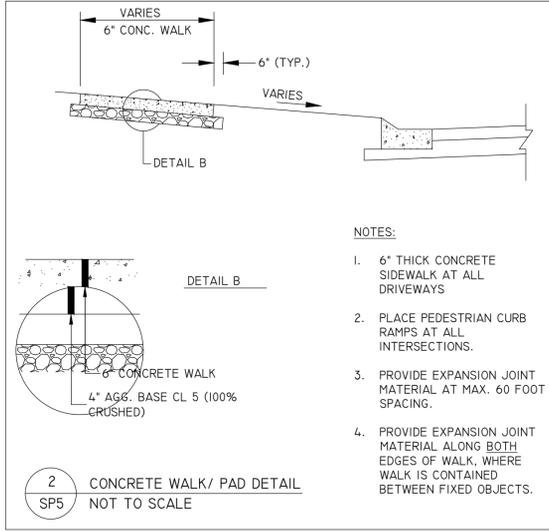
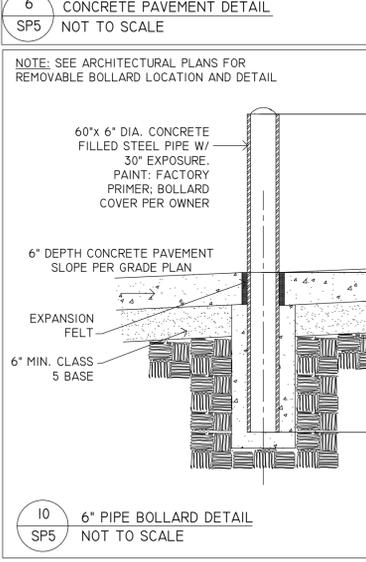
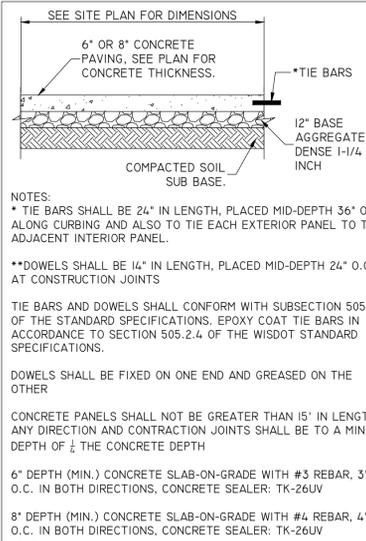
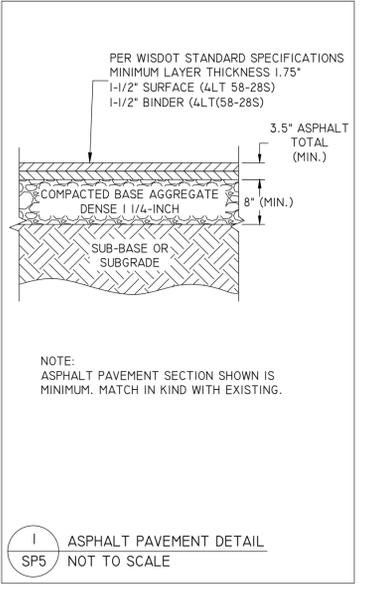
CONVENIENCE STORE #1283

STH 83 AND W. CAPITOL DRIVE HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 10827
 DATE: 01/31/24 - PERMIT DOCUMENTS
 SHEET: **SP4.1**

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\0827-SP5-6-SITE DETAILS.DWG LAYOUT: SP5
 PLOTTED: JAN 31, 2024 - 5:15PM PLOTTED BY: TODDW



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

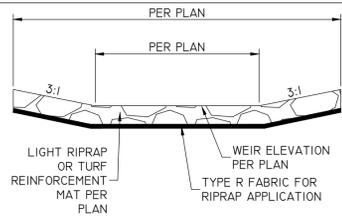


NO SCALE

SITE PLAN DETAILS	CONVENIENCE STORE #1283		STH 83 AND W. CAPITOL DRIVE HARTLAND, WI	
	# DATE DESCRIPTION			
12/06/23 N. DRIVEWAY REVISIONS				
DRAWN BY: NAP				
SCALE: NOT TO SCALE				
PROJ. NO. 10827				
DATE: 01/31/24 - PERMIT DOCUMENTS				
SHEET SP5				

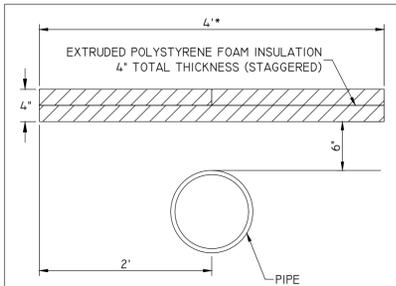
SEE PETROLEUM DETAILS

1 STORAGE TANKS COMPLEX DETAIL
SP6 NOT TO SCALE



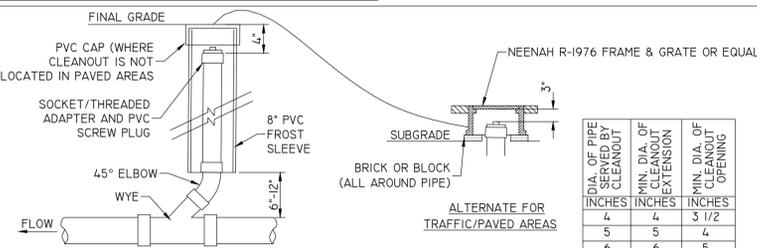
6 OVERFLOW WEIR DETAIL
SP6 NOT TO SCALE

NOTE: WEIRS TO USE PERMANENT TURF REINFORCEMENT MAT



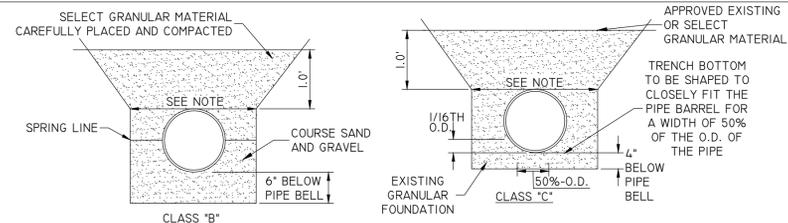
*WIDTH OF INSULATION SHALL INCREASE x FT. PER EVERY x FT. OF VERTICAL SEPARATION.

2 PIPE INSULATION DETAIL
SP6 NOT TO SCALE

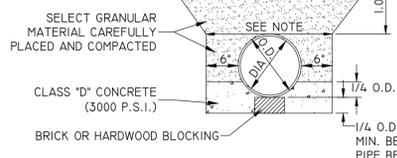


4 SANITARY & STORM SEWER CLEANOUT CLEANOUT
SP6 NOT TO SCALE

DIA. OF PIPE SERVED BY CLEANOUT INCHES	MIN. DIA. OF CLEANOUT EXTENSION INCHES	MIN. DIA. OF CLEANOUT OPENING INCHES
4	4	3 1/2
5	5	4
6	6	5
8+	6	6

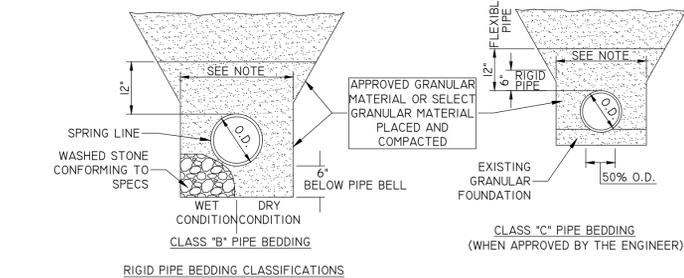


FLEXIBLE PIPE BEDDING CLASSIFICATIONS



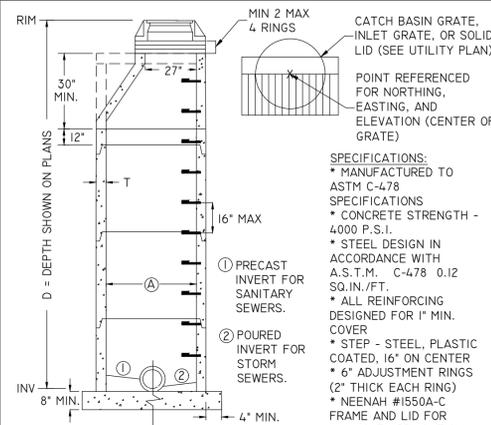
RIGID PIPE BEDDING CLASSIFICATIONS

NOTE: THE TRENCH WIDTH IS TO BE TAKEN AS THE HORIZONTAL DISTANCE AT THE OUTSIDE TOP OF THE PIPE. THE MAXIMUM ALLOWABLE WIDTH SHALL BE 1.) 3.0' GREATER THAN OUTSIDE DIA. FOR 36" OR LARGER PIPE 2.) 2.0' GREATER THAN OUTSIDE DIA. FOR PIPES LESS THAN 36" IN DIA.



9 PIPE BEDDING CLASSIFICATIONS DETAIL
SP6 NOT TO SCALE

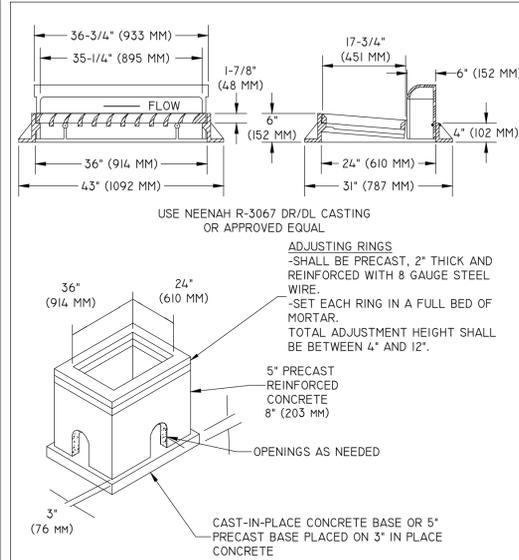
ALTERNATE: WHERE THE ABOVE CONDITIONS ARE NOT SATISFIED, THE CONTRACTOR SHALL PLACE 4" OF GRANULAR BEDDING BENEATH THE PIPE AND EXTEND UP THE SIDE A DISTANCE OF 1/16TH THE O.D. OF THE PIPE



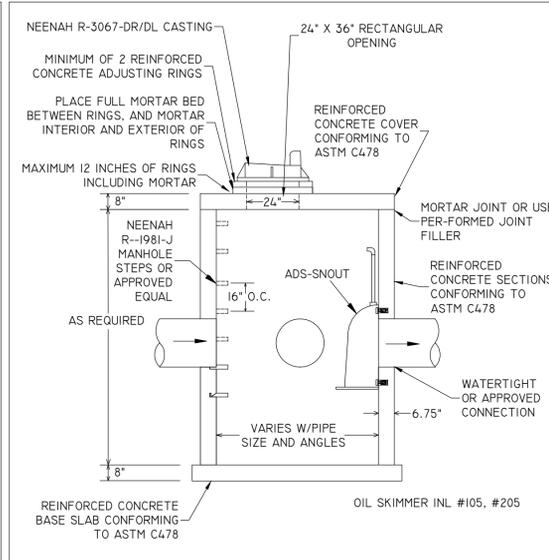
TYPE	DIAMETER (Ø)	T
I	48"	5'
II	60"	6'
III	72"	8'
IV	27"	3 1/4'

STEPS NEEDED WHEN D > 4'

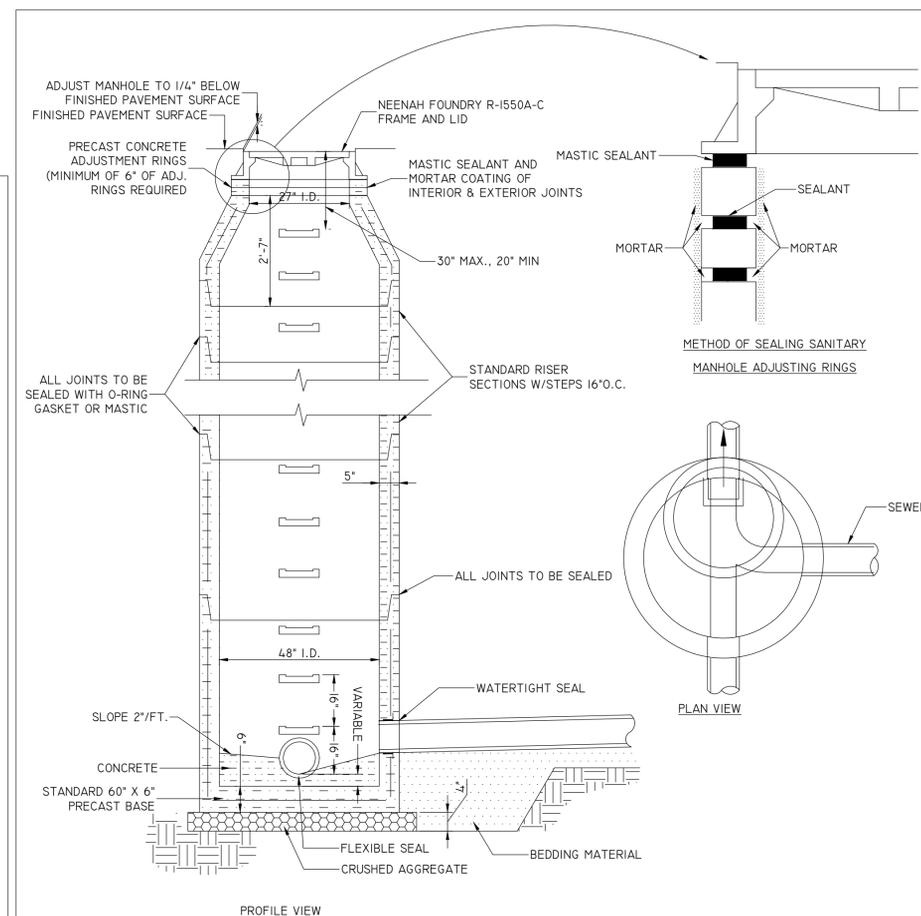
3 PRECAST REINFORCED CONC. MANHOLE DETAIL
SP6 NOT TO SCALE



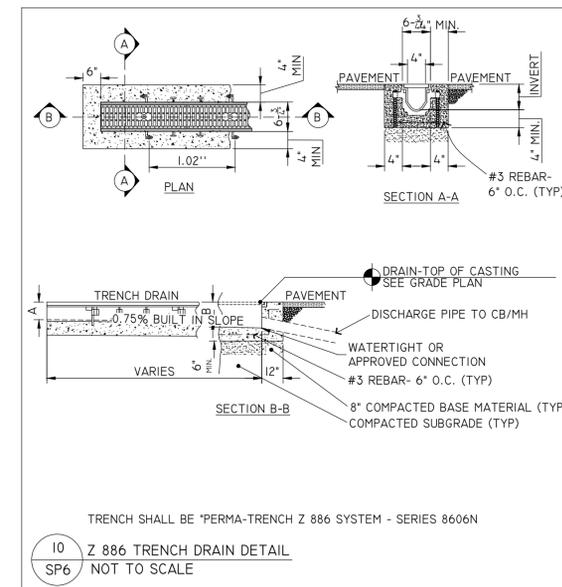
7 24" X 36" CURB INLET AND CASTING DETAIL
SP6 NOT TO SCALE



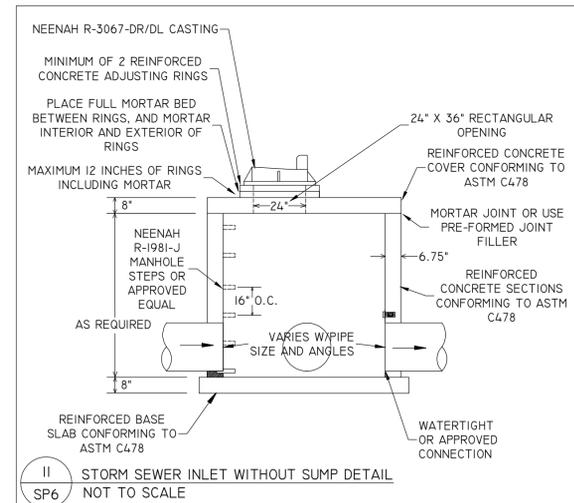
8 STORM SEWER INLET WITH SUMP DETAIL
SP6 NOT TO SCALE



5 SANITARY MANHOLE
SP6 NOT TO SCALE



10 Z 886 TRENCH DRAIN DETAIL
SP6 NOT TO SCALE



11 STORM SEWER INLET WITHOUT SUMP DETAIL
SP6 NOT TO SCALE

KWIK TRIP
STORES
KWIK STAR
STORES

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

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, Inc.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

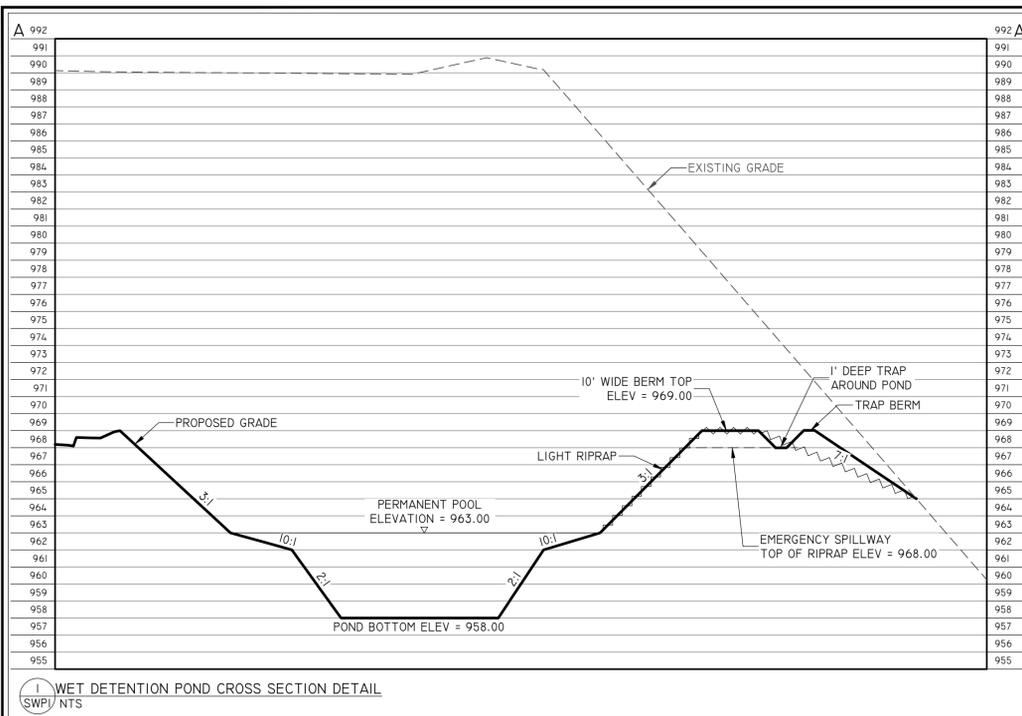
NO SCALE

SITE PLAN DETAILS
CONVENIENCE STORE #1283
STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
SCALE: NOT TO SCALE
PROJ. NO.: 10827
DATE: 01/31/24 - PERMIT DOCUMENTS
SHEET: SP6

DRAWING FILE: Q:\10800 - 10800\10827 - Kwik Trip #1283 - Hartland\DRAWING\PLANS\0827-SP5-6-SITE DETAILS.DWG LAYOUT: SP6 PLOTTED: JAN 31, 2024 - 5:23PM PLOTTED BY: TODDM



PROJECT DATA
 PROJECT START DATE: JANUARY 2024
 PROJECT COMPLETION DATE: OCT 2024

SITE AREA DATA
 PRE-CONSTRUCTION IMPERVIOUS AREA: 0 SF
 POST-CONSTRUCTION IMPERVIOUS AREA: 105,272 SF
 APPROX. AREA OF LAND DISTURBANCE: 215,025 SF

SITE RUNOFF COEFFICIENT
 PRE-CONSTRUCTION: 61
 POST-CONSTRUCTION: 82

SOIL DATA
 SURFACE SOIL: TOPSOIL
 SUB-SURFACE SOIL: GRAVELLY
 DEPTH OF GROUND WATER: UNKNOWN
 DOWN-STREAM TRIBUTARY: BARK RIVER

ESTIMATED PRELIMINARY EROSION CONTROL QUANTITIES
 (ACTUAL QUANTITIES SUBJECT TO CHANGE)

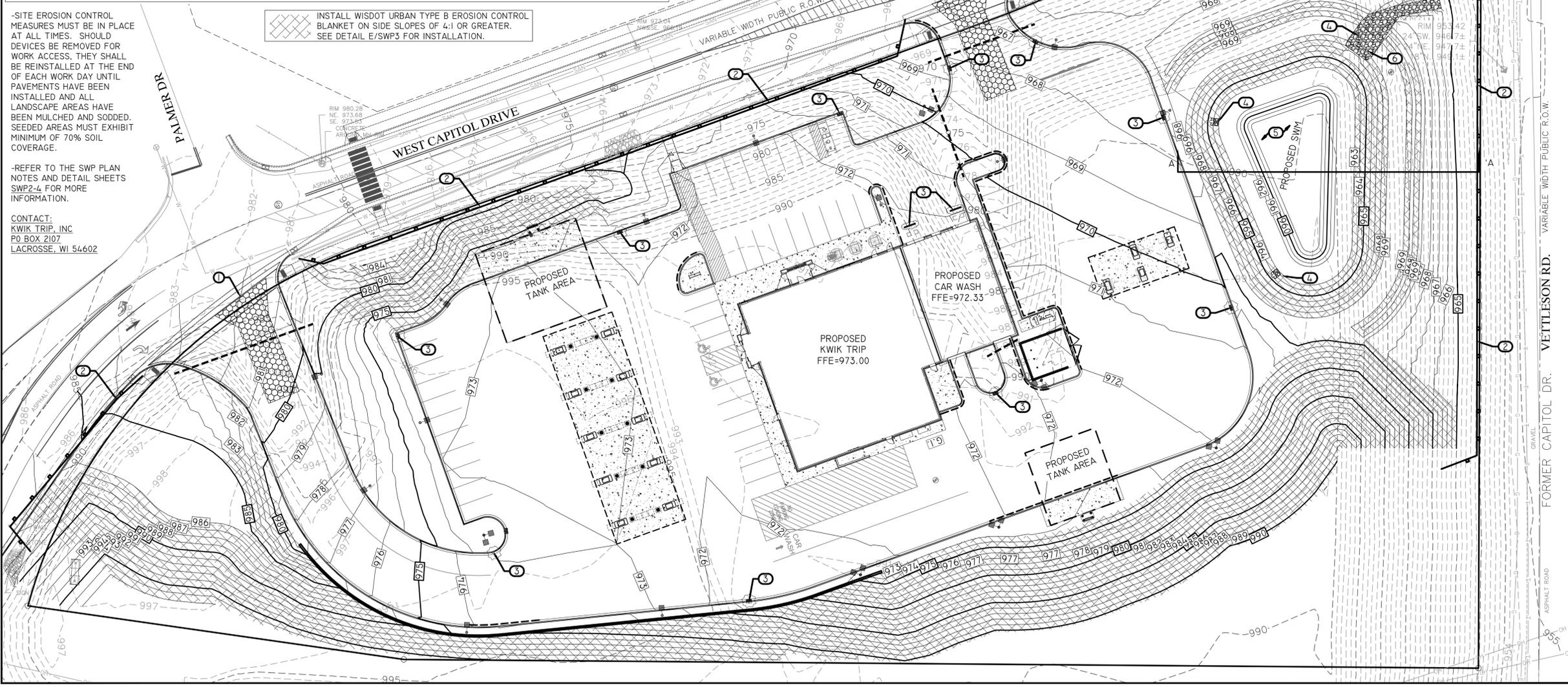
ITEM	QUANTITY
ROCK CONSTRUCTION ENTRANCE	400 SQ. YD.
INLET PROTECTION	10
EROSION CONTROL BLANKET	4,530 SQ. YD.
RIP RAP	5 CU. YD.
SILT FENCE	1,130 L.F.
DITCH CHECK	AS NEEDED
BIO ROLL/EROSION LOG	AS NEEDED

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

- OKEYED NOTES**
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/SWP3.
 - INSTALL SILT FENCE. SEE DETAIL D/SWP3.
 - PROVIDE INLET PROTECTION. REFER TO SWP2 FOR ACCEPTABLE PRODUCTS.
 - INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC. SEE DETAIL B/SWP3.
 - WET POND WITH TYPE A LINER TO SERVE AS SEDIMENT TRAP DURING CONSTRUCTION. SEE DETAILS A & B/SWP4.
 SEDIMENT TRAP DETAILS
 - TRAP BOTTOM ELEV. = 4.5'
 - TRAP TOP ELEV. = 969.00
 - 6-FT WIDE WEIR ELEV. = 968.00
 - CONSTRUCT EMERGENCY OVERFLOW WEIR WITH LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC. SEE DETAIL 6/SWP6.

- SUGGESTED CONSTRUCTION SEQUENCE**
- PROVIDE CONSTRUCTION ACCESS
 - INSTALL SILT FENCE
 - INSTALL INLET PROTECTION ON EXISTING STORM STRUCTURES
 - SAWCUT AND REMOVE PAVEMENT, STRIP TOPSOIL, REMOVALS
 - ROUGH GRADING
 - INSTALL DIVERSIONS AND SEDIMENT TRAP
 - CONSTRUCT BUILDING
 - SITE UTILITY INSTALLATION
 - INSTALL INLET AND CULVERT PROTECTION ON NEW STORM STRUCTURES
 - FINISH GRADING
 - CONSTRUCT BASE COURSE AND PAVEMENT
 - INSTALL LAWN/ LANDSCAPE
 - FLUSH STORM SEWER
 - REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED

- NOTES:**
- (A) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL. REFER TO SWP4 FOR TECHNICAL STANDARDS EMPLOYED.
- (B) CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AREAS ON-SITE. SEE DETAIL E/SWP4.
- (C) DEWATERING BAGS SHALL BE READILY AVAILABLE AND SHALL BE USED AT ALL TIMES IN THE PROCESS OF DEWATERING.



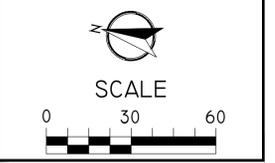
-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDING AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

-REFER TO THE SWP PLAN NOTES AND DETAIL SHEETS SWP2-4 FOR MORE INFORMATION.

CONTACT:
 KWIK TRIP, INC
 PO BOX 2107
 LACROSSE, WI 54602



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



EROSION CONTROL PLAN
 CONVENIENCE STORE #1283
 STH 83 AND W. CAPITOL DRIVE
 HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 10827
 DATE: 01/31/24 - PERMIT DOCUMENTS
 SHEET: SWP1

DRAWING FILE: Q:\10800 - 10809\10827 - Kwik Trip #1283 - Hartland\DRAWING\PLANS\0827-SPT-SWP-EC.DWG LAYOUT: SWP1 PLOTTED: JAN 31, 2024 5:29PM PLOTTED BY: TODD

STORM WATER POLLUTION PREVENTION PLAN

POLLUTION PREVENTION PLAN

ALL CONTRACTORS / SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE PROJECT SITE. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THE RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THE PPP.

1. SITE DESCRIPTION

THIS POLLUTION PREVENTION PLAN IS FOR THE CONSTRUCTION OF THE KWIK TRIP CONVENIENCE STORE #1283 PROJECT. THE PROJECT IS LOCATED IN SECTION 3, TOWNSHIP 7N, RANGE 18E, VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

THIS PPP COVERS 4.68 ACRES WITH AN ESTIMATED 4.68 ACRES BEING DISTURBED THROUGH EXCAVATION, GRADING, AND PAVING. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS 4.68 ACRES BEING DISTURBED.

THE PROJECT IS LOCATED IN AN AREA OF HOICHEIM LOAM (HMC2), THERESA SILT LOAM (THB). THE ESTIMATED CURVE NUMBER FOR THIS PPP AFTER CONSTRUCTION IS 82.

REFER TO PLANS: KWIK TRIP CONVENIENCE STORE #1283 FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, AND MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS. A COPY OF THIS PLAN WILL BE ON FILE AT THE PROJECT ENGINEER'S OFFICE AND ON-SITE. RUNOFF FROM THIS WORK WILL OVERLAND FLOW THROUGH DETENTION POND, DITCHES, STORM SEWER TO PIKE LAKE.

THIS PROJECT IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.

POTENTIAL SOURCES OF POLLUTION:

SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER (NON-PROJECT RELATED) OPERATIONS. THESE OTHER OPERATIONS HAVE STORM WATER RUNOFF, THE REGULATION OF WHICH IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

RURAL AGRICULTURAL ACTIVITIES:

RUNOFF FROM AGRICULTURAL LAND USE CAN POTENTIALLY CONTAIN CHEMICALS INCLUDING HERBICIDES, PESTICIDES, FUNGICIDES, AND FERTILIZERS.

CONSTRUCTION ACTIVITIES:

RUNOFF FROM CONSTRUCTION ACTIVITIES CAN POTENTIALLY CONTAIN FUELS, OILS, AND CHEMICALS FROM SPECIFIC CONSTRUCTION RELATED ACTIVITIES.

2. CONTROLS

INLET PROTECTION DEVICES SHALL BE PLACED AROUND INTAKES. SILT FENCE SHALL BE PLACED AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT FENCES, SILT BASINS, INTERCEPTING DITCHES, SOD FLUMES, LETDOWNS, BRIDGE END DRAINS, AND EARTH DIKES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND / OR AS REQUIRED BY PROJECT ENGINEER. THIS MAY INCLUDE USING SILT FENCE AS DITCH CHECKS. TEMPORARY STABILIZING SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA IMMEDIATELY, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING OR MULCHING WITHIN 14 DAYS. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN TRANSPORTATION STANDARD SPECIFICATIONS. CONTRACTOR SHALL ALSO FOLLOW ALL REQUIREMENTS OF THE WAUKESHA COUNTY EROSION AND SEDIMENT CONTROL REGULATIONS.

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS SUCH AS SOD FLUMES, DITCH CHECKS, ROCK OUTLET PROTECTION, AND LETDOWN STRUCTURES AND OTHER APPROPRIATE MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THE CONSTRUCTION WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION OF ALL DISTURBED AREAS BY THE CONTRACTOR.

3. OTHER CONTROLS

CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTE SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENT LAWS, RULES, AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

MUD TRACK-OUT SHALL BE CLEANED OFF THE ROADWAY NIGHTLY AND BEFORE ANY RAINFALL EVENT. WATER MAY NOT BE USED TO CLEAN THE ROADWAY.

CONTRACTOR SHALL KEEP PERMIT, INSPECTION LOGS, SITE PLAN, AND OTHER PERMIT DATA ON SITE AT ALL TIMES. MATERIAL SHALL BE PLACED IN AN EASILY ACCESSIBLE MAILBOX THAT IS CLEARLY MARKED "SWPPP".

ALL FUELS AND OILS SHALL BE CONTAINED BY A SECONDARY CONTAINMENT BERM OR WITHIN A TRAILER.

ALL SILT FENCE AND INLET PROTECTION DEVICES AS SHOWN SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION WHENEVER POSSIBLE.

A NOTICE OF DISCONTINUATION MUST BE FILED WITH THE WDNR ONCE VEGETATION HAS BEEN ESTABLISHED TO A MINIMUM COVERAGE OF 70%.

CONTRACTOR SHALL MARK ON THE INITIAL STORM WATER POLLUTION PREVENTION PLAN THE LOCATION OF STORAGE AREAS FOR FUELS AND OILS, PORTA-POTTY, DUMPSTER OR WASTE CONTAINMENT BINS, CONCRETE WAS OUT AREA, AND OTHER NECESSARY ITEMS.

ENTRANCES SHALL BE MAINTAINED TO CONTROL MUD TRACK-OUT FROM THE SITE.

THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE UPDATED AS NECESSARY DURING CONSTRUCTION.

APPROVED STATE OF LOCAL PLANS:

DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

4. MAINTENANCE

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEANING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

5. INSPECTIONS

INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY EVERY SEVEN CALENDAR DAYS. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDING OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

6. NON-STORM DISCHARGES

THIS INCLUDES SUBSURFACE DRAINS (I.E. FIELD TILE, SUBDRAINS), SLOPE DRAINS, AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE, OR EROSION STONE.

7. SEQUENCE OF CONSTRUCTION ACTIVITIES

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY CONSTRUCTION ON-SITE. FIRST, ALL NOTED REMOVALS SHALL BE COMPLETED. SECOND, GRADING CAN COMMENCE TO BRING SOIL TO FINAL GRADE.. NEXT, INSTALLATION OF UTILITIES AND PAVING SHALL BE COMPLETED. FINALLY, THE DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED AS SHOWN IN THE PLANS.

OWNER CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME (PRINTED OR TYPED): _____

TITLE: _____

SIGNATURE: _____

DATE: _____

NAME OF COMPANY, IF APPLICABLE: _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TELEPHONE NUMBER: _____

ADDRESS OF THE SITE: _____

CONTRACTOR / SUBCONTRACTOR CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING S CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE, AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY COMPANY, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF WISCONSIN, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THE NPDES PERMIT AND THE TERMS OF THE NPDES PERMIT."

NAME (PRINTED OR TYPED): _____

TITLE: _____

SIGNATURE: _____

DATE: _____

NAME OF CONTRACTING FIRM: _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TELEPHONE NUMBER: _____

ADDRESS OF THE SITE: _____

CONTRACTORS/SUBCONTRACTORS WHO WILL IMPLEMENT EACH EROSION CONTROL MEASURE:

SILT FENCE: CONTRACTOR (WITH ADDRESS AND TELEPHONE NUMBER)

TOPSOIL BERM: CONTRACTOR (WITH ADDRESS AND TELEPHONE NUMBER)

STABILIZED CONSTRUCTION ENTRANCE: CONTRACTOR (WITH ADDRESS AND TELEPHONE NUMBER)

CONCRETE WASH-OUT AREA: CONTRACTOR (WITH ADDRESS AND TELEPHONE NUMBER)

DUMPSTER: CONTRACTOR (WITH ADDRESS AND TELEPHONE NUMBER)

PORT-A-POTTY: CONTRACTOR (WITH ADDRESS AND TELEPHONE NUMBER)

INLET PROTECTION DEVICE: CONTRACTOR (WITH ADDRESS AND TELEPHONE NUMBER)

SEDIMENT BERM AND SLOPE STABILIZATION: CONTRACTOR (WITH ADDRESS AND TELEPHONE NUMBER)



STORES



STORES

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



NO SCALE

EROSION CONTROL DETAILS

CONVENIENCE STORE #1283

**STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI**

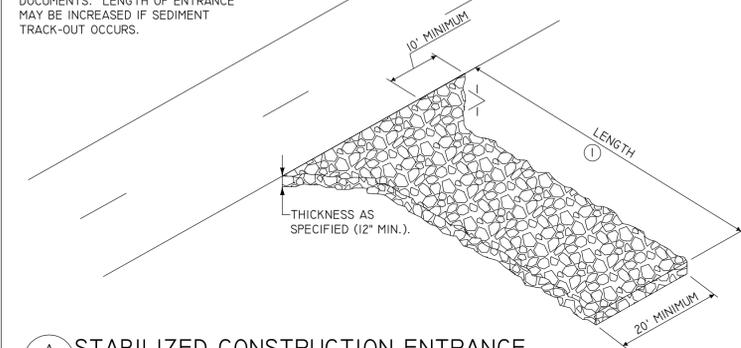
#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP XXX
SCALE: GRAPHIC
PROJ. NO. 10827
DATE 01/31/24 - PERMIT DOCUMENTS
SHEET

SWP2

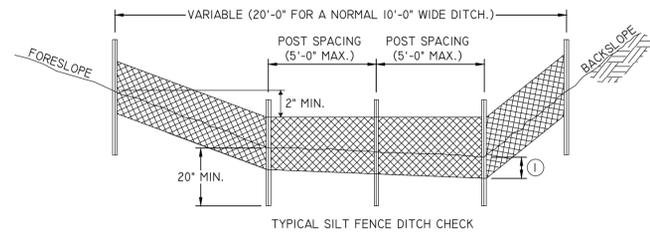
DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - Hartland\DRAWING\PLANS\10827-SP8-SWP2-4-EC-DETAILS.DWG LAYOUT: SWP2 PLOTTED: JAN 31, 2024, 5:35PM PLOTTED BY: TODDW

① ENTRANCE LENGTH: 50 FOOT MINIMUM (30 FOOT FOR SINGLE FAMILY RESIDENTIAL), OR AS SPECIFIED IN THE CONTRACT DOCUMENTS. LENGTH OF ENTRANCE MAY BE INCREASED IF SEDIMENT TRACK-OUT OCCURS.

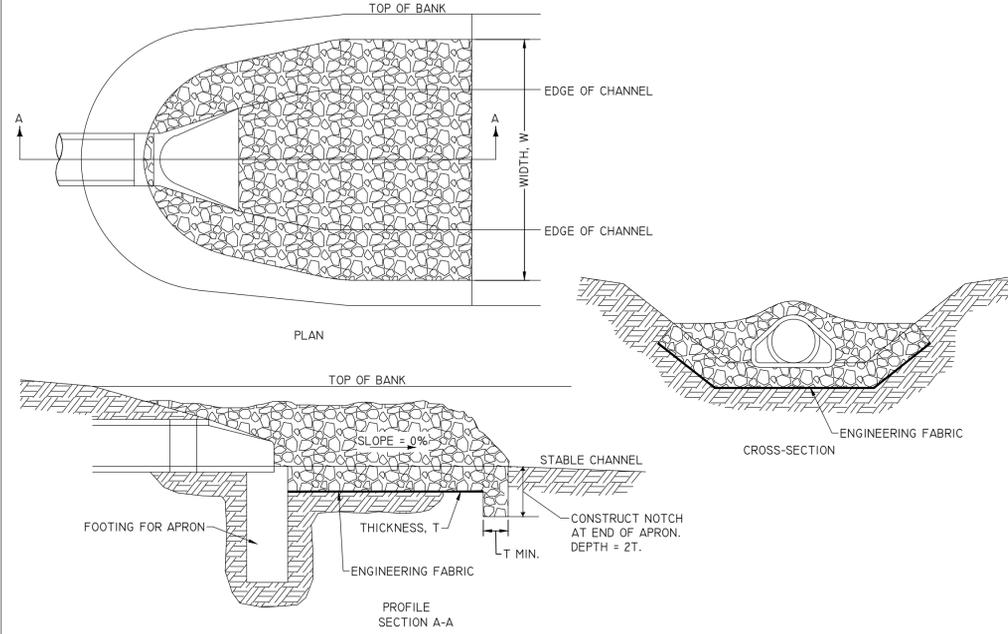


A STABILIZED CONSTRUCTION ENTRANCE
SWP3 FOR CONSTRUCTION EGRESS POINTS
NTS

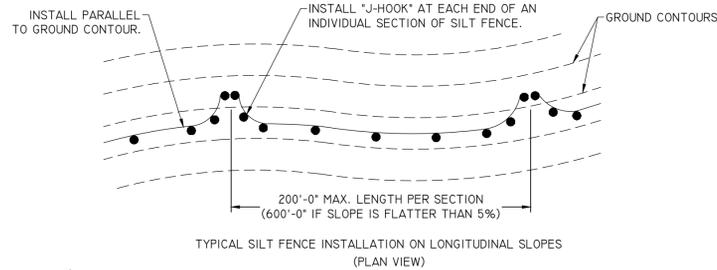
① INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE).



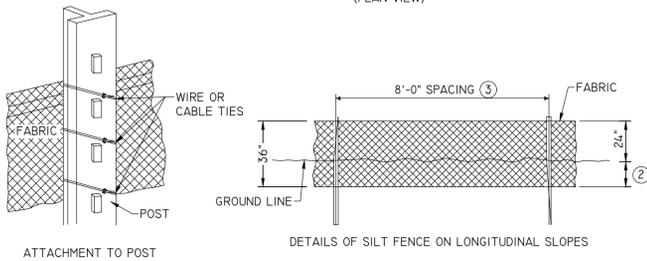
B RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL
SWP3 NTS



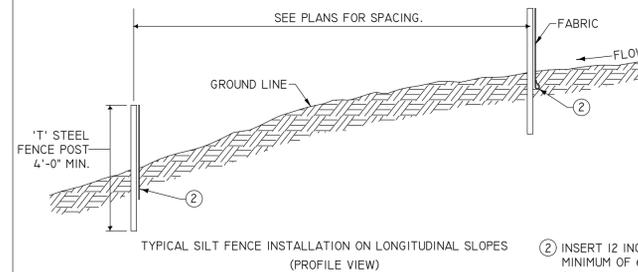
B RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL
SWP3 NTS



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (PLAN VIEW)



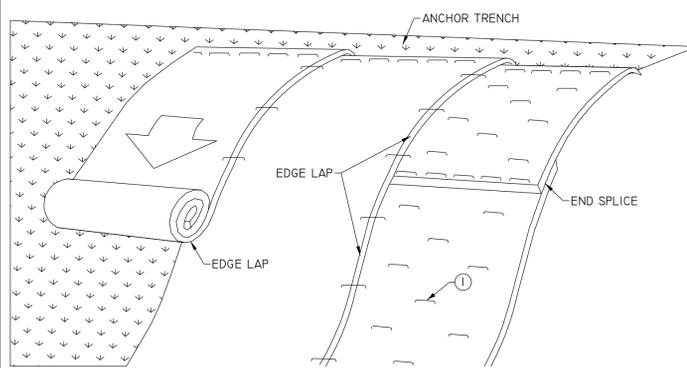
DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (PROFILE VIEW)

② INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE).
③ REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.

D SILT FENCE
SWP3 NTS



① SECURE BLANKET TO GROUND ACCORDING TO MANUFACTURER'S RECOMMENDED ANCHORING PATTERN AND MINIMUM SHOWN IN TABLE I.

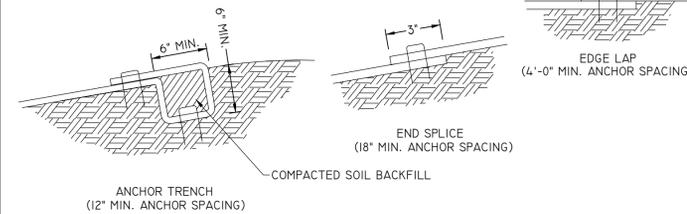
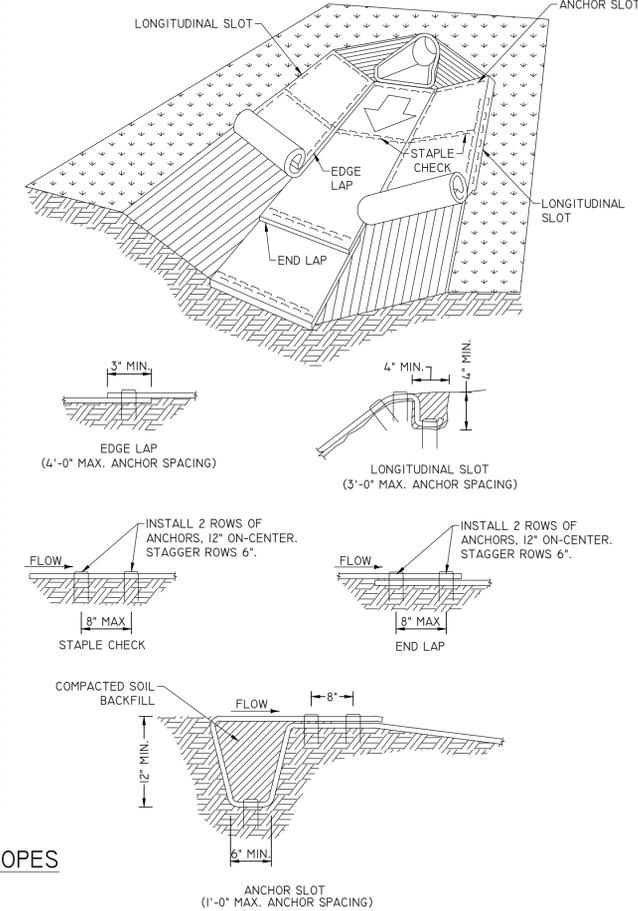


TABLE I	
MAX. SLOPE	MIN. ANCHORS
3:1	1.5/YD ²
2:1	2/YD ²
1:1	2.5/YD ²

E ROLLED EROSION CONTROL (RECP) INSTALLATION ON SLOPES
SWP3 NTS



ALL EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED PER WDNR STANDARDS
HTTP://DNR.WI.GOV/ORG/WATER/WM/NPS/STORMWATER/TECHSTD.HTM

KWIK TRIP

STORES

KWIK STAR

STORES

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

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, Inc.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9734 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

NO SCALE

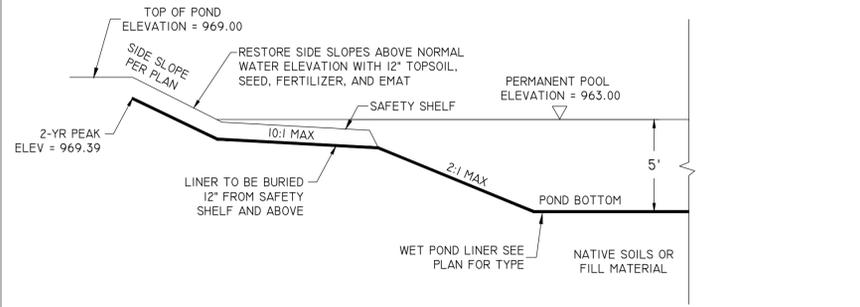
EROSION CONTROL
DETAILS

CONVENIENCE STORE #1283

5TH 83 AND W. CAPITOL DRIVE
HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP XXX
SCALE: GRAPHIC
PROJ. NO.: 10827
DATE: 01/31/24 - PERMIT DOCUMENTS
SHEET: SWP3



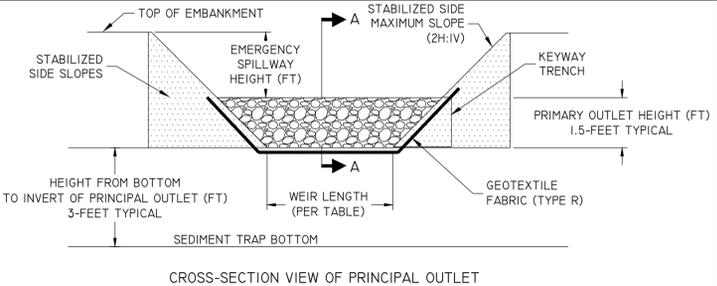
GENERAL POND LINER SPECIFICATIONS
(REFER TO APPENDIX D OF WDNR TECHNICAL STANDARD 1001 FOR DETAILED SPECIFICATIONS)

- * I. TYPE A LINER (ANY OF THE FOLLOWING)
 - CLAY LINER: MINIMUM THICKNESS OF 2 FEET WITH AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1×10^{-7} CM/SEC OR LESS.
 - HDPE: MINIMUM THICKNESS OF 40 MIL.
 - GCL: GEOSYNTHETIC CLAY LINER PER NRCS SPECIFICATIONS OUTLINED IN APPENDIX D.
- TYPE B LINER (ANY OF THE FOLLOWING)
 - CLAY LINER: MINIMUM THICKNESS OF 2 FEET WITH AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1×10^{-6} CM/SEC OR LESS.
 - HDPE: MINIMUM THICKNESS OF 40 MIL.
 - PPL: MINIMUM THICKNESS OF 30 MIL.
- TYPE C LINER (ANY OF THE FOLLOWING)
 - SILT/CLAY LINER: MINIMUM THICKNESS OF 2 FEET
 - HDPE: ANY THICKNESS
 - PPL: MINIMUM THICKNESS OF 20 MIL
 - PVC: MINIMUM THICKNESS OF 30 MIL
 - EPDM: MINIMUM THICKNESS OF 45 MIL

NOTE:
1. SHOULD THE CONTRACTOR ENCOUNTER SEASONAL OR PERCHED GROUNDWATER DURING CONSTRUCTION OF THE POND AND IT'S LINER, CONTACT ENGINEER FOR UNDERDRAIN RECOMMENDATIONS.
2. MANUFACTURED LINERS SHALL BE PROVIDED WITH AIR-RELEASE VENTS TO PREVENT FLOATING.
3. CONTRACTOR TO PROVIDE POND LINER DOCUMENTATION TO OWNER PRIOR TO FINAL ACCEPTANCE.
4. CONTRACTOR TO CONSTRUCT 1' DEEP SEDIMENT TRAP AND BERM ON DOWNHILL SIDE OF THE POND. ALL POND SLOPES TO HAVE EROSION MAT.

A WET POND LINER
SWP4 NTS

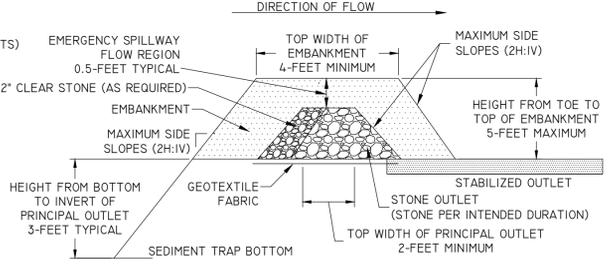
- NOTES:**
- SIDE SLOPES AND FACES OF EARTHEN EMBANKMENT AROUND OUTLET SHALL BE ARMORED WITH RIPRAP OR STABILIZED WITH EROSION MAT SUFFICIENT TO HANDLE FLOWS FROM THE 10-YEAR STORM.
 - STONE (SHORT DURATION): 3-6" WELL GRADED ANGULAR CLEAR STONE.
 - STONE (6+ MONTHS): COMBINATION OF LIGHT RIPRAP WITH 12"-THICK LAYER OF 1" ANGULAR CLEAR STONE.
 - REFER TO WDNR TECH STD 1063 FOR ADDITIONAL INFORMATION.



CROSS-SECTION VIEW OF PRINCIPAL OUTLET

- * AS = 625 X ADR (COARSE GRAINED SOILS + SANDS)
- AS = 1560 X ADR (MEDIUM GRAINED SOILS + LOAMS,SILTS)
- AS = 5300 X ADR (FINE GRAINED SOILS + CLAYS)

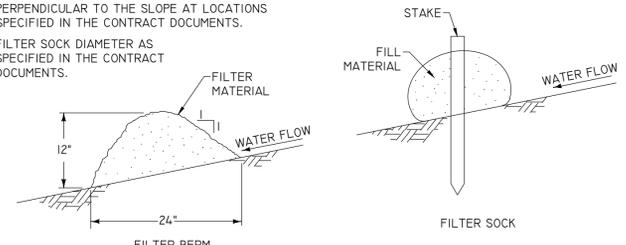
ADR (OC)	WEIR LENGTH (FT)
1	4
2	6
3	8
4	10
5	12



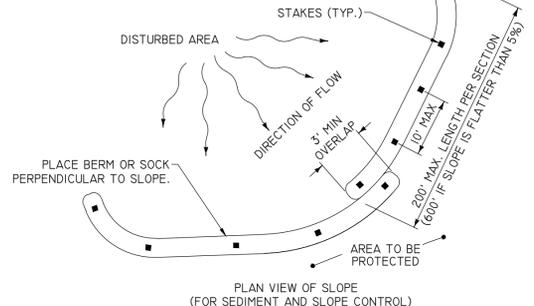
VIEW A-A OF PRINCIPAL OUTLET

B SEDIMENT TRAP DETAIL
SWP4 NTS

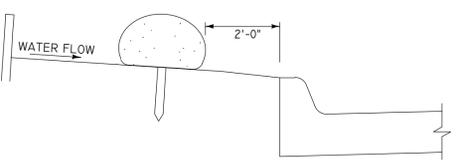
BERM SHOWN IS TYPICAL FOR SLOPES FLATTER THAN 3:1. FOR STEEPER SLOPES, INCREASE BERM SIZE AS DIRECTED BY THE ENGINEER.
PLACE BERM IN UNCOMPACTED WINDROW PERPENDICULAR TO THE SLOPE AT LOCATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
FILTER SOCK DIAMETER AS SPECIFIED IN THE CONTRACT DOCUMENTS.



CONSTRUCT "J-HOOK" AT EACH END ON AN INDIVIDUAL SECTION OF SOCK OR BERM.

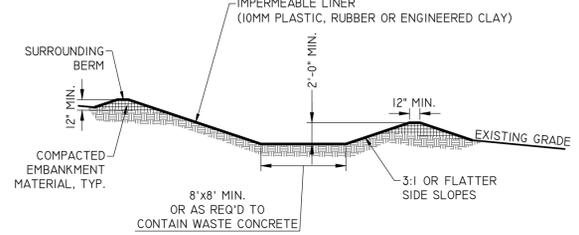
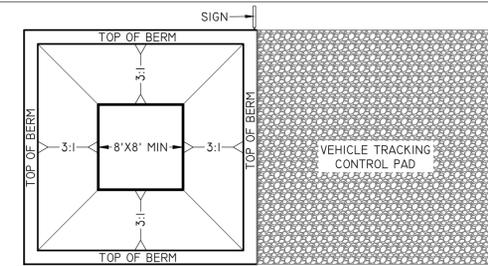


PLAN VIEW OF SLOPE (FOR SEDIMENT AND SLOPE CONTROL)



SECTION VIEW AT STREET (FOR PERIMETER CONTROL ALONG STREET)
TYPICAL PLACEMENT OF BERM OR SOCK

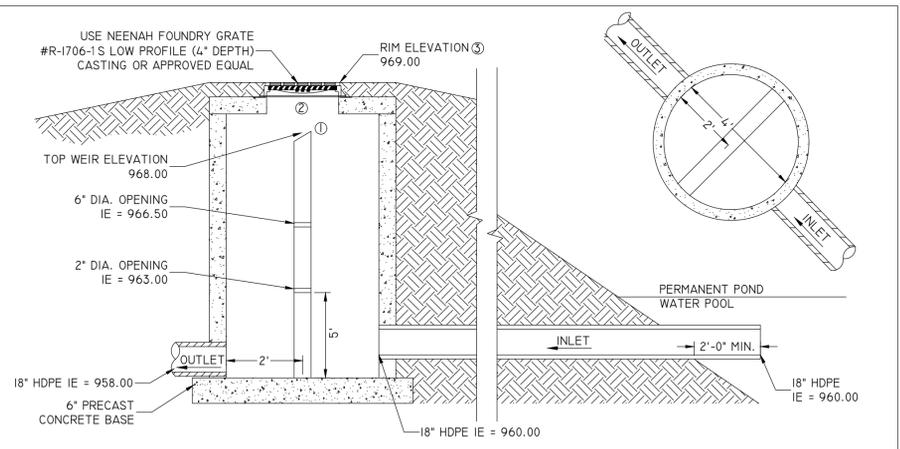
C FILTER BERM AND FILTER SOCK
SWP4 NTS



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

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

E CONCRETE WASHOUT AREA
SWP4 NTS



F OUTLET CONTROL STRUCTURE
SWP4 NTS

- 4" THICK MASONRY WALL OR 1/2" STEEL PLATE. GROUT OR SEAL ALONG SIDES OF MANHOLE
- FORM OPENING IN TOP SLAB TO FIT CASTING
- ADJUST GRADING AT THE OUTLET STRUCTURE TO COVER CASTING TO THE PROPOSED RIM ELEVATION

KWIK TRIP

STORES

KWIK STAR

STORES

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

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

NO SCALE

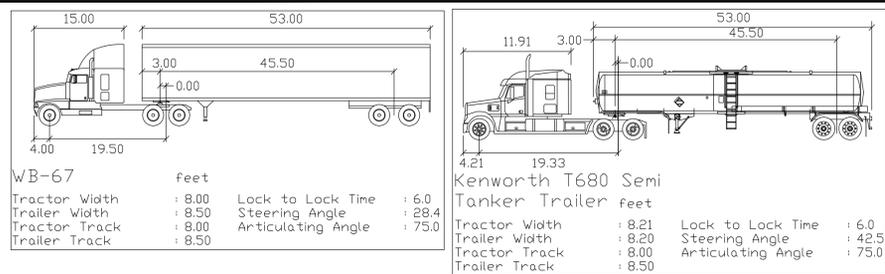
EROSION CONTROL
DETAILS

CONVENIENCE STORE #1283

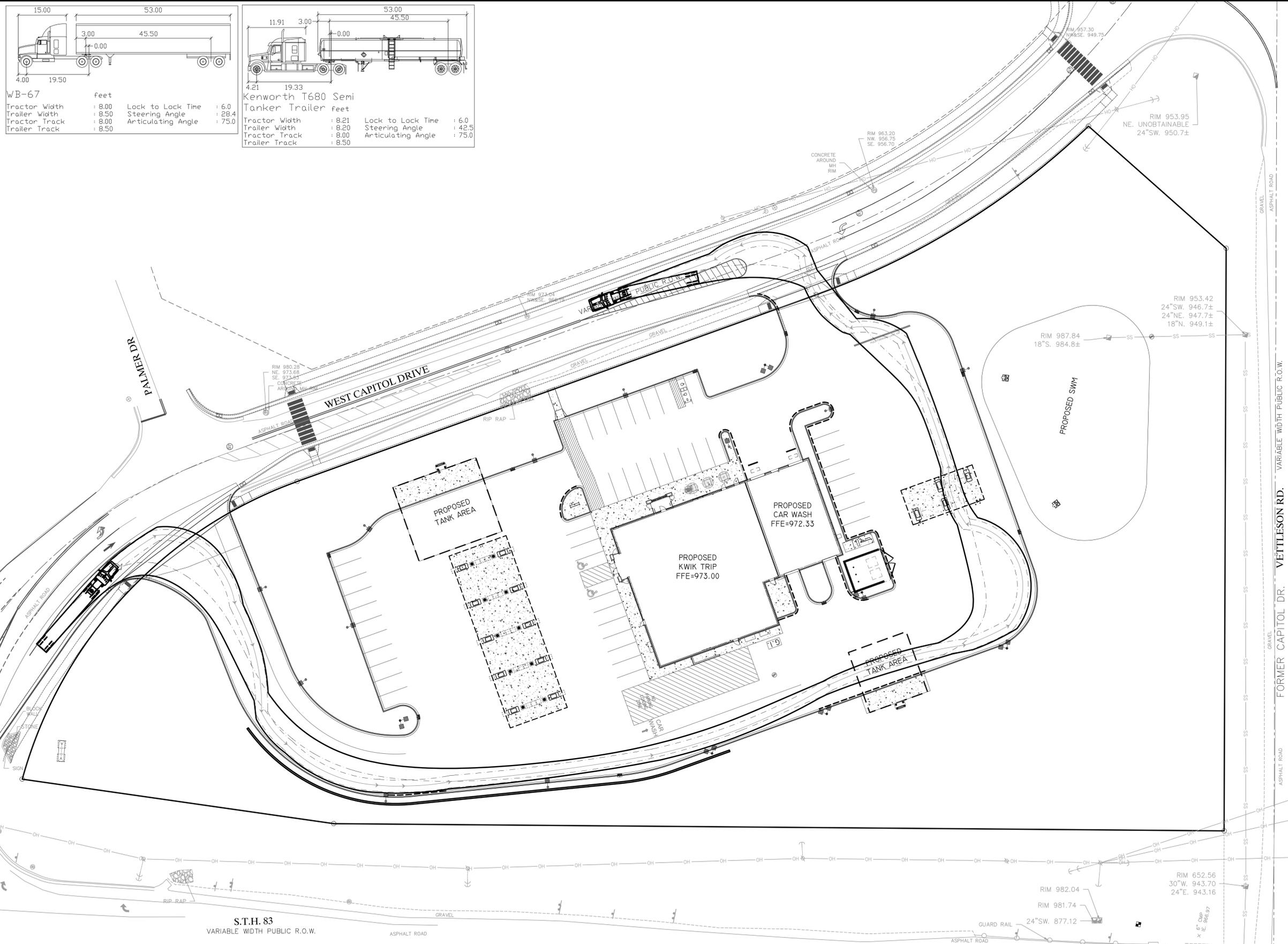
5TH 83 AND W. CAPITOL DRIVE
HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY NAP XXX
SCALE GRAPHIC
PROJ. NO. 10827
DATE 01/31/24 - PERMIT DOCUMENTS
SHEET SWP4



WB-67		Kenworth T680 Semi Tanker Trailer	
feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



**Kwik
TRIP**

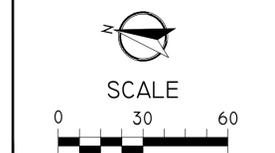
STORES

**Kwik
STAR**

STORES

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

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, Inc.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



TRUCK CIRCULATION

CONVENIENCE STORE #1283

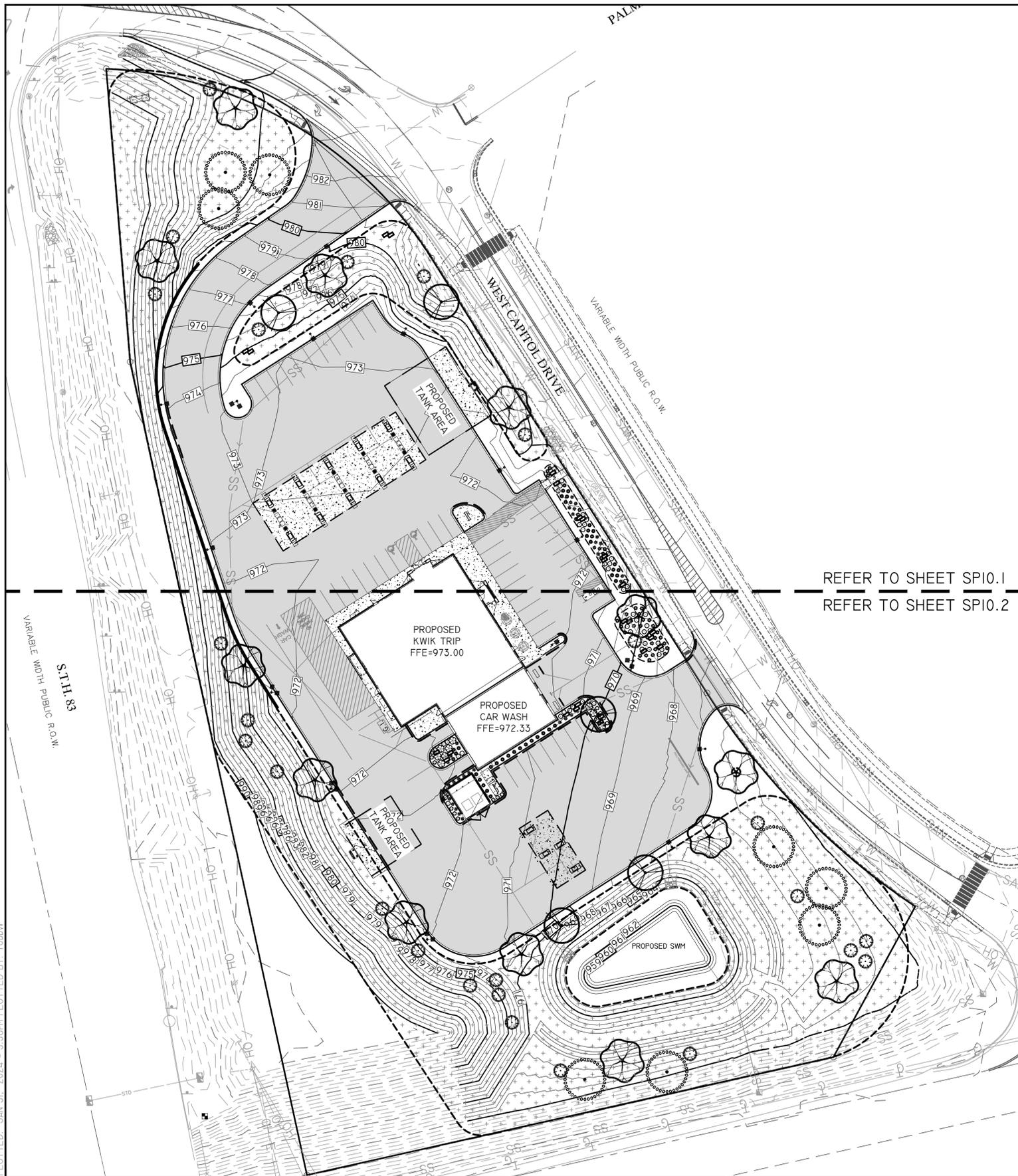
**STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI**

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 10827
DATE: 01/31/24 - PERMIT DOCUMENTS
SHEET: **SP**

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - Hartland\DRAWING\PLANS\10827-SP9-TRUCK CIRCULATION.DWG LAYOUT: SP
PLOTTED: JAN 31, 2024 5:52:28 PM PLOTTED BY: TODDW

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP10-LANDSCAPING.DWG LAYOUT: SP10
PLOTTED: JAN 31, 2024 - 5:56PM PLOTTED BY: TODDW



REFER TO SHEET SP10.1
REFER TO SHEET SP10.2

GENERAL NOTES:

- (A) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (C) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER, WITH A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER. WARRANTY EXPIRES AFTER FIRST FULL YEAR FOLLOWING PROJECT COMPLETION.
- (D) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (E) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (G) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
DECIDUOUS TREES					
	Fall Fiesta® Sugar Maple	Acer saccharum 'Baista'	1.5' Cal.	B&B	5
	Red Oak	Quercus rubra	1.5' Cal.	B&B	8
	Swamp White Oak	Quercus bicolor	1.5' Cal.	B&B	13
EVERGREEN TREES					
	White Spruce	Picea glauca	3' Ht.	Pot	25
EVERGREEN SHRUBS					
	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	3 gal.	Pot	10
PERENNIALS					
	Goldsturm Coneflower	Rudbeckia fulgida sullivantii 'Goldsturm'	1 gal.	Pot	14
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	Pot	35
	Pale Purple Coneflower	Echinacea pallida	1 gal.	Pot	46
	Prairie Dropseed	Sporobolus heterolepis	1 gal.	Pot	34
	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	1 gal.	Pot	38

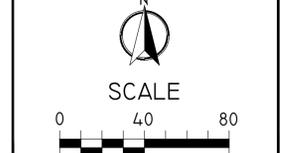


STORES



STORES

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

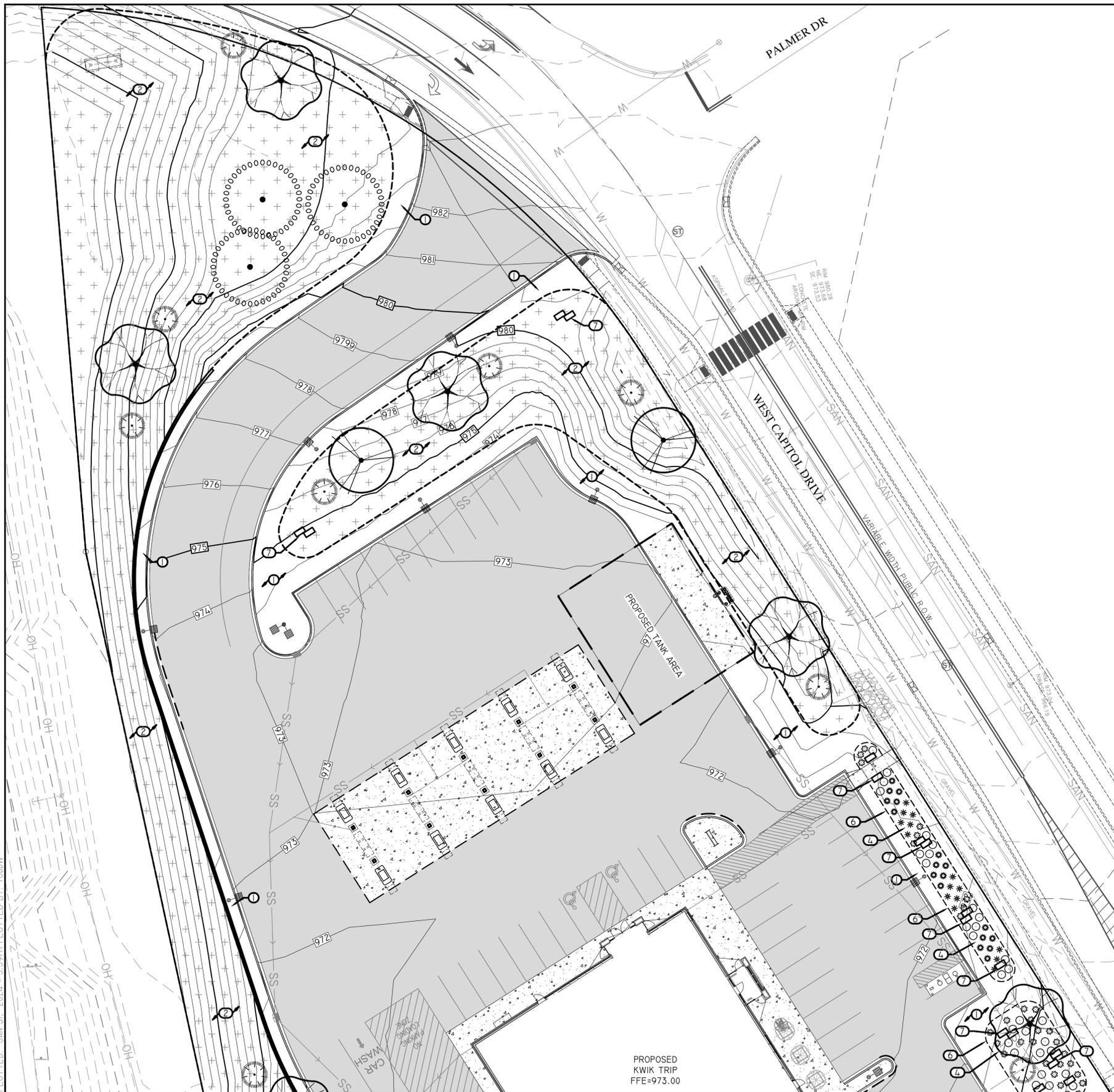


OVERALL LANDSCAPE PLAN
CONVENIENCE STORE #1283
STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 10827
DATE: 01/31/24 - PERMIT DOCUMENTS
SHEET: **SP10**

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\0827-SPI0-LANDSCAPING.DWG LAYOUT: SPI0.1
 PLOTTED: JAN 31, 2024 - 5:59PM PLOTTED BY: TODDW



PROPOSED
 KWIK TRIP
 FFE-973.00

KEYED NOTES

- SOD, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
- AGRECOL, SHORTGRASS PRAIRIE FOR DRY SOILS, APPLY GLYPHOSATE HERBICIDE TO AREA WHEN MAJORITY OF WEEDS ARE 2"-3" TALL. WAIT 10 DAYS THEN FINELY TILL THE SOIL ONLY 1"-2" DOWN AND PLANT IMMEDIATELY BY HAND BROADCASTING AT A RATE OF 11 LBS/ACRE. RAKE OR DRAG AREA LIGHTLY, COVERING THE SEED WITH ABOUT 1/4" TO 1/2" OF SOIL. ROLL AREA FIRMLY AFTER RAKING. MULCH PRAIRIE SEEDS AREAS LESS THAN 4:1 SLOPE WITH 1" OF WEED FREE STRAW MULCH. APPLY WISDOT NET-FREE CLASS 1, URBAN TYPE B EROSION MAT ON SLOPING AREAS STEEPER THAN 4:1. *REFER TO AGRECOL'S "NATIVE SEEDING INSTRUCTIONS" ON THEIR WEBSITE FOR DETAILED INSTRUCTIONS/GUIDELINES FOR SUCCESSFUL SEED ESTABLISHMENT AND MANAGEMENT. (LINK BELOW)
[HTTPS://WWW.AGRECOL.COM/NATIVE-SEEDING-INSTRUCTIONS_EP_44.HTML](https://www.agrecol.com/NATIVE-SEEDING-INSTRUCTIONS_EP_44.html)
- 6' DIAMETER WOOD MULCH TREE RING, 3"-4" DEPTH, DARK BROWN COLOR, *ALL TREES PLANTED WITHIN SOD AREAS.
- SHREDDED HARDWOOD MULCH, 3"-4" DEPTH, DARK BROWN COLOR.
- DECORATIVE STONE MULCH, 3"-4" ROUND COBBLES, 4"-5" DEPTH, WITH COMMERCIAL GRADE WEED BARRIER FABRIC UNDERLAYMENT.
- SHOVEL CUT EDGE, 4"-5" DEPTH CLEAN CUT EDGE AROUND PLANTING BEDS WITHIN SOD AREAS.
- ACCENT BOULDERS, (48" X 18" X 18") LIMESTONE BLOCKS/CUBES, PLAN SYMBOL:

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES		
	Fall Fiesta® Sugar Maple	Acer saccharum 'Baista'
	Red Oak	Quercus rubra
	Swamp White Oak	Quercus bicolor
EVERGREEN TREES		
	White Spruce	Picea glauca
EVERGREEN SHRUBS		
	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'
PERENNIALS		
	Goldsturm Coneflower	Rudbeckia fulgida sultivantii 'Goldsturm'
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'
	Pale Purple Coneflower	Echinacea pallida
	Prairie Dropseed	Sporobolus heterolepis
	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'

REFER TO SHEET SPI0.3 FOR COMPLETE PLANT SCHEDULE, NOTES AND SPECIFICATIONS.

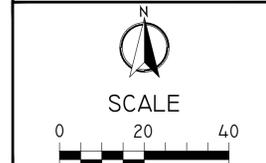


STORES



STORES

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



LANDSCAPE PLAN
NORTH
 CONVENIENCE STORE #1283
 STH 83 AND W. CAPITOL DRIVE
 HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 10827
 DATE: 01/31/24 - PERMIT DOCUMENTS
 SHEET: **SP10.1**

DRAWING FILE: Q:\10800 - 10899\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP10-LANDSCAPING.DWG LAYOUT: SP10.2
 PLOTTED: JAN 31, 2024 - 6:05PM PLOTTED BY: TODDW



KEYED NOTES

- SOD, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
- AGRECOL, SHORTGRASS PRAIRIE FOR DRY SOILS, APPLY GLYPHOSATE HERBICIDE TO AREA WHEN MAJORITY OF WEEDS ARE 2"-3" TALL. WAIT 10 DAYS THEN FINELY TILL THE SOIL ONLY 1"-2" DOWN AND PLANT IMMEDIATELY BY HAND BROADCASTING AT A RATE OF 11 LBS/ACRE. RAKE OR DRAG AREA LIGHTLY, COVERING THE SEED WITH ABOUT 1/2" TO 3/4" OF SOIL. ROLL AREA FIRMLY AFTER RAKING. MULCH PRAIRIE SEEDED AREAS LESS THAN 4:1 SLOPE WITH 1" OF WEED FREE STRAW MULCH. APPLY WISDOT NET-FREE CLASS 1, URBAN TYPE B EROSION MAT ON SLOPING AREAS STEEPER THAN 4:1. *REFER TO AGRECOL'S "NATIVE SEEDING INSTRUCTIONS" ON THEIR WEBSITE FOR DETAILED INSTRUCTIONS/GUIDELINES FOR SUCCESSFUL SEED ESTABLISHMENT AND MANAGEMENT. (LINK BELOW)
[HTTPS://WWW.AGRECOL.COM/NATIVE-SEEDING-INSTRUCTIONS_EP_44.HTML](https://www.agrecol.com/NATIVE-SEEDING-INSTRUCTIONS_EP_44.html)
- 6' DIAMETER WOOD MULCH TREE RING, 3"-4" DEPTH, DARK BROWN COLOR, *ALL TREES PLANTED WITHIN SOD AREAS.
- SHREDDED HARDWOOD MULCH, 3"-4" DEPTH, DARK BROWN COLOR.
- DECORATIVE STONE MULCH, 3"-4" ROUND COBBLES, 4"-5" DEPTH, WITH COMMERCIAL GRADE WEED BARRIER FABRIC UNDERLAYMENT.
- SHOVEL CUT EDGE, 4"-5" DEPTH CLEAN CUT EDGE AROUND PLANTING BEDS WITHIN SOD AREAS.
- ACCENT BOULDERS, (48" X 18" X 18") LIMESTONE BLOCKS/CUBES, PLAN SYMBOL:

PLANT SCHEDULE

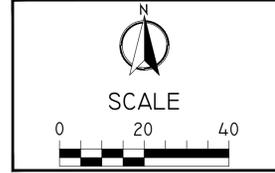
SYMBOL	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES		
	Fall Fiesta® Sugar Maple	Acer saccharum 'Baillista'
	Red Oak	Quercus rubra
	Swamp White Oak	Quercus bicolor
EVERGREEN TREES		
	White Spruce	Picea glauca
EVERGREEN SHRUBS		
	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'
PERENNIALS		
	Goldsturm Coneflower	Rudbeckia fulgida sultivantii 'Goldsturm'
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'
	Pale Purple Coneflower	Echinacea pallida
	Prairie Dropseed	Sporobolus heterolepis
	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'

REFER TO SHEET SP10.3 FOR COMPLETE PLANT SCHEDULE, NOTES AND SPECIFICATIONS.

KWIK TRIP
STORES
KWIK STAR
STORES

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

REI
 CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING
 REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784 FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



LANDSCAPE PLAN SOUTH

CONVENIENCE STORE #1283

STH 83 AND W. CAPITOL DRIVE HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 10827
 DATE: 01/31/24 - PERMIT DOCUMENTS
 SHEET: **SP10.2**

GENERAL NOTES:

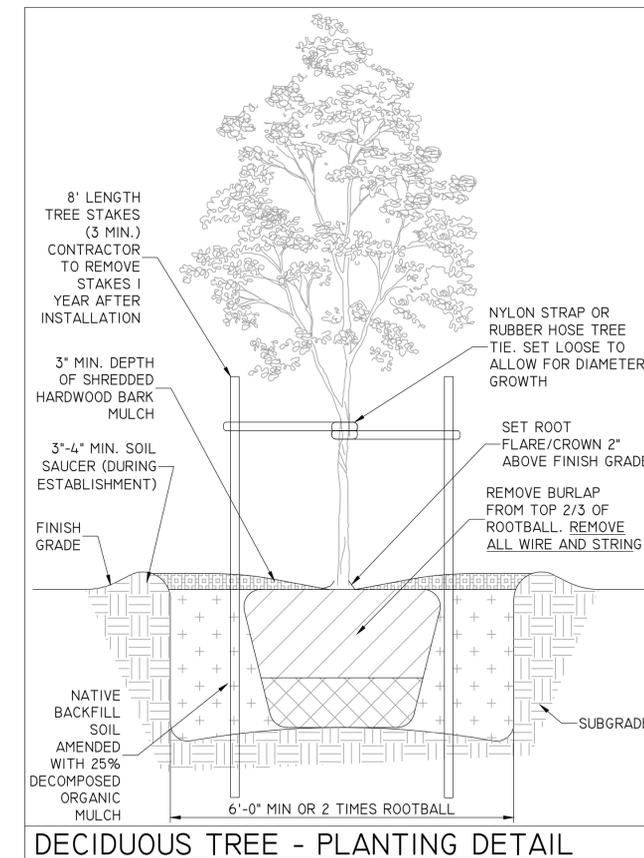
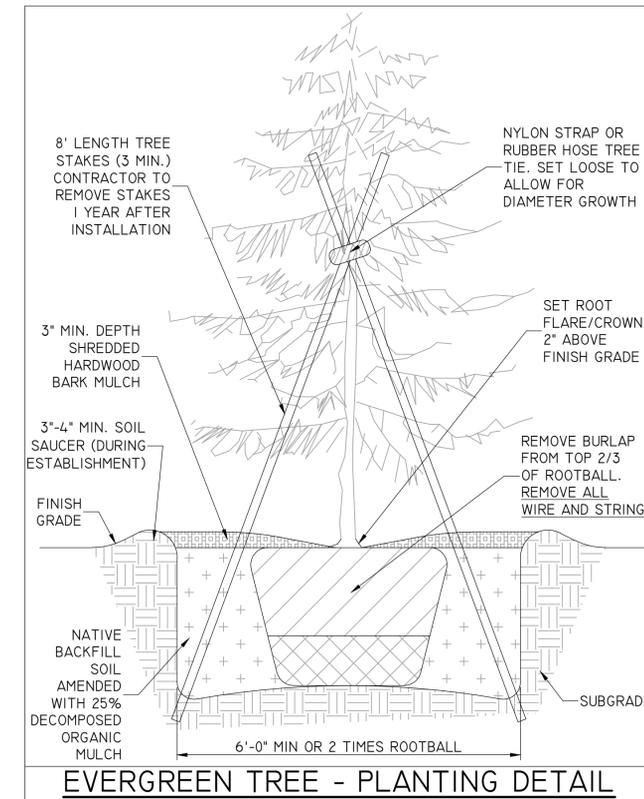
- (A) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (C) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER, WITH A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER. WARRANTY EXPIRES AFTER FIRST FULL YEAR FOLLOWING PROJECT COMPLETION.
- (D) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (E) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (G) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.

KEYED NOTES

- 1. SOD, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
- 2. (90,000 SF TOTAL) AGRECOL, SHORTGRASS PRAIRIE FOR DRY SOILS, APPLY GLYPHOSATE HERBICIDE TO AREA WHEN MAJORITY OF WEEDS ARE 2"-3" TALL. WAIT 10 DAYS THEN FINELY TILL THE SOIL ONLY 1"-2" DOWN AND PLANT IMMEDIATELY BY HAND BROADCASTING AT A RATE OF 11 LBS/ACRE. RAKE OR DRAG AREA LIGHTLY, COVERING THE SEED WITH ABOUT 1/4" TO 1/2" OF SOIL. ROLL AREA FIRMLY AFTER RAKING. MULCH PRAIRIE SEEDED AREAS LESS THAN 4:1 SLOPE WITH 1" OF WEED FREE STRAW MULCH. APPLY WISDOT NET-FREE CLASS I, URBAN TYPE B EROSION MAT ON SLOPING AREAS STEEPER THAN 4:1. *REFER TO AGRECOL'S "NATIVE SEEDING INSTRUCTIONS" ON THEIR WEBSITE FOR DETAILED INSTRUCTIONS/GUIDELINES FOR SUCCESSFUL SEED ESTABLISHMENT AND MANAGEMENT. (LINK BELOW)

[HTTPS://WWW.AGRECOL.COM/NATIVE-SEEDING-INSTRUCTIONS_EP_44.HTML](https://www.agrecol.com/native-seeding-instructions_ep_44.html)
- 3. 6' DIAMETER WOOD MULCH TREE RING, 3"-4" DEPTH, DARK BROWN COLOR. *ALL TREES PLANTED WITHIN SOD AREAS.
- 4. SHREDDED HARDWOOD MULCH, 3"-4" DEPTH, DARK BROWN COLOR.
- 5. DECORATIVE STONE MULCH, 3"-4" ROUND COBBLES, 4"-5" DEPTH, WITH COMMERCIAL GRADE WEED BARRIER FABRIC UNDERLAYMENT.
- 6. SHOVEL CUT EDGE, 4"-5" DEPTH CLEAN CUT EDGE AROUND PLANTING BEDS WITHIN SOD AREAS.
- 7. (25 EA TOTAL) ACCENT BOULDERS, (48" X 18" X 18") LIMESTONE BLOCKS/CUBES, PLAN SYMBOL:

PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
DECIDUOUS TREES					
	Fall Fiesta® Sugar Maple	Acer saccharum 'Baillista'	1.5" Cal.	B&B	5
	Red Oak	Quercus rubra	1.5" Cal.	B&B	8
	Swamp White Oak	Quercus bicolor	1.5" Cal.	B&B	13
EVERGREEN TREES					
	White Spruce	Picea glauca	3' Ht.	Pot	25
EVERGREEN SHRUBS					
	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	3 gal.	Pot	10
PERENNIALS					
	Goldsturm Coneflower	Rudbeckia fulgida sullivantii 'Goldsturm'	1 gal.	Pot	14
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	Pot	35
	Pale Purple Coneflower	Echinacea pallida	1 gal.	Pot	46
	Prairie Dropseed	Sporobolus heterolepis	1 gal.	Pot	34
	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	1 gal.	Pot	38



KWIK TRIP

STORES

KWIK STAR

STORES

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

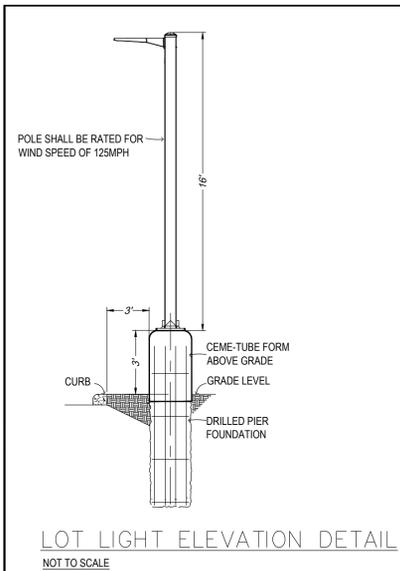
REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, Inc.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

LANDSCAPE NOTES, DETAILS & SPECIFICATIONS
CONVENIENCE STORE #1283
STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 10827
DATE: 01/13/24 - PERMIT DOCUMENTS
SHEET: **SP10.3**

DRAWING FILE: Q:\10800 - 10800\10827 - Kwik Trip #1283 - HARTLAND\DRAWING\PLANS\10827-SP10-LANDSCAPING.DWG LAYOUT: SP10.3 PLOTTED: JAN 31, 2024 - 6:18PM PLOTTED BY: TDOBW



FIXTURE SYMBOLS:

- LED LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE
- CAMERA

FIXTURE TYPES:

- D20 - RECESSED LED DOWNLIGHT
GOTHAM EVO-3530-8AR-WD-120-TRW
- S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA
TZL1N1L96-1000MM-FST-MVOLT
- CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED
UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD
THROW OPTIC AIMING IN DIRECTION OF ARROW.
- C5 - LSI LIGHTING: SCV-LED-15L-SCV-UNV-DIM-50-WHT MOUNTED
UNDER GAS CANOPY
- CFBK - 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.
- P13 - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT
- P13L - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT-IL
- P1F - LSI LIGHTING: MRS-LED-18L-SIL-FIT-UNV-50-70CRI-WHT
- P1FL - LSI LIGHTING: MRS-LED-18L-SIL-FIT-UNV-50-70CRI-WHT-IL

GENERAL NOTES:

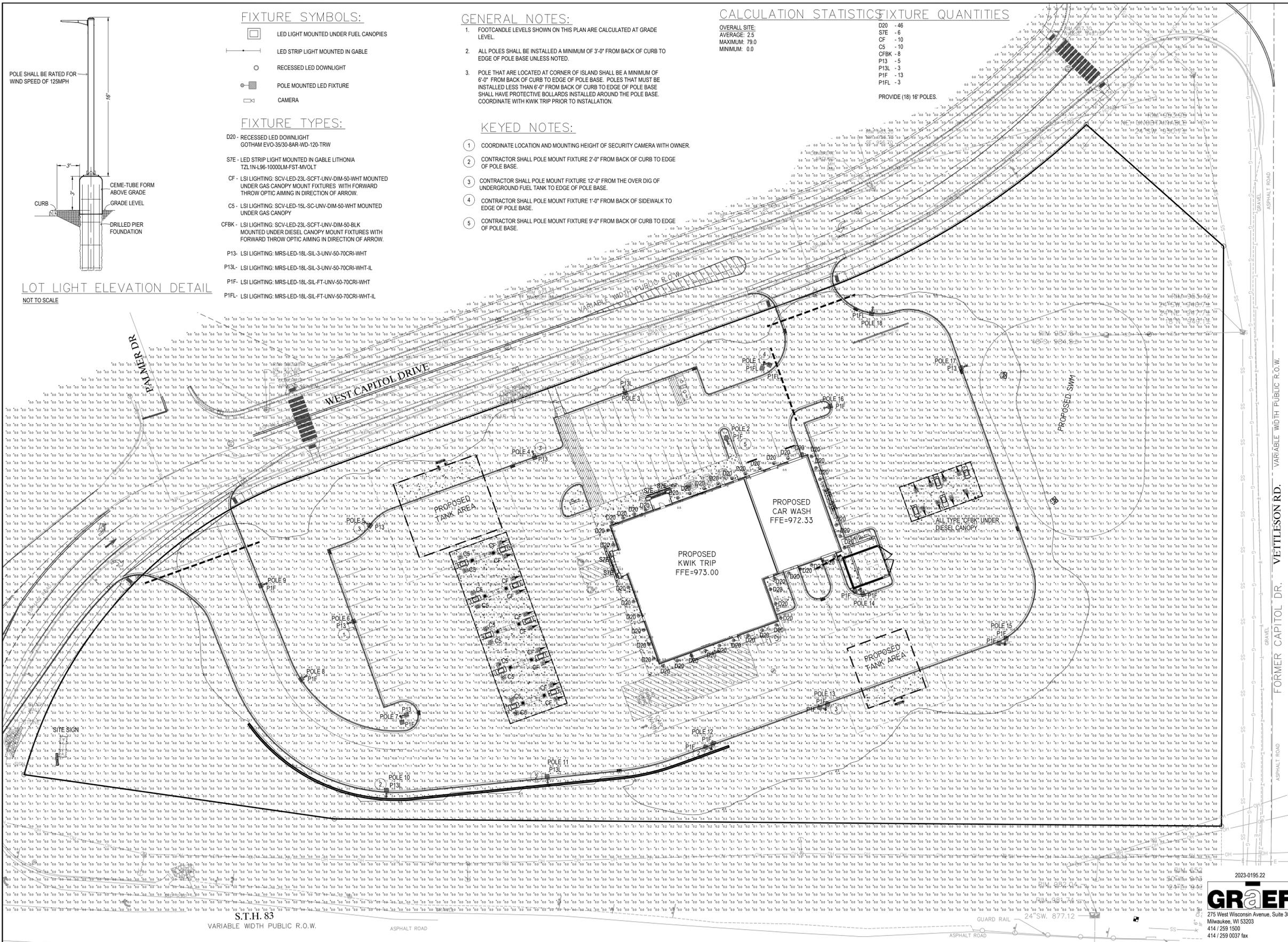
1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
3. POLE THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

KEYED NOTES:

1. COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
2. CONTRACTOR SHALL POLE MOUNT FIXTURE 2'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.
3. CONTRACTOR SHALL POLE MOUNT FIXTURE 12'-0" FROM THE OVER DIG OF UNDERGROUND FUEL TANK TO EDGE OF POLE BASE.
4. CONTRACTOR SHALL POLE MOUNT FIXTURE 1'-0" FROM BACK OF SIDEWALK TO EDGE OF POLE BASE.
5. CONTRACTOR SHALL POLE MOUNT FIXTURE 9'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.

CALCULATION STATISTICS FIXTURE QUANTITIES

OVERALL SITE:	D20 - 46
AVERAGE: 2.5	S7E - 6
MAXIMUM: 79.0	CF - 10
MINIMUM: 0.0	C5 - 10
	CFBK - 8
	P13 - 5
	P13L - 3
	P1F - 13
	P1FL - 3

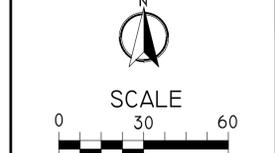


Kwik TRIP STORES

Kwik STAR STORES

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

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUKESHA, WISCONSIN 53440
PHONE: 715.675.9754 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



PHOTOMETRIC SITE PLAN

CONVENIENCE STORE #1283

**STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI**

#	DATE	DESCRIPTION
1	12/06/23	N. DRIVEWAY REVISIONS

2023-0195-22

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

DRAWN BY: DLC
SCALE: GRAPHIC
PROJ. NO.: 10827
DATE: 01/31/24 - PERMIT DOCUMENTS
SHEET: **E1**

S.T.H. 83
VARIABLE WIDTH PUBLIC R.O.W.

ASPHALT ROAD

ASPHALT ROAD

VETTELSON RD. VARIABLE WIDTH PUBLIC R.O.W.

FORMER CAPITOL DR.

DRIVEWAY

ASPHALT ROAD

RTA
Comments
2/14/24

1 **PUD DEVELOPMENT AGREEMENT**

2 THIS PUD DEVELOPMENT AGREEMENT (this "Agreement") is made this ____ day
3 of _____, 2024 by and between the VILLAGE OF HARTLAND, a Wisconsin
4 Municipality (the "Village") and KWIK TRIP, INC., a Wisconsin corporation ("Developer"). In
5 this Agreement, Village and Developer may be collectively referred to as the "Parties," and each,
6 individually, as a "Party."

7 **RECITALS**

8 WHEREAS, Developer represents and warrants that it currently owns approximately 5.38
9 acres of land in the Village with tax key HAV0730950, more fully identified in the attached
10 Exhibit A, which is hereby incorporated by reference (the "Property");

11 WHEREAS, Developer desires to develop and construct a full-service gas station and
12 convenience store, consisting of: (1) a Twelve Thousand One Hundred and Sixty Seven (12,167)
13 square-foot building that will contain a convenience store, with attached two-bay car wash and
14 dumpster enclosure; (2) a Pylon Sign (as detailed on Exhibit B); (3) Fuel/Diesel Canopies
15 (separate gasoline and diesel fuel canopies); (4) 22 fuel positions; and (5) associated parking
16 (collectively, the "Project");

17 WHEREAS, the Property is currently an unzoned newly created parcel as it previously
18 was owned by the State of Wisconsin and utilized as part of State Trunk Highway 83 and
19 Developer has requested that the Property be zoned as a B-2 parcel along with a PUD Overlay
20 with a Conditional Use allowing a significant increase in the height and square footage of a
21 proposed Pylon Sign, pursuant to Village Code of Ordinances §§ 46-37, 46-444 (3), 46-469(1),
22 46-802(1), 46-980(5), 46-802(1), 46-926(a)(8) and 46-990 (the "Applicable Zoning Provisions");

23 WHEREAS, Developer has provided plans and specifications for the Project (attached
24 hereto and incorporated by reference as Exhibit C (the "Plans"))

25 WHEREAS, the Plan Commission, at its meetings dated October 16, 2023, recommended
26 approval of the Plans; and

27 WHEREAS, the Village Board of Trustees, at its meeting dated November 11, 2023,
28 recommended approval of the Plans and the Project; and

29 WHEREAS, the Property was requested to be zoned as B-2 with a PUD overlay;

30 WHEREAS, the Village finds that the construction of the Project and the fulfillment,
31 generally, of the terms and conditions of this Agreement, are in the best interests of the Village
32 and its residents, by expanding the tax base and creating jobs, thereby serving public purposes in
33 accordance with State law;

34 WHEREAS, on _____, 2024, the Village approved entering into this
35 Agreement subject to the terms, conditions, and provisions of this Agreement. The Developer
36 shall record this Agreement as an encumbrance against the Property and provide a full copy of

37 same to the Village evidencing that it has been promptly recorded with the Waukesha County
38 Register of Deeds; and

39 WHEREAS, the Village Plan Commission and Board have required Developer to install
40 certain public and private improvements necessary to service the Project, which include, but are
41 not limited to facilitating vehicular and pedestrian ingress/egress access, grading and installation
42 of comprehensive storm water improvements, internal private water and sanitary sewer systems.

43 **AGREEMENT**

44 **NOW, THEREFORE**, the Village and Developer acknowledge and agree that, in
45 consideration of the granting of approval of the Project by the Village Plan Commission and
46 Board, for One Dollar (\$1.00), and the representations by Developer, the mutual promises set
47 forth herein, and other good and valuable consideration, the receipt and sufficiency of which is
48 hereby acknowledged, the Parties hereby agree as follows:

49 **ARTICLE I**
50 **RECITALS**

51 All of the above RECITALS are hereby incorporated into and made a part of this
52 Agreement.

53 **ARTICLE II**
54 **ZONING**

55
56 A. The Property parcel is newly created but not zoned; however, the Village hereby
57 approves its zoning as B-2 with a PUD Overlay effective upon this Agreement's full recording as
58 provided in Article XVI. H. Except as provided herein, the Project must conform to the use
59 requirements, setbacks and other requirements established in the Village Code of Ordinances for
60 a property zoned as B-2.

61
62 **ARTICLE III**
63 **EROSION CONTROL**

64 A. Erosion Control. Developer shall install and maintain Village-approved erosion
65 control methods prior to, during and after any ground disturbing activities on the Property as
66 contained in Exhibit D. Developer and all of its successors-in-interest or assigns shall thereafter
67 provide and maintain erosion control and the retention pond described in Exhibit E in perpetuity.
68 Developer's maintenance requirements for the retention pond shall be as required by local, state,
69 and federal law.

70 B. Site Preparation. Developer shall remove and dispose of all soils and related
71 materials located on the Property scheduled for removal as shown on Exhibit F in a manner
72 consistent with all applicable State and Federal environmental laws. Unless construction
73 commences within thirty (30) days after completion of all grading activity, weather permitting,
74 Developer shall restore the Property to an erosion-controlled and dust-free condition as

75 applicable per the Plans and the Project's Storm Water Management ("SWM") Plan (as detailed
76 therein).

77 C. Authorizations. Developer shall acquire all necessary permits and authorizations,
78 as applicable and sewer and water lateral disturbance permits, to accomplish removal, and
79 disposal prior to commencement of any work requiring such authorizations and permits, at
80 Developer's sole cost and expense.

81 D. Restoration. All areas of the Property on which construction is not actively
82 ongoing that have been disturbed by Developer's construction activities will be restored to a
83 grade compatible with the overall SWM Plan and vegetated within thirty (30) days of the
84 cessation of any grading, weather permitting.

85 **ARTICLE IV**
86 **ON-SITE IMPROVEMENTS**

87 Upon undertaking any land disturbing activities for the Project on the Property,
88 Developer shall construct the following improvements on the Property site in substantial
89 accordance with the Plans as follows:

90 A. Construction. Developer shall construct the Project, in substantial accordance
91 with the Plans set forth in Exhibit C, by December 31, 2024.

92 B. Letter of Credit for Landscaping, Storm Water Pond Maintenance.

93 1. Developer shall seed and otherwise landscape the Property in
94 substantial accordance and pursuant to Developer's Plans set forth in Exhibit G.

95 2. In addition to paying the then applicable permit fee(s), Developer shall
96 provide a letter of credit or cash escrow to the Village in the amount of Twenty-Five
97 Thousand Dollars (\$25,000) to guarantee a good faith execution of the approved erosion
98 control plan and any erosion control permit conditions as set forth in the SWM Plan. If a
99 letter of credit and not a cash deposit, said letter of credit may be combined with one or
100 more of the other letters of credit described in this Agreement, but such letter of credits
101 will be subject to reduction. This letter of credit shall be released by Village no later than
102 final occupancy permit.

103 3. Developer shall provide and plant on the Property all trees/shrub plantings
104 of the size and species, and at the locations, identified in Developer's Plans set forth in
105 Exhibit G; provided, however, that Developer may substitute larger size plantings of the
106 same species. Following the planting of said trees and shrubs, Developer shall water and
107 maintain said trees and shrubs on the Property to ensure their survival for not less than
108 twenty-four (24) months from the date of planting. In the event any tree(s) or shrub(s)
109 fails to survive twenty-four (24) months following its planting, Developer shall replace
110 said tree(s) or shrub(s) with substantially like kind of species and size that said trees or
111 shrubs should have been at the time of replacement at its sole expense.

112 E. Driveways and Parking.

113 1. Developer shall grade, construct, and surface all driveways and parking
114 areas for the Property as shown on, and in substantial accordance with the Plans set forth
115 in Exhibit C.

116 2. Direct vehicular access to the Property from public streets will be only via
117 West Capitol Drive (the "Road"). The Property will be served by two (2) access
118 driveways off of the Road, which width must be a minimum of thirty-five (35) feet.

119 F. Exterior Lighting and Signage. Developer shall provide and install exterior
120 lighting and signage for the Property in substantial accordance with the Plans set forth in Exhibit
121 H. Developer, together with its successors and assigns shall bear all electrical and operational
122 expenses for all lighting on the Property. The Village hereby grants a PUD conditional approval
123 for a single Pylon Sign on the Property that must comply with the Plans attached as Exhibit B
124 (the "Pylon Sign"). The Pylon Sign may have a maximum (1) height of thirty (30) feet above
125 grade, (2) total sign face area not to exceed one hundred and forty (140) square feet per side, and
126 (3) distance from the Road's right-of-way of at least fifteen (15) feet. Developer may not have
127 any signs located off the Property.

128 G. Sidewalks.

129 1. Developer shall install concrete sidewalks on the Property in substantial
130 accordance with the Plans (the "Sidewalks").

131 2. Developer, together with its successors and assigns shall maintain, repair
132 and replace the Sidewalk(s) on the Property, including snow and ice removal so they are
133 useable during all seasons. Developer's snow removal plan for the Property shall be
134 substantially similar to that set forth on Exhibit J.

135 **ARTICLE V**
136 **OFF-SITE IMPROVEMENTS**

137 A. Developer shall, at its sole expense, subject to Developer's reimbursement from
138 Three Leaf Partners for their 40% share of design and construction costs, construct the
139 improvements needed in the Road adjacent to the Property, including the modifications to
140 pavement, curb and gutter, storm sewer, sidewalks, street lighting, striping and restoration
141 ("OFF-SITE Improvements") on the Road as shown on Exhibit K. This Agreement is contingent
142 upon Developer obtaining a written agreement with Three Leaf Partners for a cost share of 40%
143 paid by Three Leaf Partners and 60% paid by Developer. If Developer is unable to reach an
144 agreement with Three leaf Partners, this Agreement shall become null and void.

145 B. Permits. The Village will grant Developer any and all needed permits and
146 authorizations within its control so that Developer can construct and install the OFF-SITE
147 Improvements on the Road.

148

149 C. Transfer to Village. Subject to all of the other provisions of this Agreement and
150 the Exhibits attached, Developer shall, without charge to the Village, upon completion of the

151 OFF-SITE Improvements, unconditionally give, grant, convey and transfer ownership of the
152 same to the Village, its successors and assigns, forever, free and clear of all encumbrances
153 whatsoever, together with, including without limitation, all road related improvements in the
154 Road ROW including any paving, curb and gutter, sidewalks, lighting structures, storm sewer
155 inlets and pipes, conduits, equipment and appurtenances which may in any way be a part of such
156 OFF-SITE Improvements.

157 D. Notice and Acceptance. Developer shall notify the Village in writing of the
158 completion of the OFF-SITE Improvements described on Exhibit K. Within ten (10) days of the
159 date of such notice, the Village shall inspect and/or re-inspect as necessary any OFF-SITE
160 Improvement described in Developer's notice and prepare and deliver to Developer a written
161 punch list of repairs necessary to bring such improvement into substantial conformance with the
162 Plans. Upon Developer's written notice to the Village that all punch list repairs for all such
163 OFF-SITE Improvements are complete, and following satisfactory completion of any applicable
164 re-inspection, the Village shall within thirty (30) days following the date of such notice and
165 subject to inspection and approval of the Village, by resolution, accept the dedication of all
166 completed OFF-SITE Improvements.

167 E. Construction Warranty for OFF-SITE Improvements. Developer warrants that all
168 materials and workmanship furnished by Developer for the OFF-SITE Improvements will
169 remain in good and sound condition for and during a period of twenty-four (24) months from the
170 date after final acceptance by the Village of the OFF-SITE Improvements ("Developer's
171 Warranty").

172 F. OFF-SITE Improvements Warranty Security. Developer shall furnish to the
173 Village, prior to final approval of all OFF-SITE Improvements by the Village Engineer, warranty
174 security for the OFF-SITE Improvements (the "OFF-SITE Improvements Warranty Security")
175 in the form of an original, irrevocable letter of credit issued by a federally insured banking
176 institution in a form acceptable to the Village Attorney naming the Village as payee, equaling ten
177 percent (10%) of the total final cost of the OFF-SITE Improvements, which letter of credit will
178 be retained by the Village for a period of twenty-four (24) months from the date after final
179 acceptance by the Village of the OFF-SITE Improvements as security for Developer's guarantee
180 that the workmanship and materials furnished meet all state, federal and local requirements and
181 specifications and that each dedicated improvement is and will remain in good and sound
182 condition for and during the twenty-four (24) month period from final acceptance by the Village
183 of the OFF-SITE Improvements. The Village Engineer shall not entertain or process any
184 application for acceptance of the OFF-SITE Improvements until the applicable occupancy permit
185 has been issued. Said letter of credit may be combined with one or more of the other letter(s) of
186 credit funds described in this Agreement.

187 G. Obligation to Repair. Developer shall make, at its own expense, any and all
188 repairs due to defect in materials or workmanship or caused by weather which may become
189 necessary under the Developer's Warranty to keep the OFF-SITE Improvements in good and
190 sound condition.

191 H. Notice of Repair. If during a twenty-four (24) month warranty period, the OFF-
192 SITE Improvements shall, in the reasonable opinion of the Village Engineer in his/her reasonable

193 discretion, require any repairs or replacements which in his/her reasonable judgment are
194 necessitated by reason of settlement of structure or backfill, or other defective workmanship
195 and/or materials, Developer shall, upon written notification by the Village Engineer of the
196 necessity for such repairs, make such repairs, at its own cost and expense. In the event
197 Developer fails to make such repairs within a reasonable time after written notice has been sent
198 as provided herein, or fails to start work within thirty (30) days, except in an emergency, after
199 such written notice, weather permitting, the Village may cause such work to be done, but has no
200 obligation to do so, either by contract or otherwise, and the Village may draw upon any letter of
201 credit then in the Village's possession to pay any costs or expenses incurred in connection with
202 such repairs or replacements. If the cost or expense incurred by the Village in repairing or
203 replacing any portion of the OFF-SITE Improvements covered by Developer's Warranty exceeds
204 the amount of the letters of credit, then Developer shall, within thirty (30) days of being invoiced
205 by the Village, pay any excess cost or expense actually incurred in the correction process. If
206 Developer fails to make payment within said thirty (30) days, the Village may impose a special
207 charge against the Property pursuant to Wis. Stat. § 66.0627, as subsequently amended from
208 time-to-time.

209 I. Maintenance Prior to Acceptance.

210 1. Developer shall maintain the OFF-SITE Improvements until such time as
211 they are accepted by the Village. This maintenance will include routine maintenance,
212 such as dust suppression, crack filling, and the like. However, the Village will perform all
213 snow removal and ice control on the Road. In cases where emergency maintenance is
214 required, such as sewer blockages, the Village retains the right to complete the required
215 emergency maintenance in a timely fashion and impose a special charge against the
216 Property pursuant to Wis. Stat. §66.0627 for all actual associated costs.

217 2. OFF-SITE Improvements to be transferred to the Village under this
218 Agreement will be maintained by Developer until they are accepted so they substantially
219 conform to the Plans at the time of their acceptance by the Village.

220 **ARTICLE VI**
221 **MISCELLANEOUS REQUIREMENTS**

222 A. Utilities to Be Placed Underground. All newly installed utilities associated with
223 the transmission/delivery of electrical, telephone, gas, water and communications services must
224 be substantially underground. Normal and customary above-ground utility components such as
225 transformers, service pedestals, gas vents and the like approved by the Village Engineer in
226 his/her reasonable discretion are permissible. The Developer shall coordinate the installation as
227 shown on the Plans.

228 B. Manner of Performance. Developer shall cause all construction called for by this
229 Agreement to be carried out and performed in a good and workmanlike manner consistent with
230 current best practices in the construction of gas station/convenience stores.

231 C. Authorizations. Developer shall obtain all necessary authorizations and approvals
232 from all governmental authorities, including but not limited to the Village and State of

233 Wisconsin, prior to the start of construction, demolition, and/or hazardous waste abatement.
234 Developer shall be solely responsible for payment of all applicable authorization fees and costs.

235 D. Locations/Existing Public Utilities. Developer acknowledges that the locations of
236 existing Village sanitary sewer and storm water facilities as indicated on the approved Plans and
237 any other Village records are approximate locations only. Each Party is solely responsible for
238 definitively locating the other Parties' existing facilities in the field, and no Party hereto shall
239 bear any liability if any of said facilities are not located as may be contained in the approved
240 Plans and any other Village records. The Parties shall take commercially reasonable steps to not
241 interfere with the existing facilities of any other Party, if applicable.

242 E. Pre-Construction and Construction Meetings. Developer and its general
243 contractor(s) shall attend pre-construction and construction meetings as requested by Village
244 staff prior to conducting any site preparation and during construction on the Property.

245 **ARTICLE VII**
246 **TIME**

247 A. Commencement and Completion. Developer shall substantially complete both the
248 ON SITE Improvements and OFF-SITE Improvements all in compliance with the requirements
249 of this Agreement, and in accordance with the following Project schedules:

250 1. Commencement of the Project: Developer shall commence grading and
251 construction of the Project no later than July 1, 2024.

252 2. Completion of the Project: Developer shall substantially complete
253 construction of the Project by December 31, 2024. Except for punch list items relating to
254 ON-SITE or OFF-SITE Improvements, which shall be diligently pursued to completion
255 thereafter by Developer, prior to any final occupancy permit being issued for the Project.
256 Notwithstanding the foregoing requirements, the final lift of asphalt shall be completed
257 by October 31, 2024.

258 B. Time of the Essence. Time is of the essence as to all timelines set forth in this
259 Agreement. Upon failure of Developer to meet one or more deadlines specified in this
260 Agreement, in the event Developer has commenced the Project the Village may (but is not
261 required to) restore the Property to grade and stabilize the Property to achieve a dust-free,
262 erosion proof condition while drawing on any letters of credit posted by Developer. In the event
263 the Village performs work on the Property under this Section, the Village may charge Developer
264 one hundred and thirty percent (130%) of the actual costs incurred by Village in completing that
265 aspect of the Project or restoring the Property to grade and stabilizing the Property to a dust-free,
266 erosion-proof condition. The Village may draw upon any security provided in this Agreement
267 for the payment of said charges against the defaulting Developer and invoice said Developer for
268 any costs in excess of any such security. If Developer fails to pay such invoice, the Village shall
269 have the right to assess a special charge against the Property, or any portion thereof, under Wis.
270 Stat. § 66.0627 as subsequently amended from time-to-time.

271 C. Cause of Delay and Notice of Default.

272 1. If delay in completion of any improvements on the Property described in
273 this Agreement is caused or contributed to by labor disputes, casualties, acts of God or
274 the public enemy, governmental embargo restrictions, shortages of fuel, labor or
275 materials, pandemics, epidemics, public health related issues, riots, public insurrection,
276 action or non-action of public utilities or of local, state or federal governments, agencies
277 or departments affecting the work or other causes beyond Developer's reasonable control,
278 then the time of completion of such improvement will be extended for the additional time
279 caused by such delay.

280 2. Developer shall give written notice to the Village Engineer within twenty
281 (20) calendar days of the first occurrence of each delaying event together with
282 substantiation that the event qualifies for the granting of additional time under this
283 section. Failure by Developer to provide written notice within the time provided
284 hereunder shall constitute a waiver by Developer of any right to any extension under the
285 terms of this section.

286 3. Except in an emergency, the Village shall give Developer written notice of
287 default under this Article VII and an opportunity to cure within thirty (30) days, prior to
288 exercising its rights to cure any defaults by Developer. Notwithstanding the foregoing, if
289 the Village Manager in his sole discretion, determines that such delay would
290 unreasonably endanger the health or safety of any persons or property within the Village,
291 so as to constitute an emergency, in which case the Village may provide a shorter time
292 for cure.

293 **ARTICLE VIII**
294 **PAYMENT OF VILLAGE FEES**

295 A. Reimbursement. Developer shall reimburse the Village for its planning,
296 engineering, and inspection of the Project, and for its legal work negotiating or enforcing this
297 Agreement and the other agreements associated with this Agreement. The Village shall keep and
298 provide to Developer a detailed accounting of such costs and bill Developer at the rates
299 contracted by the Village for such services. Von Briesen & Roper, S.C. attorney's fees will be
300 billed at Three Hundred Fifteen and No/100 Dollars (\$315.00) per hour. The Village engineer
301 fees will be billed at One Hundred Ninety-eight and No/100 Dollars (\$198.00) per hour and the
302 Erosion Control Specialist fees will be billed at One Hundred Twenty-five and No/100 Dollars
303 (\$125.00) per hour.

304 B. Upfront Fees. Developer shall, at the time of entry into this Agreement, pay the
305 Village for:

306 1. The Village's reasonable engineering and legal expenses incurred as of
307 March 1, 2024, and shall further deposit with the Village Twenty Thousand and No/100
308 Dollars (\$20,000) (the "Deposit") with respect to reimbursement of the Village's
309 subsequent expenses arising out of or related to entry into this Agreement. If Village's
310 expenses exceed the Deposit, Developer shall pay the Village such additional sums
311 within ten (10) calendar days of the date of Village's invoice to Developer together with
312 such other planning, engineering, inspection, and legal work. Any additional funds as

313 necessary will be deposited to maintain a balance of not less than Twenty Thousand and
314 No/100 Dollars (\$20,000) at all times until the termination of all other financial security
315 provided to the Village under this Agreement. Said invoice will contain a summary of
316 Village's costs for which payment is required under this section.

317 2. Notwithstanding anything contained herein to the contrary, Developer
318 hereby acknowledges and agrees that there are municipal sanitary sewer, water
319 connection and other impact, reserve capacity, or similar municipal impact fees due or
320 owing as a result of the Project (collectively "FEES"). Developer acknowledges that it
321 shall be responsible for payment at the time of application for any such FEES that may be
322 in existence.

323 C. Default. Developer acknowledges and agrees that, in the event Developer
324 remains in default concerning payment of any FEES including those under subsection Art. VIII.
325 D., hereafter or the making of any deposits required under this Agreement for thirty (30) days
326 after written notice of such failure to pay, the Village shall have the right, in its sole discretion, to
327 draw upon any security provided by Developer and held by the Village under this Agreement,
328 and/or pursue any other remedy available to the Village under this Agreement or Wisconsin law
329 in connection with such failure to pay.

330 D. Permit Fees. Developer shall be responsible for payment of all applicable
331 municipal permit or related fees set forth in the Village Code of Ordinances or any fee schedule
332 adopted and used by the Village and the costs of all inspections of the Project.

333 **ARTICLE IX**
334 **GUARANTEE AND SECURITY FOR PAYMENT AND PERFORMANCE OF**
335 **DEVELOPER'S OBLIGATIONS**

336 A. The Village reserves all rights under Wisconsin Statute § 66.0617 to collect duly
337 imposed impact fees.

338 B. Performance Guarantee. As a condition of the commencement of land disturbing
339 activities or of obtaining any building permit arising out of or related to the Project, Developer
340 shall deliver or cause to be delivered to the Village Manager one or more original irrevocable
341 letters of credit issued by one or more federally insured banking institutions, the financial
342 condition of which is/are acceptable to the Village, naming Village as payee and being in a form
343 acceptable to the Village Attorney. Said letter(s) of credit shall collectively guarantee (i.) 130%
344 of landscaping, stormwater pond, and retaining wall on site, as required by the Village in
345 addition to all OFF-SITE Improvements in the Road ROW, (ii.) if a letter of credit and not a cash
346 deposit, the amount provided for herein, and (iii.) the amount provided for the OFF-SITE
347 Improvements Warranty Security. Upon receipt, the letter(s) of credit provided shall be in a
348 form satisfactory to the Village. Said letter(s) of credit shall be renewed annually and evidence
349 of renewal presented to the Village no less than sixty (60) days prior to its/their expiration.
350 Failure to renew the letter(s) of credit forty-five (45) days prior to its expiration shall entitle the
351 Village to withdraw all funds remaining from said letter(s) of credit.

352 C. Release of Letter of Credit Upon Completion. Upon final completion of all of the
353 improvements required herein, the approval of the Village Engineer of the OFF-SITE
354 Improvements, and posting of any required warranty or maintenance bond security, the then
355 remaining letter(s) of credit will be released and returned, after first drawing upon the security (if
356 required) for any fees and costs due and owing to the Village pursuant to all applicable
357 ordinances upon thirty (30) days' prior written notice to Developer.

358
359

**ARTICLE X
INDEMNIFICATION AND INSURANCE**

360 A. Indemnification. In addition to, and not to the exclusion or prejudice of, any
361 provisions of this Agreement or documents incorporated herein by reference, Developer, or its
362 successors in interest, shall INDEMNIFY AND SAVE HARMLESS the Village, its officers,
363 agents and employees, and shall defend the same from and against any and all liability, claims,
364 loss damages, interest, actions, suits, judgments, costs, expenses, attorneys' fees, and the like,
365 which result from or arise in the course of, out of, or as a result of the performance, mis-
366 performance, or nonperformance of Developer's obligations under this Agreement or
367 Developer's negligent construction of improvements covered thereby until the granting of the
368 last occupancy permit pertaining to the Project and for twenty-four (24) months after the same.
369 Developer shall have the right to defend Developer and Village against any and all claims arising
370 out of or in connection with this Agreement and Village shall notify Developer of such claims
371 within five (5) days of Village, or its officers, agents, or employees being notified of such claims.
372 Developer shall have no obligation to indemnify, save harmless or defend the Village resulting
373 from negligent or intentional acts of the Village, its officers, agents, or employees.

374 B. Insurance. Developer shall maintain and cause its general contractor to maintain at all
375 times, until the granting by the Village of the final occupancy permit for the Project, insurance
376 with minimum limits and coverage as shown below:

377 1. Worker's Compensation, including Occupational Disease, Insurance
378 meeting the statutory requirements of the State of Wisconsin, and Employer's Liability
379 insurance in an amount of at least One Million Dollars (\$1,000,000).

380 2. Comprehensive Liability Insurance providing limits for bodily injury of
381 One Million Dollars (\$1,000,000) per occurrence with an aggregate of Two Million
382 Dollars (\$2,000,000). The policy must include the Village and its agents, officers and
383 employees as "additional insureds" and provide premises, operations, elevators, damage,
384 blanket contractual covering indemnities within contract documents, products and
385 completed operations coverage and be endorsed as "primary and non-contributory" to
386 any insurance of the additional insured, except from their negligence.

387 3. Comprehensive Automobile Liability Insurance, on occurrence basis,
388 covering all owned, non-owned, and hired vehicles with limits of liability equal to those
389 set forth in subsection Art. X. B. 2. above.

390 4. Developer shall furnish the Village policy declarations and endorsements
391 evidencing additional insureds to policies covering the above-recited insurance

392 requirements. All policy endorsements must state that notice of any material change in
393 coverage, non-renewal, or cancellation will be provided to the Village thirty (30) days
394 prior to the effective date of any such change, non-renewal, or cancellation. The form of
395 the policy endorsements will be subject to the approval of the Village Attorney. The
396 policy endorsements must be delivered prior to the commencement of any ground
397 disturbing activities or construction contemplated by this Agreement.

398 5. It is understood and agreed that the insurance coverage and limits required
399 above will not limit the extent of Developer's responsibilities and liabilities pursuant to
400 this Agreement or imposed by law.

401 6. **An ACCORD 25 Form will not suffice for purposes of providing**
402 **evidence of Developer's insurance coverage because of the disclaimers contained in**
403 **an ACCORD 25 Form.**

404 **ARTICLE XI**
405 **GENERAL CONDITIONS AND REGULATIONS**

406 All the provisions of the Village Code of Ordinances relating to use and development of
407 land, as amended from time-to-time are incorporated herein by reference to the extent then
408 applicable, and all such provisions will bind the Parties hereto and be a part of this Agreement as
409 fully as if set forth at length herein. This Agreement and all work and improvements required
410 hereunder will be performed and carried out in accordance with the best practices in the
411 construction industry for gas station/convenience stores subject to and in accordance with said
412 ordinances and this Agreement.

413 **ARTICLE XII**
414 **AMENDMENTS**

415 The Village Board and Developer, by mutual consent, may amend this Agreement only
416 upon entry into a subsequent written agreement approved at a meeting of the Village Board of
417 Trustees for the Village. The Village Board shall not, however, consent to an amendment until
418 after first having received a recommendation from the Village Plan Commission in accordance
419 with applicable Village ordinances.

420 **ARTICLE XIII**
421 **NOTICE**

422 Any notice given hereunder shall be in writing and personally delivered, mailed by
423 registered or certified mail, return receipt requested, or delivered via overnight courier: To the
424 Village: Village Clerk, Sandy Policello, 210 Cottonwood Avenue, Hartland, Wisconsin 53029
425 and to Developer: 1626 Oak Street, La Crosse, Wisconsin 54602, Attention: Legal Department.
426 Any party may, by notice as provided above, designate a different address from time to time.
427 Any such notice shall be effective on the date of receipt.

428
429

**ARTICLE XIV
DEFAULT BY EITHER PARTY**

430 A. The failure of one Party to insist in any one or more instances upon performance
431 of, or compliance with any term or condition of this Agreement will not be construed as a waiver
432 of future performance. The non-performing Party's obligations with respect to such term,
433 covenant or condition will continue in full force and effect.

434 B. In addition to any other remedies otherwise provided under this Agreement or
435 local, or state of Wisconsin law, each Party shall have the right to bring an action in the Circuit
436 Court for Waukesha County, Wisconsin for violation(s) of this Agreement.

437
438

**ARTICLE XV
TRANSFER OF OWNERSHIP**

439 The Property may not be sold, transferred or conveyed to a person or any entity (1) prior
440 to the passage of twenty-four (24) months following the Village acceptance of the OFF-SITE
441 Improvements.

442
443

**ARTICLE XVI
MISCELLANEOUS PROVISIONS**

444 A. The Parties acknowledge and represent that this Agreement is the subject of
445 negotiation by all Parties and that the Parties together shall be construed to be the drafter hereof
446 and this Agreement will not be construed against any Party individually as drafter.

447 B. Nothing in this Agreement will be construed to create an employer/employee
448 relationship, joint employer, a joint venture or partnership relationship, or a principal/agent
449 relationship between the Village and Developer.

450 C. This Agreement shall not be construed to abridge or waive the Village's authority
451 under Wis. Stats. §§ 61.35 and 62.23.

452 D. Developer shall be solely financial responsible for all trash, garbage and waste
453 hauling from all of the buildings and grounds of the Project and shall contract directly for same.
454 Developer warrants that all access areas to the waste/garbage collection points within the Project
455 have been designed to adequately support the weight of heavy vehicles and equipment such as
456 waste collection trucks.

457 E. The Parties hereby acknowledge that this Agreement imposes on them, and their
458 respective officers, agents, and employees, and successors and assigns a duty of good faith and
459 fair dealing.

460 F. Except as otherwise expressly provided in this Agreement, all guarantees,
461 agreements, representations, and warranties made herein will survive the execution of this
462 Agreement and as applicable, the completion of the Project. This Agreement will be binding
463 upon and inure to the benefit of the Parties their respective heirs, personal representatives,
464 executors, or successors and assigns.

465 G. Developer represents and warrants that it is a duly organized and validly existing
466 corporation under the laws of the State of Wisconsin and that the execution and performance of
467 this Agreement has been duly authorized by resolution or other required action.

468 H. This Agreement will be recorded by Developer with the Register of Deeds for
469 Waukesha County immediately following the execution of this Agreement, but before the
470 recording of any mortgage on the Property. Developer shall promptly provide a copy of the
471 recorded document to the Village.

472 I. All time periods referred to in this Agreement will be calculated on the basis of
473 consecutive calendar days.

474 J. Within ten (10) days after request therefor, the Village shall provide an estoppel
475 certificate to Developer, or any proposed purchaser of all or any part of the Property, or its
476 lenders, stating that Developer is not in default hereunder or if Developer is in default hereunder
477 setting forth any such defaults.

478 K. In the event that any term or provision of this Agreement is determined to be
479 invalid or unenforceable for any reason, then the other terms and provisions of this Agreement
480 will not be affected thereby and said terms and provisions will remain in full force and effect,
481 unless to do so would be inequitable to either party hereto.

482 L. The full agreement of the Parties is expressed herein and no verbal or written
483 understandings or agreements shall alter, change or modify the terms of this Agreement unless in
484 writing and signed by both parties as an amendment to this Agreement.

485 M. The Agreement will in all respects be governed by the laws of the State of
486 Wisconsin. The venue for all legal actions involving this Agreement shall be in the Circuit Court
487 of Waukesha County, Wisconsin, notwithstanding any conflicts of law principles.

488 N. The Parties agree that any litigation stemming from, arising out of, or related to
489 this Agreement shall be governed by the American Rule, with each Party paying its own
490 attorney's fees. Neither party shall be responsible for or required to pay or reimburse the other
491 Party for attorney's fee incurred, regardless of whether a Party is the prevailing or non-prevailing
492 party.

493 **ARTICLE XVII**
494 **EXCULPATION OF VILLAGE ELECTED OFFICIALS IN PERSONAL CAPACITY**

495 The Parties mutually acknowledge and agree that the President and Village Clerk of the
496 Village, entered into and are signatory to this Agreement solely in their official capacity and not
497 individually, and shall have no personal liability or responsibility hereunder; and personal
498 liability as may otherwise exist, being expressly released and/or waived.

499
500 *[Signatures on Following Pages]*

IN WITNESS WHEREOF, Developer and Village have caused this Agreement to be signed by their appropriate officers and their corporate seals to be hereunto affixed in either one original or by original counterparts the day and year first above written.

VILLAGE:

VILLAGE OF HARTLAND

By: _____
Jeff Pfannerstill , Village President

ATTEST:

Santee Policello, Village Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2023 the above-named Jeff Pfannerstill, Village President, to me known to be the person and officer who executed the foregoing instrument and acknowledged that he executed the same as such officer by the Village of Hartland.

Subscribed and sworn to before me
this _____ day of _____, 2023

NOTARY PUBLIC, State of Wisconsin
Print Name: _____
My Commission: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2023 the above-named Sandee Policello, Village Clerk, to me known to be the person and officer who executed the foregoing instrument and acknowledged that she executed the same as such officer by the Village of Hartland.

Subscribed and sworn to before me
this _____ day of _____, 2023.

NOTARY PUBLIC, State of Wisconsin
Print Name: _____
My Commission: _____

[Signatures Continued on Next Page]

EXHIBIT LIST

Exhibit A	Certified Survey Map
Exhibit B	Pylon Sign
Exhibit C	Plans
Exhibit D	Erosion Control Plan
Exhibit E	Agreement to Maintain Stormwater Facilities
Exhibit EA	Stormwater Facility Maintenance Plan
Exhibit EB	Stormwater Management Plan
Exhibit F	Grading Plan
Exhibit G	Landscape Plan
Exhibit J	Snow Removal Plan
Exhibit K	Road Plan

RTA Typed
Need to Insert
into PUD Document.

Exhibit A

Certified Survey Map No. _____

[See Attached]

Provide easement to village for future location of village entry Monument

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 3, in Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

● INDICATES FOUND 1" IRON PIPE

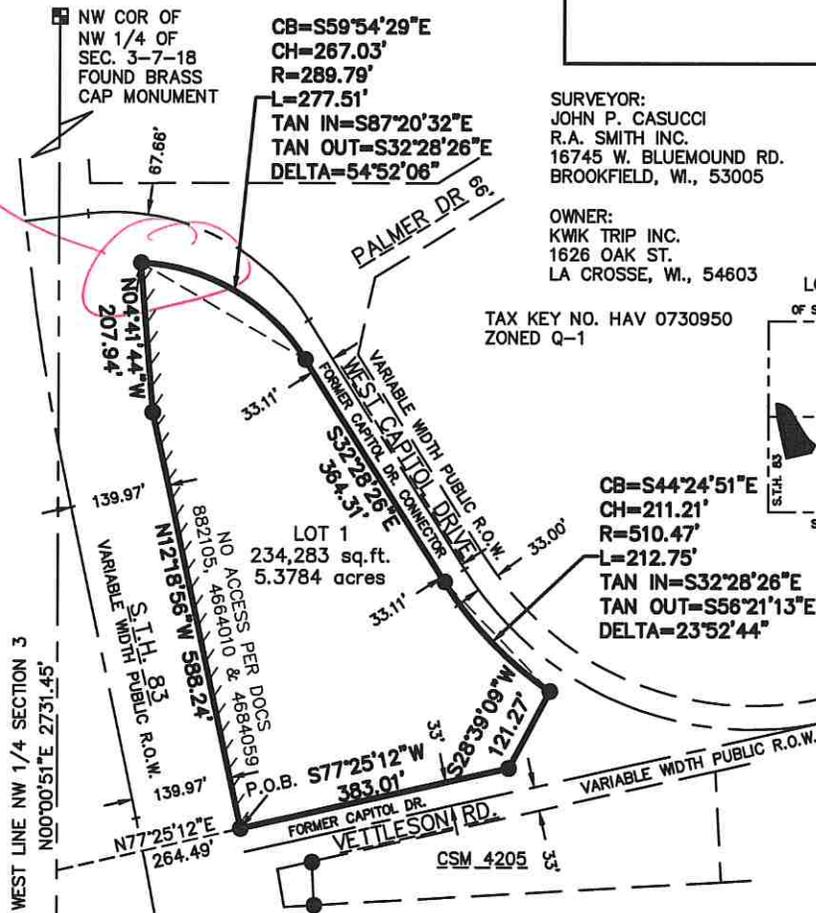
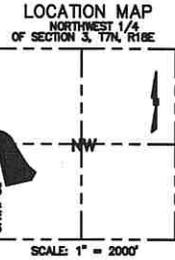
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 3, T 7 N, R 18 E, WHICH BEARS N00°00'51"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).

STH 83 & W. CAPITOL DR. REFER TO PROJ. ID 1371-2-21 (1972)

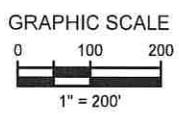
SURVEYOR:
 JOHN P. CASUCCI
 R.A. SMITH INC.
 16745 W. BLUEMOUND RD.
 BROOKFIELD, WI., 53005

OWNER:
 KWIK TRIP INC.
 1626 OAK ST.
 LA CROSSE, WI., 54603

TAX KEY NO. HAV 0730950
 ZONED Q-1



11/29/2022
 REV. 12-7-23



raSmith
 CREATIVITY BEYOND ENGINEERING
 16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 3, in Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 3, in Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section; thence North 00° 00' 51" East along the West line of said 1/4 Section a distance of 714.49 feet to a point; thence North 77° 25' 12" East 264.49 feet to a point in the North line of Vettleson Road and the East line of State Trunk Highway 83, said point also the point of beginning of lands to be described; thence North 12° 18' 56" West along the East line of State trunk Highway 83 a distance of 588.24 feet to a point; thence North 04° 41' 44" West along said East line 207.94 feet to a point in the Westerly line of West Capitol Drive; thence Southeasterly 277.51 feet along said Westerly line and an arc of a curve, whose center lies the Southwest, whose radius is 289.79 feet and whose chord bears South 59° 54' 29" East 267.03 feet to a point; thence South 32° 28' 26" East along said Westerly line 364.31 feet to a point; thence Southeasterly 212.75 feet along said Westerly line and an arc of a curve whose center lies to the Northeast, whose radius is 510.47 feet, and whose chord bears South 44° 24' 51" East 211.21 feet to a point; thence South 28° 39' 09" West along said Westerly line 121.27 feet to a point in the North line of Vettleson Road; thence South 77° 25' 12" West along said North line 383.01 feet to the point of beginning.

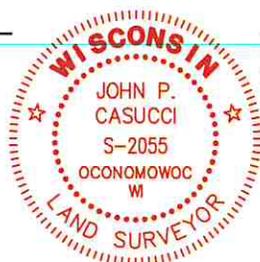
Said land contains 234,283 square feet or 5.3784 acres.

THAT I have made the survey, land division and map by the direction of KWIK TRIP INC., owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236.34 of the Wisconsin Statutes and the Village of Hartland Land Division ordinance in surveying, dividing and mapping the same.

Date: NOVEMBER 29, 2022
REV. 12-7-23



John P. Casucci

JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

raSmith 16745 W. Bluemound Road
Brookfield, WI 53005-5938
[262] 781-1000
rasmith.com
CREATIVITY BEYOND ENGINEERING

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 3, in Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

OWNER CERTIFICATE

KWIK TRIP INC., a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the Ordinances of the Village of Hartland.

KWIK TRIP INC., 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 Hartland.

IN Witness Whereof, KWIK TRIP INC., has caused these presents to be signed

by _____, it's _____

on this _____ day of _____, 20_____.

KWIK TRIP INC.

PERSONALLY came before me this _____ day of _____, 20_____.

_____, the _____ of the above named corporation, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

(print name)
Notary Public, State of Wisconsin
My commission expires _____



John P. Casucci

11/29/2022
REV. 12-7-23

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 3, in Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.

VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Village of Hartland, Wisconsin on the _____ day of

_____, 20_____.

Date: _____

Jeffery Pfannerstill, Chairman

VILLAGE OF HARTLAND BOARD APPROVAL

RESOLVED that the Certified Survey Map of KWIK TRIP INC., owner of said lands, being a part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 3, in Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, having been approved by the Plan Commission and the same is hereby approved by the Village of Board of Trustees of the Village of Hartland

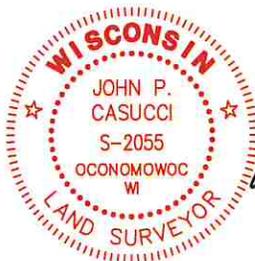
on this _____ day of _____, 20_____.

Date: _____

Jeffery Pfannerstill, Village President

Date: _____

Santee Policello, Village Clerk



John P. Casucci

11/29/2022
REV. 12-7-23

THIS INSTRUMENT WAS DRAFTED BY JOHN P. CASUCCI

Exhibit B
Pylon Sign
[See Attached]

1283 HARTLAND, WI



IF YOU CAN SEE THIS TEXT THIS ARTWORK IS NOT PRINTED TO SCALE

IF YOU CAN SEE THIS TEXT THIS ARTWORK IS NOT PRINTED TO SCALE

1020 Wilbur Ave. PO BOX 2098
WATKINS, IA 50794
319-233-4604 800-728-4604
Fax: 319-233-7514

605 Iowa Ave. West
MARSHALLTOWN, IA 50158
641-752-6608 888-654-7446
Fax: 641-752-6958

PROJECT
KWK TRIP

LOCATION
HARTLAND, WI

REP. SARAH
DESIGNER HMF
SKETCH # 7-18-23
ORDER #

SCALE 1/4" = 10"
FILE
PRINT FILE /
REVISION(S)



CLIENT APPROVAL
SIGNATURE / DATE

naglesigns.com

DISCLAIMER: THIS ARTWORK IS PROPERTY OF NAGLE SIGNS INC. AND MAY NOT BE REPRODUCED. THE REPLICATOR ASSUMES RESPONSIBILITY FOR PROTECTING THIS CONTENT AND IS NOT BEING HELD RESPONSIBLE FOR ANY REPLICATION OR DISTRIBUTION OF THIS ARTWORK WITHOUT THE WRITTEN PERMISSION OF NAGLE SIGNS INC.

Exhibit C

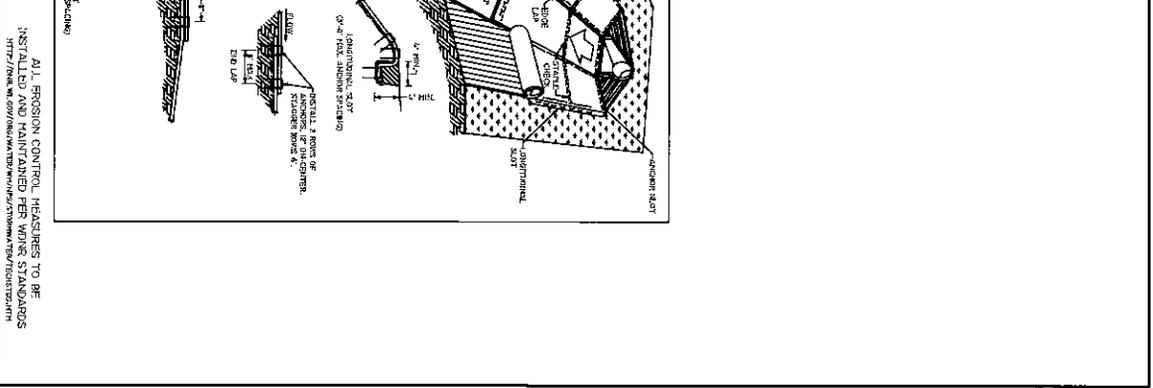
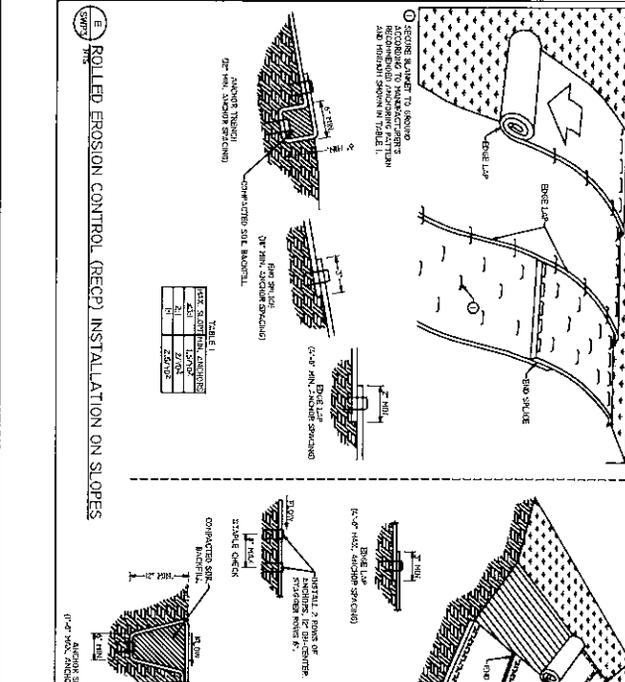
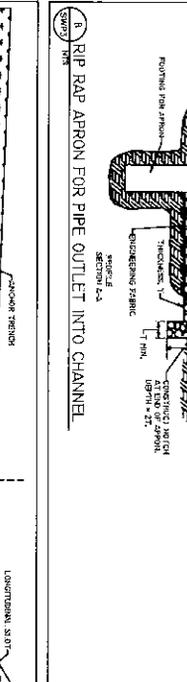
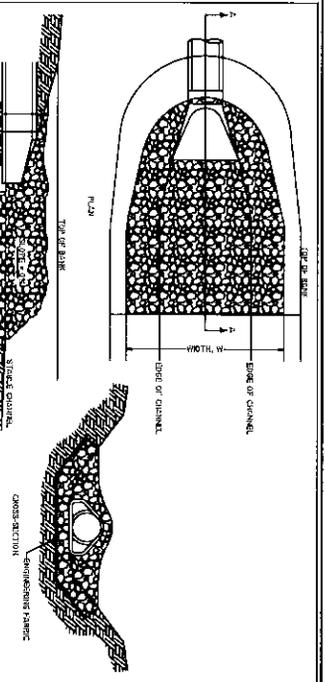
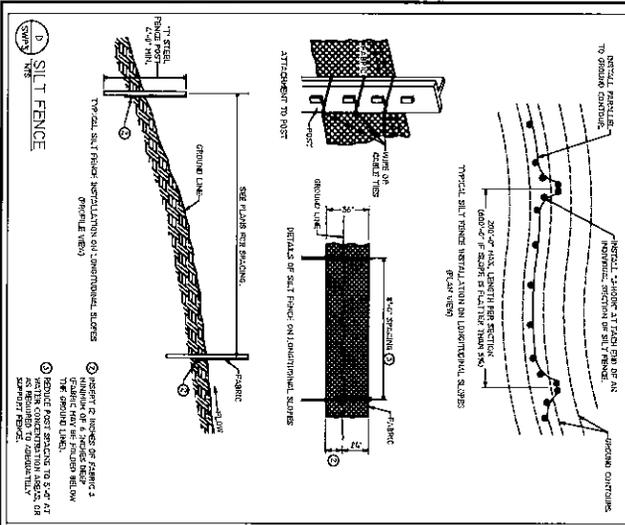
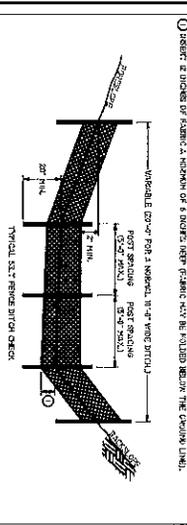
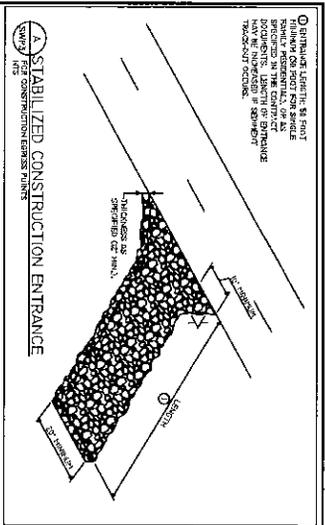
Site Plan

[See Attached]

ENTIRE PLAN SET on file AT
THE VILLAGE OF HARTLAND.
Entitled "Permit Plans for: KwikTrip #1283
Prepared by REI, dated
AND Consisting of 26 sheets.

insert final date
when plans
updated

Exhibit D
Erosion Control Plan
[See Attached]



EROSION CONTROL DETAILS

CONVENIENCE STORE #1283

STH 83 AND W. CAPITOL DRIVE
HARTLAND, WI

NO SCALE

REI
CIVIL & ENVIRONMENTAL
ENGINEERING SURVEYING

1200 W. STATE STREET
MILWAUKEE, WI 53233
TEL: (414) 224-1100
FAX: (414) 224-1101

Kwik TRIP STORES

Kwik Star STORES

REI
P.O. BOX 2107
LA CROSSE, WI 54602-2107
PH: (608) 781-6885
FAX: (608) 781-6880

SCALE: AS SHOWN

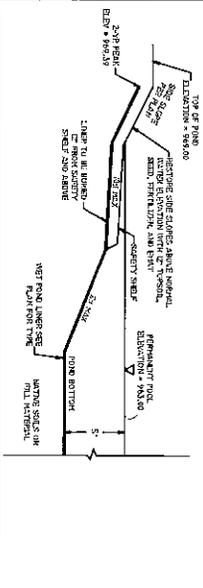
DATE: 08/14/95

PROJECT: CONSTRUCTION DOCUMENTS

NO. SWP3

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

HTP://WWW.MTCORP.COM/WWW/STANDARD/STANDARD.DOC



GENERAL POND LINER SPECIFICATIONS

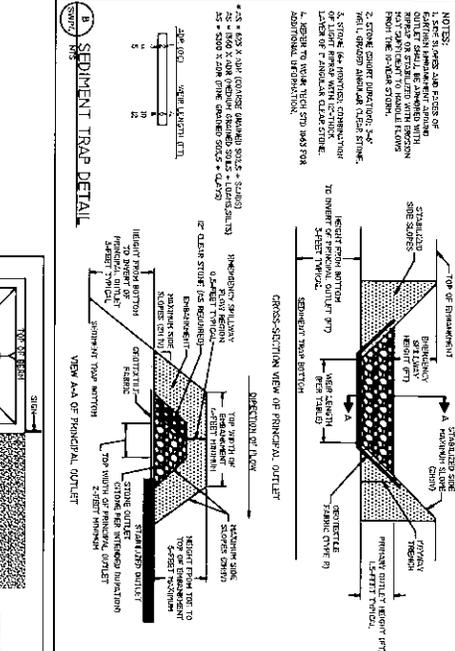
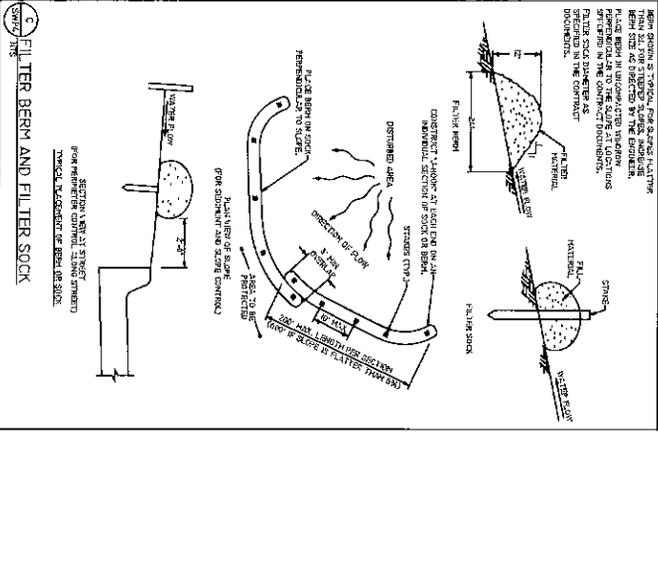
1. THE POND LINER SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

2. THE POND LINER SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

3. THE POND LINER SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

4. THE POND LINER SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

5. THE POND LINER SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.



SEDIMENT TRAP DETAIL

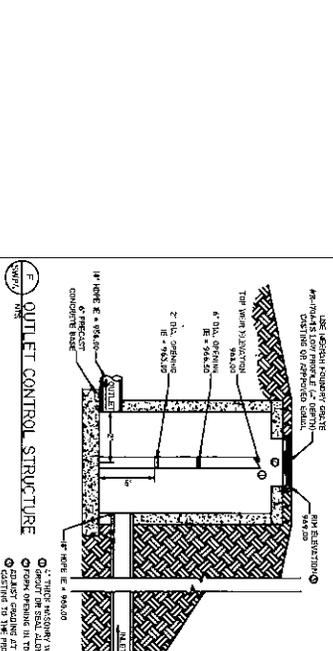
1. THE SEDIMENT TRAP SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

2. THE SEDIMENT TRAP SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

3. THE SEDIMENT TRAP SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

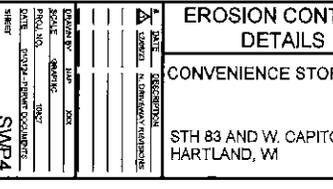
4. THE SEDIMENT TRAP SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

5. THE SEDIMENT TRAP SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.



CONCRETE WASHOUT AREA INSTALLATION NOTES

- CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.
- CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.
- CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.
- CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.
- CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.



OUTLET CONTROL STRUCTURE

1. THE OUTLET CONTROL STRUCTURE SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

2. THE OUTLET CONTROL STRUCTURE SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

3. THE OUTLET CONTROL STRUCTURE SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

4. THE OUTLET CONTROL STRUCTURE SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

5. THE OUTLET CONTROL STRUCTURE SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

CONCRETE WASHOUT AREA

1. THE CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

2. THE CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

3. THE CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

4. THE CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

5. THE CONCRETE WASHOUT AREA SHALL BE A MINIMUM OF 2 FEET WITH AN INCLUDES MINIMUM CONNECTIVITY OF 1 X OF CONCRETE OR LIME.

EROSION CONTROL DETAILS

CONVENIENCE STORE #1283

STH 83 AND W. CAPITOL DRIVE

HARTLAND, WI

NO SCALE

Kwik Trip, Inc.

P.O. BOX 2107

110 CROSS ST.

WISCONSIN 53023-2107

PH: (608) 784-8888

FAX: (608) 784-8880

REI

CIVIL & ENVIRONMENTAL

ENGINEERING SURVEYING

1000 W. WISCONSIN ST.

WISCONSIN 53023-2107

PH: (608) 784-8888

FAX: (608) 784-8880

Kwik Trip STORES

Star STORES

TRIP STORES

SWP4

Exhibit E

Agreement to Maintain Stormwater Facilities

[See Attached]

AGREEMENT TO MAINTAIN
STORMWATER FACILITIES
BY AND BETWEEN
THE VILLAGE OF HARTLAND AND
Kwik Trip, Inc., La Crosse, Wisconsin, AND
ITS HEIRS, SUCCESSORS, OR ASSIGNS

The upkeep and maintenance of stormwater facilities and the implementation of pollution source control best management practices (BMPs) is essential to the protection of water resources in the Village of Hartland. All property owners are expected to conduct business in a manner that minimizes impacts of stormwater runoff. This Agreement contains specific provisions with respect to maintenance of stormwater facilities. The authority to require maintenance and pollution source control is provided in the Village of Hartland Stormwater Management Zoning Ordinance.

FACILITY LOCATION AND AREA SERVED (Attach Map if Necessary):

This space reserved for recording data
Return To:
Parcel Identification No./Tax Key No.

Village

Whereas, Owner *Village* has constructed improvements, including but not limited to, buildings, pavement, and stormwater facilities on the property described above. In order to further the goals of the stormwater management goals of the Village of Hartland, the City and Owner hereby enter into this Agreement. The responsibilities of each party to this Agreement are identified below.

OWNER SHALL:

- (1) Implement the stormwater facility maintenance plan included herein as Attachment A.
- (2) Implement the stormwater management plan included herein as Attachment B.
- (3) Allow the Director of Public Works or designee to access the property to conduct inspections of storm water management practices as necessary to ascertain that the practices are being maintained and operated in accordance with the agreement.

- (4) Undertake corrective actions required by Village within a reasonable time frame as set by the Director of Public Works.
- (5) Maintain a record of steps taken to implement the programs referenced in (1) and (2) above. Record shall be available for inspection by Village staff at Owners business during normal business hours. The record shall catalog the action taken, who took it, when it was done, how it was done, and any problems encountered or follow-on actions recommended.

THE VILLAGE OF HARTLAND SHALL:

- (1) Provide technical assistance to Owner in support of its operation and maintenance activities conducted pursuant to its maintenance and source control programs. Said assistance shall be provided upon request, and as Village time and resources permit.
- (2) Maintain public records of the results of the site inspections, inform the party responsible for maintenance of the inspection results, and specifically indicate any corrective actions required to bring the storm water management practice into proper working condition.
- (3) Notify the Owner of maintenance problems that require correction.

REMEDIES:

- (1) If corrective actions required by the Village are not completed within the time set by the Director of Public Works, written notice will be sent to the persons who were given notice stating the Village intention to perform such maintenance and bill the owner for all incurred expenses.
- (2) If at any time the Village determines that the existing system creates any imminent threat to public health or welfare, the Director of Public Works may take immediate measures to remedy said threat. No notice to the persons listed in (1), above, shall be required under such circumstances.
- (3) The owner grants unrestricted authority to the Village for access to any and all stormwater system features for the purpose of performing maintenance or repair as may become necessary under Remedies (1) and/or (2).
- (4) The persons listed in (1), above, shall assume all responsibility for the cost of any maintenance and for repairs to the stormwater facility. Such responsibility shall include reimbursement to the Village within 30 days of the receipt of the invoice for any such work performed. Overdue payments will require payment of interest at the current legal rate for liquidated judgments. If legal action ensues, any costs or fees incurred by the Village will be borne by the parties responsible for said reimbursements.
- (5) The owner hereby grants to the Village a lien against the above-described property in an amount equal to the cost incurred by the Village to perform the maintenance or repair work described herein.

This Agreement is intended to protect the value and desirability of the real property described

EXHIBIT EA

STORMWATER FACILITY MAINTENANCE PLAN

[SEE ATTACHED]

Need to update

Post Construction Long Term Maintenance Plan for Kwik Trip # 1283 Village of Hartland, Wisconsin

System Description:

The property is located at the corner of Main Street and Town Line Road, Town of Lisbon, Waukesha County, Wisconsin. The site consists of a series of storm water conveyances through sheet draining, piping, bio-retention pond, wet detention pond and Manhole type control structure.

System Maintenance

Catch Basin / Manhole and Oil Skimmer

- The facility structures should be checked annually for signs of damage and cracks to top slab, walls and bottom.
- The structure's cover or grate should be fully in place.
- Metal grates shall be free of debris and vegetation.
- Grates should be checked for missing or broken members of the grate.
- Ladder should be inspected for missing rungs, wall attachments, rust, cracks or sharp edges.
- The structure bottom and pipes should be clear of vegetation and debris.
- Remove sediment when it is within 12 inches from the lowest pipe invert or 50% of sump depth.

Trench Drain

- The facility structures should be checked annually for signs of damage and cracks to top grate.
- The structure's bottom and walls to be checked for cracks.
- Metal grates shall be free of debris and vegetation.
- Grates should be checked for missing or broken members of the grate.
- The structure bottom and pipes should be clear of sediment and debris.

OUR MISSION

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

Outflow Control Structures

- The facility structures should be checked annually for signs of damage and cracks to top slab, walls and bottom.
- The structure's cover or grate should be fully in place.
- Metal grates shall be free of debris and vegetation.
- Grates should be checked for missing or broken members of the grate.
- Ladder should be inspected for missing rungs, wall attachments, misalignment, rust, cracks or sharp edges.
- Removed debris from interior trash rack (if present).
- The connection of the interior steel plates to the structure should be inspected for cracks.
- The structure bottom and pipes should be clear of vegetation and debris.
- Remove sediment when it within 12 inches from the lowest pipe invert.

Apron and Riprap

- The facility structures should be checked annually for signs of damage to apron.
- The end of pipe, apron and surrounding riprap should be free of debris.
- Inspect for erosion around apron.
- Inspect for erosion and sediment accumulation within the riprap.

Ditches and Swales

- The facility should be checked annually for signs of erosion, vegetation loss, side slopes and channelization of the flow.
- Area should be free of any standing water.
- The grass should not be allowed to grow greater than 8" in height and shall not be cut any shorter than 2 inches.
- Keep all areas free of debris.
- Remove cuttings if necessary.
- Remove sediment by hand with a flat-bottomed shovel during dry periods if present.
- Remove only the amount of sediment necessary to restore hydraulic capacity, leaving as much of the vegetation in place as possible. Reseed or unplug any damaged turf or vegetation.

Storm Detention Areas/Wet Ponds

- The facility should be checked annually for signs of erosion or bare soil along the perimeter, inlet pipe or swale, side slopes and at the inlet/outlet devices.



- Remove any dead or invasive vegetation and trees.
- Keep all areas free of debris.
- Remove sediment by hand with a flat-bottomed shovel during dry periods. Remove only the amount of sediment necessary to restore hydraulic capacity, leaving as much of the vegetation in place as possible. Reseed or unplug any damaged turf or vegetation.

****NOTE**

- Some sediment may contain contaminants that requires special disposal. If there is uncertainty about what the sediment contains or it is known to contain contaminants, the Department of Natural Resources should be consulted through Kwik Trip’s Environmental Department. Generally, special attention or sampling should be given to sediment accumulated in fueling areas, large parking lots, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
- Some sediment collected may be free of pollutants and can be used as fill material. It is vital that this material not be placed in any way that will promote or allow re-suspension in the storm runoff.

Tasks	Street Clean	Underground Storm Sewer System	Catch Basin	Ditches & Swales	Outflow Control Structures	Apron/ Rip Rap	Wet Detention Pond	Wetland Issues	Schedule
Inspection		X	X	X	X	X	X	X	Annual
Clean Streets	X								Annual
Mowing				X			X		0-2 times per year
System Clean Out		X							1 Time per 4 years



Kwik Trip Stormwater BMP Inspection

Store #: 1283

Number of BMPs: 17

Location (City, State): Village of Hartland, Waukesha County, WI

Weather: _____

Inspection date: _____

Inspection By: _____

Inspection Results:

<u>Maintenance Required:</u>	YES	NO	N/A	<u>Maintenance Required:</u>	YES	NO	N/A
Infall Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trench Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outfall Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oil/Debris Separator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outlet Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Catch Basin/Manhole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Depth/Sediment Accumulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apron	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wet Detention Pond Liner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rip Rap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety Shelf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Other Structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other			

Attach pictures on last page

Communication Notes

Phone Fax Written E-Mail Personal Discussion

To whom: _____

Comments: _____



Photos Before Maintenance

Photos After Maintenance (if required)

Structure:	
Structure:	
Structure:	

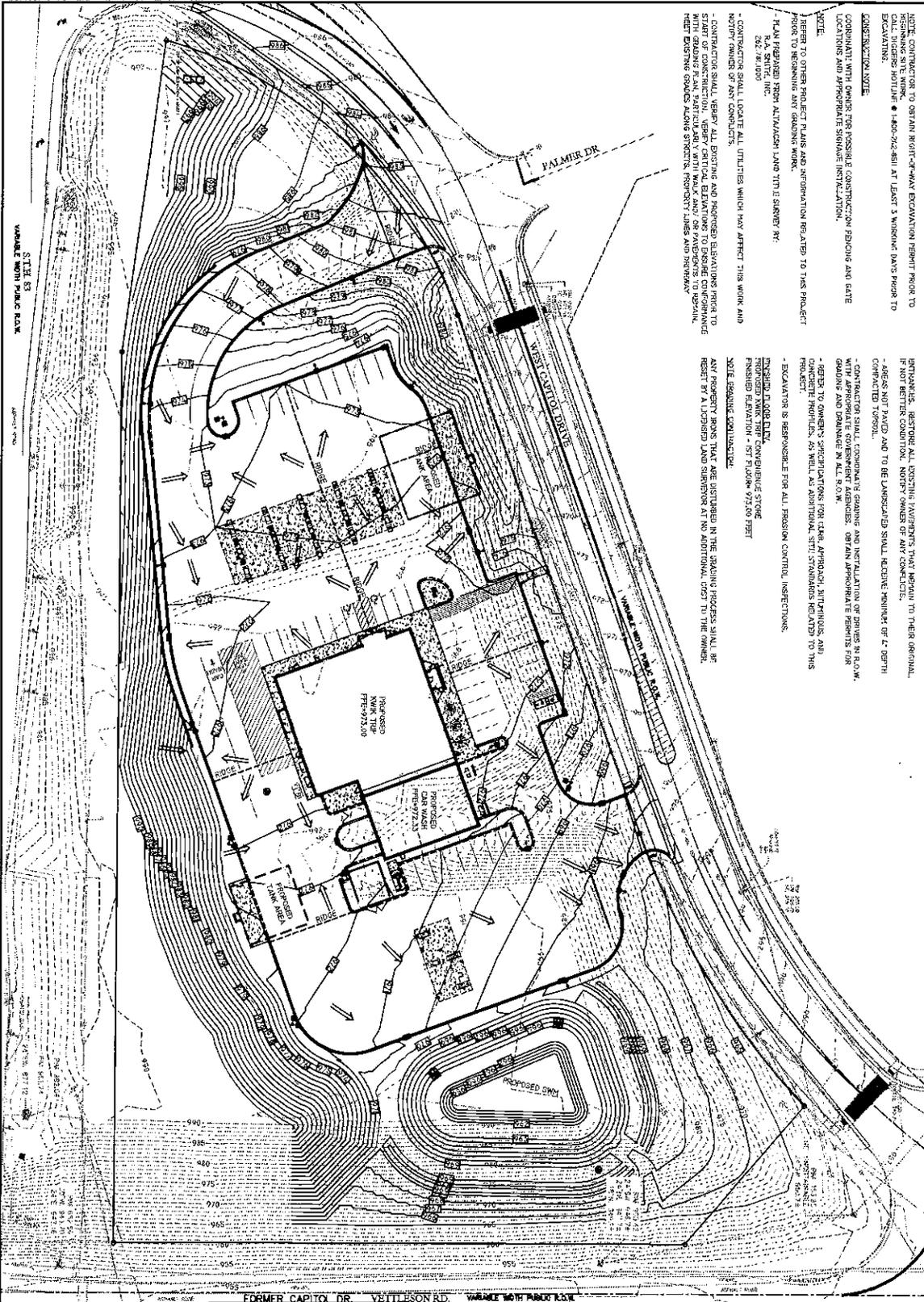
<p>Structure:</p>	
<p>Structure:</p>	
<p>Structure:</p>	

EXHIBIT EB

STORMWATER MANAGEMENT PLAN

ON FILE AT THE VILLAGE OF HARTLAND
ENTITLED STORMWATER MANAGEMENT
PLAN FOR KWIK TRIP STORE #1283,
Prepared by: REI, Dated 8/18/2023,
Consisting of 127 pages.

Exhibit F
Grading Plan
[See Attached]



SEE SHEET 13
 WALK TRAIL TO PUBLIC PARK

APPROXIMATE

NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO CALL. BIGGEST HOLLOW # 1400-262-881 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

CONSTRUCTION NOTE:
 COORDINATE WITH OWNER FOR POSSIBLE CONSTRUCTION PHASING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

PLAN PREPARED FROM ALTIMETER LAND TITLE SURVEY BY:
 R.A. SMITH, INC.
 202.778.1000

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

CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO DETERMINE CONFORMANCE WITH DESIGN. VERIFY ALL ELEVATIONS WITH LOCAL GOVERNMENT'S TO OBTAIN NEAREST DESIGN SOURCE. AVOID SIGNAGE PROPOSED HEREON AND SIGNAGE.

ENTIRENESS. RESTORE ALL EXISTING FEATURES THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM 12" DEPTH COMPACTED TUSOIL.

- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRAINAGE WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL ZONING.

- REFER TO OWNER'S SPECIFICATIONS FOR DRAINAGE APPROACH, MATERIALS, AND FINISHES. PROVIDE AS WELL AS ADDITIONAL TEST STANDARDS INCORPORATED TO THIS PROJECT.

- EXCAVATOR IS RESPONSIBLE FOR ALL PERSON CONTROL INSPECTIONS.

PROVISION TO OUR DATA:
 PROPOSED WALK TRAIL CONVENIENCE STORE
 PROPOSED ELEVATION - 97' TO 98' TO 99' FEET

NOTE: SIGNAGE CONSIDERABLE.

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

GRADING PLAN

CONVENIENCE STORE #1283

STH 83 AND W. CAPITOL DRIVE
 HARTLAND, VM

DATE: 01/31/2007
 TIME: 2:26 PM
 PLOT: 149949627
 SHEET: 13 OF 13
 SP2

SCALE
 0 30 60

REI
 CIVIL & ENVIRONMENTAL
 ENGINEERS, INC.
 1000 N. GARDNER AVE.
 HARTLAND, VA 22084
 PHONE: (540) 784-8888
 FAX: (540) 784-8880

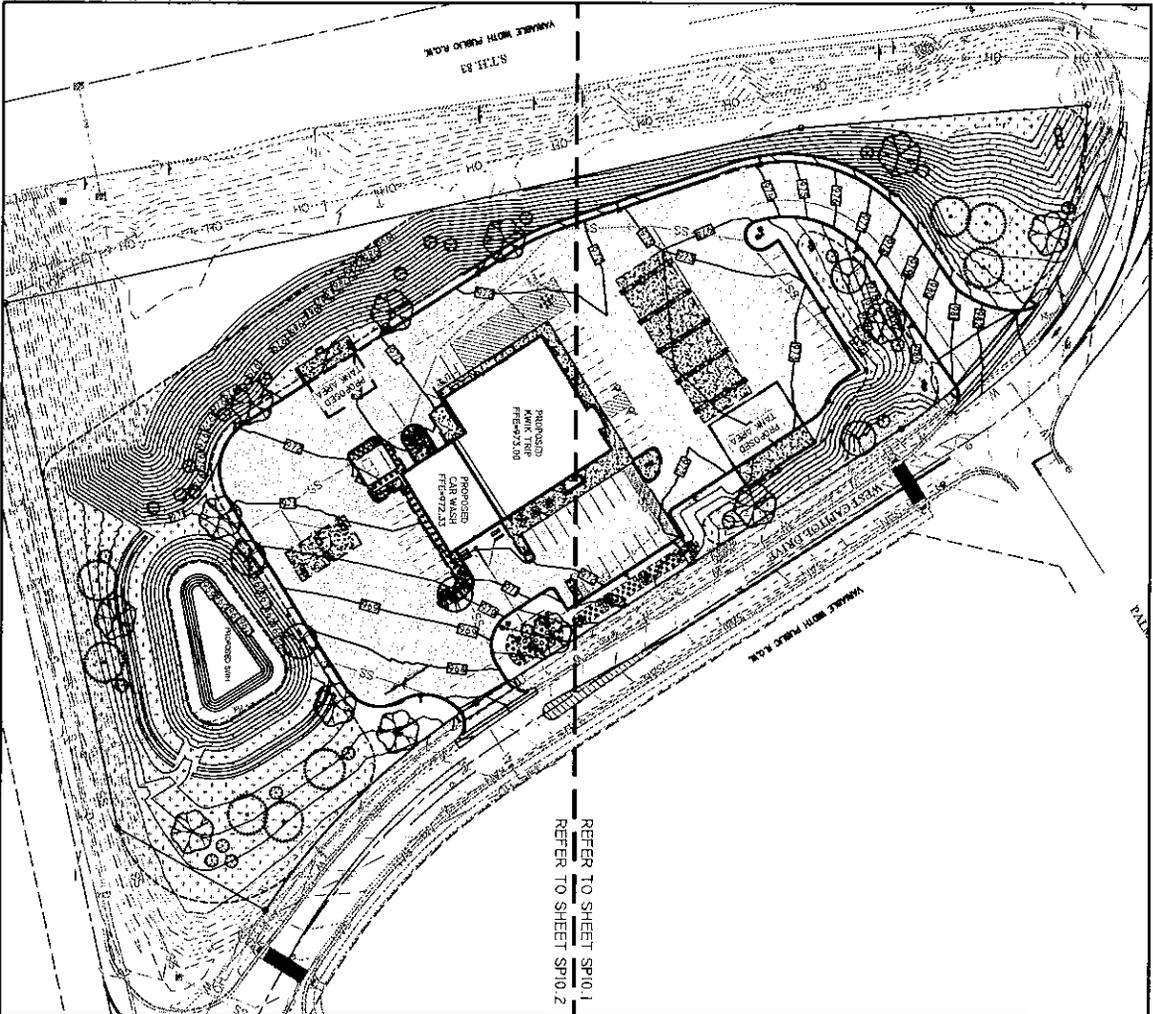
Kwik Trip, Inc.
 100 KOKA TRIP STREET
 LA CROSSE, VA 54602-2107
 PH: (608) 784-8888
 FAX: (608) 784-8880

STORES

Kwik Trip

Stores

Exhibit G
Landscape Plan
[See Attached]



GENERAL NOTES:

- (A) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CALL BEFORE DIGGING # 811 OR 1-800-4-A-DIG AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (C) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER WITH A ONE (1) YEAR REPLACEMENT WARRANTY UPON REQUEST BY OWNER, WARRANTY SERVICE AFTER FIRST FULL YEAR FOLLOWING PROJECT COMPLETION.
- (D) LANDSCAPE CONTRACTOR SHALL VERIFY PERMITS & TOPSOIL, VERIFY FOR ALL AREAS TO BE REDEVELOPED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO BEING PAID. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (E) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PERENNIAL PLANTING AND AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL, A AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING TOPSOIL AND SEEDING OR SOILING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (G) CONTRACTOR SHALL CLEAN ALL LANDINGS AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. THIS TO BE DONE DAILY AS DEEMED NECESSARY BY HOMEOWNER.

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	COUNT	QTY
DECIDUOUS TREES					
	Red Flowering Dogwood	<i>Asier macrocarpa</i>	1/2" CAL	3000	2
	Oak	<i>Quercus alba</i>	1/2" CAL	6000	6
	Shrub	<i>Quercus bicolor</i>	1/2" CAL	6000	10
PERENNIAL TREES					
	White flower	<i>Prunella alba</i>	8" H	100	25
PERENNIAL SHRUBS					
	Shrub	<i>Hypericum perforatum</i>	3" CAL	100	10
PERENNIALS					
	Sediment	<i>Rudbeckia hirta</i>	1" CAL	100	14
	Red Flower	<i>Quercus alba</i>	1" CAL	100	55
	Pink Flower	<i>Quercus alba</i>	1" CAL	100	48
	Purple Flower	<i>Quercus alba</i>	1" CAL	100	54
	Yellow Flower	<i>Quercus alba</i>	1" CAL	100	26

OVERALL LANDSCAPE PLAN
CONVENIENCE STORE #1283
 STH 83 AND W. CAPITOL DRIVE
 HARTLAND, WI

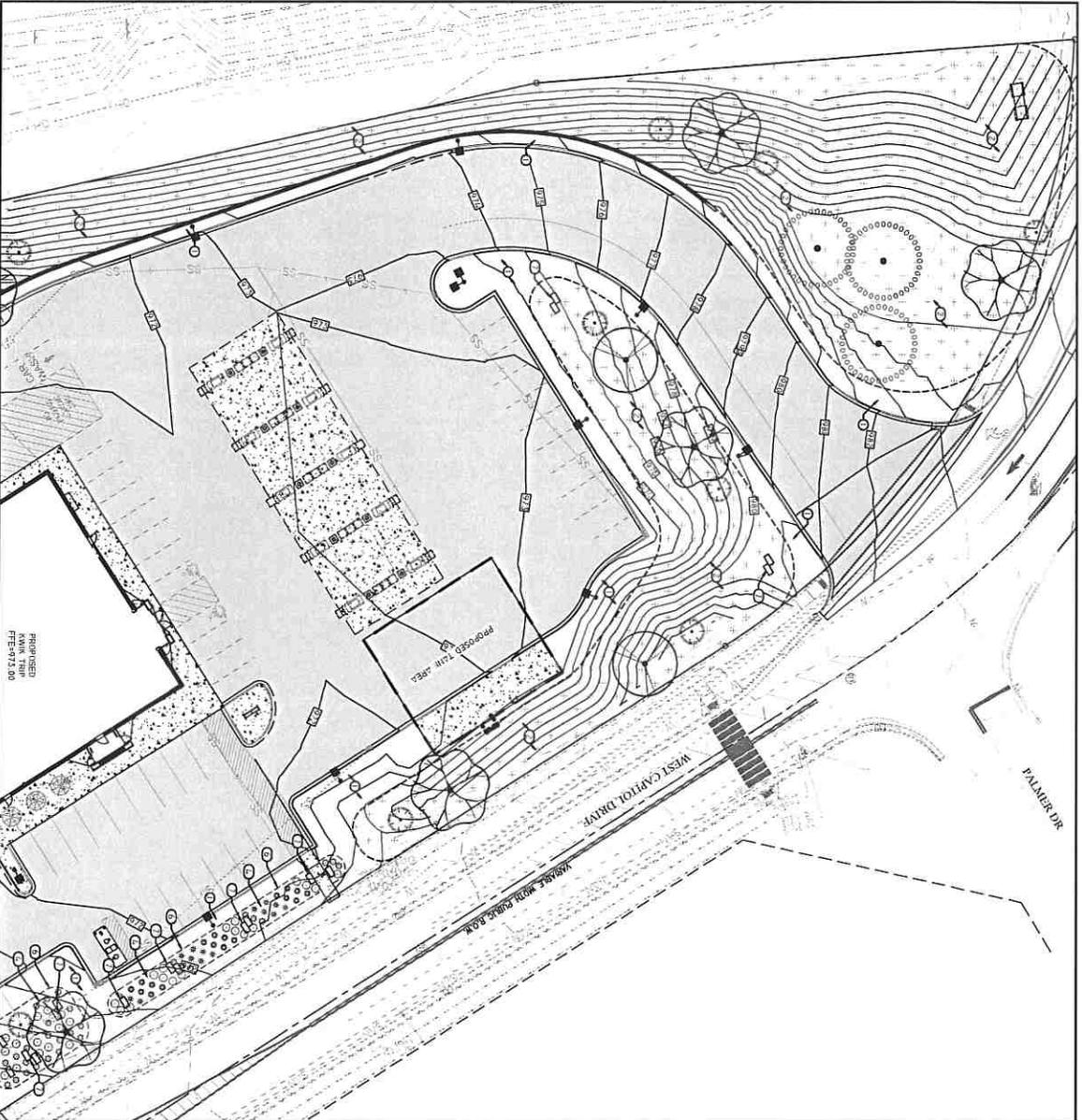
DATE: 10/29/04
 DRAWN BY: JAD
 CHECKED BY: JAD
 SCALE: AS SHOWN
 SHEET: 01 OF 02 - PLANT DOCUMENTS
SP10

0 10 20 30 40 50 60 70 80
 SCALE

REI
 CIVIL & ENVIRONMENTAL
 ENGINEERING SURVEYING
 1000 W. STATE ST. SUITE 200
 MADISON, WI 53703
 TEL: (608) 781-4888
 FAX: (608) 781-4880

Kwik Trip, Inc.
 P.O. BOX 2107
 MADISON, WI 53703
 PH: (608) 781-4888
 FAX: (608) 781-4880

STORES
Kwik Trip
Star
STORES



KEYED NOTES

1. SOU. HALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS ARE TO CONSTRUCTION ACTIVITY.
2. AERIAL, SHORTGRASS, PRAIRIE FINE ORB SOILS, APR. X. OLYMPIQUE 10A'S THEN FINELY TILL THE SOIL, ONLY 1" DOWN AND PLANT IMMEDIATELY LIGHTLY, COVERING THE SEED WITH ABOUT 2" TO 4" OF SOIL. ROLL AREA. FERTILIZER AFTER BAKING. HATCH FRAMES SEEDBED AREAS LESS THAN 1.1 SLIDE WITHIN OF REED FREE STRAW HATCH APR. X. WOOD NET FREE CLASS 10 TO AERIAL. 5. NATIVE SEEDING INSTRUCTIONS ON THEIR WEBSITE FOR DETAILED INSTRUCTIONS/ADDITIONS FOR SUCCESSFUL SEED ESTABLISHMENT AND MANAGEMENT. (LINK BELOW)
3. 4" QUARTER ROUND HATCH TREE RING, 3" X 4" DEPTH, DARK BROWN COLOR.
4. SHREDED HARDWOOD HATCH, 3"-4" DEPTH, DARK BROWN COLOR.
5. DECORATIVE STONE HATCH, 3" X 4" ROUND CORNERS, 1"-2" DEPTH, WITH COMMERCIAL GRADE WEED BARRIER FABRIC UNDERLAYMENT.
6. SHOVEL CUT EDGE, 4"-5" DEPTH CLEAN CUT EDGE AROUND PLANTING BEDS WITHIN SOU AREAS.
7. ACENT BOLLERS, (4" X 1/8" X 1/8") LIMESTONE BLOCKS/CUBES, PLAN SYMBOL. □

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME
	DECIDUOUS TREES	
	Red Maple	Acer rubrum Mill.
	Hard Oak	Quercus sp.
	Swamp White Oak	Quercus bicolor
	EVERGREEN TREES	
	White Spruce	Picea glauca
	EVERGREEN SHRUBS	
	Valley Juniper	Juniperus horizontalis Moench
	Red Cedar	Juniperus communis ssp. horizontalis
	Blue Spruce	Juniperus horizontalis Moench
	Dwarf Spruce	Juniperus horizontalis Moench
	Dwarf Juniper	Juniperus horizontalis Moench
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Forsythia	Forsythia viridissima
	Dwarf Lilac	Syringa vulgaris
	Dwarf Hydrangea	Hydrangea macrophylla
	Dwarf Camellia	Camellia japonica
	Dwarf Azalea	Rhododendron sp.
	Dwarf Rhododendron	Rhododendron sp.
	Dwarf Magnolia	Magnolia sp.
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa
	Dwarf Spirea	Spiraea alba
	Dwarf Yew	Taxus canadensis
	Dwarf Holly	Ilex verticillata
	Dwarf Dogwood	Cornus rugosa

Exhibit H
Lighting Plan
[See Attached]

Exhibit J
Snow Removal Plan
[See Attached]

Exhibit K

Road Plan

[See Attached]

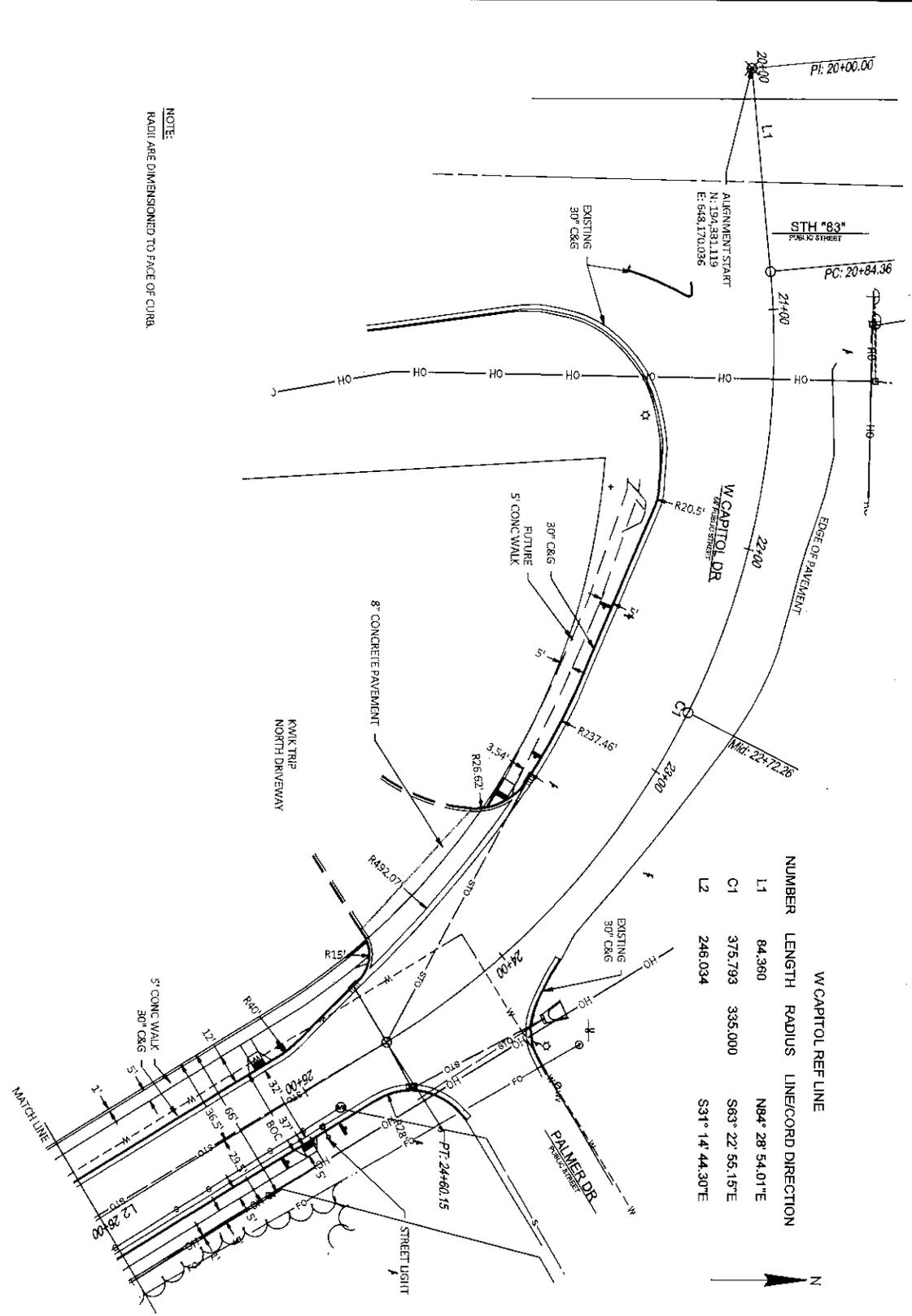
SEE ATTACHED ALIGNMENT AND
PAVEMENT MARKING AND SIGNAGE PLANS.

ON FILE AT THE VILLAGE OF HAWAII
ENTITLED " PLAN OF PROPOSED IMPROVEMENT
FOR W. CAPITOL DRIVE (STH 83 TO EAST OF
VETTELSON ROAD.
Prepared by Payne & POLAN, Dated [redacted]
Consisting of 59 sheets.

update Date
when final.

PROJECT NO.: 490823
 COUNTY: WAUKESHA
 HWY: 83
 ALIGNMENT PLAN
 SHEET 9

PLANNING & ENGINEERING SERVICES, INC. 1000 WEST WISCONSIN AVENUE, SUITE 200, WAUKESHA, WI 53186
 PLANNING & ENGINEERING SERVICES, INC. 1000 WEST WISCONSIN AVENUE, SUITE 200, WAUKESHA, WI 53186
 PLANNING & ENGINEERING SERVICES, INC. 1000 WEST WISCONSIN AVENUE, SUITE 200, WAUKESHA, WI 53186
 PLANNING & ENGINEERING SERVICES, INC. 1000 WEST WISCONSIN AVENUE, SUITE 200, WAUKESHA, WI 53186
 PLANNING & ENGINEERING SERVICES, INC. 1000 WEST WISCONSIN AVENUE, SUITE 200, WAUKESHA, WI 53186

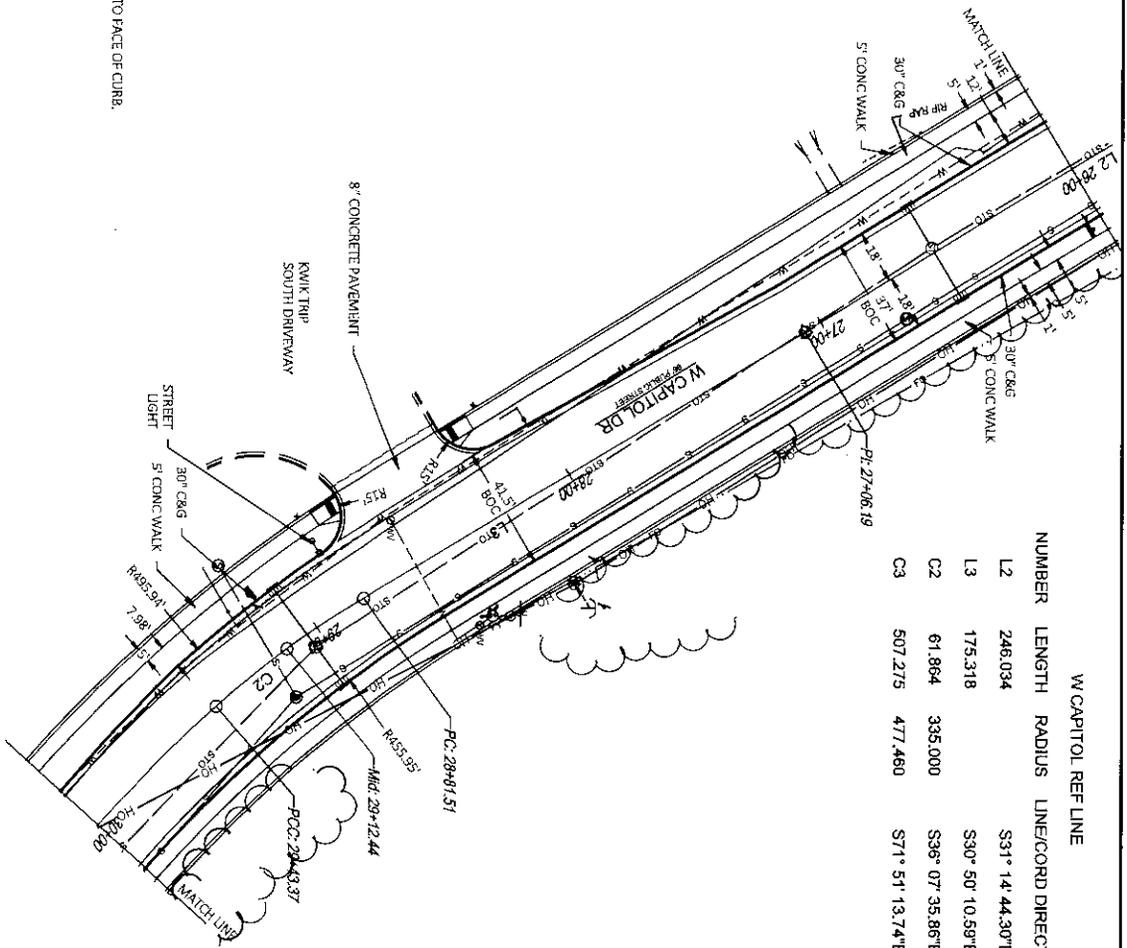


NOTE:
 RADII ARE DIMENSIONED TO FACE OF CURB.

W CAPITOL REF LINE

NUMBER	LENGTH	RADIUS	LINE/CORD DIRECTION
L1	84.360		N84° 28' 54.01" E
C1	375.793	335.000	S63° 22' 55.15" E
L2	246.034		S31° 14' 44.30" E





W CAPITOL REF LINE

NUMBER	LENGTH	RADIUS	LINE/CORD DIRECTION
L2	246.034		S31° 14' 44.30"E
L3	175.318		S30° 50' 10.59"E
C2	61.864	335.000	S36° 07' 35.86"E
C3	507.275	477.460	S71° 51' 13.74"E

NOTE:
 RADII ARE DIMENSIONED TO FACE OF CURB.

PROJECT NO.: 490823 HWY: 5TH 83 COUNTY: WAUKESHA ALIGNMENT PLAN SHEET 10 E

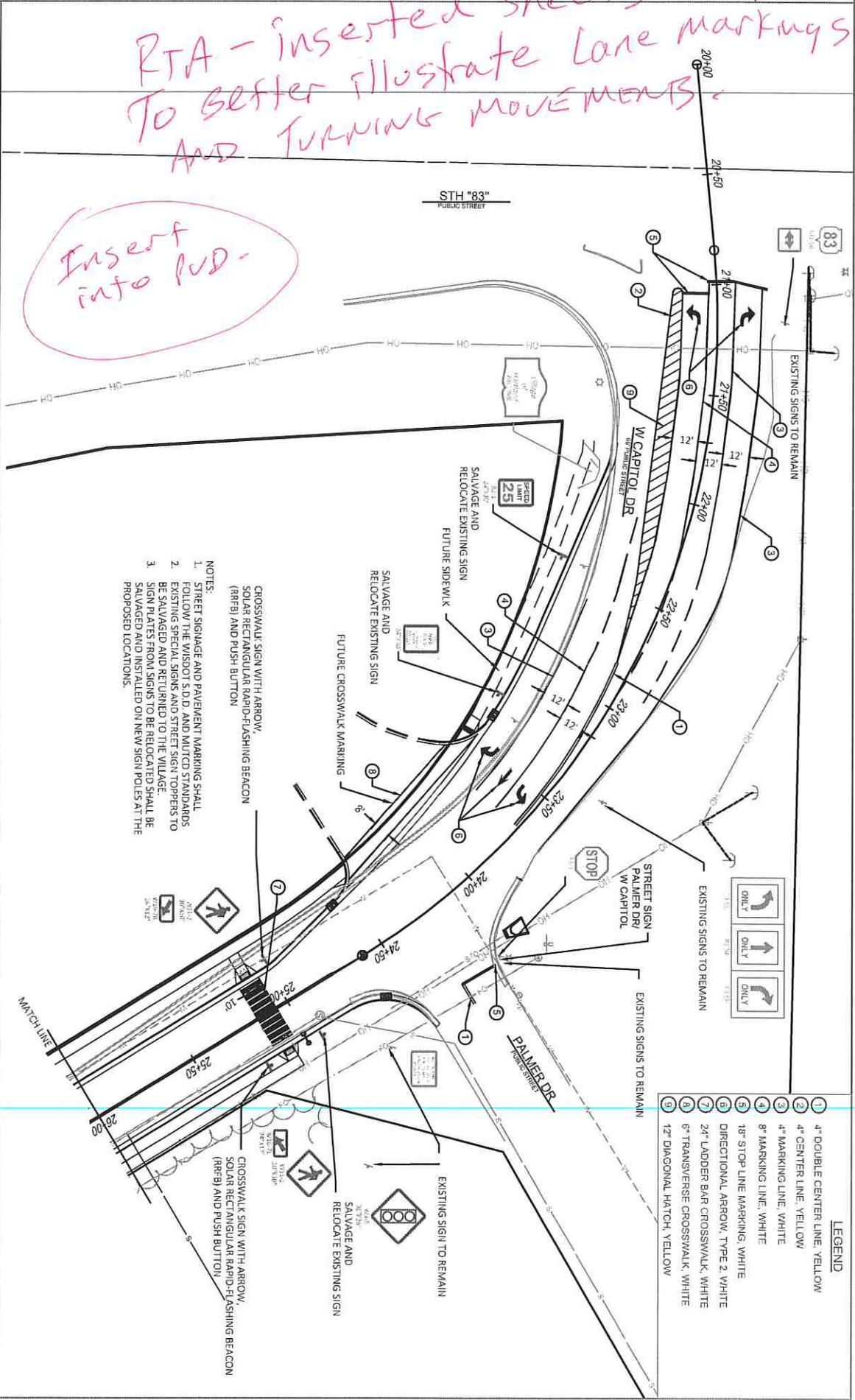
FILE NAME: S:\DESIGN & CONSTRUCTION SERVICES\DR-CAD\WVA\TRIP\WVA AND CAPITOL\WVA\KSH\DR\PLAN\50 - ROADWAY\MAIN\WVA\DR\DWG PLOT NAME: 220204 482.PN PLOT SCALE: 1/8"=1'-0"

DATE: 02/03/04 PLOT DATE: 02/03/04

RTA - inserted sheets 18, 19, 20
 To better illustrate lane markings
 and turning movements.

Insert into PUD.

PROJECT NO: 490823
 COUNTY: WAUKESHA
 HWY: STH 83
 SHEET 18

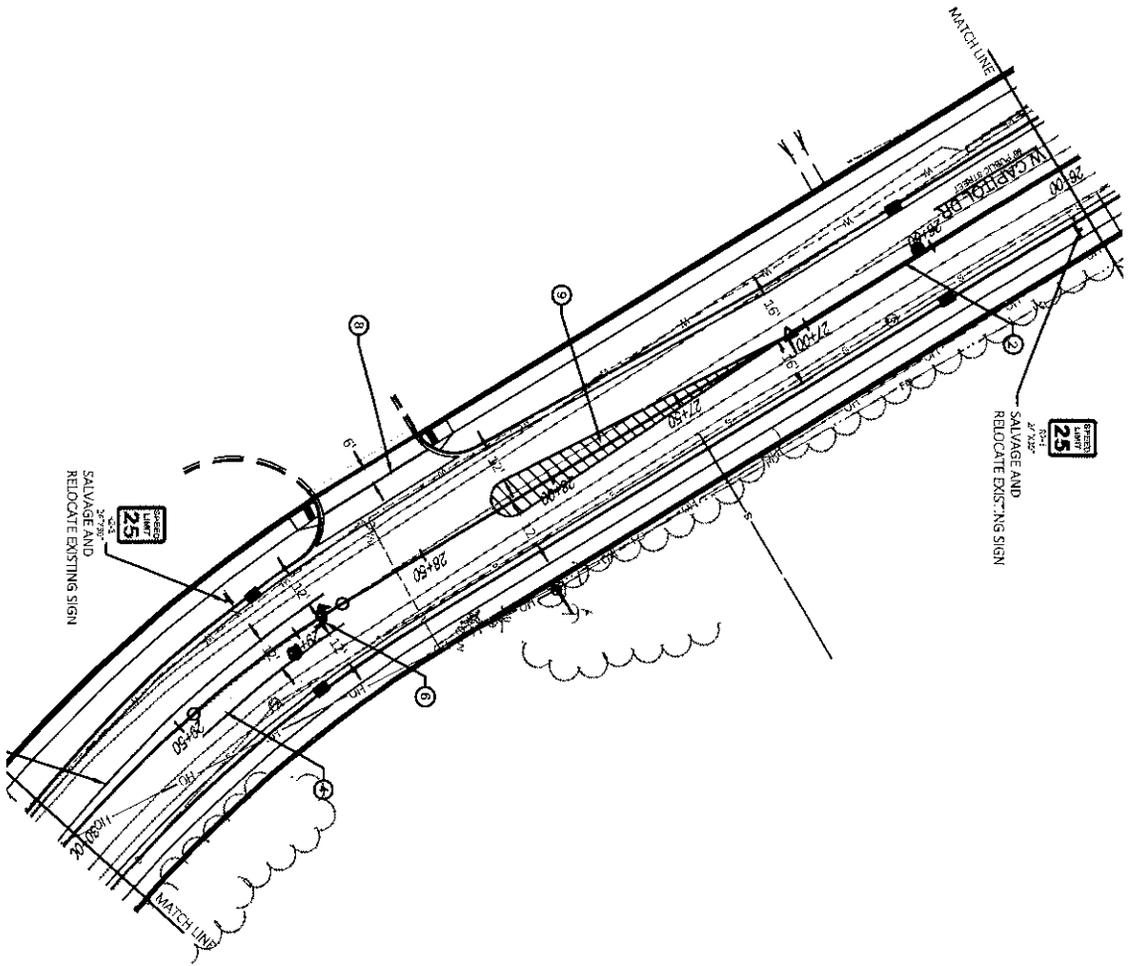


LEGEND

1	4" DOUBLE CENTER LINE, YELLOW
2	4" CENTER LINE, YELLOW
3	4" MARKING LINE, WHITE
4	8" MARKING LINE, WHITE
5	8" STOP LINE MARKING, WHITE
6	DIRECTIONAL ARROW, TYPE 2, WHITE
7	18" STOP LINE MARKING, WHITE
8	24" LADDER BAR CROSSWALK, WHITE
9	6" TRANSVERSE CROSSWALK, WHITE
10	12" DIAGONAL HATCH, YELLOW

PAVEMENT MARKING & SIGNAGE PLAN

PROJECT NO: 490823
 COUNTY: WAUKESHA
 HWY: STH 83
 PAVEMENT MARKING & SIGNAGE PLAN
 SHEET 19 E

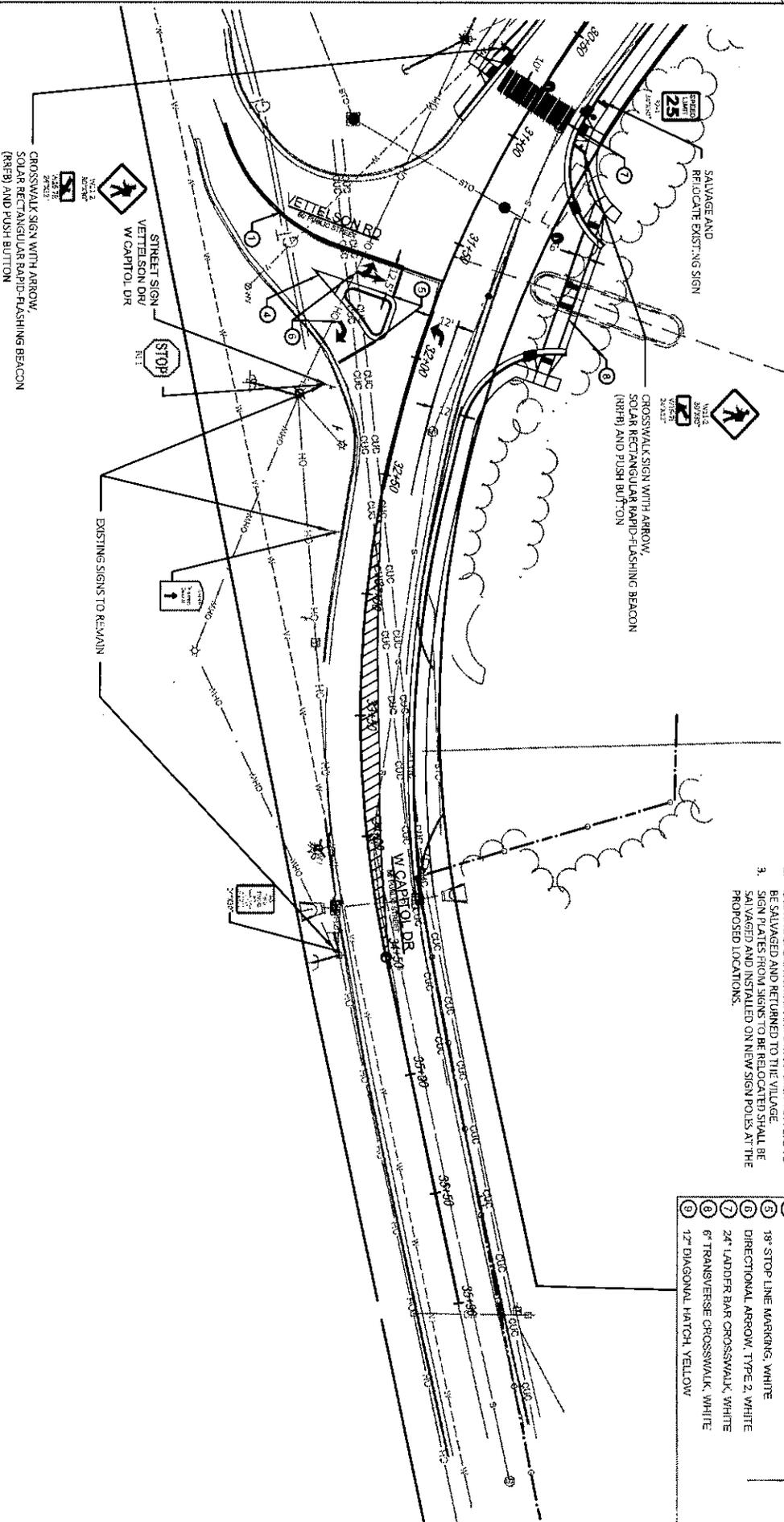


LEGEND

①	4" DOUBLE CENTER LINE, YELLOW
②	4" CENTER LINE, YELLOW
③	4" MARKING LINE, WHITE
④	8" MARKING LINE, WHITE
⑤	18" STOP LINE MARKING, WHITE
⑥	DIRECTIONAL ARROW, TYPE 2, WHITE
⑦	24" LADDER BAR CROSSWALK, WHITE
⑧	8" TRANSVERSE CROSSWALK, WHITE
⑨	12" DIAGONAL HATCH, YELLOW

- NOTES:**
1. STREET SIGNAGE AND PAVEMENT MARKING SHALL FOLLOW THE WISDOT, SOLID, AND DUTCO STANDARDS
 2. EXISTING SPECIAL SIGNS AND STREET SIGN TOPPERS TO BE SALVAGED AND RETURNED TO THE VILLAGE.
 3. SIGN PLATES FROM SIGNS TO BE RELOCATED SHALL BE SALVAGED AND INSTALLED ON NEW SIGN POLES AT THE PROPOSED LOCATIONS.





- NOTES:
1. STREET SIGNAGE AND PAVEMENT MARKING SHALL FOLLOW THE WISCONSIN S.D.D. AND MUTCD STANDARDS.
 2. EXISTING SPECIAL SIGNS AND STREET SIGN TOPPERS TO BE SALVAGED AND RETURNED TO THE VILLAGE.
 3. SIGN PLATES FROM SIGNS TO BE RELOCATED SHALL BE SALVAGED AND INSTALLED ON NEW SIGN POLES AT THE PROPOSED LOCATIONS.

LEGEND

1	4" DOUBLE CENTER LINE, YELLOW
2	4" CENTER LINE, YELLOW
3	4" MARKING LINE, WHITE
4	8" MARKING LINE, WHITE
5	18" STOP LINE MARKING, WHITE
6	DIRECTIONAL ARROW, TYPE 2, WHITE
7	24" LADDER BAR CROSSWALK, WHITE
8	6" TRANSVERSE CROSSWALK, WHITE
9	12" DIAGONAL HATCH, YELLOW

CROSSWALK SIGN WITH ARROW,
SOLAR RECTANGULAR RAPID-FLASHING BEACON
(RRFB) AND PUSH BUTTON

EXISTING SIGNS TO REMAIN

CROSSWALK SIGN WITH ARROW,
SOLAR RECTANGULAR RAPID-FLASHING BEACON
(RRFB) AND PUSH BUTTON

SALVAGE AND
RELOCATE EXISTING SIGN



#150 + #300 1/30/24 pd. 253361

PETITION FOR CONDITIONAL USE
 \$150 REVIEW FEE DUE AT TIME OF APPLICATION
PLUS \$300 PROFESSIONAL FEE DEPOSIT

Property Owner	Dale Maas	
Business Name	ib210 LLC	
Business Owner	Jan Bennett	
Address	704 Rose Dr. Hartland WI	
Contact Person	Jan Bennett	Phone 27-200-5448
Key No. HAV		Email abianbennett@gmail.com

The Plan Commission meets on the third Monday of the month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

State present use of property and basic information on the intended use:

Soccer training skills facility. Hours of operation Mon-Fri 5-9pm, Sat & Sun 9am-7pm Soccer team training, skills + high level training camps. Age groups from 6-18.

Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

All applications for consideration by the Plan Commission are subject to the policies described in this document.

Petitioner Signature		
Print Name	Jan Bennett	Date 2/2/24

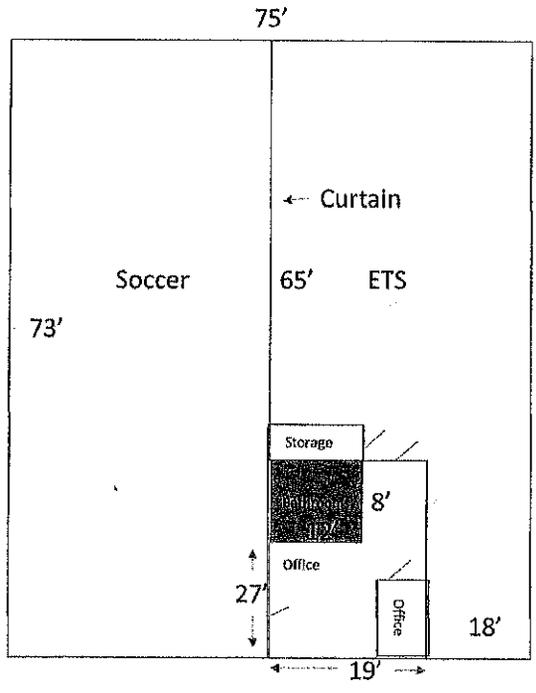
OFFICE USE ONLY:

Date Applied:	Date of Meeting:	Return Comments by:
---------------	------------------	---------------------

Hours of operation: Monday-Friday 5pm-9pm. Saturday & Sunday 9am-7pm

Team training, skills training, and high-level training camps. Age groups will range from 6 years old to 18. During the weekdays there will be 30-40 kids and on the weekends 60-70 kids.

Thanks,
Ian Bennett





\$75 pd 1-15-24 #252440

ADMINISTRATION
210 COTTONWOOD AVENUE
HARTLAND, WI 53029
PHONE (262) 367-2714
FAX (262) 367-2430

Soccer ib26LLC

Permit Fee:	\$75
Refundable Occupancy Deposit: (Refundable Deposit Returned Upon Release by Building Inspector)	\$500
Total Due:	\$575
Date Paid:	_____
Receipt No.:	_____

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION

Please Note that operation of business is not allowed until occupancy permit application has been approved.

- Allow approximately 5 working days for review.

After an occupancy permit application has been received and an occupancy inspection has been completed by the building inspection department, an occupancy letter will be sent to the applicant listing all violations. An occupancy permit will be issued when all violations have been corrected.

A conditional occupancy permit can be requested by the prospective occupant, if no life-safety violations exist as determined by the building inspection department.

If the conditional occupancy permit is issued, the applicant agrees to have all violations corrected within forty five (45) days. A reinspection will be scheduled after 45 days to check for compliance. If any violations exist, a penalty of \$25.00 per day will be assessed until all violations are corrected.

The \$500 Refundable Occupancy Deposit will be returned upon release by the Building Inspector.

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION
PAGE 2

BUSINESS:

Name: ibole LLC
Address: 704 ROSE DR. Unit/Suite No. _____
Phone No: 317-200-5445 FAX No. _____

BUSINESS OWNER:

Name: TAN BENNETT
Address: 1636 E WISCONSIN AVE DEWAUWAT WISCONSIN
Day Phone: 317-200-5445 Evening Phone: SAME Emergency Phone: _____

BUILDING OWNER:

Name: Dale Maas
Address: 704 ROSE DR. HARTLAND
Day Phone: 914-412-8400 Evening Phone: SAME Emergency Phone: _____

2ND EMERGENCY CONTACT:

Name: Chad Stiernagle
Address: _____
Emergency Phone: 952-200-16468

CONTACT FOR FIRE DEPARTMENT TO MAKE ARRANGEMENT FOR INSPECTION:

Name: _____ Phone: _____

DETAILED DESCRIPTION OF BUSINESS OPERATION:

Soccer team training w/soccer skill training. Age groups range from 6-18 years old.

Hours and days of operation: Mon-Fri 5pm-9pm Sat+Sun 9am-7pm

Number of full and part time employees on site during each shift (count working owner as an employee): 2

Estimated max. total of customers/clients/visitors on site at one time: 20

Number of total off-street parking stalls provided on site: 12

Number of above parking stalls dedicated for use by this business: 2

Describe anticipated method and frequency of deliveries to/from the site, and location on site where loading/unloading/parking of shipping vehicle is to occur: NA

Describe any activities that may occur outside the building but still on-site such as dumpster, outside storage, equipment, accessory buildings, etc. (Please attach site plan showing these items): NA

Detailed description of any equipment, operation, device, or process that may emit noise, vibration, or odors from the site: NA

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION

PAGE 3

The names and amounts of any noxious or hazardous substances or fumes that may be created, stored, or used on the site: NA

Describe or sketch area for storage of above substances and any other high fire hazard areas: NA

Fire extinguisher size, type, and quantity: _____

Is there a fire sprinkler system: yes

Is there an alarm system: yes

Heating type and location: yes

Describe or sketch gas shut off location: -

Describe or sketch electric shut off location: -

Describe or sketch fire sprinkler shut off location: -

Attach a sketch of the area of the building to be used for this business unless all of building is to be used. _____

Please note that operation of a business is not allowed until the occupancy permit application has been approved.

You may need to attach additional pages to this application.

If you have questions call Building Inspector at 262-367-4744.

complete applications will not be approved.

Applicant's

Signature: [Handwritten Signature]

Date: 2/2/2024

FOR OFFICE USE ONLY

ZONING DEPARTMENT/BUILDING INSPECTION DEPARTMENT

Zoning Classification: _____

Zoning Approved: _____

By: _____

Application Approved: _____

Permit Number: _____

Notes/Conditions: _____

FIRE DEPARTMENT

Site Approved: _____

By: _____

Notes/Conditions: _____

The Hartland Police Department is updating our records for all the businesses in the Village of Hartland. Please provide the information below needed for emergency and after hours contacts for your business. Feel free to add any other pertinent information that would better assist us in dealing with your business needs.

HARTLAND POLICE DEPARTMENT BUSINESS/ KEY HOLDER UPDATE

BUSINESS NAME: 11626 LLC
ADDRESS: 704 ROSE DR. Hartland
PHONE: ~~202-887-1111~~ 317-200-5445

EMERGENCY AFTER HOURS KEY HOLDERS:

NAME: _____
ADDRESS: _____
PHONE: _____
CELL PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____
CELL PHONE: _____

NAME: _____
ADDRESS: _____
PHONE: _____
CELL PHONE: _____

Please complete and return to the Hartland Police Department by mail:
210 Cottonwood Avenue
Hartland, WI 53029

Or by FAX: 262-369-2224

Thank you for your cooperation.

CENTRAL PROPERTY DEVELOPMENT
INC
614 S ASHLEY ST
ANN ARBOR, MI 48103-4908

CROSSROAD INVESTMENTS LLC
131 E WISCONSIN AVE
PEWAUKEE, WI 53072-3471

MRE PROPCO, LP
3 LAKES DR
NORTHFIELD, IL 60093-2753

NOBLE DEVELOPMERC/O DAN
HLAVACHEK
W285N3340 CONSERVANCY DR
PEWAUKEE, WI 53072

REVERE ELECTRIC SUPPLY CO
8807 187TH ST
MOKENA, IL 60448-7706

STAG INDUSTRIAL HOLDINGS LLC
1 FEDERAL ST FL 23
BOSTON, MA 02110-2031

TAKODA INVESTMENTS LLC
532 DUCKHEAD RD
LAKE OZARK, MO 65049-5804

PARKING RULES

7 STALLS PER 1,000 SF PRIMARY FLOOR AREA

2 STALLS PER DWELLING UNIT

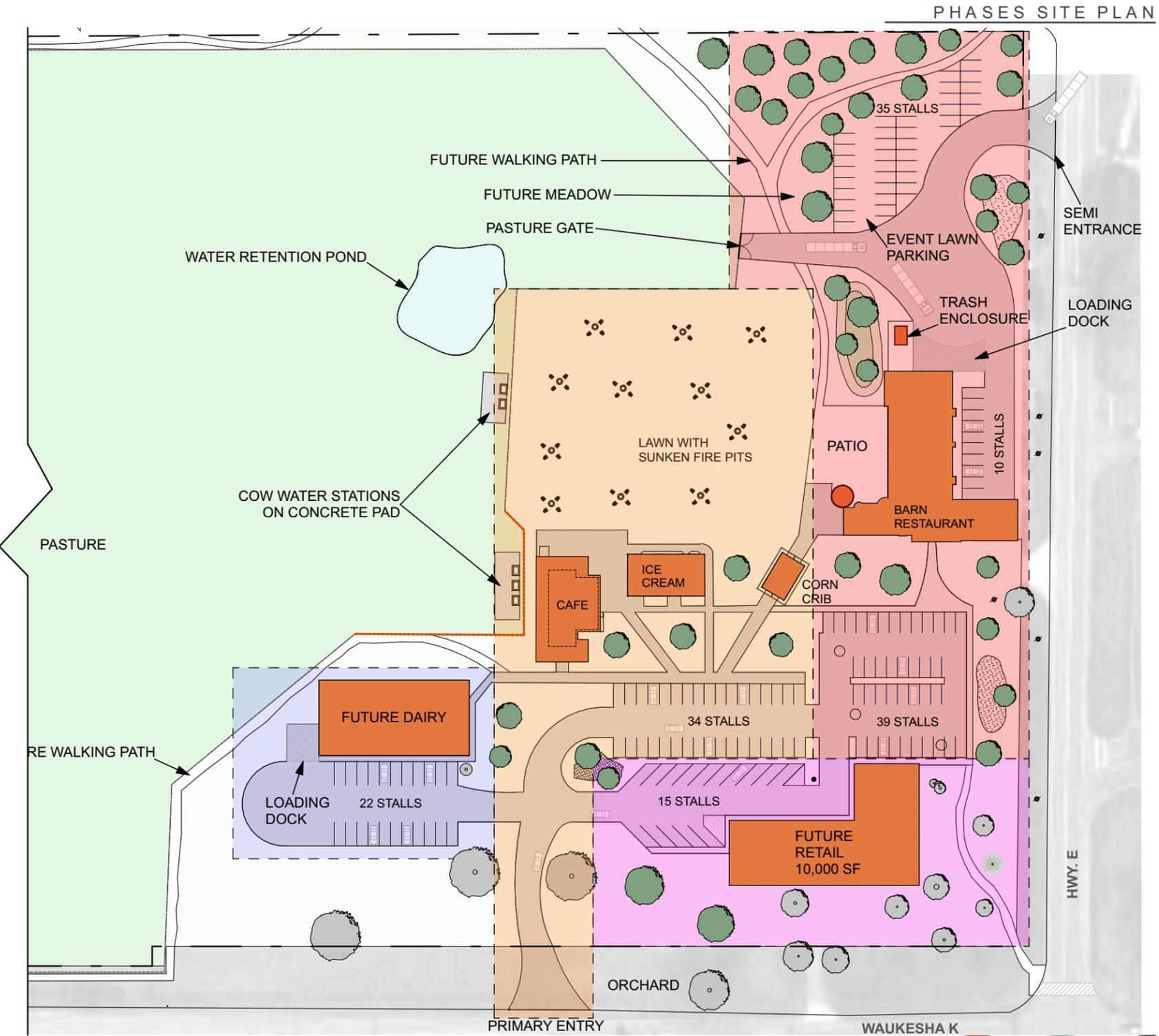
1 STALL PER EMPLOYEE

- PHASE 1**
- 2 DWELLING UNITS STALLS: **4**
- ICE CREAM SHOP (1,303 SF) STALLS: **9**
- COFFEE SHOP (2,082 SF) STALLS: **14**
- TOTAL STALLS REQUIRED ON SITE: **27**
- TOTAL STALLS PROVIDED ON SITE: **34**

- PHASE 2**
- BARN RESTAURANT (4,437 SF) REQUIRED STALLS: **31**
- MARKET/RESTAURANT EVENT (6,630 SF) REQUIRED STALLS: **46**
- TOTAL STALLS REQUIRED ON SITE: 27 + 31 + 46 = **104**
- TOTAL STALLS PROVIDED ON SITE: 49 (NEW) + 35 (NEW EVENT) + 34 (EXISTING) = **118**

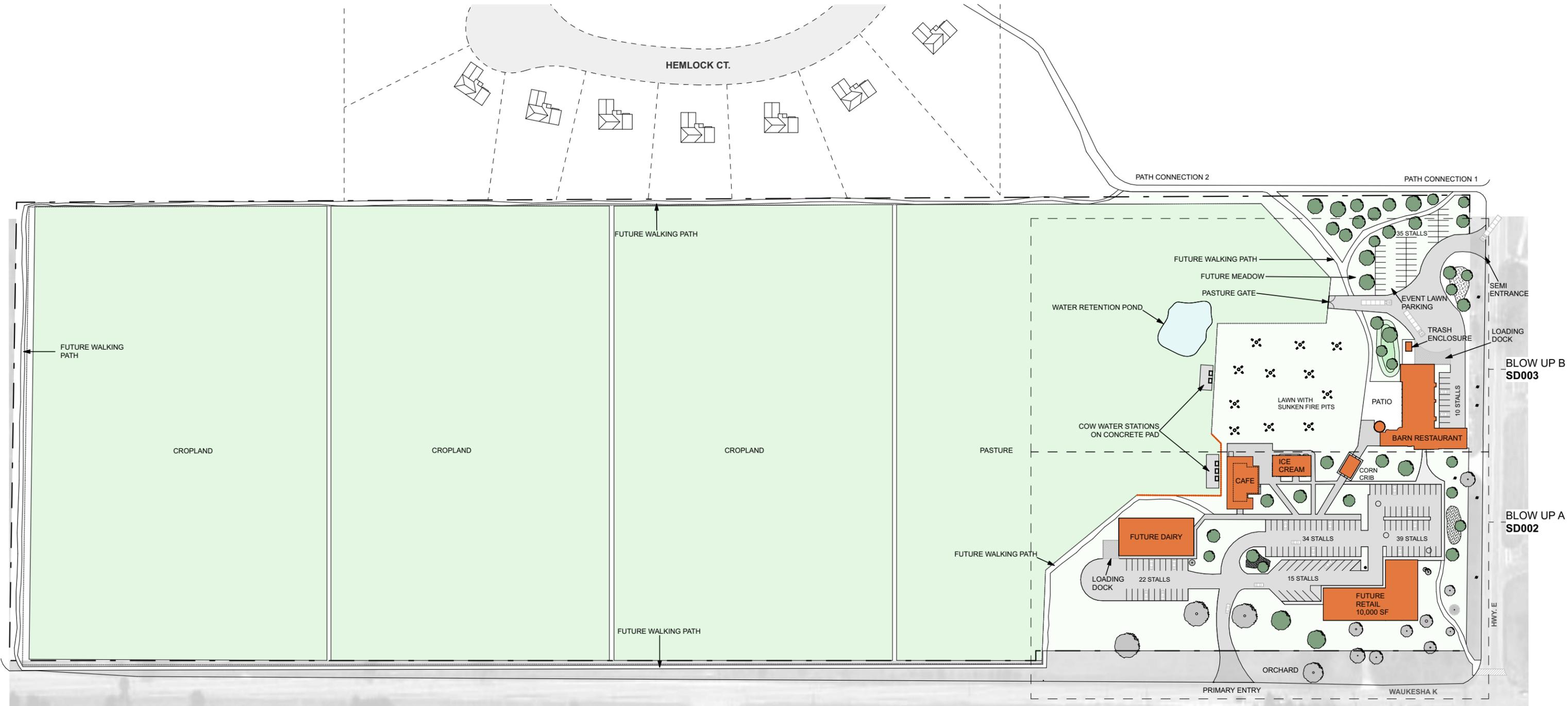
- PHASE 3**
- DAIRY REQUIRED STALLS: **5**
- TOTAL REQUIRED STALLS ON SITE: 104 + 5 = **109**
- TOTAL STALLS PROVIDED ON SITE: 22 (NEW) + 118 (EXISTING) = **140**

- PHASE 4**
- RETAIL (8,000 SF) REQUIRED STALLS: **56**
- TOTAL STALLS REQUIRED ON SITE: 109 + 56 = **165**
- TOTAL STALLS PROVIDED ON SITE: 15 (NEW) + 140 = **155**



1 SITE PLAN PHASES
SD000





NORTH

1
SD001

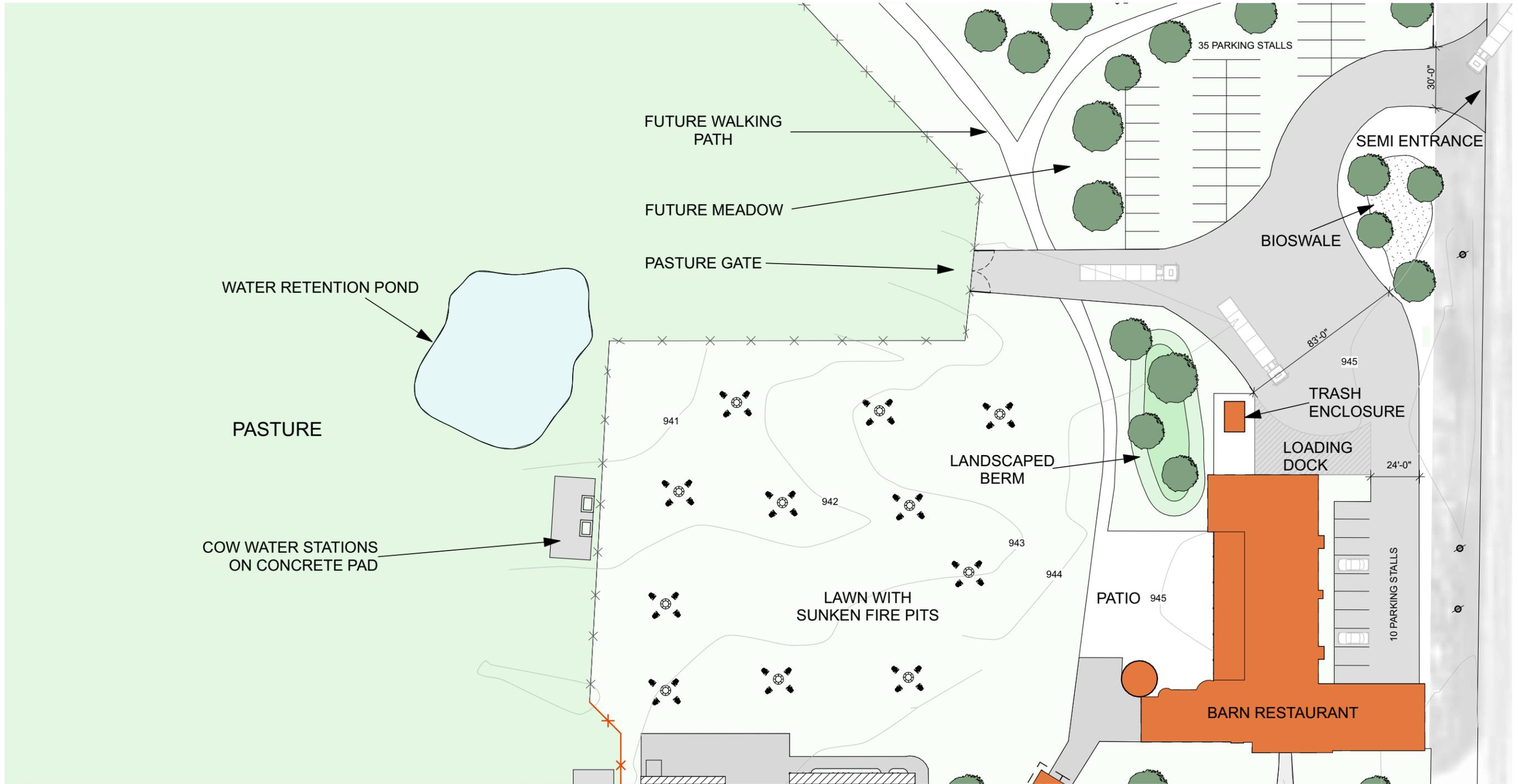
SCHEMATIC SITE PLAN



EXISTING TREE

NEW TREE TO BE PLANTED

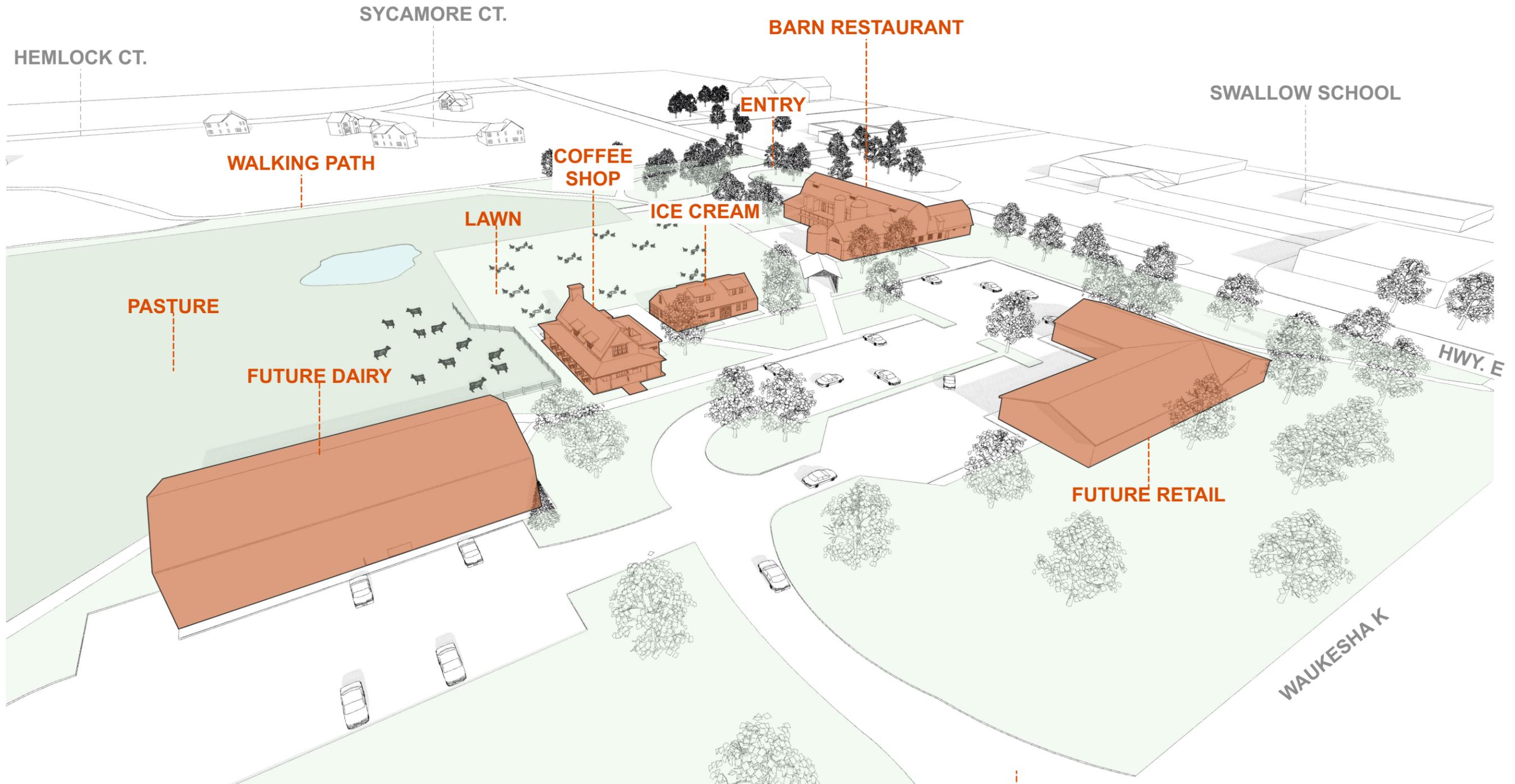




 NORTH
 1 SD003
SITE PLAN BLOW UP B
 SCALE: 1" = 50'

-  EXISTING FENCE
-  NEW FENCE TO BE BUILT
-  EXISTING TREE
-  NEW TREE TO BE PLANTED





1 OVERVIEW LOOKING NE
SD700

PRIMARY ENTRY





1 DRIVeway APPROACH LOOKING AT CAFE ENTRANCE
SD701



2 PARKING LOT LOOKING AT ICE CREAM SHOP ENTRANCE
SD701



3 PASTURE LOOKING OVER PATIO
SD701



Department of Building Inspection

PERMIT # _____

APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 313 Circle Drive

LOT _____ BLOCK _____ SUBD _____ TAX KEY HAY 0427995

OWNER ST CHARLES CONGREGATION PHONE 262-367-0800 FAX _____

ADDRESS 313 Circle Dr. CITY, STATE, ZIP Hartland, WI 53029

CONTRACTOR _____ PHONE _____ FAX _____

ADDRESS _____ CITY, STATE, ZIP _____

When permit is ready notify: Contractor Owner By: Mail Phone Fax

Project Description: The project involves an addition to the building for an attached garage and storage area. There is also a new dumpster enclosure to replace the existing enclosure that will be removed.

Current principal use of property Church/school

Proposed principal use of property Church/school

Width _____ Length _____ Sq. Ft. _____ Height _____ Cu. Ft. _____

Estimated cost of above job(s) \$ 300,000 \$ _____ \$ _____

State Approval _____ Date _____

Class of Construction _____ Sprinkler _____ Stories _____

TO THE BUILDING INSPECTOR: The undersigned hereby applies for a permit to do work herein described according to the plans and specifications filed herewith and located as shown on this application. The undersigned agrees that such work will be done in accordance with the said description, plans and specifications and in compliance with the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant [Signature] Date 12.21.2023

CONDITIONS OF APPROVAL: This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. _____
- _____
- _____
- _____
- _____

_____ **TOTAL FEES**

_____ **Date Paid**

_____ **Receipt**

Meeting dates plans were approved for building permit:
Plan Commission _____ Village Board _____ Arch Board _____

APPLICATION APPROVED ON: _____ **BY:** _____
DATE BUILDING INSPECTOR



**DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address <u>313 Circle Drive</u>				
Lot	Block	Subdivision	Key No. HAV <u>0427995</u>	
Owner <u>St. Charles Congregation</u>		EMAIL <u>mcattani@stcharleshartland.org</u>	Phone <u>262-367-0800</u>	
Address <u>313 Circle Drive</u>		City <u>Hartland</u>	State <u>WI</u>	Zip <u>53029</u>
^{FBD} Contractor	Phone	FAX	EMAIL	
Address		City	State	Zip

The Architectural Board meets on the **THIRD MONDAY** of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The **DEADLINE** for filing is **FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

Commercial/Industrial/Multifamily:

- One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

Signs:

- One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building. One (1) set of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

NOTE: Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: _____ Date of Meeting: _____ Item No. _____



**APPLICATION FOR PLAN COMMISSION
\$300 REVIEW FEE DUE AT TIME OF APPLICATION**

Project Description and Narrative: (attach additional sheet if necessary)			
The project involves an addition to the building for an attached garage and storage area. There is also a new dumpster enclosure to replace the existing enclosure that will be removed.			
Proposed Use Garage and storage for parish use			
Project Location South side of existing building			
Project Name St. Charles Garage Addition			
Owner St. Charles Parish		Phone 262-367-0800	
Address 313 Circle Drive		City Hartland	State WI Zip 53029
Engineer/Architect Pen & Hammer, LLC		Phone 414-751-0939	FAX na
Address 4230 N. Oakland Ave. #155		City Shorewood	State WI Zip 53211
Contact Person Brian Witteman	Phone 414-751-0939	FAX na	E-mail bwitty@pen-hammer.com

The Plan Commission meets on the third Monday of the Month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

One (1) set of bound application materials and one (1) electronic copy of all materials must be submitted.

Applications that include site plans must depict the following existing and proposed information:

- Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- Scale and north arrow
- All structures (include building elevations and height)
- Drainage and grades (include design calculations for drainage)
- Storm Water Management Plan
- Utilities and easements (sewer, water, storm etc.)
- Calculation of lot coverage
- Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
- Grading and erosion control
- Landscaping, including a Tree Protection Plan
- Exterior lighting details
- Exterior HVAC equipment location
- Dumpster location (screening required)
- Street right-of-way
- Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

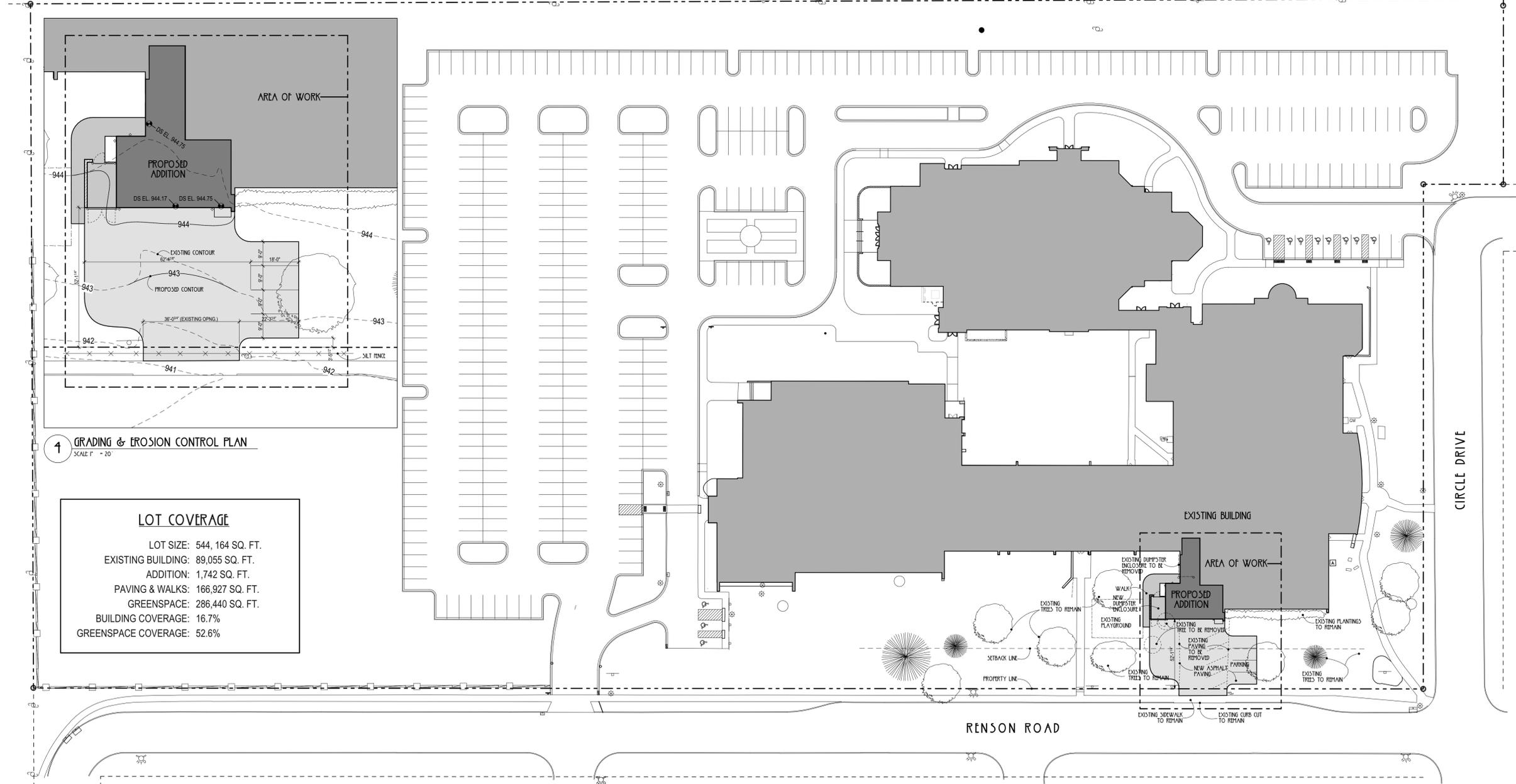
All applications for consideration by the Plan Commission are subject to the policies described in this document.



1 VIEW FROM SOUTHWEST



2 VIEW FROM SOUTHEAST



3 SITE & LANDSCAPE PLAN
SCALE 1" = 40'

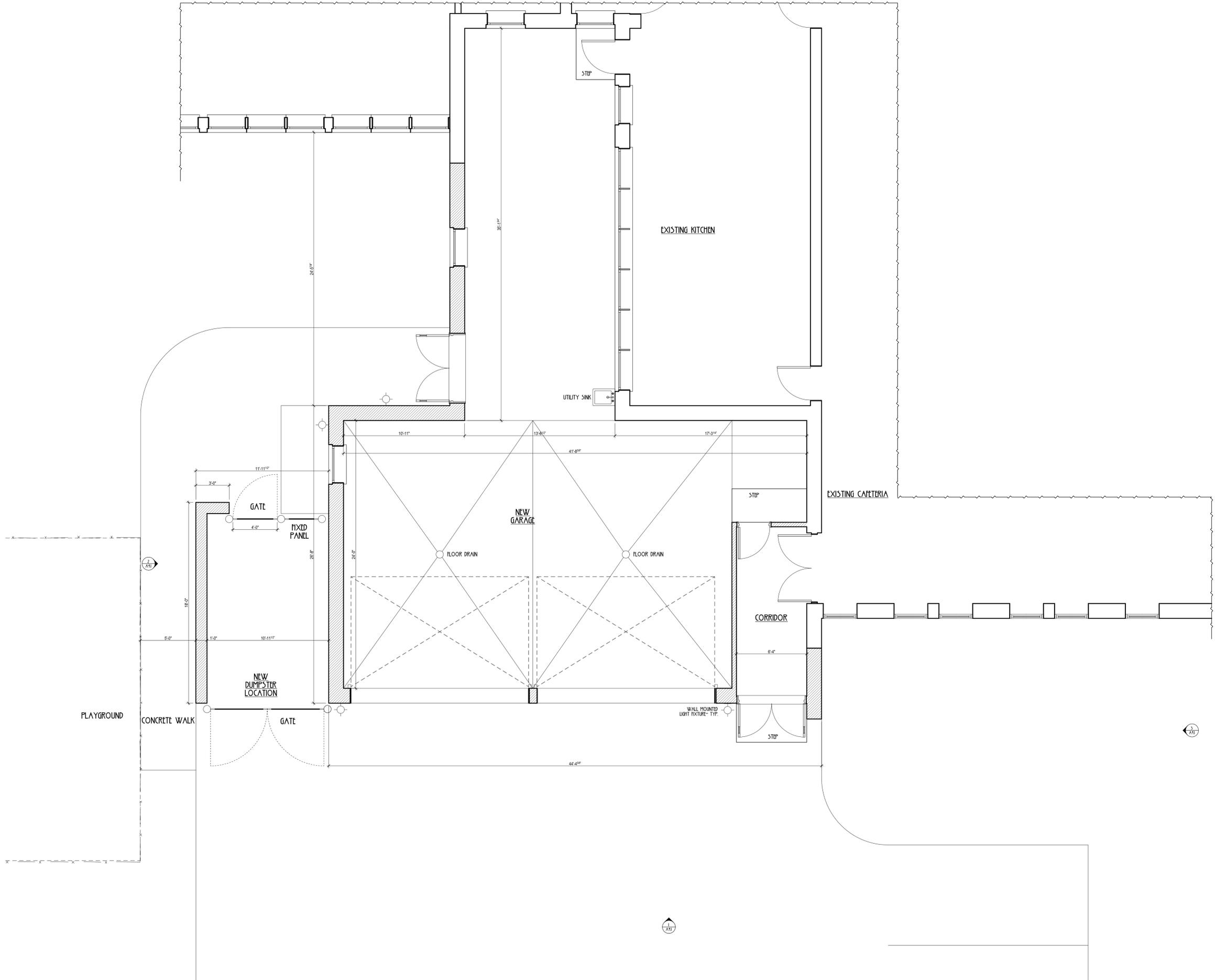
4 GRADING & EROSION CONTROL PLAN
SCALE 1" = 20'

LOT COVERAGE	
LOT SIZE:	544,164 SQ. FT.
EXISTING BUILDING:	89,055 SQ. FT.
ADDITION:	1,742 SQ. FT.
PAVING & WALKS:	166,927 SQ. FT.
GREENSPACE:	286,440 SQ. FT.
BUILDING COVERAGE:	16.7%
GREENSPACE COVERAGE:	52.6%

DATE	DESCRIPTION
22 DEC 2023	VILLAGE SUBMITTAL
27 JAN 2024	SUBMITTAL REVISION
26 JAN 2024	SUBMITTAL REVISION

SITE & LANDSCAPE PLAN
Copyright © 2023 Pen & Hammer, LLC. All Rights Reserved. This drawing and its contents are the property of Pen & Hammer, LLC. No portion of these plans or corresponding specifications may be used, reproduced, altered, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pen & Hammer, LLC. These drawings are prepared by The Architectural Works LLC. These drawings are protected by the Architectural Works Copyright Protection Act of 1990 and other intellectual property laws.





FIRST FLOOR PLAN

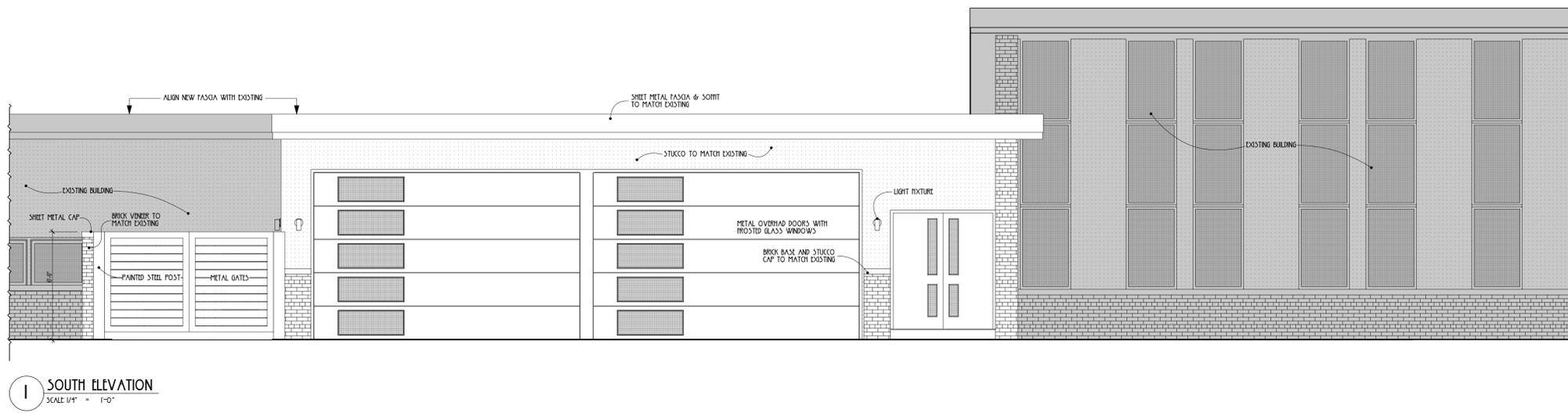
Copyright © 2023 Pen & Hammer, LLC. All Rights Reserved. This drawing is the property of Pen & Hammer, LLC. No portion of this plan or corresponding specifications may be used, reproduced, altered, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pen & Hammer, LLC. These drawings are protected by the Architectural Works Copyright Protection Act of 1990 and other intellectual property laws.

DATE	DESCRIPTION
22 DEC 2023	VILLAGE SUBMITTAL
27 JUL 2023	SUBMITTAL REVISION
27 JUN 2021	SUBMITTAL REVISION

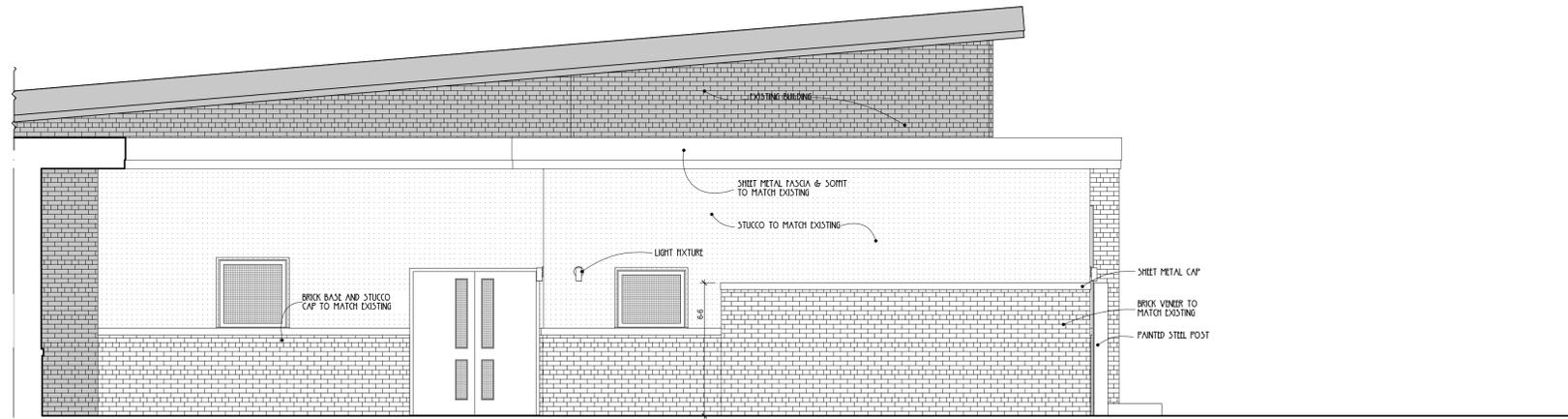
ST. CHARLES-HARTLAND
513 CIRCLE DRIVE
HARTLAND, WI 53029
PROJECT NUMBER: 2315



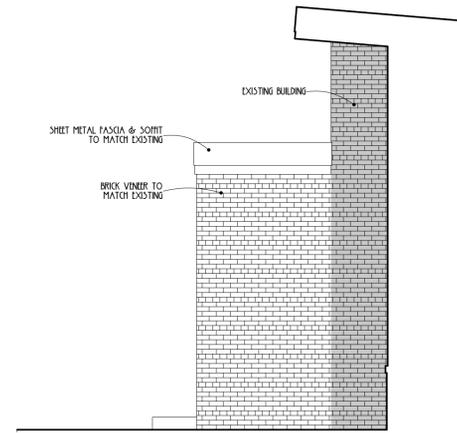
PEN & HAMMER
4230 N. OAKLAND AVE #155, MILWAUKEE, WISCONSIN 53211 • 414.751.0939



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



2 WEST ELEVATION
SCALE 1/4" = 1'-0"



3 EAST ELEVATION
SCALE 1/4" = 1'-0"

DATE	DESCRIPTION
22 DEC 2023	VILLAGE SUBMITTAL
27 JAN 2024	SUBMITTAL REVISION
26 JUN 2024	SUBMITTAL REVISION

EXTERIOR ELEVATIONS

Copyright © 2023 Pen & Hammer, LLC. All Rights Reserved. This drawing is the property of Pen & Hammer, LLC. No portion of these plans or corresponding specifications may be used, reproduced, altered, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pen & Hammer, LLC. These drawings are protected by the Architectural Works Copyright Protection Act of 1990 and other intellectual copyright laws.