



PLAN COMMISSION AGENDA
Tuesday, January 15, 2019 - 6:00 pm
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – January 3, 2019 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Public Hearing #1** – Special Exception (SE-01-19) requested by CoVantage Credit Union, 665 W. Ridgeview Drive, for operation of an electronic message center sign. **Action:** Hear testimony/close hearing.
8. **Special Exception (SE-01-19)** – Request by CoVantage Credit Union, 665 W. Ridgeview Drive, for operation of an electronic message center sign. **Action:** Recommend approval/denial of SE-01-19. (TOWN BOARD ACTION 2/5/2019)
9. **Site Plan Amendment (SPA1-30-00)** – Request by CoVantage Credit Union, 665 W. Ridgeview Drive, to remove an existing monument sign and install a new monument sign, including an electronic message center sign. **Action:** Approve/deny SPA1-30-00.
10. **Public Hearing #2** – Special Exception (SE-02-19) requested by Kwik Trip, Inc., 1300 N. Westhill Boulevard, for operation of an automotive fueling station and convenience store. **Action:** Hear testimony/close hearing.
11. **Special Exception (SE-02-19)** – Request by Kwik Trip, Inc., 1300 N. Westhill Boulevard, for operation of an automotive fueling station and convenience store. **Action:** Recommend approval/denial SE-02-19. (TOWN BOARD ACTION 2/5/2019)
12. **Public Hearing #3** – Special Exception (SE-03-19) requested by Kwik Trip, Inc., 1300 N. Westhill Boulevard, for operation of an electronic message center sign. **Action:** Hear testimony/close hearing.
13. **Special Exception (SE-03-19)** - Request by Kwik Trip, Inc., 1300 N. Westhill Boulevard, for operation of an electronic message center sign. **Action:** Recommend approval/denial of SE-03-19. (TOWN BOARD ACTION 2/5/2019)
14. **Site Plan (SP-02-19)** - Request by Kwik Trip, Inc., 1300 N. Westhill Boulevard, for construction of an automotive fueling station, convenience store, signage, and associated site improvements. **Action:** Approve/deny SP-02-19.

15. **Certified Survey Map (CSM-03-19)** – Request by Wisconsin Electric Power Company, Terry A. Piller and Lori L. Mueller, owners of properties in the 5000 block of W. Greenville Drive, for approval of a 3-lot CSM with roadway dedication. **Action:** Recommend approval/denial of CSM-03-19. (TOWN BOARD ACTION 1/15/2019).

16. Adjournment.

Public Notice: Agendas are posted in the following locations: Town Hall bulletin boards & Town website www.grandchute.net 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at (920-832-5644) with at least 24-hour notice.

Notice of Possible Quorum: A quorum of the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

GRAND CHUTE PLAN COMMISSION MINUTES

January 3, 2019

Members Present: Chairman Dave Schowalter, Commissioner Bruce Sherman, Julie Hidde, Pam Crosby, Duane Boeckers, Cheryl Ulrich. Members Absent: Commissioner Robert Stadel, John Weber.

Also Present: James March, Town Administrator; Brent Braun, IT Director; Katie Schwartz, Public Works Director; Karen Heyrman, Deputy Public Works Director; Michael Patza, Town Planner; interested parties (audience attendance = 3)

1. **ROLL CALL**

Chairman Schowalter opened the meeting at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

Motion (Sherman/Boeckers) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES – DECEMBER 18, 2018 MEETING.**

Motion (Hidde/Ulrich) to approve the minutes. Motion carried, all voting aye.

5. **PUBLIC INPUT** – There was no public input.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** – Planner Patza noted that a reference map for the Plan Commission Agenda items was included in the meeting packet and a copy of the Town of Grand Chute Official Map was placed in the Plan Commission Dropbox folder.

7. **GRAND CHUTE OFFICIAL MAP 2018 AMENDMENT** – (DEFERRED FROM DECEMBER 18, 2018 PLAN COMMISSION MEETING).

Planner Patza provided an overview of the 2018 amendments to the Grand Chute Official Map.

Motion (Hidde/Crosby) to recommend approval/denial of Grand Chute Official 2018 Map Amendment. Motion carried, all voting aye.

8. **CERTIFIED SURVEY MAP (CSM-20-18)** – REQUEST BY ROBERT H. AND GLADYS M. EBBEN REVOCABLE TRUST, 5300 AND 5510 N. MCCARTHY ROAD, FOR APPROVAL OF A LOT CONSOLIDATION CSM WITH ROADWAY DEDICATION.

Planner Patza noted the Certified Survey Map provides roadway dedication along both N. McCarthy Road and W. Edgewood Drive.

Motion (Sherman/Ulrich) to recommend approval of the Certified Survey Map (CSM-01-19) requested by Robert H. and Gladys M. Ebben Revocable Trust 5300 and 5510 N. McCarthy Road. Motion carried, all voting aye.

9. **SITE PLAN (SP-01-19)** – REQUEST BY STORAGE SHOP USA, 2145 W. PERSHING STREET, FOR CONSTRUCTION OF NINE (9) COMMERCIAL STORAGE/WORKSHOP BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS.

Planner Patza provided project details including the potential uses of the buildings, specifics regarding the Stormwater Management Plan, and site signage.

Motion (Ulrich/Crosby) to approve Site Plan (SP-01-19) requested by Storage Shop USA, 2145 W. Pershing Street, for construction of nine (9) commercial storage/workshop buildings and associated site improvements subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; (2) staff approval of a lot reconfiguration CSM; and, (3) staff approval of the Site Lighting Plan. Motion carried, all voting aye.

10. ADJOURNMENT.

Motion (Sherman/Boeckers) to adjourn the meeting at 6:10 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak/MP
Com. Dev. Admin. Asst.

**Town of Grand Chute
Special Exception Request
CoVantage Credit Union
Electronic Message Center Sign**

To: Plan Commission

From: Michael Patza, Town Planner

Date: January 10, 2019

Address: 665 W. Ridgeview Drive

App. #: SE-01-19

REQUEST

- 1. **Proposed Use:** Continued financial institution/credit union.
- 2. **Project Description:** Operation of an electronic message center sign.
- 3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant seeks approval to operate an electronic message center sign (EMU) that will be a part of a new monument sign. The sign will be 18' in height with a total size of 65 sq. ft., including a 30 sq. ft. EMU. The EMU will be equipped with automatic light sensors that adjust sign brightness according to the intensity of ambient light levels. The Sign Code enumerates a series of standards and technical requirements that must be met in the operation of this electronic message center sign.

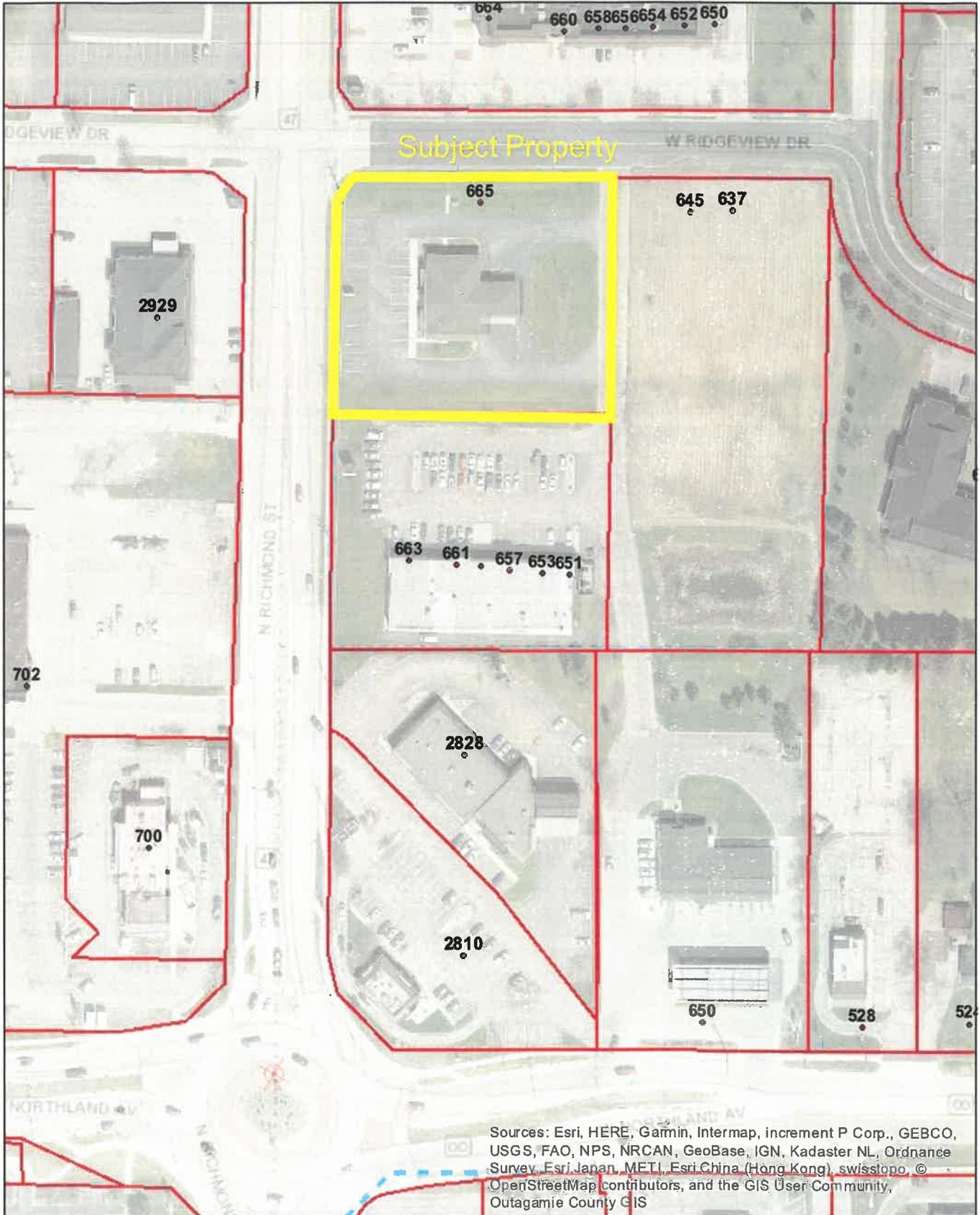
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. Found.**
- b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. Found.**
- c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. NA.**
- d. **Adequate public facilities and services are available for the proposed Special Exception use of structure. NA.**

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-01-19) requested by CoVantage Credit Union, 665 W. Ridgeview Drive, to allow operation of an electronic message center sign.

SE-01-19 -- 665 W. Ridgeview Drive



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community, Outagamie County GIS

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20810

The red line shows a distance of 10'. The yellow rectangle shows where the new pylon will be located.

Town of
Grand Chute

Measure

	Totals
Feet:	
Miles:	
Meters:	
Kilometers:	
Yards:	

Create Markup

GRAPHIC HOUSE

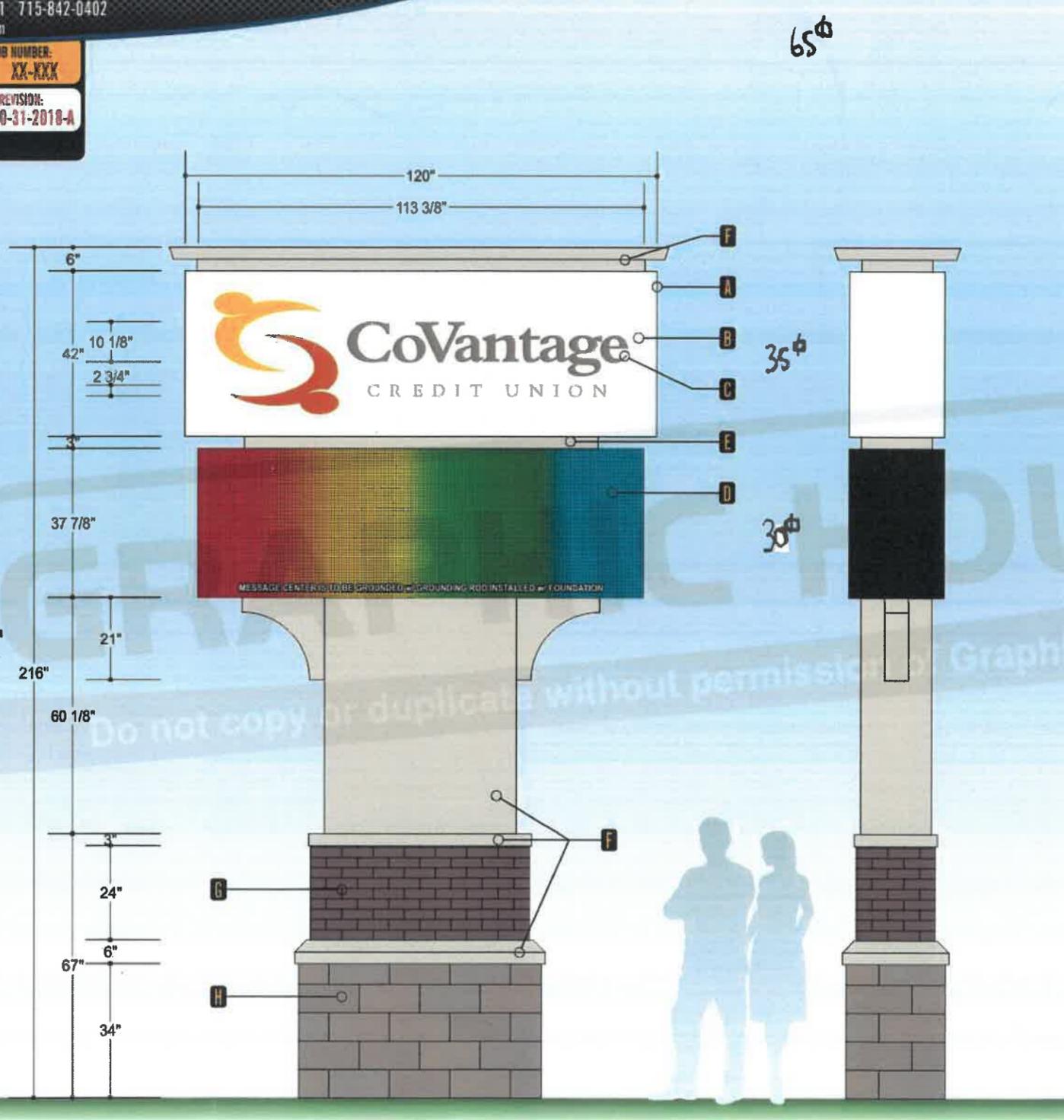
CLIENT
CO VANTAGE CREDIT UNION
APPLETON, WI

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

SALES REP: MIKE J	DATE: 9-27-2018	QUOTE NUMBER: 15101B	JOB NUMBER: XX-KCCK
SALES AUTH:		REVISION: 10-31-2018-A	

SALES DRAWING: CO VANTAGE CREDIT UNION APPLETON, WI 15101B MONUMENT & LETTERS
Covantage Appleton 15101B 03-1.jpg

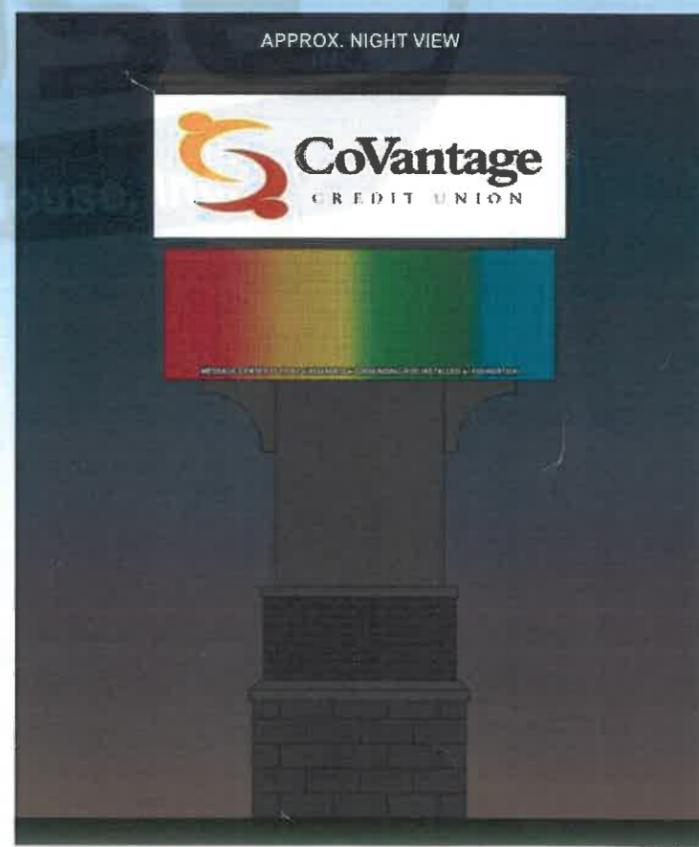
- (1) D/F LIT PYLON
- A FORMED BLEEDFACE CABINET, LIT w/ WHITE LED'S
 - B WHITE FLEXIBLE FACE CLEARCOATED w/ COBLEY COOLCHAIN
 - C DOUBLE PRINTED VINYL LOGO w GLOSS LAMINATE
 - D 16mm RGB MESSAGE CENTER. 60 x 180 MATRIX
 - E VENTED REVEAL
 - F ALUM. FORMED CLADDING, CAP & REVEALS
 - G ENDICOTT CLAY MEDIUM IRONSPOT #46 VALOUR TEXTURE w/ STANDARD GREY MORTAR (TBD)
 - H SPLIT FACE SIENNA CREAM w/ STANDARD GREY MORTAR (TBD)
- P1 - White
 P2 - MP 34a-2p Dutch Cream
 DP1 - PMS 404c
 DP2 - PMS 130c
 DP3 - PMS 167c



65"

35"

30"



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

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**Town of Grand Chute
Site Plan Amendment Review
CoVantage Credit Union**

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 10, 2019
Address: 665 W. Ridgeview Drive

App. #: SPA1-30-00

REQUEST

- 1. **Proposed Use(s):** Continued financial institution/credit union.
- 2. **Project Description:** Remove an existing monument sign and install a new monument sign, including a new electronic message center.
- 3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

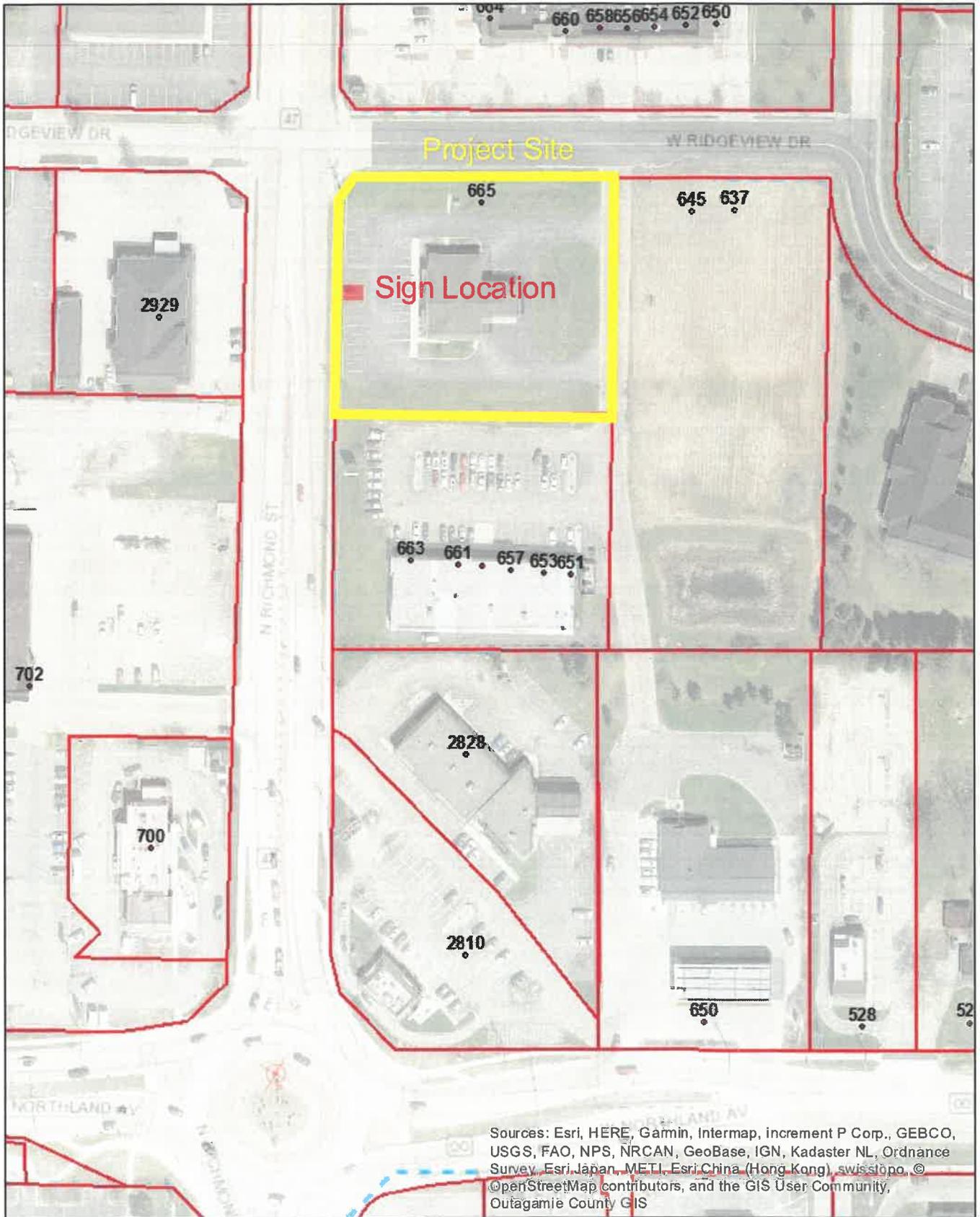
ANALYSIS

Applicant seeks approval to replace the existing monument sign with a new monument sign, including a new electronic message center (EMU). The new sign will be 18' in height with a total size of 65 sq. ft., including a 30 sq. ft. EMU. The new sign will be in the same location as the existing sign, along the frontage of N. Richmond Street. All code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-30-00) requested by CoVantage Credit Union, 665 W. Ridgeview Drive, to replace an existing monument sign with a new monument sign, including a new electronic message center, subject to Town Board approval of Special Exception SE-01-19.

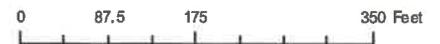
SPA1-30-00 -- 665 W. Ridgeview Drive



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The red line shows a distance of 10'. The yellow rectangle shows where the new pylon will be located.

Measure	Totals
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Yards:	

Create Markup

GRAPHIC HOUSE

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CO VANTAGE CREDIT UNION
APPLETON, WI

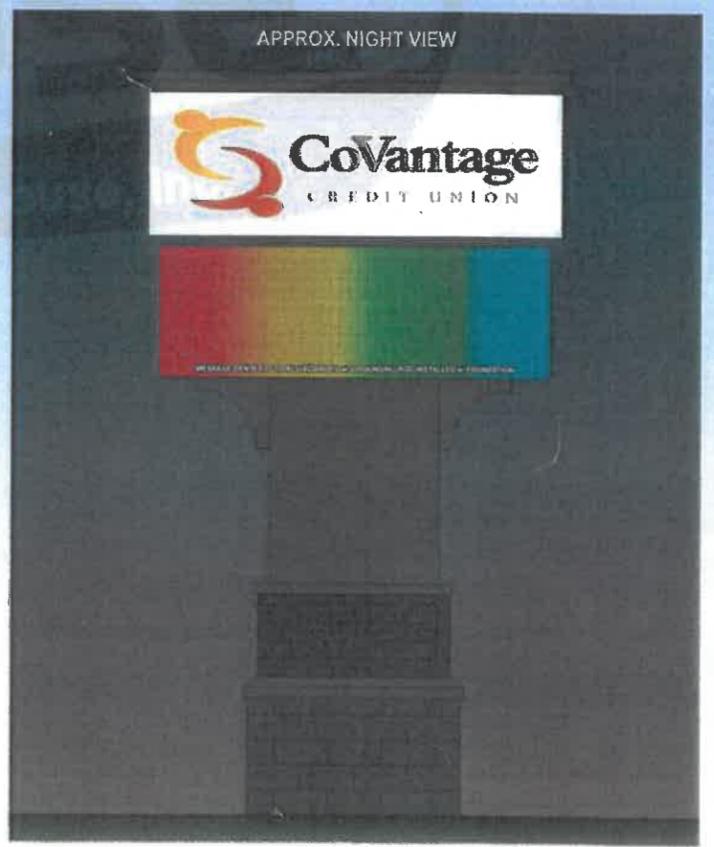
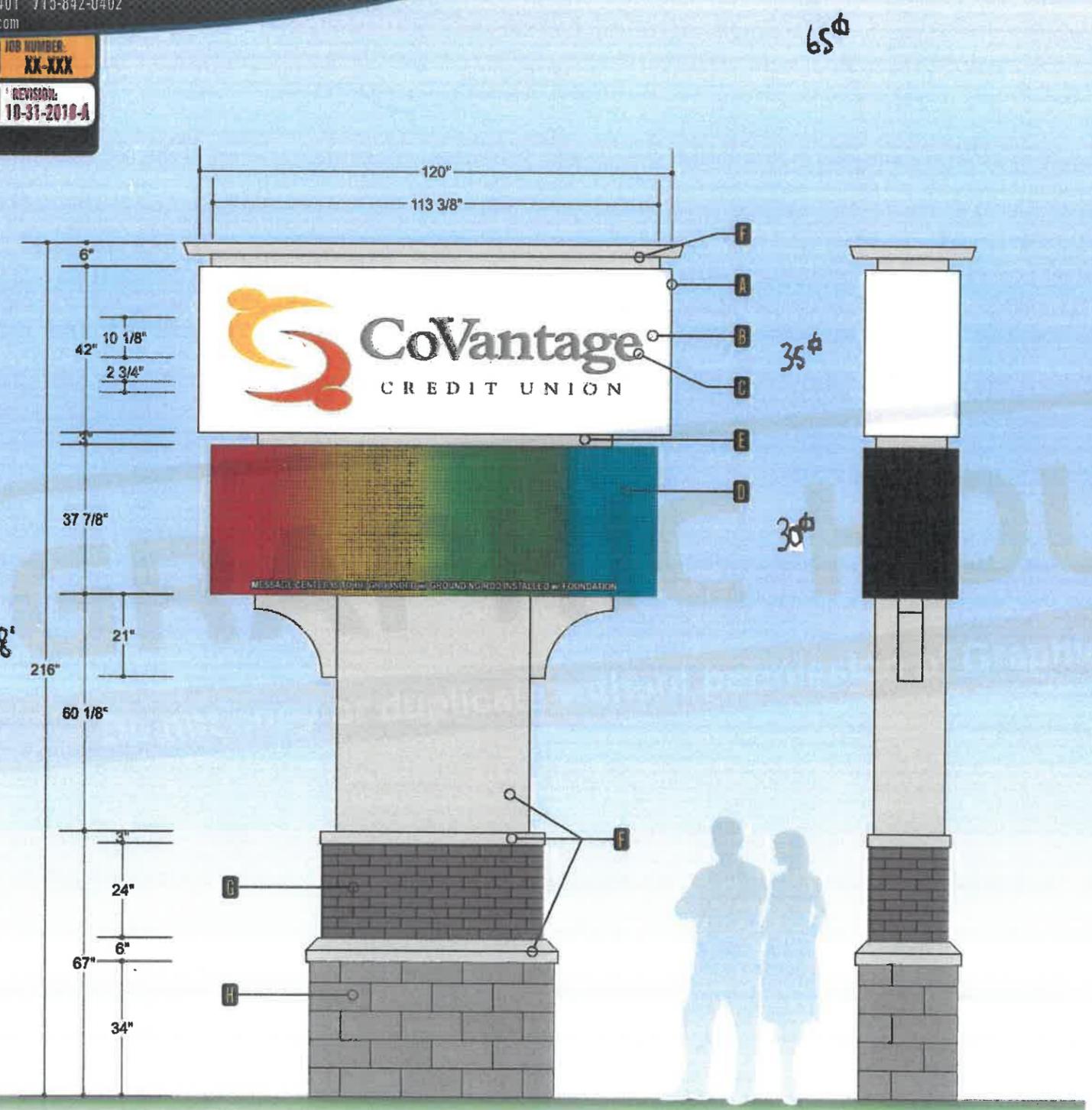
9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

SALES REP: MIKE J DATE: 9-27-2018 QUOTE NUMBER: 15101B JOB NUMBER: XX-XXX

SALES AUTH: REVISION: 10-31-2018-A

SALE DRAWING: CO VANTAGE CREDIT UNION - APPLETON, WI - SIGNAGE - SIGNAGE & LETTERS
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- (1) D/F LIT PYLON
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10/11

**Town of Grand Chute
Special Exception Request
Kwik Trip, Inc.**

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 10, 2019
Address: 1300 N. Westhill Boulevard

App. #: SE-02-19

REQUEST

- 1. Proposed Use(s):** Automotive fueling station and convenience store.
- 2. Project Description:** Construct a 6,863 sq. ft. convenience store, fueling island, and associated site improvements.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

This 1.79 acre property is located at the northeast corner of N. Westhill Drive and W. Wisconsin Avenue. This project represents Phase 3 of development for the Greene Development PUD. The building architecture and site improvements proposed for this project is representative of the high-quality development Kwik Trip is known for. Access to the site will be limited to N. Westhill Drive, which will include a right-in/out driveway and another full access driveway at the end of the street. The driveway at the end of N. Westhill Drive is planned to be a shared access with future development on vacant land to the west. Construction is planned to begin in Spring 2019.

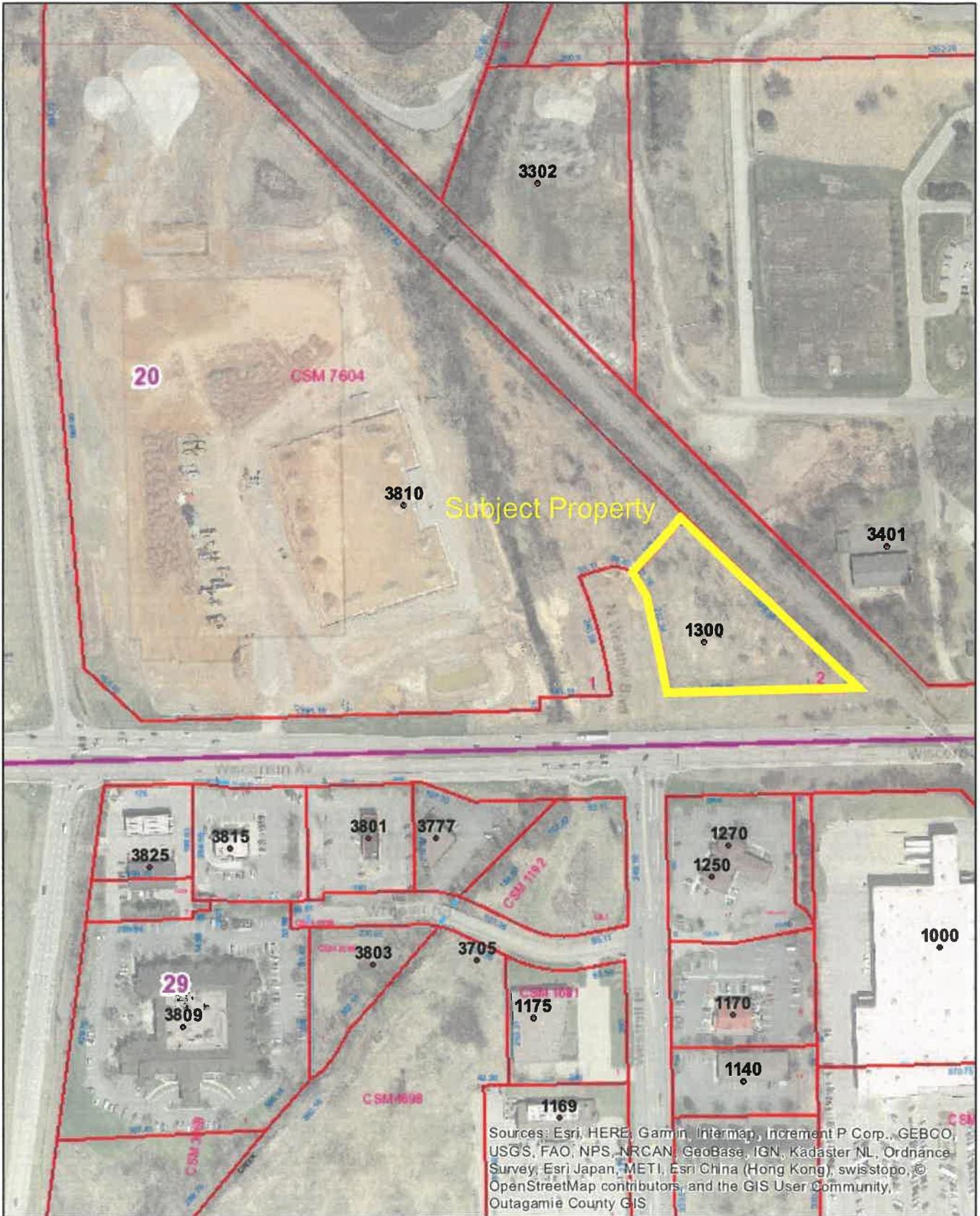
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. *Found.***
- c. Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. *Found.***
- d. Adequate public facilities and services are available for the proposed Special Exception use of structure. *Found.***

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-02-19) requested by Kwik Trip, Inc., 1300 N. Westhill Boulevard, for operation of an automotive fueling station and convenience store.

SE-02-19 -- 1300 N. Westhill Boulevard



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**KWIK
TRIP**

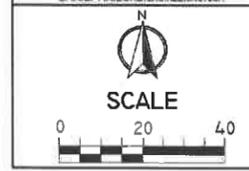
STORES

**KWIK
STAR**

STORES

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

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WALSALI, WISCONSIN 54401
PHONE: 781.878.9784 FAX: 781.878.4080
EMAIL: MAIL@REIENGINEERING.COM



SITE PLAN
CONVENIENCE STORE #412
SITE LOCATION
GRAND CHUTE, WI

#	DATE	DESCRIPTION
1		

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 8171A
DATE: 12/19/18 - REVIEW DOCUMENTS
SHEET: **SP1**

- LAYOUT NOTES:**
1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
ROBERT E LEE & ASSOCIATES
920-662-9641
 2. CURBS ARE DIMENSIONED TO BACK OF CURB.
 3. CONVENIENCE STORE, AND ISLAND COMPLEXES ARE PARALLEL/PERPENDICULAR TO THE LINE LABELED S75° 29' 49.32"W, UNLESS OTHERWISE INDICATED ON THIS PLAN.
 4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES.
CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 15' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS.
EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
 5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH FINISHED.
 6. EXTERIOR CONCRETE SURFACES TO BE SEALED.
CONCRETE SEALER:
APR 15- OCT 31 USE: TK-26UV
NOV 1- DEC 31 USE: TK-290
 7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI

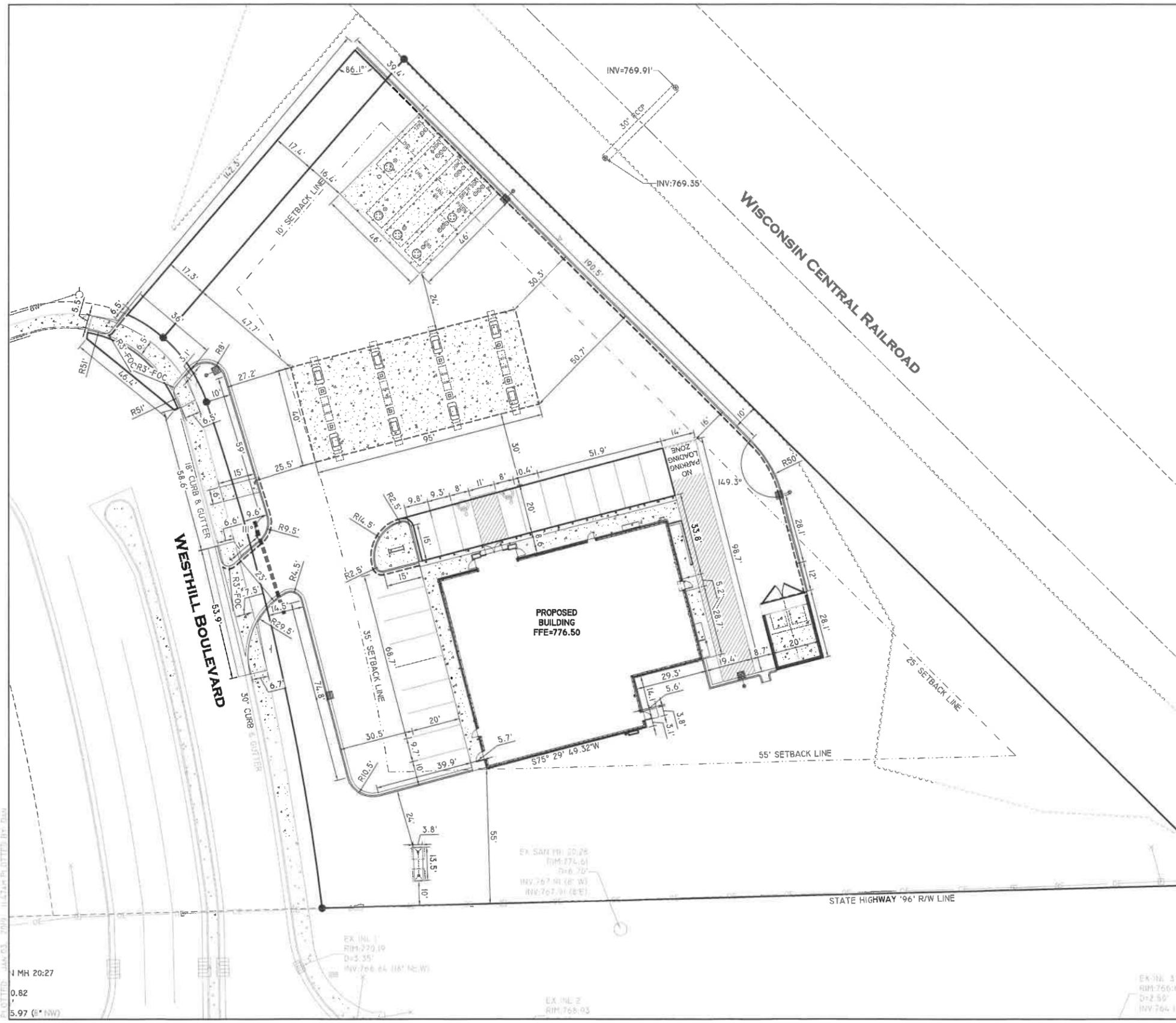
SITE DATA:

ZONING DISTRICT:	CL (LOCAL COMMERCIAL)
TOTAL SITE AREA - EXISTING/PROPOSED:	77,780 SF
EX. IMPERVIOUS:	0 SF
EX. PERVIOUS:	77,780 SF
PARKING REQUIREMENTS	SERVICE STATION = 1 STALL
PARKING REQUIRED	PER 2 EMPLOYEES +1
PARKING PROVIDED	19 STALLS
BUILDING HEIGHTS	CONVENIENCE STORE 20.0'
CANOPY	19.5'
BUILDING SETBACKS	35' FRONT
	55' SIDE FOR HWY ADJACENT PROPERTY
	10' SIDE BY TRANSITIONAL USE
	25' REAR
PROPOSED LOT GREEN AREA:	34,639 SF 44.5%
PROPOSED HARD COVER:	43,141 SF 55.5%
PAVED AREA:	35,815 SF 46%
BUILDING ROOF AREA:	7,330 SF 9.4%
WATER FEATURE AREA:	0 SF 0%
CONVENIENCE STORE:	6863 SF
(FLOOR AREA) =	4323 SF

UTILITY PROVIDERS

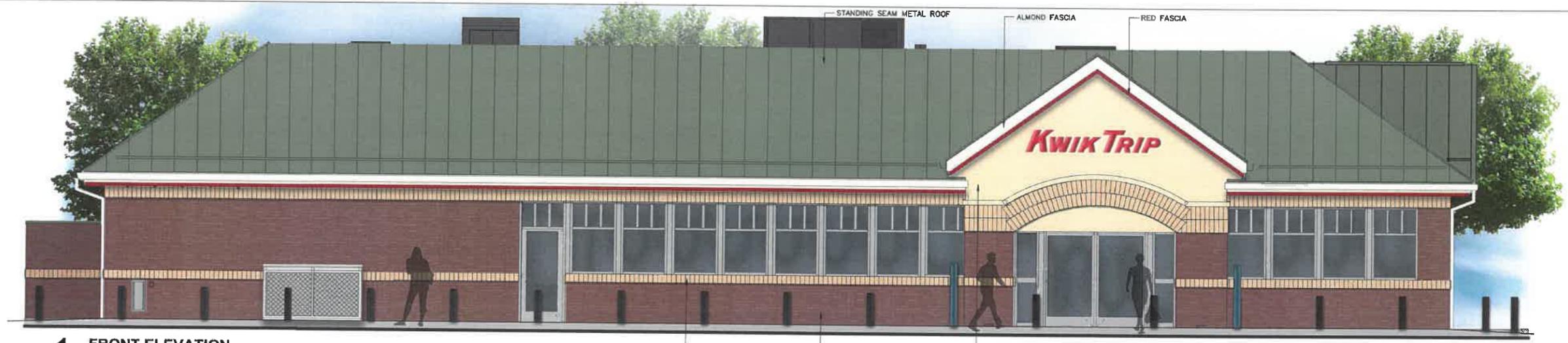
ELECTRIC/ GAS:
WISCONSIN PUBLIC SERVICE- 920-433-1703

TELEPHONE:
FRONTIER- 231-727-1327
CHARTER - 866-874-2389
SANITARY WATER
TOWN OF GRAND CHUTE 920-832-6036



DRAWING FILE: P:\8100-8199\8171A-KT_#412-Grand Chute\8199\8171A-SPI-SITE-18WK-LAYOUT.dwg
PLOTTER: LARA 03/19/19 11:22:45 PLOTTED BY: DAA

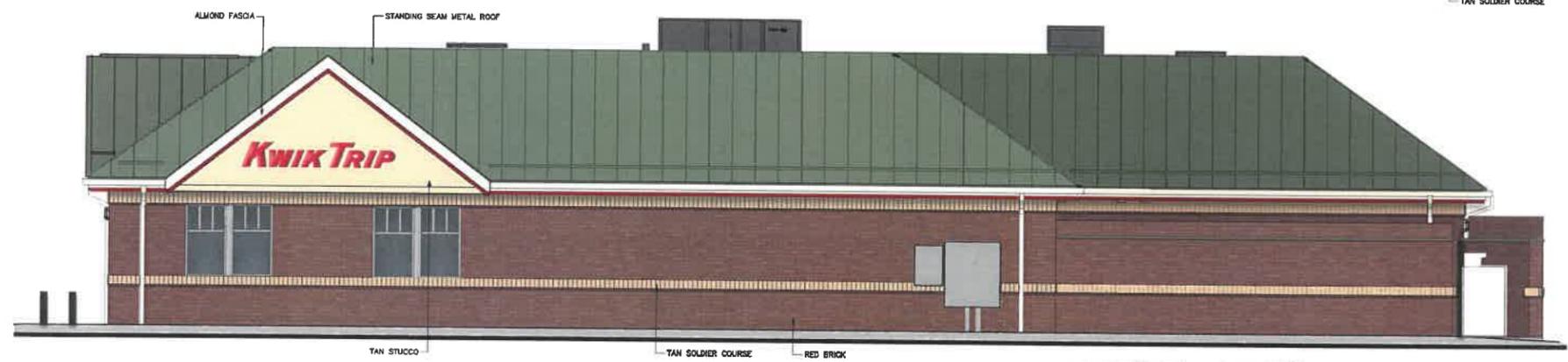
1 MH 20:27
0.62
5.97 (@ NW)



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



2 LEFT ELEVATION
 $3/16" = 1'-0"$



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



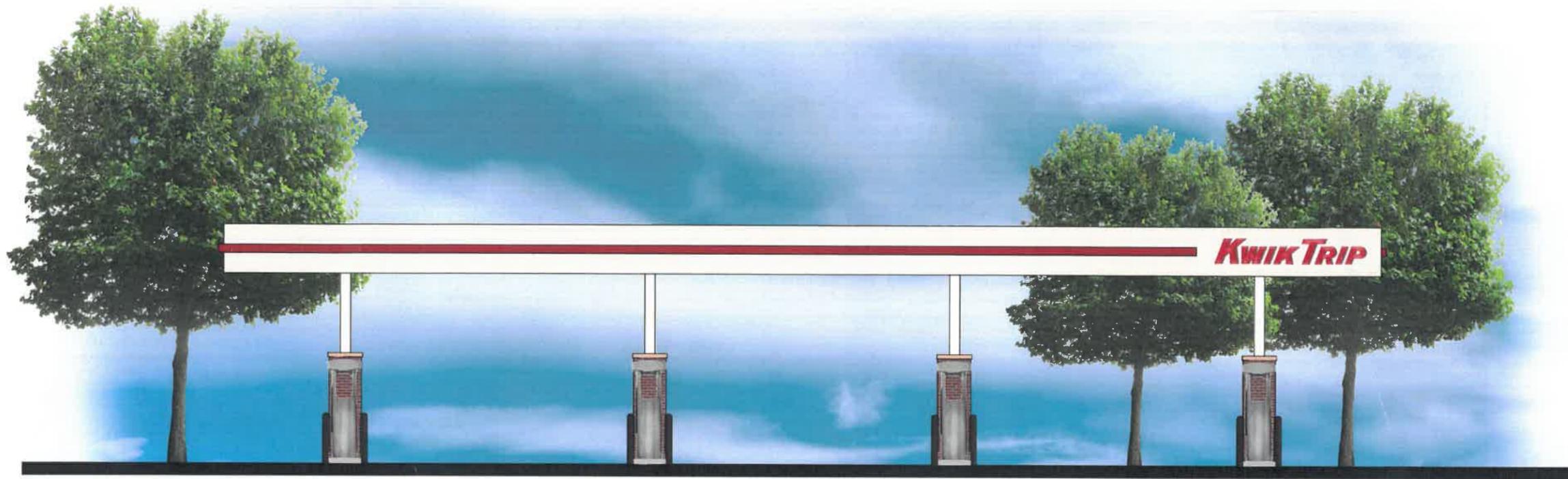
4 RIGHT ELEVATION
 $3/16" = 1'-0"$

VANTAGE
 ARCHITECTS INC

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



KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8980



1 FRONT ELEVATION



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

8 MPD



2 SIDE ELEVATION

**Town of Grand Chute
Special Exception Request
Kwik Trip, Inc.
Electronic Message Center Sign**

12/
13.

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 10, 2019
Address: 1300 N. Westhill Boulevard

App. #: SE-03-19

REQUEST

- 1. Proposed Use(s):** Automotive fueling station and convenience store.
- 2. Project Description:** Operation of an electronic message center sign.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

Applicant seeks approval to operate an electronic message center sign (EMU) that will be a part of a new pylon sign. The sign will be 25' in height with a total size of 119 sq. ft., including a 31 sq. ft. EMU. The EMU will be equipped with automatic light sensors that adjust sign brightness according to the intensity of ambient light levels. The Sign Code enumerates a series of standards and technical requirements that must be met in the operation of this electronic message center sign.

This property is part of the Greene Development PUD. A conceptual sign package was included in the PUD Phase 1 approval, however a business sign for the lot being developed by Kwik Trip was not accounted for. Town Board approval of a Special Exception Amendment to the Greene Development PUD, adding the Kwik Trip sign to the sign package, is a condition of approval of the Special Exception.

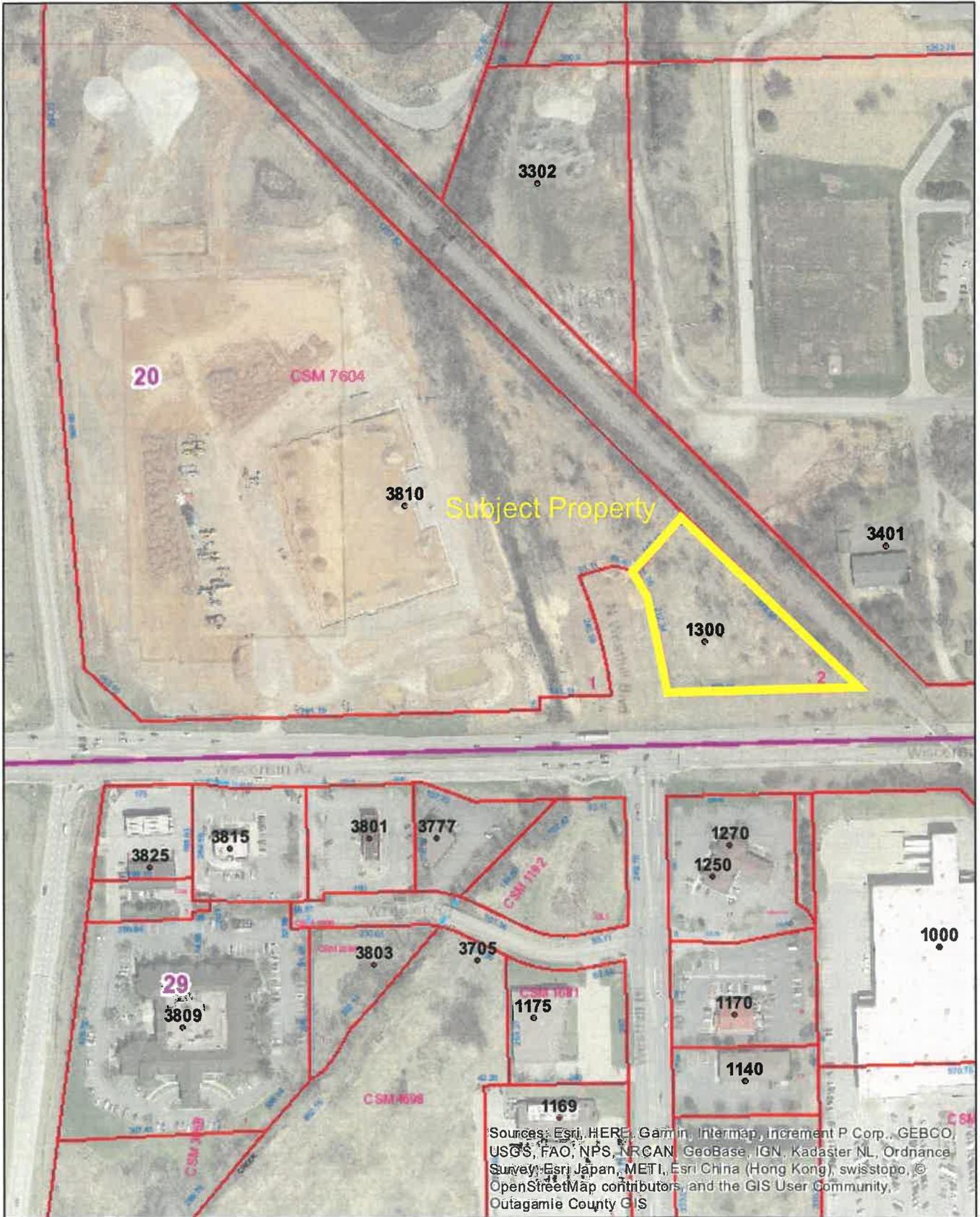
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

- a. The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity. *Found.***
- b. The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards. *Found.***
- c. Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking. *Found.***
- d. Adequate public facilities and services are available for the proposed Special Exception use of structure. *Found.***

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-03-19) requested by Kwik Trip, Inc., 1300 N. Westhill Boulevard, to allow operation of an electronic message center sign, subject to Town Board approval of a Special Exception Amendment to the Greene Development PUD.

SE-03-19 -- 1300 N. Westhill Boulevard



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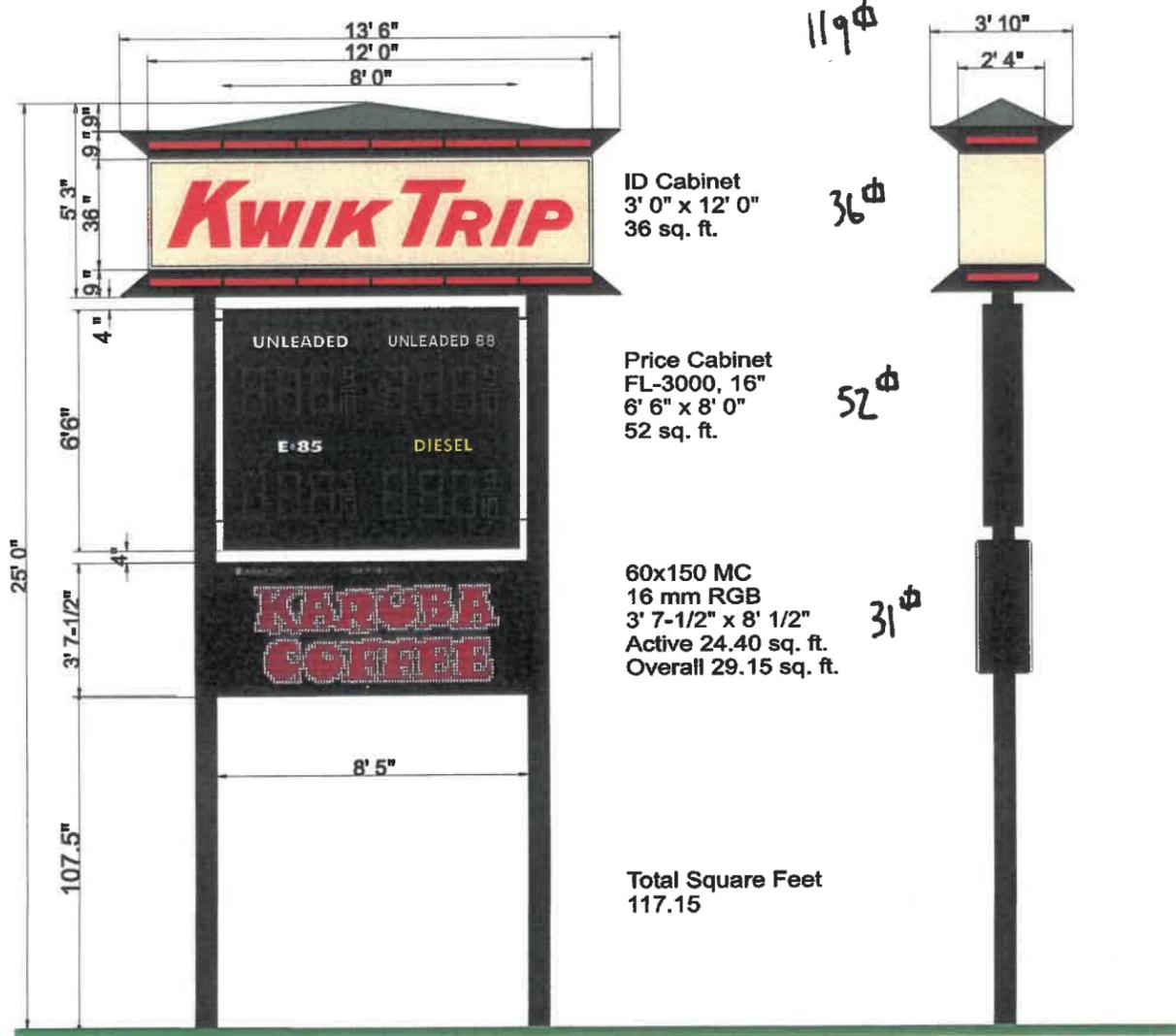
Author: Town of Grand Chute web viewer

Copyright: Town of Grand Chute



DOUBLE FACE PYLON

412 Grand Chute, WI



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

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

60x150 MC
16 mm RGB
3' 7-1/2" x 8' 1/2"
Active 24.40 sq. ft.
Overall 29.15 sq. ft.

Total Square Feet
117.15

119φ

36φ

52φ

31φ

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

This artwork is copyrighted and may not be otherwise used without permission. It is the property of La Crosse Sign Co., Inc. and must be returned to them.

DESIGN	SALES	FILE	COLOR KEY
LA CROSSE SIGN CO. <i>MAKE A STATEMENT!</i> 1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450 2242 Mustang Way • Madison, WI 53718 • 608-222-5353 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189	Drawing by: Bryan Cullen Sign Type: Pylon Date Created: 4-7-17 Last Modified: Scale: 3/16" = 1'	Job Name: Kwik Trip Job Address: Revision Number: Job File Location: S:\1 - Kwik Trip\ Salesperson: Cindy Bluske Job Number:	1 NA 208080 Beige 2 Black S/G paint 3 #2283 Red Acrylic 4 White of Acrylic 5 Red LED 6 NA 307880 Hemlock Green 7 Green LED 8 Black (230-22) 9 Yellow (230-015) 10 Blue (230-167)

KWIK TRIP

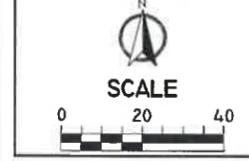
STORES

KWIK STAR

STORES

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

REI
 CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING
 REI Engineering, Inc.
 408 N. 20th AVENUE
 WAUSAU, WISCONSIN 54981
 PHONE: 78.675.9784 FAX: 78.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



SITE PLAN
CONVENIENCE STORE #412
SITE LOCATION
GRAND CHUTE, WI

#	DATE	DESCRIPTION
1		

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 8171A
 DATE: 12/19/18 - REVIEW DOCUMENTS
 SHEET: **SP1**

LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
 ROBERT E LEE & ASSOCIATES
 920-662-9641
2. CURBS ARE DIMENSIONED TO BACK OF CURB.
3. CONVENIENCE STORE, AND ISLAND COMPLEXES ARE PARALLEL/PERPENDICULAR TO THE LINE LABELED S75° 29' 49.32"W, UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES.
 CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 15' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS.
 EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24' O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED.
 CONCRETE SEALER:
 APR 15- OCT 31 USE: TK-26UV
 NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI

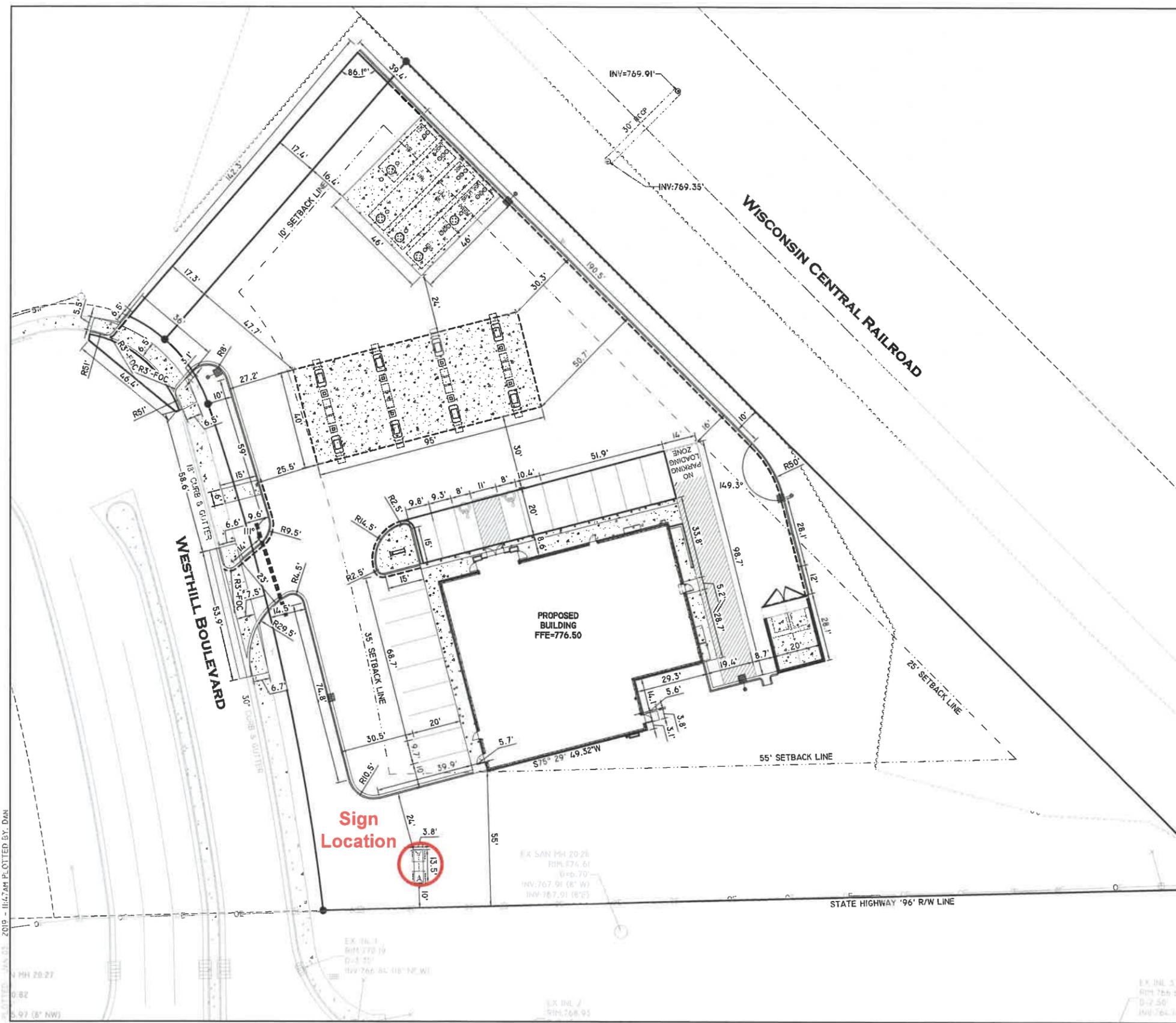
SITE DATA:

ZONING DISTRICT:	CL (LOCAL COMMERCIAL)
TOTAL SITE AREA - EXISTING/PROPOSED:	77,780 SF
EX. IMPERVIOUS:	0 SF
EX. PERVIOUS:	77,780 SF
PARKING REQUIREMENTS	
PARKING REQUIRED	SERVICE STATION = 1 STALL PER 2 EMPLOYEES +1
PARKING PROVIDED	19 STALLS
BUILDING HEIGHTS	
CONVENIENCE STORE	20.0'
CANOPY	19.5'
BUILDING SETBACKS	
55' FRONT	
55' SIDE FOR HWY ADJACENT PROPERTY	
10' SIDE BY TRANSITIONAL USE	
25' REAR	
PROPOSED LOT GREEN AREA:	34,639 SF 44.5%
PROPOSED HARD COVER:	43,141 SF 55.5%
PAVED AREA:	35,815 SF 46%
BUILDING ROOF AREA:	7,330 SF 9.4%
WATER FEATURE AREA:	0 SF 0%
CONVENIENCE STORE:	6863 SF
(FLOOR AREA) =	4323 SF

UTILITY PROVIDERS

ELECTRIC/ GAS:
 WISCONSIN PUBLIC SERVICE- 920-435-1703

TELEPHONE:
 FRONTIER- 251-727-1327
 CHARTER - 866-874-2389
 SANITARY/ WATER
 TOWN OF GRAND CHUTE 920-832-6036



DRAWING FILE: REVISIONS: 01/27/2019 - 11:42 AM PLOTTED BY: DAN
 PLOTTED: 01/23/2019 - 11:42 AM PLOTTED BY: DAN
 1/23/2019 10:27
 0.82
 5.97 (8' NW)
 EX SAN MH 20-28
 RIM: 674.61
 @+0.70
 INV: 767.91 (8' W)
 INV: 767.91 (8' S)
 EX MH 1
 RIM: 770.19
 @+3.50
 INV: 766.50 (8' NW)
 EX MH 2
 RIM: 768.95
 @+2.50
 INV: 764.45

Town of Grand Chute
Site Plan Review
Greene Development PUD Phase 3 - Kwik Trip, Inc.

14.

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 10, 2019
Address: 1300 N. Westhill Boulevard

App. #: SP-02-19

REQUEST

- 1. Proposed Use(s):** Automotive fueling station and convenience store.
- 2. Project Description:** PUD Phase 3, to include construction of an automotive fueling station, convenience store, signage, and associated site improvements.
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

This 1.79 acre property is located at the northeast corner of N. Westhill Drive and W. Wisconsin Avenue. This project represents Phase 3 of development for the Greene Development PUD. Access to the site will be limited to N. Westhill Drive, which will include a right-in/out driveway and another full access driveway at the end of the street. The driveway at the end of N. Westhill Drive is planned to be a shared access with future development on vacant land to the west. The exterior of the convenience store will be constructed of full-course brick exterior with stucco accents. Columns on the fuel island canopy will be wrapped in full-course brick for the first 9 feet.

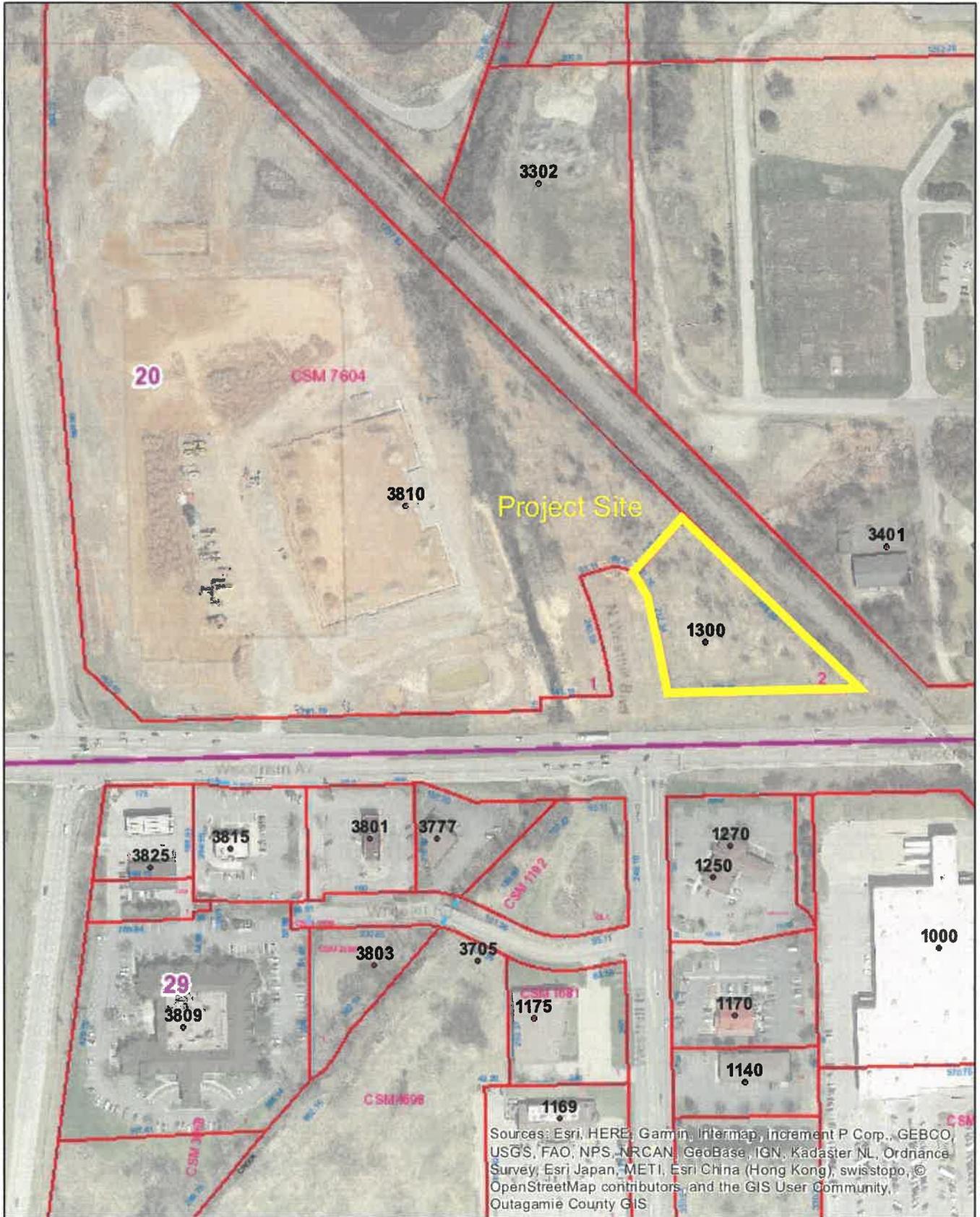
The Stormwater Management Plan for the project consists of storm sewer and overland flow to direct runoff to the stormwater ponds along W. Wisconsin Avenue that serve the entire development. The Town Engineer is reviewing the Stormwater Management and Erosion Control Plans and their approval is a condition of Site Plan approval. The Landscaping and Site Lighting Plans have been approved by staff.

The pylon sign associated with the new development is included in the Site Plan approval. Located along the W. Wisconsin Avenue frontage, the sign will be 25' in height with a total size of 119 sq. ft., including a 31 sq. ft. EMU. As noted above, this property is part of the Greene Development PUD. A conceptual sign package was included in the PUD Phase 1 approval, however a business sign for the lot being developed by Kwik Trip was not accounted for. Town Board approval of a Special Exception Amendment to the Greene Development PUD, adding the Kwik Trip sign to the sign package, is a condition of Site Plan approval. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-02-19) requested by Kwik Trip, Inc., 1300 N. Westhill Boulevard, for construction of an automotive fueling station, convenience store, signage, and associated site improvements, subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; (2) Town Board approval of a Special Exception Amendment to the Greene Development PUD; (3) Town Board approval of Special Exception SE-02-19; and, (4) Town Board approval of Special Exception SE-03-19.

SP-02-19 -- 1300 N. Westhill Boulevard

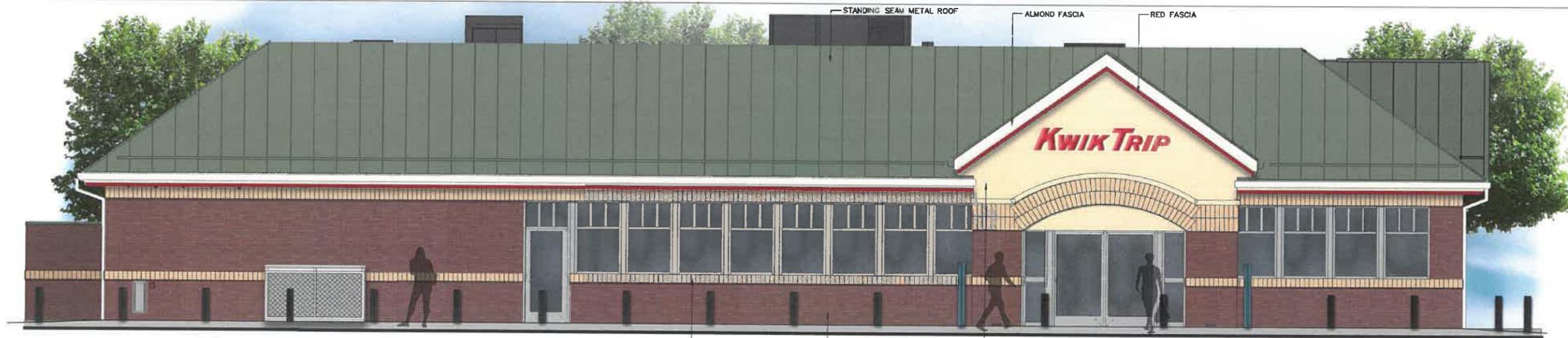


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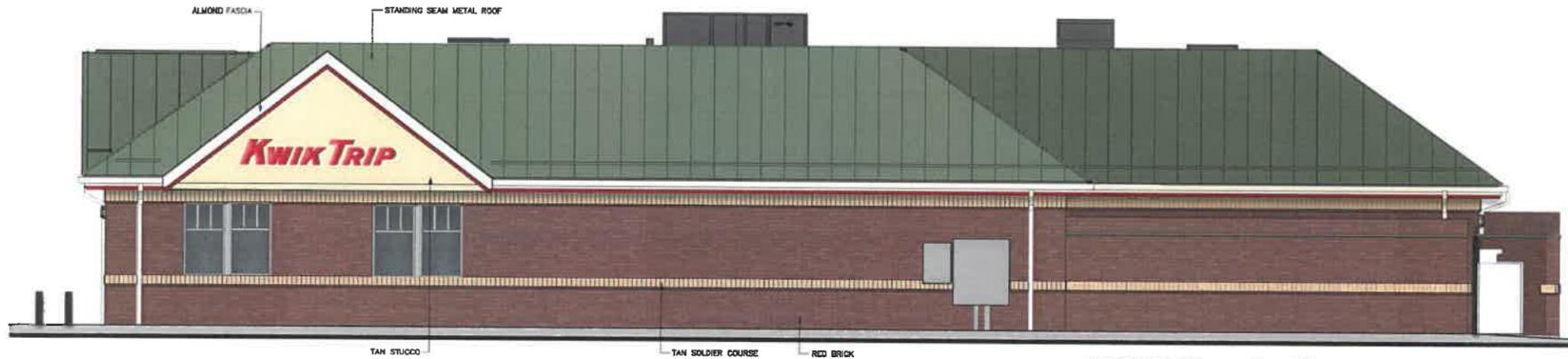




1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"



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



4 RIGHT ELEVATION
3/16" = 1'-0"

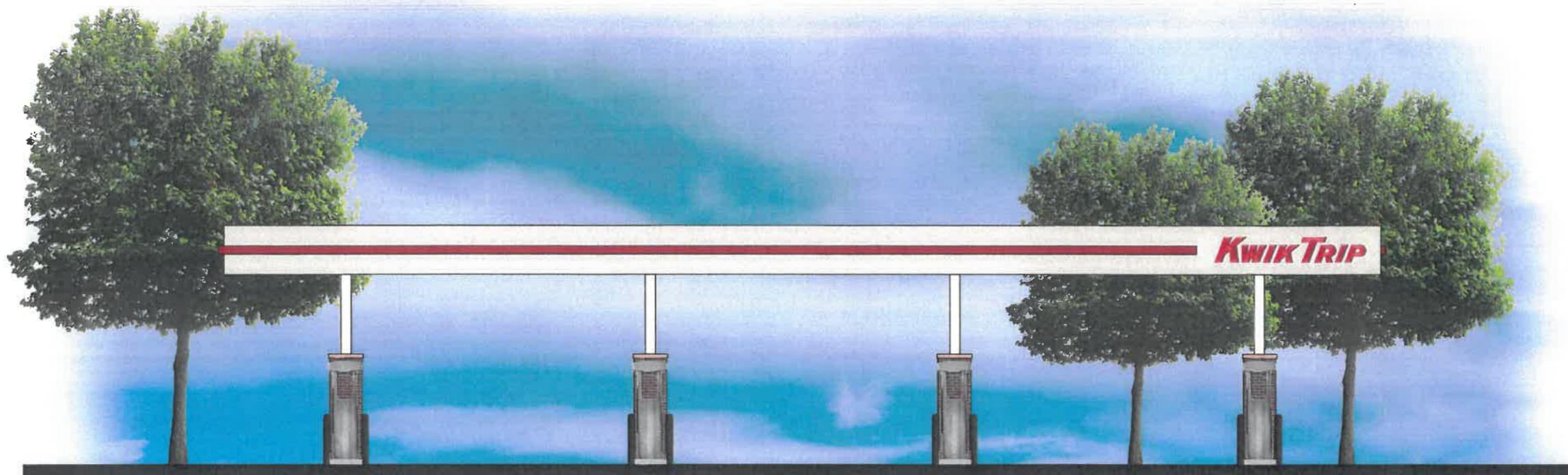
VANTAGE
ARCHITECTS, INC.

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

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1625 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8860



1 FRONT ELEVATION

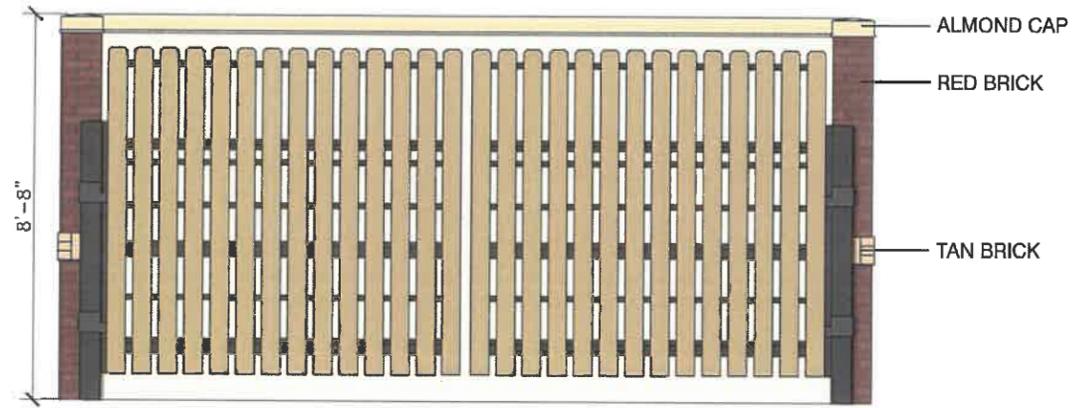


KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
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FAX (608) 781-8980

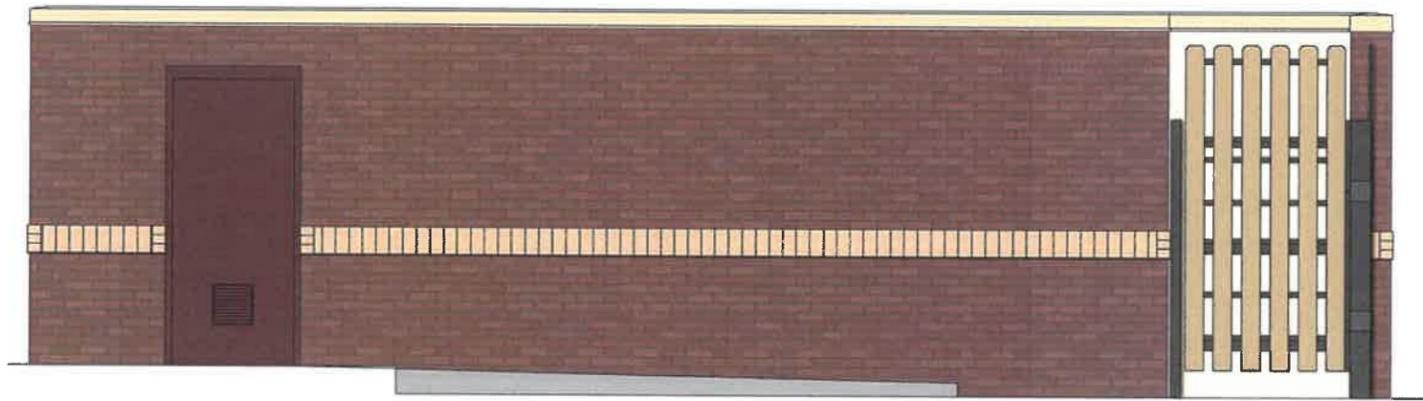
8 MPD



2 SIDE ELEVATION

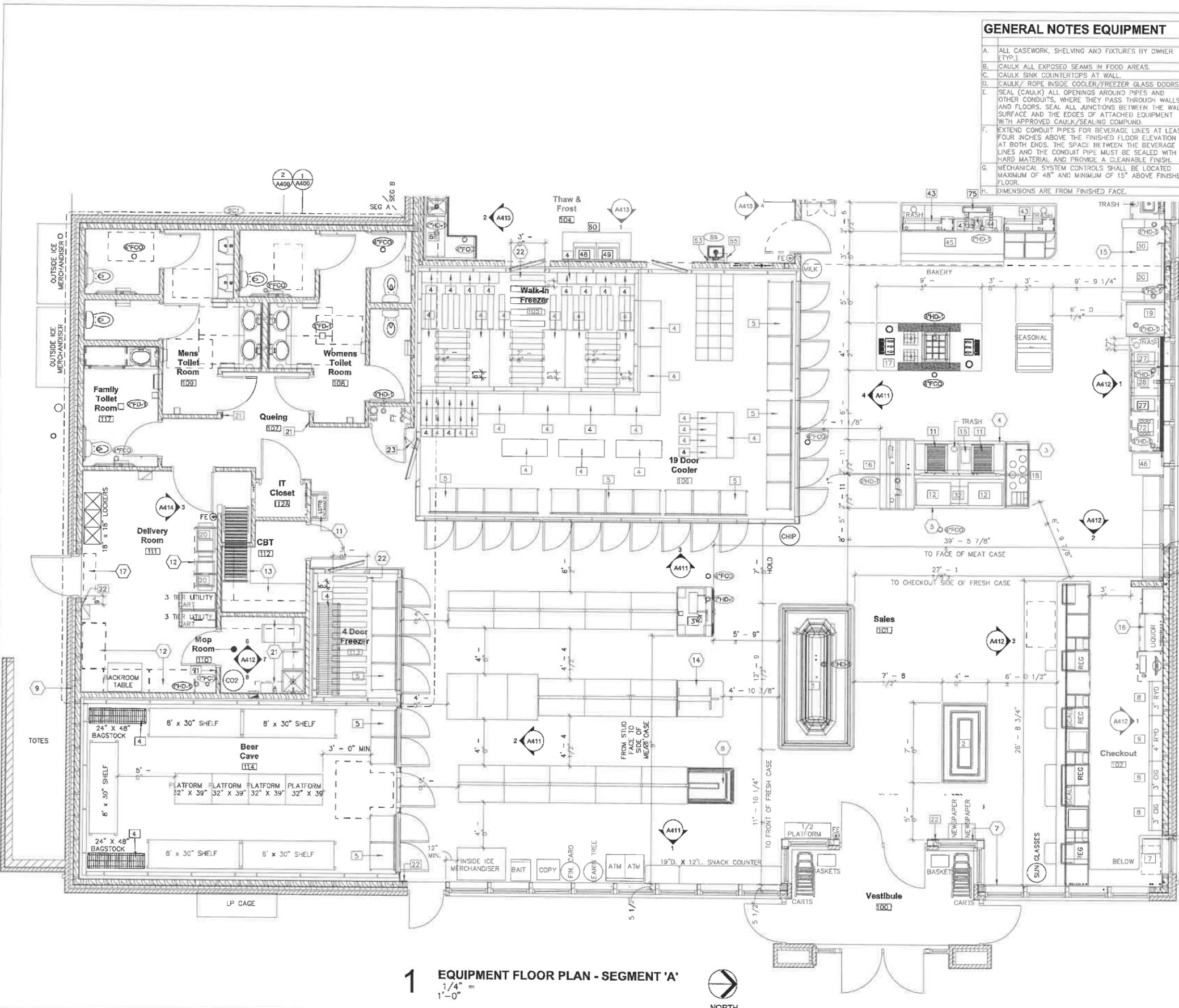


TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE SIDE ELEVATION

TRASH ENCLOSURE
WITH SIDE STORAGE



- ### GENERAL NOTES EQUIPMENT
- A. ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
 - B. CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
 - C. CAULK SINK COUNTERTOPS AT WALL.
 - D. CAULK / ROPE INSIDE COOLER/FREEZER GLASS DOORS.
 - E. 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 COMPLIANT.
 - F. 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.
 - G. MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
 - H. 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	13"-0" METAL LIGHTED CIGARETTE MERCHANDISER
9	14"-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 6"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
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
63	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 MFG. 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"
 NORTH

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

Kwik Trip
Kwik Star

KWIK TRIP, Inc.
 P.O. BOX 2107
 1628 OAK STREET
 LA CROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

PROJECT TITLE: **Store - Gen 2-RH**
 PROJECT LOCATION:

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

SHEET TITLE
 Equipment Floor Plan - Segment 'A'

SHEET NO.
A120A

EQUIPMENT SCHEDULE

#	TYPE
14	FIXIN'S CONDIMENT HOLDER
19	ICE CREAM NOVELTY CASE
22	ADA 3'x6" EXIT SIGNAGE WITH BRAILLE SEE SHEET A501 FOR TYP. LOCATION
27	MALT BLENDER
28	MALT BLENDER FREEZER
30	FOUNTAIN MACHINE
33	HOT WATER DISPENSER
34	ICE TEA MAKER
35	SLUSHIE MACHINE
38	SURESHOT FLAVORSHOT 2
38	COFFEE BREWER
39	COFFEE GRINDER
40	FRANKE FOAMMASTER FM800
41	ICE DISPENSER
42	IMIX-3 MACHINE
43	COFFEE CONDIMENT DISPLAY
44	CREAMER
45	BAKERY CASE
47	MICROWAVE - SNACK
48	MICROWAVE - KITCHEN
49	SCALE/LABEL MACHINE

EQUIPMENT SCHEDULE

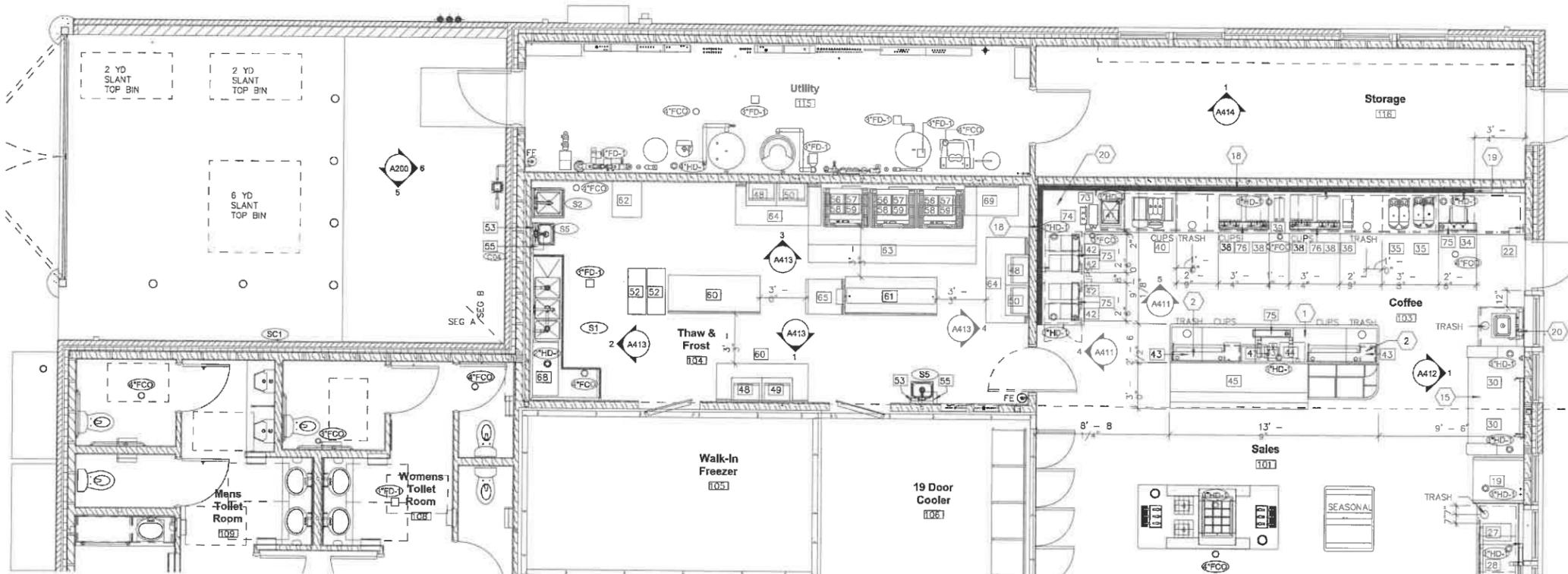
#	TYPE
50	MONITOR
52	BIN RACK
53	SOAP DISPENSER
55	PAPER TOWEL DISPENSER-KITCHEN
56	TURBOCHEF 13 OVEN RACK
57	TURBOCHEF OVEN
58	TURBOCHEF 13 OVEN
59	CART (STAINLESS STEEL)
60	8'-0" STAINLESS TABLE
61	8'-0" STAINLESS TABLE W/ CENTER SHELF ABOVE
62	BAKERY RACK WITH COVER
63	CAPTIVE AIRE HOOD
64	REFRIGERATED PREP TABLE
65	UNDERCOUNTER FREEZER KITCHEN
68	42" STAINLESS DRY RACK
69	2'-0" W. X 3'-6" L. STAINLESS TABLE
73	COLD BREW DISPENSER
74	COLD BREW CUPS
75	30" DRIP TRAY
76	40" DRIP TRAY

GENERAL NOTES EQUIPMENT

- A. ALL CASEWORK, SHELVING AND FIXTURES BY OWNER (TYP.)
- B. CAULK ALL EXPOSED SEAMS IN FOOD AREAS.
- C. CAULK SINK COUNTERTOPS AT WALL.
- D. CAULK / ROPE INSIDE COOLER/FREEZER GLASS DOORS.
- E. 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.
- F. 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.
- G. MECHANICAL SYSTEM CONTROLS SHALL BE LOCATED MAXIMUM OF 48" AND MINIMUM OF 15" ABOVE FINISHED FLOOR.
- H. DIMENSIONS ARE FROM FINISHED FACE.

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	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 MFG. HIG. 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 'B'
1/4" = 1'-0"

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



KWIK TRIP, Inc.
P.O. BOX 2107
1628 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8980

PROJECT TITLE:
Store - Gen 2-RH
PROJECT LOCATION:

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

SHEET TITLE
Equipment Floor Plan - Segment 'B'

SHEET NO.
A120B

KWIK TRIP

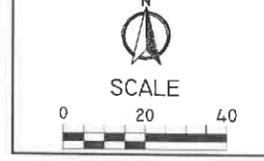
STORES

KWIK STAR

STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
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PH. (608) 781-8988
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REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WALSILL, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



SITE PLAN (KEYNOTES)

CONVENIENCE STORE #412

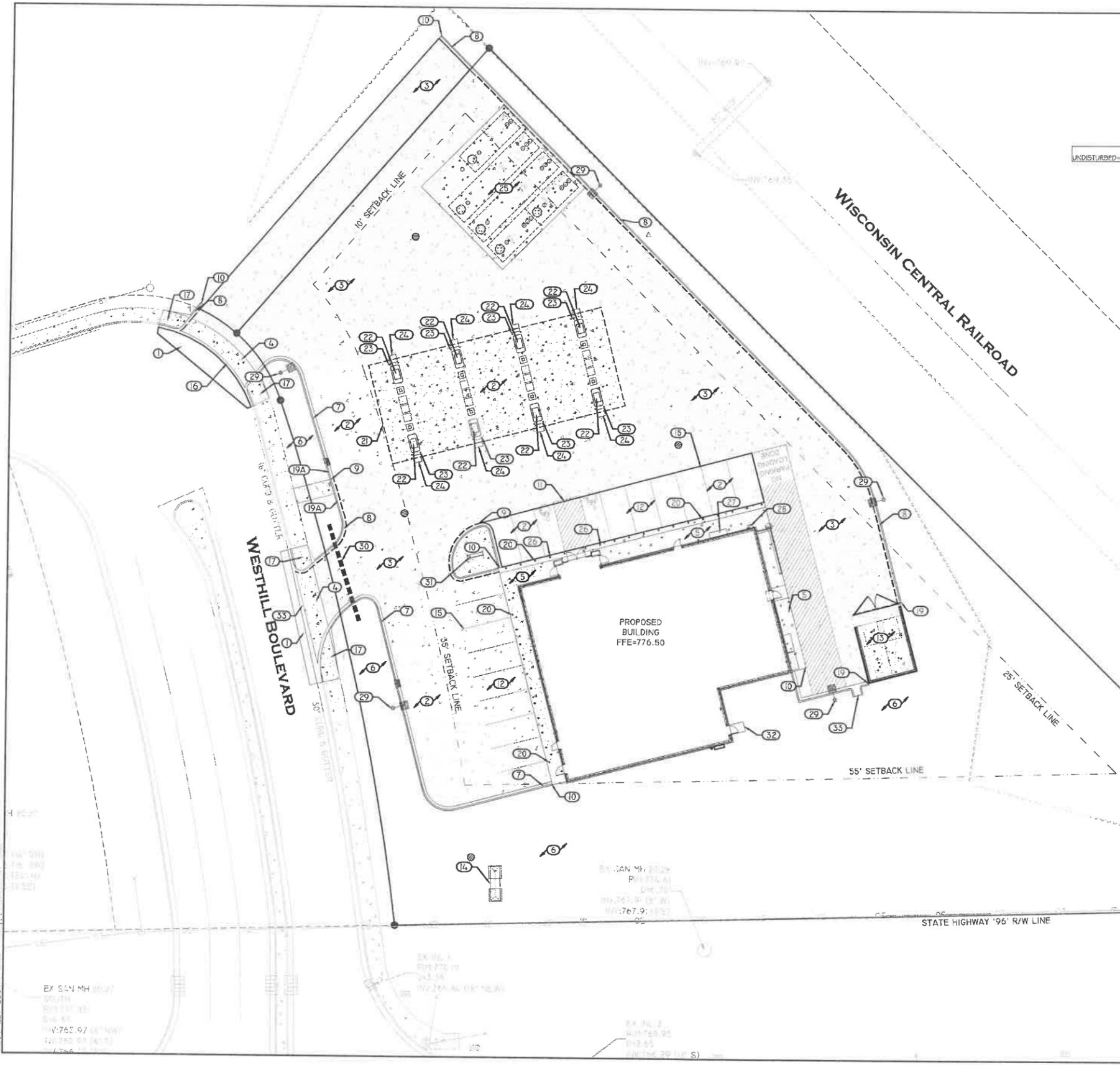
SITE LOCATION GRAND CHUTE, WI

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 8171A
DATE: 12/19/18 - REVIEW DOCUMENTS
SHEET: **SP1.1**

KEYED NOTES

- 1. ASPHALT PAVEMENT. SEE DETAIL 1/SP5.
- 2. 6" CONCRETE PAVEMENT. SEE DETAIL 6/SP5.
- 3. 8" DEPTH (MIN.) CONCRETE PAVEMENT WITH #3 RE-BAR. CONCRETE SEALER TK-26UV. SEE DETAIL 6/SP5.
- 4. 8" DEPTH CONCRETE APPROACH SIMILAR TO DETAIL 7/SP5.
- 5. 6" CONCRETE WALK. SEE DETAIL 2/SP5. CONCRETE SEALER: TK-26UV
- 6. LANDSCAPE AREA. SEE SHEET LI.
- 7. 18" CURB AND GUTTER. SEE DETAIL 9/SP5.
- 8. 18" REJECT CURB AND GUTTER. SEE DETAIL 9/SP5.
- 9. TRANSITION CURB & GUTTER. SEE DETAIL 4/SP5.
- 10. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL 5/SP5.
- 11. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS. SEE SHEET SP2.3.
- 12. OFF-STREET PARKING STALLS STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY YELLOW PAINT.
SPACES PROVIDED
(8) 9.7' X 20' GENERAL PARKING
(1) 9.5' X 20' GENERAL PARKING
(6) 10.4' X 20' GENERAL PARKING
(2) 9.3' X 20' GENERAL PARKING
(2) 8' X 20' ACCESSIBLE PARKING WITH
(1) 11' X 20' LOADING ZONE
(1) 14.5' X 87.7' LOADING ZONE
- 13. EXTERNAL TRASH ENCLOSURE TO MATCH BUILDING. SEE ARCHITECTURAL DETAILS.
- 14. KWIK TRIP TRADEMARK SIGN SUBJECT TO SEPARATE REVIEW AND APPROVAL (VERIFY FINAL LOCATION WITH SIGN PERMIT)
- 15. 4" WIDE, HIGH VISIBILITY, PAVEMENT STRIPING, LANE MARKINGS AND TEXT. COLOR: HC MARKINGS- YELLOW, ALL OTHERS- YELLOW.
- 16. INSTALL 18" DRIVEWAY CURB & GUTTER. SEE DETAIL 7/SP5.
- 17. SIDEWALK RAMP (12:1 SLOPE MAX). SEE DETAIL 12/SP5.
- 18. INSTALL DRIVEWAY CURB & GUTTER. SEE DETAIL 7/SP5. TAPER PROPOSED CURB PAN FROM EXISTING 18" CURB PAN TO EXISTING 30" CURB PAN.
- 19. TAPER CURB FROM FLUSH TO FULL HEIGHT WITHIN 6 FEET LENGTH.
- 19A. TAPER CURB FOR SIDEWALK ACCESS WITHIN 3 FEET LENGTH.
- 20. 30" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 10/SP5.
- 21. 40'-0" X 95'-0" DISPENSER ISLAND CANOPY. VERIFY SIZE, PLACEMENT, COLUMN AND FOOTING SIZE WITH CANOPY AND STRUCTURAL PLANS. CANOPY GRAPHICS PER OWNER.
- 22. CONCRETE ISLANDS W/ 6" EXPOSURE WITH FUEL DISPENSERS. DISPENSER PER OWNER, 3'-6" X 6'-0".
- 23. 36" HT., 6" DIA. CONCRETE FILLED PIPE BOLLARD SIMILAR TO DETAIL 10/SP5.
- 24. OUTDOOR MERCHANDISING AREA.
- 25. UNDERGROUND FUEL STORAGE TANKS PER OWNER. PROVIDE PIPING AND VENTING PER OWNER'S SPECIFICATIONS. SEE DETAIL 1/SP6.
- 26. HC PVC BOLLARD SLEEVE PER OWNER. VAN ACCESS SIGNAGE AT 48" HT. STALL PARKING AT 60" HT. SEE SHEET SP2.3.
- 27. LP CAGE.
- 28. 'FREE AIR' COMPRESSOR. PROVIDE SIGNAGE PER OWNER.
- 29. SITE AREA LIGHT WITH CONCRETE BASE. SEE DETAIL 11/SP5.
- 30. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY W/ IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION. SEE DETAIL 3/SP5.
- 31. BIKE RACK.
- 32. 6" CONCRETE STOOP.
- 33. CONCRETE FLUME. SEE DETAIL 5/SP6.



412-GRAND CHUTE VANDERLINDEN 131/1A-SP1-SIT 0000 LAYOUT 18/18
PLOTTED: DEC 20 2018 10:51 AM
EX SAN MH 10/14/17
SOUTH
R/S 11' 10"
S/S 5'
V: 762.97
H: 762.02 (4' 8")
4.76'

**Kwik
TRIP**

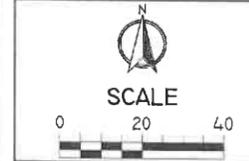
STORES

**Kwik
STAR**

STORES

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

REI
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REI Engineering, Inc.
4080 N. 25TH AVENUE
WALSAL, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4080
EMAIL: MAIL@REIENGINEERING.COM



GRADING PLAN
CONVENIENCE STORE #412
SITE LOCATION
GRAND CHUTE, WI

#	DATE	DESCRIPTION
1		

DRAWN BY NAP
SCALE GRAPHIC
PROJ. NO. 8171A
DATE 12/18/18 - REVIEW DOCUMENTS
SHEET **SP2**

NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

CALL DIGGERS HOTLINE @ 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

CONSTRUCTION NOTE:

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

NOTE:

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

- PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY:
ROBERT E. LEE & ASSOCIATES, INC.
920.662.9641

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

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

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

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

- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

- EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.

FINISHED FLOOR ELEV.
PROPOSED KWIK TRIP CONVENIENCE STORE
FINISHED ELEVATION - 1ST FLOOR- 776.50 FEET

NOTE GRADING CONTRACTOR:

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



DRAWING TITLE: PROPOSED GRADING PLAN FOR KWIK TRIP CONVENIENCE STORE #412, GRAND CHUTE, WI. DATE: 12/18/18. DRAWN BY: NAP. CHECKED BY: [Signature].

KWIK TRIP

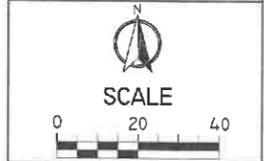
STORES

KWIK STAR

STORES

KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
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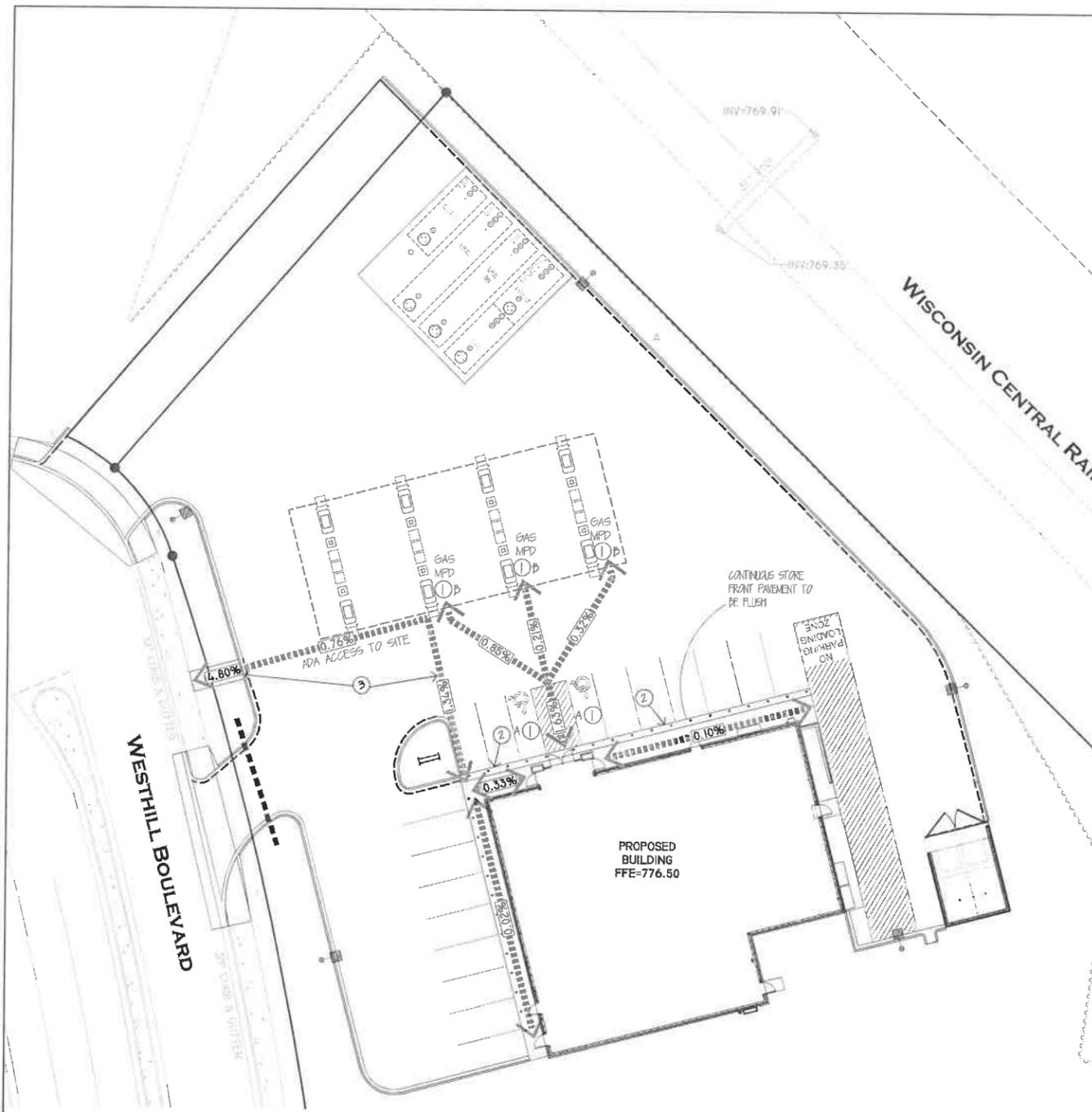
REI
 CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING
 REI Engineering, INC.
 4060 N. 23TH AVENUE
 WAUKESHA, WISCONSIN 54981
 PHONE: 715.675.9784 FAX: 715.675.4065
 EMAIL: MAIL@REIENGINEERING.COM



ACCESSIBLE PLAN
CONVENIENCE STORE #412
SITE LOCATION
GRAND CHUTE, WI

#	DATE	DESCRIPTION

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 8171A
 DATE: 12/19/18 - REVIEW DOCUMENTS
 SHEET: **SP2.3**



- PLAN KEYNOTES**
- ACCESSIBLE STALLS
 - STRIPING - 4" WIDE STALL LINES, USE HIGH VISIBILITY BLUE PAINT. SPACES PROVIDED
 - 8'-0" X 20'-0" ACCESSIBLE PARKING WITH (1) 11'-0" X 20'-0" LOADING ZONE
 - ACCESSIBLE FUELING POINT AND DISPENSER AND VALET, VALET AND KEY PAD ON PUMP SHALL CONFORM TO ADA REACH DIMENSIONS AS SHOWN IN DETAIL. SEE NOTES FOR CONVENIENCE STORE ACCESSIBILITY.
 - PAVEMENTS FLUSH FOR ACCESSIBILITY.
 - ACCESSIBLE ROUTE TO STORE.



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

ALL PUMP CONTROLS SHALL BE < 4.8"(2010 STANDARD). WINDOW WASHER, PAPER TOWEL DISPENSER, LITERATURE, FIRE EXTINGUISHER, EMERGENCY FUEL STOPS, ETC. BE ACCESSIBLE 30"X48" CLF SPACE AND WITHIN A FORWARD OR SIDE APPROACH REACH RANGE.

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

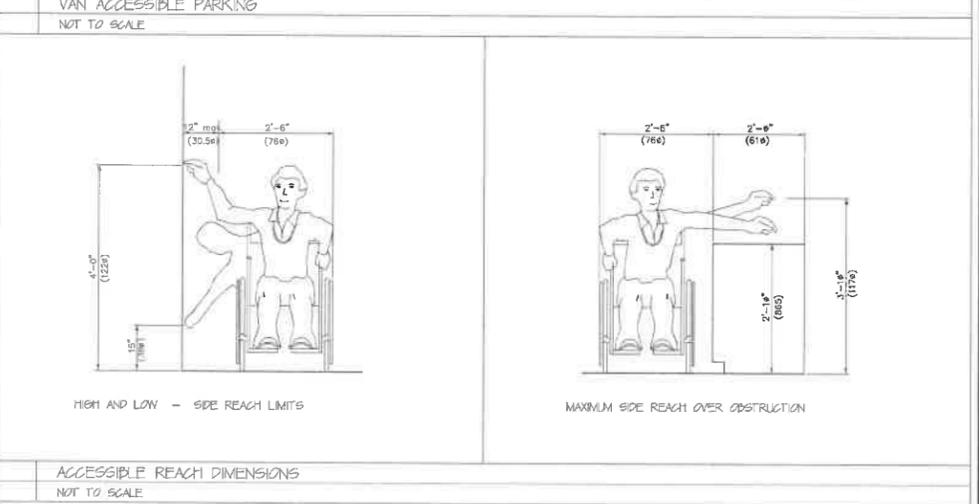
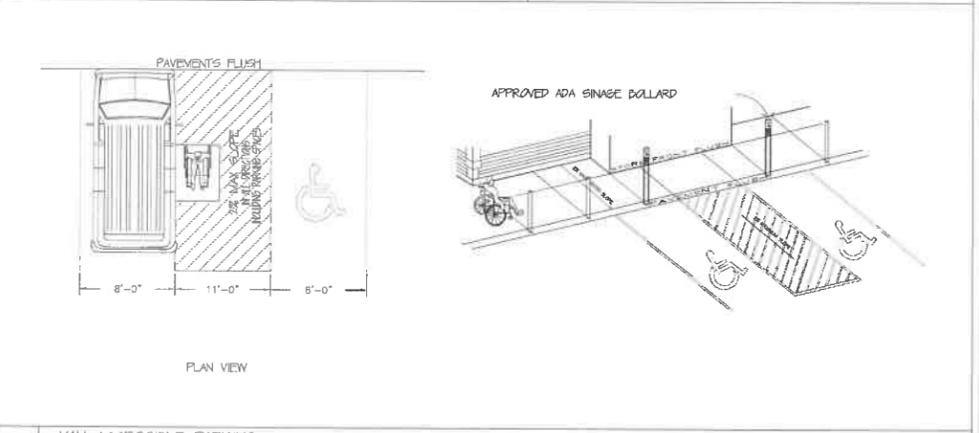
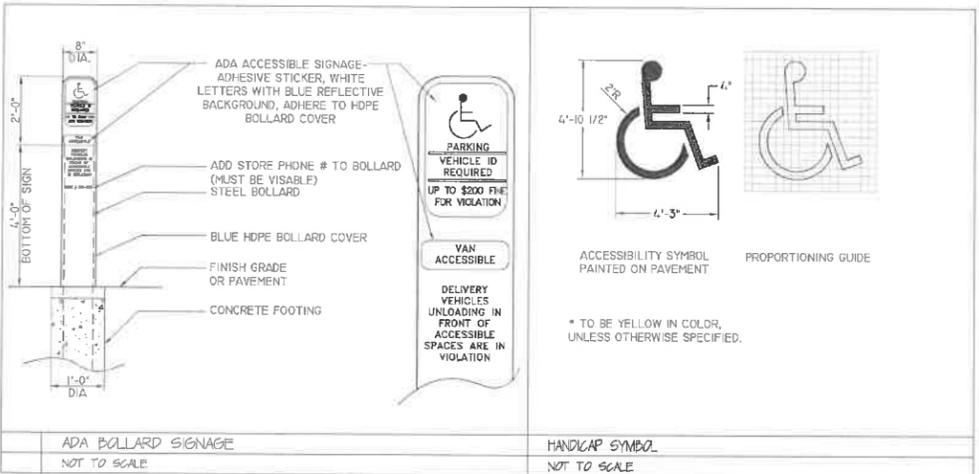
PROVIDE ISA AT EACH ACCESSIBLE FUELING POSITION VISIBLE TO APPROACHING VEHICLES.

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

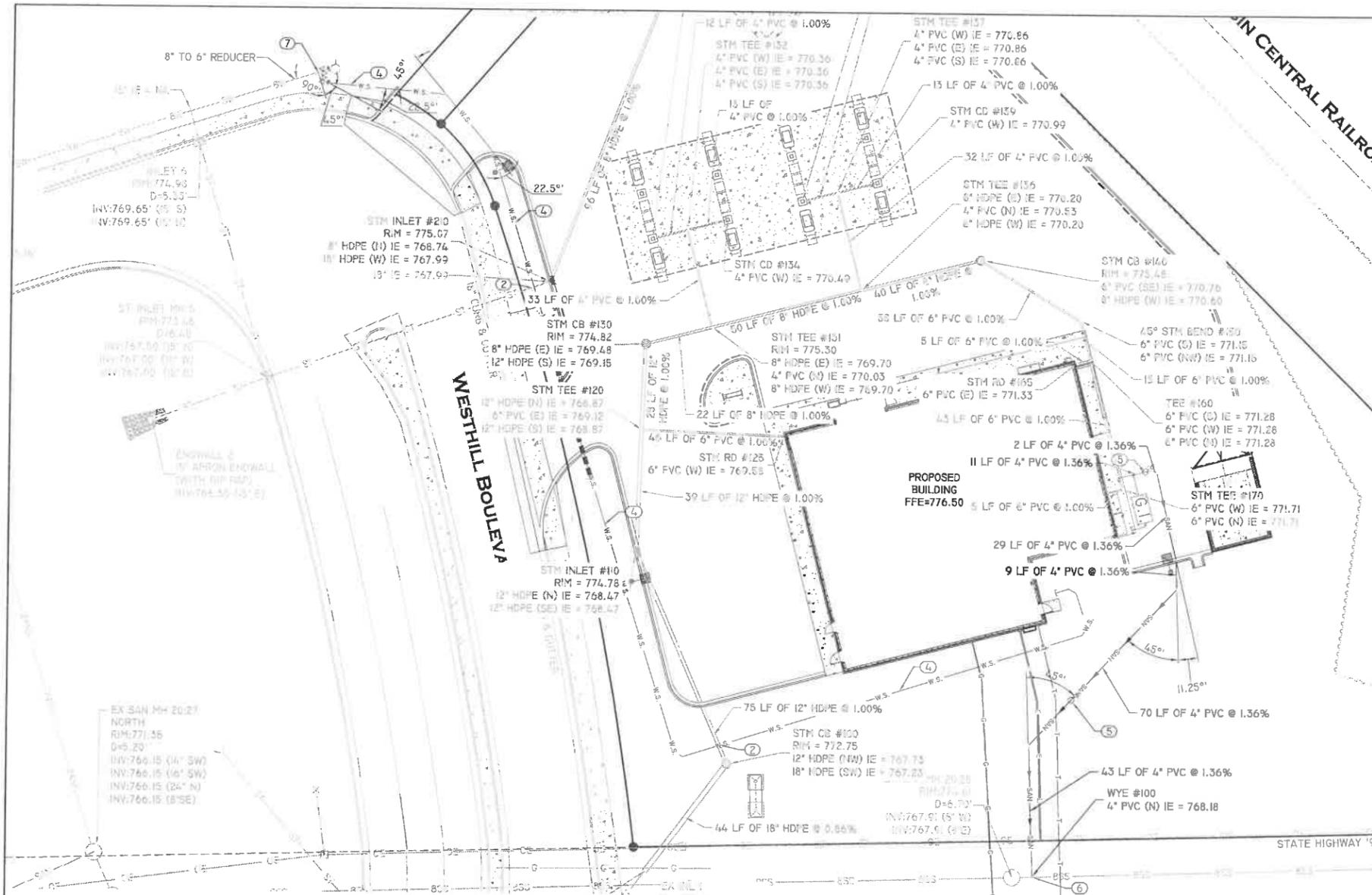
ANY PAY FUNCTION- I.E. AIR/VACUUM ETC. ARE REQUIRED TO HAVE AN ACCESSIBLE ROUTE TO STORE ENTRANCE. CONTROLS SHALL BE ACCESSIBLE 30"X48" CLF SPACE AND WITHIN A FORWARD OR SIDE APPROACH REACH RANGE.

NOTES:

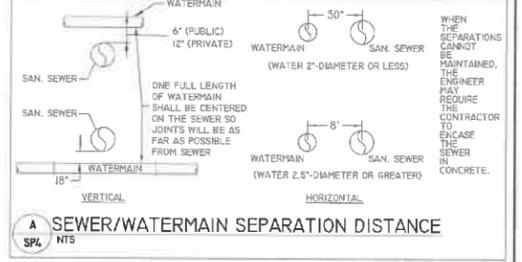
- REFER TO THE DOCUMENT FROM THE DEPARTMENT OF JUSTICE ON "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". CONTRACTOR SHALL REFERENCE CURRENT A.D.A. GUIDELINES AND LOCAL REGULATIONS FOR SITE ACCESSIBILITY. IN ALL CASES THE MINIMUM REQUIREMENTS SHALL BE PROVIDED ON SITE TO ENSURE COMPLIANCE TO ALL REGULATIONS.
- KWIK TRIP STANDARD ENTRANCE DOOR IS AUTOMATIC SLIDING DOOR SYSTEM DESIGNED TO COMPLY WITH ALL ACCESS CODES AND LAWS. ENTRANCE DOORS FOR ACCESSIBLE ROUTES WILL HAVE A MINIMUM CLEAR OPENING OF 32"
- STORE FRONTS WILL PROVIDE FLUSH PAVEMENTS ALONG ACCESSIBLE ROUTES WITH PROTECTIVE SECURITY BOLLARDS INDICATED AND SPACED BETWEEN PARKING SURFACES AND BUILDING WALK PER PLAN.
- NO OBJECTS OR DISPLAYS SHOULD PROTRUDE INTO THE MINIMUM CLEAR SPACE OF THE ACCESSIBLE ROUTES TO THE STORE ENTRANCE. THIS WILL INCLUDE SEASONAL DISPLAY VENDING AREAS AS WELL AS OTHER OUTDOOR STORAGE UNITS FOR PROPANE AND ICE, ETC.
- PER A.D.A GUIDELINES- CLEAR WIDTH OF ACCESSIBLE ROUTES SHALL BE 36" AND PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24".
- ACCESS ISLES SERVING WHEEL CHAIR LIFTS OR CHAIR ACCESS FROM VEHICLES ARE REQUIRED TO BE NEARLY LEVEL IN ALL DIRECTIONS TO PROVIDE SAFE TRANSFER OF WHEELCHAIRS TO AND FROM VEHICLES. THE EXCEPTION WOULD BE FOR DRAINAGE. MAXIMUM SLOPE FOR THE ACCESS ISLE IS 1:48. NO CURB RAMPS SHALL BE A PART OF THE ACCESS ISLE.
- IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH THE DESIGNATION OF 1 'VAN ACCESSIBLE' IN EVERY 8 ACCESSIBLE SPACES ON SITE.



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- WATER DISTRIBUTION SYSTEM:**
- BRING ALL SITE UTILITIES TO 5' OUTSIDE OF THE BUILDING LINE WITH THE EXCEPTION OF THE WATER SERVICE. EXTEND WATER SERVICE INTO THE BUILDING AND UP TO THE FLANGE FOR THE WATER METER.
 - SEPARATION OF WATER AND SEWER: PROVIDE HORIZONTAL AND VERTICAL SEPARATIONS AS REQUIRED BY CODE. SEE DETAIL.
 - WATERMAIN DEPTH:** MAINTAIN 7.5 FEET OF COVER OVER THE TOP OF THE WATER LINES TO THE FINISHED GRADE. VERIFY ELEVATION OF PROPOSED AND EXISTING WATER LINES AT ALL UTILITY CROSSINGS. INSTALL THE WATER LINES AT GREATER DEPTHS IN ORDER TO CLEAR STORM SEWERS, SANITARY SEWERS, OR OTHER UTILITIES AS REQUIRED. INCLUDE COSTS TO LOWER WATER LINES IN THE BASE BID.
 - DISINFECT:** DISINFECT ALL COMPLETED WATERMANS IN ACCORDANCE WITH AWWA STANDARD C651. IF THE TABLET OR CONTINUOUS FEED METHODS ARE USED, DISINFECT USING WITH WATER THAT CONTAINS AT LEAST 50 PPM OF AVAILABLE CHLORINE. DO NOT USE THE TABLET METHOD ON SOLVENT-WELDED PLASTIC OR ON SCREWED-JOINT STEEL PIPE BECAUSE OF THE DANGER OF FIRE OR EXPLOSION FROM THE REACTION OF THE JOINT COMPOUNDS WITH THE CALCIUM HYPOCHLORITE. RETAIN THE TREATED WATER IN THE PIPELINE FOR AT LEAST 24 HOURS. MEASURE THE CHLORINE RESIDUAL AT THE END OF THE 24 HOUR PERIOD. THE FREE CHLORINE RESIDUAL MUST BE AT LEAST 10 MG/L MEASURED AT ANY POINT IN THE LINE. MEASUREMENT OF THE CHLORINE CONCENTRATION AT REGULAR INTERVALS SHALL BE IN ACCORDANCE WITH STANDARD METHODS, AWWA M-12, OR USING APPROPRIATE CHLORINE TEST KITS.
 - TESTING:** PRESSURE TEST AND PERFORM BACTERIOLOGICAL TESTS ON ALL WATER LINES UNDER THE SUPERVISION OF THE CITY PUBLIC WORKS DEPARTMENT. NOTIFY THE CITY AT LEAST 24 WORKING HOURS PRIOR TO ANY TESTING. PRESSURIZE THE WATERLINE TO 1054-KPA (150-PSI) GAUGE PRESSURE (MEASURED AT THE POINT OF LOWEST ELEVATION) BY MEANS OF A PUMP CONNECTED TO THE PIPE IN A SATISFACTORY MANNER. MAINTAIN THE TEST PRESSURE FOR A MINIMUM OF 2 HOURS. DO NOT ADD WATER TO THE WATERMAIN IN ORDER TO MAINTAIN THE REQUIRED PRESSURE DURING THE WATER MAIN PRESSURE TESTING. THE TEST SECTION OF PIPE IS ACCEPTABLE WITH A PRESSURE DROP OF 14 KPA (2 PSI) OR LESS.
 - USE MUELLER H 10300 OR FORD EM 2 7057, OR APPROVED EQUAL, AT ALL CURB STOP LOCATIONS. STATIONARY ROD IS REQUIRED ON ALL CURB STOPS.
 - BUILDING WATER SERVICES:** WATER SERVICE PIPE SHALL MEET THE FOLLOWING SPECIFICATIONS AND BE APPROVED BY THE LOCAL GOVERNING AGENCY, 2.5 INCH OR LESS: HDPE PER ASTM D2737 SDR 9 OR TYPE A COPPER PER ASTM B-88, 4 INCH OR GREATER: DIP PER AWWA C151 OR PVC PER AWWA C-200.
 - 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(2)(b) AND THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SP5 382.30(1)(b).



- 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 D2521.
 - CLEANOUTS:** INSTALL CLEANOUTS ON ALL SANITARY SEWER SERVICES. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 4-INCH AND OVER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE OR 6-INCH DIAMETER MINIMUM FOR PIPES 6 INCHES IN DIAMETER OR GREATER. INCLUDE FROST SLEEVES AND CONCRETE FRAME AND PIPE SUPPORT. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1916-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 WATER-TIGHT FRAME/CHIMNEY SEALS ON ALL SANITARY SEWER MAINTENANCE HOLES. USE EITHER MANUFACTURED MAINTENANCE HOLE FRAME/CHIMNEY SEALS OR ELASTOMERIC WATERPROOFING FRAME/CHIMNEY SEALS.
 - USE NEENAH FOUNDRY CO. R-1642 CASTING WITH SELF-SEALING, SOLID, TYPE B LID, OR APPROVED EQUAL, ON ALL SANITARY SEWER MAINTENANCE HOLES. COVERS SHALL BEAR THE "SANITARY SEWER" LABEL.
 - THE MINIMUM DEPTH OF COVER FOR SANITARY SEWER WITHOUT INSULATION IS 5 FEET. INSULATE SANITARY SEWER SERVICES AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.
 - TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THE WISCONSIN STATUTES 182.0175(2)(b) AND THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SP5 382.30(1)(b).

- GENERAL:**
- COMPLY WITH THE WORK SAFETY PRACTICES SPECIFIED BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS. OSHA PROHIBITS ENTRY INTO "CONFINED SPACES" SUCH AS MANHOLES AND INLETS (SEE 29 CFR SECTION 1910.146), WITHOUT UNDERTAKING CERTAIN SPECIFIC PRACTICES AND PROCEDURES. CONSTRUCTION SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF THE CONSTRUCTION OPERATIONS.
 - EXISTING BOUNDARY, LOCATION, TOPOGRAPHIC, AND UTILITY INFORMATION SHOWN ON THIS PLAN IS FROM A FIELD SURVEY BY ROBERT E LEE AND ASSOCIATES INC. DATED OCTOBER 17TH, 2018.
 - PERFORM ALL UTILITY WORK IN ACCORDANCE WITH STATE AND CITY REQUIREMENTS.
 - CONNECT TO EXISTING SANITARY SEWER MAINS BY CORROBORATING, CONNECT TO EXISTING STORM SEWER MAINS BY EITHER SPLICING OR CORROBORATING. USE SANS OR DRILLS THAT PROVIDE WATER TO THE BLADE. MEET ALL CITY STANDARDS AND SPECIFICATIONS FOR THE CONNECTION. RECONSTRUCT INVERTS AFTER INSTALLATION. USE WATER STOP GASKETS IN ORDER TO PROVIDE WATER-TIGHT SEALS WHEN PENETRATING A STRUCTURE WALL WITH A PIPE. TAKE MEASUREMENTS BEFORE BEGINNING CONSTRUCTION TO ENSURE THAT SERVICE CONNECTIONS DO NOT CUT INTO MAINTENANCE ACCESS STRUCTURE JOINTS OR PIPE BARREL JOINTS.
 - PERFORM TRENCH EXCAVATIONS FOR ALL UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF O.S.H.A.'S 29 CFR, PART 1926, SUBPART P, "EXCAVATIONS AND TRENCHES." (WWW.OSHA-OSHA.GOV)
 - COORDINATE BUILDING UTILITY CONNECTION LOCATIONS AT 5 FT. OUT FROM THE PROPOSED BUILDING WITH THE WITH THE INTERIOR PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION. VERIFY WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS WITH THE MECHANICAL ENGINEER PRIOR TO CONSTRUCTION.
 - THE SUBSURFACE UTILITY INFORMATION SHOWN ON THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL HAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 58-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
 - THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THAT ALL EXISTING UTILITIES ARE SHOWN OR, IF SHOWN, EXIST IN THE LOCATIONS INDICATED ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE FACTUAL VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES (INCLUDING WATER AND SEWER LINES AND APPURTENANCES). NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - CONTACT UTILITY COMPANIES FOR LOCATIONS OF ALL PUBLIC AND PRIVATE UTILITIES WITHIN THE WORK AREA PRIOR TO BEGINNING CONSTRUCTION. CONTACT DIGGER'S HOTLINE AT (414) 259-1818 IN THE MILWAUKEE METRO AREA, OR 1-800-242-8511 (HOLIDAYS) BEFORE BEGINNING ANY CONSTRUCTION. OBTAIN TICKET NUMBER AND MEET WITH REPRESENTATIVES OF THE VARIOUS UTILITIES AT THE SITE. PROVIDE THE OWNER WITH THE TICKET NUMBER INFORMATION. DIGGER'S HOTLINE IS A FREE SERVICE THAT LOCATES MUNICIPAL AND UTILITY COMPANY LINES, BUT DOES NOT LOCATE PRIVATE UTILITY LINES. USE AN INDEPENDENT LOCATOR SERVICE OR OTHER MEANS IN ORDER TO OBTAIN LOCATIONS OF PRIVATE UTILITY LINES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND ELECTRIC CABLES, TELEPHONE, TV, AND LAWN SPRINKLER LINES.
 - POTHOLE TO VERIFY THE POSITIONS OF EXISTING UNDERGROUND FACILITIES AT A SUFFICIENT NUMBER OF LOCATIONS IN ORDER TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND THAT SUFFICIENT CLEARANCE IS AVAILABLE.
 - WHERE EXISTING GAS, ELECTRIC, CABLE, OR TELEPHONE UTILITIES CONFLICT WITH THE WORK, COORDINATE THE ABANDONMENT, RELOCATION, OFFSET, OR SUPPORT OF THE EXISTING UTILITIES WITH THE APPROPRIATE LOCAL UTILITY COMPANIES. COORDINATE NEW GAS METER AND GAS LINE INSTALLATION, ELECTRIC METER AND ELECTRIC SERVICE INSTALLATION, CABLE SERVICE, AND TELEPHONE SERVICE INSTALLATION WITH THE LOCAL UTILITY COMPANIES.
 - ARRANGE FOR AND SECURE SUITABLE DISPOSAL AREAS OFF-SITE. DISPOSE OF ALL EXCESS SOIL, WASTE MATERIAL, DEBRIS, AND ALL MATERIALS NOT DESIGNATED FOR SALVAGE. WASTE MATERIAL AND DEBRIS INCLUDES TREES, STUMPS, PIPE, CONCRETE, ASPHALTIC CONCRETE, CANS, OR OTHER WASTE MATERIAL FROM THE CONSTRUCTION OPERATIONS. OBTAIN THE RIGHTS TO ANY WASTE AREA FOR DISPOSAL OF UNSUITABLE OR SURPLUS MATERIAL, EITHER SHOWN OR NOT SHOWN ON THE PLANS. ALL WORK IN DISPOSING OF SUCH MATERIAL SHALL BE CONSIDERED INCIDENTAL TO THE WORK. ALL DISPOSAL MUST CONFORM TO APPLICABLE SOLID WASTE DISPOSAL PERMIT REGULATIONS. OBTAIN ALL NECESSARY PERMITS AT NO COST TO THE OWNER.
 - STRAIGHT LINE SAW-CUT EXISTING BITUMINOUS OR CONCRETE SURFACING AT THE PERIMETER OF PAVEMENT REMOVAL AREAS. USE SAWS THAT PROVIDE WATER TO THE BLADE. TACK AND MATCH ALL CONNECTIONS TO EXISTING BITUMINOUS PAVEMENT.
 - RELOCATE OVER-HEAD POWER, TELEPHONE, AND CABLE LINES AS REQUIRED.
 - ALL MATERIALS REQUIRED FOR THIS WORK SHALL BE NEW MATERIAL CONFORMING TO THE REQUIREMENTS FOR CLASS, KIND, GRADE, SIZE, QUALITY, AND OTHER DETAILS SPECIFIED HEREIN OR AS SHOWN ON THE PLANS. DO NOT USE RECYCLED OR SALVAGED AGGREGATE, ASPHALTIC PAVEMENT, CURBED CONCRETE, OR SCRAP SHINGLES. UNLESS OTHERWISE INDICATED, THE CONTRACTOR SHALL FURNISH ALL REQUIRED MATERIALS.
 - RESTORE THE PUBLIC RIGHT-OF-WAY. REPLACE ANY CONCRETE CURB AND GUTTER, BITUMINOUS PAVEMENT, SIDEWALK, OR VEGETATIVE COVER DAMAGED BY THE CONSTRUCTION ACTIVITY. RESTORE DAMAGED TURF WITH SOIL WITHIN THE PUBLIC RIGHT-OF-WAY. THE WORK AREA SHOWN IS GENERAL AND MAY NEED TO BE ADJUSTED IN THE FIELD.
 - WHEN SAWING OR DRILLING CONCRETE OR MASONRY, USE SAWS THAT PROVIDE WATER TO THE BLADE. DO NOT ALLOW THE SLURRY PRODUCED BY THIS PROCESS TO BE TRACKED OUTSIDE OF THE IMMEDIATE WORK AREA OR DISCHARGED INTO THE SEWER SYSTEM.
 - ADJUST ALL CURB STOPS, VALVE BOXES, MAINTENANCE HOLE CASTINGS, CATCH-BASIN CASTINGS, CLEANOUT COVERS, AND SIMILAR ITEMS TO FINISHED GRADE.
 - INSTALL ALL PIPE WITH THE ASTM IDENTIFICATION NUMBERS ON THE TOP FOR INSPECTION. COMMENCE PIPE LAYING AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. LAY THE PIPE WITH THE BELL END OR RECEIVING GROOVE END OF THE PIPE POINTING UPWARD. WHEN CONNECTING TO AN EXISTING PIPE, UNCOVER THE EXISTING PIPE IN ORDER TO ALLOW ANY ADJUSTMENTS IN THE PROPOSED LINE AND GRADE BEFORE LAYING ANY PIPE. DO NOT LAY PIPES IN WATER OR WHEN THE TRENCH CONDITIONS ARE UNSUITABLE FOR SUCH WORK.

- POINTING UPGRADE:** WHEN CONNECTING TO AN EXISTING PIPE, UNCOVER THE EXISTING PIPE IN ORDER TO ALLOW ANY ADJUSTMENTS IN THE PROPOSED LINE AND GRADE BEFORE LAYING ANY PIPE.
- OBTAIN AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS, ETC. REQUIRED BY AGENCIES THAT HAVE JURISDICTION OVER THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL BONDS, LETTERS OF CREDIT, OR CASH SURETIES RELATED TO THE WORKS, EXECUTE AND INSPECT WORK IN ACCORDANCE WITH ALL LOCAL AND STATE CODES, RULES, ORDINANCES, OR REGULATIONS PERTAINING TO THE PARTICULAR TYPE OF WORK INVOLVED.
 - OBTAIN PERMITS FROM THE CITY FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
 - CONSTRUCT SANITARY SEWER, WATERMAIN, AND STORM SEWER UTILITIES IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION, OR THE LATEST REVISED EDITION.
 - TRACER WIRE: LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0175(2)(b) OF THE STATUTES.
 - INSTALL ALL PIPE WITH THE ASTM IDENTIFICATION NUMBERS ON THE TOP FOR INSPECTION. COMMENCE PIPE LAYING AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. LAY THE PIPE WITH THE BELL END OR RECEIVING GROOVE END OF THE PIPE POINTING UPWARD. WHEN CONNECTING TO AN EXISTING PIPE, UNCOVER THE EXISTING PIPE IN ORDER TO ALLOW ANY ADJUSTMENTS IN THE PROPOSED LINE AND GRADE BEFORE LAYING ANY PIPE. DO NOT LAY PIPES IN WATER OR WHEN THE TRENCH CONDITIONS ARE UNSUITABLE FOR SUCH WORK.
- KEYED NOTES**
- DRY UTILITY ROUTING SHOWN IS APPROXIMATE. COORDINATE WITH LOCAL UTILITY.
 - INSTALL INSULATION OVER WATER PIPE AT CROSSING. SEE DETAIL 2/SP6.
 - INSTALL 4" SANITARY SERVICE LATERAL @ 1.00% MINIMUM. HORIZONTAL LENGTHS FROM EXISTING CONNECTION POINT TO BEND OR FITTING: 43-70+9+29+2+11=104 LF TOTAL.
 - INSTALL 431 LF OF 4" WATER SERVICE LATERAL.
 - INSTALL 4" SANITARY CLEANOUT. SEE DETAIL 4/SP6.
 - CONNECT TO EXISTING 8" SANITARY MAIN.
 - INSTALL 6X4 TEE WITH 6" AND 4" GATE VALVE.

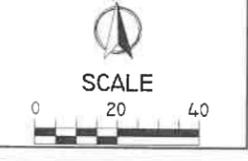
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KWIK STAR STORES

KWIK TRIP, Inc.
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EMAIL: MAIL@REIENGINEERING.COM



UTILITY PLAN

CONVENIENCE STORE #412

SITE LOCATION GRAND CHUTE, WI

#	DATE	DESCRIPTION

DRAWN BY: NAP
SCALE: GRAPHIC
PROJ. NO.: 8171A
DATE: 12/18/18 - REVIEW DOCUMENTS
SHEET: SP4

KWIK TRIP

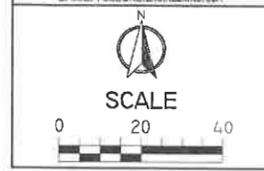
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KWIK STAR

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 EMAIL: MAIL@REIENGINEERING.COM



EROSION CONTROL PLAN
CONVENIENCE STORE #412
 SITE LOCATION
 GRAND CHUTE, WI

#	DATE	DESCRIPTION

DRAWN BY: NAP
 SCALE: GRAPHIC
 PROJ. NO.: 8171A
 DATE: 12/19/18 - REVIEW DOCUMENTS
 SHEET: SWP1

PROJECT DATA

PROJECT START DATE	APRIL 2019	NOTES:
PROJECT COMPLETION DATE	OCT 2019	

SITE AREA DATA

DISTURBED AREA	59,417 SF	(A) CONTRACTOR SHALL ABIDE BY THE WDMR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL. REFER TO SWP1 FOR TECHNICAL STANDARDS EMPLOYED.
PRE-CONSTRUCTION IMPERVIOUS AREA	0 SF	(B) CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AREAS ON-SITE. SEE DETAIL F/SWP3.
POST-CONSTRUCTION IMPERVIOUS AREA	45,141 SF	
APPROX. AREA OF LAND DISTURBANCE	59,417 SF	

SITE RUNOFF COEFFICIENT

PRE-CONSTRUCTION	EXISTING REGIONAL POND	N/A
POST-CONSTRUCTION		

SOIL DATA

SURFACE SOIL	PAVED
SUB-SURFACE SOIL	SILTY CLAY
DEPTH OF GROUND WATER	11.5-15 FT
DOWN-STREAM TRIBUTARY	FOX RIVER

- OKEYED NOTES**
- TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/SWP3.
 - INSTALL SILT FENCE. SEE DETAIL B/SWP3.
 - PROVIDE INLET PROTECTION. REFER TO SWP2 FOR ACCEPTABLE PRODUCTS.
 - DEWATERING BAGS SHALL BE READILY AVAILABLE AND SHALL BE USED AT ALL TIMES IN THE PROCESS OF DEWATERING.
 - INSTALL DITCH CHECKS @ MAX. OF 200-FT INTERVALS OR EVERY 2-FT OF DROP. SEE DETAIL D/SWP3.

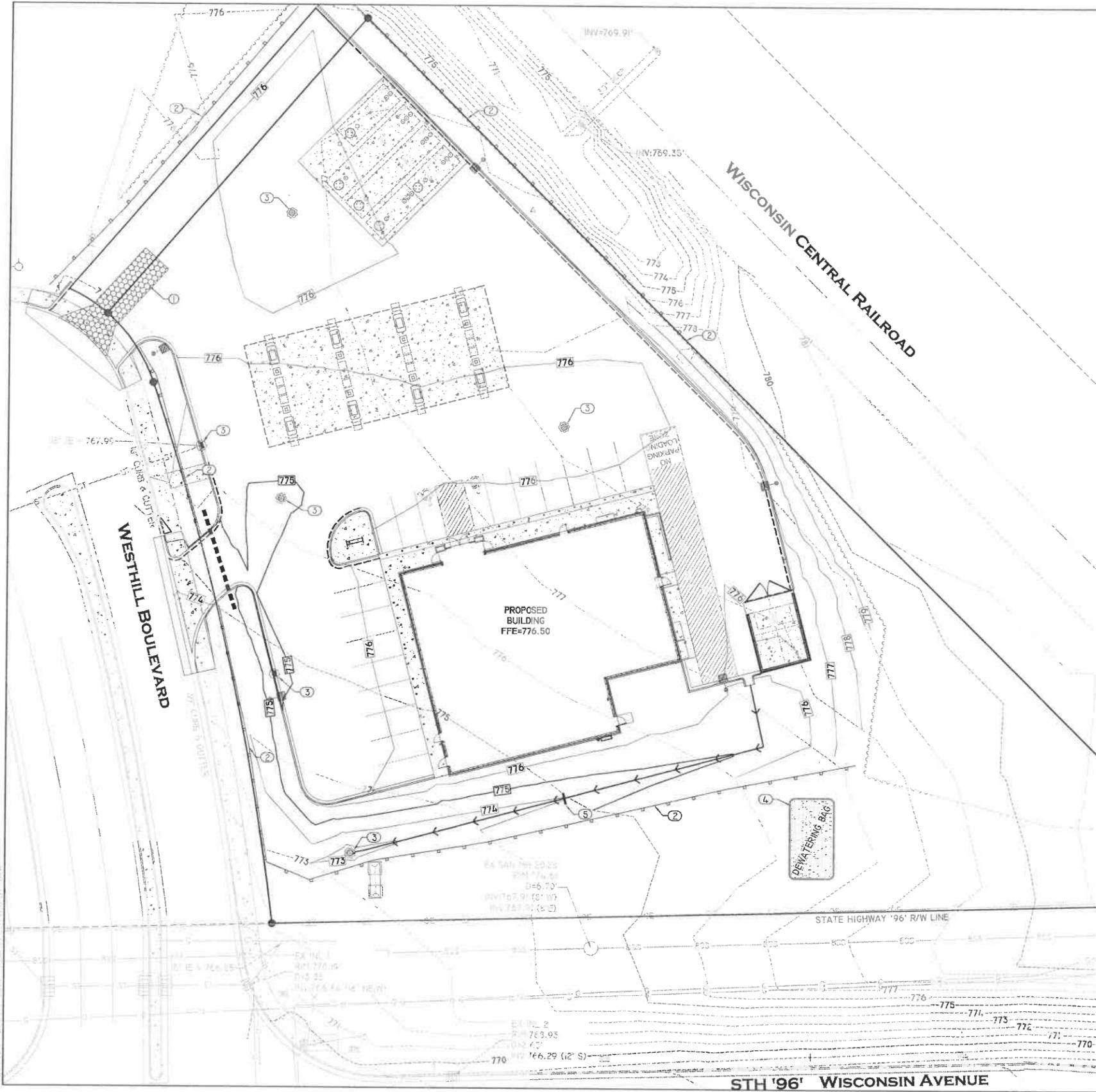
INSTALL WISDOT URBAN TYPE B EROSION CONTROL BLANKET ON SIDE SLOPES OF 4:1 OR GREATER. SEE DETAIL E/SWP3 FOR INSTALLATION.

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

ITEM	QUANTITY
ROCK CONSTRUCTION ENTRANCE	200 SQ. YD.
INLET PROTECTION	5
EROSION CONTROL BLANKET	0 SQ. YD.
RIP RAP	0
SILT FENCE	765 L.F.
CULVERT PROTECTION	0
DITCH CHECK	AS NEEDED
BIO ROLL/EROSION LOG	AS NEEDED

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

- SUGGESTED CONSTRUCTION SEQUENCE**
- PROVIDE CONSTRUCTION ACCESS
 - INSTALL SILT FENCE
 - INSTALL INLET PROTECTION ON EXISTING STORM STRUCTURES
 - SAWCUT AND REMOVE PAVEMENT AND STRIP TOPSOIL
 - ROUGH GRADING
 - CONSTRUCT BUILDING
 - SITE UTILITY INSTALLATION
 - INSTALL INLET AND CULVERT PROTECTION ON NEW STORM STRUCTURES
 - FINISH GRADING
 - CONSTRUCT BASE COURSE AND PAVEMENT
 - INSTALL LAWN/ LANDSCAPE
 - FLUSH STORM SEWER
 - REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVEMENTS HAVE BEEN INSTALLED AND ALL SOILS HAVE BEEN STABILIZED
- SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE RE-INSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODED. SEEDING AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.**
- REFER TO THE SWP PLAN NOTES AND DETAIL SHEETS SWP2-L FOR MORE INFORMATION.
- CONTACT JEFF OSGOOD
 KWIK TRIP, INC.
 PO BOX 2107
 LACROSSE, WI 54602
 608-793-5567



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GENERAL NOTES:

- CONTACT DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY AFFECT HIS WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
 - MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL.
 - THIRDS ONLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOPSOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
- ALL AREAS CALLED OUT FOR "NO MOW-LOW GROW" TURF SHALL BE PROVIDED AND INSTALLED PER SPEC FROM PRAIRIE NURSERY INC.
- WHERE EXISTING CONCRETE/ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR TO INSTALL "CURY-RITE" 1/2" X 4" ALUMINUM EDGING - BRONZE COLOR AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
- USE FINELY SHREDDED HARDWOOD BARK MULCH. NO DYED MULCHES. INSTALL 3" DEPTH. NO FILTER FABRIC OR EDGING AROUND TREES OUTSIDE SHRUB BEDS.
- GRAVEL MULCH SHALL BE 4"-6" FRACTURED BLUE-GRAY RIP RAP STONE. INSTALL 4" DEPTH MINIMUM WITH APPROVED WEED BARRIER FABRIC.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER. DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

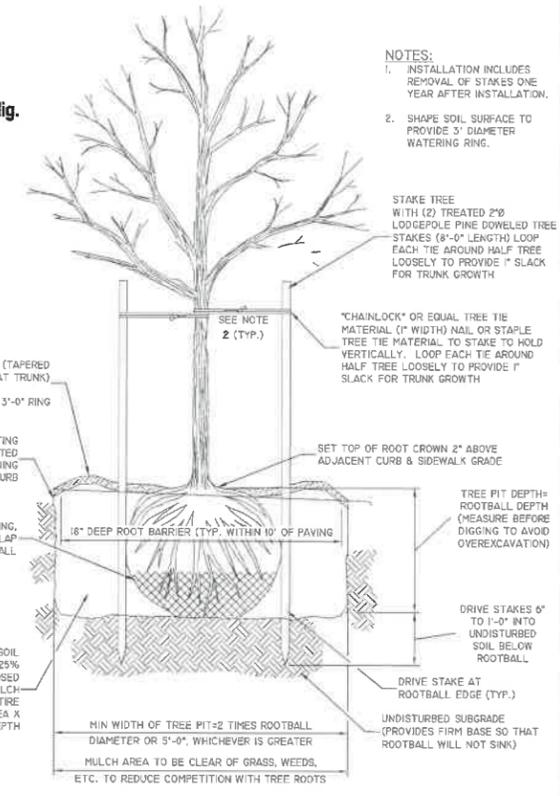
PLANT SCHEDULE:

TYPE	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE SIZE H x W
DECIDUOUS TREE	3	2.5" CAL	ACER X FREEMANII 'AF#1'	'FIREFALL' MAPLE	40' x 30'
DECIDUOUS TREE	5	2.5" CAL	TILIA CORDATA 'GREENSPIRE'	'GREENSPIRE' LINDEN	40' x 30'
ORNAMENTAL TREE	2	1.5" CAL	MALUS SPC. 'SPRING SNOW'	'SPRING SNOW' CRABAPPLE	25' x 15'
EVERGREEN TREE	3	4' & 10'	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	20' x 20'
EVERGREEN SHRUB	3	7 GAL.	JUNIPERUS 'J.N. SELECT BLUE'	'STAR POWER' JUNIPER	17' x 8'
EVERGREEN SHRUB	17	3 GAL.	JUNIPERUS COMMUNIS 'ENGLISH RIVER'	'ENGLISH RIVER' JUNIPER	4' x 8'
DECIDUOUS SHRUB	13	5 GAL.	CORNUS SERICEA 'BAILEY'	RED TWIGGED DOGWOOD	8' x 8'
ORNAMENTAL GRASS	49	1 GAL.	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED GRASS	3' x 3'
PERENNIAL	117	1 GAL.	GERANIUM X CANTABRIGIENSE 'BIOKOVO'	'BIOKOVO' GERANIUM	1' x 1'
PERENNIAL	23	1 GAL.	HEUCHERA 'STORMY SEAS'	'STORMY SEAS' CORALBELLS	1' x 1'
PERENNIAL	117	1 GAL.	RUDBECKIA HIRTA	BLACK EYED SUSAN	2' x 2'
PERENNIAL	117	1 GAL.	SALVIA 'SNOW HILL'	'SNOW HILL' SALVIA	18" x 18"

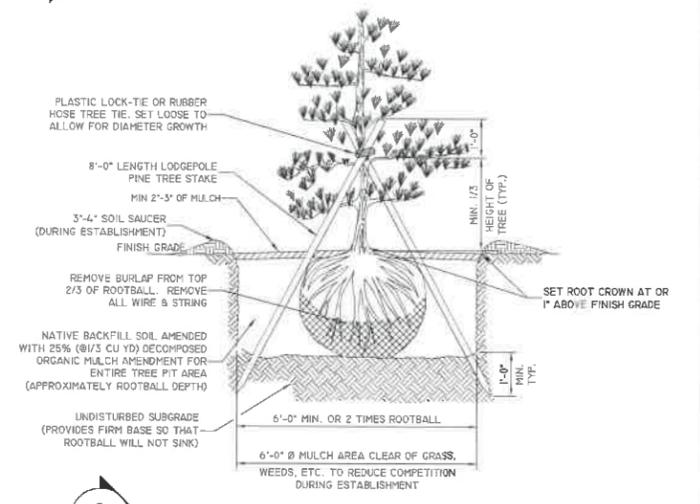


811
Know what's below.
Call before you dig.

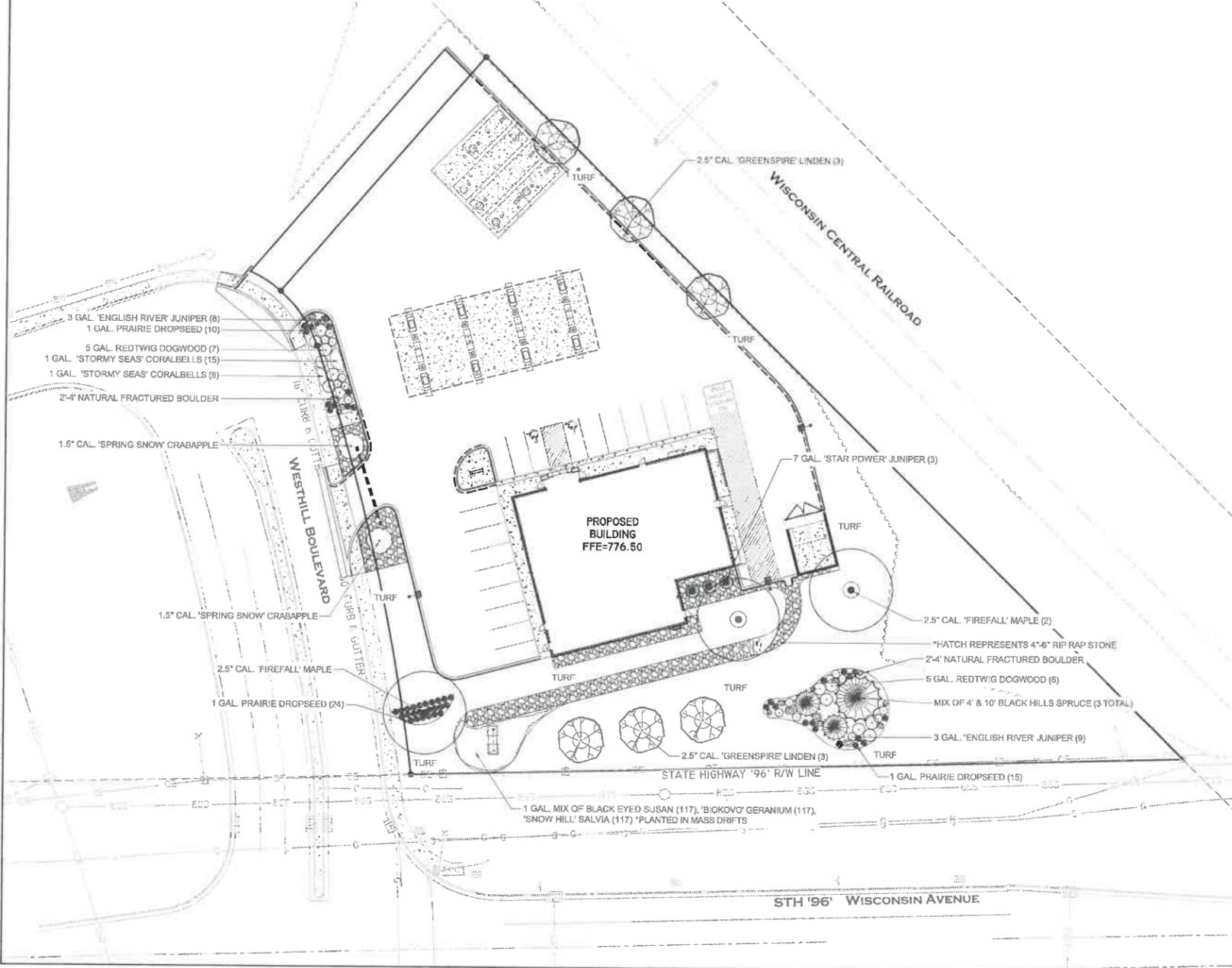
- NOTES:**
- INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
 - SHAPE SOIL SURFACE TO PROVIDE 3" DIAMETER WATERING RING.
- STAKE TREE WITH (2) TREATED 2"Ø LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH) LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH



1
LS
DECIDUOUS TREE PLANTING DETAIL
NTS



2
LS
EVERGREEN PLANTING DETAIL
NTS



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LANDSCAPE PLAN
CONVENIENCE STORE #412
SITE LOCATION GRAND CHUTE, WI

#	DATE	DESCRIPTION

DRAWN BY DBS
SCALE GRAPHIC
PROJ. NO. 8171A
DATE 12/19/18 - REVIEW DOCUMENTS
SHEET LS



CALCULATION STATISTICS
 AVERAGE: 4.0fc
 MAXIMUM: 57.9fc
 MINIMUM: 0.0fc

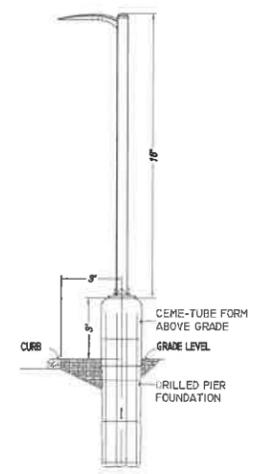
NOTE:
 FOOTCANDLE LEVELS ARE CALCULATED AT GRADE LEVEL.

FIXTURE QUANTITIES
 A - 8
 B - 6
 C - 27
 D - 8
 E - 5

PROVIDE (5) 16' POLES.

- FIXTURE SYMBOLS:**
- A & D LED FIXTURE UNDER FUEL CANOPY
 - B LED STRIP LIGHT MOUNTED IN GABLE
 - C RECESSED LED DOWNLIGHT
 - E POLE MOUNTED LED FIXTURE

- FIXTURE TYPES:**
- A - LSI LIGHTING: SCY-LED-2SL-SCT-UV-50-WHT MOUNTED UNDER GAS CANOPY
 - B - LED STRIP LIGHT LITHONIA - T21-N-196 MOUNTED IN GABLE
 - C - RECESSED LED DOWNLIGHT GOTHAM EVO-35/30-BAR-WD-120-TRW
 - D - LSI LIGHTING: SCY-LED-1SL-UV-50-WHT MOUNTED UNDER GAS CANOPY
 - E - LSI LIGHTING: HPL-LED-4L-5L-FT-UV-50-70CR-WHT-2L



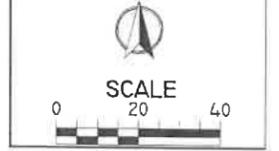
LOT LIGHT ELEVATION DETAIL
 NOT TO SCALE

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 EMAIL: MAIL@REIENGINEERING.COM



PHOTOMETRIC
 SITE PLAN
 CONVENIENCE STORE #412
 SITE LOCATION
 GRAND CHUTE, WI

#	DATE	DESCRIPTION

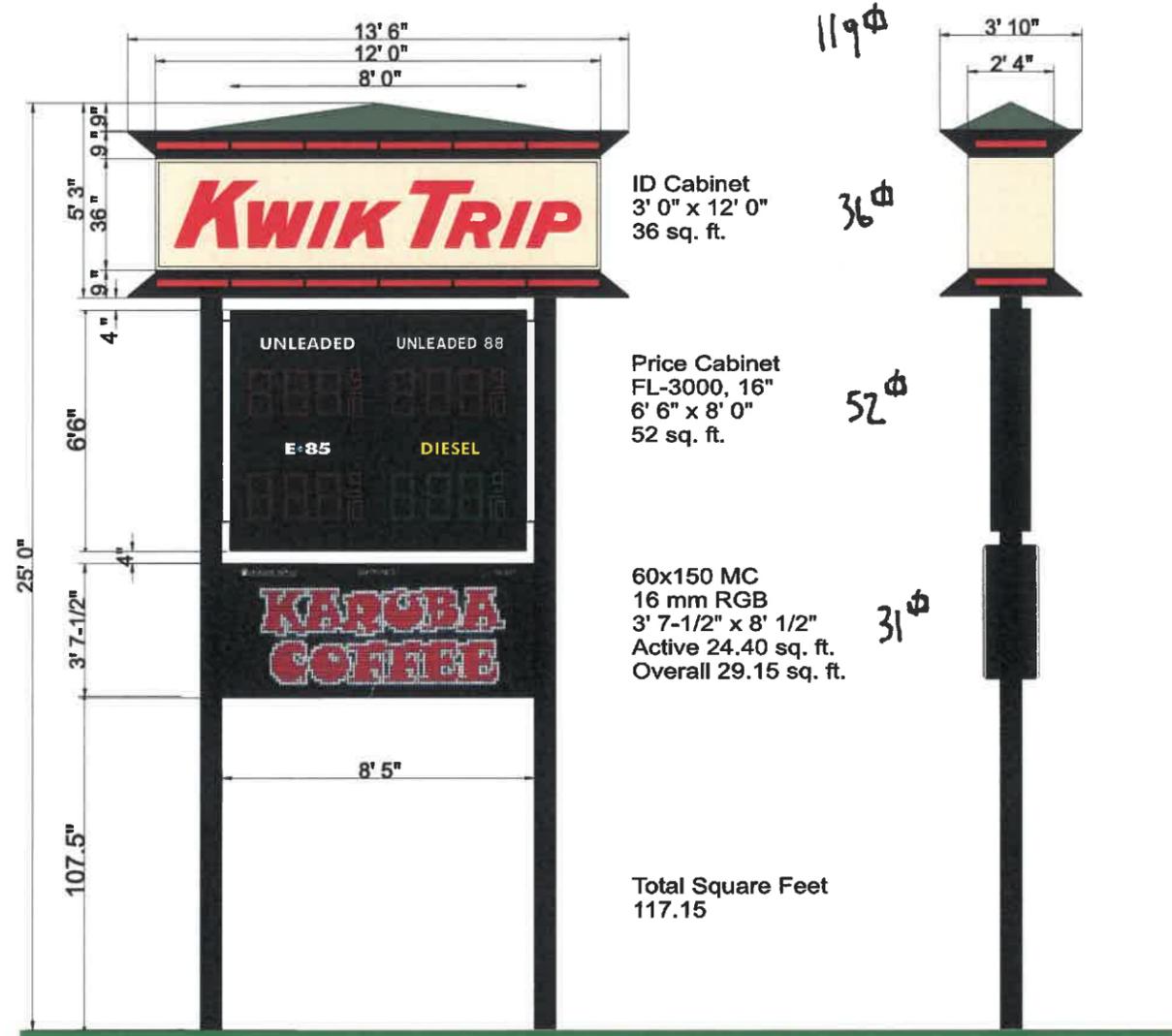
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 SCALE: GRAPHIC
 PROJ. NO.: 8171A
 DATE: 12/19/18 - REVIEW DOCUMENTS
 SHEET: E1

GRÆF
 One Honey Creek Corporate Center
 125 South 84th Street, Suite 401
 Milwaukee, WI 53214-1470
 414/239-1500
 414/239-0337 fax

STH '96' WISCONSIN AVENUE

DOUBLE FACE PYLON

412 Grand Chute, WI



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

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

60x150 MC
16 mm RGB
3' 7-1/2" x 8' 1/2"
Active 24.40 sq. ft.
Overall 29.15 sq. ft.

Total Square Feet
117.15

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

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DESIGN

SALES

FILE

COLOR KEY



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

Drawing by: Bryan Cullen
Sign Type: Pylon
Date Created: 4-7-17

Last Modified:
Scale: 3/16" = 1'

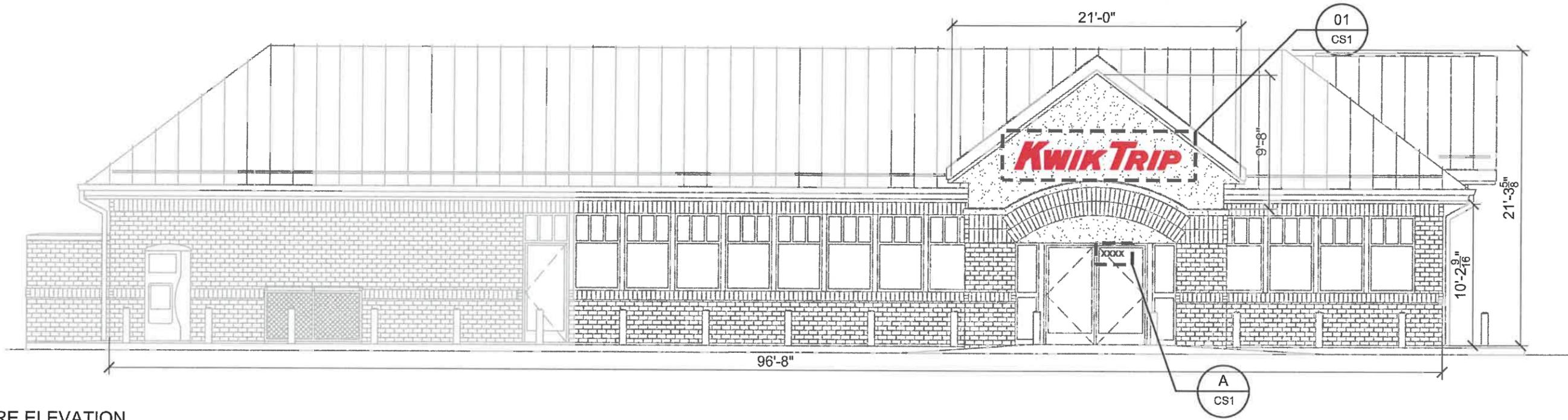
Job Name: Kwik Trip
Job Address:

Salesperson: Cindy Bluske
Job Number:

Revision Number:
Job File Location:
S:\1 - Kwik Trip\
New Store\Design

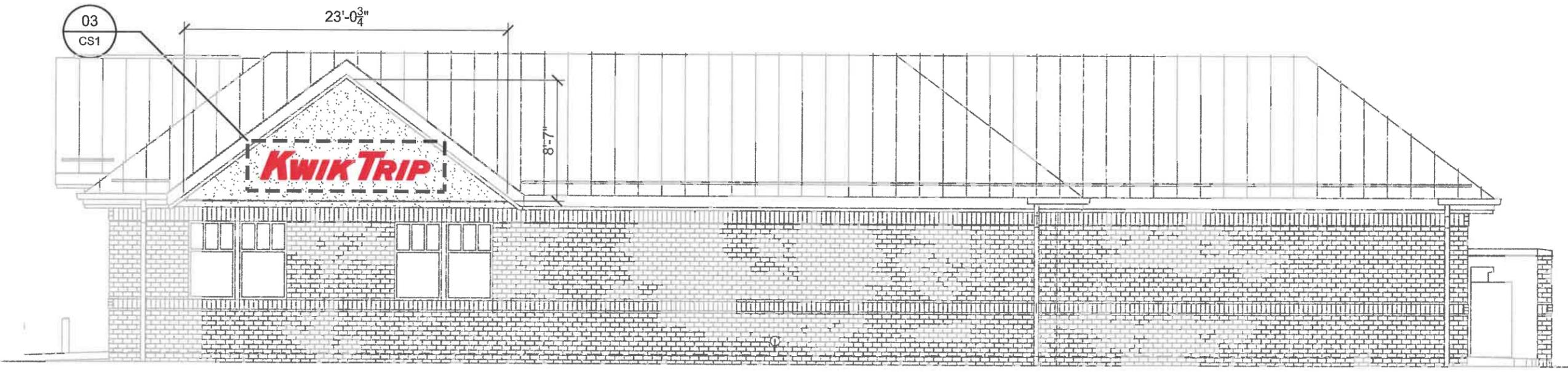
- 1 NA 208080 Beige
- 2 Black S/G paint
- 3 #2283 Red Acrylic
- 4 White of Acrylic
- 5 Red LED
- 6 NA 307880 Hemlock Green

- 7 Green LED
- 8 Black (230-22)
- 9 Yellow (230-015)
- 10 Blue (230-167)



STORE ELEVATION

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



STORE ELEVATION

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



LOGO DETAIL - SIGNS #01 & #03

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



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

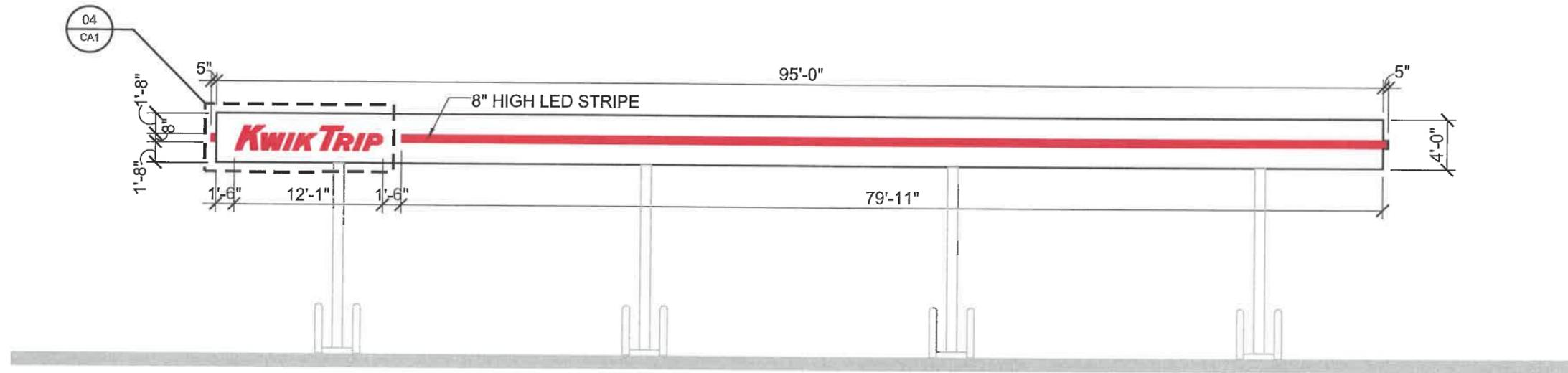
ADDRESS SIGN A

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



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

CONVENIENCE STORE SIGNAGE	
CONVENIENCE STORE #412	
NEC WISCONSIN AVE & WESTHILL GRAND CHUTE, WI	
#	DATE DESCRIPTION
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2018-12-20
SHEET	CS1



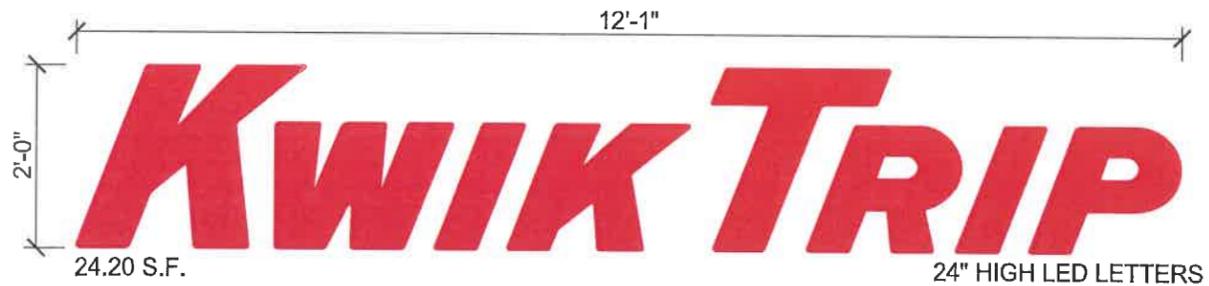
CANOPY ELEVATION

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



CANOPY ELEVATION

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



LOGO DETAIL - SIGNS #04 & #05

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

**Kwik
TRIP**

**Kwik
STAR**

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

CANOPY SIGNAGE
CONVENIENCE STORE #412
NEC WISCONSIN AVE & WESTHILL
GRAND CHUTE, WI

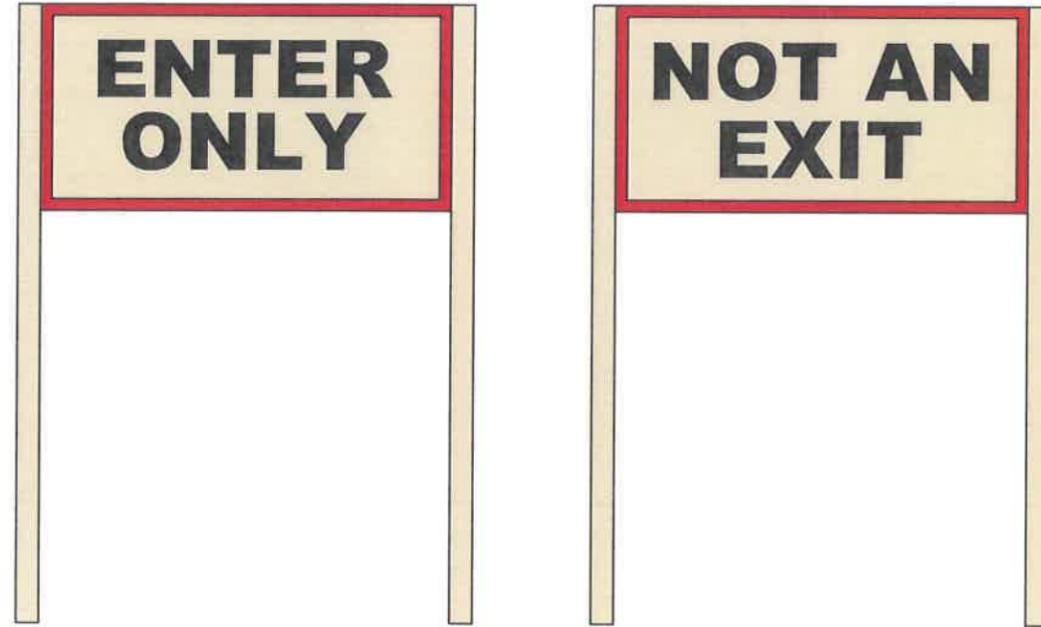
#	DATE	DESCRIPTION

DRAWN BY: KMK
SCALE: MULTIPLE
PROJ. NO.: 0001
DATE: 2018-12-20
SHEET: CA1

DOUBLE SIDED DIRECTIONAL SIGN

WEST SIDE

EAST SIDE



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

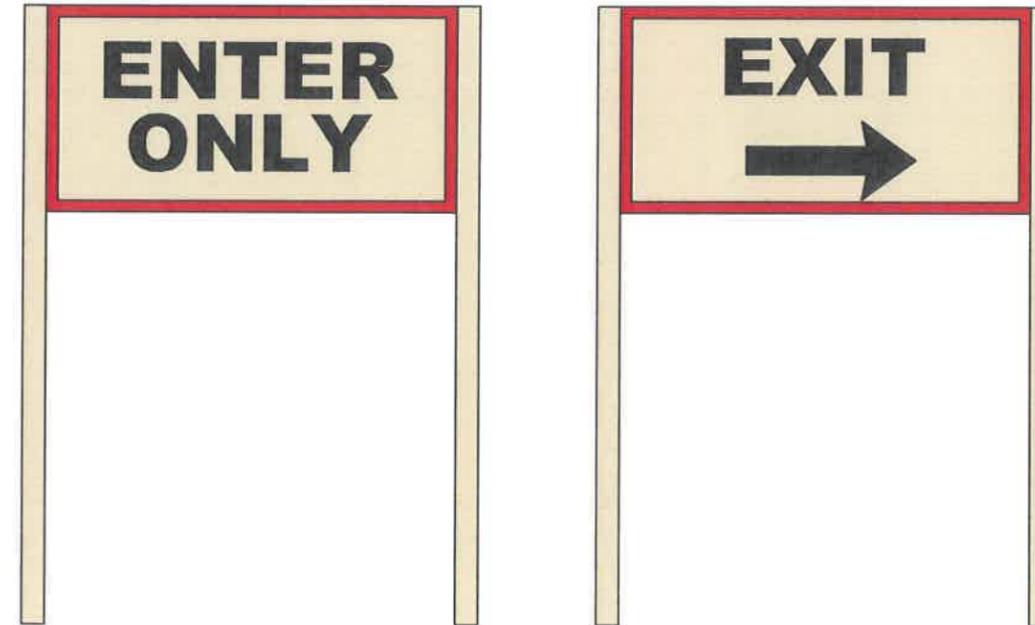
DIRECTIONAL SIGN #07

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

DOUBLE SIDED DIRECTIONAL SIGN

WEST SIDE

EAST SIDE



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

DIRECTIONAL SIGN #08

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

#09 KWIK TRIP FREESTANDING PYLON SIGN

SEE ATTACHMENT FROM LA CROSSE SIGN CO



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

DIRECTIONAL SIGNAGE
CONVENIENCE STORE #412
NEC WISCONSIN AVE & WESTHILL
GRAND CHUTE, WI

#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2018-12-20
SHEET	DS1

**Town of Grand Chute
Certified Survey Map Review
Wisconsin Electric Power Company, Terry A. Piller, and Lori L. Mueller**

To: Plan Commission
From: Michael Patza, Town Planner
Date: January 10, 2019
Address: 5000 Block of W. Greenville Drive **App. #: CSM-03-19**

REQUEST

The CSM will dedicate the right-of-way required to extend Silverspring Drive north of W. Greenville Drive. Because of the R/W dedication, this CSM needs Plan Commission and Town Board approval.

ANALYSIS

The right-of-way dedicated through the CSM will be utilized to construct the north extension of Silverspring Drive. The extension will provide public road access to the Fox Cities Champion Center from W. Greenville Drive. Silverspring Drive will connect to Champion Drive, which will provide a connection west to N. McCarthy Road. The CSM meets all Town requirements for division of land.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Certified Survey Map (CSM-03-19) requested by Wisconsin Electric Power Company, Terry A. Piller, and Lori L. Mueller.

CERTIFIED SURVEY MAP

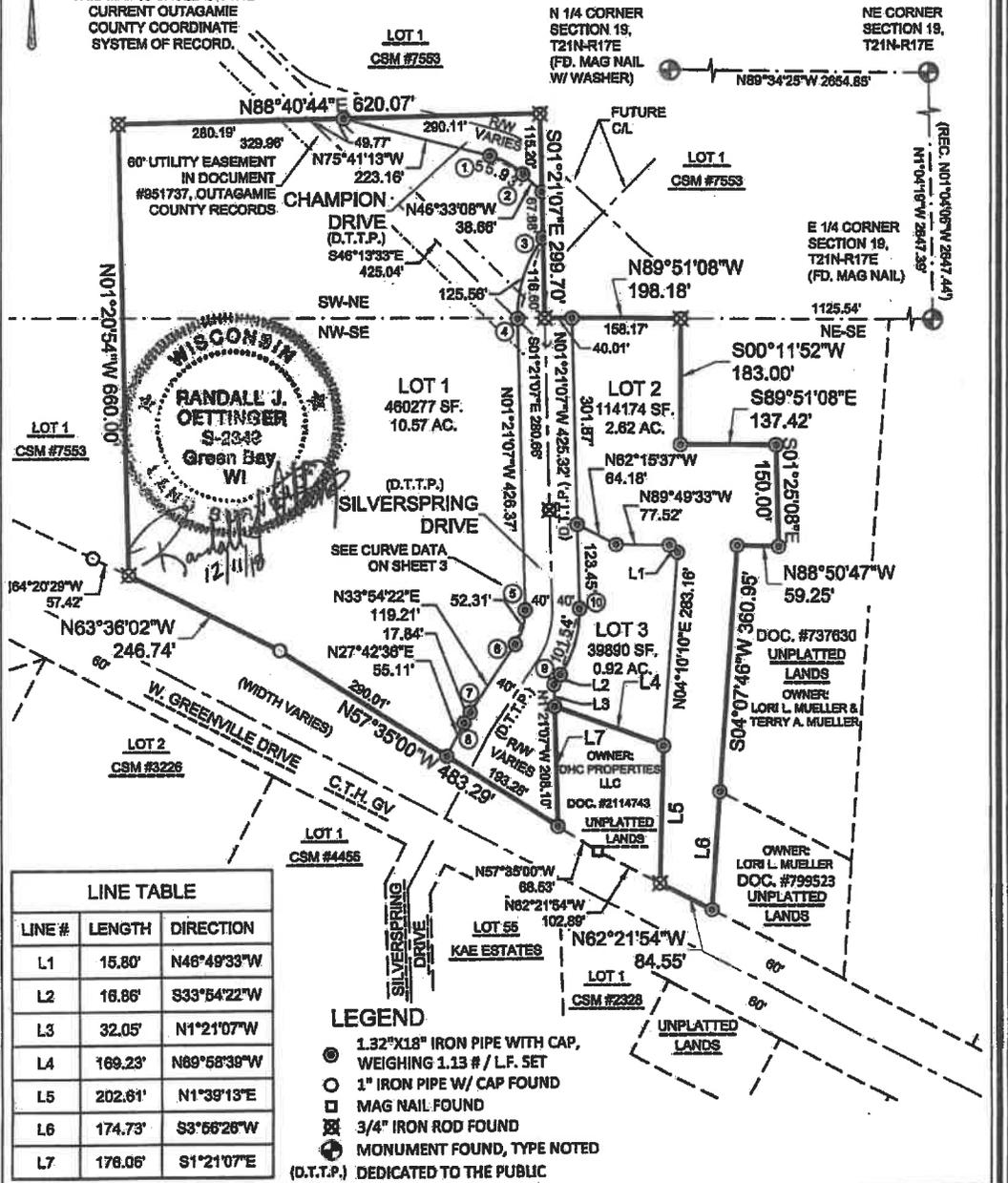
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, T21N-R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



NORTH IS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, T21N-R17E, RECORDED TO BEAR N89°51'08"W.



THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.80'	N48°49'33"W
L2	16.86'	S33°54'22"W
L3	32.05'	N1°21'07"W
L4	169.23'	N69°58'39"W
L5	202.61'	N1°39'13"E
L6	174.73'	S3°56'26"W
L7	176.06'	S1°21'07"E

LEGEND

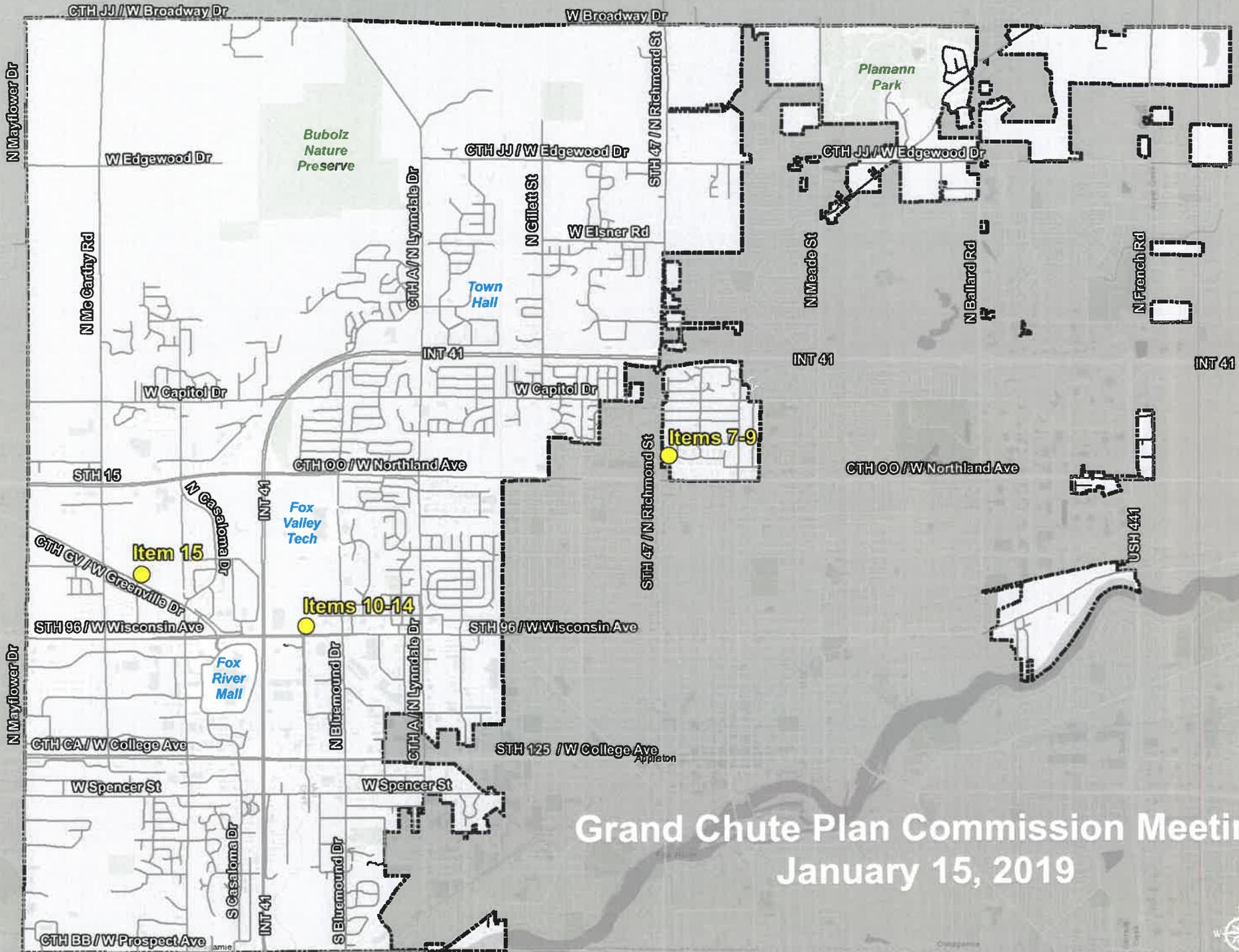
- 1.32"x1.18" IRON PIPE WITH CAP, WEIGHING 1.13 # / L.F. SET
- 1" IRON PIPE W/ CAP FOUND
- MAG NAIL FOUND
- ⊗ 3/4" IRON ROD FOUND
- ⊕ MONUMENT FOUND, TYPE NOTED
- (D.T.T.P.) DEDICATED TO THE PUBLIC

MACH IV
 ENGINEERING • SURVEYING • ENVIRONMENTAL
 2200 Schaefer Court Green Bay, WI 54705
 Phone: 920-464-4200 Fax: 920-464-4202
 www.machiv.com

CLIENT: TOWN OF GRAND CHUTE
 DRAFTED BY: RJO
 TAX PARCEL NO.: 101085700, 101085005 & 101086101

SCALE:
 1"=200'

SHEET: 1 OF 5
 PROJECT NO. 1374-10-18
 DRAWING NO. 1436



Grand Chute Plan Commission Meeting January 15, 2019

