

**AGENDA**  
**TOWN OF LISBON & VILLAGE OF MERTON**  
**JOINT PLANNING COMMITTEE MEETING**  
**LISBON TOWN HALL**  
**TUESDAY, OCTOBER 10, 2019**  
**6:00 P.M.**

1. Call to order
2. Roll Call
3. Comments from citizens present.
4. Discussion and necessary action on Minutes of Joint Planning Committee Meeting of August 20, 2019.
  - a. Discussion and necessary action on the following requests from Kwik Trip, Inc., for the property located at N67W27619 Silver Spring Drive, LSBT 0219.994.001, 0219.994.002, 0219.994.003 & 0219.994.004 and recommendation to the Town Board of the same:
    1. Three lot combination Certified Survey Map
    2. Conditional Use Permit Amendment
5. Adjournment

Joseph Osterman, Chairman  
Town of Lisbon

Ron Reinowski, Village President  
Village of Merton

Gina Gresch, Administrator  
Town of Lisbon

Tom Nelson, Clerk/Treasurer/Administrator  
Village of Merton

**NOTICE:** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**NOTE:** Please notify the Town of Lisbon 72 hours in advance if you plan to attend and will need an interpreter or assistive hearing device.

**MEMBERS:** Please notify Town Hall at 262-246-6100 if you are unable to attend the meeting.

*Posted: 2019-10-03*

*Clerk:D.G.*

X Website

X Town Hall Bulletin Boards (2)

X Sent to Newspapers

**Minutes of the Town of Lisbon & Village of Merton  
Joint Planning Committee Meeting  
Village of Merton Community Center  
Tuesday, August 20, 2019  
6:30 P.M.**

**Call to Order.**

Ron Reinowski called the Joint Plan Commission meeting to order at 6:30 P.M.

**Roll Call:** JPC members present were Joseph Osterman, Jane Stadler, Mark Baral and Ron Reinowski. Also present was Lisbon Planner Dan Lindstrom, Merton Planner Bruce Kaniewski, Lisbon Clerk Dan Green and Village Administrator Thomas Nelson.

**Comments from citizens present pertaining to items on the agenda.** None.

**Discussion and necessary action on minutes of Joint Planning Committee Meeting of June 18, 2019.**

*Motion by Chairman Osterman to approve the Joint Planning Committee meeting minutes from June 18, 2019. Seconded by President Reinowski. Motion carried, 4-0.*

**Joint Planning Areas**

Discussion and necessary action on the request for Neumann Developments Inc., for the property located along Lisbon Road, in the Town of Lisbon, LSBT 0264.998.002 generally located north of Lisbon Road and south of Ainsworth Road, adjacent to Basham Lane, for the following:

**a. Discussion and possible action on a Preliminary Plat for the proposed Preserve at Harvest Ridge subdivision and recommendation to the Town Board of the same.**

Planner Lindstrom gave some background information on the preliminary plat. The applicant has worked with the County and the Town and have made some revisions since the initial review. The Town Plan Commission approved the preliminary plat contingent on comments from the Plan Commission, the Town Planner, Waukesha County and the Joint Plan Commission.

Bryan Lindgren from Neumann Developments gave an overview of the 64-lot conservation subdivision that will be done in 2 phases. The first phase will be off of Lisbon Road and ultimately will connect to Green Meadow and Ainsworth Road. The lots are 30,000 square feet minimum and over 40% of the open space will be preserved, exceeding the requirement for a conservation subdivision. He stated he envisioned this being an active community with outdoor common space, walking trails, and a tot lot and fire pit. He also stated they will be looking to take part in the Parade of Homes next year. He explained that comments from the neighbors were dealing with storm water issues and those plans are being reviewed by the County. They have done soil tests which have been submitted to the County as well. Grading plans will be submitted in the next 1-2 weeks. He also explained that the wetlands have been delineated and will remain in the preservation space.

Planner Kaniewski asked where the eventual outfall from the runoff would go as there is a low spot near Ainsworth Road. He questioned how much water would infiltrate to the other side

of Ainsworth as there is a large drainage ditch. Mr. Kaniewski wanted to insure the Village does not take on water from the Town. Mr. Lindgren they will have a large retention pond on the north east corner that should accumulate and hold water on the site. He stated the soils in the area have 6 feet of clay, but underneath is sand and gravel. There are proposed water basins on both sides of the subdivision. He expects the conditions to improve.

Administrator Tom Nelson stated no water has crossed the street to this point and there is not a problem yet, but the Village will be looking at the outfall and where the water is going. Mr. Lindgren stated the County looks at this very strictly as well and Mr. Kaniewski asked that the Village receive a copy of the review letter from the County. Mr. Lindstrom added that Waukesha County is very thorough with its storm water review, more so than most counties. Administrator Nelson added that the bike trails could lead to Basham Lane for those people who may want cut through to HWY VV. Planner Lindstrom explained this was a condition that was required by the Town. Mr. Nelson added that signage on these trails would be a nice addition as well. Planner Kaniewski added that the speed limit on Ainsworth Road may be a topic for discussion at some point as well.

Mr. Lindgren explained the first phase will encompass 26 lots and will entail the southern portion. There will be over 20 acres in the first phase to continue to meet the conservation requirement of open space. The properties will be on mount systems as only 6 properties were suited for septic systems.

Planner Lindstrom reviewed the conditions of the Town Planning Commission, the majority of which were cleanup items. There was a questions regarding one of the lots being larger than the others. This was due to the high ground water and the topography being more aggressive in that area.

*Motion by Chairman Osterman to approve the request for Neumann Developments Inc., for the property located along Lisbon Road, in the Town of Lisbon, LSBT 0264.998.002 for a Preliminary Plat for the proposed Preserve at Harvest Ridge subdivision and recommendation to the Town Board and Village Board of the same. Seconded by President Reinowski. Motion carried, 3-0 with Commissioner Stadler abstaining.*

**b. Discussion and possible action on a combined General Development Plan and Specific Development Plan for the proposed Preserve at Harvest Ridge subdivision and recommendation to the Town Board of the same.**

Planner Lindstrom explained that last year, after the Barnwood Subdivision, the Town revised the zoning code to make the development plan a two-step process. The Town's PUD process was amended to have a General Development Plan and a Specific Development Plan. The SDP and GDP can be submitted separately or together, and in this case Neumann submitted both. He explained at the Plan Commission there was a long discussion about the covenants and they recommended illustrations of structures be included along with fencing details, lighting details, burming and descriptions of park and open spaces with specific locations. The Plan Commission also reviewed specific trail standards. The Plan Commission also recommended the developer or HOA enforces design standards of the homes and the approval was conditions on the storm water and final plat approves the GDP and SDP by reference.

Mr. Lindgren gave a quick summary of what type of homes to expect: 2,000 square foot ranch style homes and 2,400 square foot two story minimums. The homes will have natural exteriors, import siding, 8 to 12 foot roof pitches with stone or brick front features. Neumann is encouraging unique home styles with fencing only allowed around pools which must be in

ground. Planner Lindstrom explained the conditions of approval are similar to that of the preliminary plat and should be recommended to the Town Board once all changes have been made by the developer.

*Motion to approve the request for Neumann Developments Inc., for the property located along Lisbon Road, in the Town of Lisbon, LSBT 0264.998.002 for a combined General Development Plan and Specific Development Plan for the proposed Preserve at Harvest Ridge subdivision and recommendation to the Town Board and Village Board of the same. Seconded by President Reinowski. Motion carried, 3-0 with Commissioner Stadler abstaining.*

**Adjournment.**

*Motion by Mark Baral to adjourn the Tuesday, August 20, 2019 Joint Planning Committee Meeting at 7:11 P.M. Seconded by Jane Stadler. Motion carried, 4-0.*

Respectfully submitted,

Dan Green, WCMC  
Town of Lisbon Clerk

## **ITEM 4A - Attachments**



W234 N8676 WOODSIDE RD.  
LISBON, WI 53089-1545  
TEL: (262) 246-6100

# Plan Commission Application

## Application Type and Fee (check all that apply)

\*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

**Commercial**  
*\*All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*  
 **Residential** – Home-Based Bus. / In-Law Unit

- Accessory Building Waiver: \$100 (Size/Location/Architectural Review)
- After the Fact Application: Double Fees
- Certified Survey Map: \$200 + \$10 Per lot
  - Dedication Fee (Per lot): \$2,658 (Paid upon receipt of signed CSM)
- Conditional Use Permit: \$350
  - Amendment / Original
  - Major Grading Permit
- Deed Restriction: \$100
- Developer's Agreement: \$250
- Groundwater Separation Waiver: \$100
- Land Use Amendment: \$300
- Conceptual: \$100
- Plat Review:
  - Final - \$200
  - Preliminary - \$500
- Re-Submittal: \$200
- Rezone: \$350
- Sign Permit Application: \$30 + Sign Fees (See Adopted Fee Schedule)
- Site Plan/Plan of Operation:
  - Amendment: \$250
  - Original: \$500
  - Temporary: \$125
- Special Meeting: \$600
- Waivers/Modification from Land Division and Development Ordinance: \$200

## Property Information

N67W27619 SILVER SPRING DRIVE Sussex 53089  
 Property Address City Zip

LOT 1, 2, 3 OF CSM 7350 3.00/1.00/1.00 B-2  
 Tax Key/Parcel ID # Lot Size Current Zoning

## Property Owner

KWIKTRIP, INC. - JEFF OSGOOD  
 Name / Company Name

Jeff W. Osgood  
 Signature

1626 ONE ST  
 Address

LA CROSSE WI 54602  
 City State Zip

608-743-5547 josgood@kwiktrip.com  
 Phone E-mail Address

## Applicant - SAME AS OWNER

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Company

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 City State Zip

\_\_\_\_\_  
 Phone E-Mail Address

**A complete application** along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered **complete**, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. *The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.*



## Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107  
La Crosse, WI 54602

[www.kwiktrip.com](http://www.kwiktrip.com)

Town of Lisbon  
Dan Green  
W234N8676  
Lisbon, WI 53089

August 8<sup>th</sup>, 2019

### CUP, Site Plan Review, and CSM Application Submittals

Mr. Green,

This letter is intended to accompany our submittal for our application to the Town of Lisbon for the requested CUP Application, Site Plan Review Application, and CSM Application for our proposed project located at N67W27619 Silver Spring Drive. We are proposing rebuilding our Retail Convenience Store with Fueling Canopy at this current site.

Kwik Trip, Inc. is proposing the construction of a 7297 S.F. convenience store with an attached dumpster enclosure w/ separate Fueling Canopies. I have submitted this in digital format only per your request. If hard copies are needed please let me know and I will submit them right away. I have verified that the fee was CSM \$230.00, Site Plan Review \$250.00, and Erosion Control and CUP \$350.00. I included one check for total of \$600.00 and one check for \$230.00 for CSM. I am submitting the CSM as part of this submittal. I understood that the Town will be coordinating the review of the CSM with the village of Merton. If that is not the case please let me know and I will do a formal submittal to them as well.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 28-35 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. The prototype building is larger than previous years building. We have expanded the retail floor area as well as kitchen and mechanical space all on the main level with no basement. The total estimated project costs is \$2,000,000.

Kwik Trip would be happy to provide any additional information or answer any questions or concerns you may have with our submission. Please feel free to call me with any questions.

Sincerely,

**Jeff Osgood – Development Manager - Store Engineering - Kwik Trip, Inc.**

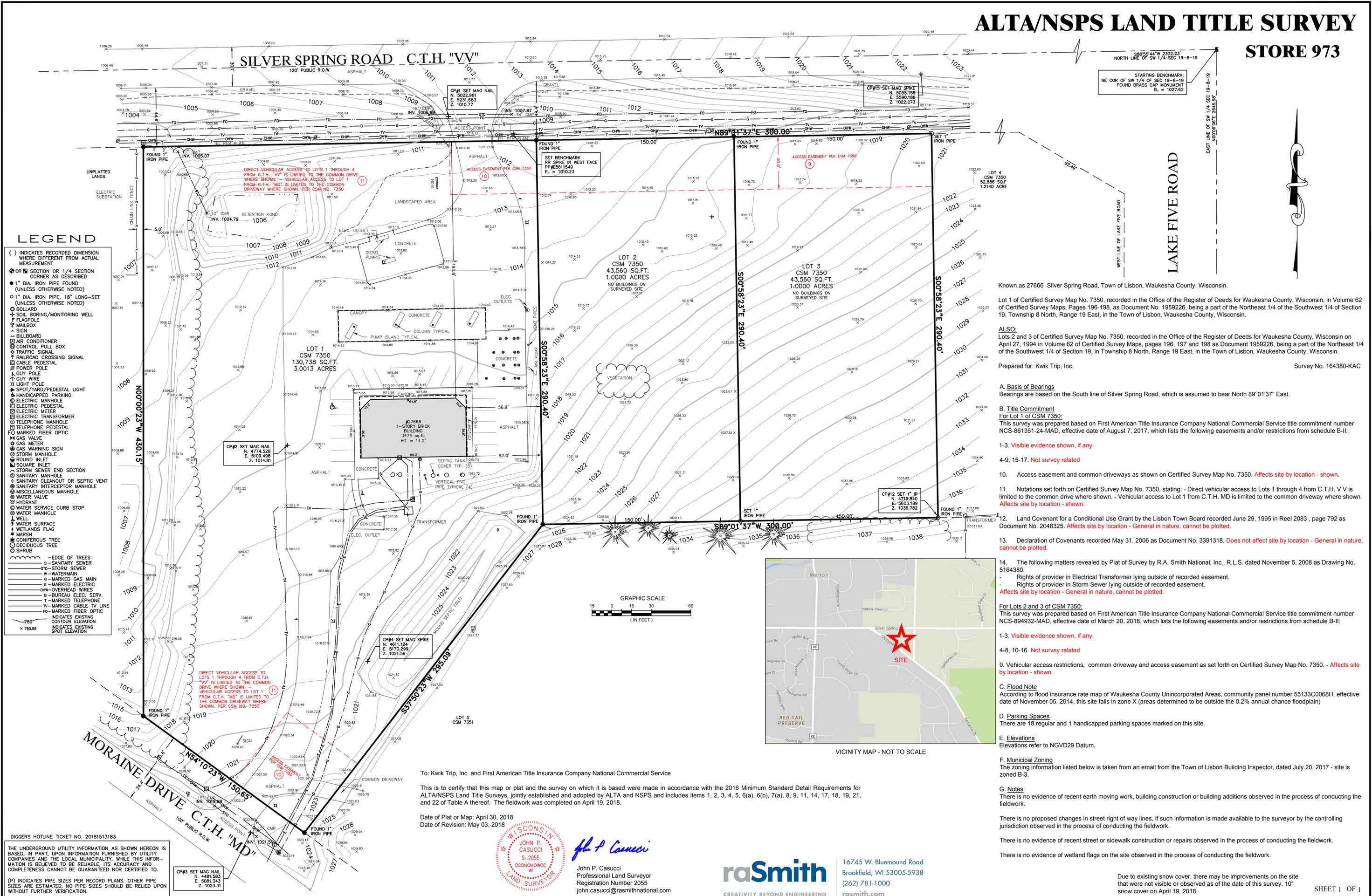
608-793-5547 - [josgood@kwiktrip.com](mailto:josgood@kwiktrip.com) 1626 Oak St | P.O. Box 2107 | La Crosse, WI 54602

### 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.*

# ALTA/NSPS LAND TITLE SURVEY

STORE 973



Known as 27666 Silver Spring Road, Town of Lisbon, Waukesha County, Wisconsin.

Lot 1 of Certified Survey Map No. 7350, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, in Volume 62 of Certified Survey Maps, Pages 196-198, as Document No. 1959226, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

Also:  
Lots 2 and 3 of Certified Survey Map No. 7350, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on April 27, 1994 in Volume 62 of Certified Survey Maps, pages 196, 197 and 198 as Document 1959226, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 19, in Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

Prepared for: Kwik Trip, Inc. Survey No. 164380-KAC

- A. Basis of Bearings**  
Bearings are based on the South line of Silver Spring Road, which is assumed to bear North 89°01'37" East.
- B. Title Commitment**  
For Lot 1 of CSM 7350:  
This survey was prepared based on First American Title Insurance Company National Commercial Service title commitment number NCS-861351-24-MAD, effective date of August 7, 2017, which lists the following easements and/or restrictions from schedule B-I:
- 1-3. Visible evidence shown, if any.
  - 4-9, 15-17. Not survey related
  10. Access easement and common driveways as shown on Certified Survey Map No. 7350. Affects site by location - shown.
  11. Notations set forth on Certified Survey Map No. 7350, stating: - Direct vehicular access to Lots 1 through 4 from C.T.H. V V is limited to the common drive where shown. - Vehicular access to Lot 1 from C.T.H. MD is limited to the common driveway where shown. Affects site by location - shown.
  12. Land Covenant for a Conditional Use Grant by the Lisbon Town Board recorded June 29, 1995 in Reel 2083, page 792 as Document No. 2048325. Affects site by location - General in nature, cannot be plotted.
  13. Declaration of Covenants recorded May 31, 2006 as Document No. 3391318. Does not affect site by location - General in nature, cannot be plotted.

14. The following matters revealed by Plat of Survey by R.A. Smith National, Inc., R.L.S. dated November 5, 2008 as Drawing No. 5164380:
- Rights of provider in Electrical Transformer lying outside of recorded easement.
  - Rights of provider in Storm Sewer lying outside of recorded easement.
- Affects site by location - General in nature, cannot be plotted.
- For Lots 2 and 3 of CSM 7350:  
This survey was prepared based on First American Title Insurance Company National Commercial Service title commitment number NCS-894932-MAD, effective date of March 20, 2018, which lists the following easements and/or restrictions from schedule B-I:
- 1-3. Visible evidence shown, if any.
  - 4-8, 10-16. Not survey related
  9. Vehicular access restrictions, common driveway and access easement as set forth on Certified Survey Map No. 7350. - Affects site by location - shown.

- C. Flood Note**  
According to flood insurance rate map of Waukesha County Unincorporated Areas, community panel number 55133C0068H, effective date of November 05, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)
- D. Parking Spaces**  
There are 18 regular and 1 handicapped parking spaces marked on this site.
- E. Elevations**  
Elevations refer to NGVD29 Datum.
- F. Municipal Zoning**  
The zoning information listed below is taken from an email from the Town of Lisbon Building Inspector, dated July 20, 2017 - site is zoned B-3.
- G. Notes**  
There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.
- There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.

To: Kwik Trip, Inc. and First American Title Insurance Company National Commercial Service

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11, 14, 17, 18, 19, 21, and 22 of Table A thereof. The fieldwork was completed on April 19, 2018.

Date of Plat or Map: April 30, 2018  
Date of Revision: May 03, 2018

JOHN P. CASUCCI  
Professional Land Surveyor  
Registration Number 2055  
john.casucci@rasmithnational.com

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

Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey. 10" snow cover on April 19, 2018.

SHEET 1 OF 1



**Parcel ID 0219994001, 0219994002, 0219994003: Site Map**

Town of Lisbon

1 inch = 300 feet



 Town of Lisbon Boundary  
 Subject Parcels

**vierbicher**  
 planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
 Phone: (262) 875-5000 Fax: (608) 826-0530



**Parcel ID 0219994001, 0219994002, 0219994003: Zoning Map**

Town of Lisbon

1 inch = 300 feet



 Town of Lisbon Boundary  
 Subject Parcels

**vierbicher**  
 planners | engineers | advisors



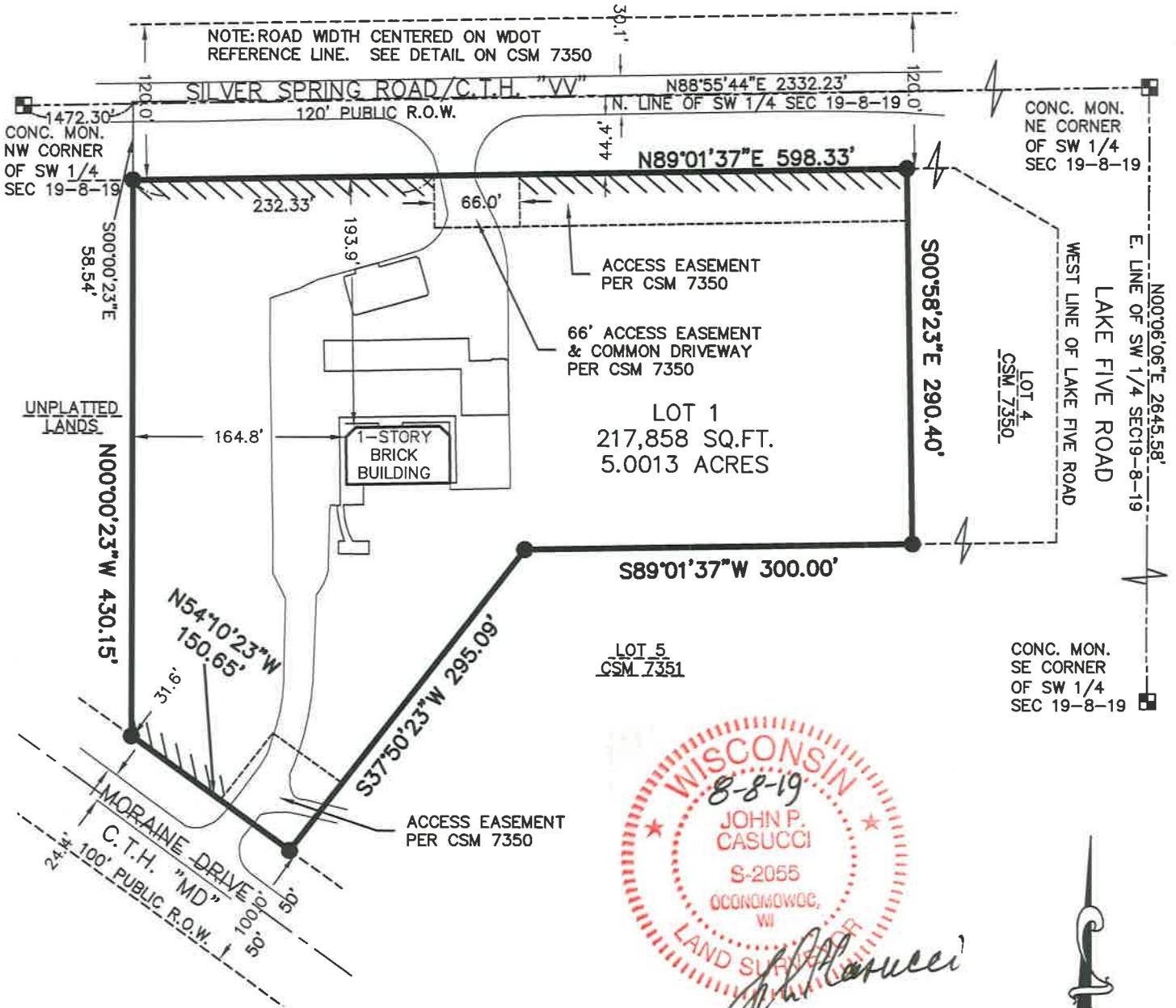
REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO  
 N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072  
 Phone: (262) 875-5000 Fax: (608) 826-0530

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

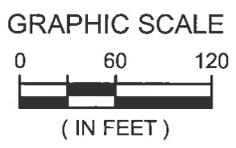
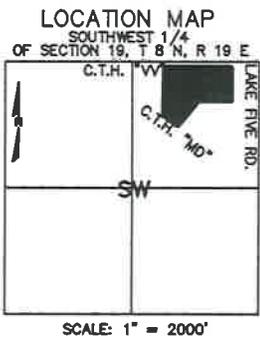
LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 7350, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, IN VOLUME 62 OF CERTIFIED SURVEY MAPS, PAGES 196-198, AS DOCUMENT NO. 1959226, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

● INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED  
 \\\ NO VEHICULAR ACCESS PER CSM 7350

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, T 8 N, R 19 E, WHICH BEARS NORTH 88°55'44" EAST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



WISCONSIN  
 8-8-19  
 JOHN P. CASUCCI  
 S-2055  
 OCCONOMOWOC, WI  
 LAND SURVEYOR  
*John P. Casucci*



**raSmith**  
 CREATIVITY BEYOND ENGINEERING

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



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 7350, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, IN VOLUME 62 OF CERTIFIED SURVEY MAPS, PAGES 196-198, AS DOCUMENT NO. 1959226, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
  :SS  
WAUKESHA COUNTY }

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

THAT I have surveyed, divided and mapped Lots 1, 2, and 3 of Certified Survey Map No. 7350, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, in Volume 62 of Certified Survey Maps, Pages 196-198, as Document No. 1959226, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

Containing 217,858 square feet or 5.0013 acres.

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

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

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the regulations of the Town of Lisbon and Village of Merton in surveying, dividing and mapping said lands.

August 8, 2019  
DATE



*John P. Casucci* (SEAL)  
JOHN P. CASUCCI,  
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 7350, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, IN VOLUME 62 OF CERTIFIED SURVEY MAPS, PAGES 196-198, AS DOCUMENT NO. 1959226, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

KWIK TRIP, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to the surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Ordinances of the Village of Merton, and Town of Lisbon.

KWIK TRIP, INC., does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Merton and the Town of Lisbon.

WITNESS the hand and seal of KWIK TRIP, has caused these

presents to be signed by \_\_\_\_\_, its \_\_\_\_\_,

this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

KWIK TRIP, INC.,  
\_\_\_\_\_

STATE OF WISCONSIN     }  
  :SS  
\_\_\_\_\_ COUNTY     }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said corporation and acknowledged that he executed the foregoing instrument as such officer, by its authority.

\_\_\_\_\_(SEAL)  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NO. 7350, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, IN VOLUME 62 OF CERTIFIED SURVEY MAPS, PAGES 196-198, AS DOCUMENT NO. 1959226, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

TOWN OF LISBON PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Town of Lisbon, signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Joseph Osterman, Chairperson

\_\_\_\_\_  
Jane Stadler, Secretary

TOWN OF LISBON BOARD APPROVAL

APPROVED by the Town Board of the Town of Lisbon, signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Joseph Osterman, Chairperson

\_\_\_\_\_  
Dan Green, Town Clerk

EXTRATERRITORIAL VILLAGE OF MERTON PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Village of Merton, signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Ron Reinowski, Village President

\_\_\_\_\_  
Tom Nelson, Village Clerk-Treasurer

EXTRATERRITORIAL VILLAGE OF MERTON BOARD APPROVAL

APPROVED by the Village Board of the Village of Merton, signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Ron Reinowski, Village President

\_\_\_\_\_  
Tom Nelson, Village Clerk-Treasurer

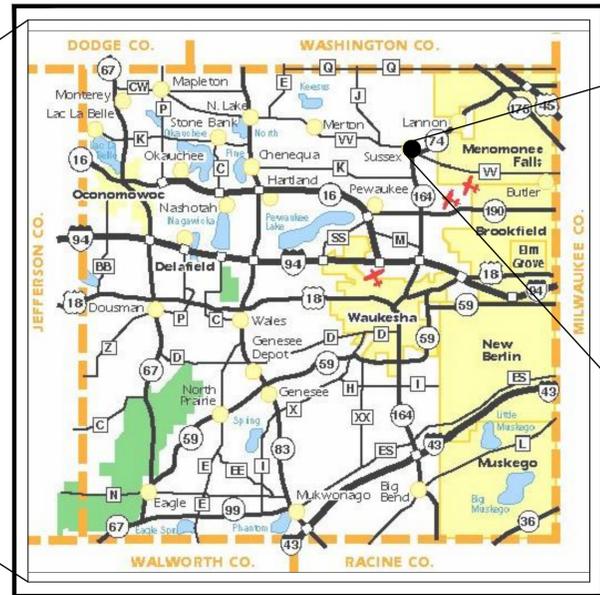


# KWIK TRIP CONVENIENCE STORE # 973

SECTION 19, TOWNSHIP 8N, RANGE 19E



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



WAUKESHA COUNTY



SITE LOCATION MAP

TOWN OF LISBON,  
 WAUKESHA COUNTY, WISCONSIN

SHEET #	SHEET TITLE
T 1.0	TITLE SHEET
DM 1.0	EXISTING SITE & DEMOLITION PLAN
SP 1.0	SITE TURNING MOVEMENT
SP 1.1	SITE PLAN - LAYOUT
SP 1.2	SITE PLAN - KEYNOTE
SP 2.0	SITE GRADING
SP 2.1	GRADING PLAN - SPOT DETAIL
SP 2.2	GRADING PLAN - SPOT DETAIL
SP 2.3	ACCESSIBLE PLAN
SP 3.0	STORM SEWER PLAN
SP 3.1	STORM WATER BASIN PLAN
SP 3.2	UTILITY PLAN
SP 4.0	MISC. DETAILS
SP 4.1	MISC. DETAILS
SWP 1.0	EROSION CONTROL PLAN
SWP 1.1	EROSION CONTROL NOTES
SWP 1.2	EROSION CONTROL DETAILS
SWP 1.3	EROSION CONTROL DETAILS
L 1.0	LANDSCAPING NOTES
L 1.1-1.2	PLANTING PLAN
E1	LIGHTING PLAN

**BENCHMARKS**

ELEVATIONS REFER TO NGVD 29 VERTICAL DATUM

BENCHMARK # 1  
 RAILROAD SPIKE IN WEST FACE OF POWER POLE (PP # E5611549)  
 ELEV. = 1010.23

**CAUTION:**

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

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

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

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

TITLE SHEET	CONVENIENCE STORE #973 WITH DIESEL		N67W27619 SILVER SPRING DRIVE SUSSEX, WISCONSIN	
	#	DATE	DESCRIPTION	
DRAWN BY	S. ANDERSON / L. OLSON			
SCALE	NOTED			
PROJ. NO.	119.0382.30			
DATE	JUNE 28, 2019			
SHEET	T 1.0			



**PLAN NOTES:**

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

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

EXISTING SITE CONDITIONS BASED ON SURVEY BY:  
 R.A. SMITH  
 SURVEYOR JOHN P. CASUCCI  
 262-781-1000  
 DATED APRIL 30, 2018 REVISED MAY 3, 2018

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

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

ALL DAMAGED ASPHALT ON MADISON STREET (C.T.H. D) SHALL BE PATCHED TO THE CENTERLINE OF THE ROAD WITH A MINIMUM 10' WIDTH.

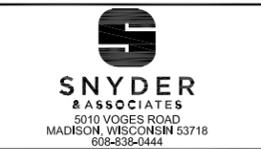
ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO DEMOLITION ACTIVITIES. SEE SHEET SWP 1.0 FOR LOCATIONS OF EROSION CONTROL MEASURES.

**SITE PLAN KEYNOTES**

- 1 EXISTING FOUNDATIONS, CANOPY, BUILDING, FOOTINGS, ASSOCIATED SIDEWALKS, AND PAVEMENT TO BE REMOVED. DISCONNECT EXISTING UTILITY SERVICE LINES PER TOWN, CITY, COUNTY AND STATE SPECIFICATIONS
- 2 EXISTING GRAVEL, CONCRETE AND BITUMINOUS TO BE REMOVED.
- 3 EXISTING PUMPS AND ISLANDS TO BE REMOVED.
- 4 EXISTING SITE AMENITIES TO BE REMOVED: BOLLARDS, FENCING, LIGHTING, SIGNS, ETC.
- 5 ENGINEER IS IN CHARGE OF OBTAINING HIGHWAY RIGHT-OF-WAY PERMIT. NO WORK SHALL START IN HIGHWAY RIGHT-OF-WAY BEFORE PERMIT IS ISSUED
- 6 EXISTING SEPTIC SYSTEM TO BE REMOVED
- 7 EXISTING VEGETATION TO INCLUDE TREES AND SHRUBS TO BE REMOVED
- 8 UNDERGROUND FUEL TANKS TO BE REMOVED
- 9 EXISTING UNDER GROUND UTILITIES TO BE REMOVED PER THE PROVIDERS RECOMMENDATIONS
- 10 EXISTING ELECTRICAL OUTLET TO BE REMOVED
- 11 EXISTING WELL TO BE ABANDONED PER CITY OF SUSSEX REQUIREMENTS
- 12 EXISTING MONITORING WELL TO BE ABANDONED PER CITY OF SUSSEX REQUIREMENTS
- 13 REMOVE EXISTING CMP STORM SEWER PIPE



KWIK TRIP, Inc.  
 P.O. BOX 2107  
 1626 OAK STREET  
 LA CROSSE, WI 54602-2107  
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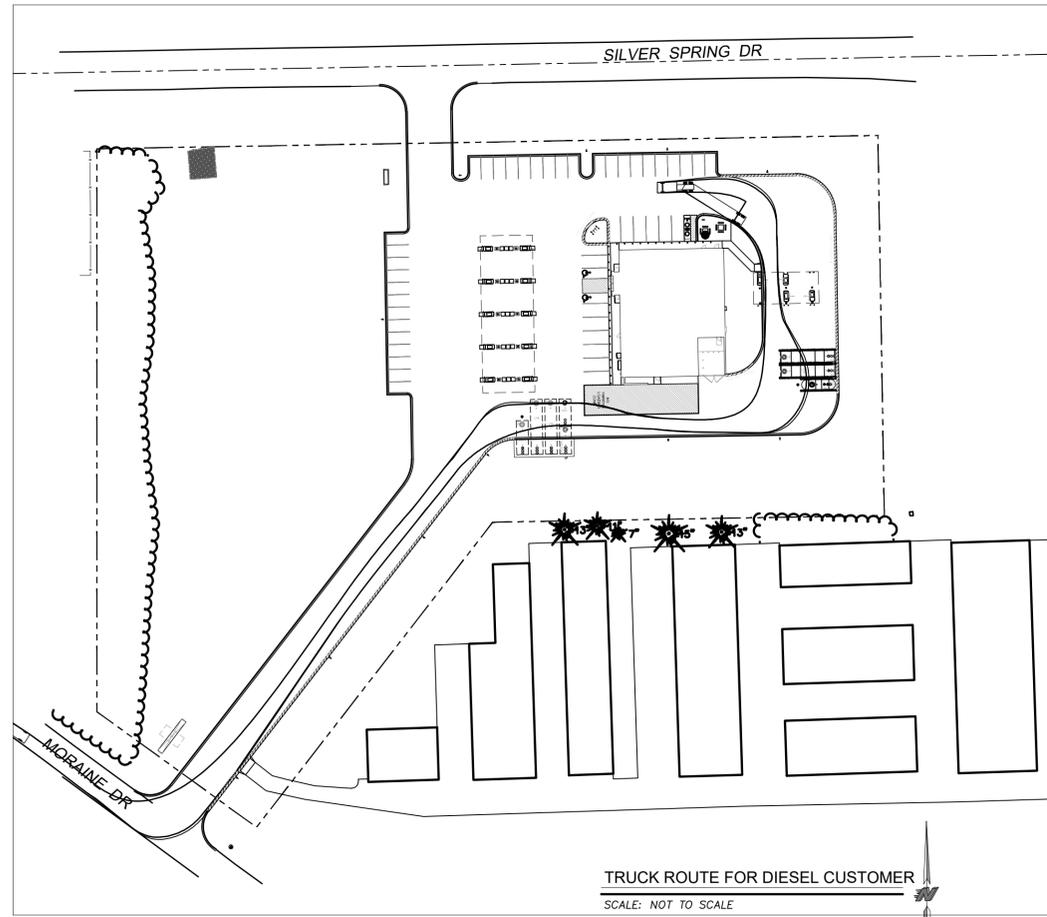
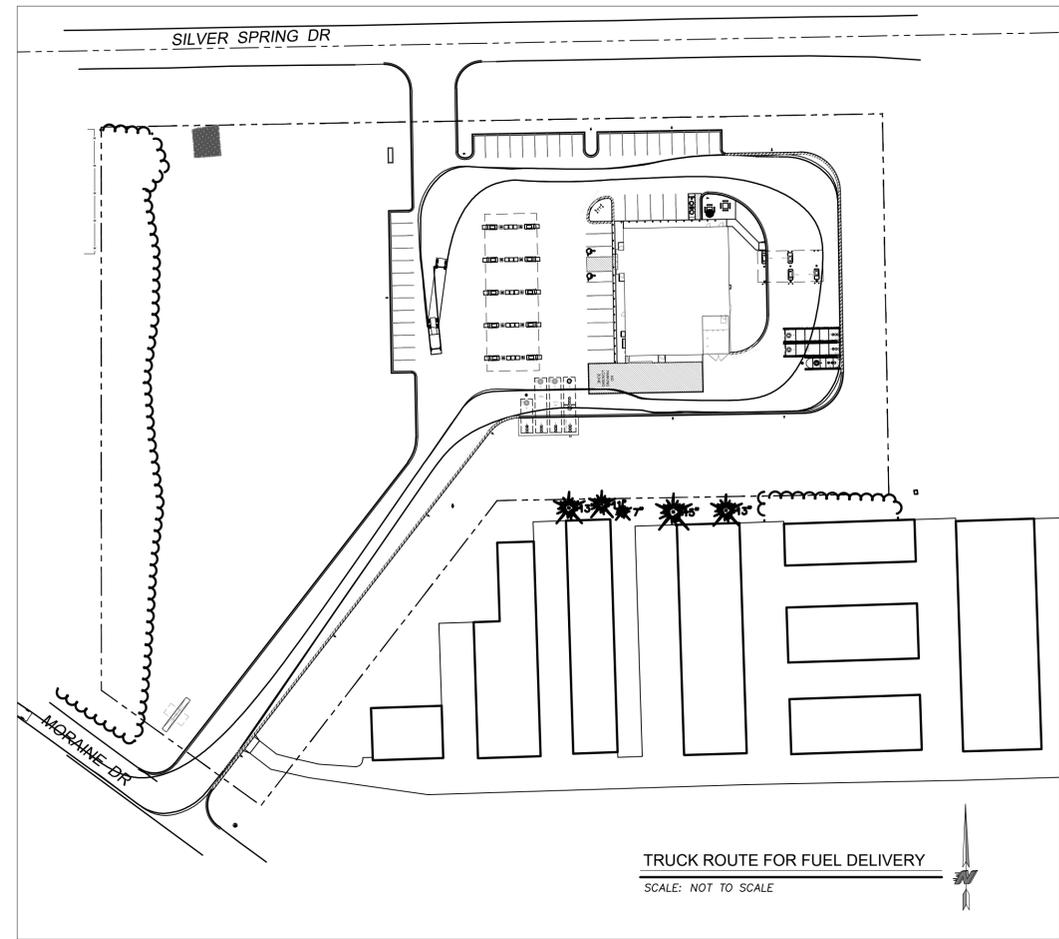
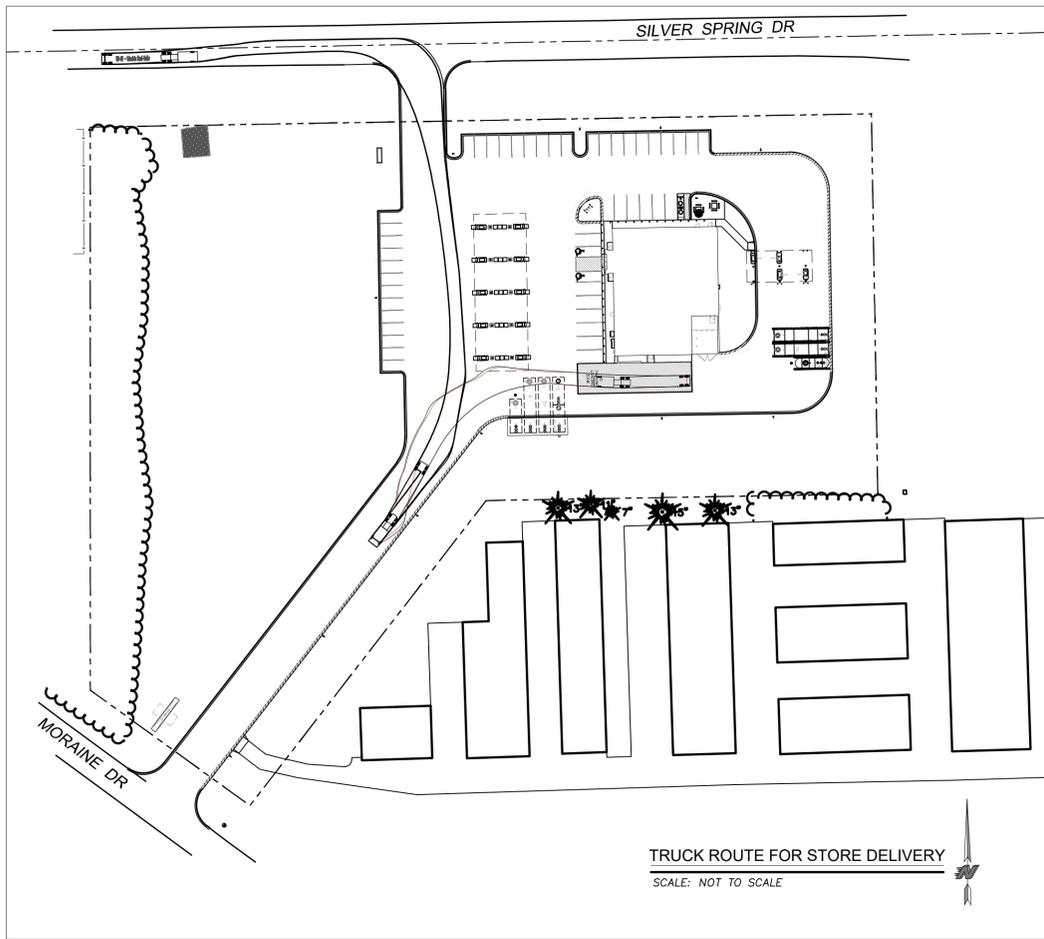
**EXISTING SITE PLAN**  
**CONVENIENCE STORE #973 WITH DIESEL**  
 N67W27619 SILVER SPRING DRIVE  
 SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / L. OLSON  
 SCALE NOTED  
 PROJ. NO. 119.0382.30  
 DATE JUNE 28, 2019  
 SHEET **DM 1.0**

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

SCALE: 1" = 40'  
**PLOTTING NOTE: PLANS PLOTTED TO 11X17 SHEET SIZE ARE 1/2 SCALE - 1"=80'**



**Kwik  
TRIP**

**Kwik  
STAR**

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FAX (608) 781-8960

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

SITE TURNING MOVEMENT

CONVENIENCE STORE #973  
WITH DIESEL

N67W27619 SILVER SPRING DRIVE  
SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

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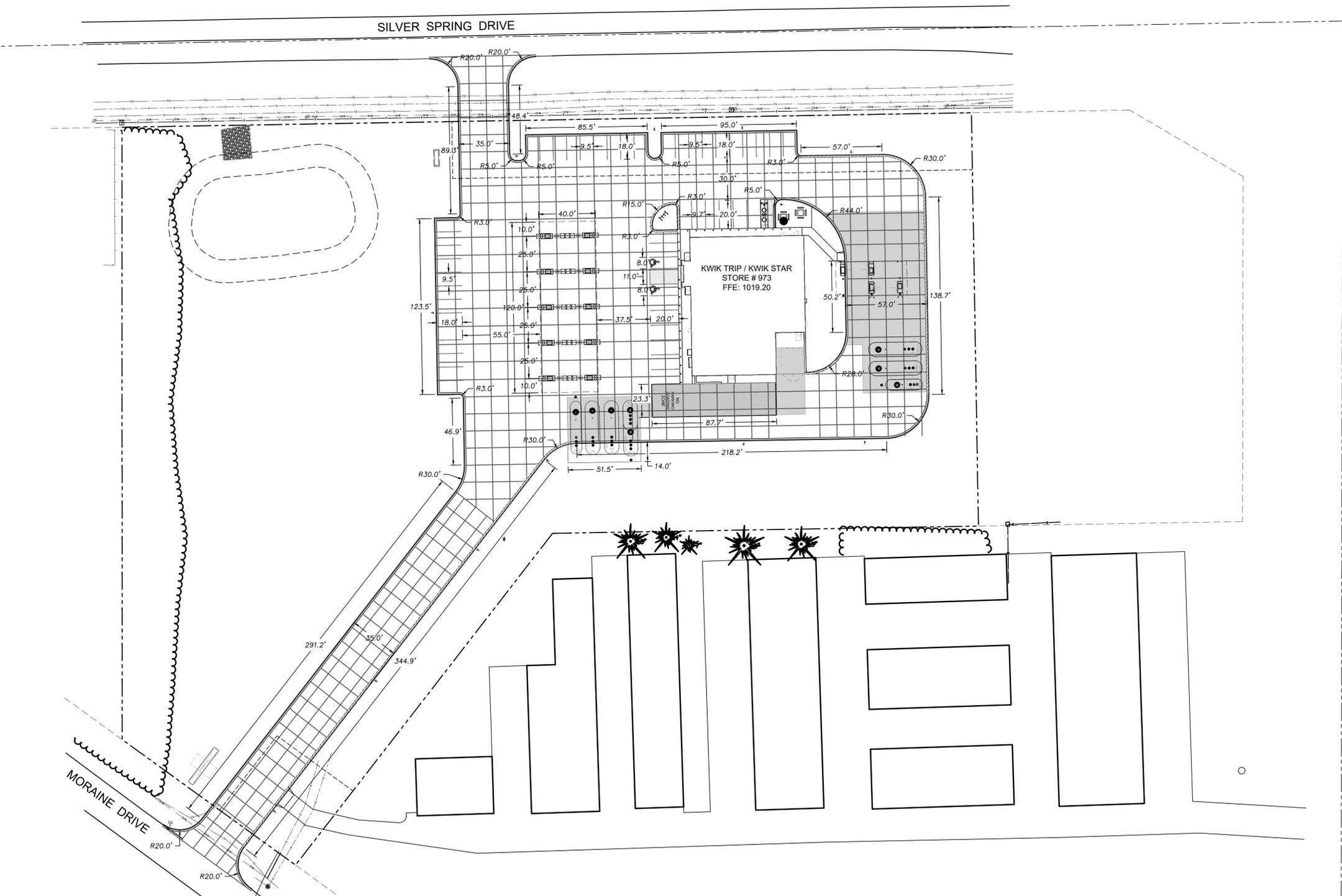
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**SITE PLAN - LAYOUT**  
**CONVENIENCE STORE #973 WITH DIESEL**  
 N67W27619 SILVER SPRING DRIVE  
 SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY: S. ANDERSON / L. OLSON  
 SCALE: NOTED  
 PROJ. NO.: 119.0382.30  
 DATE: JUNE 28, 2019  
 SHEET: **SP 1.1**



**SITE INFORMATION**  
 ZONING DISTRICT: B-3 - GENERAL BUSINESS  
 TOTAL SITE AREA: 217,858 SF / 5.00 ACRES  
 TOTAL DISTURBED AREA: 139,356 SF / 3.20 ACRES  
 EXISTING IMPERVIOUS: 45,242 SF  
 TOTAL IMPERVIOUS: 84,624 SF (38.9% LOT COVERAGE)  
 PAVED AREA: 71,327 SF (32.7% LOT COVERAGE)  
 BUILDING AREA: 7,297 SF (3.4% LOT COVERAGE)  
 CANOPY AREA: 6,000 SF (2.8% LOT COVERAGE)  
 PRO. PERVIOUS: 133,234 SF (61.1% LOT COVERAGE)

**PARKING STALL COUNT**  
 STANDARD PARKING: 46 STALLS  
 ADA PARKING: 2 STALLS WITH LOADING ZONE  
 TRUCK PARKING: 1 UNLOADING STALL  
**PER CODE, 346.503 TOTAL PARKING STALLS.**  
 TWO HANDICAP PARKING STALL MUST BE PROVIDED.  
 TWO HANDICAP PARKING STALLS ARE SHOWN ON THE PLANS.

**BUILDING HEIGHTS - 35' MAXIMUM**  
 CONVENIENCE STORE: 20'-0"  
 CANOPY: 15'-6"

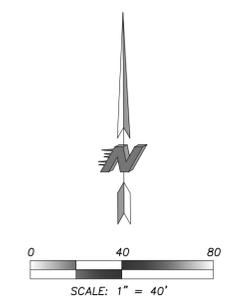
**BUILDING SETBACKS**  
 FRONT: 50'  
 REAR: 50'  
 SIDE: 10'

**UTILITY COMPANY INFORMATION**  
 ELECTRICITY - ALLIANT ENERGY - 800-862-6222  
 NATURAL GAS - ALLIANT ENERGY - 800-862-6222  
 PHONE -  
 CABLE -  
 SANITARY SEWER - SEPTIC SYSTEM  
 WATER SERVICE - PRIVATE WELL

**FIRE LANE:**  
 SILVER SPRING DRIVE WILL ACT AS THE FIRE LANE ACCESS TO THE BUILDING.

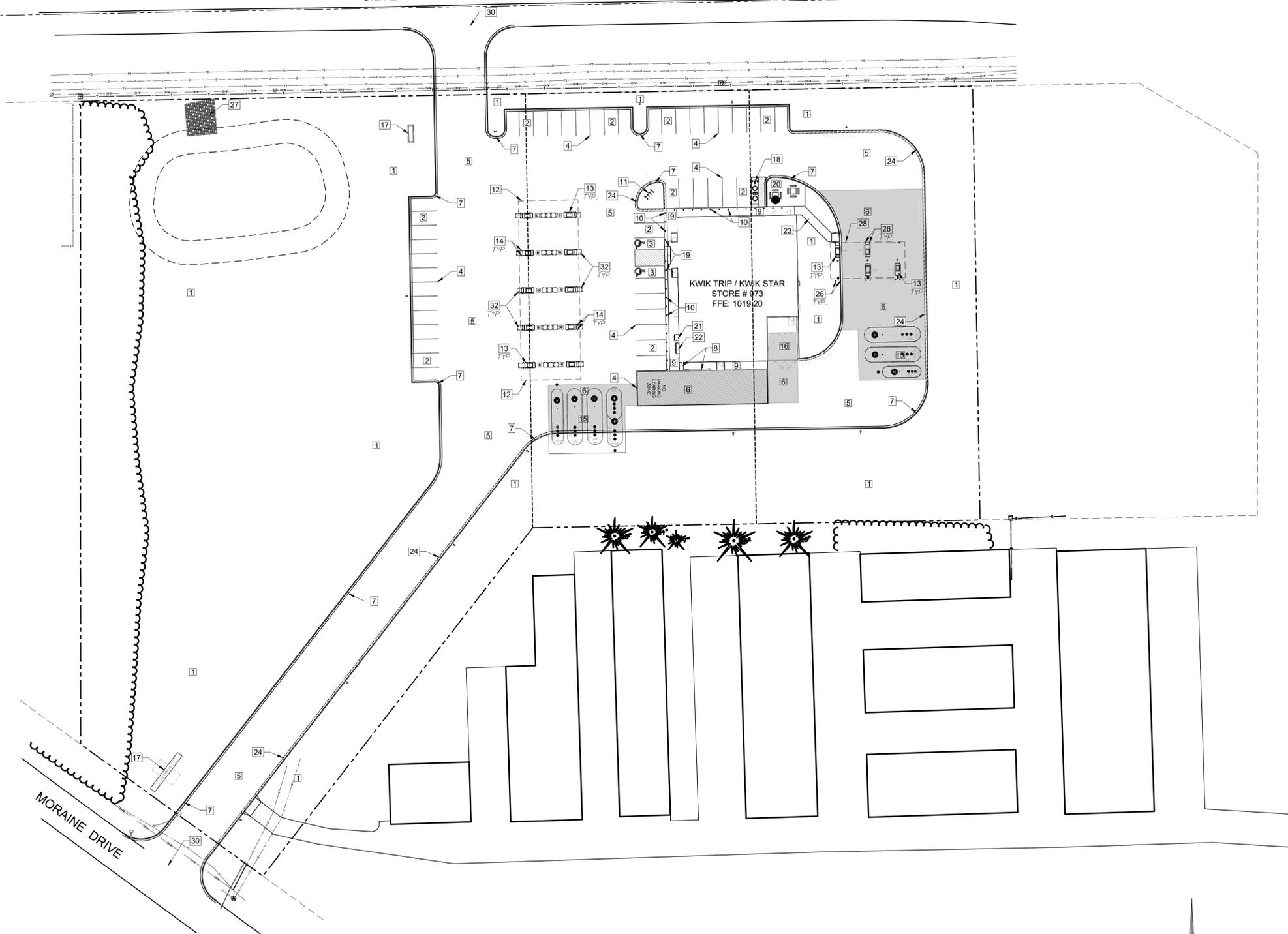
**NOTE:**  
 CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.  
 RADII ARE FROM FACE OF CURB  
 DIMENSIONS ARE FROM FACE OF CURB

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

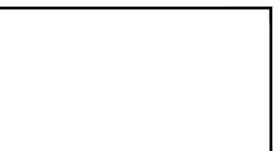


**SITE PLAN KEYNOTES**

1. LANDSCAPE AREA. SEE SHEET L1. ALL GREEN SPACE THAT DOES NOT RECEIVE EROSION MAT SHALL HAVE SOD APPLIED. - [ ] SQ.FT.
2. OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY YELLOW PAINT. SPACES PROVIDED  
 (8) 10'-0" x 20'-0" GENERAL PARKING  
 (6) 9'-6" x 20'-0" GENERAL PARKING  
 (32) 9'-6" x 18'-0" GENERAL PARKING  
 (2) 8'-0" x 20'-0" ACCESSIBLE PARKING WITH  
 (1) 11'-0" x 20'-0" LOADING ZONE  
 (1) 23'-0" x 87'-0" LOADING ZONE
3. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS.
4. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: YELLOW PAINT SHALL BE SHERWIN WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT
5. 6" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #3 REBAR 3' O.C. CONCRETE SEALER: TK-26UV - 60,018 SQ.FT.
6. 8" DEPTH (MIN.) CONCRETE SLAB-ON-GRADE WITH #4 REBAR 3' O.C. CONCRETE SEALER: TK-26UV - 11,309 SQ.FT.
7. CONCRETE CURB AND GUTTER PER DETAIL 7 ON SHEET SP4.0.
8. BRICK SCREENING WALLS, SEE ARCHITECTURAL PLANS FOR DETAILS.
9. 6" INTEGRAL CONCRETE CURB/WALK. SEE DETAILS. CONCRETE SEALER: TK-26UV - 1,580 SQ.FT.
10. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SEE DETAIL ON SHEET SP4.0.
11. 5 STALL BIKE RACK WITH 5' CLEARANCE. BIKE RACKS WILL BE SARIS CITY RACK SKU2409 5-BIKE FREE STANDING MODEL IN COLOR RED.
12. 40'-0" x 120'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
13. 3'-6" x 6'-0" CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER.
14. 36" HT BOLLARD, SEE DETAIL ON SHEET SP4.0
15. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS.
16. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
17. KWIK TRIP TRADEMARK SIGN (VERIFY LOCATION WITH SIGN PERMIT)
18. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
19. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT, SEE DETAIL ON SHEET SP4.0.
20. PICNIC TABLE PER OWNER. PROVIDE 1 HC. ACCESS TABLE SPACE. PROVIDE TRASH CONTAINER PER OWNER.
21. 36"x48" ICE OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE)
22. 26"x84" LP OUTDOOR STORAGE (ITEMS SOLD EXCLUSIVELY IN THE STORE)
23. 4" CONCRETE SIDEWALK 5' WIDE - 208 SQ.FT.
24. REJECT CURB & GUTTER, SEE DETAIL 7 ON SHEET SP4.0
25. NOT USED
26. 48" HT BOLLARD, SEE DETAIL ON SHEET S4.0
27. OVERFLOW WEIR AND RIP-RAP
28. 24'-0" X 50'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
29. NOT USED
30. MAINTAIN GUTTER FLOWLINE IN STREET WITH NEW DRIVEWAY SECTION
31. NOT USED
32. OUTDOOR MERCHANDISE AREA. TYPICAL
33. ALL DAMAGED ASPHALT SHALL BE PATCHED TO THE SATISFACTION OF THE TOWN OF LISBON



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 P.O. BOX 2107  
 1626 OAK STREET  
 LA CROSSE, WI 54602-2107  
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**SITE PLAN - KEYNOTE**

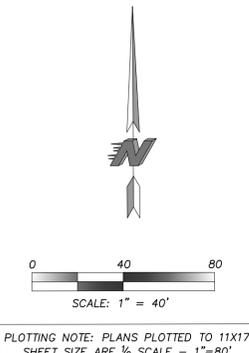
**CONVENIENCE STORE #973 WITH DIESEL**

N67W27619 SILVER SPRING DRIVE  
 SUSSEX, WISCONSIN

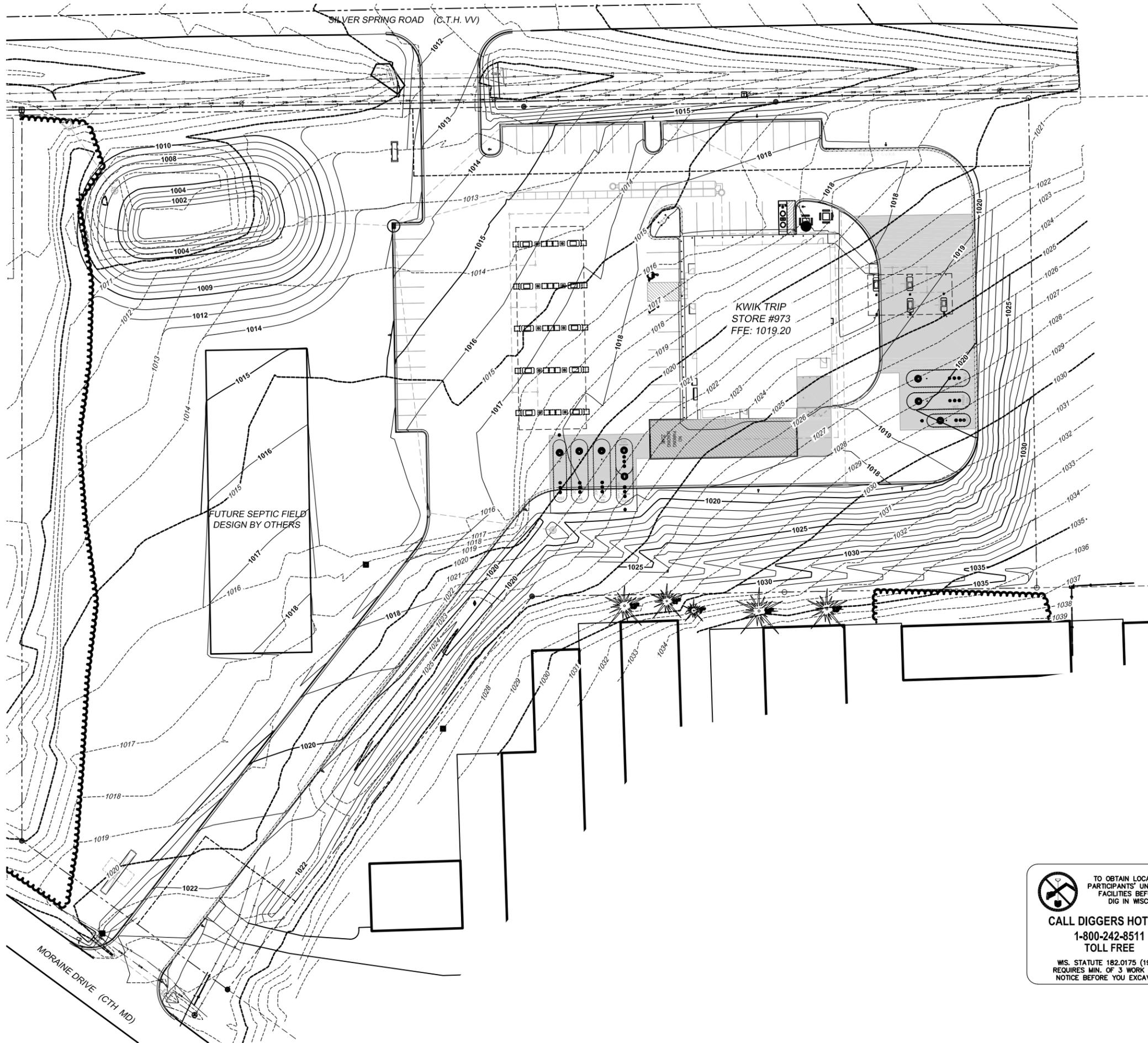
#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / L. OLSON  
 SCALE NOTED  
 PROJ. NO. 119.0382.30  
 DATE JUNE 28, 2019  
 SHEET **SP 1.2**

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
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**NOTES:**

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

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

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

**CONTACT JEFF OSGOOD  
Kwik Trip, Inc  
PO BOX 2107  
LACROSSE, WI 54602  
608-793-8547**

**CONSTRUCTION SEQUENCE**

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

**NOTES:**

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

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

PLAN PREPARED FROM ALTA LAND TITLE SURVEY BY:

**JOHN P. CASUCCI, PLS  
RA SMITH  
16745 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
262-781-1000**

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

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

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

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

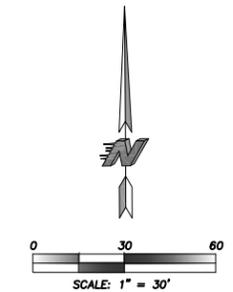
REFER TO OWNERS SPECIFICATIONS FOR CURB, APPROACH, AND CONCRETE PROFILES AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS

**NOTE FOR GRADING CONTRACTOR:**

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

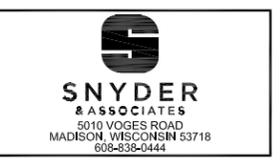

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**Snyder & Associates**  
 5010 VOIGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444

**SITE GRADING**  
**CONVENIENCE STORE #973 WITH DIESEL**  
**N67W27619 SILVER SPRING DRIVE SUSSEX, WISCONSIN**

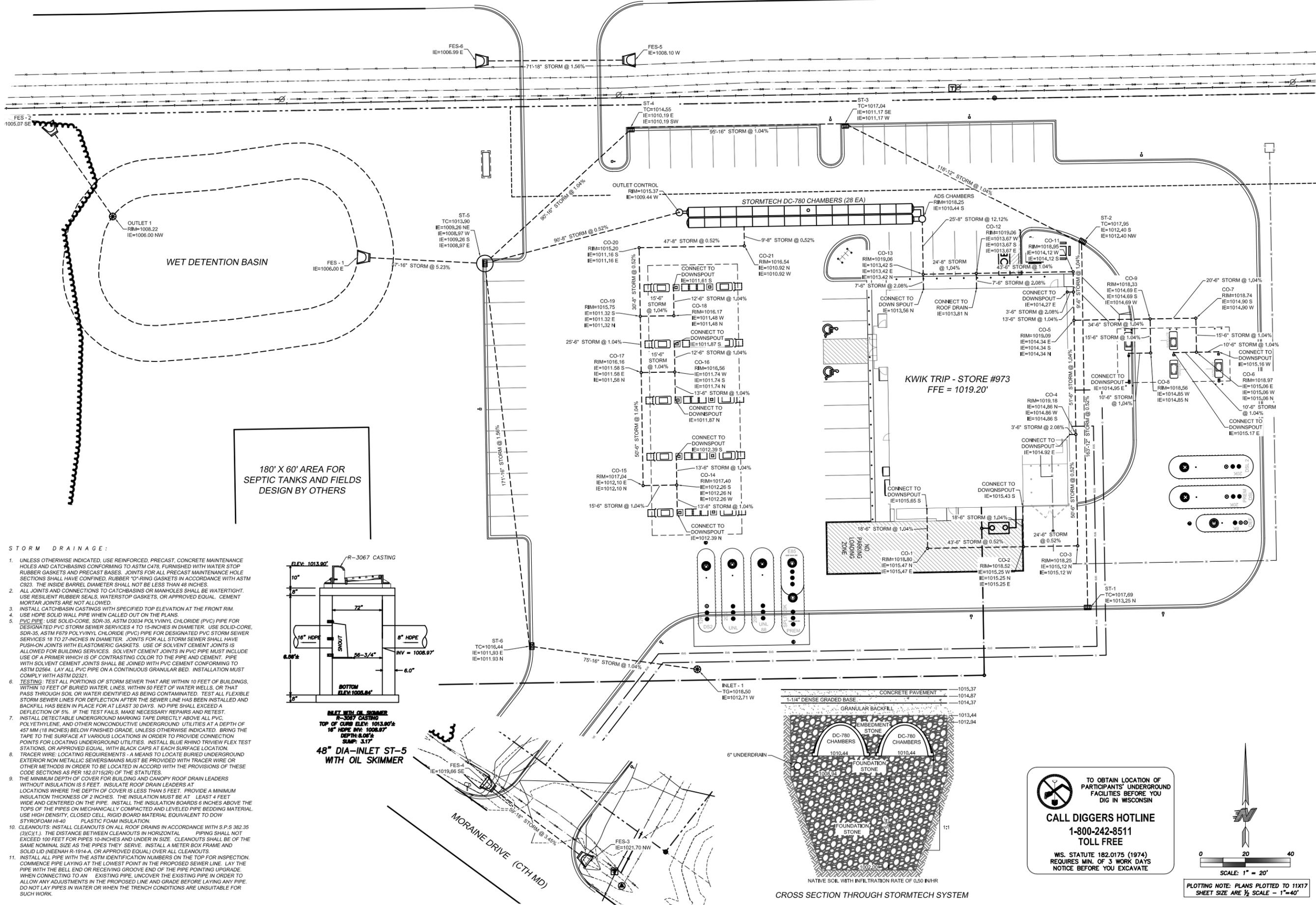
#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / L. OLSON  
 SCALE NOTED  
 PROJ. NO. 118.1131.30  
 DATE JUNE 28, 2019  
 SHEET **SP 2.0**

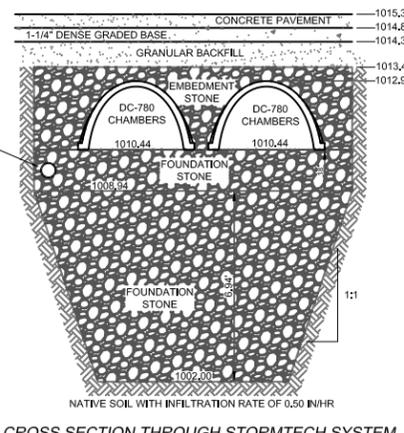
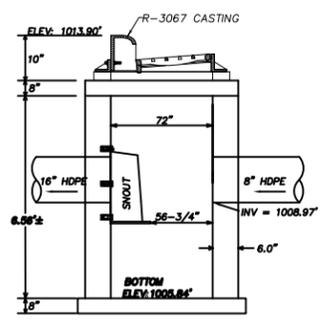








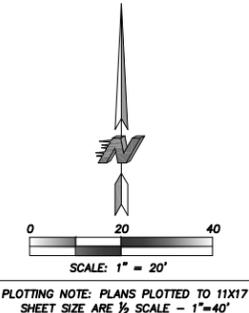
- STORM DRAINAGE:**
- UNLESS OTHERWISE INDICATED, USE REINFORCED, PRECAST, CONCRETE MAINTENANCE HOLES AND CATCHBASINS CONFORMING TO ASTM C478, FURNISHED WITH WATER STOP RUBBER GASKETS AND PRECAST BASES. JOINTS FOR ALL PRECAST MAINTENANCE HOLE SECTIONS SHALL HAVE CONFINED, RUBBER "O"-RING GASKETS IN ACCORDANCE WITH ASTM C923. THE INSIDE BARREL DIAMETER SHALL NOT BE LESS THAN 48 INCHES.
  - ALL JOINTS AND CONNECTIONS TO CATCHBASINS OR MANHOLES SHALL BE WATERTIGHT. USE RESILIENT RUBBER SEALS, WATERSTOP GASKETS, OR APPROVED EQUAL. CEMENT MORTAR JOINTS ARE NOT ALLOWED.
  - INSTALL CATCHBASIN CASTINGS WITH SPECIFIED TOP ELEVATION AT THE FRONT RIM. USE HOPE SOLID W/PIPE WHEN CALLED OUT ON THE PLANS.
  - 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 24-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 D2584. 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.
  - 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 182.07(15)(2) 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 1 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 HH-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. INSTALL A METER BOX FRAME AND SOLID LID (NEERMAN 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.



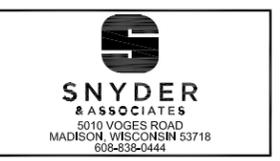
**TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN**

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

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



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



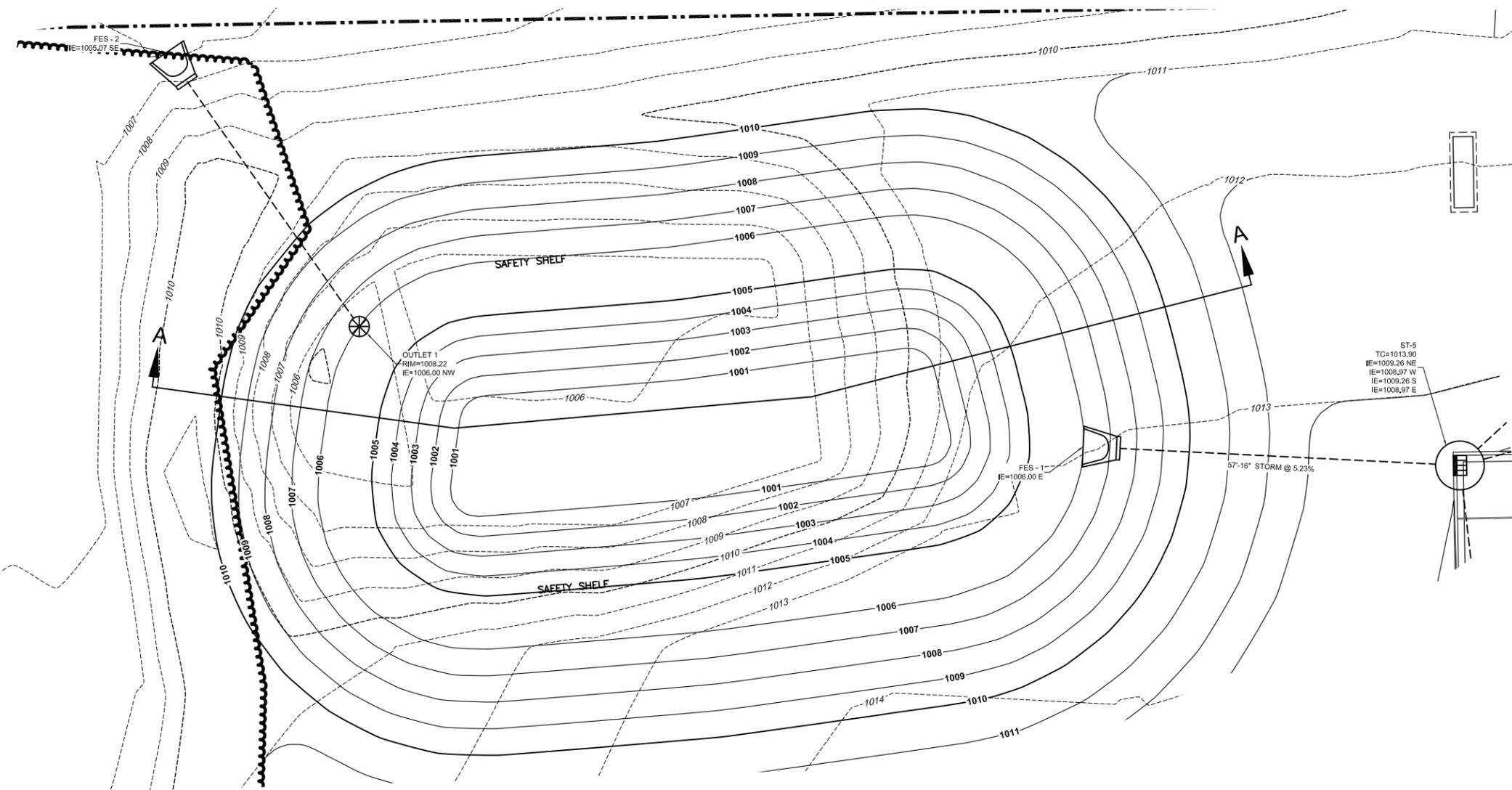
**STORM SEWER PLAN**

**CONVENIENCE STORE #973 WITH DIESEL**

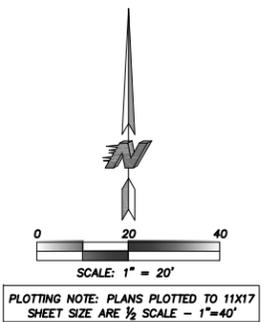
**N67W27619 SILVER SPRING DRIVE**  
SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

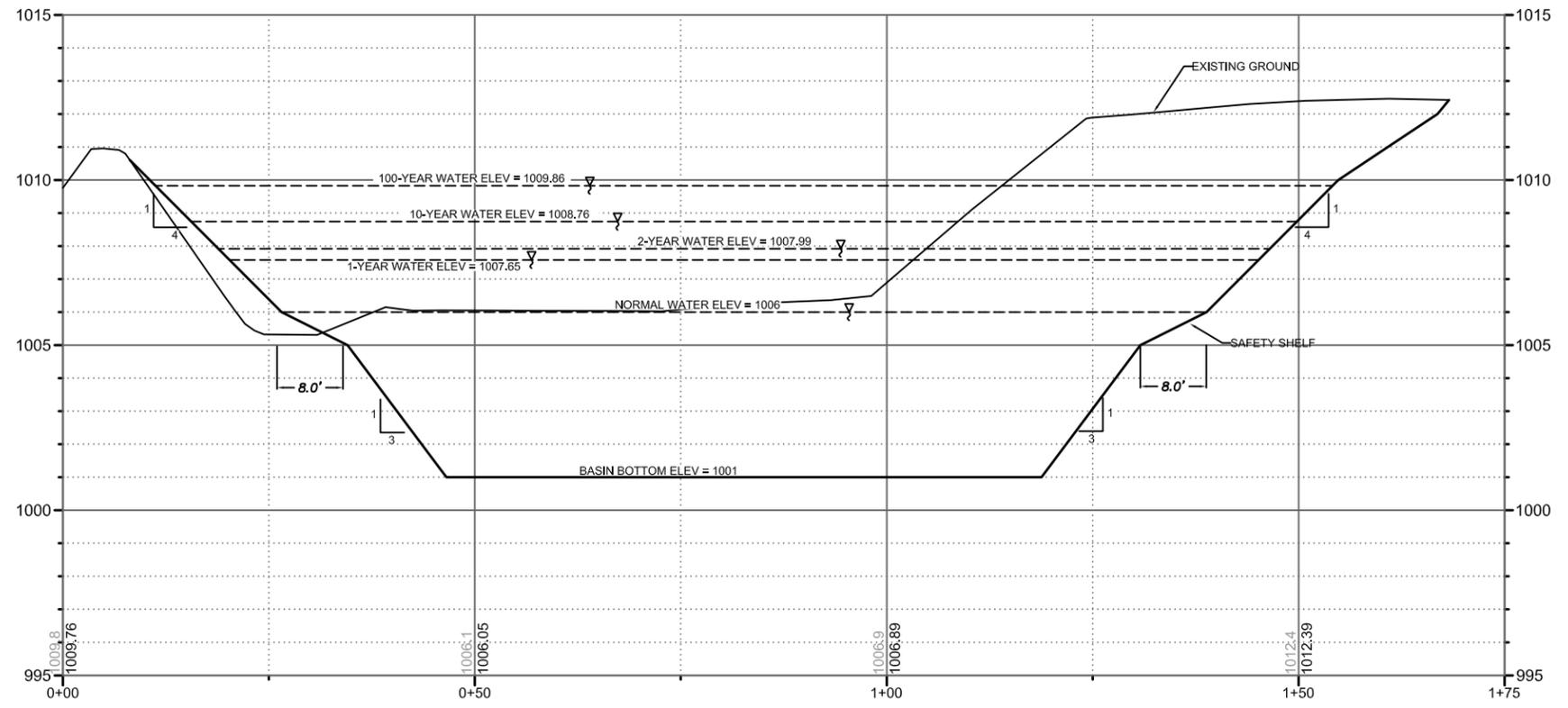
DRAWN BY: S. ANDERSON / L. OLSON  
SCALE: NOTED  
PROJ. NO.: 118.1131.30  
DATE: JUNE 28, 2019  
SHEET: SP 3.0




**TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN**  
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**BASIN SECTION A-A**



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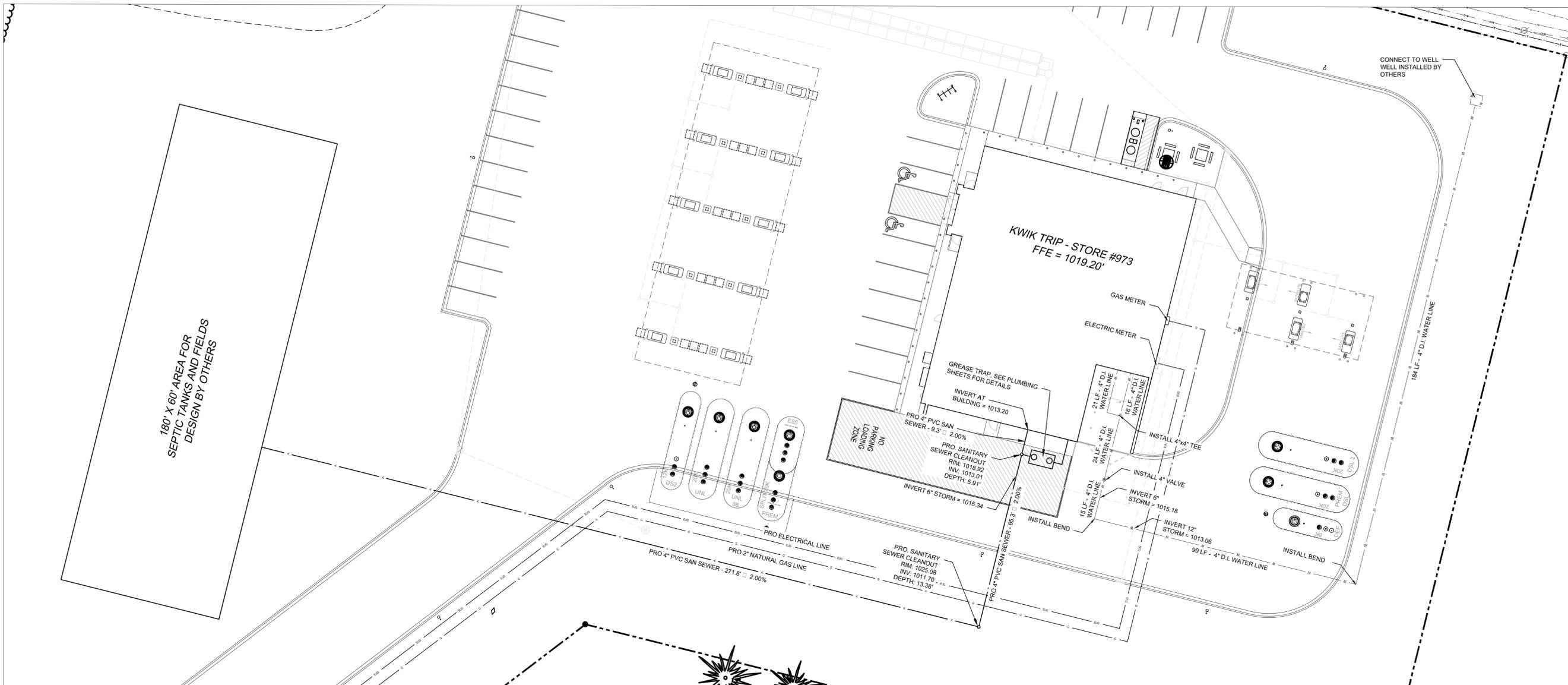
<b>STORM WATER BASIN PLAN</b>		<b>CONVENIENCE STORE #973 WITH DIESEL</b>		N67W27619 SILVER SPRING DRIVE SUSSEX, WISCONSIN	
#	DATE	DESCRIPTION			
DRAWN BY		S. ANDERSON / L. OLSON			
SCALE		NOTED			
PROJ. NO.		118.1131.30			
DATE		JUNE 28, 2019			
SHEET		SP 3.1			

# Kwik Trip

# Kwik Star

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

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



180' X 60' AREA FOR SEPTIC TANKS AND FIELDS DESIGN BY OTHERS

**WATER DISTRIBUTION SYSTEM :**

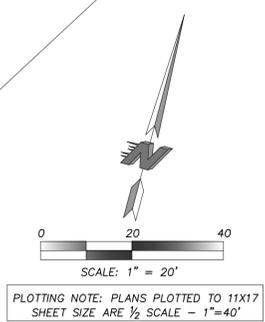
- BRING ALL SITE UTILITIES TO 5' OUTSIDE OF THE BUILDING LINE WITH THE EXCEPTION OF THE WATER SERVICE. EXTEND WATER SERVICE INTO THE BUILDING AND UP TO THE FLANGE FOR THE WATER METER.
- SEPARATION OF WATER AND SEWER: PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN ALL WATER AND SEWER LINES. PROVIDE A MINIMUM SEPARATION OF 18 INCHES AT ALL WATER LINE AND SEWER LINE CROSSINGS.
- WATERMAIN DEPTH: MAINTAIN 7.0 FEET OF COVER OVER THE TOP OF THE WATER LINES TO THE FINISHED GRADE. VERIFY ELEVATION OF PROPOSED AND EXISTING WATER LINES AT ALL UTILITY CROSSINGS. INSTALL THE WATER LINES AT GREATER DEPTHS IN ORDER TO CLEAR STORM SEWERS, SANITARY SEWERS, OR OTHER UTILITIES AS REQUIRED. INCLUDE COSTS TO LOWER WATER LINES IN THE BASE BID.
- TESTING: PRESSURE TEST AND PERFORM BACTERIOLOGICAL TESTS ON ALL WATER LINES UNDER THE SUPERVISION OF THE VILLAGE OF EAST TROY. NOTIFY THE VILLAGE AT LEAST 24 WORKING HOURS PRIOR TO ANY TESTING. PRESSURIZE THE WATERLINE TO 1034-KPA (150-PSI) GAUGE PRESSURE (MEASURED AT THE POINT OF LOWEST ELEVATION) BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A SATISFACTORY MANNER. MAINTAIN THE TEST PRESSURE FOR A MINIMUM OF 2 HOURS. DO NOT ADD WATER TO THE WATERMAIN IN ORDER TO MAINTAIN THE REQUIRED PRESSURE DURING THE WATER MAIN PRESSURE TESTING. THE TEST SECTION OF PIPE IS ACCEPTABLE WITH A PRESSURE DROP OF 14 KPA (2 PSI) OR LESS.
- USE MECHANICAL JOINT RESTRAINT DEVICES FOR JOINT RESTRAINT ON ALL WATERMAIN BENDS HAVING A VERTICAL OR HORIZONTAL DEFLECTION OF 22-1/2 DEGREES OR GREATER, ALL VALVES, STUBS, EXTENSIONS, TEES, CROSSES, PLUGS, ALL HYDRANT VALVES, AND ALL HYDRANTS IN ACCORDANCE WITH VILLAGE REQUIREMENTS. USE "SERIES 1100 MEGALUG" MANUFACTURED BY EBAA IRON INC., EASTLAND, TEXAS, OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR RESTRAINT ON DUCTILE IRON PIPE.
- AT ALL VALVE LOCATIONS WHICH REQUIRE A 12" OR SMALLER VALVE, INSTALL GATE VALVES WHICH ARE OF THE COMPRESSION RESILIENT SEATED (CRS) TYPE. USE AMERICAN FLOW CONTROL'S SERIES 2800 DUCTILE IRON RESILIENT WEDGE GATE VALVE, OR APPROVED EQUAL. GATE VALVES SHALL CONFORM TO AWWA C509. INSTALL CAST IRON VALVE BOXES CONFORMING TO ASTM A48 AT EACH VALVE LOCATION. VALVE BOXES SHALL BE THE THREE-PIECE TYPE WITH 5-1/4" SHAFTS. USE TYLER 6860-G WITH NO. 6 BASE, OR EQUIVALENT. VALVE BOXES SHALL HAVE AT LEAST 6" OF ADJUSTMENT ABOVE AND BELOW FINISHED GRADE. DROP COVERS ON VALVE BOXES SHALL BE ROUND AND BEAR THE WORD "WATER" CAST ON THE TOP. USE TYLER 6860-G "STAYPUT" COVERS WITH EXTENDED SKIRT, OR EQUIVALENT.
- 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.

**WATER DISTRIBUTION SYSTEM (CON'T) :**

- WATERMAIN AND LATERALS 4" OR LARGER FOR THE SITE SHALL BE CLASS 52 DUCTILE IRON THAT CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, FOR WATER (ANSI/AWWA C151/A21.51 - LATEST REVISION). PIPE SHALL BE CEMENT LINED, PUSH-ON JOINT, AND BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD WELDING. ALL COMPONENTS SHALL CONFORM WITH VILLAGE OF BLACK EARTH STANDARD SPECIFICATIONS.
- TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THE WISCONSIN STATUTES 182.0175(2R) AND THE WISCONSIN DEPARTMENT OF COMMERCE COMM 82.30(11)(H).
- WHERE EXISTING GAS, ELECTRIC, CABLE, OR TELEPHONE UTILITIES CONFLICT WITH THE WORK, COORDINATE THE ABANDONMENT, RELOCATION, OFFSET, OR SUPPORT OF THE EXISTING UTILITIES WITH THE APPROPRIATE LOCAL UTILITY COMPANIES. COORDINATE NEW GAS METER AND GAS LINE INSTALLATION, ELECTRIC METER AND ELECTRIC SERVICE INSTALLATION, CABLE SERVICE, AND TELEPHONE SERVICE INSTALLATION WITH THE LOCAL UTILITY COMPANIES.
- COORDINATE BUILDING UTILITY CONNECTION LOCATIONS AT 5 FT. OUT FROM THE PROPOSED BUILDING WITH THE INTERIOR PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION. VERIFY WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS WITH THE MECHANICAL ENGINEER PRIOR TO CONSTRUCTION.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING UTILITIES ARE SHOWN OR, IF SHOWN, EXIST IN THE LOCATIONS INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE FINAL VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES (INCLUDING WATER AND SEWER LINES AND APPURTENANCES). NOTIFY THE ENGINEER OF ANY DISCREPANCIES

**SANITARY SEWER :**

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

CONVENIENCE STORE #973 WITH DIESEL

N67W27619 SILVER SPRING DRIVE  
 SUSSEX, WISCONSIN

#	DATE	DESCRIPTION
DRAWN BY	S. ANDERSON / L. OLSON	
SCALE	NOTED	
PROJ. NO.	118.1131.30	
DATE	JUNE 28, 2019	
SHEET	SP 3.2	







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

**PROJECT DATA**

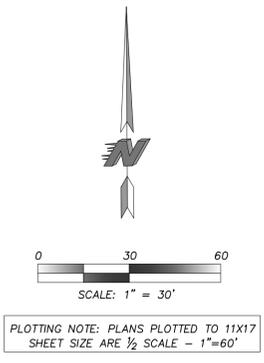
SITE AREA DATA 217,858 SQ.FT.  
 DISTURBED AREA 165,952 SQ.FT.  
 PRE-CONSTRUCTION IMPERVIOUS AREA 47,479 SQ.FT.  
 POST-CONSTRUCTION IMPERVIOUS AREA 81,530 SQ.FT.

SOIL DATA CONCRETE W/ GRAVEL BASE OVER FILL  
 SURFACE SOIL

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

ITEM	QUANTITY
ROCK CONSTRUCTION ENTRANCE	1 EA.
EROSION MAT	5,560 S.Y.
SILT FENCE	520 L.F.
INLET PROTECTION, TYPE A	1 EA.
INLET PROTECTION, TYPE D	6 EA.
LIGHT RIP-RAP	30 C.Y.

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



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 LA CROSSE, WI 54602-2107  
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**EROSION CONTROL PLAN**

**CONVENIENCE STORE #973 WITH DIESEL**

N67W27619 SILVER SPRING DRIVE  
 SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / L. OLSON  
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 DATE JUNE 28, 2019  
 SHEET **SWP 1.0**

**GENERAL STORMWATER POLLUTION PREVENTION :**

APPLY FOR AND OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION ACTIVITY.

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

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

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

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

**OWNER CONTACT:**

**NAME:** JEFF OSGOOD

**COMPANY:** KWIK TRIP INC.

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

**TELEPHONE:** (608) 793-6414

**SITE INVESTIGATION, INSTALLATION, IMPLEMENTATION :**

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

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

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

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

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

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

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

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

**POLLUTION CONTROL :**

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

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

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

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

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

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

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

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

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

**EROSION CONTROL :**

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

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

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

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

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

**SEDIMENT CONTROL :**

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

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

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

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

**STONE TRACKING PAD (TEMPORARY ROCK CONSTRUCTION ENTRANCE):**

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

**TEMPORARY SEDIMENT BASINS**

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

**DEWATERING:**

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

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

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

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

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

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

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

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

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

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

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

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

**GENERAL SOIL STABILIZATION :**

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

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

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

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

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

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

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

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



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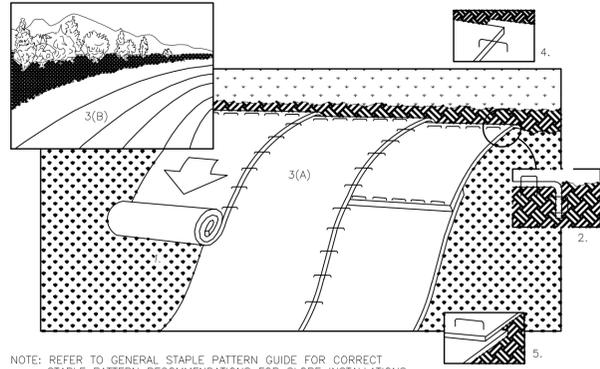


**EROSION CONTROL NOTES**  
**CONVENIENCE STORE #973**  
**WITH DIESEL**  
**N67W27619 SILVER SPRING DRIVE**  
**SUSSEX, WISCONSIN**

#	DATE	DESCRIPTION

**DRAWN BY** S. ANDERSON / L. OLSON  
**SCALE** NOTED  
**PROJ. NO.** 118.1131.30  
**DATE** JUNE 28, 2019  
**SHEET** SWP 1.1





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

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

1 EROSION CONTROL MAP – SLOPE INSTALLATION  
SWP1.3 NOT TO SCALE

3 NOT USED  
SWP1.3 NOT TO SCALE

4 NOT USED  
SWP1.3 NOT TO SCALE

5 NOT USED  
SWP1.3 NOT TO SCALE

2 NOT USED  
SWP1.3 NOT TO SCALE



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EROSION CONTROL DETAILS  
CONVENIENCE STORE #973  
WITH DIESEL  
N67W27619 SILVER SPRING DRIVE  
SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / L. OLSON  
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SHEET SWP 1.3

**GENERAL NOTES**

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

**GENERAL NOTES CONTINUED**

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

**LAYOUT NOTES**

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PERIOD.

**GENERAL LANDSCAPE NOTES**

- UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.

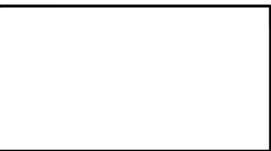
**GENERAL LANDSCAPE NOTES CONTINUED**

- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.
- REFER TO SHEET IR101-IR104 FOR THE IRRIGATION PLAN AND POINT OF CONNECTION INFORMATION.

PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
CANOPY TREES						
3	QR	Quercus rubra	NORTHERN RED OAK	2 1/2" Cal.	60'h x 60'w	B&B
2	GT	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2 1/2" Cal.	50'h x 20'w	B&B
EVERGREEN TREES						
3	PN	Pinus nigra	AUSTRIAN PINE	8'	50'h x 20'w	B&B
ORNAMENTAL TREES						
4	MP	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	1 1/2" Cal.	20'h x 20'w	B&B
4	MS	Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1 1/2" Cal.	20'h x 20'w	B&B
DECIDUOUS SHRUBS						
2'-4' SPREAD						
4	PO	Potentilla fruticosa 'Goldfinger'	GOLDFINGER POTENTILLA	18" Ht.	3'h x 4'w	#5 CONT.
8	SB	Spiraea betulifolia 'TorGold'	GLOW GIRL SPIREA	18" Ht.	2'h x 4'w	#5 CONT.
5'-7' SPREAD						
3	CP	Cotoneaster horizontalis var. perpusilus	ROCK COTONEASTER	6" Ht.	1.5'h x 5'w	#5 CONT.
4	FM	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT.
6	BL	Syringa x 'Penda'	BLOOMERANG PURPLE LILAC	24" Ht.	6'h x 7'w	#5 CONT.
7' + SPREAD						
3	AG	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	36" Ht.	15'h x 10'	CLUMP #15 CONT.
21	EA	Euonymus alatus 'Compactus'	DWARF-WINGED BURNING BUSH	36" Ht.	9'h x 10'w	#5 CONT.
14	RA	Rhus aromatica	FRAGRANT SUMAC	24" Ht.	5'h x 8'w	#5 CONT.
8	VP	Virburnum prunifolium	BLACKHAW VIBURNUM	24" Ht.	12'h x 12'w	#5 CONT.
12	SS	Rhus glabra	SMOOTH SUMAC	36" Ht.	9'h x 10'w	#5 CONT.
EVERGREEN SHRUBS						
2'-4' SPREAD						
8	JN	Juniperus procumbens 'Nana'	DWARF JAPANESE GARDEN JUNIPER	12" Ht.	1.5'h x 4'w	#5 CONT.
5'-7' SPREAD						
23	JP	Juniperus horizontalis 'Plumosa'	ANDORRA JUNIPER	6" Ht.	18'h x 5'w	#5 CONT.
17	BR	Juniperus horizontalis 'Wiltoni'	BLUE RUG JUNIPER	6" Ht.	6'h x 5'w	#5 CONT.
ORNAMENTAL GRASSES						
57	BA	Bouteloua gracilis 'blonde ambition'	BLONDE AMBITION BLUE GRAMA GRASS	8" Ht.	36" Ht.	#1 CONT.
43	PS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48" Ht.	#1 CONT.



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



LANDSCAPE NOTES  
CONVENIENCE STORE #973  
WITH DIESEL  
N67W27619 SILVER SPRING DRIVE  
SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY	S. ANDERSON / L. OLSON
SCALE	NOTED
PROJ. NO.	119.0382.30
DATE	JUNE 28, 2019
SHEET	L1.0

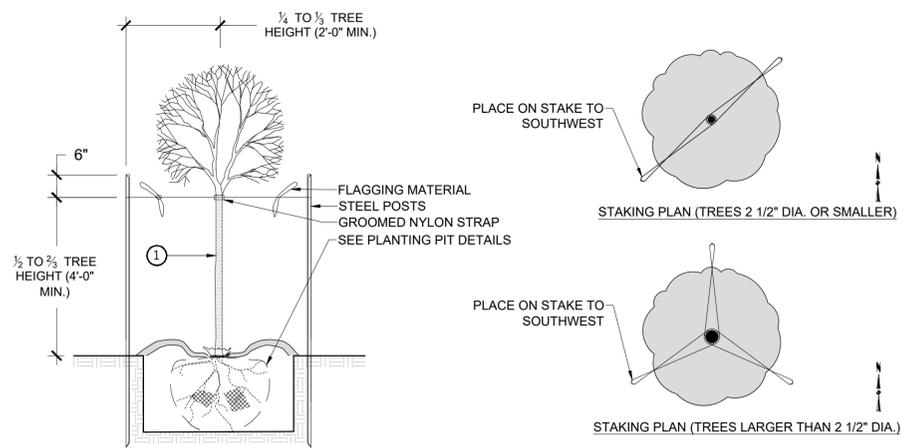
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

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



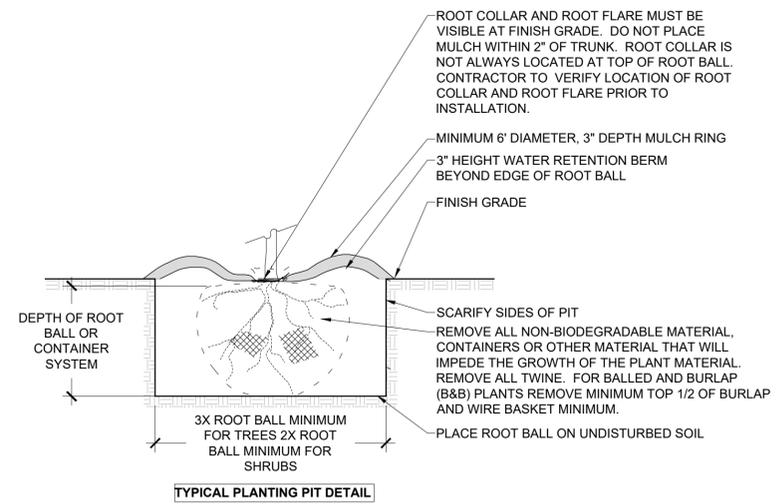
① WRAP TRUNK FROM GROUND LINE TO FIRST BRANCH



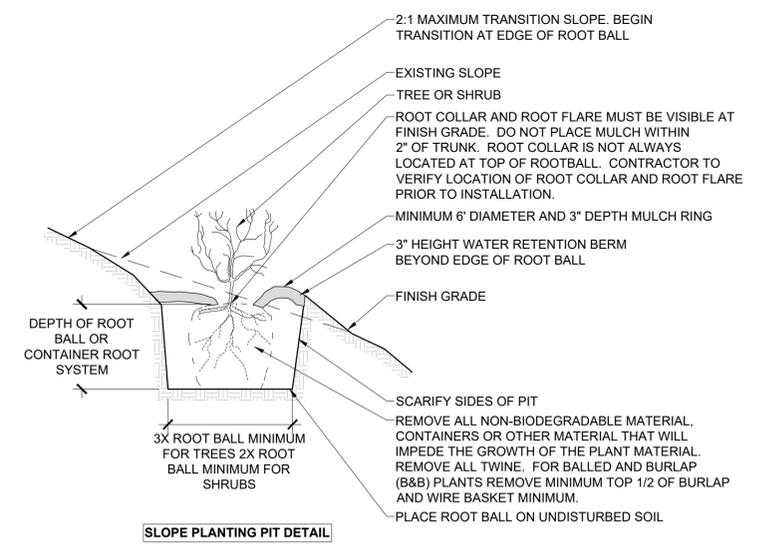
1 DECIDUOUS TREE STAKING

NO SCALE

2 PLANTING PIT DETAILS



TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL

NO SCALE



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PLANTING PLAN  
CONVENIENCE STORE #973  
WITH DIESEL  
N67W27619 SILVER SPRING DRIVE  
SUSSEX, WISCONSIN

#	DATE	DESCRIPTION

DRAWN BY S. ANDERSON / L. OLSON  
SCALE NOTED  
PROJ. NO. 119.0382.30  
DATE JUNE 28, 2019  
SHEET L1.2

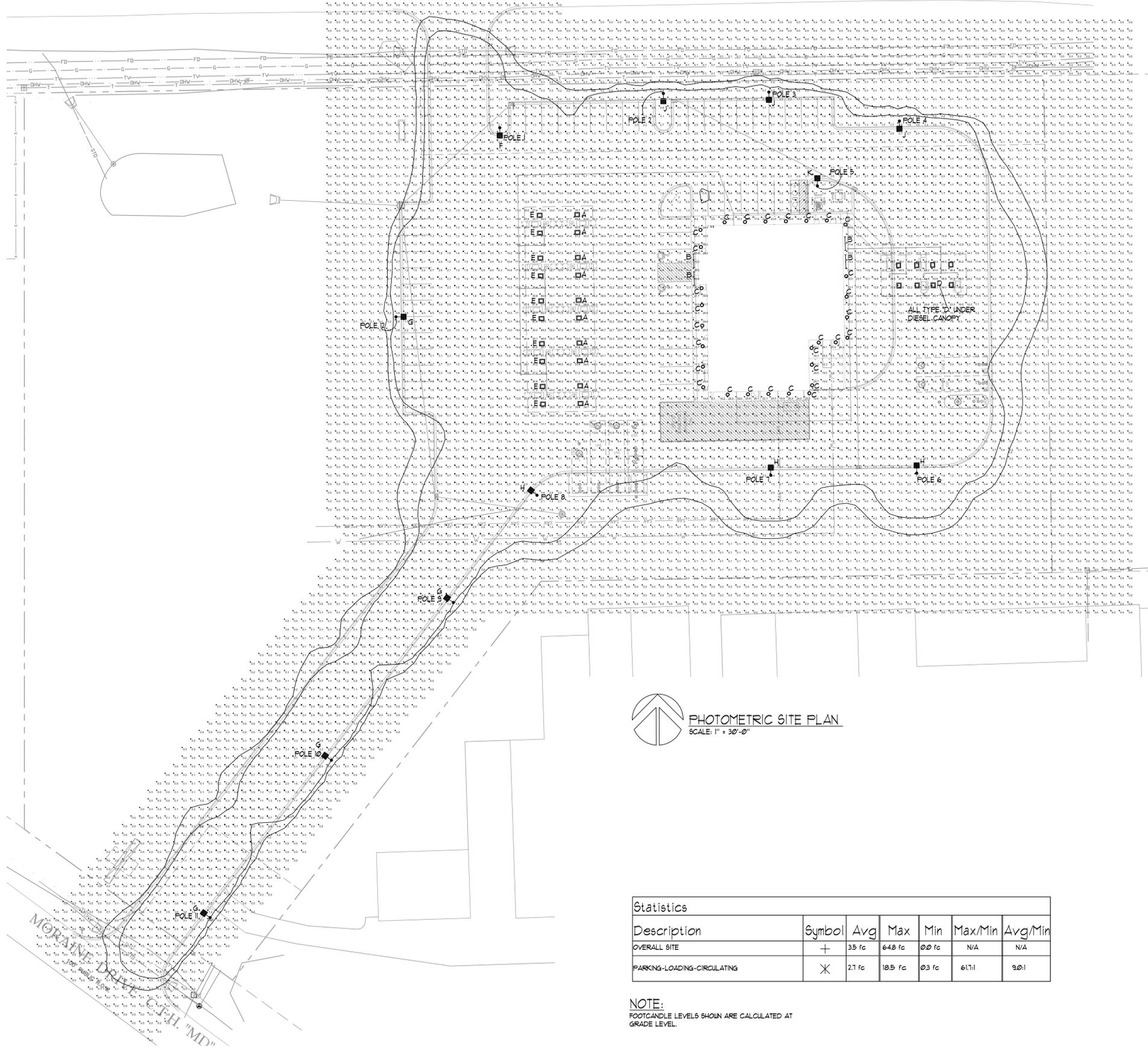
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WS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE.

SILVER SPRING ROAD C.T.H. "VV"

120' PUBLIC R.O.W.



PHOTOMETRIC SITE PLAN  
SCALE: 1" = 30'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	35 fc	64.8 fc	0.0 fc	N/A	N/A
PARKING-LOADING-CIRCULATING	X	21 fc	18.5 fc	0.3 fc	61:1	9.0:1

NOTE:  
FOOTCANDLE LEVELS SHOWN ARE CALCULATED AT GRADE LEVEL.

FIXTURE QUANTITIES

- A - 10
- B - 4
- C - 29
- D - 8
- E - 10
- F - 1
- G - 4
- H - 3
- J - 3
- K - 1

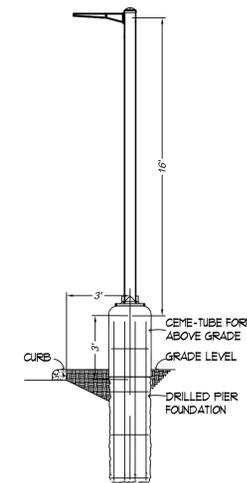
PROVIDE (12) 16' POLES.

FIXTURE SYMBOLS:

- A, D, E LED FIXTURE UNDER FUEL CANOPIES
- B LED STRIP LIGHT MOUNTED IN GABLE
- C RECESSED LED DOWNLIGHT
- F, G, H, J, K POLE MOUNTED LED FIXTURE

FIXTURE TYPES:

- A - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING AT STORE FRONT.
- B - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA -TZLN-L36
- C - RECESSED LED DOWNLIGHT GOTHAM EVO-35/30-2AR-WD-120-TRU
- D - LSI LIGHTING: SCV-LED-15L-SC-UNV-50-BLK MOUNTED UNDER DIESEL CANOPY
- E - LSI LIGHTING: SCV-LED-15L-SC-UNV-50-WHT MOUNTED UNDER GAS CANOPY
- F - LSI LIGHTING: 6LM-LED-9L-3-R-UNV-50-10CRI-WHT ORDER FIXTURE WITH OPTICS ROTATED TO THE RIGHT.
- G - LSI LIGHTING: 6LM-LED-9L-3-UNV-50-10CRI-WHT-IL
- H - LSI LIGHTING: 6LM-LED-9L-SIL-FT-UNV-50-10CRI-WHT
- J - LSI LIGHTING: 6LM-LED-9L-SIL-FT-UNV-50-10CRI-WHT-IL
- K - LSI LIGHTING: 6LM-LED-9L-SIL-FT-L-UNV-50-10CRI-WHT ORDER FIXTURE WITH OPTICS ROTATED TO THE LEFT.



LOT LIGHT ELEVATION DETAIL  
NOT TO SCALE

2019-0195.20  
**GRAEF**  
One Honey Creek Corporate Center  
125 South 84th Street, Suite 401  
Milwaukee, WI 53214-1470  
414 / 259 1500  
414 / 259 0037 fax

**Kwik  
TRIP**

**Kwik  
STAR**

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

PHOTOMETRIC SITE PLAN  
CONVENIENCE STORE #973  
WITH DIESEL  
N67W27619 SILVER SPRING DRIVE  
SUSSEX, WISCONSIN

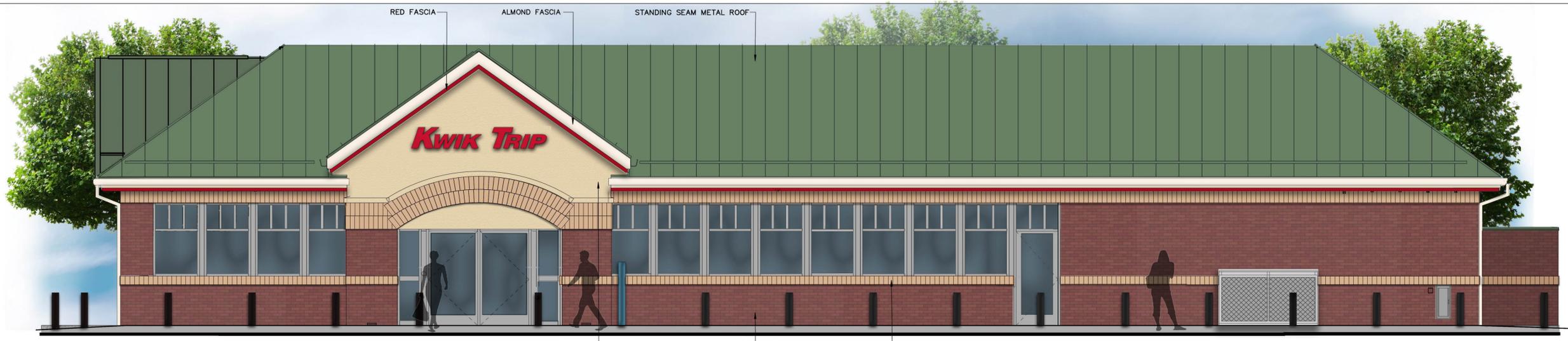
#	DATE	DESCRIPTION

DRAWN BY	AMM
SCALE	NOTED
PROJ. NO.	119.0382.30
DATE	MAY 17, 2019
SHEET	E1



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**1 FRONT ELEVATION**  
1/4" = 1'-0"



**2 RIGHT ELEVATION**  
3/16" = 1'-0"



**3 REAR ELEVATION**  
3/16" = 1'-0"



**4 LEFT ELEVATION**  
3/16" = 1'-0"



***KWIK  
TRIP***

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STAR***

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10 MPD

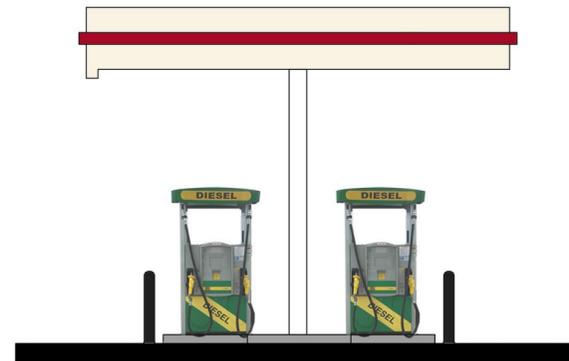
**1** FRONT ELEVATION



**2** SIDE ELEVATION



1 FRONT ELEVATION



2 SIDE ELEVATION



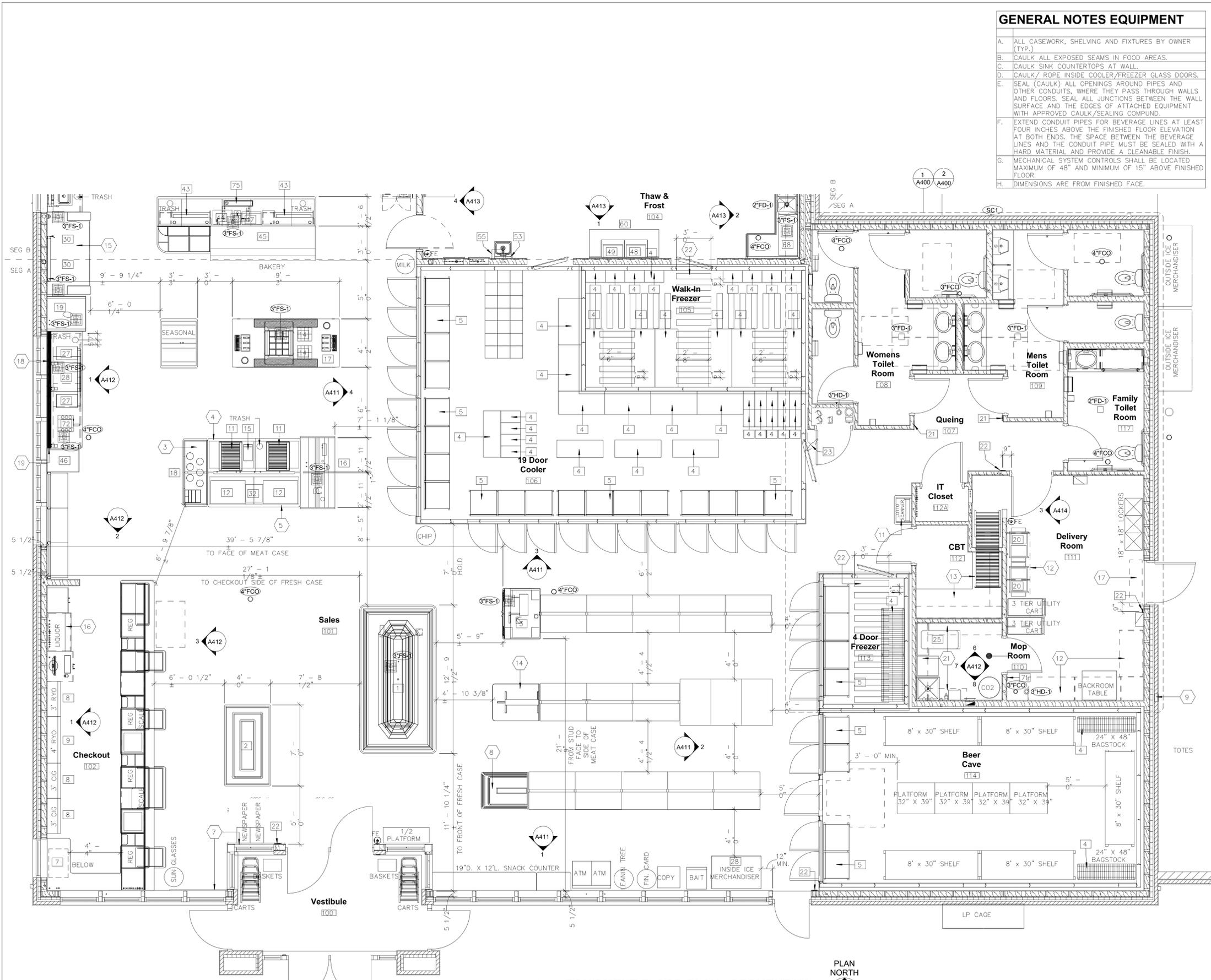
3 REAR ELEVATION

**KWIK  
TRIP**

**KWIK  
STAR**

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

2 LANE DIESEL



### GENERAL NOTES EQUIPMENT

- ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
- CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
- CAULK SINK COUNTERTOPS AT WALL.
- CAULK/ ROPE INSIDE COOLER/FREEZER GLASS DOORS.
- SEAL (CAULK) ALL OPENINGS AROUND PIPES AND OTHER CONDUITS, WHERE THEY PASS THROUGH WALLS AND FLOORS. SEAL ALL JUNCTIONS BETWEEN THE WALL SURFACE AND THE EDGES OF ATTACHED EQUIPMENT WITH APPROVED CAULK/SEALING COMPOUND.
- EXTEND CONDUIT PIPES FOR BEVERAGE LINES AT LEAST FOUR INCHES ABOVE THE FINISHED FLOOR ELEVATION AT BOTH ENDS. THE SPACE BETWEEN THE BEVERAGE LINES AND THE CONDUIT PIPE MUST BE SEALED WITH A HARD MATERIAL AND PROVIDE A CLEANABLE FINISH.
- MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
- DIMENSIONS ARE FROM FINISHED FACE.

### EQUIPMENT SCHEDULE

#	TYPE
1	FRESH CASE
2	BAKERY SHELF
3	REFRIGERATED MEAT CASE
4	NSF APPROVED SHELVES - COOLERS/FREEZERS
5	NSF APPROVED SHELVES - COOLERS/FREEZERS
7	UTILITY CART
8	3'-0" METAL LIGHTED CIGARETTE MERCHANDISER
9	4'-0" METAL LIGHTED CIGARETTE MERCHANDISER
11	ROLLER GRILL
12	HOT FOOD DISPLAY
14	FIXIN'S CONDIMENT HOLDER
15	CHILI CHEESE DISPLAY
16	PIZZA CASE
17	MULTI-TERRIA CONDIMENT
18	SOUP WELL
19	ICE CREAM NOVELTY CASE
20	BAG-IN-A-BOX RACK
21	ADA 3"x6" MEN/WOMEN SIGNAGE WITH BRAILLE SEE SHEET A403 FOR TYP. LOCATION
22	ADA 3"x6" EXIT SIGNAGE WITH BRAILLE SEE SHEET A501 FOR TYP. LOCATION
23	SECURITY MIRROR
25	FLOOR SCRUBBER
27	MALT BLENDER
28	MALT BLENDER FREEZER
30	FOUNTAIN MACHINE
32	PIZZA WARMER
33	HOT WATER DISPENSER
43	COFFEE CONDIMENT DISPLAY
44	CREAMER
45	BAKERY CASE
46	SMOOTHIE MACHINE
47	MICROWAVE - SNACK
48	MICROWAVE - KITCHEN
49	SCALE / LABEL MACHINE
53	SOAP DISPENSER
55	PAPER TOWEL DISPENSER-KITCHEN
60	6'-0" STAINLESS TABLE
68	42" STAINLESS DRY RACK
71	CO2 SIGNAGE BY OWNER
72	WHIPPED CREAM DISPENSER
75	30" DRIP TRAY

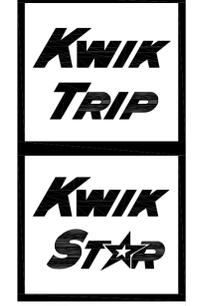
### EQUIPMENT PLAN KEY NOTES

#	Description
1	CAPPUCCINO AND BAKERY ISLAND. SEE DETAIL
2	CONDIMENT DISPLAY (TYP. OF 2). SEE DETAIL
3	SOUP CART. SEE DETAIL
4	ROLLING GRILLE MOVABLE CART. SEE DETAIL
5	HOT FOOD DISPLAY MOVABLE CART. SEE DETAIL
6	BAKERY DISPLAY. SEE DETAIL
7	1'-0" H. X 5'-0" L. WOOD CART BUMPER. MOUNT DIRECTLY ABOVE WALL BASE.
8	PRODUCE CART. SEE DETAIL
9	CO2 FILL W/ 3/4" PEX PIPING TO MOP ROOM. RISE UP EXT. WALL AND FOLLOW CEILING. MOUNT AT 42" A.F.F. R.O. 8 1/8" H. X 7 1/8" W. MIN.
10	NOT USED
11	LOTTO SCANNER. SEE DETAIL
12	8'-0" STANDARDS AT 4" A.F.F. FOR SHELVING (TYPICAL AT 3 WALLS.)
13	32"D. COUNTER MOUNTED 31 3/4" A.F.F. TO TOP
14	BREAD CART. SEE DETAIL
15	FOUNTAIN WALL. SEE DETAIL
16	LIQUOR CABINET. SEE DETAIL
17	AIR CURTAIN UNIT ABOVE.
18	HATCH INDICATES ELECTRICAL RACE WAY.
19	END OF ELECTRICAL FACEWAY. PROVIDE SOLID SURFACE END CAP.
20	SOLID SURFACE TOP ONLY.
21	SHELVES ON MTL. STANDARDS AND BRACKETS (VERIFY MTG. HTG. OF STANDARDS SHELVES). SEE INTERIOR ELEVATIONS A412.
22	36" L. X 6" W. GRIP STRIPS ON FREEZER FLOOR. STRIPS TO BE SPACED 6" APART.

**1 EQUIPMENT FLOOR PLAN - SEGMENT 'A'**  
 1/4" = 1'-0"



**VANMAGE ARCHITECTS INC**  
 750 N. Third Street  
 La Crosse, WI 54601  
 Ph (608) 784-2729 Fax (608) 784-2826



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 1626 OAK STREET  
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISOR AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF IOWA.  
 SIGNATURE: [Signature]  
 DATE: 02/24/2018 REG. NO. 0362

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISOR AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF IOWA.  
 SIGNATURE: [Signature]  
 DATE: 02/24/2018 REG. NO. 22018

PROJECT TITLE:  
**Store - Gen 2-LH**

PROJECT LOCATION:

JOB #:  
 DATE:  
 DRAWN BY:  
 TYPE:  
 REVISIONS  
 NO. DATE

SHEET TITLE  
**Equipment Floor Plan - Segment 'A'**

SHEET NO.  
**A120A**





## STAFF REPORT: SITE PLAN AMENDMENT, CUP AMENDMENT, AND CSM REVIEW

To: Chairperson Osterman  
Town Plan Commission Members  
Gina Gresch, Town Administrator

From: Daniel J. Lindstrom, AICP, Town Planner  
Aaron Prichard, Planning Consultant

Subject: Silver Spring Drive Kwik Trip Reconstruction

Date: September 12, 2019

The above-referenced CUP, site plan, and CSM application was received by our office for review on behalf of the Town of Lisbon. The Applicant is proposing to rebuild and expand their existing retail convenience store and fueling canopy at the current site. The proposed new store will be 7,297 square feet and feature a brick façade with standing seam metal roof. *The Applicant is not proposing a car wash on the site.* The Applicant has not submitted a sign application at this time, however, example sign package has been submitted and is subject to change prior to applying for a sign permit with the Plan Commission

### **Combination CSM Review**

The Applicant intends to combine three parcels, including the lot of the existing Kwik Trip and two adjacent vacant parcels. The pertinent details with respect to this application, the Town of Lisbon Ordinances, and the Wisconsin Statutes are included below.

#### **Pertinent Reviewed Materials – Summary Overview**

Property Owner:	Kwik Trip, Inc.
Business Name/Applicant:	Kwik Trip, Inc. (Jeff Osgood)
Tax Key:	LSBT 0219.994.001, LSBT 0219.994.002, LSBT 0219.994.003
Zoning:	B-2 Local Business District.
Proposed Use:	Same as existing – a fuel station and convenience store.
New or Existing Business:	Existing
New or Existing Structure:	New
Replacing an Existing Business:	No
Joint Planning Commission Req:	Yes, Village of Merton

#### Review Comments:

1. The CSM shall be reviewed by Waukesha County Department of Public Works for compliance with County standards and access points adjacent to CTH MD and CTH VV.

2. Sec. 4.02(g) states that a CSM must identify the owners of record of adjacent unplatted lands. There are lands to the west of the site that are unplatted, but the Applicant did not show the name of the owner of these lands on sheets 1 or 2 in the CSM.
3. Sec. 4.02(e) states that a CSM must identify the right-of-way width of all public rights-of-way or easements within the exterior boundaries of the CSM. The width of the access easement off of Moraine Road is not shown.
4. Sec. 4.02(f) states that a CSM must identify the type, width, and elevation of any existing street pavements within or immediately adjacent to the CSM, along with any legally established center line elevations. The Applicant is not showing the type or elevation of any street pavements, and is not showing the centerline elevations for Silver Spring Drive or Moraine Drive. This information is included in most of the civil drawings but is not shown here. This should be included or the applicant shall request a waiver from the requirement with stated reasons for the request.
5. Sec. 4.02(h) states that a CSM must show the location, size, and invert elevation of any existing sanitary or storm sewers, culverts and drain pipes, the location of manholes, catch basins, hydrants, power and telephone poles, and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto. The Applicant did not show this information on the CSM. This information is included in most of the civil drawings but is not shown here. This should be included or the applicant shall request a waiver from the requirement with stated reasons for the request.
6. Sec. 5.02(k) requires a CSM to show the location of septic systems, if applicable. The Applicant did not show the location of the septic tanks or drainage field on the site. New facilities must be approved by Waukesha County
7. Sec. 4.02(m) states that a CSM must list existing zoning adjacent to the proposed CSM. The CSM does not show the existing zoning for Lot 4 of CSM 7350 on sheet 2, located immediately east of the proposed CSM.
8. Sec. 4.02(q) requires a CSM to show the location of soil boring tests on the site. This information is not shown on the CSM. This is required since a new septic system is being proposed as part of the civil drawings in CUP.
9. Sec. 4.02(r) requires a CSM to show the location of soil percolation tests on the site. This information is not shown on the CSM.
10. The existing freestanding sign locations shall also be shown on sheets 1 and 2 of the CSM.

**Recommendation:**

Planning staff recommends approval of the combination CSM subject to the following conditions. If the Plan Commission elects to grant approval, Planning Staff recommends the following conditions.

1. Subject to the Developer satisfying all comments, conditions and concerns of the Town Planner (noted above), the Town Engineer, which includes compliance with the Town's adopted Land Division Review Checklist and Land Division and Development Ordinance; and all reviewing, objecting and approving bodies, which may include but not be limited to the State of Wisconsin Department of Commerce per Chapter 236, Wisconsin Statutes and Chapter COMM 85, Wisconsin Administrative Code; State of Wisconsin Department of Administration per Chapter 236, Wisconsin Statutes; the Waukesha County Department of Parks and Land Use (including the Planning and Zoning Division, Parks System Division, Land Resources Division, and Environmental Health Division) and the Waukesha County Department of Public Works; in regard to the CSM, and obtaining all

necessary permits and approvals, prior to commencing construction of any improvement, whether public or private, or site development or approval of the CSM, whichever is earlier.

2. The Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Any unpaid bills owed to the Town by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
4. Subject to the Developer applying for and receiving from the Town BOA, Town Plan Commission, Town Board, all necessary variances and waivers (if any) to the Town of Lisbon Zoning Ordinance and the Town of Lisbon Land Division and Development Ordinance prior to commencing construction of any improvement, whether public or private, or site development or approval of the CSM, whichever is earlier. This conditional approval document shall not be read as providing any assurance or expectation that such variances or waivers will be granted, and shall not vest any right regarding the grant of such variances or waivers.

**Conditional Use Permit (CUP) & Site Plan/Plan of Operation (SPPOO) Review**

Chapter 11 of the Town Ordinances (Zoning Code) lays out the requirements for application and approval of Conditional Use Permits in the Town. Certain uses of a special nature require the approval of a Conditional Use Permit by the Town. The basis for approval of the CUP is based on the following five standards. Per Sec. 4(d) of the Zoning Code, the Plan Commission may deny the conditional use request if it concludes, based upon the information submitted, that the proposed use and/or development would likely:

1. Materially endanger the public health, general welfare, and safety.
2. Be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factor.
3. For any other reason cause a substantially adverse effect on property values.
4. Be inharmonious with the area in which it is to be located.
5. Will not be in general conformity with the land use plan, comprehensive plan, transportation plan, environmental plan, park, and recreational plan, or other officially adopted plan.

**Pertinent Reviewed Materials – Summary Overview**

Property Owner:	Kwik Trip, Inc.
Business Name/Applicant:	Kwik Trip, Inc. (Jeff Osgood)
Tax Key:	LSBT 0219.994.001, LSBT 0219.994.002, LSBT 0219.994.003
Zoning:	B-2 Local Business District.
Proposed Use:	Same as existing – a fuel station and convenience store.
New or Existing Business:	Existing
New or Existing Structure:	New
Replacing an Existing Business:	No
Change of Use or Operation	No (expanding the operation)
Operation Summary:	The Applicant is proposing to demolish their existing building and fueling canopy to reconstruct a larger building on the site.
Hours of Operation:	24 hours, 7 days per week. The Plan Commission may elect to discuss store operation hours and pump operation hours with the applicant.
Full & Part-Time Employees:	28-35 full time/part-time.
Outdoor Storage of Materials:	Yes, similar to the existing use (2 ice merchandisers for excess stock, firewood at front of store, softener salt at gas canopy). Town Planner also notes that LP storage tanks are also likely and illustrated in the elevations.
Parking:	Total Number of Stalls: 48 (46 standard, 2 ADA with loading zone). Number of Stalls allotted for employees: 8
Outdoor Lighting:	Applicant submitted a photometric site plan showing the light penetration on site.

Signage: The Applicant proposes 13 signs on site, including four 24" LED letter sets on the fueling canopy and building, two 18" LED Enter/Exit Signs on the canopy, one fuel price sign on the canopy, four driveway directional signs, and two freestanding pylon signs. These will be reviewed by a separate signage application.

Trash/Recycle Impacts: The Applicant's cover letter states that dumpsters/recycling containers will be located in an attached dumpster enclosure separate from the fueling canopies.

Stormwater Impacts: Existing storm sewer pipe to be removed. The Applicant proposes to sequester stormwater primarily in the existing basin in the northwest of the site, which will be maintained as a wet detention basin. Conveyance of water to this basin will be executed through a series of inlets around the parking lot connected by underground pipes. This is subject to Waukesha County and Town of Lisbon Stormwater review.

County Shoreland Zoning Review Required: No.

Odor, Smoke, Noise from Operation: The Applicant marked 'No'.

Chemical, Hazardous Waste, Solvents Stored On-Site: The Applicant marked 'No'.

Storage/Sale of Gasoline or Petroleum Products: Yes, the Applicant states that fuel will be stored in regulated double-wall tanks and dispensed in regulated dispensers to customers at fueling stations.

Fire Department Inspection Date: The Applicant did not indicate whether or not the fire department has inspected the premises and did not supply a date of inspection.

State Approved Building Plans Date: The Wisconsin Department of Safety & Professional Services has not approved building plans. The Applicant stated that they will submit such plans after receiving CUP approval.

Specific CUP Criteria: Sec. 4(h)4. states that Gasoline, Service Stations and Convenience Stores associated with gasoline sales may be conditionally permitted in B-2 Districts provided that the following conditions are met:

- A. *No gasoline pumps and/or other accessory equipment shall be closer than fifteen (15) feet to the base setback line and fifty (50) feet offset to the side and rear yards. Underground or aboveground storage tanks shall conform with state standards.*

The Applicant shows two unleaded, one premium, and one diesel fuel storage tank at the southern end of the proposed site near the driveway off of Moraine Road, along with a diesel exhaust fluids, and two diesel tanks on the southeastern edge of the proposed site. The four tanks on the southern portion appear to meet the required 50-foot offset requirement, however, the three tanks along the eastern edge do not. The Applicant shall relocate those three fuel tanks further into the site to the west.

- B. *No lighting installation shall be permitted which creates a hazard to traffic or a nuisance to surrounding property and all lights shall be shielded, baffled, or shaded to avoid such hazard or nuisance.*

The Applicant's photometric lighting plan shows zero foot-candles of illumination along the outside edge of the property. The Applicant is proposing ten different types of light fixtures, though cut sheets were not provided to illustrate the hooding or shielding on these fixtures. Cut sheets are needed to verify that no light will spill off of the property or become a nuisance to motorists. The Applicant shall provide these cut sheets to the Town Staff prior to Town approval of the CUP application. If cut sheets show that all lights have full cut-off fixtures, then the Applicant meets all requirements of this condition.

**Additional Review Comments:**

The front of the building does not face the public street but face the canopies to the west. The Plan Commission may elect to have the applicant better address the street through additional building enhancements on the north side of the building ("Left Elevation" on the elevation plans).

The applicant shall show building height dimensions on building elevation drawings.

Fuel Canopy shown, as shown exceeds 3% of total lot size. An accessory structure may exceed 3% if approved by the Plan Commission as part of Site Plan/Plan of Operation review. The applicant wishes to exceed the maximum height from 15' to 25'. The code does not specifically detail heights for canopied structures. This could be considered a case-by-case consideration.

There is a 66' wide access easement necessary to access Lot 4 of CSM 7350. This access easement should be preserved or modified to ensure access is retained through Lot 4 of CSM 7350 maintains access to CTH VV at the proper separation distance from the intersection. The Plat shall show this access easement as it relates to the proposed improvements.

**Recommendation:**

We recommend approval of the CUP and SPPOO application contingent upon the Applicant's satisfaction of all conditions noted above. Therefore, if the Plan Commission elects to grant approval of the CUP/SPPOO, Planning Staff recommends the following conditions:

1. Subject to the Developer satisfying all comments, conditions and concerns of the Town Planner (noted above) and the Town Engineer.
2. The Conditional Use Permit shall apply to lots LSBT0219994001, LSBT0219994002, and LSBT0219994003 and shall be transferred to the new parcel upon the recording of the CSM.
3. The CUP shall not be granted unless the combination CSM is approved and recorded with Waukesha County.
4. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan/plan of operation, and phasing plan.
5. The Town of Lisbon retains the right to annually review the business operation for compliance with approved plans.
6. The approved CUP and an up-to-date Site Plan and Plan of Operation must be on file at all times with the Town of Lisbon.
7. The new and existing buildings proposed to house a conditional use must be constructed and

maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code.

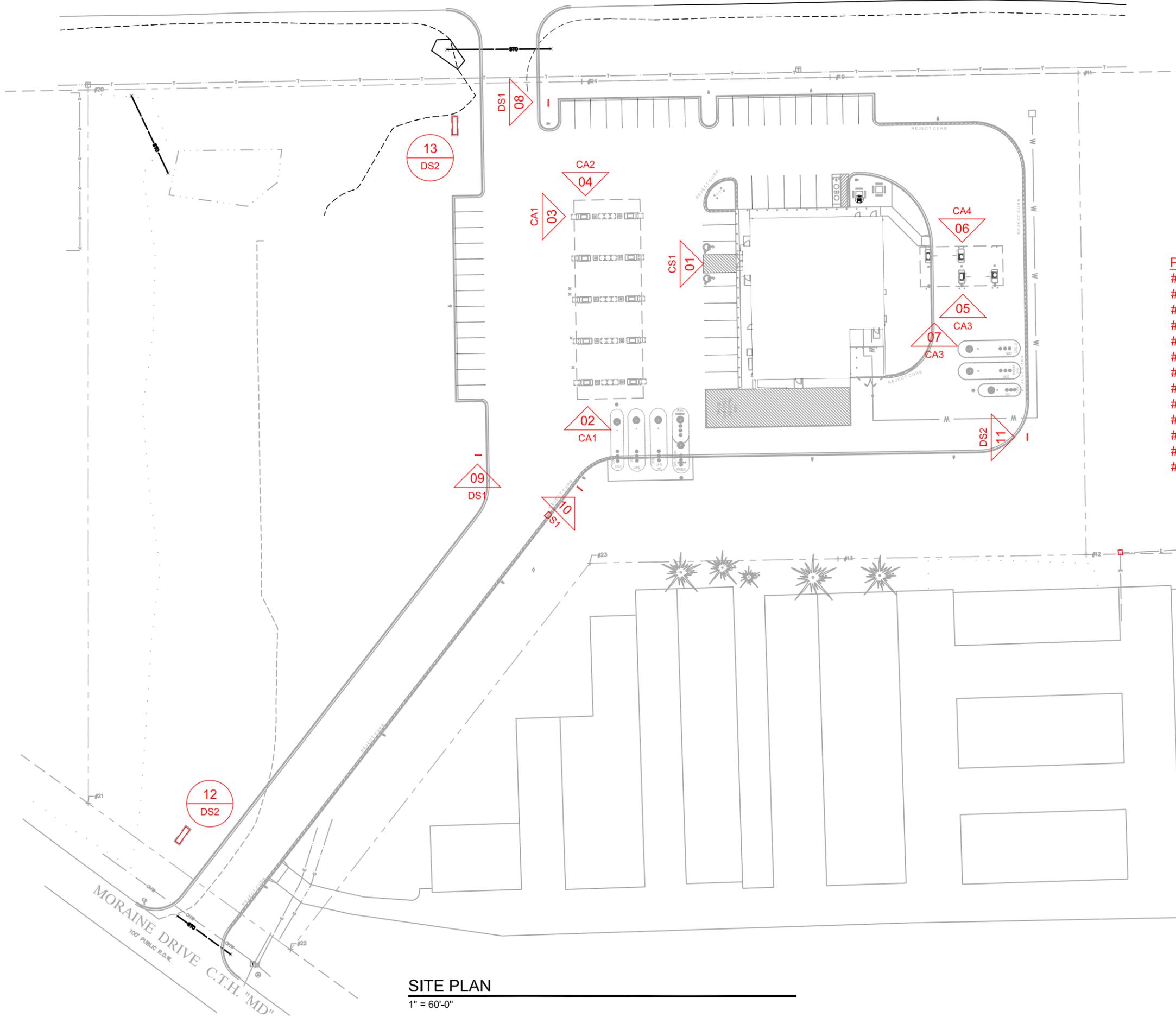
8. The Applicant shall apply for, receive, and maintain all other legally required and applicable local, county, state, and federal permits. Copies of approved permits or other evidence of compliance will be provided to the Town upon request.
9. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
10. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Non-objection from the Fire Department and correction of any deficiencies prior to issuance of CUP/SPPOO.
11. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Non-objection from the Building Inspector and correction of any deficiencies prior to issuance of CUP/SPPOO.
12. The Town Engineer may review the stormwater plans to ensure the site is in compliance with the respective Town codes. Non-objection from the Town Engineer and correction of any deficiencies prior to issuance of CUP/SPPOO.
13. Hours of operation: Customer/Employee hours between \_\_am to \_\_pm. Hours of operation not to be restrictive of after-hours fuel dispensing typical of a convenience store with fuel pumps operation.
14. All lighting shall be hooded or beamed so as not to create undesirable glare or illumination for the traveling public or the neighboring properties.
15. All vehicles and equipment must access the site only at approved locations identified in the site plan/plan of operation.
16. This Conditional Use Permit is non-transferable to any future property owner without a new Conditional Use Permit approval and issuance by the Town. The sale of any portion of the subject property shall terminate this Conditional Use Permit.
17. There shall be no outdoor storage of materials, except for those listed on the site plan (ice chests, firewood, LP tank storage cabinets, and softener salt)
18. The Waukesha County Environmental Health Division may review and approve of the uses on the subject property, prior to the issuance of any permits.
19. Any additional or future business signage shall be required to obtain signage approval through the Town of Lisbon sign application process.
20. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use is in conflict with any other aspect of the Conditional Use or any aspect of any plan of the Conditional Use, the more restrictive provision shall be controlling as determined by the Town Plan Commission and the Waukesha County Park and Planning Commission.
21. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new CUP and Site Plan/Plan of Operation permit with all the zoning

procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.

22. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area. Any major change, as determined by the Town Plan Commission may require modification to the SPPOO Permits or termination of the use.

Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the Conditional Use and the remainder shall continue in full force and effect.

The issues outlined above are meant to guide you in your discussions over whether to approve this proposal. This letter is subject to change upon review of any additional application materials submitted to the Town between the drafting of this letter and the Public Hearing. I will be in attendance at the September 12 Plan Commission meeting to answer any questions.



- PROPOSED SIGNS:**
- #01 24" LED KWIK TRIP BUILDING LETTERS
  - #02 24" LED KWIK TRIP CANOPY LETTERS
  - #03 24" LED KWIK TRIP CANOPY LETTERS
  - #04 24" LED KWIK TRIP CANOPY LETTERS
  - #05 18" LED DIESEL ENTER CANOPY SIGN
  - #06 18" LED DIESEL EXIT CANOPY SIGN
  - #07 DEF PRICE SIGN
  - #08 DRIVEWAY DIRECTIONAL
  - #09 DRIVEWAY DIRECTIONAL
  - #10 DRIVEWAY DIRECTIONAL
  - #11 DRIVEWAY DIRECTIONAL
  - #12 FREESTANDING PYLON SIGN
  - #13 FREESTANDING PYLON SIGN



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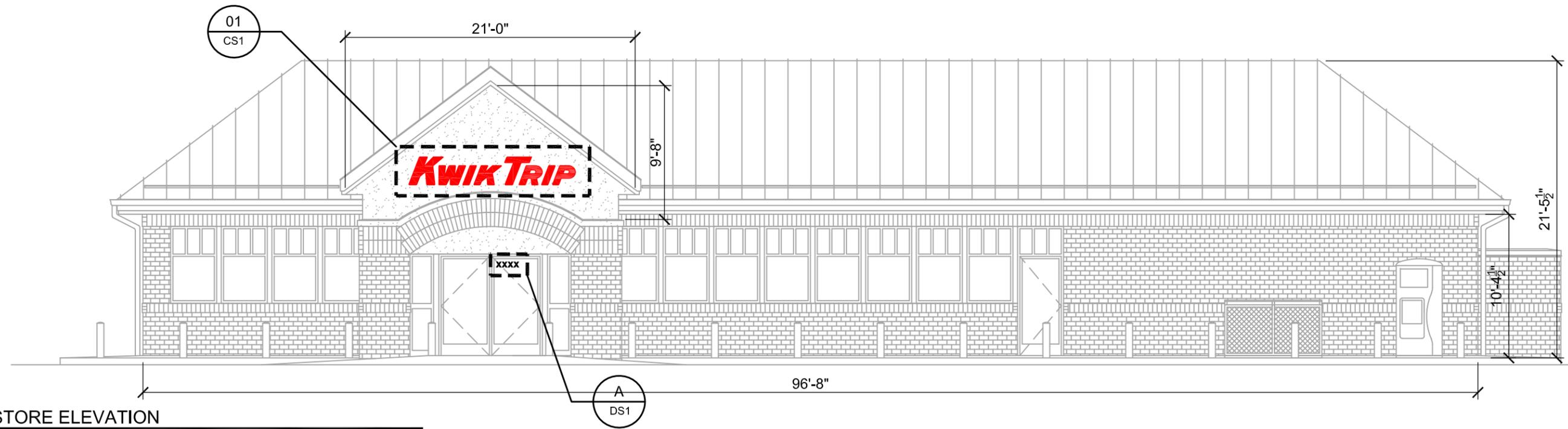
**SITE PLAN**  
 CONVENIENCE STORE #973  
 w/ SIDE DIESEL  
 N67W27619 SILVERSPRING DRIVE  
 SUSSEX, WI

#	DATE	DESCRIPTION

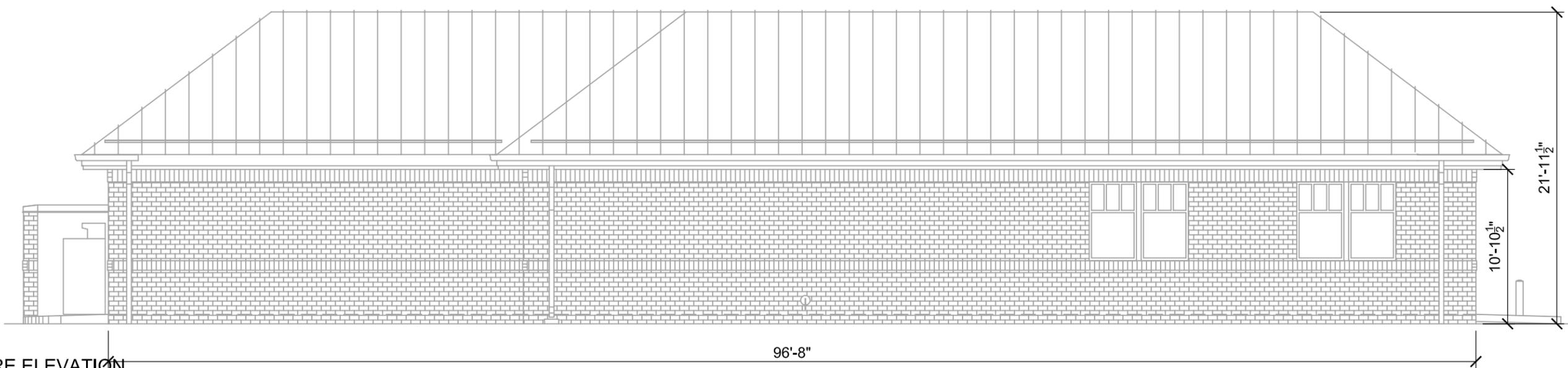
DRAWN BY: KMK  
 SCALE: MULTIPLE  
 PROJ. NO.: 0001  
 DATE: 2019-07-09  
 SHEET: SP1

**SITE PLAN**  
 1" = 60'-0"





**STORE ELEVATION**  
SCALE: 1/8" = 1'-0"



**STORE ELEVATION**  
SCALE: 1/8" = 1'-0"



**LOGO DETAIL - SIGN #01**  
SCALE: 1/2" = 1'-0"

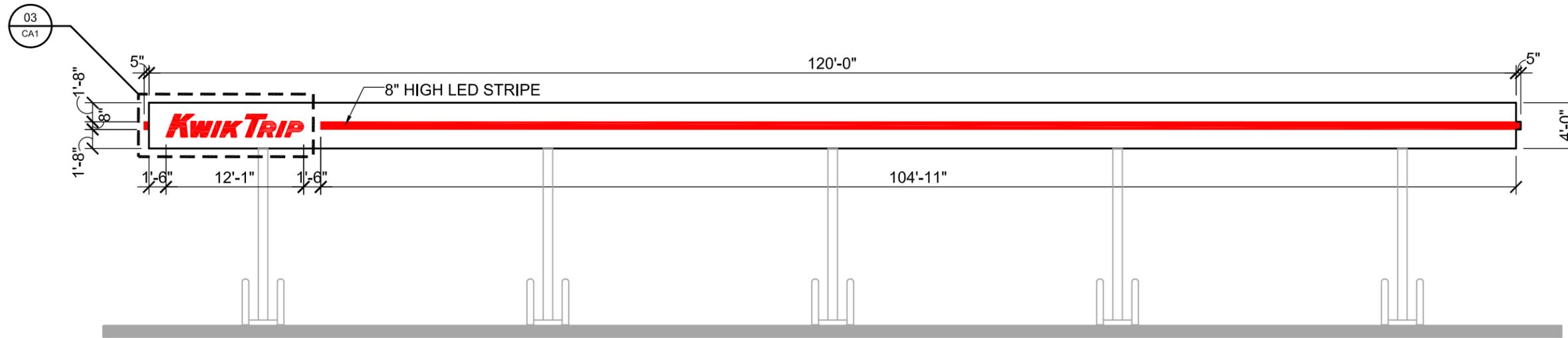


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CONVENIENCE STORE SIGNAGE  
CONVENIENCE STORE #973  
w/ SIDE DIESEL  
N67W27619 SILVERSPRING DRIVE  
SUSSEX, WI

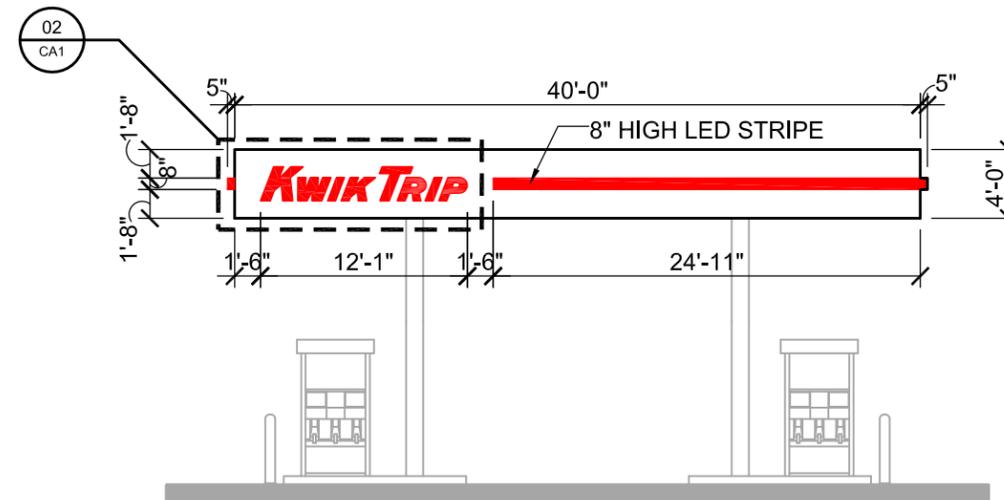
#	DATE	DESCRIPTION

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SCALE: MULTIPLE  
PROJ. NO.: 0001  
DATE: 2019-07-09  
SHEET: CS1



**CANOPY ELEVATION**

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



**CANOPY ELEVATION**

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



**LOGO DETAIL - SIGNS #02 & #03**

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

**Kwik  
TRIP**

**Kwik  
STAR**

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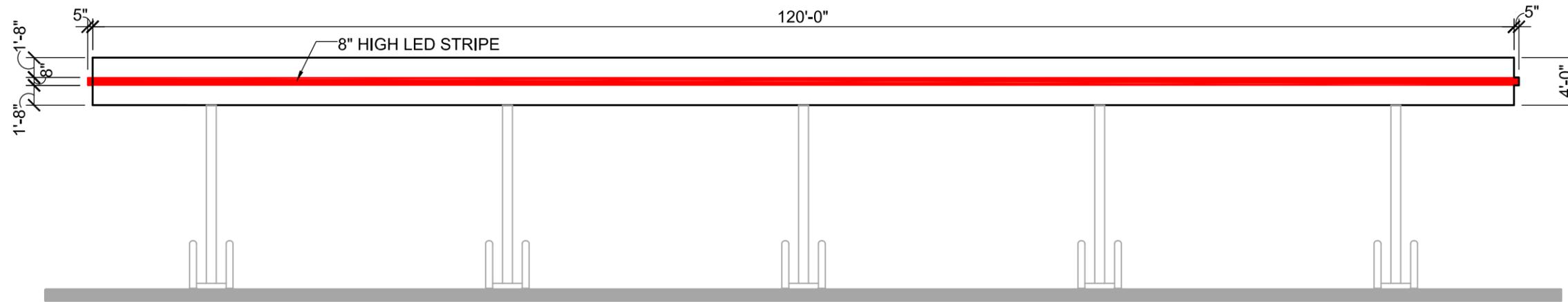
CANOPY SIGNAGE

CONVENIENCE STORE #973  
w/ SIDE DIESEL

N67W27619 SILVERSPRING DRIVE  
SUSSEX, WI

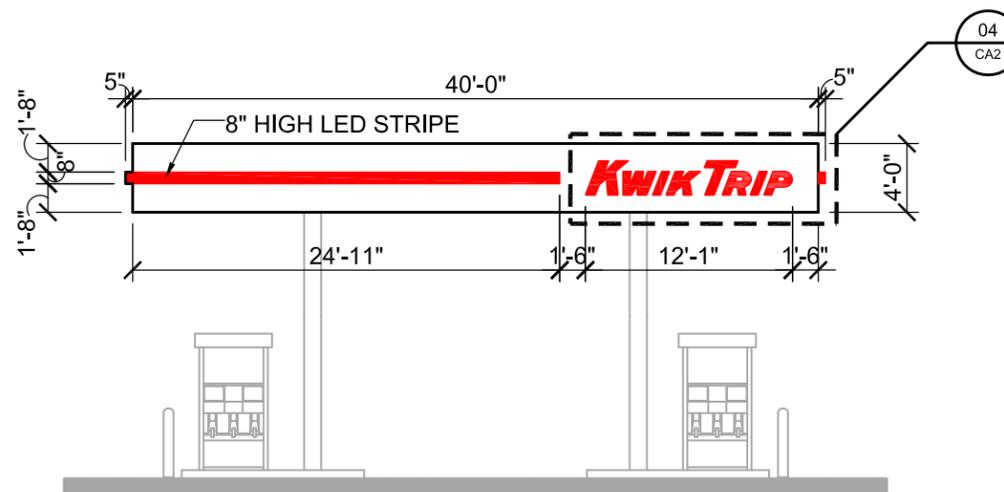
#	DATE	DESCRIPTION

DRAWN BY: KMK  
SCALE: MULTIPLE  
PROJ. NO.: 0001  
DATE: 2019-07-09  
SHEET: CA1



**CANOPY ELEVATION**

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



**CANOPY ELEVATION**

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



**LOGO DETAIL - SIGN #04**

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

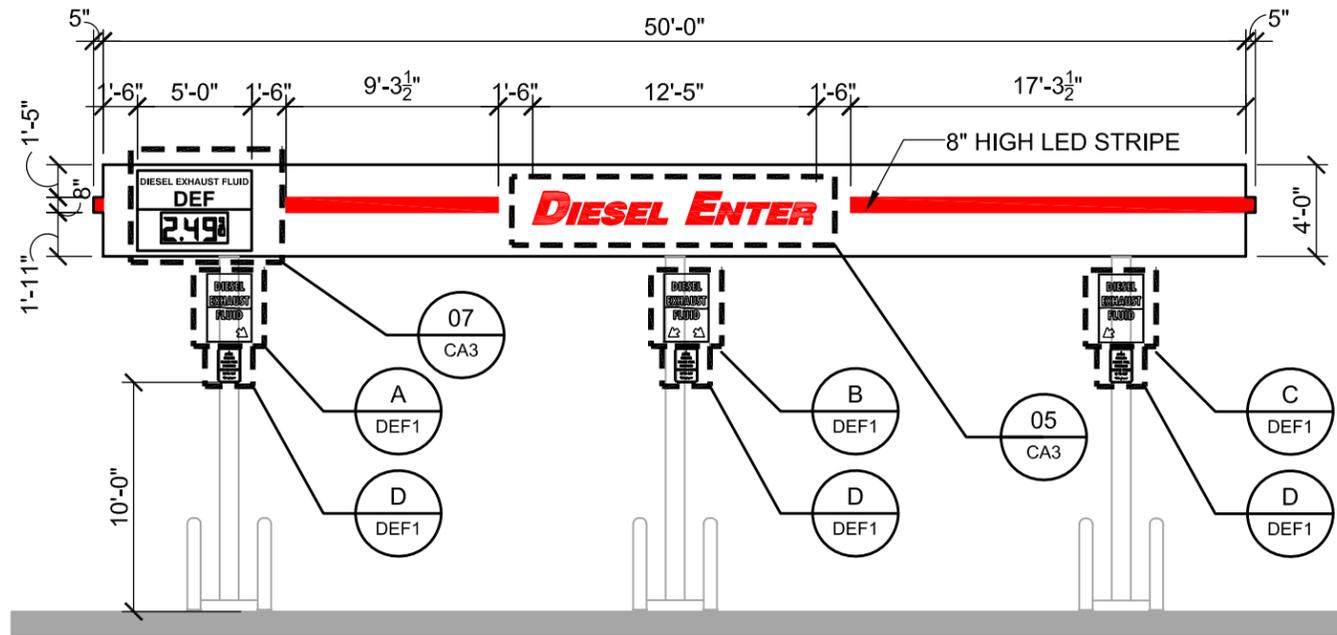


KWIK TRIP, Inc.  
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 1626 OAK STREET  
 LA CROSSE, WI 54602-2107  
 PH. (608) 781-8988  
 FAX (608) 781-8960

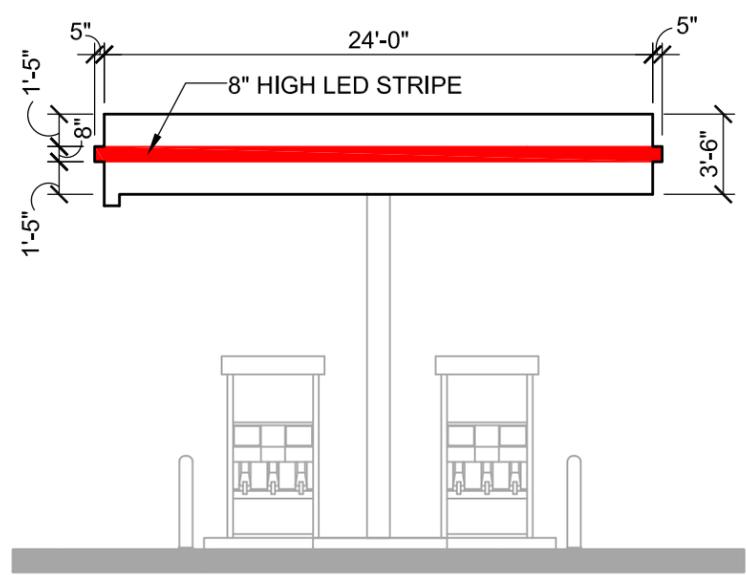
CANOPY SIGNAGE  
 CONVENIENCE STORE #973  
 w/ SIDE DIESEL  
 N67W27619 SILVERSPRING DRIVE  
 SUSSEX, WI

#	DATE	DESCRIPTION

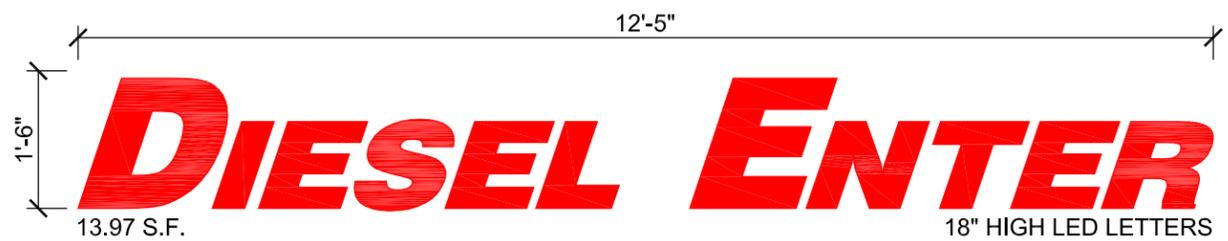
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 SCALE: MULTIPLE  
 PROJ. NO.: 0001  
 DATE: 2019-07-09  
 SHEET: CA2



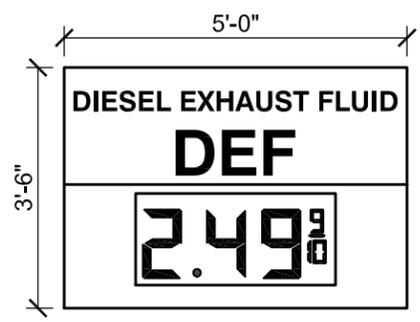
**CANOPY ELEVATION**  
SCALE: 1/8" = 1'-0"



**CANOPY ELEVATION**  
SCALE: 1/8" = 1'-0"



**LOGO DETAIL - SIGN #05**  
SCALE: 1/2" = 1'-0"



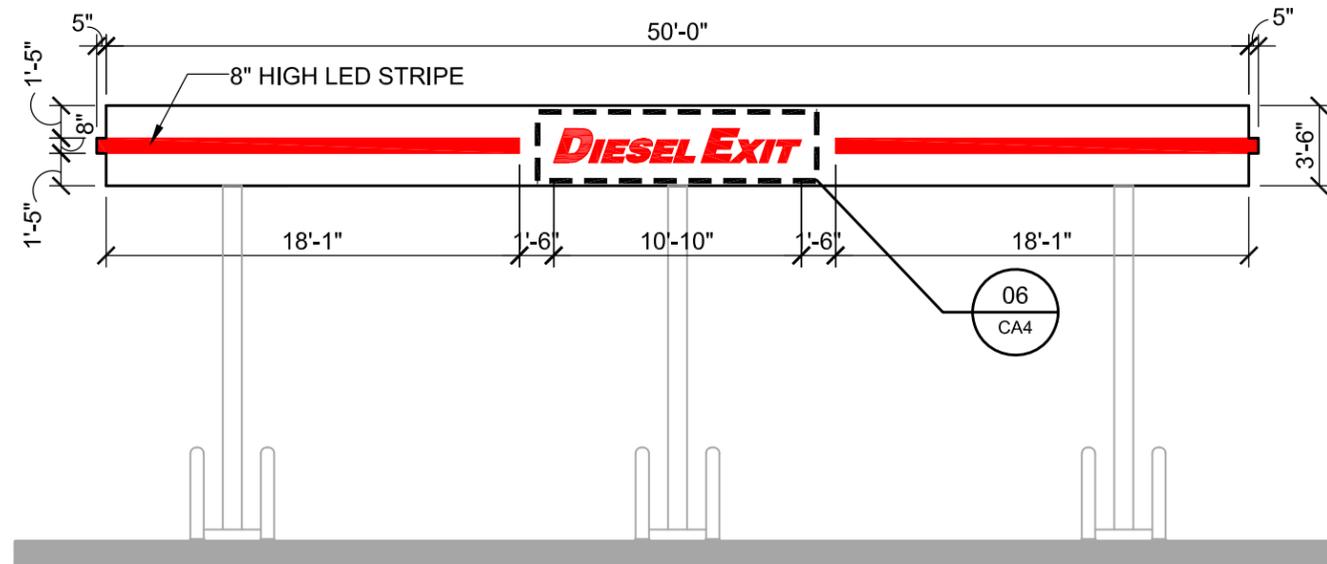
**DEF DETAIL - SIGN #07**  
SCALE: 3/8" = 1'-0"



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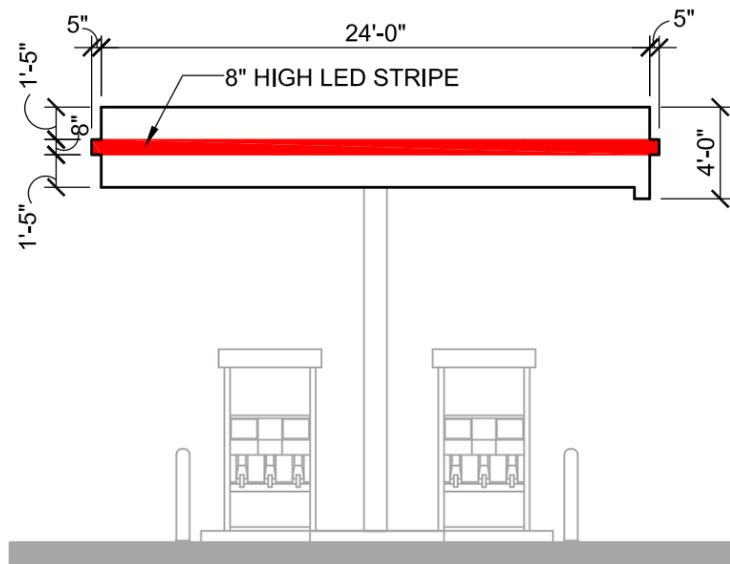
CANOPY SIGNAGE  
CONVENIENCE STORE #973  
w/ SIDE DIESEL  
N67W27619 SILVERSPRING DRIVE  
SUSSEX, WI

#	DATE	DESCRIPTION
DRAWN BY		KMK
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2019-07-09
SHEET		CA3



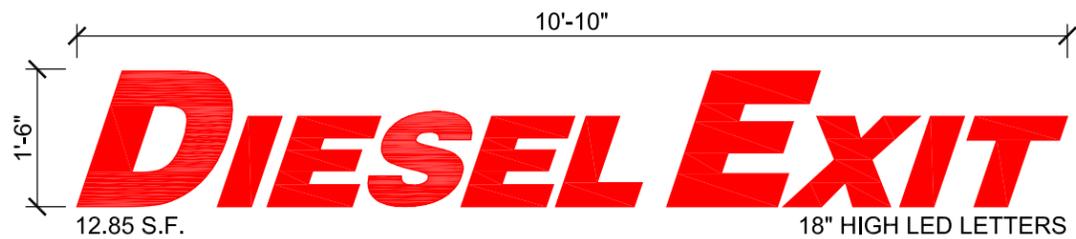
**CANOPY ELEVATION**

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



**CANOPY ELEVATION**

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



**LOGO DETAIL - SIGN #06**

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

**KWIK  
TRIP**

**KWIK  
STAR**

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CANOPY SIGNAGE

CONVENIENCE STORE #973  
w/ SIDE DIESEL

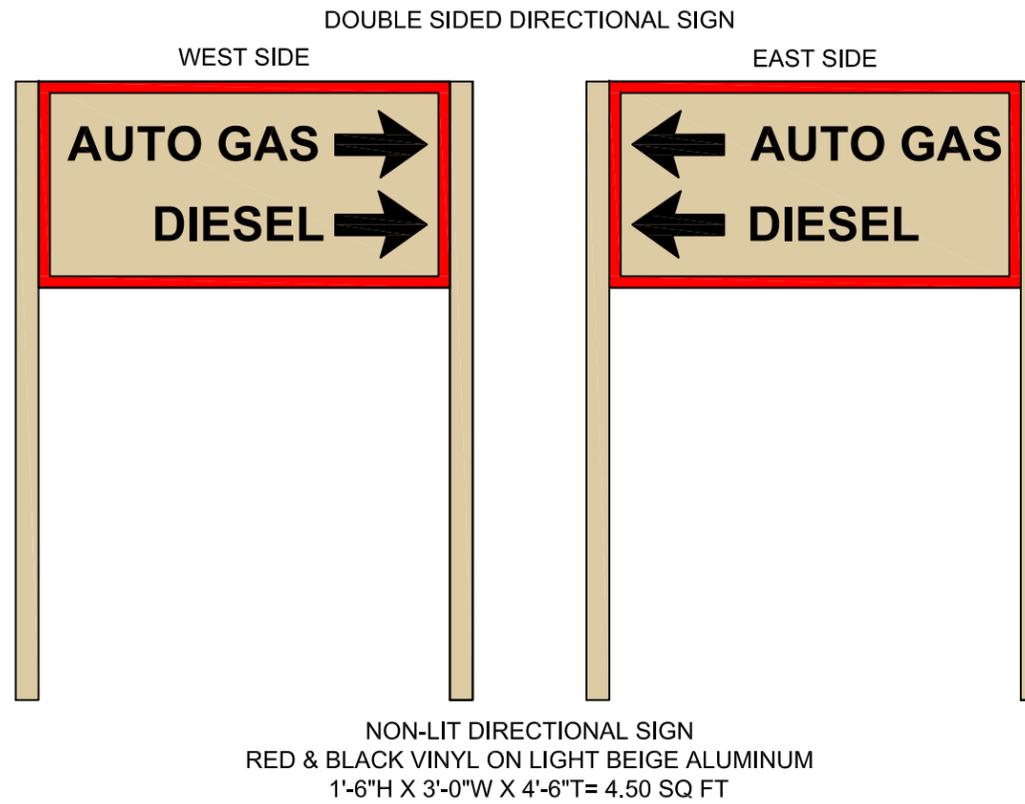
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SUSSEX, WI

#	DATE	DESCRIPTION

DRAWN BY: KMK  
SCALE: MULTIPLE  
PROJ. NO.: 0001  
DATE: 2019-07-09  
SHEET: CA4

5" **XXXX**

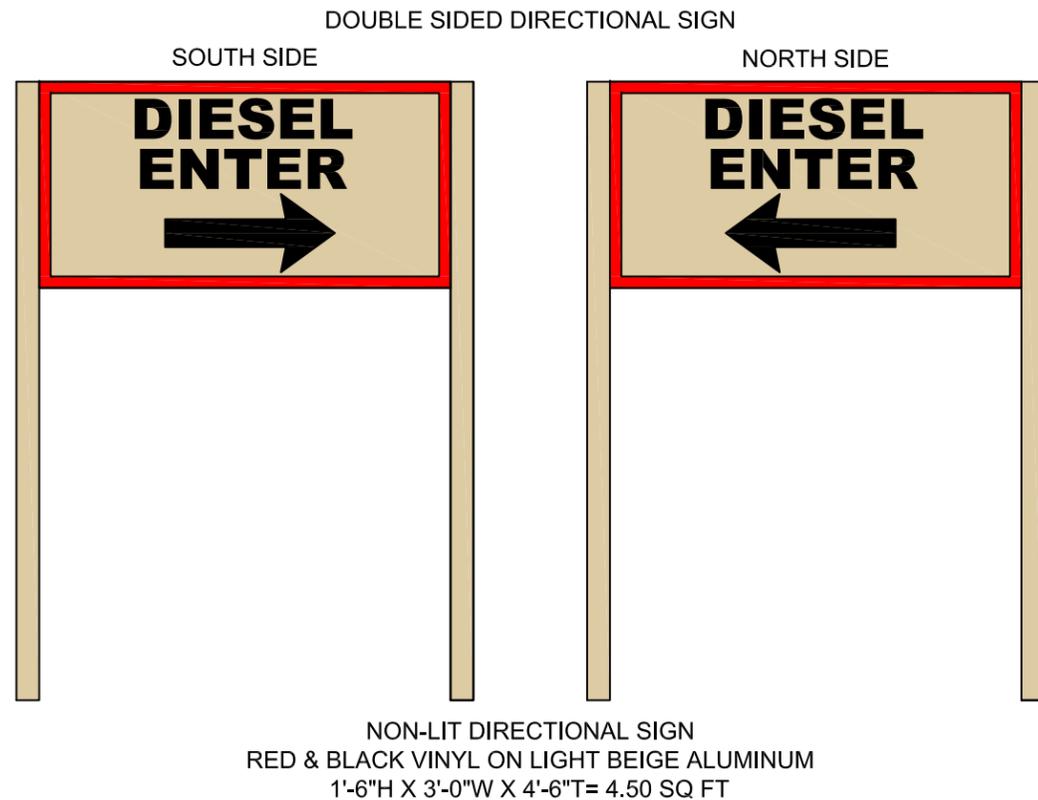
5" WHITE VINYL ADDRESS LETTERS  
ON GLASS DOOR AS SHOWN ABOVE  
(VERIFY ACTUAL NUMBERS WITH PROJECT MANAGER)



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**ADDRESS SIGN A**

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

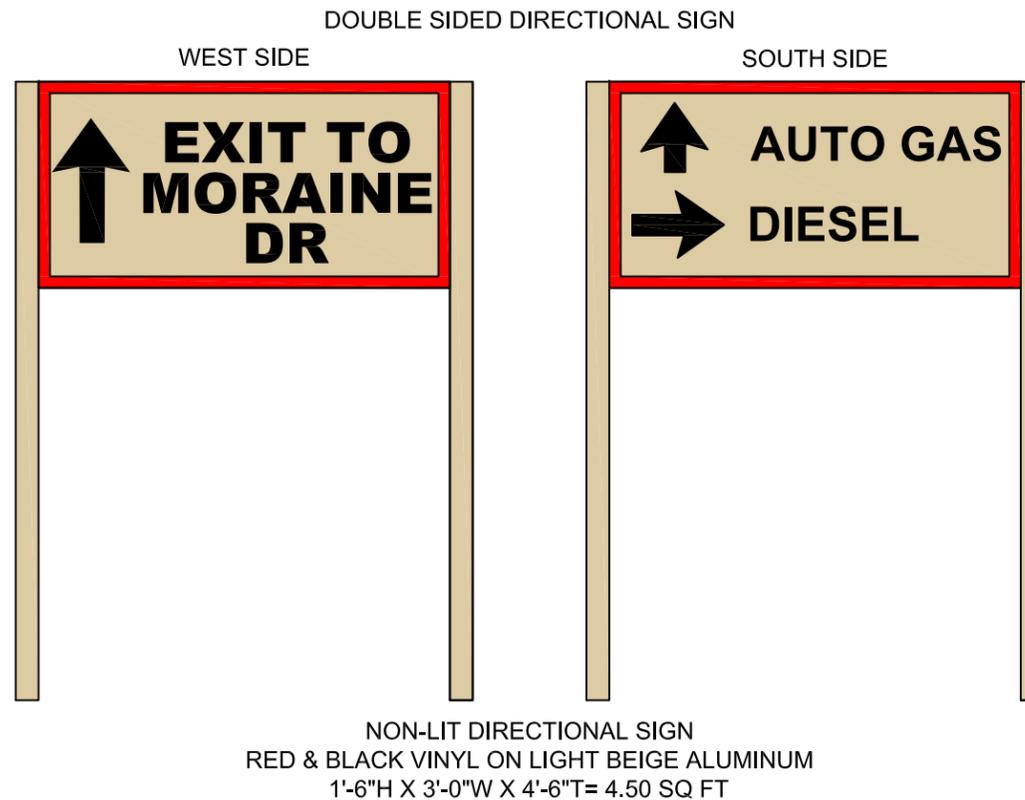


**DIRECTIONAL SIGN #9**

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

**DIRECTIONAL SIGN #8**

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



**DIRECTIONAL SIGN #10**

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

DIRECTIONAL SIGNAGE

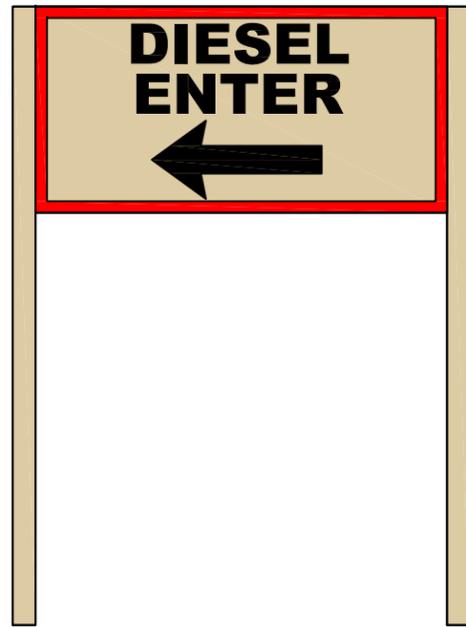
CONVENIENCE STORE #973  
w/ SIDE DIESEL

N67W27619 SILVERSPRING DRIVE  
SUSSEX, WI

#	DATE	DESCRIPTION

DRAWN BY: KMK  
SCALE: MULTIPLE  
PROJ. NO.: 0001  
DATE: 2019-07-09  
SHEET: DS1

SINGLE SIDED DIRECTIONAL SIGN



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

DIRECTIONAL SIGN #11

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

#12 KWIK TRIP FREESTANDING PYLON SIGN

SEE ATTACHMENT FROM LA CROSSE SIGN CO

#13 KWIK TRIP FREESTANDING PYLON SIGN

SEE ATTACHMENT FROM LA CROSSE SIGN CO

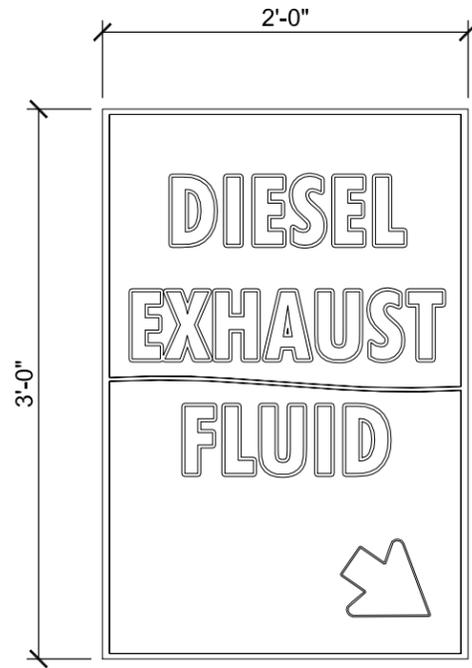


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DIRECTIONAL SIGNAGE  
 CONVENIENCE STORE #973  
 w/ SIDE DIESEL  
 N67W27619 SILVERSPRING DRIVE  
 SUSSEX, WI

#	DATE	DESCRIPTION

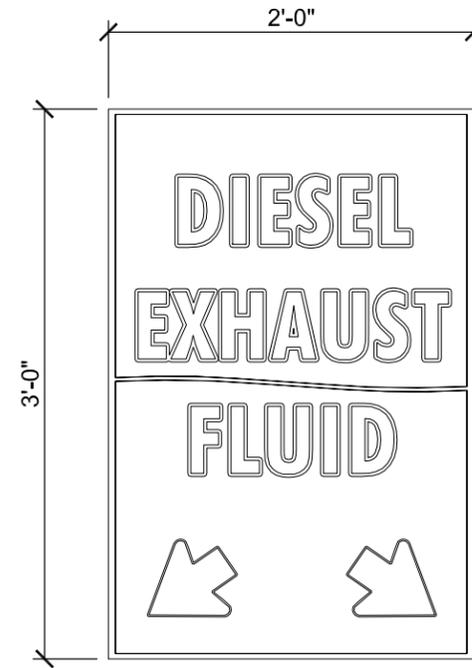
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2019-07-09
SHEET	DS2



QTY: X

**DEF SIGN A**

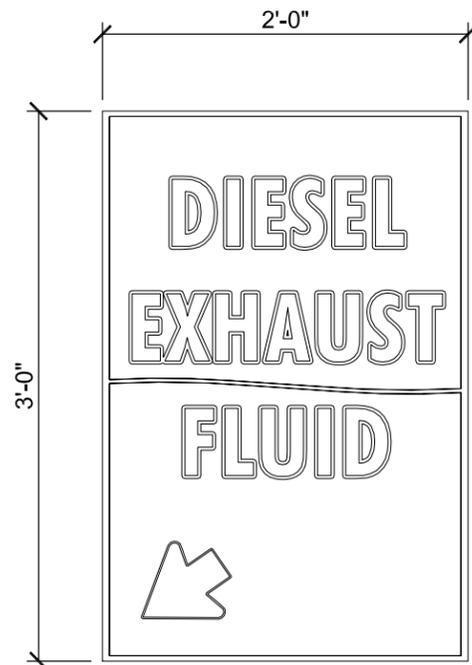
SCALE: 3/4" = 1'-0"



QTY: X

**DEF SIGN B**

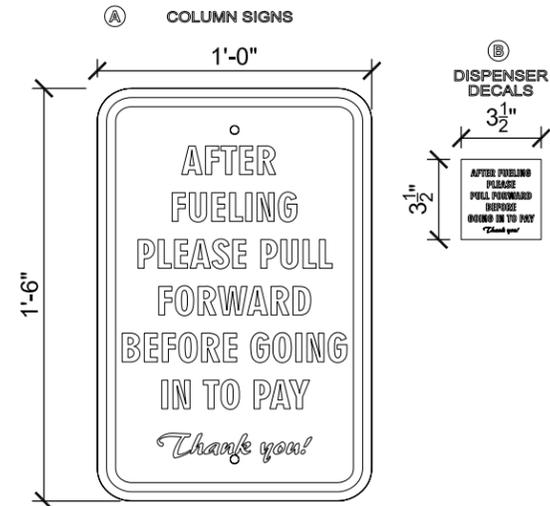
SCALE: 3/4" = 1'-0"



QTY: X

**DEF SIGN C**

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



**PULL AHEAD SIGN D**

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



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DEF / DSL SIGNAGE  
CONVENIENCE STORE #973  
w/ SIDE DIESEL  
N67W27619 SILVERSPRING DRIVE  
SUSSEX, WI

#	DATE	DESCRIPTION

DRAWN BY: KMK  
SCALE: MULTIPLE  
PROJ. NO.: 0001  
DATE: 2019-07-09  
SHEET: DEF1

Signs 12 & 13

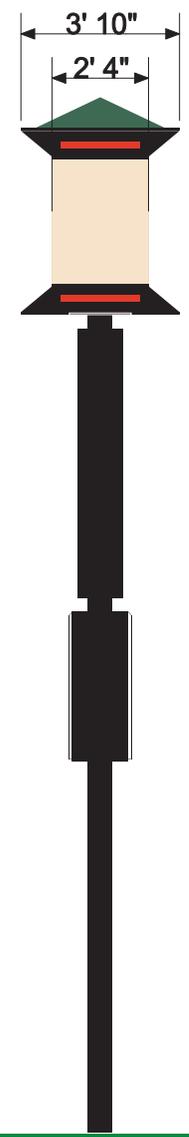


ID Cabinet  
3' 0" x 12' 0"  
36 sq. ft.

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

108x216  
10mm RGB  
Active SF 25.91  
Overall SF 30.57

Total Square Feet  
118.57



Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

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DESIGN

SALES

FILE

COLOR KEY

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



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

- a NA 208080 Beige
- b Black S/G paint
- c #2283 Red Acrylic
- d White of Acrylic
- e Red LED
- f NA 307880 Hemlock Green
- g Green LED
- h Black (230-22)
- i Yellow (230-015)
- j Blue (230-167)

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



September 4, 2019

Jeff Osgood  
Kwik Trip, Inc.  
1626 Oak St.  
LaCrosse, WI 54602

Re: Erosion Control and Stormwater Management Plan Review  
Kwik Trip #973, Section 19, Town of Lisbon  
Plans dated 6/28/19  
Report dated 5/10/2019

Dear Mr. Osgood,

The Land Resources Division has completed a review of the above-referenced plans. In order to receive a stormwater permit, please provide a cover letter responding to the following comments:  
Miscellaneous

1. The permit application form is unsigned.

Report

2. The report does not say where the runoff goes or what the receiving water body is. Please see the attached example stormwater narrative.
3. In the stormwater soil test logs, the chroma and value numbers are missing for TP-2.
4. In the HydroCad printouts, I do not see any signs that an infiltration rate was entered for the infiltration basin.
5. In the HydroCad and SLAMM data entry, the wet basin has a broad-crested weir at 1009.5, but I do not see any on the plans.
6. There is no erosion control narrative. See the attached example erosion control narrative.
7. There is no construction inspection schedule. See the attached example.
8. The USLE spreadsheet was provided, but there is no associated map showing where the slope length was measured.

9. The USLE spreadsheet indicates that the plan is to construct through the winter. Please be aware, as stated in the USLE spreadsheet, that any area left inactive for 14 days must be stabilized. Refer to the county's Late Season Stabilization policy for requirements.
10. There is a brief construction sequence, but
  - a) It does not include any milestone dates
  - b) It does not address late-season stabilization requirements. See the attached policy.

#### Plan Sheet SP 3.0

11. In the Stormtech system detail, it does not appear that there is any geotextile on the sides of the trench. The WDNR Infiltration Trench 1007 design standard calls for geotextile to prevent the migration of fines laterally into the trench.

#### Plan Sheet 3.1

12. I did not find any detail for the basin outlet.
13. There is no apparent emergency spillway.
14. The 1010 elevation contour on the north side of the basin lacks a matching contour to the north, and does not tie into existing contours.
15. The cross-section does not show any liner. The WDNR 1001 Wet Detention design standard flowchart indicates that a Class A liner is required.
16. There does not appear to be 1 foot of freeboard above the 100-year storm event elevation.
17. Per review checklist #3, the cross-section should show
  - a) the soil profile
  - b) Topsoil re-application extending down to the bottom of the safety shelf

#### Post-Development Drainage Map

18. The time of concentration path for area P-1 does not bear any relation to the topo contours.

#### Plan Sheet SWP 1.0

19. The wet basin in-fall riprap must extend to the bottom of the basin. The riprap, and underlying liner, must be channelized so that water does not scour outside of the stone. See the attached detail sketch.
20. Add some biologs in the CTH VV road ditch at the northwest end of the site.
21. Please add late season stabilization requirements per the example on our web page.

#### Maintenance Agreement

22. On page 1, combine items 1 and 2 to state "The Owner shall be responsible for the routine and extraordinary maintenance and repair of the stormwater management practice(s) and drainage easements identified in Exhibit B in accordance with the maintenance plan contained in Exhibit C."
23. On page 4, add metes and bounds descriptions of drainage easements on the BMPs.

24. Add the following definition of the easements: “Areas labeled “drainage easement” are reserved for stormwater collection, conveyance and treatment. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt stormwater flows in any way. The municipality or their designee is authorized access in these areas for purposes of inspecting the stormwater management practices or enforcing the terms of the Maintenance Agreement.”
25. The access easements may be depicted graphically.
26. Delete the references to forebays on page 6. Alternatively, a stone forebay divider could be added to the pond to concentrate sediment deposition in a more manageable area.
27. Complete or delete item 15.i.

Financial Assurance

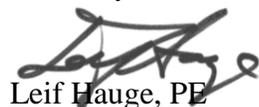
28. Provide a letter of credit in the amount of \$40,000 for the two stormwater facilities, or a check for half that amount. Please contact me for terms of the letter of credit.
29. Conditions of refund will include:
  - a. Recording of the maintenance agreement immediately following the plat recording,
  - b. Submittal of as-built plans,
  - c. Construction verification by the engineer,
  - d. Final inspection, and
  - e. Recording of the maintenance agreement addendum

Other

30. A plan implementation meeting will be required. Contact me to schedule the meeting following final plan approval.
31. The sign-off form for plan implementation must be signed by the involved parties.

If you have any questions or comments, please contact me at (262) 896-8304.

Sincerely,



Leif Hauge, PE  
Senior Civil Engineer  
Land Resources Division

cc: Sandy Scherer – Waukesha County Planning  
Gina Gresch – Town Administrator  
Dan Green – Town Clerk  
Mitch Leisses – Town Engineer  
Louis Olson, PE – Snyder & Associates